



## D19 Demolition

Before you use this guide, you will need to know the zone and policy area of your property. The zone and policy area can be searched for and determined at [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au) – **Development & Infrastructure – Policy and Heritage – [Zone and Policy Map](#)**.

### What is defined as demolition?

Demolition is the complete or partial removal of:

- A building
- A structure (including verandahs, carport, sheds, garages, retaining walls) and
- Swimming pools or spas.

### Do I need to lodge a Development Application before undertaking demolition?

**Yes** - A Development Application must be lodged and Development Approval granted before undertaking demolition.

### Can I demolish a contributory item under Council's Development Plan?

If the building is listed as a contributory item in Council's Development Plan, it can only be demolished if the replacement building has been approved.

For further information on replacement dwellings please refer to the information guide relating to Detached and Semi-detached dwellings.

### Can I demolish a local or state heritage item?

**No** - any building(s) that are State or Local Heritage listed cannot be demolished.

For further information on local or state heritage listed items please call Customer Contact at Council on 8408 1111.

### What impact will demolition of my residential property have on my rates?

If you are planning to demolish a residential property you may wish to consider the timing of the demolition and the impact it will have on rates levied on the property.

For rating purposes, the City Of Charles Sturt rates vacant land at a much higher rate than residential land. The intention of this is to encourage development within the city. For more information contact Council's Rates Department.

The City of Charles Sturt determines rates levied based on land use valuations supplied by the Valuer-General as at June 30 each year. A Natural Resource Management levy is also raised by the State government based on this valuation.

If demolition has proceeded and the land is rated vacant as at June 30 but a home will be built on the land during the coming financial year, there may be an opportunity to have the

rates recalculated using the residential rate. If footings are poured by June 30 in that financial year and you can demonstrate that you intend to live in the home once built, you can apply to have your rates reviewed.

However, if you do not meet the criteria, that is, you are developing the land to sell the residential property/properties to third parties, you will need to factor the increased rates into the cost of the development.

For further information regarding rates and rebates please call Customer Contact at Council on 8408 1111.

### **What information will I need to lodge a Development Application for demolition?**

- Development Application Form \*
- Demolition Proposal Form \* (included in the Online Development Application Form)
- Powerline Declaration Form \* (included in the Online Development Application Form)
- A site plan drawn to a scale of 1:100 or 1:200 clearly depicting all of the buildings on the land, and what is to be demolished, and any regulated or significant trees
- A current Certificate of Title for the subject land from the Lands Titles Office (issued within the last 12 months).

\* Applications can be lodged electronically via the [Development Forms and Checklists](#) page on Council's [website](#).

Additional information can be found within the below [Information Guides](#):

- The Development Approval Process
- Information required for Development Approval in the checklists Documentation Required for Planning Consent and Documentation Required for Building Rules Consent

For information regarding Asbestos, please refer to <http://asbestos.sa.gov.au/>

Further advice or hard copy forms can be obtained from the Duty Planning/Building Officer at Council or by phoning 8408 1111.

*Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated February 2019. Access the Development Plan and current versions of information guides at [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au).*

NO SIGNIFICANT TREES ON SITE

