

Development Information Sheet 12

Demolition

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. Some demolition applications require both Development Plan Consent and Building Rules Consent, while others require Building Rules Consent only.

When is a demolition application subject to Building Rules Consent only?

An application for partial or complete demolition does not require Development Plan Consent if the following criteria are met:

- The site does not contain a State or Local Heritage Place; and
- The site is not located within the Historic Conservation Zone.

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

The Town of Walkerville Development Plan (Consolidated 6 October 2016) seeks that buildings listed in [Table Walk/4 – Contributory Items](#) are not demolished in whole or in part unless they are:

- (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
- (b) inconsistent with the desired character for the Historic Conservation Area
- (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.

Can I demolish a local or state heritage item?

No. Any building(s) that are State or Local Heritage listed cannot be demolished unless there are extenuating circumstances.

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 Town of Walkerville 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 Town of Walkerville 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 and demolition may also impact this calculation.

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

- Demolition Application Form *
- Powerline Declaration Form *
- Current copy Certificate of Title
- 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

* Forms are available from Council's website at <http://www.walkerville.sa.gov.au/developmentforms>

It is noted that further information may be required in association with applications for demolition of Contributory items.

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 Town of Walkerville Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated in January 2018.

Access the Development Plan and current versions of information guides at <http://www.walkerville.sa.gov.au/>

Should you have any further enquiries or wish to discuss this process, please do not hesitate to contact the Planning and Environment team via:

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