

### CAN MY DEMOLITION APPLICATION BE FAST TRACKED?

A development application for the partial or total demolition of a building may be fast tracked if all the criteria below can be satisfied:

- The property is NOT a State Heritage Place or a Local Heritage Place or within the Ayers Hill Road or Mylor Township Historic (Conservation) Policy Areas or Woodside Historic Core Policy Area or in the State Heritage Area of Mount Torrens (refer note 2); and
- The works do not involve Regulated Tree damaging activity (refer notes)

If all of the above criteria are satisfied and all of the following information is provided then the application can be a Building Rules Consent (BRC) Only Application (fast tracked) and no Planning Consent is required.

### CHECKLIST OF REQUIRED PLANS AND INFORMATION

- Completed and signed development application form including the Office of the Technical Regulator Powerline Declaration (ensure you fill in all sections); and
- Current copy of Certificate of Title, deposited plan or other instrument evidencing title in relation to the land (can be purchased from the Council for a fee); and
- Receipt demonstrating payment of the separate Construction Industry Training Levy (only applies where the development exceeds \$40,000 in value). Can be paid on-line at [www.citb.org.au](http://www.citb.org.au)
- Site Plan drawn to a metric scale of not less than 1:500 (refer notes) showing the positions and dimensions of the buildings to be demolished and its distance to the boundaries of the site and any other buildings or trees on the site or on adjoining land or public places that might be affected by the work or affect the work proposed to be performed; and
- Description and construction of the building (or relevant part) to be demolished or removed; and
- If only part of the building is to be demolished or removed, calculations or other information to show that the remainder of the building will comply with the Building Code of Australia, either as the building remains after the proposed demolition or after other building work is performed; and
- Description of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on or about the site. e.g., asbestos removal & dust management; and
- A copy of the Home Owners Warranty Certificate must also be included in the application documents where a licensed builder has been engaged to perform work with a value greater than \$12,000. The builder is required to obtain Indemnity Insurance coverage for the project and should provide a copy to you; and
- The current BRC Only fee applies as well as the application lodgement fees, building rules assessment fee; and
- Completed and signed development application checklist.

**NOTES:**

1. This completed checklist must be attached to your development application.
2. If you do not know if a heritage listing applies for the property contact the duty planner on 8408 0400.
3. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
4. If you do not know if the property contains a Regulated Tree contact the duty planner on 8408 0400.

If you cannot provide all of the above information at the time you lodge your development application it is unable to go through the fast track process and will be processed in the normal way and other fees may apply.