

Demolition Control

In the planning system the topic of ‘demolition control’ is often talked about in relation to heritage buildings.

Demolition control refers to the criteria that ensures any proposed demolition of a heritage building is appropriately assessed with the right authorities involved.

The new planning system aims to strengthen and transition current demolition controls while bringing consistency and fairness to the way these matters are addressed across the state.

<p>2,301 STATE HERITAGE PLACES</p> <p>17 STATE HERITAGE AREAS</p>	PROTECTION IN THE NEW SYSTEM	
	STATE HERITAGE PLACES OVERLAY & STATE HERITAGE AREAS OVERLAY	DEMOLITION CONTROL Heritage Minister - increased power to direct decision making ✓
<p>7,250 LOCAL HERITAGE PLACES</p>	PROTECTION IN THE NEW SYSTEM	
	LOCAL HERITAGE PLACES OVERLAY	DEMOLITION CONTROL ✓
<p>11,810 REPRESENTATIVE BUILDINGS</p>	PROTECTION IN THE NEW SYSTEM	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗

The demolition controls in the Planning and Design Code reflect the hierarchy of heritage protection in South Australia; in particular, demolition controls are stronger for State Heritage Places and Areas and Local Heritage Places.

- The Minister responsible for State Heritage has the power to direct decisions on applications seeking demolition of State Heritage Places or within State Heritage Areas.
- Demolition of State and Local Heritage Places, or within State Heritage Areas, will be assessed against:
 - building’s existing heritage values
 - structural condition of the building and risk to safety.
- Demolition within Historic Areas will be assessed against the building’s historic characteristics and whether the proposal is reasonable.