



Private Bushfire Shelters

Fast Track Checklist

(Used when only Building Rules Consent is sought)

CAN MY BUSHFIRE SHELTER BE FAST TRACKED?

A development application for the construction/installation of, or alteration/addition to, a private bushfire shelter will require the following criteria to be satisfied:

If the Private Bushfire Shelter on the property:

- Is not in front of any part of the associated building; and
- Does not involve Regulated Tree damaging activity (refer notes); and
- Is not within 6 metres of an intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 metre x 4 metre corner cut-off has already been provided (and is to be preserved), and
- Is not within 900 mm of a boundary with a secondary street (if applicable)

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.

The *Development Act (1993)* requires that Council must seek the concurrence of the State Planning Commission (SPC) prior to issuing a decision on an application to construct a Private Bushfire Shelter. This concurrence requires the payment of a statutory referral fee to the Commission at the time of application lodgement.

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
- Site Plan drawn to a metric scale of not less than 1:500 showing
 - The boundaries and dimensions of the site and any relevant easements; and
 - The positions and dimensions of any proposed building work 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
 - The location of any Regulated Tree on the site or an adjoining land; and
 - The approximate north point; and
- The purpose for which any existing building on the site is used; and

- Elevations and section drawings of the proposed private bushfire shelter including existing ground level and details of excavation; at a scale of not less than 1:100; and
- Engineering calculations, reports, drawings and specifications (to a scale of not less than 1:20) describing materials and standards of work, and other such information as may necessary to show that the building work will, if performed in accordance with the specifications and drawings, comply with the *Development Act (1993)* and provide satisfactory levels of safety on or about the site; and
- A detailed report clearly addressing the requirements of the Australian Building Codes Board (ABCB) document "Performance Standard for Private Bushfire Shelters 2010 Part 1". A copy of this document can be downloaded from the ABCB (www.abcb.gov.au); and
- The current BRC Only fee applies as well as the application lodgement fees, building rules assessment fee; 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
- Completed and signed development application checklist

DEFINITIONS:

Private Bushfire Shelter A Class 10c building, associated with a Class 1a building, that may as a last resort provide shelter for occupants from the immediate life threatening effects of a bushfire event.

NOTE:

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