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Building in Bushfire Prone Areas – FACT SHEET

When do I need to consider Bushfire Controls?

Bushfire protection measures must be considered when development is proposed on land which is designated by Council's mapping system or within 100m of significant vegetation.

The developments which these controls apply are:

- Dwellings
- Sheds or garages within 10m of a dwelling
- Commercial/Industrial Buildings

How to find out if a proposal is affected by bushfire?

A map of Bushfire areas in the Nambucca Shire can be found in the foyer of Council's offices. This map depicts fire prone areas as orange and a buffer area of 100m indicated in red. Should a development be within an orange or red zone it is important to consider bushfire provisions and submit the relevant paperwork to Council

If you are unsure if the proposal lies within such an area you can be assisted by front counter staff who can bring up more site specific drawings on Council's GIS system.

Although the maps are generally quite accurate there may be some discrepancies. For example some areas which are not coloured on Council's mapping may still require consideration to bushfire provisions. These areas will be easily determined by the proposal being within a 100m distance from the development site to significant vegetation. This distance is extended to 140m on steep sloping sites.

Which application applies to your development?

• 79BA APPLICATION

These applications apply to buildings for residential purposes and some commercial developments.

• 100B APPLICATION

Apply to developments such as residential subdivision, schools, hospitals, student accommodation, child care, respite care, strata subdivision, retirement village, tourism, sheltered workshops and boundary adjustment/lot consolidation

What to include in your application

- Completed application form
- Locality map
- A copy of the statement of environmental effects
- Three copies of all plans

What needs to be shown on plans

- Details of services including water (reticulated and non-reticulated, gas and electricity)
- Access location and construction All
- construction notes in accordance with the requirements for the nominated level of bushfire attack

ENQUIRIES

For any questions or clarification of matters it is advised that you contact Council's Environment and Planning Department