

Minister's Code

Undertaking development in Bushfire Protection Areas

February 2009 (as amended October 2012)



Government of
South Australia

Undertaking development in Bushfire Protection Areas

Amendment History

December 2009	Varied to reflect regulation and Building Rules changes
May 2010	Varied to reflect Building Code of Australia and South Australian Housing Code amendments
October 2012	Varied to reflect amendments to Council Development Plans, regulation 78, the Building Code of Australia and Minister's Specification SA 78.

Undertaking development in Bushfire Protection Areas

PURPOSE

This Code has been written to assist applicants seeking to undertake development in Bushfire Protection Areas, and the professionals who assess development applications.

The information provided in this Code is limited to bushfire-related planning and building requirements and includes a checklist of information required when lodging a development application for land division, new dwellings, tourist accommodation or other habitable buildings (or additions or alterations to any of these buildings). It references specific statutory documents (which are listed in Part 3).

This Code is published under Regulation 106 of the *Development Regulations 2008*. A development application for a Development Plan Consent in relation to development (including land division) in a Bushfire Protection Area **must** be assessed taking into account the mandatory provisions of this Code.

The mandatory provisions of this Code are set out in sections 2.2.2, 2.3.3.1, 2.3.4.1 and 2.3.5

All proposals for development need to meet certain planning and building requirements. These requirements are contained in the *Development Regulations 2008* and local Development Plan, the Building Code of Australia and other documents. The information required to lodge a development application is described in the *Guide for Applicants – All Applications* document prepared by the Department of Planning, Transport and Infrastructure.

The information in this Code shall be read in conjunction with the above referenced documents.

TABLE OF CONTENTS

PART 1: BUSHFIRE PROTECTION	1
1.1 Background	1
1.2 Identification of Bushfire Protection Areas	1
1.3 South Australian Bushfire Task Force 2009.....	2
PART 2: SUBMITTING A DEVELOPMENT APPLICATION IN A BUSHFIRE PROTECTION AREA	3
2.1 Background	3
2.2 Applications for Land Division in Bushfire Protection Areas.....	3
2.2.1 Description of proposed land division	4
2.2.2 Proposed means of entry to and exit from an allotment.....	4
2.2.3 Provision of bushfire buffer zones in High Bushfire Risk Areas	6
2.3 Applications for Dwellings, Tourist Accommodation and Other Habitable Buildings (Development Plan Consent) in Bushfire Protection Areas	7
2.3.1 Description of proposed buildings	7
2.3.2 Siting of proposed buildings	7
2.3.3 Proposed means of entry to and exit from an allotment.....	8
2.3.4 Dedicated water supply for the allotment	10
2.3.5 Existing and proposed trees and vegetation on and around the allotment	11
2.4 Applications for Building Rules Consent in Bushfire Protection Areas (for information only).....	11
2.4.1 Construction requirements	12
PART 3: REFERENCED STATUTORY DOCUMENTS	15
PART 4: FURTHER INFORMATION	17
PART 5: CHECKLIST OF INFORMATION REQUIRED FOR DEVELOPMENT IN BUSHFIRE PROTECTION AREAS	19

PART 1: BUSHFIRE PROTECTION

1.1 Background

Following the Canberra bushfires of January 2003, the State Government convened the Premier's Bushfire Summit, the aim of which was to review existing planning, environment and building safety regulations that were last amended 20 years earlier following the 1983 Ash Wednesday bushfires. The Summit made 15 recommendations to the State Government which covered a broad range of issues. In relation to matters covered by the *Development Act 1993*, the following recommendation was made:

...review the bushfire management policy framework and development plans (including land use and infrastructure) to update development controls in designated Bushfire Prone Areas and to consider extending the number of Bushfire Prone Areas.

As a result, a State Agency Working Group was established to review existing bushfire prone areas in the Mount Lofty Ranges, Barossa and Hills Face regions and to map the remainder of the State to determine the appropriateness or otherwise of extending the existing provisions to the rest of the State.

1.2 Identification of Bushfire Protection Areas

The identification of Bushfire Protection Areas involved an extensive bushfire risk mapping exercise. Identification was based on risk analysis techniques that involved satellite images, slope and topography, weather statistics, vegetation data (including fuel loads) and population growth. The analysis of this data resulted in the Bushfire Protection Areas being divided into three distinct levels of bushfire risk:

- General Bushfire Risk
- Medium Bushfire Risk or
- High Bushfire Risk.

There were also some areas, generally townships, with adequate fire protection measures that were defined as '**excluded**' where it was not considered necessary to introduce specific bushfire planning or building requirements, however changes to the Building Code of Australia in late 2010 introduced building requirements in some 'excluded' areas.

The bushfire risk maps were reviewed and amended based on comments received from Councils, Fire Prevention Officers and the South Australian Country Fire Service. Extensive public consultation was also undertaken.

This process resulted in Bushfire Protection Areas being identified in the following 39 Councils:

- **Metropolitan Adelaide:** Burnside, Campbelltown, Gawler, Mitcham, Onkaparinga, Playford, Tea Tree Gully and Salisbury
- **Outer Metropolitan Adelaide:** Adelaide Hills, Alexandrina, Barossa, Light, Mallala, Mount Barker, Victor Harbor and Yankalilla
- **Country:** Berri Barmera, Clare and Gilbert Valleys, Elliston, Grant, Kangaroo Island, Kingston, Lower Eyre Peninsula, Mid Murray, Mount Gambier, Mount Remarkable, Murray Bridge, Naracoorte & Lucindale, Northern Areas, Port Lincoln, Port Pirie, Renmark Paringa, Robe, Streaky Bay, Tatiara, Tumby Bay, Wakefield, Wattle Range, Yorke Peninsula.

Undertaking development in Bushfire Protection Areas

In March 2012, bushfire protection areas were also identified on Boston Island (Land not within a Council area – Coastal Waters).

There are three ways to determine whether a specific allotment is located in a Bushfire Protection Area and the level of bushfire risk that applies to the allotment (excluded, general, medium or high):

1. Contact the Council in whose area the allotment is located. Councils have detailed bushfire maps that identify Bushfire Protection Areas.
2. Access the bushfire maps in the relevant local Development Plan. Development Plans can be accessed electronically by visiting the *Development Plans Online* section of the South Australian Government website at www.sa.gov.au/developmentplans. Alternatively, Development Plans are available from the relevant Council.
3. Use the Department of Planning, Transport and Infrastructure's [online search tool](#). The online search tool requires specific information that identifies the land parcel in question. There are currently three search options available, a plan search, title search and an assessment search. The information required for a search can generally be found on the rate notice issued by Council.

1.3 South Australian Bushfire Task Force 2009

In March 2009, the South Australian Government established the Bushfire Task Force to analyse key issues arising from the 2009 Victorian Bushfires Royal Commission and to determine immediate, medium and long-term strategies for bushfire management practices in South Australia.

An interim report was released by the Victorian Bushfires Royal Commission in August 2009. This report has been reviewed by the South Australian Bushfire Task Force, and series of recommendations, dealing primarily with immediate operational matters, were handed down by the Task Force in September 2009.

Planning and building matters were considered in subsequent hearings of the Victorian Bushfires Royal Commission, and a final report was delivered in July 2010.

The establishment of this Code will enable bushfire management policy, applicable to planning and development, to be implemented in a timely and efficient manner, which is essential when community safety is of concern. The Code will be a responsive document that is capable of keeping pace with new research and technological improvements regarding the siting and design of development in Bushfire Protection Areas.

PART 2: SUBMITTING A DEVELOPMENT APPLICATION IN A BUSHFIRE PROTECTION AREA

2.1 Background

The *Development Act 1993* is the legislation that governs development in South Australia. Development Approval consists of a number of consents, usually a **Development Plan Consent** and a **Building Rules Consent**, both of which must be obtained before a **Development Approval** will be issued. If the development proposes the sub-division of land, then a **Land Division Consent** must also be obtained, prior to Development Approval being issued.

Applications for **Development Plan Consent** are assessed against the planning policies contained in the Development Plan for the relevant Council, or may be complying development under the *Development Regulations 2008*. The bushfire planning policies for Bushfire Protection Areas can be found in the relevant local Development Plan.

Applications for **Building Rules Consent** are assessed against the technical requirements of the Building Rules. The technical requirements for Bushfire Protection Areas are contained in South Australian variations to the Building Code of Australia and Minister's Specification SA 78.

When submitting an application it is important to remember that the information provided with an application forms the basis upon which the application will be assessed. If the information is inadequate or insufficient (incomplete, incorrect), the assessment of the application may be delayed.

The information submitted should reflect the scale and nature of the proposed development. For example, applications for a new building may need to include information that addresses the majority of issues contained in this Code, whereas applications for minor extensions or alterations may only need to provide information about some of the issues.

Note 1: Further information about lodging a development application can be obtained from the relevant Council.

2.2 Applications for Land Division in Bushfire Protection Areas

The design of land divisions can greatly reduce the exposure of residents and property to the impacts of bushfires. Appropriate design will also greatly assist with fire prevention and suppression operations. An application for land division should include enough information to demonstrate that the proposed development addresses the relevant bushfire planning provisions contained in the local Development Plan. The application should specifically provide:

- a description of the proposed land division
- information about the proposed means of entry to and exit from the land division
- if the land division is in a High Bushfire Risk Area, information about the nature and location of bushfire buffer zones.

Undertaking development in Bushfire Protection Areas

2.2.1 Description of proposed land division

Schedule 5 of the *Development Regulations 2008* provides detailed requirements for land division plans, including:

- the proposed number of allotments including their dimensions and area
- the layout of existing and proposed public roads
- the location of existing buildings
- the location of easements
- all relevant topographic features.

The following additional information will need to be provided if the applicant intends to divide their land in a Bushfire Protection Area:

- the area to be covered by any proposed buildings
- the location of entry and exit points to public roads
- the condition of the public roads - formed, all-weather surfaces
- the location and nature of existing trees and vegetation
- the slope of the land
- the nature and location of bushfire buffer and asset protection zones
- the location of water supply for fire-fighting purposes.

2.2.2 Proposed means of entry to and exit from an allotment

(Mandatory provision of the Code for Development Plan Consent purposes)

It is essential that all residents in Bushfire Protection Areas, as well as fire-fighting and emergency services (personnel and vehicles), can safely enter and exit the allotments proposed to be created by the land division. For this reason public roads created by land divisions shall:

- be constructed with a formed, all-weather surface
- be constructed away from hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation
- be located such that the need to clear native vegetation or a significant tree is minimised
- have a minimum formed road width of 6m
- have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway
- allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (*refer to Figure 1*)
- provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads . Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either -
 - a turning area with a minimum formed surface radius of 12.5m (*refer to Figure 1*); or
 - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (*refer to Figures 1 and 2*)

Undertaking development in Bushfire Protection Areas

- incorporate solid, all-weather crossings that are capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse identified on either a current State Government topographic map (1: 50 000) or otherwise identified as a crossing required to provide appropriate access for fire-fighting vehicles.

A current State Government topographic map (1:50 000) can be obtained from the Map Shop www.mapshop.net.au/msnindex.htm.

The entry and exit requirements for private roads, driveways and access to dedicated water supplies for individual allotments are similar to those required for public roads in land divisions. Further details can be found in section 2.3 of this Code (*Applications for Dwellings, Tourist Accommodation and Other Habitable Buildings (Development Plan Consent) in Bushfire Protection Areas*). There is also a [general guide to land division](#) on the South Australian Government website.

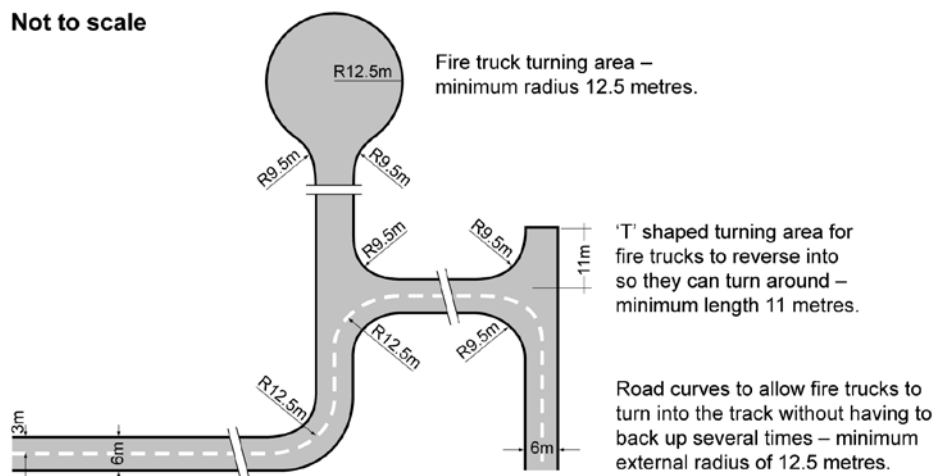


Figure 1

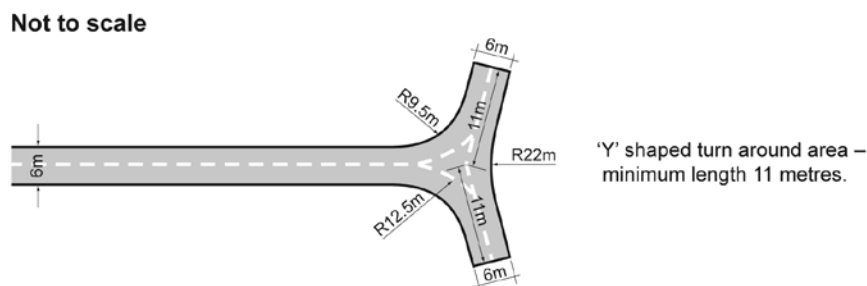


Figure 2

Undertaking development in Bushfire Protection Areas

2.2.3 Provision of bushfire buffer zones in High Bushfire Risk Areas

If the application proposes a land division adjacent to or within a **High Bushfire Risk Area**, provision shall be made for a bushfire buffer zone which isolates the proposed residential allotments from areas that pose an unacceptable bushfire risk, such as areas with rugged terrain or hazardous vegetation. This can be achieved by containing the allotments within a perimeter road or through other means that achieve an adequate separation, such as those demonstrated in *Figure 3*. The use of a perimeter road shall ensure that two entry and exit points are provided to and from the division (*refer to Figure 3*).

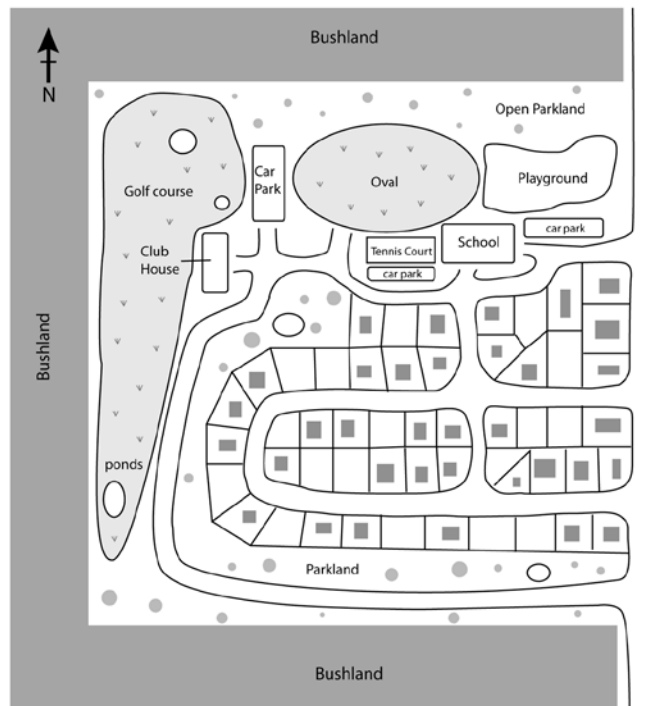


Figure 3

An example of a development surrounded on three sides by bushfire hazard (bushland). The development incorporates various bushfire buffer zones such as the perimeter road, golf course, cleared parkland, oval and playground.

Source – Planning for Bushfire Protection (December 2001), Department for Planning and Infrastructure, Western Australia

Undertaking development in Bushfire Protection Areas

2.3 Applications for Dwellings, Tourist Accommodation and Other Habitable Buildings (Development Plan Consent) in Bushfire Protection Areas

An application for a dwelling, tourist accommodation or other habitable building (including additions to any of these buildings) shall include enough information to demonstrate that the proposed development addresses the bushfire planning provisions contained in the local Development Plan. This information can be included in the building specification and/or on the scaled drawings (site plan, floor plan and/or elevations) or may be in the form of a written report.

The information provided with the application should include:

- details of the proposed land division (if applicable)
- a description of the proposed buildings
- information about the siting of the proposed buildings
- details about the topography of the land
- the proposed means of entry to and exit from an allotment
- information about the existing and proposed water supply for the allotment
- details about the existing and proposed trees and vegetation on and around the allotment.

Applications for a dwelling, tourist accommodation or other habitable building (including additions to any of these buildings) in High Bushfire Risk Areas are lodged with Council and then referred to the SA Country Fire Service Development Assessment Unit for analysis and direction. The SA Country Fire Service Development Assessment Unit has a statutory period of six weeks to prepare a report and direct Council to approve (with or without conditions) or refuse the application. The Council must comply with any such direction.

2.3.1 Description of proposed buildings

It is important that the application provide as much information as possible about the proposed use/s of the building/s. For example, will the building be a private residence or tourist accommodation or will it be a community based facility that has several uses?

Information should also be provided to demonstrate that elevated buildings with a sub-floor space (such as transportable or pole frame homes) have been designed to reduce the potential for trapping burning debris against the proposed buildings. This can be achieved by protecting the sub-floor space of the building from sparks and embers. More detailed information about the method of protecting the sub-floor space will be required at the Building Rules assessment stage of the process.

2.3.2 Siting of proposed buildings

The bushfire planning policies require buildings to be sited away from areas that pose an unacceptable bushfire risk. This includes areas with rugged terrain or hazardous vegetation. For these reasons the information provided with the application should indicate the:

- size and location of all proposed and existing buildings (including garages, sheds and other similar structures) on the allotment and the distance of the buildings from the allotment boundaries

Undertaking development in Bushfire Protection Areas

- slope of the land on which the building is to be located. Buildings should be located on the flatter portions of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests, the tops of narrow gullies and slopes with a northerly or westerly aspect

Note 2: The speed at which a bushfire travels increases significantly up a slope because it exposes the upcoming vegetation [grass, trees and shrubs] to preheating and drying.

- location of existing trees and vegetation and their distance from the proposed buildings. Buildings need to be located at least 20m away from existing hazardous vegetation
- location of key topographical features such as watercourses, dams or bores.

Figure 4 provides some guidance about the siting of buildings in relation to slope and existing vegetation.

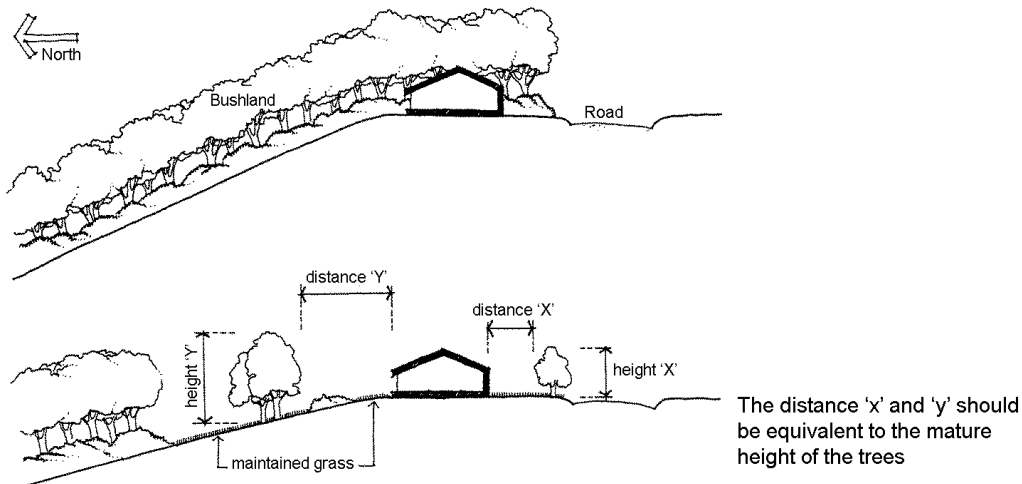


Figure 4

A steep slope and dense vegetation increase the bushfire risk to buildings. To reduce this risk, locate the building in an area with minimal vegetation and a lesser slope.

Source - courtesy of SA Country Fire Service

2.3.3 Proposed means of entry to and exit from an allotment

It is essential that residents in Bushfire Protection Areas, as well as fire-fighting and emergency services (personnel and vehicles), can safely enter and exit private allotments and access dedicated water supplies if applicable. The entry and exit requirements for **public** roads have previously been discussed as part of the land division requirements. The information provided with the application should demonstrate that the requirements of **2.3.3.1** have been satisfied.

2.3.3.1 Private roads and driveways

(Mandatory provision of the Code for Development Plan Consent purposes)

Private roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30m, should:

- be connected to an all-weather public road
- be constructed with a formed, all-weather surface

Undertaking development in Bushfire Protection Areas

- be constructed away from hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation
- be located such that the need to clear native vegetation or a significant tree is avoided
- have a minimum formed width of 3m (or 4m in steeper terrain), unless otherwise required by **2.3.4.1**
- have a gradient of not more than 16 degrees (i.e. a maximum slope of 1:3.5) at any point along the road or driveway
- allow fire-fighting vehicles to travel in a continuous forward movement by constructing curved roads and driveways with curves that have a minimum external radius of 12.5m (refer to Figure 5)
- allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating either –
 - a loop road around the building
 - a turning area with a minimum radius of 12.5m
 - a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (refer to Figure 5)

Not to scale

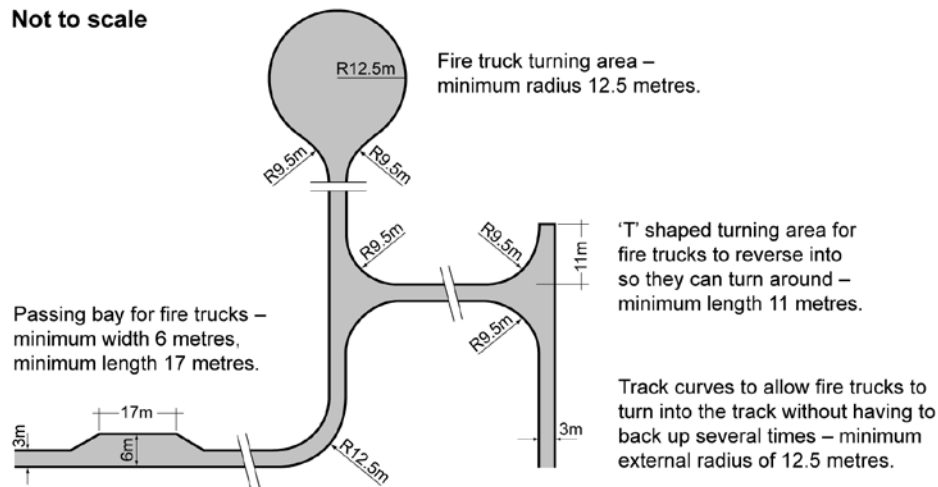


Figure 5

Note: The above requirements may not apply to private roads and driveways where the building is located less than 30m from the nearest public road, except where there are conditions such as proposed all-weather materials, slope, width etc. for the relevant planning authority to take into account.

- incorporate solid, all-weather crossings that are capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse identified on either a current State Government topographic map (1: 50 000) or otherwise identified as a crossing required to provide appropriate access for fire-fighting vehicles. A current State Government topographic map (1:50 000) can be obtained from the Map Shop www.mapshop.net.au/msnindex.htm
- incorporate passing bays with a minimum formed width of 6m (or 7m in steeper terrain), including the road or driveway width, and a minimum formed length of 17m (refer to Figure 5). The passing bays should be constructed at 200m intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to a public road or other passing bay, passing bays may be required at intervals of less than 200m.

Undertaking development in Bushfire Protection Areas

2.3.4 Dedicated water supply for the allotment

Dwellings, tourist accommodation and other habitable buildings must have a dedicated water supply that is available for fire-fighting purposes at all times. In general and medium bushfire risk areas and excluded areas within 500m of a high bushfire risk area, the dedicated water supply is intended for use by the building occupant should they choose to fight the fire themselves. In high bushfire risk areas, the dedicated water supply is also intended for use by fire-fighting services (personnel and vehicles).

The minimum storage capacity of the dedicated water supply is determined by the level of bushfire risk (general, medium, high or excluded) that applies to the allotment and whether or not the allotment is connected to a mains water supply.

A water storage capacity of 2 000 litres is required in general, medium and excluded areas within 500m of a high bushfire risk area, if the allotment is or will be connected to a mains water supply. Where there is no mains water supply connected, a water storage capacity of 5 000 litres is required.

A water storage capacity of 22 000 litres is required in high bushfire risk areas, regardless of whether the allotment is connected to a mains water supply or not.

The minimum storage capacity must be determined from *Minister's Specification SA 78 – Additional requirements in designated bushfire prone areas (May 2011)* and included in the application for Building Rules Consent. The Specification should also be applied to caravan and residential parks. In such cases, the fire protection system (supply, pumps, pipework and hoses) must be at least equivalent in performance to the aggregate of the site specific bushfire protection systems for the number of dwellings served. The proposed fire protection system must be to the satisfaction of the fire authority as defined in the Specification.

2.3.4.1 Provision of, and access to dedicated water supply for the allotment (Mandatory provision of the Code for Development Plan Consent purposes)

The bushfire planning policy within Development Plans requires a dedicated and accessible water supply to be made available at all times for fire fighting.

The information provided with an application for Development Plan Consent should therefore indicate:

- The proposed location of the dedicated water supply to ensure:
 - sufficient area is available on the allotment to accommodate the required supply
 - the water supply is accessible to the dwelling / habitable building, where the supply is for owner/occupier use.
- The nature of the dedicated water supply. A tank may be used but there are other alternatives, including swimming pools and dams that are also acceptable.

In high bushfire risk areas, the application should demonstrate that fire-fighting vehicles can enter the allotment, safely access the dedicated water supply and then exit the allotment in a forward direction. In addition, the application should provide for a hardstand area (capable of supporting fire-fighting vehicles) that is a distance equal to or less than 6 metres from the tank outlet or other dedicated water supply (eg, pool or dam).

Undertaking development in Bushfire Protection Areas

2.3.5 Existing and proposed trees and vegetation on and around the allotment (Mandatory provision of the Code for Development Plan Consent purposes)

The bushfire planning policy within development plans requires buildings to be located away from vegetation (trees and/or shrubs) that poses an unacceptable bushfire risk. This policy is aimed at minimising both the risk of bushfire to life and property and the spread of bushfire. Buildings should be set back at least 20m from existing hazardous vegetation (*refer to Figure 6*).

The information provided with the application should indicate:

- the location and diameter of trees and their distance from the proposed buildings
- any areas of the site that may increase the risk of, or assist the spread of fire. This may include dense, combustible vegetation or flammable plant debris
- the methods proposed to minimise the risk of fire such as the thinning or clearing of vegetation; removal of trees or branches overhanging any buildings or the planting of vegetation that is fire resistant. Trees and shrubs should not be planted closer to any building or overhanging powerlines than a distance equivalent to their mature height

Note 3: The clearance of native vegetation for a dwelling site may require the consent of the Native Vegetation Council. If the distance of the native vegetation to be cleared around an approved dwelling is less than 20m, the consent of the Native Vegetation Council will not be necessary. Contact details for the Native Vegetation Council can be found under the Further Information section of this Code.

Note 4: The removal of trees or branches from significant trees (as defined in the Development Act 1993) requires a Development Approval. Applicants should identify the location of any significant trees on the relevant allotment and indicate them on the documentation prepared for assessment purposes. Maintenance pruning that does not adversely affect the health or appearance of the tree may not require Development Approval.

- the practices proposed to minimise the spread of fire such as the creation and maintenance of an asset protection zone that incorporates features such as driveways, vegetable gardens or landscaped gardens (including deciduous trees and fire retardant plant species) around buildings. Asset protection zones vary in size depending on slope and must be a minimum of 20 metre wide on flat land with the width of the zone increasing as the slope increases e.g. 10° – 15° 25m, 15° – 20° 30m, 20°+ 40m (*refer to Figure 6*).

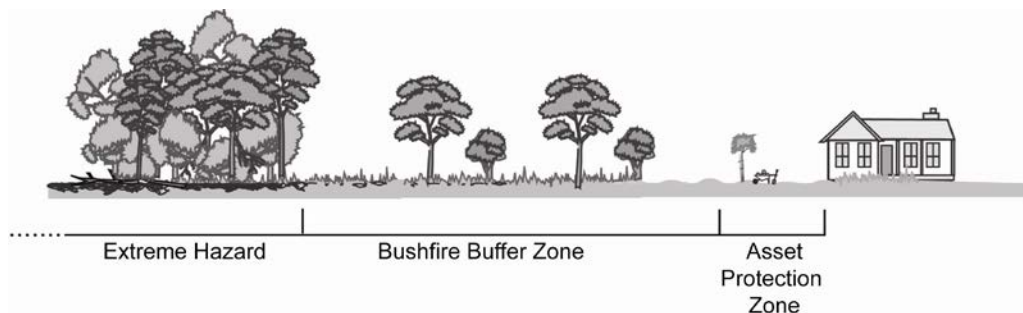


Figure 6
Asset protection zone (minimum 20m wide)

2.4 Applications for Building Rules Consent in Bushfire Protection Areas (for information only)

Development Plans identify Bushfire Protection Areas and the level of bushfire risk (excluded, general, medium or high) appropriate for the area in which the site is located. Regulation 78 of

Undertaking development in Bushfire Protection Areas

the *Development Regulations 2008* identifies bushfire prone areas for the purposes of Building Rules Consents.

The Building Code of Australia Volumes 1 and 2 (BCA) and *Minister's Specification SA 78 Additional requirements in designated bushfire prone areas*, contain the construction requirements for the level of bushfire risk that applies to a specific site, located in a bushfire prone area. These requirements apply to Class 1, 2 and 3 buildings (and certain Class 10 buildings adjoining residential buildings, such as verandas and carports) and are based on Australian Standard 3959, with the addition of specific South Australian variations.

These building requirements do not affect existing buildings, except where additions or alterations requiring Development Approval are proposed. For small additions and alterations, the bushfire constructions only apply to the new work. However, if the additions or alterations significantly increase the size of the existing floor area then the relevant authority may require that the entire building be upgraded to meet the current requirements.

2.4.1 Construction requirements

The construction requirements for buildings in **general** bushfire risk areas are those specified for a bushfire attack level of BAL-Low in the BCA.

Sites located in a **medium** bushfire risk area are required to comply with the requirements for a bushfire attack level of BAL- 12.5.

Sites located in a **high** bushfire risk area are required to undergo an individual site assessment to determine the level of bushfire attack applicable to the site. *AS 3959 Construction of buildings in Bushfire Prone Areas*, provides the assessment methodology (and criteria) used to determine the level of bushfire attack. A site assessment can be submitted with an application by any person, but it will be assessed by the building surveyor who is responsible for the assessment when making the final decision.

The construction requirements for buildings located in an excluded area that is within 500m of a high bushfire risk area, are those specified for a bushfire attack level of BAL-Low.

Sites located in an excluded area that is within 100m of a high bushfire risk area, must have their bushfire attack level assessed and determined in accordance with AS 3959.

Applications for Development Approval will need to demonstrate that the following aspects of the building comply with the construction requirements:

- Flooring systems
- Verandas and decks
- External walls
- Windows
- External doors
- Vents and weepholes
- Posts, columns, stumps, piers and poles
- Roof lights
- Roof ventilators
- Evaporative cooling units
- Roof covering, eaves and fascias
- Gutters and downpipes
- Service pipes (water and gas)

In addition to the BCA requirements, buildings located in –

- a) general, medium or high bushfire risk areas; or
- b) an excluded area that is within 500m of an area identified as a high bushfire risk area,

Undertaking development in Bushfire Protection Areas

must also comply with *Minister's Specification SA 78 Additional requirements in designated bushfire prone areas*. The specification includes technical details relating to the requirement to have a dedicated water supply. The information provided with the application should indicate:

- the water storage capacity and the fittings required, based on the availability of the water supply (mains connected or not) and the level of bushfire risk determined for the site
- details of the pump including the inlet diameter and whether the pump is fuel driven and can operate independent of mains electricity
- the diameter of pipes and connections and the depth below ground level that non-metal pipes are buried
- details of the hose to be used including length, nozzle type, internal diameter, location and whether the hose is capable of withstanding the pressures of the water supply.

The Building Policy Unit of the Department of Planning, Transport and Infrastructure produce [Advisory Notices](#) that assist with the interpretation of the Building Rules including the building requirements in Bushfire Protection Areas.

PART 3: REFERENCED STATUTORY DOCUMENTS

Development Act 1993 and Development Regulations 2008

www.legislation.sa.gov.au/index.aspx

Development Plans

Contact the relevant Council or visit the Department of Planning, Transport and Infrastructure website

www.sa.gov.au/developmentplans

Building Code of Australia (Volumes 1 and 2) – updated 1 May each year

Telephone: 1300 134 631

Internet: www.abcb.gov.au

Email: bca@abcb.gov.au

Australian Standard 3959 (AS 3959) *Construction of buildings in bushfire-prone areas*, Standards Australia, www.saiglobal.com

Minister's Specification SA 78 *Additional requirements in designated bushfire prone areas*, www.sa.gov.au

Undertaking development in Bushfire Protection Areas

PART 4: FURTHER INFORMATION

CSIRO

Further information about research into bushfires can be obtained from the CSIRO

Telephone: 1300 363 400

Email: enquiries@csiro.au

Internet: www.csiro.au/org/BushfiresOverview.html

Land division information

Application forms and further information about the division of land can be obtained from the relevant Council or Department of Planning, Transport and Infrastructure

Postal address: 136 North Terrace, Adelaide SA 500

Telephone: (08) 8303 0601

Internet: <http://www.sa.gov.au>

Native vegetation clearance approval

Application forms and further information can be obtained from the Native Vegetation Council, Department of Environment and Natural Resources -

Postal address: Native Vegetation Secretariat, GPO Box 1047, Adelaide, 5001

Telephone: (08) 8303 9741

Internet: http://www.environment.sa.gov.au/Conservation/Native_vegetation

Department of Planning, Transport and Infrastructure

The Department of Planning, Transport and Infrastructure produces a fact sheet titled *Ways to make your home more resistant to bushfires* which is a guide that brings together a number of useful ideas to make your home more resistant to bushfires.

Advisory Notices - Building are also produced to assist in the interpretation of the Development Act 1993 www.sa.gov.au/planning/buildingprofessionals

Postal address: GPO Box 1815, Adelaide SA 5001

Street address: Roma Mitchell House, 136 North Terrace Adelaide SA 5000

Telephone: (08) 8303 0602 (Building Policy) or (08) 8204 8281 (Planning Policy)

Internet: www.dpti.sa.gov.au

SA Country Fire Service

The SA Country Fire Service produce a series of fact sheets that provide information about a wide range of bushfire related issues. These include *Fire Retardant Plants* and *Landscaping for Fire Protection* which provides a list of trees and shrubs that are fire retardant. They also produce a *Prepare to stay and defend or go early* policy. Further information regarding the policy can be obtained from your local Council's Fire Prevention Officer or the SA Country Fire Service.

Internet: www.cfs.sa.gov.au

South Australian Bushfire Task Force

For information on the 2009 South Australian Bushfire Task Force, including recommended initiatives, visit the website

Internet: www.cfs.sa.gov.au/site/bushfire/home.jsp

PART 5: CHECKLIST OF INFORMATION REQUIRED FOR DEVELOPMENT IN BUSHFIRE PROTECTION AREAS

SUMMARY

STEP 1

Consult with local Council and relevant agencies

STEP 2

Prepare development application

STEP 3

Lodge application with relevant authority (usually the local Council)

STEP 4

Development Plan Consent

STEP 5

Building Rules Consent
Land Division Consent

STEP 6

Development Approval decision

Hint: Use this checklist as a guide to ensure that all key information is included in your application. This will avoid delays in processing your application

The following information is required when lodging a development application for land division, to build a new dwelling(s), tourist accommodation or other habitable building (including the alteration and addition to any of these buildings) in Bushfire Protection Areas.

- Completed development application form
- Application fee
- Copy of Certificate of Title (current to within 3 months)

Council requires three copies of plans showing the proposed development, at least one set of which is A3 in size. These plans should be to scale (metric).

An application for land division must be lodged with the Development Assessment Commission and must be in a form prescribed by the *Development Regulations 2008*. Further information on land division applications can be found in the '*Land Division Guide*', which is available from the Department of Planning, Transport and Infrastructure (www.dpti.sa.gov.au)

INFORMATION REQUIRED FOR DEVELOPMENT PLAN CONSENT

Site plan

A site plan must clearly show the location of the proposed development or activity and should:

- Have a minimum scale of 1:500 (or greater) and a north point
- Show all allotment boundaries (include dimensions in metres or centimetres)
- Show the location, size and nature of existing and proposed structures (including fences and retaining walls), activities and easements
- Show existing trees and vegetation
- Show the extent of tree and vegetation removal proposed (Native Vegetation Council approval may be required)
- Identify the key topographical features (for example creek lines, drainage lines, slope of the land, direction of flow of stormwater, flood plains)
- Where appropriate, identify the location of traffic access points, adjoining roads, vehicle turning circles and access arrangements for emergency vehicles

Undertaking development in Bushfire Protection Areas

- Identify the location of existing dams or bores
- Identify the location of the dedicated water supply (for example, rainwater tanks, dams, pools) for fire-fighting purposes
- Provide scaled elevation sketches showing external building materials, finishes and colours to be used
- Provide internal floor layout plans (existing and proposed) indicating areas of use

Description of the surrounding area

The description of the surrounding area should explain the possible impacts of the proposed development and may range from a detailed report to a simple plan. It should include the following information:

- Location of the property or site relative to surrounding properties
- Location of public roads and their condition, including undeveloped road reserves (indicate main site access)
- Location of and distance to nearest neighbours, and the nature of neighbouring land uses (for example residential, industrial, farming, retail) on all sides of the site
- Detail of any potential conflicts with neighbouring land uses
- Location of surface water (for example lakes, creeks, dams) within 500m of the site
- Details of any sites of erosion risk.

Description of the proposed development

A description in words of the proposed development must be provided. It should discuss:

- The proposal and the capability of the site to sustain that use
- The ways in which the applicant will minimise the potential bushfire risk of the development such as siting, access, water supply and vegetation management (for example pre-application advice from the SA Country Fire Service Development Assessment Unit)
- Any design techniques to reduce the potential for trapping burning debris against proposed buildings or structures (for example enclosing gaps between the dwelling floor and the ground)
- The type of surface material used for existing and proposed roads (for example bitumen, concrete, gravel, compacted rubble)
- Any excavation, earthworks and embankments required for the proposed development, including details of how soil erosion will be prevented

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- The visual impact of the proposed building(s), including colour and type of external materials to be used (include elevations of structures to give a visual impression of the proposed development).

Additional information for land division proposals

- The proposed number of allotments including their dimensions and area
- The area to be covered by proposed and or existing buildings
- The nature and location of bushfire buffer and asset protection zones
- The location of easements.

INFORMATION REQUIRED FOR BUILDING RULES CONSENT

Specific construction details of the proposed building will be required, including:

- The type of flooring system to be used (concrete, metal, timber) and the method of enclosing the sub-floor space, if required. The distance between the ground level and the underside of the floor framing should be indicated if the building is elevated.
- The materials used for any supporting posts, columns, stumps, piers and poles.
- Details of any post supports and their distance above ground/paving level.
- The materials used for external walls. Information should be provided about the type of sarking if the external walls are framed walls.
- Information about the type of windows (including louvres), external doors and screens/shutters to be installed. External doors must be fitted with draught protection devices and leadlight windows require special protection.
- Information about the material used to protect vents and weepholes from sparks and embers.
- The type of roof covering to be used, the method/s for sealing the roof/wall junction, any gaps under corrugations and penetrations through the roof cladding. If the roof is tiled information about the sarking must be provided.
- The nature (openable or unopenable) and location of any roof-lights and the materials used for the frame, lining, diffusers and screens.
- The location of roof ventilators and roof-mounted evaporative cooling units used, the material used for these units and any screens required to protect openings.

Undertaking development in Bushfire Protection Areas

- Information about the water and gas service pipes. They must be buried 300mm below finished ground level or be of metal.
- Information about the materials used to construct decks and verandas and the method of enclosing the sub-floor space, if required.
- If the building is located in a **high** bushfire risk area, documentation supporting the bushfire attack category determined from the site assessment.
- Identify the size and details of the dedicated water supply including pumps, pipework and hoses required for fire-fighting purposes.