



HIGH BUSHFIRE RISK PROTECTION AREAS

There may be additional requirements and information required when lodging a development application if your property is located in a High Bushfire Protection Area as identified in the Port Lincoln Council Development Plan Bushfire Risk BPA Maps PtL/1 to PtL/6.

If your property is located in the high bushfire area, you will also be required to comply with the Minister's Code for Undertaking Development in Bushfire Protection Areas (Amended May 2010) as well as the relevant bushfire provisions in Council's Development Plan.

There is a mandatory referral to the Country Fire Service (CFS) for new dwellings and other uses proposed to be constructed in any High Bushfire Zone, which incurs additional fees to be borne by the applicant. The below information is required to be submitted with any development application prior to the referral being sent to the CFS for approval:

1. DETAILS OF EXISTING AND PROPOSED STRUCTURES:

- Details of the proposed use of the building;
- Floor plan (existing and proposed internal floor layout);
- Building elevations clearly identifying the proposed materials for external walls, roof and floor structure (elevated buildings must demonstrate they have been designed to protect any sub-floor from spark & embers).

2. SITE PLAN CLEARLY IDENTIFYING PLANNING REQUIREMENTS:

- Siting (size and locations of all proposed and existing buildings on the allotment and their distance from property boundaries);
- Allotment boundaries (including dimensions);
- Slope & key topography features (i.e. watercourses, dams or bores);
- Location of all existing trees and vegetation and their distance from the proposed buildings;
- Show the extent of tree and vegetation removal proposed (Native Vegetation Council approval may be required);
- Demonstrate a vegetation management zone that will aim to minimise both the threat of bushfire to life and property and the spread of bushfire;
- Access on site, turnaround if required, in accordance with the Minister's Code 2.3.3.1;
- Access to water storage, in accordance with the Minister's Code 2.3.4.1;
- Information about the availability to SA water mains service;
- Location and capacity of dedicated fire water in accordance with Ministers Code 2.3.4.1 and the Minister's Specification SA 78;

- Location of existing and proposed fire hoses and fire pumps;
- Drawings must have a bar scale printable to A3 proportions;
- Drawings must indicate true 'North'.

Pursuant to Schedule 8 of the *Development Regulations 2008*, the mandatory referral to the CFS can take up to 6 weeks to process. As this referral incurs an additional period of time it may result in your development application taking longer to process.

For further information:

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