

BEFORE YOU LODGE

Private bushfire shelters

Class 10c shelters on bush fire prone land

A private bushfire shelter is a Class 10c structure that serves a house but is not attached to it. Shelters have generally been approved through a DA and construction certificate rather than a CDC, with the CC lodged on the NSW Planning Portal. Use this list and tick items off.

Needed for almost every application

- ☐ Certificate of title confirming the owner and the lot description.
- ☐ Owner consent in writing if a builder or supplier applies on your behalf.
- ☐ Section 10.7 planning certificate confirming whether the lot is bush fire prone land.
- ☐ Survey of the lot showing boundaries, levels, vegetation and existing buildings; certifiers usually request one.
- ☐ Site plan showing the shelter's position and how far it sits from the house.
- ☐ Structural plans and specifications for the shelter from an engineer or the manufacturer.
- ☐ Cost estimate for the shelter work including GST.
- ☐ Long service levy at a 0.25% rate on shelter work from \$250,000 with GST; owner-builders may claim a partial exemption.

Shelter design and approvals

A 2010 planning circular called for a DA and CC, so confirm the current pathway with your certifier.

- ☐ Development consent from council where the shelter needs a DA, as the CC cannot be issued without it.
- ☐ Design report showing the shelter meets the ABCB Performance Standard for Private Bushfire Shelters.
- ☐ BAL assessment for the site, done by council or a bush fire consultant holding accreditation.
- ☐ Classification confirmation that the shelter serves a Class 1a house and stands apart from it.
- ☐ NSW RFS comments or referral, if the consent authority requires them for the shelter.
- ☐ Statement on how the proposal meets the aims of Planning for Bush Fire Protection 2019.
- ☐ Manufacturer or designer specification listing materials and any product certification relied on.

Only if it applies to your lot

- ☐ Council approval if trees or bush must be cleared around the shelter site.
- ☐ Heritage check in case the property is a heritage item or lies in a heritage conservation area.
- ☐ Flood control lot information from the planning certificate, so the shelter site can be assessed.
- ☐ Easement and services locations, so the shelter stays clear of sewer, water and power lines.

Council fees, bonds and authority approvals

Amounts and triggers differ from council to council, so check the current figures with your council or certifier.

- ☐ Contributions (s 7.11 or s 7.12) under council's plan or the consent, usually due before the CC, or before CDC work.
- ☐ For a DA and CC: copies of the consent and stamped plans, showing how every pre-CC condition has been met.
- ☐ Council registration fee for each certificate your certifier lodges, a modest flat charge to confirm in your quote.
- ☐ Water authority sign-off on the plans, through Sydney Water's Tap in service or Hunter Water, before construction starts.

After approval and before work starts

- ☐ Construction certificate in hand before any work starts, since a CC issued after work begins is invalid.
- ☐ Principal certifier appointed by the owner on the Planning Portal before construction.
- ☐ Notice of commencement lodged with council at least 2 days ahead.
- ☐ HBCF certificate from the builder for contracts over \$20,000.
- ☐ Critical stage inspections booked with the principal certifier, ending with the final inspection that precedes an OC.

Shelters are specialised, and the approval pathway has shifted over the years, so talk to CertifiBuild early. A plan assessment of your site plan and shelter specification helps confirm the approvals you need before you order a unit.