

CITY OF PLAYFORD BUILDING IN BUSHFIRE AREA



NEXT GREAT CITY

SUMMARY

Within Playford Council there are two levels of Bushfire Protection Area - General and High, as well as a large area which is the Excluded zone. Where building work falls within, or near to, a Bushfire Protection Zone, the proposed work will need to be assessed against legislated Bushfire Requirements.

A referral to the Country Fire Service (CFS) for their fire-safety requirements may be needed, depending on the type of development or where it is located.

WHO DO BUSHFIRE REQUIREMENTS APPLY TO?

Bushfire requirements apply to any person proposing development within a Bushfire Protection Area. Where development falls outside of the Bushfire Protection Area by 500m or less, an assessment will be conducted to see if these requirements apply.

HOW DO I KNOW IF I AM IN A BUSHFIRE PROTECTION AREA?

The [SA Government website has a page](#) which can help determine if you are in a Bushfire Protection Area.

HOW WILL BUILDING IN A BUSHFIRE AREA IMPACT MY PROJECT?

In addition to the standard Planning Consent Assessment, the following items will be reviewed against specific requirements for the relevant Bushfire Protection Area, including;

- Whether the application needs to be referred to the local fire authority
- Whether dedicated water supply will be required for fire-fighting
- Buffer zones between homes and flammable combustible vegetation
- Appropriate road access and vehicular turning areas

During the application process for Building Rules Consent, in addition to assessment against the standard Building Rules criteria, the proposed building may be assessed against the requirements of the Australian Standard for Construction of Buildings in Bushfire-Prone Areas (AS3959) and Ministers Specification SA78, which include specific construction requirements for;

- Floor Systems
- Supporting posts, columns, stumps, piers and poles
- External walls
- Windows
- External doors
- Vents and weepholes
- Roofs
- Roof lights
- Roof-mounted evaporative cooling units
- Other roof penetrations
- Gutters and downpipes
- Water and gas supply pipes
- Verandahs, decks, steps, ramps and landings

This assessment may result in the need to make changes or upgrades to your building project and may incur an additional fee for referral to the relevant fire authority.

Applications can be lodged online using the Council's [electronic lodgement system](#).

You may also like to view the following resources:

- [Development Approval Process](#)
- [Applications and Assessments](#)

This fact sheet is provided as a guide only and is intended to provide our customers with information that will assist Council to make accurate and timely assessments of Development Applications. This information is subject to frequent change and so it is in the best interest of applicants to engage the services of a building professional or speak with Council directly for advice.