



If structures on your property have been affected by bushfire, the following information may assist you in the re-establishment of destroyed structures such as houses, sheds and other outbuildings, swimming pools and spas.

Victorian Planning Provisions have changed as of 12 March 2009. As a result of these changes, some exemptions from requiring planning approval now apply.

Latrobe City Council's Planning department is available to give you individual advice about your property, what you need to do and if you fall within these new exemptions. Latrobe City Council's Statutory Planners and Municipal Building Surveyor can be contacted on 1800 017 777.

Building Permits

A building permit is required to erect structures such as dwellings, outbuildings, swimming pools and spas in accordance with the Building Act 1993. If structures at your property are affected by bushfire you will be required to obtain a building permit to re-build prior to commencing work.

Latrobe City Council no longer issues building permits. Building permits are issued by registered building surveyors in the private sector. Contact details of registered building surveyors in the locality are listed on the back of this fact sheet.

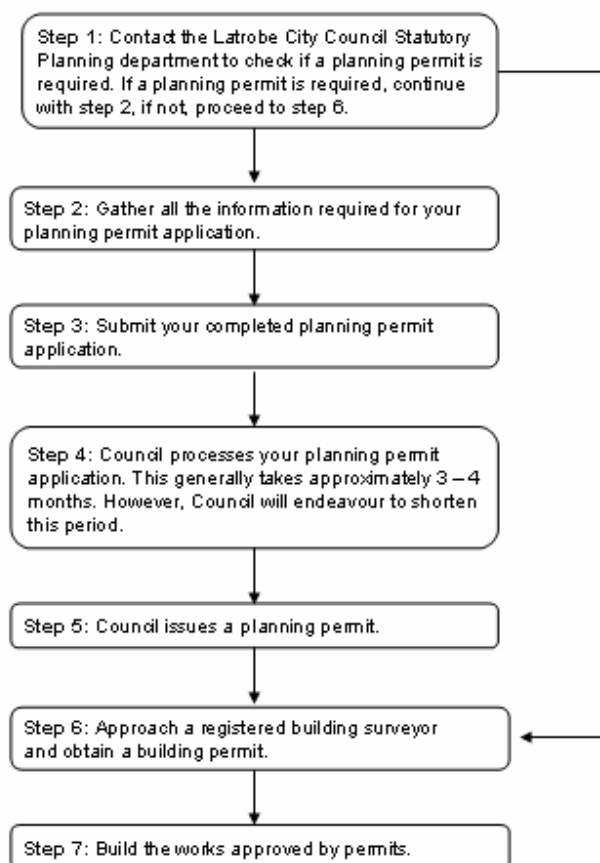
Planning Permits

If your dwelling, outbuilding(s), swimming pool or spa is affected by bushfire, you may need a planning permit prior to applying for a building permit. Latrobe City Council is the authority that issues planning permits. Planning permits normally take Council approximately 2 months to process. However, Council is committed to working with you to shorten this period where possible.

Latrobe City Council will waive planning permit application fees that relate to the re-establishment of your dwelling, outbuilding(s), swimming pool or spa that has been affected by bushfire if the application is received prior to 31 December 2010.

Planning controls are complex, so please contact Latrobe City Council's Statutory Planning Team on 1800 017 777 for further advice regarding any planning permit requirements.

Steps for Planning and Building Permits



Building on Land in the Wildfire Management Overlay

Planning controls may have changed since the construction of your original dwelling, outbuilding(s), swimming pool or spa. For example, in 2006 a Wildfire Management Overlay (WMO) was introduced to the Latrobe Planning Scheme. Most properties affected by the fires will fall within this overlay.

As of 12 March 2009 the Wildfire Management Overlay was amended. Individuals are exempt from requiring a planning permit under this overlay if their proposed building or works are associated with a dwelling that is to be sited in the same location on the land as a dwelling that was damaged or destroyed by bushfire that occurred after 1 January 2009. The construction of the building or the construction or carrying out of the works must commence prior to 31 March 2011. If you do not fall under this exemption, a planning permit may be required under this overlay.

An application to construct a building or construct or carry out works that are not exempt under the Wildfire Management Overlay must be accompanied by a statement which demonstrates that all fire protection requirements for water supply, access, buildings and works, vegetation and any other relevant matter have been considered and incorporated. You should have regard to this prior to having plans produced for your dwelling or outbuilding(s).

Please be aware that you may be exempt from requiring a planning permit under the WMO, but not be exempt from requiring planning approval under the zoning of your land or other overlays.

For any assistance with applications in the Wildfire Management Overlay, please contact Latrobe City Council's Statutory Planning Team on 1800 017 777 or the Country Fire Authority (CFA) on 5149 1000 or visit their website at www.cfa.vic.gov.au. The CFA's 'Building in a Wildfire Management Overlay Applicant's Kit 2007' can be found on the authority's website.

Removal of Native Vegetation

Please refer to the 'Post Fire Native Vegetation Management' emergency recovery fact sheet.

Latrobe City Council's Statutory Planners and

Municipal Building Surveyors are happy to provide advice to landholders regarding use and development of land.

Local Private Building Surveyors

- ADI Building Services Ltd at Suite 6/82 Smith Street, Warragul. Ph: 5623 6272.
- Coast to Coast Building Services at 50 Bland Street, Yarram. Ph: 5182 6477.
- EGBP Building Surveyors at 20 Breed Street, Traralgon. Ph: 5176 5599.
- Gippsland Building Approvals at 4/24 Breed Street, Traralgon. Ph: 5176 6960.
- JRMA Building Services at Suite 9/22 Princes Street, Drouin. Ph: 5625 1522.
- Watershed Building Surveyors at 6A Seymour Street, Traralgon. Ph: 5176 5888.

Town & Regional Planners

- Beveridge Williams & Co Pty Ltd at 18 Hotham Street, Traralgon. Ph: 5176 0374.
- Beveridge Williams & Co Pty Ltd at 52A Bair Street, Leongatha. Ph: 5662 2630.
- Beveridge Williams & Co Pty Ltd at 134 Graham Street, Wonthaggi. Ph: 5672 1505.
- Carter R D & Associates at 2 Munster Court, Endeavour Hills. Ph: 1300 878 005.
- Crowther & Sadler Pty Ltd at 152 Macleod Street, Bairnsdale. Ph: 5152 5011.
- Eden Planning Services at 6 Carnegie Court, Trafalgar. Ph: 5633 2279.
- Ethos NRM Pty Ltd at 162 Macleod Street, Bairnsdale or PO Box 204, Bairnsdale 3875. Ph: 5153 0037.
- GHD Pty Ltd at Locked Bag 5, Morwell. Ph: 5136 5800.
- NBA Group Pty Ltd at Level 1/73 Macarthur Street, Sale. Ph: 5143 0340.
- Ross & Worth Pty Ltd at 213b Princes Highway, Morwell. Ph: 5134 1368.
- Slap Architects at Level 2/111 Main Street, Bairnsdale. Ph: 5150 0600.
- SMEC Urban Pty Ltd at 18 Breed Street, Traralgon. Ph: 5173 0100.