

Bushfire Rebuild Support Service FAQs August 2020



The objective of the Bushfire Rebuild Support Service is to provide specialised advice to help streamline both any planning application requirements and your overall rebuild.

You can register for the service by completing the [Bushfire Rebuild Support Service referral form](#).

What is the process for rebuilding once the clean-up is complete?

Complete the referral form for the Bushfire Rebuild Support Service and we will step you through the process and support you in getting your planning application together.

Alternatively, you can prepare your planning application yourself, or your builder can arrange this through collaboration with a private planning consultant.

Is the Bushfire Rebuild Support Service for houses or sheds?

The service is to assist with rebuild support for any building that was damaged or destroyed during the 2019/2020 bushfires

How long will it be before I hear from someone in the Rebuild Support Service?

Someone from the Bushfire Rebuild Support Service will be in touch within 14 days of you submitting your referral form.

How long will it take to get my planning permit?

The usual turnaround for a planning permit to be issued once it is lodged is 6 weeks but can take up to 60 days.

The Bushfire Rebuild Support Service aims to fast-track this process by ensuring all the details are included in the application at the time of lodgment to minimise any additional requests for information or referrals to other agencies.

Once my application is lodged, how can I track the progress?

Your planning permit application progress can be viewed by logging on to e-pathway via the East Gippsland Shire Council website:

https://www.eastgippsland.vic.gov.au/Planning_and_Building/Planning_Permits/Planning_Application_Progress

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FAQs

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Are there any fees involved?

Council will waive all Council-related fees relating to the processes of your rebuild, this includes the usual fees for a planning permit application, as long as you are rebuilding on the same property where the dwelling was lost.

The Bushfire Rebuild Support Service is still available for support if you choose to rebuild on another property, however unfortunately fees may not be waived.

Do I need a permit for a retaining wall?

A planning permit is required for earthworks if your property is within an erosion management overlay and you are proposing to cut or fill to a depth of 1 metre or more from the natural ground level, except for foundation/pile/bore holes. As a part of a planning permit application, a geotechnical risk assessment report or a waiver request prepared by a suitably qualified professional is required.

A retaining wall requires a building permit if it is:

- Constructed on or near site boundaries where there is a risk of damage to adjoining property, or
- Constructed 1m or more in height

Do I need a planning permit for a shed?

A planning permit may be required, depending on the zone and overlay applicable to the land, and considers the size, slope of the land, and setback from property boundaries, other dwellings, and watercourses.

Sheds for agricultural use in farming zones are more likely to be exempt from needing a planning permit, but still must meet appropriate setback requirements from watercourses and property boundaries. There may also other overlays which might trigger a planning permit, such as an erosion management overlay trigger for a building larger than 200 square metres. Contact Council's Land Use Planning team to find out if you need a planning permit for your shed.

A building permit, issued by a private building surveyor, likely will be required. For more information on whether a building permit will be required, refer to our web page below:

https://www.eastgippsland.vic.gov.au/Planning_and_Building/Building_Process_and_Approvals/Do_I_need_a_Building_Permit

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Do I need any permits for temporary accommodation?

The Victorian Government has introduced changes to the planning scheme to allow temporary accommodation following bushfires. Temporary accommodation must be established within 18 months and can be in place for a maximum of 3 years. No planning permit is required, but there may be other consents required and so please contact Council.

For more information on temporary accommodation or storage, refer to our fact sheet on temporary accommodation and storage on Council's website:

https://www.eastgippsland.vic.gov.au/files/assets/public/documents/bushfire/temporary_storage_and_accommodation_fact_sheet.pdf

Do I need any permits for temporary storage?

Where storage is for the purpose of supporting rebuilding a dwelling or other primary storage facility, temporary storage can be established.

A planning permit is not required for temporary storage; however, a building permit may be required depending on the proposed storage structure (shed, container, etc.), and required setbacks on the property.

For more information on temporary accommodation or storage refer to our fact sheet on temporary accommodation and storage on Council's website:

https://www.eastgippsland.vic.gov.au/files/assets/public/documents/bushfire/temporary_storage_and_accommodation_fact_sheet.pdf