

Rebuild Support Service Update

SEPTEMBER 2021



How to organise planning and building permits

It can be tricky to work out what type of permits your rebuild project needs and how to organise them.

Obtaining planning and building permits are two separate processes. In East Gippsland Shire, planning permits are issued by council's Land Use Planning team.

Building permits; however, are not issued by council. You will work with a registered private building surveyor to obtain a building permit.

If a planning permit is required (this is often the case when rebuilding after bushfires), it must be approved and issued before you get a building permit. You cannot start any construction work until you have a building permit.

In short, the order is: planning permit (if needed), then building permit, then construction.

Planning permits

For landholders in East Gippsland, it is likely that a planning permit will be required to rebuild on a fire-impacted property.

There are a few exceptions to this, such as landholders whose properties are not within a Bushfire Management Overlay. Also known as a BMO, the Bushfire Management Overlay is a Planning term for zones with a high fire risk and it helps determine the Bushfire Attack Level, or BAL, which informs structural and fire safety building requirements.

For rebuilding sheds and outbuildings, whether a planning permit is required depends on several factors, including the building size and its distance from

property boundaries, houses and waterways.

Our Rebuild Support Service (RSS) can help you by determining whether or not a planning permit is required for your rebuild. If yes, we can support you with this by preparing and lodging a planning permit application for you. This service is free to fire-impacted property owners.

Once the RSS team lodges a Planning Permit Application for a landholder, it is assessed by council's Land Use Planning team. In most cases, the timeline of a planning permit from the application lodgement to issuing an approved permit is approximately two to three months.

Planning permit costs have been waived for bushfire rebuilds. Costs are often over \$1000.

Building permits

For all buildings but very minor structures (such as a small garden shed), you will need a building permit before starting any construction work.

Building permits are issued by registered private building surveyors and can be obtained either directly by the landowner or through a builder. If you're not sure where to start, our RSS can provide a list of private building surveyors, which is also available on the [Private Building Surveyors page](#) on our website.

A building surveyor ensures any construction adheres to all current building regulations.

For a house, this means ensuring compliance with building legislation such as relevant BAL rating requirements, adequate building foundations for the

property's soil conditions, and achieving the required 6-star energy rating.

When the building surveyor is satisfied that the construction will meet all regulations, a building permit will be issued, and construction can begin.

The building surveyor will conduct inspections at various stages of construction as listed on the building permit.

When construction is completed, the building surveyor will complete a final inspection and issue either an Occupancy Permit for a house, or a Certificate of Final Inspection for a shed, carport or other structure.

You can learn more about the difference between planning and building permits on the [Building and Development section](#) of our website.

You may also need a septic tank permit

How the wastewater on the property will be treated is considered during the assessment of planning and building permit applications. Properties without a sewer connection need a septic system. If your property has an existing, working septic tank that you would like to reuse, you need to obtain a plumber's inspection and report to confirm that the system is in good working order. For a new septic tank, it is likely that a Land Capability Assessment (LCA) will be needed to confirm that wastewater can be retained and appropriately disposed of within the property boundaries. The RSS can provide a list of consultants qualified to provide the LCA assessment and report.

Contact

Bushfire Recovery Contact Centre

Email

BushfireRecoveryContactCentre@egipps.vic.gov.au

Contact Council

5153 9500

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How to be an owner-builder

Owners rebuilding a house can either use a registered builder or manage the building process themselves as an owner-builder.

Owner-builders must meet certain criteria. They must complete a construction induction training from a Registered Training Organisation, undertake an online knowledge assessment and obtain a Certificate of Consent from the Victorian Building Authority (VBA).

To support people choosing this path, the VBA has an Owner-builder Study Guide available on its website.

To learn more about requirements and responsibilities for owner-builders, the application process, or to view the study

guide, visit the Owner-builders section of the **VBA website**.

Financial rebates available

There are a range of rebate programs available through the Victorian Government to assist with some rebuild expenses:

Bushfire Recovery Planning and Building Assistance Rebate

For professional services and assessments to support planning and building permit applications

Rainwater and Septic Tank Replacement Program

To replace rainwater and/or septic tanks at a primary place of residence

Geotechnical Assessment Rebate

To undertake geotechnical land assessments

Each of these programs has specific limits and criteria, so you are encouraged to speak with your Recovery Case Support Worker or one of the Bushfire Recovery Victoria Hub Coordinators to discuss your eligibility, or for assistance submitting your application.

In all cases, the rebates are offered as a reimbursement of costs already incurred, so ensure you keep all invoices and receipts as you will need these when applying.



There are 6 BAL ratings: low, 12.5, 19, 29, 40 and FZ (flame zone).

Useful links

Obtain a copy of your certificate of title and other land documents at www.landata.vic.gov.au

Find information about wastewater and septic tanks - www.epa.vic.gov.au

BRV

www.vic.gov.au/your-property

www.vic.gov.au/rebuilding-support

CFA

www.cfa.vic.gov.au/plan-prepare/mapshare.vic.gov.au/vicplan/

DELWP

www.planning.vic.gov.au/policy-and-strategy/bushfire

VBA

www.vba.vic.gov.au/consumers/bushfire/rebuilding



East Gippsland Shire Council

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