



# BUSHFIRE MANAGEMENT PLAN

Subdivision Application

Lot 791 Walker Rd, Serpentine

Version: 1.4 Reference: 5273 November 2017



Project Number: 5273  
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Version: 1.4  
Date of issue: 02<sup>nd</sup> November 2017

A handwritten signature in black ink, appearing to read "D. Krammer".

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Author:  
Date: 02/11/2017

A handwritten signature in black ink, appearing to read "E. Dawson".

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Approved by:  
Date: 02/11/2017

In the signing the above, the author declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7. This report supersedes all previous Bushfire Management Plans for the site.

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## 1.0 Introduction

### 1.1 Subject Site

The site the subject of this Bushfire Management Plan (BMP) is Lot 791 Walker Rd, Serpentine. The site is located within the municipality of the Shire of Serpentine Jarrahdale. Figure 1A illustrates the subject site and its immediate surrounds.

The site is identified as being Bushfire Prone on the State Bushfire Prone Maps.

The proponent has not identified any relevant environmental considerations (wetlands, foreshores, Bush Forever sites, remnant vegetation, threatened species, ecological communities, nature reserves or coastal reserves) within the site or being affected by the development.

### 1.2 Development Description

The development involves the subdivision of Lot 791 into 34 residential lots and one drainage lot (the development), with residential lots ranging in size from 4,000msq to 9,315msq as shown in Figure 1B.

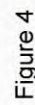
The existing dwelling and shed will be retained within proposed lot 29, the existing dwelling within Lot 1 will be retained, and the existing shed within proposed Lot 30 will be demolished for the subdivision of the lot.

Access to the development will be from Walker Road and Windmill Ave until future development within lots north of the development provide further access arrangements. The broader area context of the subdivision is illustrated in Figure 1C.

### 1.3 Previous Bushfire Assessments

A previous Bushfire Management Plan (RUIC Fire, V1.3, March 2017) was endorsed by DFES for the proposed structure plan application. This BMP has been updated to address comments from the Department of Planning, Lands and Heritage (DPLH) dated 04<sup>th</sup> October 2017.





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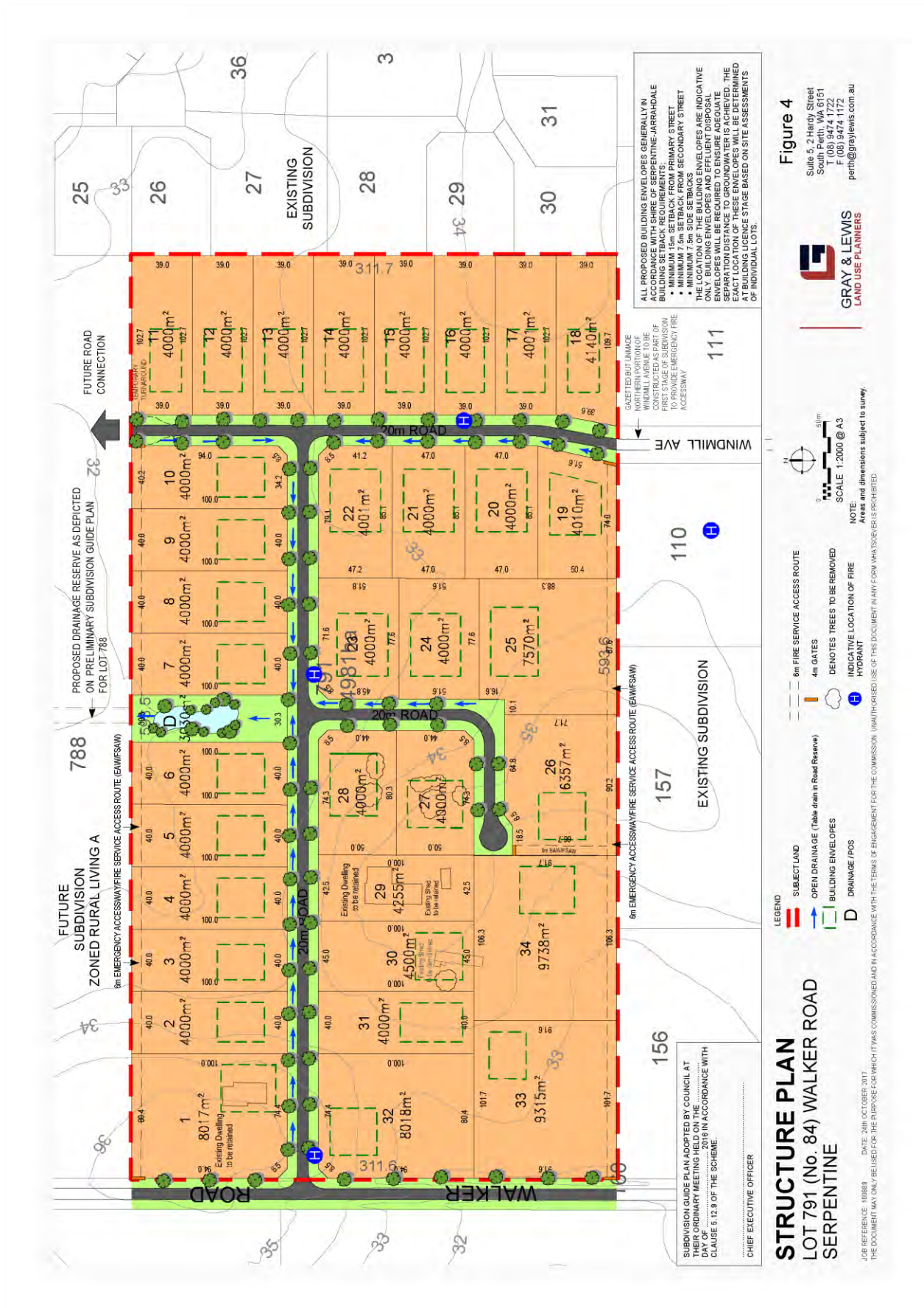


Figure 1B: Proposed Subdivision Plan



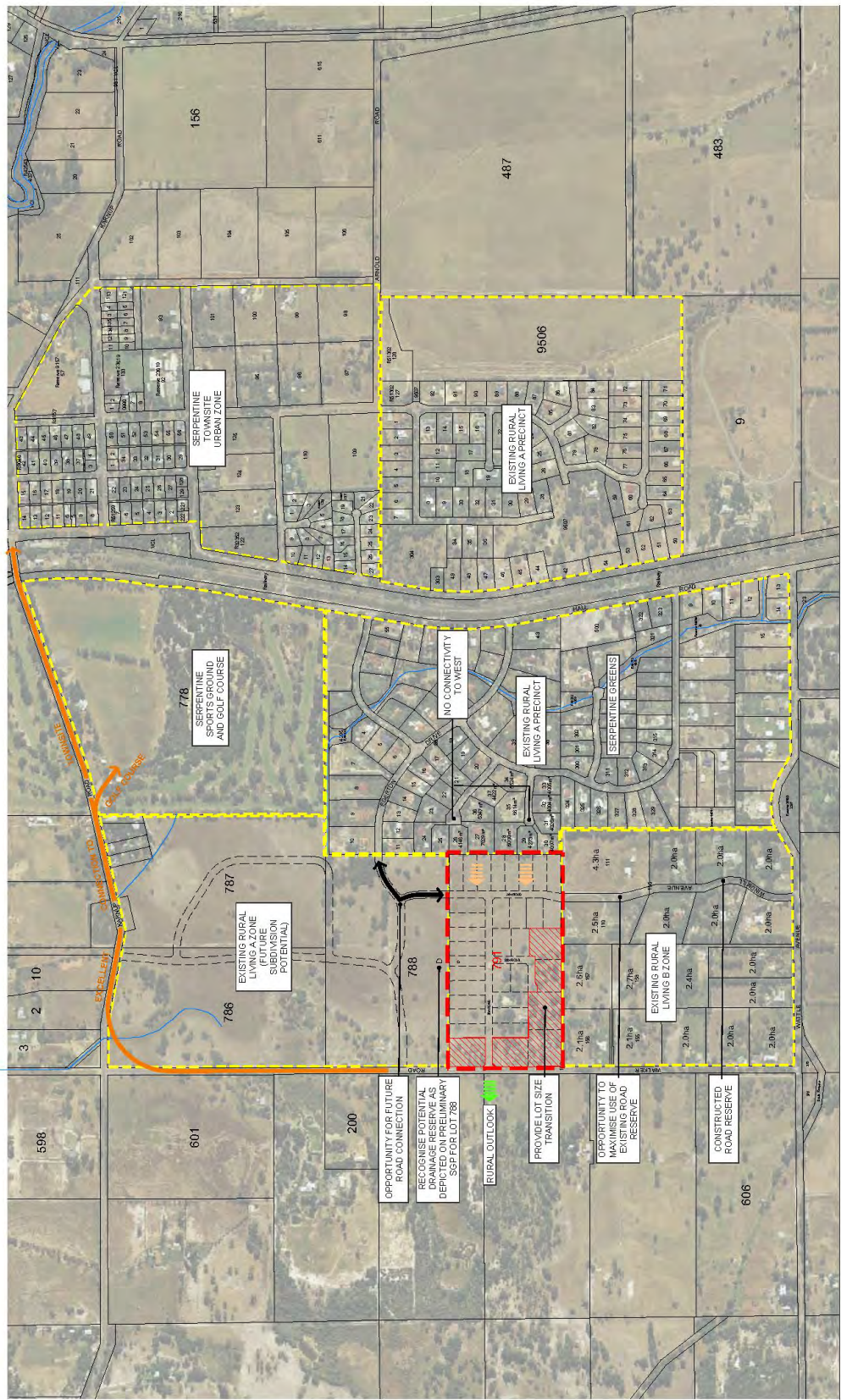


Figure 8

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 **GRAY & LEWIS**  
LAND USE PLANNERS

0 250m  
SCALE 1:10 000 @ A3

LEGEND  
 SUBJECT LAND

**CONTEXT AND SITE ANALYSIS - STRUCTURE PLAN**  
**LOT 791 (No. 84) WALKER ROAD**  
**SERPENTINE**

DATE: 29th OCTOBER 2017 2017  
JOB REFERENCE: 150985  
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Figure 1C: Broader Area Context



## 2.0 Spatial consideration of bushfire threat

### 2.1 Bushfire Fuels and Potential Bushfire Impact

The location and extent of AS 3959 vegetation structures, including clause 2.2.3.2 low threat exclusions, within 100m of the site are mapped in Figures 2A – 2E, and illustrated in the associated Photos. Bushfire fuel loads are identified as consistent with AS 3959 Table B2 for radiant heat flux modelling purposes. All bushfire structures and fuel loads are assessed in their mature states (including revegetation and rehabilitation areas) unless otherwise identified.

Photo location and direction information is shown on Figure 2A.



Photo 1: Plot 1 Class C Shrub (background)



Photo 2: Plot 2 Class G Grassland



Photo 3: Plot 3 Class G Grassland (Open Woodland)



Photo 4: Plot 3 Class G Grassland (Open Woodland)





Photo 5: Plot 4 Low Threat Exclusions 2.2.3.2 (e)&(f)



Photo 6: Plot 4 Low Threat Exclusions 2.2.3.2 (e)&(f)



Photo 7: Plot 5 Class G Grassland (Open Woodland)



Photo 8: Plot 5 Class G Grassland (Open Woodland)



Photo 9: Plot 6 Low Threat Exclusions 2.2.3.2 (e)&(f)



Photo 10: Plot 6 Low Threat Exclusions 2.2.3.2 (e)&(f)





Photo 11: Plot 7 Class G Grassland



Photo 12: Plot 7 Class G Grassland



Photo 13: Plot 8 Class B Woodland (right side)



Photo 14: Plot 9 Low Threat Exclusions 2.2.3.2  
(e)&(f)



Photo 15: Plot 9 Low Threat Exclusions 2.2.3.2  
(e)&(f)



Photo 16: Plot 9 Low Threat Exclusions 2.2.3.2  
(e)&(f)





Photo 16a: Plot 9 Low Threat Exclusions 2.2.3.2  
(e)&(f)



Photo 16b: Plot 9 Low Threat Exclusions 2.2.3.2  
(e)&(f)



Photo 17: Plot 10 Class B Woodland



Photo 18: Plot 11 Class G Grassland (Open  
Woodland)



Photo 19: Plot 12 Class B Woodland



Photo 20: Plot 13 Class G Grassland





Photo 21: Plot 14 Class B Woodland



Photo 22: Plot 14 Class B Woodland

The following table outlines the worst case BAL for each of the Plots based separation distance to the external site development boundary.

Table 2A: Maximum Existing BAL rating that applies to the site

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL Rating
1	Class C Shrubland	Flat/Upslope	65m	BAL-12.5
2	Class G Grassland	Flat/Upslope	0m	BAL-FZ
3	Open Woodland (assessed as Class G Grassland)	Flat/Upslope	0m	BAL-FZ
4	Excluded AS3959-2009 2.2.3.2 (e) & (f)	N/A	N/A	N/A
5	Open Woodland (assessed as Class G Grassland)	Flat/Upslope	3m	BAL-FZ
6	Excluded AS3959-2009 2.2.3.2 (e) & (f)	N/A	N/A	N/A
7	Class G Grassland	Flat/Upslope	3m	BAL-FZ
8	Class B Woodland	Flat/Upslope	55m	BAL-12.5
9	Excluded AS3959-2009 2.2.3.2 (e) & (f)	N/A	N/A	N/A
10	Class B Woodland	Flat/Upslope	50m	BAL-12.5
11	Open Woodland (assessed as Class G Grassland)	Flat/Upslope	3m	BAL-FZ
12	Class B Woodland	Flat/Upslope	3m	BAL-FZ
13	Class G Grassland	Flat/Upslope	3m	BAL-FZ
14	Class B Woodland	Flat/Upslope	42m	BAL-12.5

Potential bushfire impact analysis was undertaken in accordance with AS 3959 Methodology 1 to determine the potential worst case scenario radiant heat impact on the proposed lot boundaries for each of the lots in the proposed subdivision. In accordance with SPP 3.7, a BAL Contour Map has been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment area after the development is completed (see Figure 2A).

In accordance with the Shire of Serpentine Jarrahdales' 2017/18 Firebreak Notice and Fuel Load Reduction Notice (October 2017), Appendix A, each lot is to meet the following requirements of Sections 1, 2 or 7:

**1. All areas of land 4047m<sup>2</sup> (one acre) or less**

*Requirement (a)*

- All grasses and flammable materials are to be maintained below 25mm in height by mowing or slashing or other means.
- All trees, bushes, shrubs are to be trimmed back over driveways and access ways to all buildings to four (4) metres wide with a clear vertical axis of not less than five (5) metres over it to afford access for emergency services to all structures and points of the property or provide firebreaks as per category 2.

*Fuel Hazard Reduction (b)*

- Remove fuels as per 1(a).
- Manage and maintain hazard separation zones

*Dwellings, Out Buildings (c)*

- Maintain 20m asset protection zones adjacent to all buildings and outbuildings.
- Trim back all overhanging trees from buildings.

Duration: Compliance required on or before 30th November and maintained up to and including the 31st May each and every year.

**2. All areas of land greater than 4047m<sup>2</sup> (one acre)**

*Requirement (a)*

- Install trafficable, bare mineral earth firebreaks clear of all flammable material to a minimum of three (3) metres wide immediately inside all external boundaries and immediately surrounding all agricultural buildings, sheds or groups of buildings situated on the land.
- All overhanging branches, trees and limbs are to be trimmed back four (4) metres wide with a clear vertical axis of not less than five (5) metres over the firebreak area. This includes driveways and access to all buildings on the land.
- The maximum permissible width of a firebreak is five (5) metres unless otherwise approved in writing by Council or its duly authorised officer.



- Any development is to be sited not less than four (4) installation and maintenance of the firebreak area unless otherwise approved in writing by Council.

*Fuel Hazard Reduction (b)*

- Keep grasses short.
- Manage and maintain hazard separation zones

*Dwellings, Out Buildings (c)*

- Maintain 20m Asset Protection zones adjacent to all buildings and outbuildings or in accordance with land category 7.
- Trim back all overhanging trees from buildings.

*Duration: Compliance required on or before 30th November and maintained up to and including the 31st May each and every year.*

**7. Does your property have a Bushfire or Emergency Management Plan?**

*Requirement (a)*

- All properties with a bushfire management, emergency management plan or an approved Bushfire Attack Level (BAL) assessment approved as part of a Town Planning Scheme, subdivision approval, development approval or building permit for an individual or group of properties shall comply with the plan in its entirety.
- A bushfire management plan's requirements are in addition to the requirements of this notice.

*PENALTY: \$5000.*

*Fuel Hazard Reduction (b)*

- In accordance with your Bushfire Management/Emergency Management Plan and/or Bushfire Attack Level assessment and this Firebreak Notice.

*Dwellings, Out Buildings (c)*

- **In accordance** with your Bushfire Management/Emergency Management Plan and/or Bushfire Attack Level assessment and this Firebreak Notice.

*Duration: Compliance is required throughout the year, each and every year.*

Therefore, in accordance with Section 7 of the Firebreak Notice and Fuel Load Reduction Notice, this BMP requires that the entirety of each lot is to have grassland maintained at <25mm, to be considered low threat and excludable from BAL assessment in accordance with AS3959-2009 Clause 2.2.3.2 (f). In order to balance environmental and biodiversity protection, trees are to be retained as far as is practicable, whilst meeting the requirements of A2.1 Asset Protection Zones (APZ), whereby trees are to be retained to ensure a canopy separation at maturity >15% and at least 5m between the canopies.

Whilst the building envelopes have been located to minimise tree removal, prior to future development within Lots 27 to 34, the landowners shall obtain an arborist report to recognise trees for retention, and to guide the establishment of the APZ with consideration for the environmental values of the flora.

The proposed subdivision would ensure that the specific location and separation distance from the classified vegetation threat ensures that the radiant heat impact on the building envelope boundaries does not exceed 29kW/m<sup>2</sup>, therefore being consistent with A2.1 of the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines).

Figure 2A outlines the maximum BAL applicable to each lot boundary post development. The worst case BAL for any proposed building envelope is BAL-29. This achieves the requirement of A1.1 of the Guidelines.

## 2.2 Bushfire Hazard Issues

From the BAL Contour Map, the following bushfire hazard issues have been identified.

- The building envelopes located within the following lots are subject to a radiant heat impact not exceeding BAL-29 equivalent; Lots 1, 11, 12, 17 to 19, 26 and 32 to 34. The remainder of the lots have the building envelopes located within BAL-LOW area.
- The site boundaries have a radiant heat impact greater than 29 kW/m<sup>2</sup> (applicable to the external lot boundaries) because of bushfire threats located external to and within the site.
- Future habitable building development is to be in areas with BAL-29 or lower BAL ratings.
- Future residential Class 1, 2, 3 and associated Class 10a buildings will be required to comply with the construction requirements of AS 3959-2009 (where applicable) and will be subject to relevant bushfire related planning conditions.
- Non-habitable development such as roads, low threat gardens, parking etc. may be located within BAL-40 and BAL-FZ areas.
- The BAL Contour map within this BMP is considered to be indicative only. A future BAL Contour Map is to be produced at the completion of civil works and final BAL ratings are to be confirmed post subdivision works, being prior to the building permit for any construction of any habitable buildings. Alternatively, a BAL assessment may be carried out for each individual lot.
- Any future landscaping or revegetation works proposed within the lots is to be designed so as not to increase the bushfire threat above BAL-29.
- As a condition for future Development Approval within individual Lots 26 to 34, landowners are required to obtain an arborist report to recognise trees for retention, and to guide the establishment of the APZ with consideration for the environmental values of the flora. Full landscape clearing of existing native vegetation is not permitted within lots with a total area >2047m<sup>2</sup>.
- A Landscape and Vegetation Management Plan is required as a condition of subdivision to recognise existing vegetation to be retained, street tree planting, landscaping of drainage reserve and revegetation of all lots.
- A Revegetation Management Plan is required as a condition of subdivision to guide appropriate revegetation regarding bushfire risk management. This BMP will require updating at the subdivision stage of planning to account for landscaping and revegetation.

These issues are addressed in Section 4 of this report.





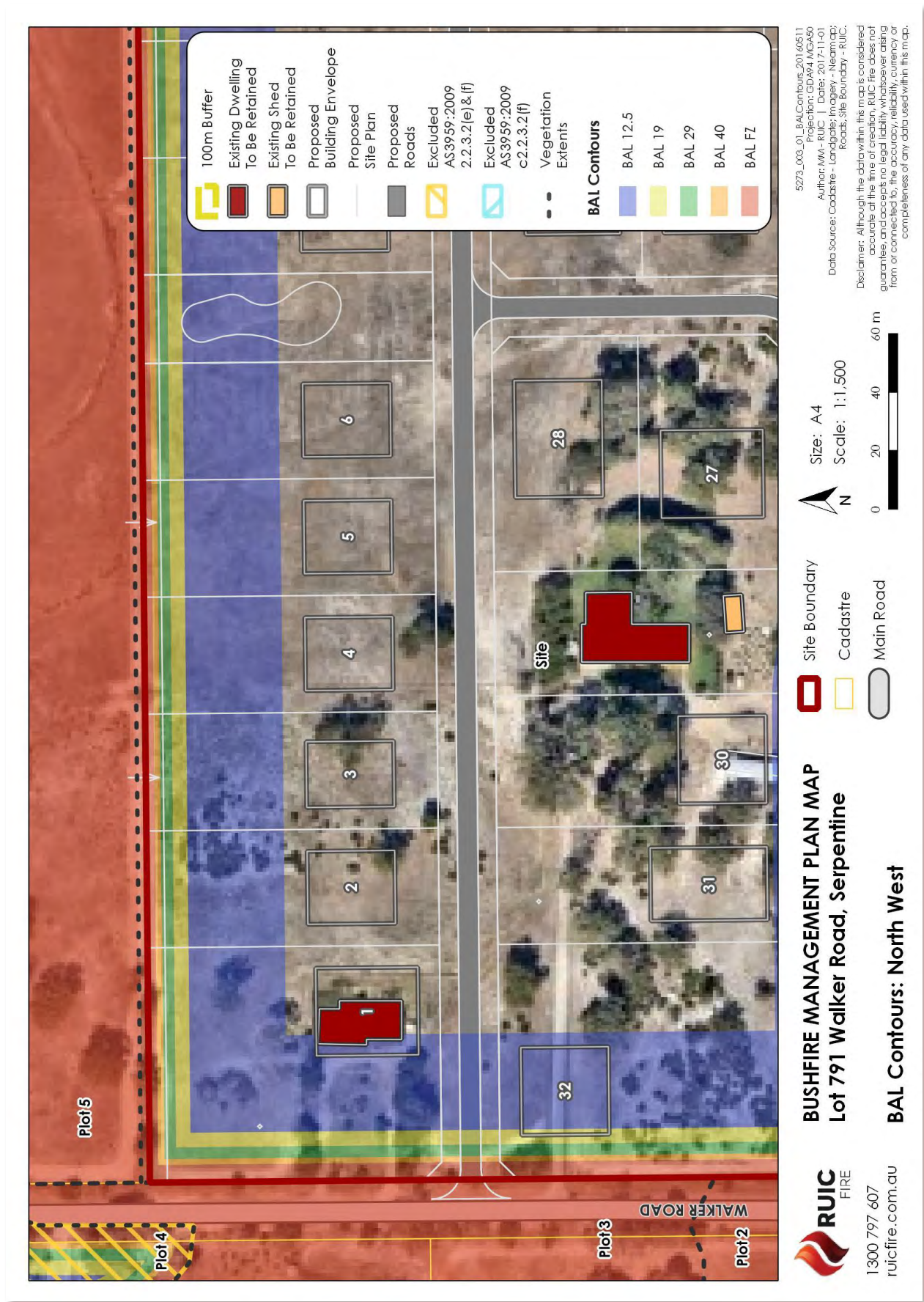


Figure 2B: BAL Contour Map (North West)



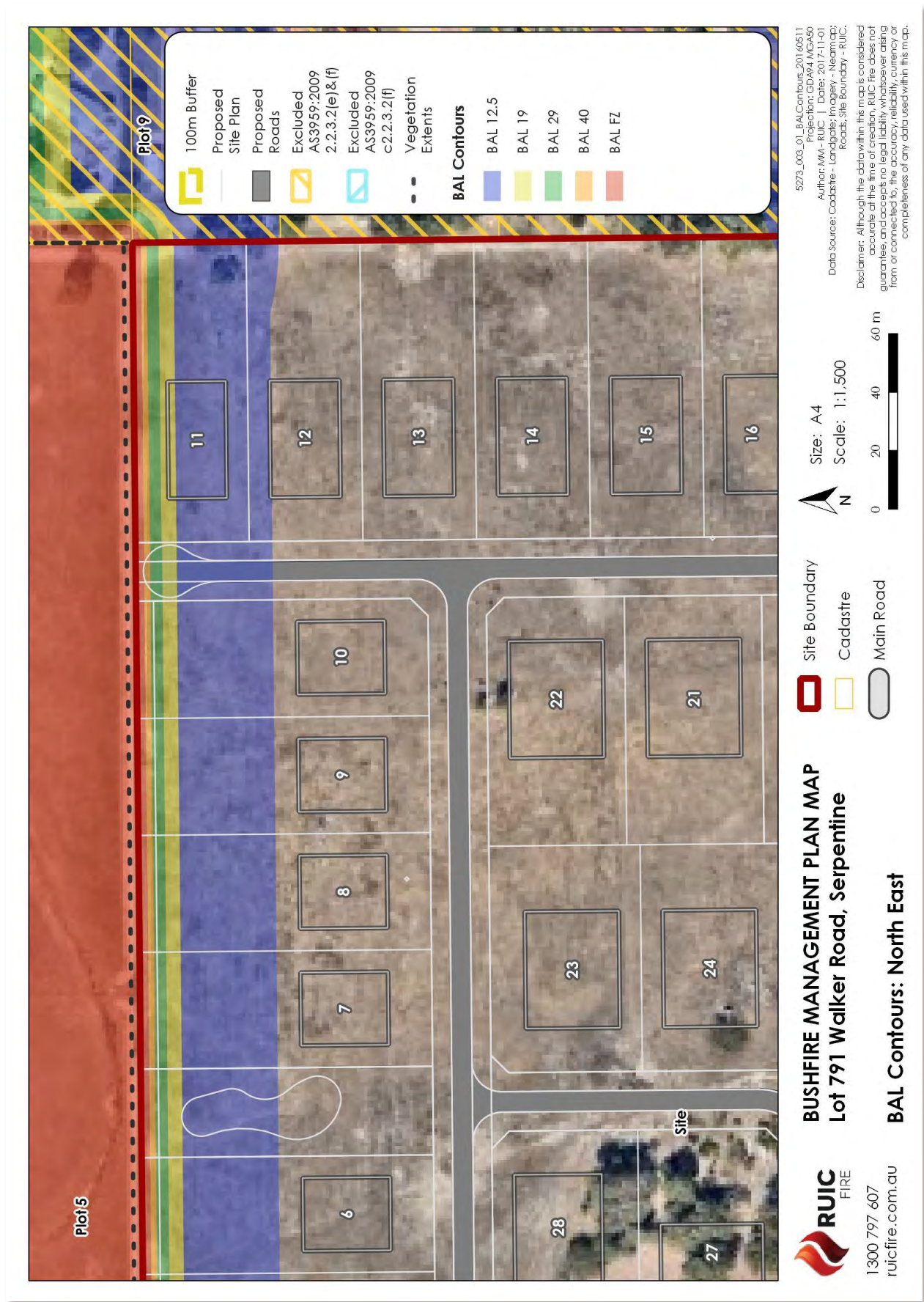


Figure 2C: BAL Contour Map (North East)



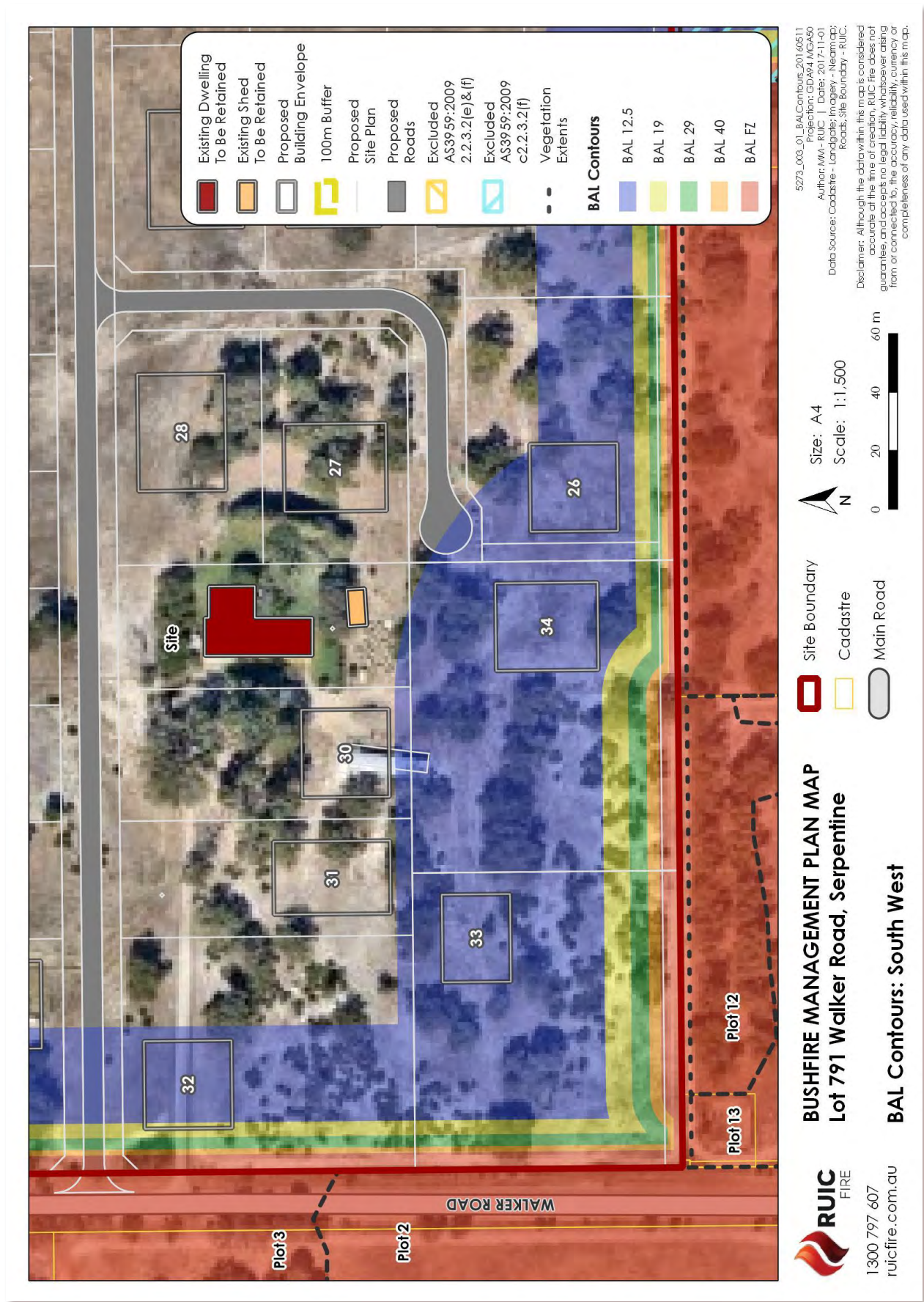


Figure 2D: BAL Contour Map (South West)



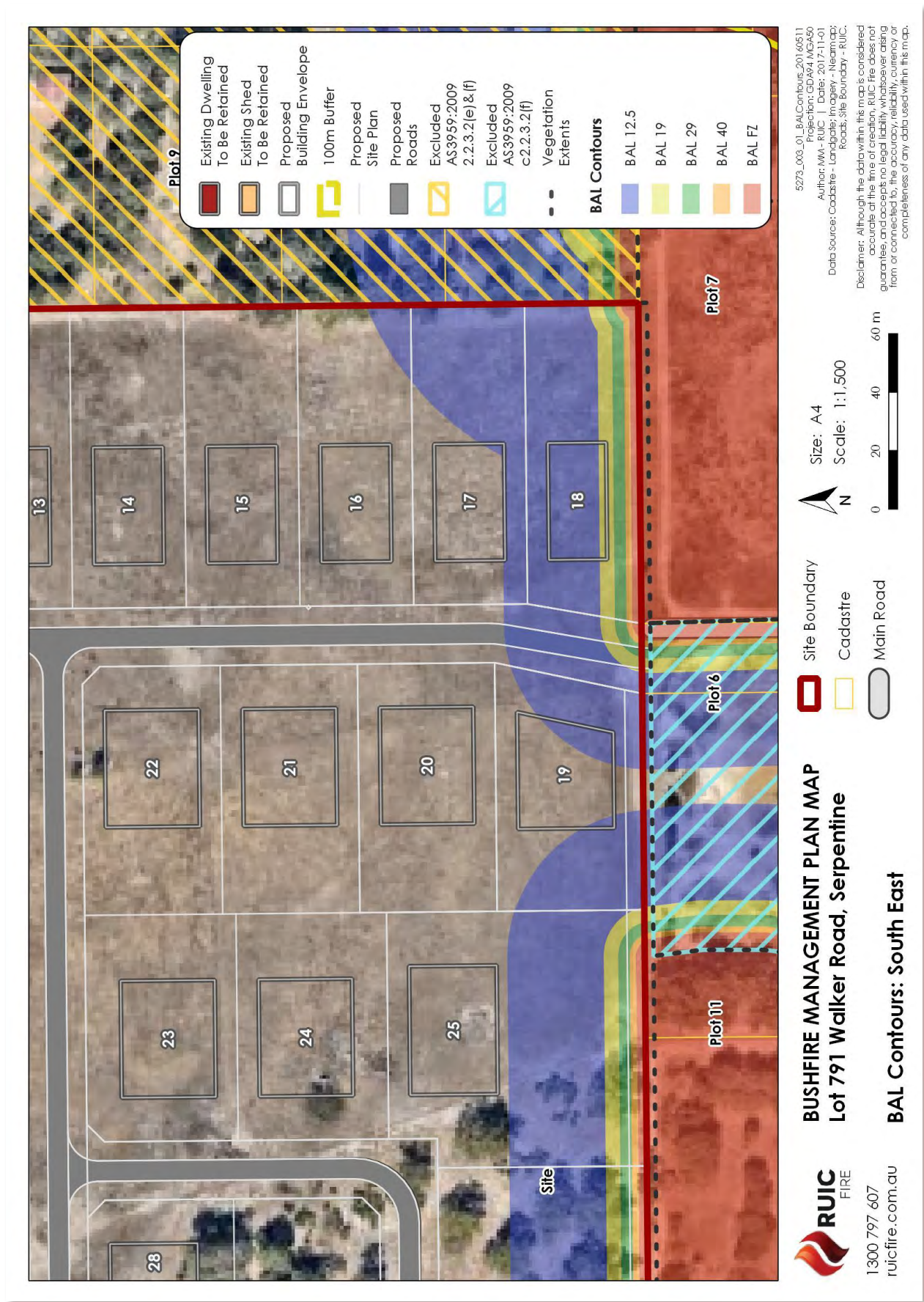


Figure 2E: BAL Contour Map (South East)

## 3.0 Proposal compliance and justification

### 3.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP3.7 applies to all subdivision applications in designated bushfire prone areas.

#### 3.1.1 Objectives

Policy Measure 5 contains the objectives of SPP3.7. The following demonstrates how the proposed development meets each of the objectives.

*Objective 1: Avoid increasing the threat of bushfire to people, property, and infrastructure. The preservation of life and management of bushfire impact is paramount.*

##### Development Response

Objective 1 is satisfied through the compliance of the proposed development with all required Policy Principles as detailed below and all GPBPA Performance Principles as detailed in Section 4 of this report.

*Objective 2: Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.*

##### Development Response

Objective 2 is satisfied through the appropriate identification and assessment of all relevant bushfire hazards as detailed in Section 2 of this report, specifically the BAL Contour Mapping.

*Objective 3: Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.*

##### Development Response

Objective 3 is satisfied through the compliance of the proposed development with all required Policy Principles as detailed below and all GPBPA Performance Principles as detailed in Section 4 of this report.

*Objective 4: Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.*

##### Development Response

Objective 4 is satisfied through the appropriate consideration of all biodiversity and environmental assets as detailed in Section 1 of this report in the development of bushfire related risk mitigation strategies detailed in Section 4 of this report.

#### 3.1.2 Policy Measures

##### 3.1.2.1 Subdivision Applications

Policy Measure 6.2 requires that subdivision applications within designated bushfire prone areas and that have a BAL above BAL-LOW are to comply with Policy Measure 6.4.

##### 3.1.2.2 Information to Accompany Subdivision Applications

Policy Measure 6.4 applies to subdivision applications. It requires certain information to be provided with such applications. The following outlines where the required information has been provided.



Table 3A: Compliance of the proposed development with the Policy Measures of SPP 3.7.

Policy Measure	Description	Development Response
a	A BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner	Figures 2A-2E provide the BAL Contour Map.
b	The identification of any bushfire hazard issues arising from the BAL Contour Map;	Section 2.2 addresses the bushfire hazard issues.
c	An assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the subdivision site.	Section 4 provides an assessment of the development against the bushfire protection criteria.

### 3.1.2.3 Vulnerable or High Risk Land Uses

The proposed subdivision does not contain any vulnerable or high risk land uses.

### 3.1.2.4 Applications in BAL-40/BAL-FZ Areas

On completion of development, the developable building envelopes would not be subject to BAL-40 or BAL-FZ as outlined in Section 2.1.

### 3.1.2.5 Advice of State/Relevant Authority/s for Emergency Services to be Sought

The proposed subdivision:

- Complies with the SPP3.7 Policy measures;
- Does not propose any additional/alternative measures;
- Is a Strategic Planning Proposal; and
- Does not contain unavoidable development, vulnerable or high risk land uses.

Therefore, the advice of State/Relevant Authorities for Emergency Services is required to be sought for this application.

### 3.1.2.6 Advice of State/Relevant Agencies/Authorities for Environmental Protection to be Sought

The proposed subdivision:

- Is not known to propose clearing of vegetation within environmentally sensitive areas protected under State or Federal legislation;
- Is not known to propose clearing of locally significant native vegetation; and
- Does not abut vegetated land managed by that authority.

Therefore, the advice of State/Relevant Agencies/Authorities for Environmental Protection is not required to be sought for this application.

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### **3.2 Guidelines for Planning in Bushfire Prone Areas V1.2 (Guidelines)**

The Guidelines apply to subdivision applications located within designated bushfire prone areas. The Guidelines provide supporting information for implementation of SPP3.7. Specifically, they provide the Bushfire Protection Criteria to be address for all applications.

This report has also been developed in order to comply with the requirements of all referenced and applicable documents. No non-compliances have been identified.



## 4.0 Bushfire Risk Management Measures

The bush fire risk mitigation strategies detailed in this report are designed to comply with the Bushfire Protection Criteria detailed in *Guidelines for Planning in Bushfire Prone Areas Version 1.2* (the Guidelines) Appendix 4 (WAPC, 2017b).

- i. The notation (P3) refers to Performance Principle 3 of the Guidelines Appendix 4.
- ii. The notation (A3.1) refers to Acceptable Solution 3.1 of the Guidelines Appendix 4.
- iii. The notation (E3.1) refers to Explanatory Note 3.1 of the Guidelines Appendix 4.
- iv. Where discrepancy occurs between State and Local bushfire planning provisions the higher standard of mitigation has been selected.

### 4.1 Element 1 - Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

Performance Principle (P1): The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of the Department of Fire and Emergency Services and the decision-maker.

*The following table outlines the Acceptable Solutions (AS) that are relevant to the proposal; identifies where a Performance Solution (PS) has been used instead of an AS; and states, where applicable, the reason why the AS is not relevant to the proposal.*

Solution	AS	PS	N/A	Comment
A1.1 Development location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Acceptable Solution A1.1 Development location

The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.

#### Development Response/Recommendations

As illustrated in Figures 2A-2E, the subdivision would ensure all future habitable buildings are, upon completion of development, able to be located in an area subject to BAL-29 or lower.

The entirety of each lot is to maintain grassland to <25mm and have treed areas comply with the requirements of A2.1 Asset Protection Zone.

### 4.2 Element 2 - Siting and design of Development

Intent: To ensure that the siting of development minimises the level of bushfire impact.

Performance Principle (P2): The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate

to the level of bushfire threat that applies to the site. That it minimises the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.

The following table outlines the Acceptable Solutions (AS) that are relevant to the proposal; identifies where a Performance Solution (PS) has been used instead of an AS; and states, where applicable, the reason why the AS is not relevant to the proposal.

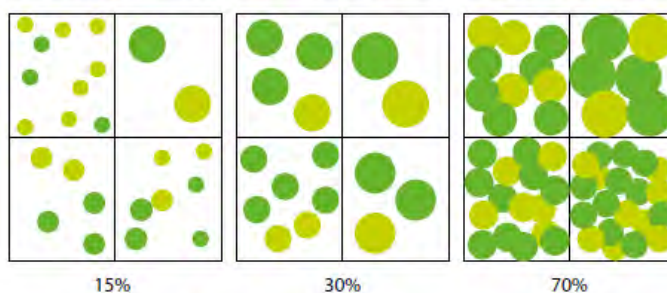
Solution	AS	PS	N/A	Comment
A2.1 Asset Protection Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Acceptable Solution A2.1 Asset Protection Zone (APZ)

Every building is surrounded by an Asset Protection Zone (APZ), depicted on submitted plans, which meets the following requirements:

- Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup> (BAL-29) in all circumstances.
- Location: the APZ should be contained solely within the boundaries of the lot on which a building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes).
- Management: the APZ is managed in accordance with the requirements of '*Standards for Asset Protection Zones*' (below):
  - Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
  - Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
  - Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
  - Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

**Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity**



Source: The Guidelines (WAPC, 2017)

- Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.



- o Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- o Grass: should be managed to maintain a height of 100 millimetres or less.

#### *Explanatory Notes:*

*An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level. The width of the required APZ varies with slope and vegetation. The APZ should at a minimum be of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup> (BAL-29). It should be lot specific. Hazard separation in the form of using subdivision design elements (refer to E2) or excluded and low threat vegetation adjacent to the lot may be used to reduce the dimensions of the APZ within the lot.*

*The APZ includes a defensible space which is an area adjoining the asset within which firefighting operations can be undertaken to defend the structure. Vegetation within the defensible space should be kept at an absolute minimum and the area should be free from combustible items and obstructions. The width of the defensible space is dependent on the space which is available on the property, but as a minimum should be 3 metres.*

*The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.*

#### **Development Response/Recommendations**

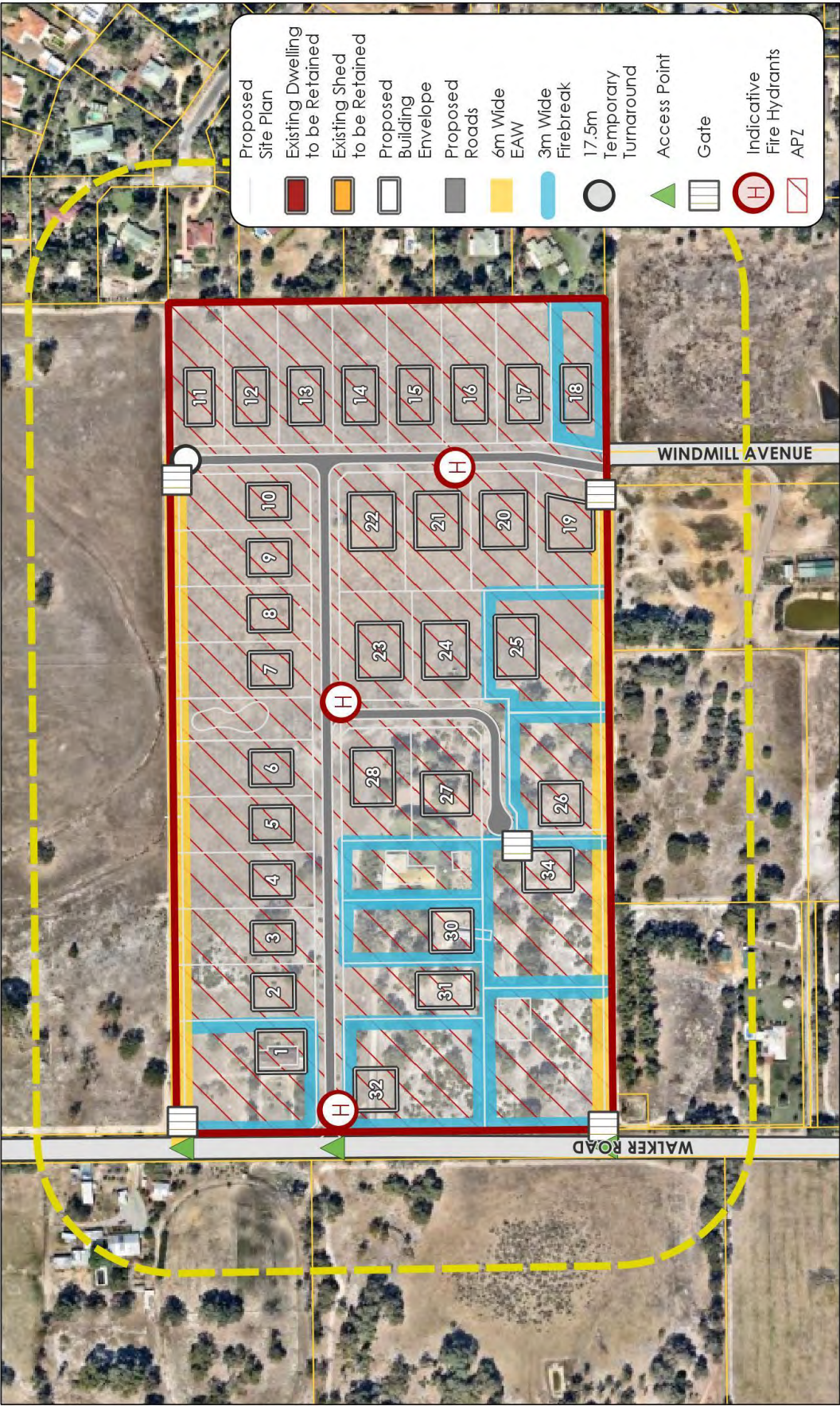
In accordance with Section 7 of the Firebreak Notice and Fuel Load Reduction Notice, this BMP requires that the entirety of each lot is to have grassland maintained at <25mm, to be considered low threat and excludable from BAL assessment in accordance with AS3959-2009 Clause 2.2.3.2 (f).

In order to balance environmental and biodiversity protection, trees are to be retained as far as is practicable, whilst meeting the requirements of A2.1 Asset Protection Zones (APZ), whereby trees are to be retained to ensure a canopy separation at maturity >15% and at least 5m between the canopies.

Figures 2A – 2E outline the maximum BAL rating applicable to each building envelope boundary post development. The worst case BAL for the development is BAL-19. Therefore, it can be seen that each of the proposed building envelopes are subject to less than the maximum radiant heat impact of 29kW/m<sup>2</sup>, consistent with A2.1 of the Guidelines.

#### **Implementation**

- i. APZs to be implemented as a condition of subdivision, in accordance with Figure 4A.
- ii. It is the responsibility of the developer to ensure the APZ standard is established.
- iii. It is the responsibility of the individual property owner to ensure the APZ standard continues to be achieved post completion of the construction.



5273\_004\_01\_BMS\_20160511  
Projection: GDA94 MGA50  
Author: MW - RUIC | Date: 2017-11-01  
Data Source: Cadastre - Landgate; Imagery - Nearmap;  
Roads, Site Boundary - RUIC.  
Disclaimer: Although the data within this map is considered  
accurate at the time of creation, RUIC Fire does not  
guarantee, and accepts no legal liability, whatsoever arising  
from or connected to, the accuracy, reliability, currency or  
completeness of any data used within this map.

Size: A4  
Scale: 1:3,500  
0 20 40 60 80 100 m

Site Boundary  
Cadastre  
Main Road

**BUSHFIRE MANAGEMENT PLAN MAP**  
**Lot 791 Walker Road, Serpentine**

**Bushfire Management Strategies**



1300 797 607  
ruicfire.com.au

Figure 4B: Bushfire Management Strategies



### 4.3 Element 3 - Vehicular Access

Intent: To ensure that the vehicular access serving a subdivision/ development is safe in the event of a bush fire occurring.

Performance Principle (P3): The internal layout, design and construction of public and private vehicular access in the subdivision/development allows emergency and other vehicles to move through it easily and safely at all times.

The following outlines the Acceptable Solutions that are relevant to the proposal, identifies where a Performance Solution has been utilised instead of an Acceptable Solution, and where the Acceptable Solution is not relevant to the proposal and why.

Solution	AS	PS	N/A	Comment
A3.1 Two Access Routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.2 Public Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.3 Cul-de-sacs (including dead-end road)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary and permanent cul-de-sacs proposed
A3.4 Battle-axe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3.5 Private Driveway longer than 50 metres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.6 Emergency Access Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.7 Fire Service Access Routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dual purpose EAW/FSARs proposed
A3.8 Firebreak width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Acceptable Solution A3.1 Two access routes

Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.

#### Development Response/Recommendations

The site connects directly to Walker Rd to the west and Windmill Ave to the south of the site, both connecting to the wider public road network (Figure 4C). The greater public road network provides access to at least two directions, able to be used by all vehicles in all weather conditions. Once the surrounding lots to the north of the site are developed, the proposed subdivision will have additional road connections.

The site is constrained in that it is the first area to be developed as part of the LSP which connects directly to Walker Rd and Windmill Ave. No access to the east, from this development, is possible due to the existing urban/rural living development, or north due to undeveloped lots. Every lot is able to access Walker Rd and Windmill Ave via the main internal road network or via the temporary dual purpose emergency access ways (EAW)/fire service access routes (FSAR) along the north and south boundary's of the development.

As depicted on the Context Plan (Figure 1C), the land to the south has already been subdivided into Rural Living B lots. Windmill Ave to the south is a public gazetted road reserve right up to the southern boundary of Lot 791, and the road connection will be made as part of the proposed subdivision.

A temporary EAW will be provided parallel to the northern, and a permanent EAW along the southern, lot boundary's, providing access from Walker Rd to the temporary turnaround adjacent to Lots 11 and 12, and connecting to the proposed cul-de-sac within the centre of the development through Lot 27. Therefore the development meets the requirements of A3.1.



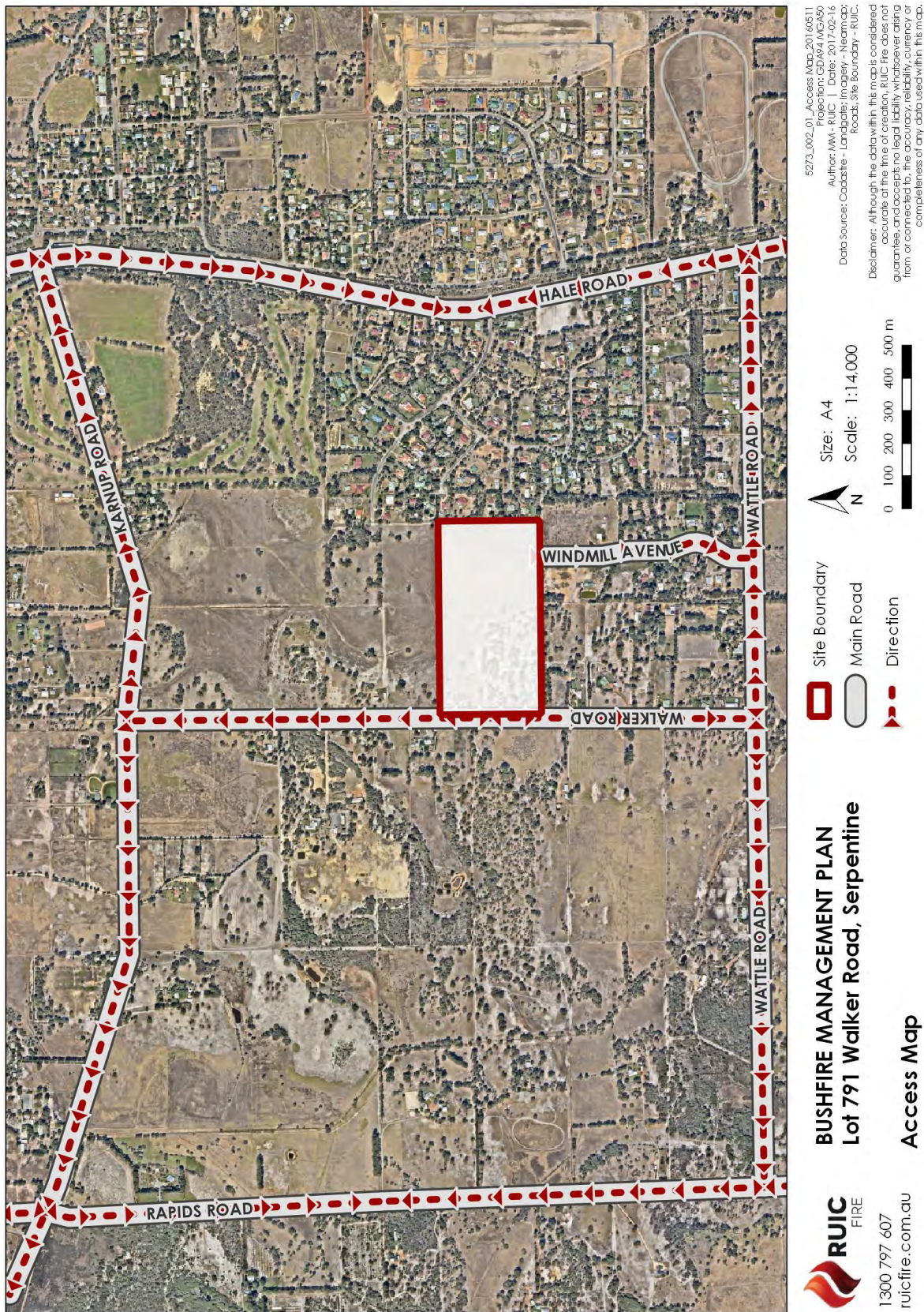


Figure 4C: Site Access



#### Acceptable Solution A3.2 Public roads

A public road is to meet the requirements in Table 4A, Column 1.

Table 4A: Vehicular access technical requirements

Technical Requirement	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6	6	4	6	6
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4	N/A	4.5	4.5	4.5
Maximum grade over <50m	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

#### Development Response/Recommendations

Public roads within the development will be constructed to meet the standards within Table 4A, column 1, thereby meeting the requirements of A3.2

#### Implementation

- i. Public roads are to be constructed prior to subdivision clearance.
- ii. It is the responsibility of the developer to ensure that public roads are constructed to the applicable standard.
- iii. It is the responsibility of the local government to ensure public roads are maintained to the applicable standard after completion of the construction.

#### Acceptable Solution A3.3 Cul-de-sac (including a dead-end road)

A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), the following requirements are to be achieved:

- a. Requirements in Table 4A, Column 2;
- b. Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres); and
- c. Turn-around area requirements, including a minimum 17.5 metre diameter head.



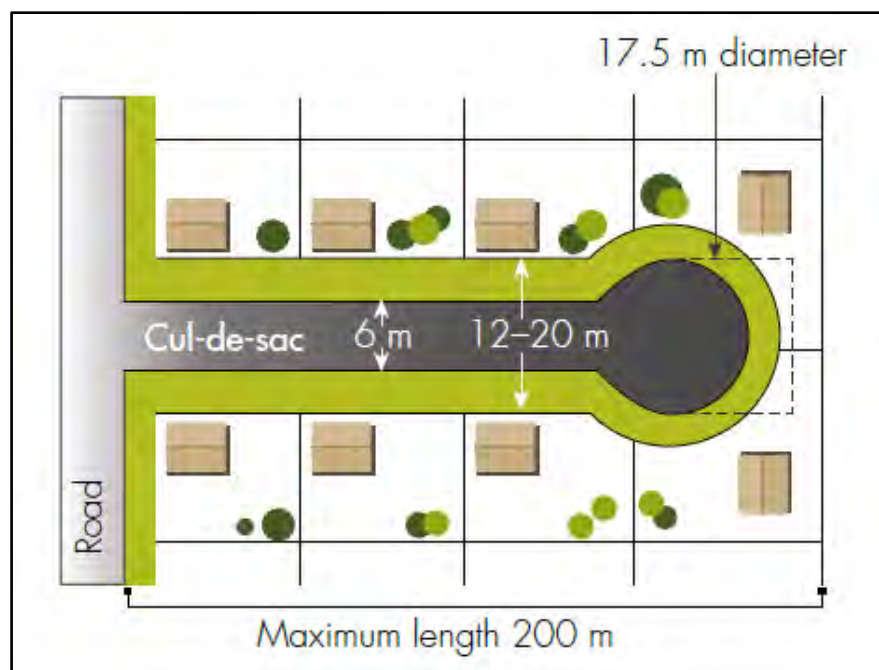


Figure 4D: Cul-de-sac standards

#### Development Response/Recommendations

One temporary cul-de-sac and one permanent cul-de-sac are proposed for the development.

The temporary cul-de-sac will be removed and the road network connected to proposed road connections through future development in the northern adjoining lots. The temporary cul-de-sac will be directly connected via a dual purpose EAW/FSAR along the northern boundary of all lots, through to Walker Rd (approx. 470m). The temporary cul-de-sac is approximately 90m and services two (2) lots.

Additionally, temporary signage shall be placed at the intersection of the roads to indicate that the northern public road portion is a no through road and for local traffic only.

The permanent cul-de-sac is approximately 175m long and services seven (7) lots. A portion of the proposed cul-de-sac is located within a BAL-12.5 area by only approximately 20m and the direction of travel of the cul-de-sac moves all vehicles to the north into BAL-LOW areas. All lots within the subdivision are to be maintained as low threat, therefore access is via areas of no bushfire threat. This is not considered to be prohibitive of development.

The permanent cul-de-sac is also connected by a dual purpose EAW/FSAR, via Lot 27 to both Walker Road (approx. 270m) and Windmill Avenue (approx. 315m).

In recognising that cul-de-sacs within bushfire prone areas are not preferred, a permanent EAW/FSAR is provided along the southern boundary, and a temporary EAW/FSAR along the north boundary, to provide alternate access until future development removes the need for temporary cul-de-sac.

All cul-de-sacs will meet the construction requirements of Table 4A, Column 2 and Figure 4D, therefore complying with A3.3.

#### Implementation

- i. Cul-de-sacs are to be constructed prior to subdivision clearance.
- ii. It is the responsibility of the developer to ensure that cul-de-sacs are constructed to the applicable standard.

- iii. It is the responsibility of the local government owner to ensure cul-de-sacs are maintained to the applicable standard after completion of the construction.

Acceptable Solution A3.4 Battle-axe

Development Response/Recommendations

No battle-axe lots are proposed for the development

Acceptable Solution 3.5 Private Driveway longer than 50 metres

A private driveway is to meet all of the following requirements:

- a. Requirements in Table 4A, Column 3;
- b. Required where a house site is more than 50 metres from a public road;
- c. Passing bays: every 200 metres with a minimum length of 20 metres and a minimum width of two metres (i.e. the combined width of the passing bay and constructed private driveway to be a minimum six metres);
- d. Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres) and within 50 metres of a house; and
- e. Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes.
- f. All-weather surface (i.e. compacted gravel, limestone or sealed).

Development Response/Recommendations

The development will have multiple house sites that are more than 50m from a public road. All private driveways will allow for two-way access and have a minimum width of 6m carriageway. Turn around areas will be designed to enable a 3.4 fire appliance to turn around safely within 50m of a house.

Implementation

- i. To be constructed prior to the occupancy of any habitable dwellings on the subject lots.
- ii. It is the responsibility of the individual land owner to ensure the private driveway meets the required standard.
- iii. It is the responsibility of the individual land owner to ensure the private driveway continues to meet the required construction standard.



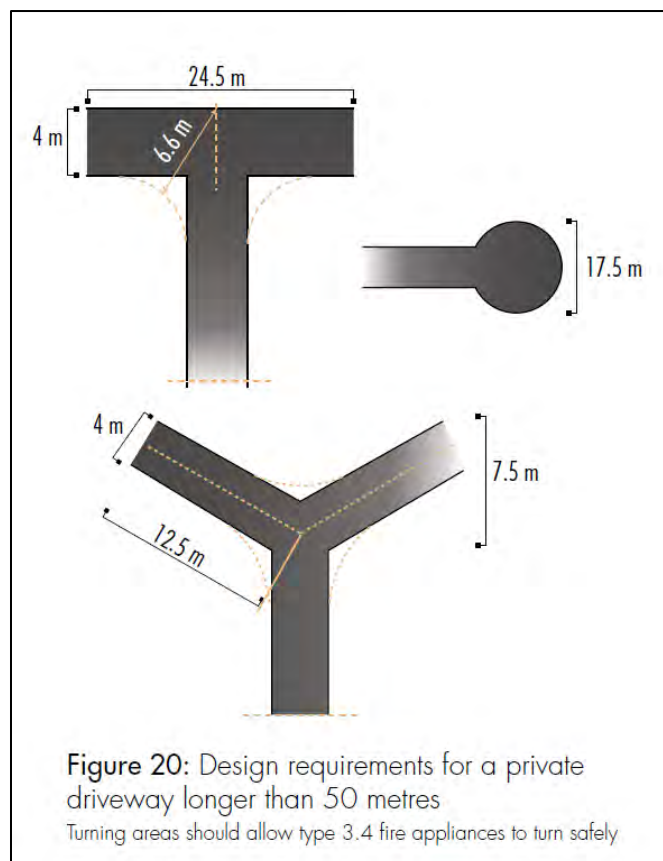


Figure 4E: Private driveway turnaround area standards

#### Acceptable Solution 3.6 Emergency Access Way (EAW)

An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements:

- a. Requirements in Table 4, Column 4;
- b. No further than 600 metres from a public road;
- c. Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and
- d. Must be signposted.

#### Development Response/Recommendations

One temporary (north) and one permanent (south) EAW is to be installed in the locations shown on Figure 4B as part of the development and the north EAW is to remain in place at least until such a time as development occurs within the northern adjoining lots that provides for additional access routes.

The EAW's will also serve as a dual purpose FSAR.

#### Implementation

- i. To be constructed prior to the clearance of the subdivision conditions.
- ii. It is the responsibility of the developer to ensure the EAW meets the required standard.

- iii. It is the responsibility of the individual landowners to ensure their portion of the EAW is maintained to the required standard.

#### Acceptable Solution 3.7 Fire Service Access Routes (Perimeter Roads)

Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements:

- a. Requirements Table 4, Column 5;
- b. Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency;
- c. Surface: all-weather (i.e. compacted gravel, limestone or sealed)
- d. Dead end roads are not permitted;
- e. Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres);
- f. No further than 600 metres from a public road;
- g. Allow for two-way traffic and;
- h. Must be signposted.

#### Development Response/Recommendations

Dual purpose EAW/FSAR are proposed as part of the subdivision along the north and south boundaries, to provide fire service access to the bushfire threats located within adjoin lots.

FSAR are not considered necessary along the eastern boundary of the subdivision as the lots abut managed existing residential lots, compliant with the Shires Firebreak Notice and consistent with AS3959-2009 exclusion 2.2.3.2 (f).

Additionally a FSAR is not considered necessary along the north boundary of Lot 12, as access to the bushfire vegetation to the north can be gained from the public road or via the internal firebreaks to be established within the lot.

The northern FSAR is considered temporary, only until such a time that development within the abutting northern lots removes all bushfire prone vegetation.

#### Implementation

- i. To be constructed prior to the clearance of the subdivision conditions.
- ii. It is the responsibility of the developer to ensure the FSAR meets the required standard.
- iii. It is the responsibility of the individual landowners to ensure their portion of the EAW is maintained to the required standard.



#### Acceptable Solution A3.8 Firebreak width

Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.

#### Development Response/Recommendations

Firebreaks are to be installed in accordance with the annual Shire of Serpentine-Jarrahdale Firebreak Notice and Fuel Hazard Reduction Notice, as amended, and outlined for 2017/18, Section 2, for all land greater than 4047m<sup>2</sup> (one acre), as follows.

##### a) Standard:

- i. Install trafficable, bare mineral earth firebreaks clear of all flammable material to a minimum of three (3) metres wide immediately inside all external boundaries and immediately surrounding all buildings, sheds or groups of buildings situated on the land.
- ii. All overhanging branches, trees and limbs are to be trimmed back four (4) metres wide with a clear vertical axis of not less than five (5) metres over the firebreak area. This includes driveways and access to all buildings on the land.
- iii. The maximum permissible width of a firebreak is five (5) metres unless otherwise approved in writing by Council or a duly authorised officer.
- iv. Any development is to be sited not less than four (4) metres from the perimeter fencing of the lot to allow installation and maintenance of the firebreak area unless otherwise approved in writing by Council.

#### Implementation

- i. To be constructed prior to the clearance of the subdivision conditions.
- ii. It is the responsibility of the developer to ensure the firebreaks meets the required standard until sale of the individual lot.
- iii. It is the responsibility of the individual landowners to ensure the firebreaks are maintained to the required standard.

## **4.4 Element 4 – Water**

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Performance Principle (P4): The subdivision, development or land use is provided with a permanent and secure water supply that is sufficient for firefighting purposes.

The following outlines the Acceptable Solutions that are relevant to the proposal, identifies where a Performance Solution has been utilised instead of an Acceptable Solution, and where the Acceptable Solution is not relevant to the proposal and why.

Solution	AS	PBS	N/A	Comment
A4.1 Reticulated Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.2 Non-reticulated Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reticulated water supply available
A3.3 Individual lots within non-reticulated areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reticulated water supply available

#### Acceptable Solution A4.1 Reticulated areas

The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.

#### Development Response/Recommendations

The site is to be serviced by reticulated scheme water and firefighting hydrants, to DFES standards and Water Corporation DS63, satisfying Acceptable Solution A4.1.

#### Implementation

- i. To be constructed prior to the clearance of the subdivision conditions.
- ii. It is the responsibility of the developer to ensure the fire hydrants meet the required standard.
- iii. It is the responsibility of the water corporation the fire hydrants are maintained to the required standard.

#### Acceptable Solution A4.2 Non-reticulated areas

#### Development Response/Recommendations

N/A – Reticulated water supply available.

#### Acceptable Solution A4.3 Individual lots within non-reticulated areas (Only for use if creating one additional lot and cannot be applied cumulatively)

#### Development Response/Recommendations

N/A – Reticulated water supply available.



## 5.0 Implementation and Enforcement

Table 5A summarises the responsible party for each mitigation strategy and the time frame in which it must be completed.

Table 5A: Developer Schedule of Works

Strategy	Implementation		Maintenance	
	Responsible	Time Frame	Responsible	Time Frame
Amendments to BMP	Any amendments to this BMP shall be approved by the relevant Jurisdiction Having Authority.			
Asset Protection Zone	Developer	Prior to subdivision clearance	Individual Land Owners	Ongoing
Construction to AS 3959	Individual Land Owners & Local Government	On construction of all new habitable buildings	Individual Land Owners	Ongoing
Cul-de-sacs	Developer	Prior to clearance of subdivision conditions	Local Government	Ongoing
Battle Axes	N/A	N/A	N/A	N/A
Private Driveways & Turnaround Areas	Individual Land Owners	Prior to occupation of all habitable buildings	Individual Land Owners	Ongoing
Emergency Access Ways	Developer	Prior to clearance of subdivision conditions	Individual Land Owners	Ongoing for southern, north until future development north of the site provides additional access
Fire Service Access Routes	Developer	Prior to clearance of subdivision conditions	Individual Land Owners	Ongoing for southern, north until future development north of the site removes bushfire prone vegetation
Firebreaks	Developer	Prior to clearance of subdivision conditions	Individual Land Owners	Ongoing
Firefighting Water (hydrants)	Developer	Prior to clearance of subdivision conditions	Water Corporation	Ongoing
Firefighting Water (private tanks)	N/A	N/A	N/A	N/A

Strategy	Implementation		Maintenance	
	Responsible	Time Frame	Responsible	Time Frame
Firefighting Services & Response	DFES and Local Government	Ongoing	DFES and Local Government	Ongoing
Fuel Load Reduction and Fire Break Notice	Local Government	Ongoing	Local Government	Ongoing
Inspection and Issue of Works Orders or Fines.	Local Government	Ongoing	Local Government	Ongoing



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## 6.0 References

- Shire of Serpentine-Jarrahdale (2017). Firebreak Notice and Fuel Hazard Reduction Notice.
- Shire of Serpentine-Jarrahdale (2016). Town Planning Scheme No.2.
- Standards Australia. (2009). AS 3959:2009 Construction of buildings in bushfire prone areas: SAI Global.
- WAPC. (2006). State Planning Policy 3.4 Natural Hazards and Disasters. State Law Publisher.
- WAPC. (2015a). State Planning Policy 3.7 Planning in Bushfire Prone Areas. Western Australian Planning Commission & Department of Planning.
- WAPC. (2017a). Guidelines for Planning in Bushfire Prone Areas Version 1.2. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.
- WAPC. (2017b). Guidelines for Planning in Bushfire Prone Areas Appendices Version 1.2. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.
- WAPC. (2016). Planning Bulletin 111/2016 Planning in Bushfire Prone Areas. Western Australian Planning Commission.

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## 7.0 Appendix A – 2017/18 Firebreak Notice

Notice is hereby served to all residents and ratepayers  
of the Shire of Serpentine Jarrahdale

# Firebreak Notice and Fuel Hazard Reduction Notice

Your legal responsibilities and fire safety information

*Failure to install and maintain firebreaks in accordance  
with this notice may result in a \$5,000 fine*



**This Notice and information has effect from 1 October 2017.  
All previous Firebreak Notices are hereby cancelled.  
By order of Council, KR Donohoe, Chief Executive Officer**



Shire of  
Serpentine  
Jarrahdale



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Hazard Reduction \_\_\_\_\_ Page 14

Asset Protection Zones \_\_\_\_\_ Page 17

Hazard Separation Zones \_\_\_\_\_ Page 18

Firebreak Variation Guidelines \_\_\_\_\_ Page 20

Burning Information \_\_\_\_\_ Page 23

Who to Call for a Permit \_\_\_\_\_ Page 24

Garden Refuse \_\_\_\_\_ Page 30

# Important dates

Restricted Burning Period commences\* \_\_\_\_\_ 1 October

Variation to Firebreak Notice completed by \_\_\_\_\_ 31 October

Variation to Firebreak Notice, as approved  
by council, to be complied with by \_\_\_\_\_ 15 November

Firebreak Installed by \_\_\_\_\_ 30 November

Prohibited Burning Period commences\* \_\_\_\_\_ 1 December

Maintenance of Firebreaks \_\_\_\_\_ 1 December to 31 May

Prohibited burning period ends as  
Restricted Burning Period commences\* \_\_\_\_\_ 1 April

Restricted Burning Period finishes\* \_\_\_\_\_ 31 May

\*Subject to seasonal changes - check with  
the Shire of Serpentine Jarrahdale

TO REPORT  
ANY FIRE:

DIAL 000

Don't come home to this...



...or this



# FIREBREAK NOTICE

**Good firebreaks must be clear of everything - it may save a life.**

## BUSH FIRES ACT 1954

Shire of Serpentine Jarrahdale

## PLEASE READ CAREFULLY

**THESE ARE YOUR LEGAL REQUIREMENTS**

**Action is required by all property owners to comply with this notice.**

Pursuant to the powers contained in Section 33 of the Bush Fires Act 1954 (as amended) all land owners/occupiers within the Shire of Serpentine Jarrahdale are hereby required in accordance with the following categories to maintain the land for such duration and in such positions/dimensions and specifications as required by this Notice or approved in writing by Council or its authorised officer.

**Failure to comply may result in a \$5,000 fine**

## Definitions

**“Asset protection zone”** means an area with a radius of twenty (20) metres measured from the external perimeter of the building or as stated in your approved BAL assessment, within the boundaries of the lot on which the building is situated. Fuel loads in this zone should be reduced and maintained to a fuel loading of two (2) tonnes per hectare.”

**“Firebreak”** means a strip of land that has been cleared of all trees, bushes, grasses and any other object or thing or flammable vegetation material leaving clear bare mineral earth. This includes the trimming back of all overhanging trees, bushes, shrubs and any other object or thing over the



fire break area.

**“Flammable”** means any bush, plant, tree, grass, vegetation, object, thing or material that may or is likely to catch fire and burn.

**“Hazard separation zone”** means an area with a radius of eighty (80) metres measured from the outer edge of the Asset Protection Zone, within the boundaries of the lot on which the building is situated. Fuel loads in this zone should be reduced and maintained to a fuel loading of eight (8) tonnes per hectare.

**“Trafficable”** means to be able travel from one point to another in a 4x4 fire vehicle on a firm and stable surface, unhindered without any obstruction that may endanger resources, no firebreak is to terminate without provision for egress to a safe place or a cleared turn around area of not less than a 21 meter radius (prior written approval from council is required).

**“Vertical axis”** means a continuous vertical uninterrupted line at a right angle to the horizontal line of the firebreak.

**“Duration”** means the period of time stipulated in categories 1-7 on the following pages.

### ACCEPTABLE FIREBREAK



### NON ACCEPTABLE FIREBREAK



# YOUR LEGAL REQUIREMENTS

## 1. All areas of land 4047m2 (one acre) or less

### Requirement (a)

- All grasses and flammable materials are to be maintained below 25mm in height by mowing or slashing or other means.
- All trees, bushes, shrubs are to be trimmed back over driveways and access ways to all buildings to four (4) metres wide with a clear vertical axis of not less than five (5) metres over it to afford access for emergency services to all structures and points of the property or provide firebreaks as per category 2.

### Fuel Hazard Reduction (b)

- Remove fuels as per 1(a).
- Manage and maintain hazard separation zones

### Dwellings, Out Buildings (c)

- Maintain 20m asset protection zones adjacent to all buildings and outbuildings.
- Trim back all overhanging trees from buildings.

More information pages 12-19.

**Duration: Compliance required on or before 30th November and maintained up to and including the 31st May each and every year.**

## 2. All areas of land greater than 4047m2 (one acre)

### Requirement (a)

- Install trafficable, bare mineral earth firebreaks clear of all flammable material to a minimum of three (3) metres wide immediately inside all external boundaries and immediately surrounding all agricultural buildings, sheds or groups of buildings situated on the land.
- All overhanging branches, trees and limbs are to be trimmed back four (4) metres wide with a clear vertical axis of not less than five (5) metres over the firebreak area. This includes driveways and access to all buildings on the land.
- The maximum permissible width of a firebreak is five (5) metres unless otherwise approved in writing by Council or its duly authorised officer.
- Any development is to be sited not less than four (4) metres from the perimeter fencing of the lot to allow

installation and maintenance of the firebreak area unless otherwise approved in writing by Council.

### Fuel Hazard Reduction (b)

- Keep grasses short.
- Manage and maintain hazard separation zones

### Dwellings, Out Buildings (c)

- Maintain 20m Asset Protection zones adjacent to all buildings and outbuildings or in accordance with land category 7.
- Trim back all overhanging trees from buildings.

More information pages 12-19.

**Duration: Compliance required on or before 30th November and maintained up to and including the 31st May each and every year.**

## 3. Application to vary firebreak

### Requirement (a)

- If you consider you cannot clear firebreaks as required by this Notice, you may apply in writing to Council on or before 31st day of October in any given year requesting permission to provide firebreaks in an alternative position or take alternative action to comply with this Firebreak Notice. If Council or its authorised officer does not grant permission for your variation or your variation is cancelled, you shall comply with the requirements of this Notice in its entirety.
- Variations to the Firebreak Notice once approved will not be required to be applied for each subsequent year after granting. Variation to firebreak notice approvals are provided to the property owner, not the land.
- To apply for a Variation please call 9526 1111 and request a Variation to Firebreak Notice Kit.

### Fuel Hazard Reduction (b)

- In accordance with your approved Variation to Firebreak Notice.

### Dwellings, Out Buildings (c)

- In accordance with your approved Variation to Firebreak Notice.

More information pages 20-22.

**Duration: Compliance required on or before 15th November and maintained up to and including the 31st May each and every year.**



## 4. Plantations

### Requirement (a)

- All plantations shall comply with Councils conditions of approval and/or the approved Bushfire Management Plan and this firebreak notice.
- Install bare mineral earth trafficable firebreaks clear of all flammable material to a minimum of twenty (20) metres wide immediately inside all external boundaries of the land with all overhanging branches, trees, limbs, etc to be trimmed back to a clear vertical axis over the firebreak area.
- Install bare mineral earth trafficable firebreaks to a minimum of twenty (20) metres wide immediately surrounding all buildings, sheds and haystacks or groups of buildings situated on the land.
- All overhanging branches, trees, limbs etc. to be trimmed back to a clear vertical axis over the firebreak area.
- If a new structure is applied for then AS3959 applies.

### Fuel Hazard Reduction (b)

- Firebreaks to remain clear of all flammable material.

### Dwellings, Out Buildings (c)

- Comply with AS3959.
- Comply with approved conditions of approval and/or Bushfire Management Plan.
- Maintain firebreaks clear to mineral earth as per 4(a).
- Maintain all vegetation away from power lines.

**Duration: Compliance is required throughout the year, each and every year.**

## 5. Fuel storage/hay stacks

### Requirement (a)

- On all land where hydrocarbons (fuel) is stored or located or where fuel dumps, whether containing fuel or not, are stored, clear firebreaks a minimum of four (4) metres wide with a clear vertical axis of not less than five (5) metres around any pile, drum, ramp or stack of drums.
- The maximum permissible dimensions and firebreak size for storage of flammable materials (including hay mulch, vegetation, greenwaste, timber or any other flammable material), unless otherwise approved in writing by Council or its authorised officer are as follows (L x W x H):

- Hay stacks: 25m x 10m x 5m – Bare, mineral earth firebreaks minimum 5m in width with a clear vertical axis of not less than five (5) metres installed directly adjacent to each stack or pile in all directions with an additional 5m low fuel area directly adjacent to the firebreak.

- Any other flammable material (including mulch, vegetation or green waste): 20m x 10m x 3m – Bare, mineral earth firebreaks minimum 10m in width with a clear vertical axis of not less than five (5) metres installed directly adjacent to each stack or pile in all directions.

- The clearing of any standing vegetation (trees/ substantive shrubs) to achieve firebreaks required in this land category will require the requisite planning approval from Council
- Where possible, additional low fuel zones outside of the firebreak area around each individual pile of flammable material should be maintained. Grasses should be kept below 100mm in height within this low fuel zones.
- The maximum permissible width of a firebreak required under this land category is 20m unless otherwise approved in writing by Council or its authorized officer.

### Fuel Hazard Reduction (b)

- As per 5(a).

### Dwellings, Out Buildings (c)

- AS3959 applies to dwellings.

More information pages 12-19.

**Duration: Compliance required on or before 30th November and maintained up to and including the 31st May each and every year.**

## 6. Hazard reduction requirements

### Requirement (a)

- In addition to the above firebreak requirements where Council or the Authorised Officer requires that additional fire prevention works be undertaken within the property to reduce the hazard, Council or the Authorised Officer may instruct in writing the owner and/or occupier to comply with the required works specified within the notice.

- This may include hazard reduction works identified as part of a bushfire risk treatment plan derived from Council's Bushfire Risk Management Plan.

#### **Fuel Hazard Reduction (b)**

- In accordance with 6(a).
- Manage and maintain hazard separation zones.

#### **Dwellings, Out Buildings (c)**

- Additional hazard reduction as required by Council/ authorised officer.

More information page 14.

**Duration: Compliance is in accordance with the written notice throughout the year.**

### **7. Does your property have a Bushfire or Emergency Management Plan?**

#### **Requirement (a)**

- All properties with a bushfire management, emergency management plan or an approved Bushfire Attack Level (BAL) assessment approved as part of a Town Planning Scheme, subdivision approval, development approval or building permit for an individual or group of properties shall comply with the plan in its entirety.
- A bushfire management plan's requirements are in addition to the requirements of this notice.

PENALTY: \$5000.

#### **Fuel Hazard Reduction (b)**

- In accordance with your Bushfire Management/ Emergency Management Plan and/or Bushfire Attack Level assessment and this Firebreak Notice.

#### **Dwellings, Out Buildings (c)**

- In accordance with your Bushfire Management/ Emergency Management Plan and/or Bushfire Attack Level assessment and this Firebreak Notice.

**Duration: Compliance is required throughout the year, each and every year.**

### **8. Exemptions**

#### **Requirement (a)**

Council does not issue exemptions.

## **OTHER LEGAL REQUIREMENTS**

### **9. Restrictions on the burning of garden refuse.**

#### **Legislation**

Section 24G of the Bush Fires Act 1954.

#### **Requirements**

The following restrictions on the burning of garden refuse apply on all land within the Shire of Serpentine Jarrahdale apply:

- Maximum of two garden refuse burns per calendar month per property
- Maximum permissible size of a single pile of garden refuse is one cubic metre
- Only one pile may be alight at any one time
- Only dry garden refuse (vegetation) may be burnt
- 72 hours prior to the burn, adjoining residents must be notified
- Vegetation being burnt must be from the property on which the burn is occurring
- Burning may not be undertaken during the prohibited burning times
- Burning may not be undertaken on Sundays or Public Holidays Accelerants must not be used in the pile.

**Duration: Compliance is required throughout the year, each and every year.**

**Failure to comply with these requirements carries a \$3,000 penalty.**

More information page 30.

# FIREBREAK INSTALLATION GUIDE

The purpose of this guide is to give an understanding of the principle locations of firebreaks on properties. Council acknowledges that not all properties are the same and has introduced a variation to firebreak system. This allows property owners to apply for a variation to manage their properties responsibly within the environment they live in accordance with the Council firebreak notice. See ESINFO 03 Page 20.

Mowed firebreaks are not accepted as they are not considered mineral earth. Mowed firebreaks may endanger the lives of firefighters.

## NON ACCEPTABLE FIREBREAK



## Additional information

**Trees - live standing trees:** Council does not expect you to remove large trees from or adjacent to boundaries so as to install the firebreak. The firebreak can simply detour around the tree so as to afford safe access. This procedure does not require a Variation to Firebreak Notice as long as the normal dimensions of the firebreak exist. If there is a requirement to detour around multiple trees then a Variation to Firebreak Notice will be required.

**Roads, verges, bridle paths, footpaths, dual use access ways and reserves:** None of the above can be classified as a firebreak for your property. Firebreaks must be on your own property to conform to the Firebreak Notice. However, any additional fire prevention activities on verges etc. is encouraged as long as it does not present a liability issue to Council. Removal of indigenous and substantive trees/vegetation requires council approval.

**Emergency access ways:** These are for Emergency Services vehicles only and are not to be considered as an escape route unless declared as such by the Incident Controller during an emergency.

### Maintenance of firebreak, access and vegetation:

Once your firebreaks, accesses and vegetation have been managed to meet your legal requirements of the Firebreak Notice, please ensure that these conditions are maintained all the way through until 31 May each year. It is fairly normal for regrowth to occur between December and May. Keep firebreaks and accesses mineral earth and free of obstructions such as fallen tree limbs, ensure vegetation is maintained to minimum levels.

### Effective firebreaks:

Firebreaks are there to provide safe access on your property to fire fighters. They need to be able to use the firebreak as a place of safety for themselves and their vehicles where the fire will not travel under their vehicles or underfoot. On days of strong winds or extreme conditions it is fully accepted that a three metre firebreak will be unlikely to stop a wildfire. The more fire prevention work you undertake, the greater the chance of your family and property surviving the ravages of fire.

The installation of firebreaks is only one element of the fire prevention picture. Firebreaks are required to be installed and

## NON ACCEPTABLE FIREBREAK



## ACCEPTABLE FIREBREAK





maintained from 30 November until 31 May each and every year. In some cases **firebreaks may have to be reinstalled several times in one year.**

It is the property owner, not the contractor or lessee that is responsible for the standard and quality of the firebreaks installed and maintained.

**Ploughing and grading:** these methods can produce effective firebreaks, however, the areas need constant maintenance. Loose soil may erode in steep areas, particularly where there is high rainfall and strong winds. Stepping and grading the firebreak into the incline reduces this effect.

The installation of firebreaks needs to be in harmony with total fire prevention activities of which some are highlighted below;

## How to do hazard reduction

Reduction of fuel does not have to be as drastic as removing all vegetation. Environmentally this would be disastrous and often trees and plants can provide you with some bushfire protection from strong winds, intense heat and flying embers.

Methods of hazard reduction:

- hand clearing
- mechanical clearing
- chemical spraying (should be undertaken from June – September)
- hazard reduction burning

In many circumstances, hand and mechanical clearing methods should be considered the best way to protect assets. These methods can be safer than burning, and easier to organise and maintain.

**Manual removal of fine fuels:** remove debris such as fallen leaves, twigs, grasses and bark on a regular basis.

**Mowing grass:** keep grass short, green and well watered.

**Slashing and mulching:** this is an economical method of fuel reduction. To be effective, the cut material must be removed or allowed to rot before summer starts. Slashing and mowing may leave cut grass in rows, increasing fuel in some places. Mulching, or turbo mowing, also mulches the vegetation leaving it to rot away.

## Hazard reduction program

### Autumn to winter (May - August)

- Tree Pruning - remove lower branches from the ground up to 2 metres; check that power lines are clear. Use a professional contractor.
- Reduce fuel levels around the house - clear long grass, leaves, twigs and flammable shrubs.
- Ensure petrol and other flammables are safely stored away from the main dwelling.
- Make sure your fire fighting equipment is in good working order and serviced where required.
- Make sure all residents are aware of your emergency plan including evacuation routes.
- Chemical spraying of firebreaks and low fuel zones – first and second applications (June to September).

### Spring (September - November)

- Move woodpiles and stacked timber at least 20 metres away from the main dwelling.
- Keep grass short.
- Clean gutters and roof debris.
- Install firebreaks in accordance with this Firebreak Notice, your Variation to Firebreak Notice and/or take action to comply with your Bushfire Management Plan or Bushfire Attack Level assessment.
- Chemical spraying of firebreaks and low fuel zones – final applications and maintenance.
- Review your family's bushfire survival plan. Further information on bushfire planning can be found on the Department of Fire and Emergency Services website.
- Make sure you consider your specific circumstances, including pets and livestock in your bushfire preparation.
- Implement identified bushfire risk management treatments.

### Summer (November - May)

- Water lawns, trees and shrubs near the buildings to keep them green.
- Re-check fire fighting equipment, screens, water supplies and that gutters remain clear.
- Maintain firebreaks in accordance with this Firebreak Notice, your approved Variation to Firebreak Notice and/or continue to take action to comply with your Bushfire

Management Plan or Bushfire Attack Level assessment.

- Maintain identified bushfire risk management treatments.

### Long term precautions

- Ensure firebreaks are prepared in accordance with the latest Firebreak Notice or any Variation to Firebreak Notice or Bushfire Management Plan approved by council.
- Ensure that any planting of wind breaks or trees is in accordance with this Firebreak Notice and will not be detrimental to fire suppression requirements in years to come.
- Make sure that the buildings are safe - fit metal fly screens and shutters, fill gaps into roof/wall spaces, fit fire screens to evaporative air conditioners and have them operable to provide a water only supply.
- Give consideration to installing external building sprinkler systems and back up power for emergencies.
- Ensure emergency water supplies have the correct fittings and that access is unobstructed and trafficable.
- Get basic training in fire fighting from your local Bush Fire Brigade or even join your local Brigade.
- Join or start a local Bushfire Ready Action Group.

## Development in bushfire prone areas

### Bushfire Prone Areas

In December 2015 the State Government announced reform to help protect life and property in the event of a bush-fire. Areas within the State were mapped and declared "Bushfire Prone". Approximately 97% of our Shire has been designated bushfire prone as part of State Government reform. You can check your property online using the following: <https://maps.slip.wa.gov.au/landgate/bushfireprone2016/>

The bushfire prone area map is used as a trigger to determine if additional construction requirements are required prior to the construction of your building. These additional requirements may include a Bushfire Attack Level (BAL) assessment and/or a Bushfire Management Plan in accordance with State Planning Policy 3.7.

### Bushfire Attack Levels (BALs)

Bushfire Attack Level Assessments (BALs) are used as a means of measuring the likely impact of a bushfire on a structure and, in accordance with Australian Standard 3959 are used as the basis for establishing the additional requirements for construction to improve survival of buildings from attack by bushfire.

There are six BAL levels, split between BAL Low and BAL Flame Zone. Although there are no specific construction requirements for BAL Low it does not mean that your building is not at risk! Due to the unpredictable behaviour of fire, there can be no guarantee that a building will survive a bushfire event on every occasion.

The Community Resource Centre have a list of contractors who can assist in firebreak and fuel hazard reduction works and the provision of bushfire attack level assessments and fire management planning. These contractors provide landowners with assessments relating to their development. Please refer to the link below for this information or phone the Resource Centre on 9525 9999: [http://serpentinevalley.com.au/app/webroot/js/tiny\\_mce/plugins/filemanager/files/Firebreak\\_Contractors.jpg](http://serpentinevalley.com.au/app/webroot/js/tiny_mce/plugins/filemanager/files/Firebreak_Contractors.jpg)

### Bushfire Management Plans

A Bushfire Management Plan will generally be required when a subdivider receives subdivision approval from the Western Australian Planning Commission.

Bushfire Management Plans may incorporate specific conditions or requirements for your lot, including strategic firebreaks, access, water supplies, hardstands, gates and BAL assessments, which are in addition to the requirements contained within this Firebreak Notice.

Lots which have had a Bushfire Management Plan prepared for them usually have a Section 70A notification on the certificate of title, and as a landowner you should be notified of this prior to purchasing the land. For further information or to find out if your lot is covered by a Bushfire Management Plan, contact the Shire of Serpentine Jarrahdale.

### Asset Protection Zones

An asset protection zone is a low fuel area immediately surrounding a building and is designed to minimise the likelihood of flame contact with buildings and reduce the effect of radiant heat. Asset protection zones must be a minimum of 20 metres on flat land.

It is important to maintain asset protection zones by keeping fuel loads below 2 tonnes per hectare as per the Visual Fuel Loading Guide - Swan Coastal Plain and Darling Scarp available from the following link:

<https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/VisualFuelLoadsPublications/Visual%20Fuel%20Load%20Guide%20Swan%20Coastal.pdf>. This can be achieved through removal of long grasses and sedges, leaf litter, twigs and flammable shrubs.

Trees in the asset protection zone should be under pruned to 2 metres high and if there are large trees within 20 metres of the house, consider having them pruned by a professional contractor. Trees overhanging buildings or assets within the asset protection zone should be trimmed back to provide 2 metres clearance between the structure and the tree. Where an asset protection zone is required as part of an approved Bushfire Attack Level (BAL) assessment it must be maintained all year round as prescribed in the BAL report.

**Hazard Separation Zone**

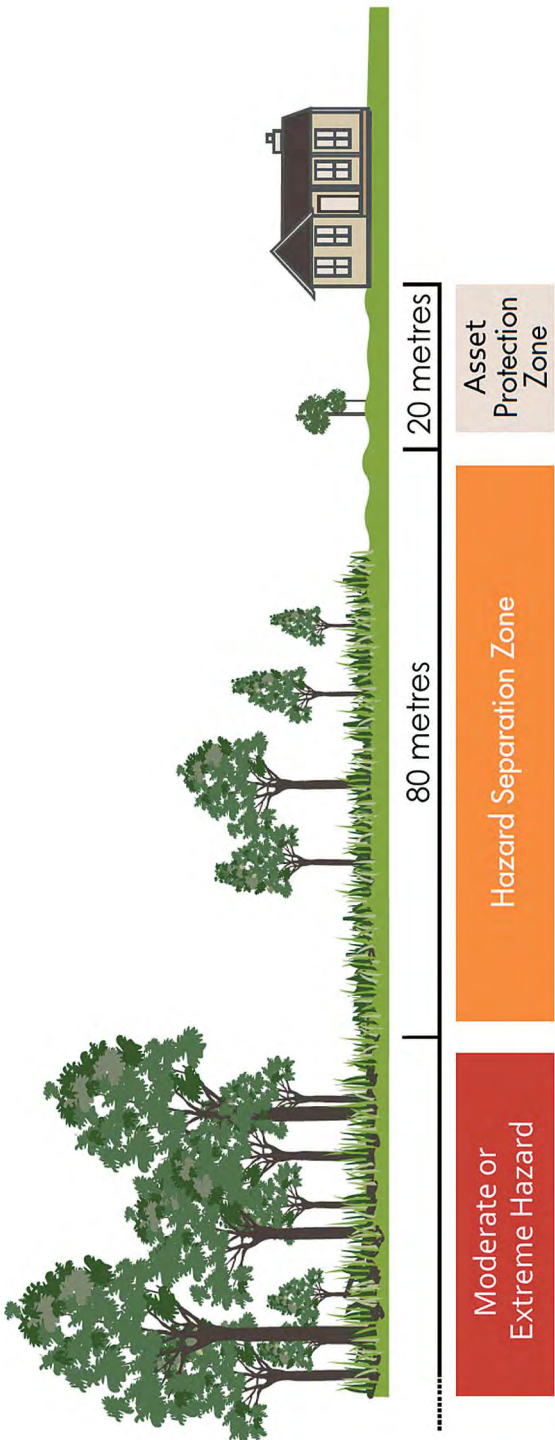
A Hazard separation zone is needed to provide additional fire protection by reducing the amount of available fuel between the buildings and the surrounding vegetation to reduce the impact of bush fires. A Hazard Separation Zone (HSZ) should extend for 80 metres beyond the asset protection zone or where the 80 metres cannot be achieved then the HSZ is to be to the lot boundary.



As the occurrence of bush fires in this locality is inevitable and will burn in accordance with the prevailing weather and fuel conditions at the time, it is essential that property owners maintain HSZs on their land to have any degree of safety. The following items provide a guide to maintain a HSZ:

- Bush fire fuels within the HSZ should be kept below 4-6 tonnes per ha. as per the Visual Fuel Load Guide for the Swan Coastal Plain and Darling Scarp.
- All grasses within the HSZ must be a maximum of 100mm in height.
- All accumulated litter, twigs, bark of trees, fallen tree branches and logs should be removed from the area on a regular basis prior to and during to the bushfire season.

**The hardest aspect of fire prevention is explaining to your family why you didn't undertake any**





# FIREBREAK VARIATION GUIDELINES

The following guidelines are acceptable categories for which a variation to firebreak may be applied for:

1. The topography/composition makes the normal placement or construction methods of a firebreak impractical or dangerous and alternative firebreak emergency access and fire prevention methods that meet the intention of the firebreak notice is provided and demonstrated.
2. An approved Bushfire Management Plan for the property is in place and being conformed to and meets the intention of the fire break order is provided and demonstrated.
3. The firebreak variation only applies to a portion of the property that is reticulated lawn that is kept green and it can be demonstrated that it is maintained regularly to less than 25mm from the 1st December through to the 31st May inclusive.
4. The firebreak variation only applies to a portion of the property that is reticulated feed paddocks that is kept green and it can be demonstrated that it is maintained regularly to less than 100mm from the 1st December through to the 31st May inclusive.
5. The variation only applies to the portion of the property that has reticulated garden beds, lawn, orchard or other accepted sustained cultivation, unless it is deemed by the Council or its Authorised Officer that the fuel type/

loadings are a hazard, however, there must be in all cases, cleared access provided to enable emergency vehicular access to buildings and outbuildings and all parts of the property in accordance with Councils firebreak notice.

6. Where permission was previously granted to plant trees, where the firebreak would normally be placed, and placement of the firebreak is in an approved alternative position that affords proper emergency vehicular access and hazard management and prevention principles in accordance with Councils firebreak notice.
7. Firebreaks are provided in approved alternative locations to negate natural obstructions.
8. Constructed driveways may where authorised, substitute for fire breaks as long as it remains trafficable for the firebreak as a whole and is maintained clear of all obstructions and flammable materials at all times in accordance with Councils firebreak notice.

All requests must be made by the property owner or person authorised to act upon the owners behalf. Individual requests are required for each property and must be submitted on the approved document/application form.

The authorising officer has the right to grant, refuse, alter or add any conditions to an application, where alterations or additions are applicable, failure to comply within the timescales provided by the authorised officer will result in the refusal of the application and prosecution as if a firebreak had not been installed in accordance with this Firebreak Notice.



Approved firebreak variations are perpetual to the owner unless there is:

- A change to any law or statute which has an effect on the variation
- Non-compliance with the variation
- A change in the ownership of the property

Where refusal of an application takes place the owner has fourteen (14) days in which to conform to the normal requirements of the Councils firebreak notice.

**Please note:** You must have your variation in place and operational by the 15th November in the year you wish it to commence. It is your responsibility to demonstrate that the variation will be maintained from the 15th November through to the 31st May each year. Failure to demonstrate compliance and the ability to maintain the alternative solutions approved within the variation will automatically require total compliance with the firebreak order in its entirety.



# BURNING INFORMATION

What can I burn?		Grass, Paddock, Bonfire, Bush
Wood and Solid Fuel Barbecue	1m by 1m Garden Refuse 6pm to 11pm	<b>Permit Required</b> Contact your local Fire Control Officer
<b>Allowed</b> in accordance with conditions listed on pages 26 to 31	<b>Allowed</b> in accordance with conditions listed on pages 26	<b>Prohibited</b>
<b>Allowed</b> in accordance with conditions listed on pages 26 to 31	<b>Prohibited</b>	<b>Permit Required</b> Contact your local Fire Control Officer
<b>Allowed</b> in accordance with conditions listed on pages 26 to 31	<b>Prohibited</b>	<b>Allowed</b> in accordance with conditions listed on pages 26 to 31
<b>Restricted Burning Period</b> 1 October to 30 November**	<b>Prohibited Burning Period</b> 1 December to 31 March**	<b>Restricted Burning Period</b> 1 April to 31 May**

\*\*N.B: Subject to seasonal changes. Please check with Council.

# WHO TO CALL FOR A PERMIT

## Volunteer Fire Control Officers

### Frank Rankin 9525 1146

Areas: Byford, Darling Downs, Cardup and Karrakup

### Paul Williamson 0439 994 803

Areas: Oakford and north of railway line in Oldbury

### Darryl Ronan 0419 964 228

Areas: Mundijong, Whitby and south of railway line in Oldbury and north of the Serpentine River and Lowlands Road in Mardella

### Belinda Briscoe 0498 492 535

Area: Jarrahdale

### Ray Elliott 0409 106 610

Areas: Serpentine west of railway line, Hopeland and south of the Serpentine River and Lowlands Road in Mardella

### Don Downey 0400 252 352

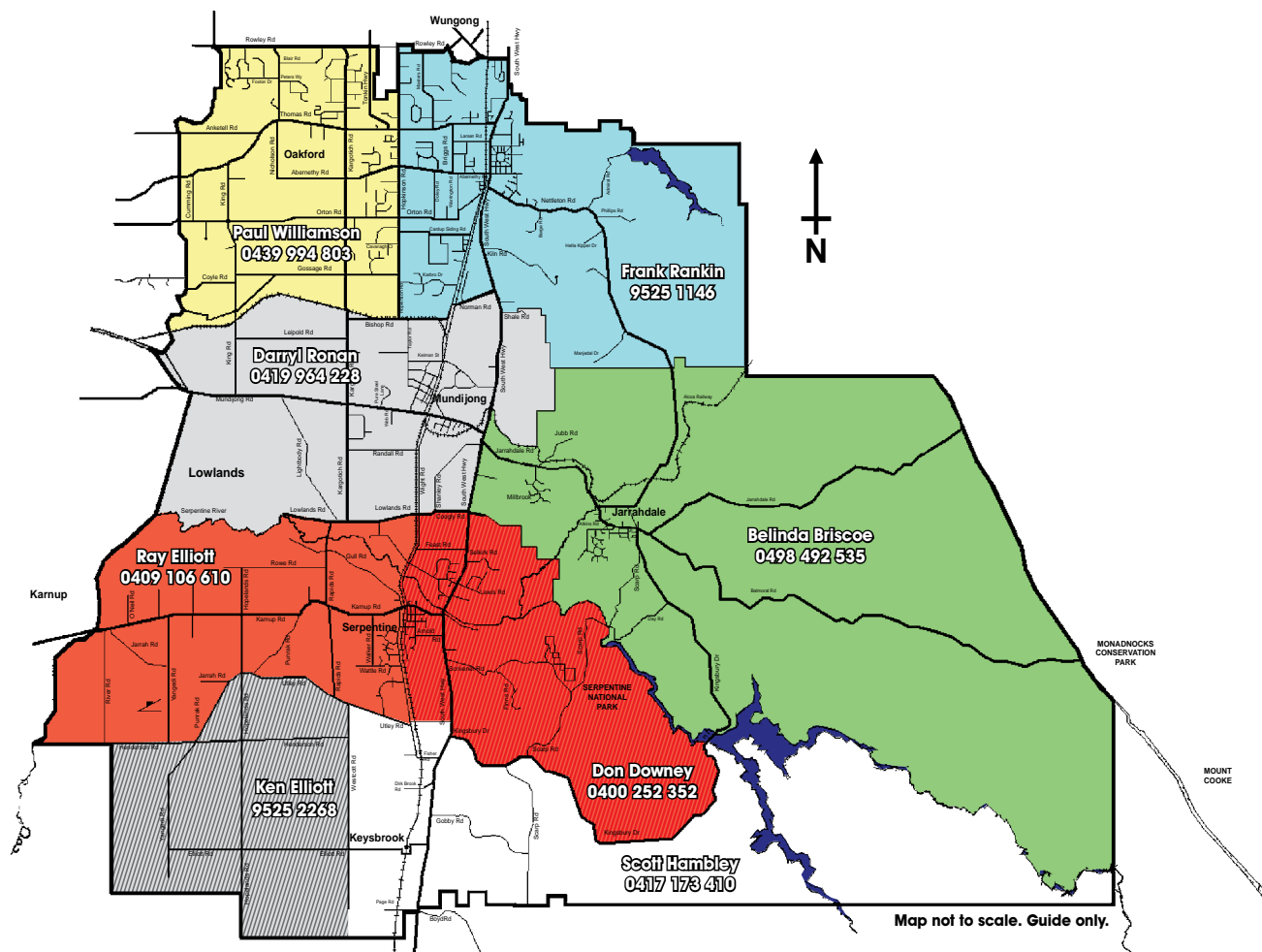
Area: Serpentine east of Railway Line

### Ken Elliott 9525 2268

Area: Keysbrook west of Westcott Road

### Scott Hambley 0417 173 410

Area: Keysbrook east of Westcott Road





The following conditions apply to all burning and fires in the Shire during the restricted and prohibited burning periods:

- on any day where the Fire Danger Rating is 'very high', 'severe', 'extreme' or 'catastrophic', permits are automatically cancelled. In addition, any solid fuel fire for the purpose of camping or cooking and/or garden refuse burning (including, but not limited to: wood, solid fuel barbecues, pizza ovens, spit roasts, hangis, incinerators or Webers) are NOT permitted to be used under any circumstance.
- Where the conditions allow camping or cooking fires, bush and inflammable material must be cleared for three (3) metres around any cooking or camping fire prior to ignition.
- Due to unseasonable weather conditions the Restricted and/or Prohibited Burning Periods may be extended or shortened. Check with the Shire Office or your local Fire Control Officer to confirm the burning period.

The Fire Danger Rating can be found by calling the weather information line 1196. If in doubt or you cannot find out - call Council on 9526 1111 for further information, or do not burn.

What will I be fined if I don't comply?	
Failure to produce permit to burn	\$500
Offences relating to lighting a fire in the open air	\$3,000
Obstruction of an authorised officer	\$5,000
Disposal of burning cigarettes etc.	\$5,000
Failure of occupier to extinguish bush fire	\$10,000
Setting fire to the bush during prohibited burning time and 14 years imprisonment	\$250,000

If Council's volunteer bush fire brigades attend a fire at any time of the year that is in the opinion of the attending officer deemed to be

- Illegal or;
- not under control or;
- not adequately controlled;

the owner or occupier of the property where that fire is burning may be liable to penalties imposed under Council's Annual Schedule of Fees and Charges up to \$10,000, in addition to any infringements or penalties imposed under the Bush Fires Act 1954 (as amended).

## Fire permit application

All persons wishing to set fire to the bush during the Restricted Burning Times must first obtain a written permit from a Bush Fire Control Officer for their relevant area.

"Bush" is defined as: any vegetation, trees, bushes, plants, stubble, scrub and undergrowth of all kinds whatsoever whether alive or dead and whether standing or not standing and also a part of a tree, plant or undergrowth and whether severed there from or not so severed.

### Before you call a Fire Control Officer ensure you have the following information:

- Who will be the three able bodied persons in attendance at all times whilst the fire is alight including contact phone number?
- What is the address of the property for which the permit applies?
- What fire fighting equipment and resources will you have at the fire front and is it in good working order?
- What is the size of burn to take place?
- Are there firebreaks installed and can a fire unit get access to the area?
- Is the material you are burning vegetation that is dry enough to burn without creating a nuisance?

Permits only apply to the burning of bush, so make sure any plastics, treated wood, tyres and other materials are removed from the burn area/pile. Burning these materials may be an offence under environmental legislation such as the Environmental Protection Act.

### Validity of a permit

A permit is valid only for the day or days written on the permit. It is illegal for anyone who has been refused a permit or given a permit subject to special conditions to approach another Fire Control Officer for a permit concerning the same burn. Appeals can be lodged in writing to the Chief Bush Fire Control Officer of the Local Authority against the refusal of the permit or the conditions.

### The Bush Fires Act and Regulations require that notification of the intention to set fire to the bush be given at least 4 days or not more than 28 days prior to burning to:

- The local bush fire control officer for the area.
- All neighbours.
- A Forest officer if the fire is to be lit within 3km of the State Forest.

- On the day of the burn, the Department of Fire and Emergency Services Communication Centre on 1800 198 140.

Notice can be verbal or written in such a way that the person to be notified is aware of the date and time that the burn will take place. In case where notice is given verbally, the period of notice may be determined by mutual agreement between all parties.

#### **Please Note:**

All hazard reduction burning over one acre in area which is being undertaken on behalf of a landowner for pecuniary gain has the following conditions:

- Written permission and a valid "permit to set fire to the bush" must be obtained from the Shire of Serpentine Jarrahdale at least one week prior to the burn
- A copy of the prescription, including a site plan, traffic and smoke management plan, written permission from the landowner and details of the burn must be submitted as part of the written application
- The Shire and its authorised officer/s reserve the right to either approve, refuse, amend or request additional information in relation to any request to burn on a landowners behalf.

#### **Note:**

- At least three (3) able bodied persons and adequate fire suppression equipment or appliances must be in attendance at the fire until it is safe.
- The requirements for a fire to be "safe" is defined as all burning or smouldering debris to be completely extinguished for a distance of 30 metres within the perimeter of the burn area.
- The Fire Control Officer or Local Authority may endorse the permit to vary any conditions on the reverse of the permit.
- A fire may not be lit when the daily fire danger forecast for the area, issued by the Bureau of Meteorology, is very high, severe, extreme or catastrophic.
- The fire must be monitored to make sure smoke is not impacting on neighbours or causing a traffic hazard; if this is found to be the case, all fire must be extinguished as soon as possible.
- Local Government bans the lighting of fires on Sundays or Public Holidays except for brigades or Department of Parks and Wildlife.

- In all cases, the conditions written on the permit must be rigidly observed.
- If, in the opinion of a Fire Control Officer, the fire is considered to be not adequately controlled or is uncontrolled, you may be required to extinguish the fire or Council's Bush Fire Brigade(s) will extinguish the fire and fees may be charged in accordance with Council's Schedule of Fees and Charges.
- Failure to comply with the directions of a Fire Control Officer or obstructing a Fire Control Officer are offences under the Bush Fires Act 1954 and carry penalties of \$2,000 and \$5,000 respectively.

## **Insurance before you burn**

Please ensure you have appropriate insurance in place to cover you, your property and your public liability responsibilities before you begin to burn.

## **Environmental considerations**

Does your property have specific environmental restrictions such as:

- threatened ecological communities
- environmentally sensitive areas
- noted as a bush forever site
- areas of native vegetation or specific areas of revegetation which may be prohibited from burning under legislation such as the Environmental Protection Act 1986
- previous development/subdivision approval conditions.

If the answer to any of these questions is yes, or you are not sure information is available by:

- accessing the Shire of Serpentine Jarrahdale's website
- contacting Councils office on 9526 1111

It is highly recommended that weed control be undertaken after burning, as weeds can actually increase the fuel loading after a burn. Contact SJ Landcare centre on 9526 0012 for further information.

## **Remember**

It is the permit holder's responsibility to ensure that the fire remains under control. In the event of any fire escaping beyond the boundaries of the area, the holder of the permit shall dial "000" immediately. In accordance with Regulation

43 of the Bush Fires Regulations, notification must be made to the local government within seven (7) days reporting in full the circumstances causing the escape of the fire and any losses and equipment used to suppress the fire. Should a fire escape, the permit holder may be held responsible to damages caused to others.

Roadside (verge) burning: Please note it is an offence to set fire to Council road reserves/verges at any time of the year without an approved permit. Permits for this activity can only be obtained from the Council. Contact 9526 1111 to have the relevant paperwork sent to you for completion.

## Penalties

The Bush Fires Act and Regulations specifies penalties for breaches of these conditions. If a brigade has to attend your burn for suppression activities you could be liable for fines and/or costs.

### Advice

Further information can be obtained from your local Fire Control Officer or from the Shire Office on 9526 1111.

## GARDEN REFUSE

Burning of garden refuse is permitted during the restricted burning period as long as residents comply with this firebreak notice. If in doubt, check with your local Fire Control Officer or the Shire of Serpentine Jarrahdale.

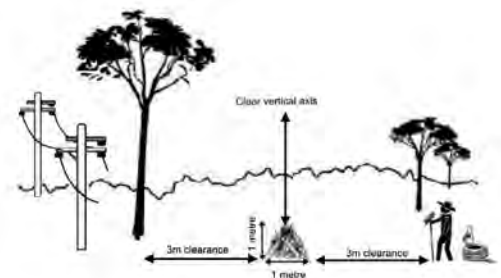
Burning on any day with a fire danger of 'Very High', 'Severe', 'Extreme', or 'Catastrophic' is not permitted, and holds a penalty of \$3,000.

As a courtesy, you must notify all residents who adjoin the site of the garden burn at least 72 hours prior to the burn. Where practicable, other residents who might be inconvenienced by the pile burn should also be notified. This allows residents with respiratory conditions to make alternative arrangements prior to the burning of garden refuse. The following requirements apply to all garden refuse burning:

- The pile must not exceed one cubic metre in size.
- Only dry garden refuse (vegetation) may be burnt. This means no household or building materials, plastics, pallets or cardboard may be burnt.
- Garden refuse being burnt must be from the property on which the burn is occurring. You may not burn garden refuse from other properties.
- At least one person must be in attendance during the entire duration of the burn.

- Three (3) metres must be cleared from the edge of the pile in all directions.
- Only one pile may be burnt at a time. If you wish to burn more than one pile at a time you will need a permit from a your local Fire Control Officer.
- All adjoining residents must be notified at least 72 hours prior to the burn. Notice can be either verbal or written.
- The fire cannot be lit before 6pm at night, additional vegetation may be added to a maximum of 1m in width and height until 11pm and the fire must be fully extinguished by midnight on the same night.
- There is a maximum of two garden refuse burns per calendar month per property.
- Accelerants must not be used in the pile.
- Penalties of up to \$3,000 apply for burning garden refuse contrary to any of these conditions.

**RIGHT** ✓



Pile is the correct size and clearance. Burn pile clear of trees, fences, buildings and power lines

**WRONG** ✗



More than one pile being burnt, piles are too big and are being burnt under trees.



## You would not want to come home to this!



Imagine returning from work to find all your possessions gone, all the valuables, jewellery, treasured mementos from children and family, all your tools, machinery and vehicles burnt beyond recognition.

Could your family cope with being homeless? What about your pets and livestock? What if your family was injured or worse?

### Take action now

- Know your neighbours, share information and practice your fire plan! (pages 34 and 35)
- Follow the Hazard Reduction Program (page 14-16)
- Have a bushfire action plan
- Have an evacuation plan, contingency plan and know where you will go in an emergency

# ARE YOU BUSHFIRE READY?

## Bushfire ready information

There are a range of bushfire safety publications available from the following websites:



[www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)



[www.areyouready.wa.gov.au](http://www.areyouready.wa.gov.au)



[www.redcross.org.au/prepare](http://www.redcross.org.au/prepare)

These publications include:

- bushfire action plans and checklists
- information on preparing survival kits
- how to prepare pets and animals for emergencies
- understanding fire danger ratings and warnings

## Alerts and warnings

During a bushfire, alerts and warnings may be provided by the Department of Fire and Emergency Services or Parks and Wildlife through the following sources:



[www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)



[www.twitter.com/dfes\\_wa](https://twitter.com/dfes_wa)



[www.facebook.com/dfeswa](https://www.facebook.com/dfeswa)



13 DFES (13 3337)



[www.dpaw.wa.gov.au/](http://www.dpaw.wa.gov.au/)

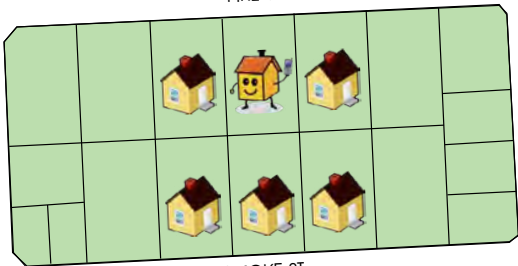
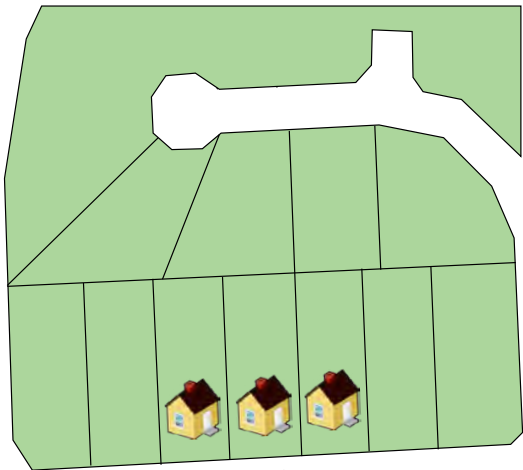


[www.twitter.com/WAParksWildlife](https://twitter.com/WAParksWildlife)

Alerts, warnings and fire ban information is also broadcast on the local ABC radio station (720 AM).



# "BE A MATE TO EIGHT"



Important Emergency Contacts	
Name/Organisation	Contact Number
Fire / Police / Ambulance	000
State Emergency Service	132 500
DFES Public Information	13 33 37
Main Roads WA	138 138
Western Power	13 13 51
ATCO Gas	13 13 52
Water Corporation	13 13 75
Telstra	13 22 03
RSPCA WA	9209 9300
Wildcare Helpline	9474 9055
Local GP/Doctors	
Hospital	
Insurance Company	

## Neighbour contact details

	Name	Address	Home Phone	Work Phone	Mobile Phone
1					
2					
3					
4					
5					
6					
7					
8					



**Remember, report all fires to**

**000**

**If firefighters can't get to you, have you done enough to survive?**

**Are you being a part of your community?**

Join your local Volunteer Bushfire Brigade!  
There are a lot of ways you can help, from active and physical roles to brigade support roles.

**Make a difference!**

**Call 9526 1111**

a 6 Paterson Street, Mundijong WA 6123

t 9526 1111

f 9525 5441

e [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au)

w [sjshire.wa.gov.au](http://sjshire.wa.gov.au)

 [facebook.com/shireofsj](https://facebook.com/shireofsj)

 [instagram.com/unearthsj](https://instagram.com/unearthsj)