

Fire Hazard Reduction Notice Review

This fact sheet has been designed as a summary to assist community to understand the draft Fire Hazard Reduction Notice prior to gazettal.

For more detailed information about the purpose of the notice, definitions, changes to the notice and to view our FAQ's, please visit Swan Engage (swanengage.swan.wa.gov.au/draftfirenotice) or visit our City's **Bushfire Prevention and Preparedness webpage**.

Why review the notice?

- A new template has been released by by WALGA and DFES to simplify and streamline information
- Based on community feedback, an opportunity to incorporate greater flexibility of firebreaks on certain properties
- It's been over 10 years since the last major review.

Notice Requirements

All land equal to or less than 5,000m ² (0.5 Hectares or 1.2 Acres)	Land greater than 5,000m ² (0.5 Hectares or 1.2 Acres)
• Install and maintain an asset protection zone • Keep grass height below 10cm • Maintain natural vegetation at or below 8 tonnes per hectare.	• Install and maintain an asset protection zone • Create firebreaks within 10m of property boundaries and be clear of flammable materials and overhanging branches (3m wide, 4.5m vertical clearance). Additional firebreaks are needed if properties are over 100 hectares NEW Excepted properties: No firebreak is required for specific properties – Properties that qualify are classified as land that is 90% or more is covered by a combination of buildings, other non-vegetated areas, irrigated orchards/vineyards and all grass is maintained to 10cm or less • Maintain natural vegetation at or below 8 tonnes per hectare within 100m of buildings • Maintain grass as per below table

Grass maintenance	Land equal to or less than 5,000m ² (0.5 Hectares or 1.2 Acres)	Land between 5,000m ² and 25,000m ² (0.5 – 2.5 Hectares) or (1.2 – 6.2 Acres)	Land greater than 25,000m ² (2.5 Hectares or 6.2 Acres)
Maintain all grass to height no greater than 10cm			
Grass immediately adjacent to firebreaks must be less than 10cm for a minimum width of 3m			
If the land is stocked	Compliance with conditions above 5,000m ² (1.2ac) can be postponed until 1 December		

For all properties the following conditions apply (read the draft notice for greater detail):

Bushfire management plans	Comply with the notice even if affected by an approved Bushfire Management Plan.
Fuel storage areas / Haystacks / Flammable materials	• Remove flammable material within 10m of storage areas • Install firebreaks adjacent to haystacks or stockpiled flammable material.
Fire Service Access Routes (FSARs) & Emergency Access Ways (EAWs)	• Maintain FSARs/EAWs (6m wide, 4.5m vertical clearance) • Keep them clean and accessible • Keep EAW gates unlocked • Ensure drivable surfaces stay drivable.
Driveways (Dwellings > 70m from Public Road)	• Clear driveways of obstacles and flammable materials (3m wide) • Prune overhanging branches (4.5m vertical clearance).
Firebreak Specification (where required to install a firebreak)	• Install and maintain firebreaks (3m wide) without obstacles • Prune overhanging branches above the firebreak (4.5m vertical clearance) • Firebreaks must not finish at a dead end. Maintenance method to clear flammable material can be maintained mineral earth, reticulated lawn or a bitumen driveway.
Asset Protection Zone Specification	Install asset protection zones around relevant buildings (within lot boundaries) extending 20m from external walls. Maintain average fuel loads at or below two tonnes per hectare through various methods which must include: • Keep grass height under 10cm • Limit tree canopy coverage to 15% with clear separation between crowns • Low-prune trees to a minimum height of 2 meters • Avoid planting trees or shrubs over 2 meters high within 3 meters of a building • No tree crowns or branches should hang over buildings • Reduce scrub to a sparse density • Clear paths adjacent to buildings • Store wood piles and flammable materials safely away from buildings.
Environmental and Heritage Considerations	• Landowners must ensure environmental and heritage due diligence. • Refer to relevant government department websites for further information (DWER and DFES)

Application to vary firebreak and hazard reduction requirements:

- If considered impractical to install firebreak specifications as set out in the notice you may apply in writing for alternative firebreak positions or hazard reduction measures by October 1 2024
- If not granted permission by November 1 2024, you must comply with notice requirements
- You must follow conditions if granted alternative firebreaks or measures.

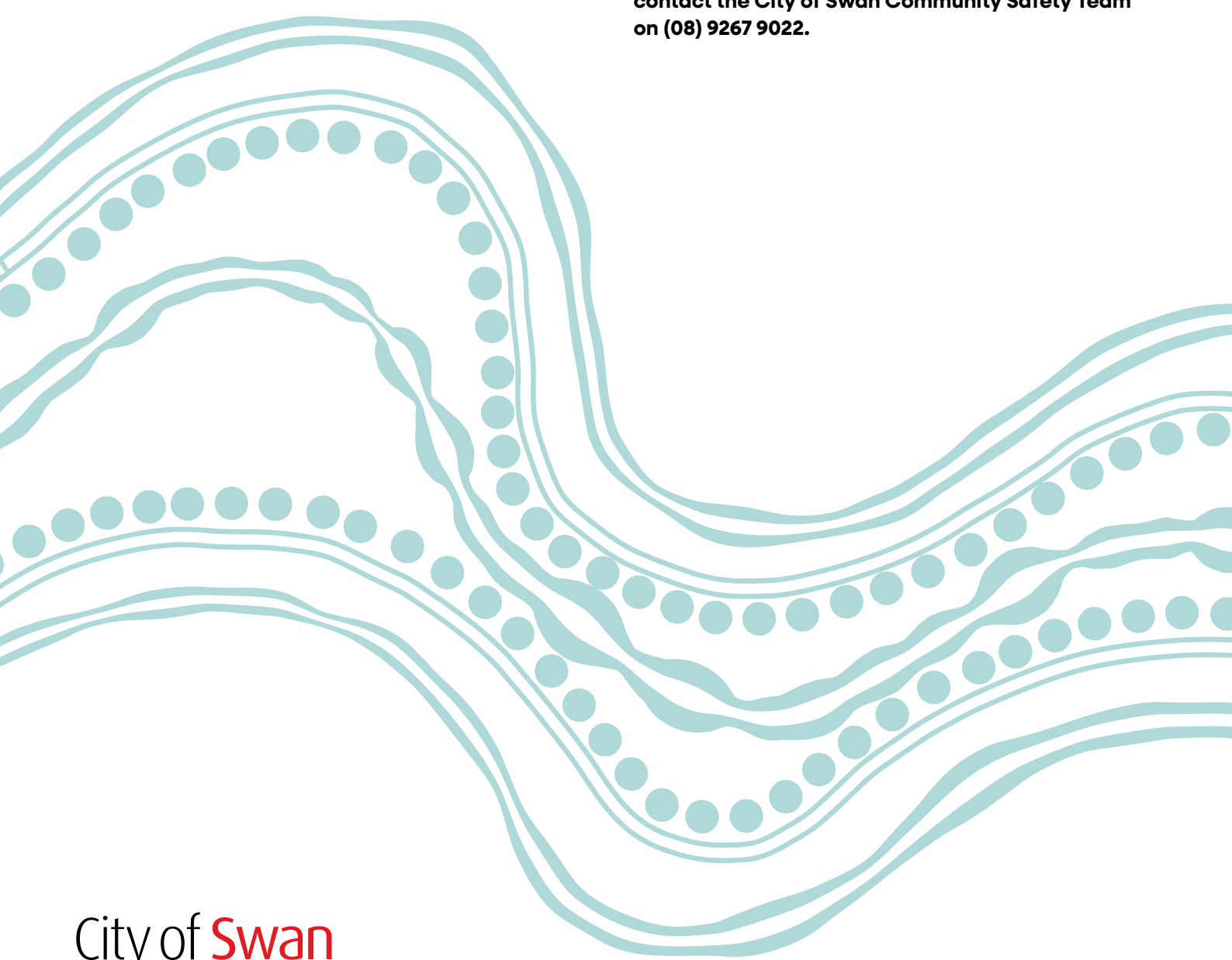
Compliance

- Landowners may be directed by an Authorised Officer to undertake additional works if deemed necessary
- Non-compliance may result in penalties or landowners being charged expenses incurred by the City to carry out necessary requisitions.

What now?

Visit swanengage.swan.wa.gov.au/draftfirenotice for more information about Fire Management and to give your feedback on the draft Fire Hazard Review Notice.

If you require any further information, please contact the City of Swan Community Safety Team on (08) 9267 9022.



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