

Did you know?

Bushfire assessments and reports are required to be prepared by an accredited bushfire consultant.

You can find one at:

www.fpaa.com.au



NEED MORE INFORMATION?

Head to denmark.wa.gov.au

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am-4pm Mon-Fri)



Current at 20 May 2024

BUSHFIRE PRONE AREAS



What is a Bushfire Prone Area? Is my property included?

The WA State Government has mapped 'Bushfire Prone Areas' where there may be an increased risk of bushfire. In these designated areas increased standards are applied to help to protect life, property and our emergency services.

Most of the Shire of Denmark is designated as bushfire prone. You can find out whether your property is included by viewing the maps at: maps.slip.wa.gov.au/landgate/bushfireprone/

What does this mean for my property?

If your property is within a Bushfire Prone Area, any **new** development will need to:

- Be supported by a Bushfire Attack Level assessment completed by an accredited bushfire consultant.
- Meet the requirements of the State's bushfire policies for location, access, water, etc.

You can find the State's bushfire policies at: www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas

What will a Bushfire Attack Level (BAL) assessment tell me?

A BAL assessment measures the potential severity of exposure to bushfire, including direct flame contact, radiant heat and ember attack. This considers a range of factors including vegetation type, slope of the ground, and distance from buildings from vegetation.

The BAL rating that is identified will determine:

- Whether the development location is appropriate (in most circumstances the highest acceptable rating is BAL-29).
- The extent of the area where vegetation is required to be managed to reduce fuels.
- The construction standard required for the building (aligns with *Australian Standard 3959:2018*).

Some development does not require a BAL assessment, including:

- Minor renovations (less than \$20,000 and no increased occupancy or bushfire risk)
- Non-habitable outbuildings/sheds that are more than 6m from any habitable building
- Development on a property with an existing BAL contour plan (eg. new estate)

For more information speak to an accredited bushfire consultant.

What is a Bushfire Management Plan (BMP)?

A BMP assesses whether a proposed development complies with the State's bushfire policies and identifies additional risk management strategies (where required).

A BMP may be required for:

- Residential development with a rating of BAL-40 or BAL-FZ
- Vulnerable land uses (eg. tourism, events, education, aged care)
- Where management of vegetation is required to achieve a lower BAL rating
- High risk land uses (eg. Service Stations)
- Subdivision of land

Vulnerable land uses may also be required to prepare an Emergency Evacuation Plan.

Am I allowed to clear vegetation on my property to manage bushfire risks?

Yes, in the following circumstances only:

- To comply with the Shire's annual *Firebreak and Fuel Management Notice*.
- To comply with a BAL assessment or Bushfire Management Plan (after you have development approval).