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## **1.0 AIM**

*To ensure houses built in specified areas which are heavily vegetated are constructed to a standard that will assist in a safety sense in instances of bushfire.*

## **2.0 OBJECTIVES**

- 1. To assist applicants in achieving a safe standard of house design.*
- 2. To promote house designs that incorporate appropriate fire safety standards.*

## **3.0 APPLICATION**

- 1. This policy will apply to specified areas which are heavily vegetated and represent a fire threat due to the levels of vegetation and relatively steep contours. The specified areas are listed within this policy.*
- 2. The policy will apply to all new houses the subject of applications for planning consent lodged after the adoption of this policy.*

## 4.0 INTRODUCTION

- 4.1 With the heavily vegetated nature of the Shire the risk from bushfire is ever present. Additional human activity increases the risk of starting bush fires. The vegetation is one of the reasons why people find the Shire an attractive place to settle. This vegetation combined with sometimes steep slopes increases the fire risk.
- 4.2 For more intense development such as conventional residential development through to special residential, landscape protection, rural residential and rural smallholdings, Council will require the preparation of a Fire Management Plan to form part of individual proposals to rezone land. These Fire Management Plans will have a critical bearing on and will substantially influence the subdivisional form envisaged for the land.
- 4.3 In the preparation of a Fire Management Plan Council expects proponents/consultants to have due regard to the “Planning for Bush Fire Protection” document produced by FESA and the Department for Planning and Infrastructure in 2001.
- 4.4 As part of the Fire Management Plan Council will expect the document to detail what fire facilities and equipment will be provided and if appropriate what level of financial contribution will be paid by the developer towards the fire equipment in the immediate area.
- 4.5 Council will prefer new developments (in particular residential, rural residential, rural small holdings and tourist) to take place in land which has already been cleared of substantial vegetation by past farming practices. If vegetated land was proposed for more intense development then extensive vegetation clearing would be required for fire safety reasons and this is not a sustainable approach.
- 4.6 Fire Management Plans will address amongst other things relevant:
  - Site suitability (including slope analysis);
  - Access for fire vehicles and escape routes for residents;
  - Strategic fire breaks and low fuel areas around dwellings;
  - The provision of an adequate water supply for fire fighting;
  - The provision of, or contribution to, adequate fire fighting equipment and services;
  - The design of buildings for fire resistance;
  - The positioning of building envelopes where larger lots are proposed;
  - Clarification of management responsibilities for public open space and reserves;
  - Ensuring tree preservation measures do not conflict with fire protection objectives; and
  - Increasing public awareness and education.

- 4.7 This policy relates specifically to areas already zoned for a more intense level of development such as Residential, Special Residential, Landscape Protection and Special Rural (Rural Residential).

## 5.0 SPECIFIED AREAS

- 5.1 For the purposes of this policy the particular areas where the standards of the policy will need to be applied are listed below.

### 5.2 Residential Zones

- Weedon Hill south west of Campbell Road
- Berridge Street/Anning Road/Braidwood Elbow
- Crowea Road/Redgum/Blue Wren Lane
- Nornalup Settlement

### 5.3 Special Residential Zones

- Zone No. 6 (Springdale Beach)
- Zone No. 9 (Kearsley Road)

### 5.4 Special Rural Zones

- Zone No. 1 (Springdale)
- Zone No. 2 (Eaglemont)
- Zone No. 3 (Monkey Rock)
- Zone No. 4 (Mt Shadforth)
- Zone No. 5 (Kent River)
- Zone No. 6 (Lights Road, Bimbimbi)
- Zone No. 7 (William Bay)
- Zone No. 8 (Randall Road)
- Zone No. 9 (Styx River)
- Zone No. 10 (Lantzke Road)
- Zone No. 11 (Denmark Airport Estate)  
(Only area of remnant vegetation at Jarrah Close)
- Zone No. 12 (East River Road – Lik Lik Estate)
- Zone No. 13 (McNabb Road)
- Zone No. 15 (Golden Hill)
- Zone No. 16 (Cussons Road)
- Zone No. 17 (McLeod Road West)
- Zone No. 18 (Limbourne Road)
- Zone No. 19 (McLeod Road)
- Zone No. 20 (Suttons Road)
- Zone No. 21 (Myers Road – Lot 422)
- Zone No. 22 (Myers Road – Lot 5)
- Zone No. 23 (Seaview Estate)
- Zone No. 24 (Limbourne Road – Lot 954)

### 5.5 Landscape Protection Zones

- Zone No. 2 (Sunrise Road corner South Coast Highway)

## 6.0 REQUIREMENTS FOR SPECIFIED AREAS

- 6.1 All new houses will be required to be constructed to satisfy Australian Standard 3959 (Construction of Buildings in Bush Fire Prone Areas). This policy will not apply to additions to existing houses unless they are already constructed to satisfy AS3959.
- 6.2 Exceptions to 6.1 will be in instances where the lot the subject of the application (within an area specified in section 5) is pastured or where the house will be located 100m from remnant vegetation.
- 6.3 Where potable water is required to be provided for houses in areas specified in section 5 and there is no reticulated scheme water supply, then the water tank will need to be provided with couplings to the satisfaction of FESA so that fire vehicles will be able to access water for fire fighting purposes.
- 6.4 It is also worthwhile that street organisations of residents (similar to Neighbourhood Watch) be formed in the specified areas to plan and monitor strategies for reduction of fuels, bushfire preparedness, removal of leaf litter from roofs and gutters, procedures in crisis situations including fire drills and evacuation. Such organisations should work with the local bush fire brigades and Council's Fire Management Officer.
- 6.5 Another fire safe consideration home owners should consider is the installation of a sprinkler system on the roof of the house with water supplied by an independent pump system. In some particular zones this may be a mandatory requirement forming part of the special provisions (eg. Lapko Road Landscape Protection Zone).
- 6.6 The planting of fire retardant trees and plants is a good principle to adopt for persons planning new gardens. In Denmark, Council's preference is for the use of endemic native species. When looking for suitable fire retardant plants the following is a useful guide:
- High moisture content in the leaves
  - Low oil content
  - Broad leaves
  - Smooth or tight bark texture
  - Low amount of dead leaves and twigs held on the plant
  - Thick bark protecting sap flow and dormant buds
  - Plants that are high in salt eg. Atriplex (salt bush)
- 6.7 Council's Annual Firebreak Notice will need to be complied with as will any special fire requirements for a particular specified area such as maintenance of low fuel zones around buildings and strategic fire breaks.

## **7.0 CONCLUSION**

The Council will encourage all homeowners to be fire aware when considering designs for new houses. The content of this policy is aimed at fire safety and is an attempt to reduce the risk of damage to property and injury or loss of life by proper planning from the beginning.

Adopted on 27<sup>th</sup> July, 2004 in accordance with clause 8.2 of Town Planning Scheme No. 3.