

Point Henry Community Fire Strategy

Summary and Recommendations

Aim

“That the fire risk at Point Henry be managed to be as low as is reasonably practicable in the existing circumstances”

Objectives

- a) To integrate fire management as a key element of development and subdivision design in balance with environmental, landscape, community and residential objectives;
- b) That all levels of the community work towards fostering a permanent culture of fire consciousness and preparedness;
- c) That the Strategy clarify what landowners, managers and occupiers must do; should do and can do; and
- d) Manage fuel to reduce the rate of spread and intensity of bush fires, while minimising environmental ecological impacts.

TME Town Planning, Management, Engineering Pty Ltd has been engaged by the Shire of Jerramungup to prepare a fire management strategy for the Point Henry peninsula located south of the Bremer Bay townsite. The Study Area includes more than 2,300 hectares of land extending southwards from White Trail Road for approximately 8 kms.

During the 2012 a bush fire in the Fitzgerald River National Park there was concern that if this fire threatened Point Henry then there may not be sufficient time to evacuate residents because there was only a single access road on the peninsula. It is recognised that after each major bush fire event that there is a period of increased awareness and determination to avoid a recurrence. However this awareness and concern slowly declines and competes with other policy issues, growing complacency and opposition to vegetation management which eventually results in another major bush fire event.

The Strategy is not intended to be a traditional fire management plan in terms of what is stipulated in the Planning Bush Fire Protection Guidelines. As a Strategy it is able to consider a broader range of issues and possible fire mitigation measures.

It is not possible to make the area “fire safe” and there will always be an inherent risk from bush fires. The Strategy seeks to promote measures to improve the safety of the community and assets. The priority for fire mitigation is the protection of life, property and then the environment.

There are an estimated 207 freehold properties within the Study Area with approximately 80 of these being developed. The predominant lots are designed for rural residential development with areas of between 3 and 10 hectares. The largest crown reserve is R511 on the northern boundary of the Study Area and this is managed by the Shire of Jerramungup. Point Gordon and Point Henry are both “unmanaged” crown reserves.

There are a number of businesses within the Study Area including; 888 Abalone Pty Ltd; Bremer Bay Beaches Resort and Caravan Park; and the Wellstead Museum and Café. Major infrastructure includes; the Fishery Beach marina; Tooreburrup Hill communication tower and base equipment; Bremer Bay cemetery; and water pipelines etc. The public beaches are also important assets and the use of these is greatest during the peak summer holiday period when there is a dramatic increase in the local population.

The Study Area is characterised by a central granite ridge spine which winds down the peninsula in an overall north – south direction. The highest point is Tooreburrup Hill with an elevation of 156m. Steep granitic coastal slopes give way intermittently to sandy beaches, each with its own character. The Study Area is generally heavily vegetated with endemic coastal peppermint and coastal heath on exposed areas.

Current fire protection measures exist at a state/regional level, district and local levels. The responsibilities for bush fire management are prescribed in the State Emergency Management Plan Bushfire and are shared between DFES, DPaW and Local Government. These responsibilities are categorised in terms of prevention, preparedness, response and recovery. Council has prepared an overall emergency management plan for the municipality. The principal method for implementing fire protection measures on developed land is through Council’s annual Firebreak Notice.

The Study Area is unique in that Council has developed a network of strategic firebreaks with provisions in the Local Planning Scheme requiring landowner contributions to the management of these. A number of areas within the Study Area also have approved fire management plans which contain additional protection measures.

There is no reticulated water supply within the Study Area but there are static water tanks for fire fighting.

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The main elements of the emergency risk management process are to establish the context, identify risks, analyse risks, evaluate risks (including acceptability of residual risk) and treat risks. Once the risks have been identified and evaluated they must either be accepted or modified (treated).

Current fire emergency planning promotes that in order to save lives it is paramount to evacuate people as early as possible from the threatened area as late evacuations have been the highest cause of fatalities in bush fires. However the conditions in the Study Area mean that residents and tourists may not have sufficient warning to leave and must be able to find shelter. Defending a home requires a commitment to implementing and maintaining fire protection measures, personnel equipment and training.

State Planning Policy 3.4 Natural Hazards and Disasters applies the principles of emergency risk management to land use planning and to the consideration of amendments, subdivisions and development applications. In relation to bush fires the policy incorporates the Planning for Bush Fire Protection guidelines (2010). The Planning for Bush Fire Protection Guidelines are the principal reference document in Western Australia for addressing fire management in subdivisions and related development.

The Western Australian Planning Commission is preparing a new State Planning Policy for Bush Fire which will give greater emphasis to the application of the Planning for Bush Fire Protection Guidelines and consideration of fire management issues in the planning process. This potentially includes the declaration of bush fire prone areas where it will be mandatory for dwellings to be constructed in accordance with AS3959. Australian Standard AS3959 Construction of Building in Bush Fire Prone Areas provides measures for improving the ability of buildings to withstand burning debris, radiant heat and flame contact during a bush fire. It is emphasised that only applying the construction measures contained in the Standard is not a complete response to bush fire safety.

The Shire of Jerramungup Local Planning Strategy was originally endorsed by the Planning Commission in 2006. A limited review of the Strategy has been undertaken by Council and this is pending endorsement by the Planning Commission. This reinforces the application of the Bush Fire Protection Guidelines throughout the shire.

The Point Henry Limited Rural Strategy was prepared in 1991. It contains planning precincts and development guidelines for the peninsula which have generally been carried forward into the Local Planning Strategy and the Local Planning Scheme zones and provisions.

The majority of the Study Area is included in the rural residential zone under Local Planning Scheme No 2. The Scheme promotes the need protect and enhance rural landscapes and environmental values while recognising that fire management measures must be undertaken. Within the rural residential zones in the Study Area there are both general development provisions and detailed provisions for each zone.

The clearing of native vegetation is controlled by provisions within then the Local Planning Scheme and also by the Environmental Protection Act 1986 and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. There are a number of exemptions to needing approval including for specified fire management and protection measures. These focus on existing dwellings and infrastructure and do not necessarily allow the maintenance of vegetation for hazard reduction works on the balance portion of the lots.

The bush fire threat is a combination of the risk and the hazard. The bush fire "risk" is the chance of a bush fire igniting, spreading and causing damage to the community or the assets they value. The concept of "risk" is usually measured in terms of likelihood and consequences. The likelihood of a bush fire occurring can vary from rare to almost certain while the consequences can vary from insignificant to catastrophic.

As the threat to life and damage to property increases, then the bush fire risk will become "high" or "extreme."

The bush fire hazard is determined by the vegetation characteristics, topography and climatic conditions. The classification of the bush fire hazard in both the Planning for Bushfire Protection Guidelines and AS3959 are based upon the classification of vegetation in terms of height, type and the percentage of foliage cover.

The Study Area generally has an extreme bush fire hazard rating with areas of a moderate rating.

A significant fire occurred in the Study Area in 2002 which has resulted in the significant regrowth of the Peppermint woodlands. While this fire was started by lightning generally most fires are caused by human activities whether accidental or deliberate. As population numbers increase so do the incidents of fire.

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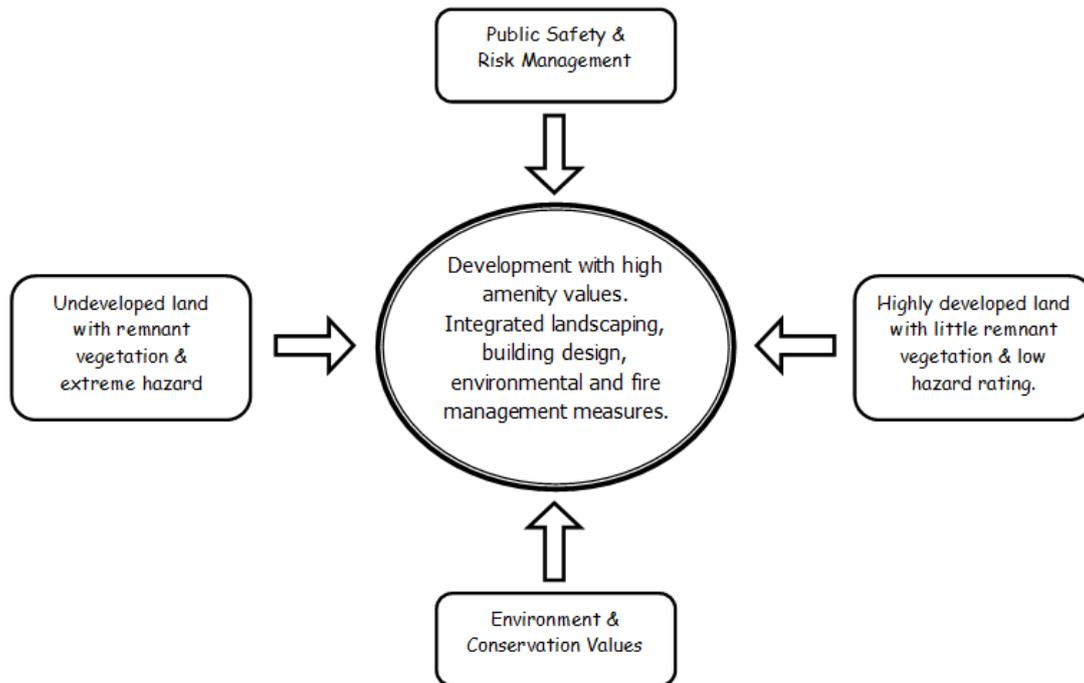
There is a range of potential management measures and options to be considered. These all have associated implications as summarised below.

Measure	Description	Comment
Prohibit development	Would be based on the extreme hazard rating of the Study Area constitutes an unacceptable risk.	Unlikely to be acceptable politically or by the community.
Oppose any further zonings or subdivision	Would be based on development being an unacceptable risk.	Contrary to the approved planning strategy.
Large scale clearing	Creation of 100m wide low fuel zones in selected areas.	Contrary to stated planning objectives, unlikely to be environmentally acceptable.
Require general hazard reduction works	Require all lots to reduce fuel loads to less than 8tph.	May not be environmentally acceptable and difficult to implement or enforce.
Status Quo	The "do nothing" option as existing measures would remain i.e. multiple fire management plans and provisions.	Community and Council concern in relation to this has been the basis for preparing this Strategy.
Only apply AS3959	Declaration of bush fire prone would apply AS3959 through the Building Regulations for all new dwellings.	Other fire management measures in the Bush Fire Protection Guidelines would not be addressed leading only to partial protection.
No building protection zone.	Vegetation setbacks as required under AS3959.	Reduces any active defence of the dwelling and potentially endangers lives of fire fighters.
Increased building protection zone.	Provides for increased physical separation between the dwelling and hazard vegetation. Important on sloping land.	Will make dwellings more visible in the landscape and require greater management and alteration to remnant vegetation.
Individual fire management plans	A fire management plan could be prepared for a single property especially if there is need to vary any standard provision due to the special circumstances.	This would allow for a more detailed consideration of the characteristics and features of the lot and could include various management zones.
Restrict non residential development.	Vulnerable land uses which have large numbers of customers may be greater risk.	This may have implications for the tourist industry.
Use of Fire Break Notice	Any changes apply retrospectively to all properties and existing dwellings.	Compliance with the fire break notice is clearly understood by land owners. Variations can also be sought by a landowner to a specific provision.
Use of Planning Scheme and permit conditions	Any changes to the Scheme only apply to new buildings / planning approvals.	While it is an offence under the Planning and Development Act to contravene the provisions of the Scheme and or the conditions of a planning approval, there is a less rigorous level of inspections than compared to the fire break notice.

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It is often considered that bush fire management and environmental management objectives and practices are fundamentally opposed to each other. There is an increasing desire for people to live in closer contact with the natural landscape. For many communities substantial modification of native vegetation is not acceptable.

Adopting a position at either extreme is unlikely to result in an acceptable outcome as shown in the following diagram. Prohibiting development may be the best fire management response but it is unlikely to be acceptable or practical. Enforcing rigid environmental or conservation requirements are likely to lead to future fire events.



Issues and Recommendations

Acceptable Level of Risk

It is not possible or practicable to treat all bush fire risks. It is therefore important for community and bush fire management agencies to determine what is an acceptable level of risk. Once the risks have been identified and evaluated they must either be accepted or modified and treated.

The Study Area and community (including visitors) has a moderate to high vulnerability to the potential threat posed by bush fires. Fundamental to the concept of disaster resilience, is that individuals and communities should be more self-reliant and prepared to take responsibility for the risks they live with. Resilient communities are aware of the risks and engage in the management of these.

The expenditure of resources for risk reduction has an optimal point and beyond that point there is only a limited reduction of risk while a disproportionate increase of cost occurs.

1. Recognise that Council has limited resources with which it must manage on a Shire wide basis for fire management and other emergencies. The preparation of an overall Bush Fire Risk Management Plan for the whole municipality will prioritise fire mitigation works.
2. Recognise and promote that fire management is a shared responsibility between Council, government agencies, landowners and visitors.
3. That landowners should be aware that they live in a fire prone environment and need to take the initiative in learning about, preparing for and responding to bushfires.
4. That Council promote the bush fire ready and other associated community programs.
5. That Council maintain and develop the Point Henry Fire Strategy web page to use to engage with the broader Bremer Bay community including expanding this to include a community forum.
6. That Council identify opportunities for other community programs especially for absentee owners and holiday makers.

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Single Access Road

The existing single access road via Wellstead and Point Henry Roads to the Study Area increases the level of bush fire risk, the potential consequences of this cannot be under estimated. The roads do not have to be directly impacted by the fire front for them to be closed in an emergency.

7. Consideration must be given to whether the single access road is a significant enough factor to justify increased management measures to be required including for vegetation (hazard) management.
8. That the "precautionary principle" should be applied to the development of the Study Area especially where variations or other reductions to standards are proposed.
9. The "local emergency management arrangements" should recognise that there can be multiple emergencies which may be affected by the single access i.e. a motor vehicle accident in one location and a separate medical emergency or incident at a beach.

Hazard Management

The level of bush fire risk is directly related to the type and extent (area) of vegetation and its characteristics. As the fuel loadings increase fire suppression will become increasingly difficult as the rate of spread, fire intensity and the spotting distances will be significantly increased. While prescribed burning is the most effective form of hazard reduction it has inherent risks associated with it.

There is an apparent conflict between undertaking fire protection measures and requirements to obtain approvals for the clearing of native vegetation. This is being addressed in the current review of the emergency management legislation. The management of vegetation on the balance of the lot outside of the building envelope is a significant issue and beyond the resources of many landowners. This includes the management of weeds and introduced plant species as well as for fire.

The crown land in the Study Area is managed by different agencies with different responsibilities for fire prevention and response. Reserve 511 is strategically important for both the protection of the Study Area and also the townsite.

10. The Council prepare a management plan for R511 which includes fire management zones and associated measures.
 - a. Consider commissioning a Level 1 flora survey for R511 so as to be able to clearly define plant species and communities for any liaison or approval from DPaW.
 - b. Provide a hazard separation zone along White Trail Road, south of the cemetery and opposite the abalone farm. This should be a minimum width of 30m and preferably wider with fuel loads of less than 8 tonnes per hectare.
 - c. Provide a strategic firebreak across R511 in an east – west direction.
11. Regularly monitor and assess fuel loads in all other Council reserves for consideration in the proposed bush fire risk management plan.
 - a. Consider seeking to have Lot 142 (presently UCL) created as a crown reserve and vested to Council.
 - b. Investigate potential fuel reduction in Lot 2195 (R46774) adjacent to the National Park.
 - c. Continue to promote the need for DPaW to undertake fuel reduction works in the National Park adjacent to the south western boundary of the Study Area.
 - d. Investigate with DPaW the need for fuel reduction and prevention measures in R3766 (Pt Henry) and R4121 (Pt Gordon).
12. That strategic fuel reduction measures on private land which may require the approval of DPaW under the clearing regulations should be co-ordinated between landowners.
13. That Council lobby the State Government, WALGA etc to ensure that the management of vegetation for the protection of lives and property has priority over environmental protection legislation.

Bushfire Attack Levels (BALs)

The BAL assessment is used to determine the standard of construction under AS3959. There is no inherent right to clear vegetation as a condition or part of a BAL assessment. There is a presumption against the use of the highest BALs being BAL-40 and BAL-FZ.

Construction of dwellings solely in accordance with AS3959 only provides a partial response to fire management.

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The BAL is separate to the building protection zone which is required under the Planning for Bushfire Protection Guidelines. The imposition of a 20m building protection zone will generally allow a BAL29 classification for dwellings from "scrub" vegetation.

14. That a BAL assessment is to be part of any application for planning approval for a dwelling which includes proposed clearing of vegetation.
 - a. That Council adopt the draft BAL assessment forms.
 - b. The application is to nominate the extent of proposed clearing, separation between the dwelling and the balance area of the land.
 - c. That in order to provide a balance between landscape objectives and fire management, Council should not automatically approve clearing of more than 30m in order to achieve a lower BAL rating.
 - d. The BAL clearing / setback is to be contained within the boundaries of the lot.

Building Protection Zones

A building protection zone is a "low fuel zone" located around a dwelling. Vegetation in close proximity to dwellings has been shown to be a major reason for the loss of buildings. A building protection zone is also a "defendable space" where fire fighters can actively protect a dwelling.

The Premier has emphasised to all government agencies the importance of building protection zones and DPaW have exempted building protection zones from vegetation clearing approvals.

15. That all dwellings to have a minimum 20m wide building protection zone.
 - a. Where the slope of the site exceeds 10 degrees the planning approval for the dwelling and / or fire management plan shall require the building protection zone to be increased on the downslope from the dwelling as follows:
 - 25m for land with slopes between 10° to 15°;
 - 30m for land with slopes between 15° - 20°; and
 - 40m for land with slopes over 20°.
16. Include the requirement for a building protection zone in the Fire Break Notice so as to emphasise its importance and ensure that it applies to all lots and that there is no conflict with DPaW vegetation clearing regulations.
17. Develop a policy to allow the building protection zone to include heath vegetation which has been trimmed to a nominated height and maintained with reduced fuel loads. Encourage the planting of local native species so that this area becomes a "managed" landscape.

Building Envelopes

The building envelopes are generally a maximum size of 3,000sqm or 10% of the site area, whichever is smaller. They are not well defined in the original subdivision guide plans.

18. That as part of the application for a dwelling, the building envelope is to be redefined and endorsed by Council.
19. The building protection zone should generally be contained within the defined building envelope.
 - a. The balance of the building envelope is to be maintained as a hazard separation zone.
 - b. Where the building protection zone encroaches within the prescribed development setbacks from the boundaries, those areas shall be shown on the building envelope plan and marked that no buildings are to be constructed in that area.

Water Supplies

The provision of and maintenance of reliable water supplies is essential in fire control and a suitable water supply must be readily available and accessible to Fire Appliances at all times. The current fire management plans all have a requirement for a 10,000L water supply for fire fighting but this is not reflected in the Scheme provisions.

20. Amend Clause 5.25(l) of the Local Planning Scheme to nominate that in addition to the 92,000L domestic water a further 10,000L is required for fire fighting unless otherwise approved in Schedule 11 or a fire management plan.

Property Access

Providing and maintaining suitable access to properties is essential for the protection of dwellings. If a fire truck cannot access the site then it can't protect the dwelling. Driveways must be kept clear of vegetation and provide a turnaround area.

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21. That proposed access provisions to a property must be considered as part of the planning application for a dwelling.
 - a. Include as a condition of Planning Approval that the driveway is to:
 - Provide a turnaround area for a Heavy Duty fire truck within the vicinity of the dwelling (three point or circular);
 - Have a minimum width of 4 metres;
 - Have a minimum horizontal clearance to vegetation of 6m;
 - Have a vertical clearance of 5m; and
 - A maximum grade of 8 degrees.

Shelters

Community Refuge

A community shelter or refuge means a place that is to be used by the public for short term shelter from a fire front during a bushfire. There are no planned community refuges within the Study Area and the Bremer Bay sports ground is not a refuge.

Neighbourhood Safer Places

A neighbourhood safer place (NSP) means a place that may, as a last resort, provide shelter for people from the immediate life-threatening effects of a bushfire. People will instinctively head towards beaches when a fire threatens but even there they may be subject to ember attack.

22. While Blossom's and Short beaches may not comply with the specifications for Neighbourhood Safer Places it is recognised that in an emergency that people will instinctively head to these areas. Council should investigate the opportunities to improve the passive fire protection measures in these locations.

Private Shelters (Bunkers)

These are purpose built private structures which are intended to provide temporary shelter for people from a bushfire. They may be above or below ground, but must be separate from a house. They are not formally recognised in Western Australia but a number of them have been built.

23. The use of "bunkers" is not promoted as an alternative to the other fire management measures in the Strategy. Where a landowner elects to construct a bunker then this will require a building permit and is to comply with the Australian Standard.

Sprinklers

Bush fire sprinklers can be used to complement other passive fire protection measures such as the AS3959 construction standards. AS5414 (2012) Bushfire Water Spray Systems provides details for the design, installation and maintenance of sprinklers. It is noted that AS5414 only recommends the use of sprinklers up to BAL19 and requires a 22,000L water supply.

24. The use of "sprinklers" is not promoted as an alternative to the other fire management measures in the Strategy. Where a landowner elects to use sprinklers then these should comply with the Australian Standard AS5414 (2012) Bushfire Water Spray Systems.

Dwelling Design

The design (shape and profile) of the dwelling can influence the level of ember accumulation and attack. Complex designs create local wind turbulence which allows embers to accumulate at the corner of walls and changes in roof angles.

25. That Council encourage the inclusion of fire management features and simplified design to reduce wind turbulence in any future design guidelines.

Holiday Homes

The Western Australian Planning Commission has planning guidelines for holiday homes. These recommend that holiday homes require approval under the Planning Scheme on the basis that short stay use of residential homes should occur within appropriate locations and reduce existing or future land use conflicts which impacts on residential amenity. Any owner has a "duty of care" to the people leasing a holiday home especially in terms of fire protection.

26. That owners and property managers must ensure that statutory and additional prevention measures are maintained at holiday homes including the provision of information to guests.
 - a. Persons leasing holiday homes must ensure that all prevention measures and maintenance works are completed before the commencement of the fire season.

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- b. That tenants should be instructed about fire preparedness before occupying the residence, including the use of Emergency Alert phone messages.
- c. That an information pamphlet should be displayed prominently in the dwelling advising of emergency contact information including ABC radio, television, government websites and information lines.

Future Development

The Local Planning Strategy nominates parts of the Study Area where additional development can be considered. Even though these lots may not have been rezoned, they effectively constitute infill of an existing developed area. It has been estimated that there may be an additional 76 lots created which includes undeveloped land with current subdivision approvals.

27. Any rezoning or subdivision application on land within the Study Area is to address fire management as an integral part of the design. This includes defining expected BAL setbacks and classifications.
28. That Lots 112, 113 and 114 should be subject to a single structure plan providing for a connecting road network; "clustering" of lots in the western portion of the land and a strategic water supply with an associated reserve.

Local Planning Scheme Provisions

The WAPC is advocating that Local Planning Schemes include an "enabling provision" which allows the adoption of bush fire prone mapping as a local planning policy over the whole of the Shire. The introduction of a Special Control Area provision over the Study Area (as being proposed by the SPP) would also highlight the bush fire management issues and possible land use and development controls.

Clause 5.25 contains general provisions for the rural residential zone which need to be modified to provide consistency with existing fire management plans and this Strategy.

29. That Council amend the Local Planning Scheme to introduce a general provision relating to bush fire prone land (for the whole of the Shire) and a Special Control Area over the Study Area for bushfire management.
30. That Council review Clause 5.25 of the Local Planning Scheme to ensure consistent terminology and to clarify provisions in relation to trees, vegetation and fire management issues.
 - a. Review Clause 5.25.3 (a)(iii) to replace the reference to trees to vegetation as it presently excludes shrubs.
 - b. Delete Clause 5.25.3 (g) which requires Council approval to remove vegetation around buildings as required for Hazard Separation Zones and Building Separation Zones. This also appears to conflict with provisions in Schedule 11 for several rural residential zones.
 - c. Introduce a clause to clarify that maintenance or clearing of vegetation for stipulated fire management measures does not require the further approval of Council under the Scheme. This is to include reference to building protection zones, firebreaks, BAL setbacks, driveways etc.
 - d. Continue to utilise the existing landowner contribution scheme for maintenance of strategic firebreaks and other mitigation measures.

Consideration of Planning Applications

The Planning Scheme has existing provisions requiring the consideration of bush fire management issues in relation to any land use or development application. These reference the Planning for Bush Fire Protection Guidelines and any applicable State Planning Policy. It is not appropriate to simply defer consideration of these matters as a condition of approval requiring the preparation of a fire management plan.

31. That planning applications on land in the Study Area are to include information on proposed bush fire management measures including:
 - a. What BAL rating is intended to be used for the construction of the dwelling as determined by an assessment in accordance with Appendix 8.
 - b. Confirming the average gradient of the slopes under this vegetation on all four sides of the dwelling extending for a distance of 100m;
 - c. Detailing what vegetation is intended to be cleared for the construction of the dwelling and associated fire management of the property;
 - d. Confirm the capacity of the proposed water tanks; and
 - e. Showing the proposed driveway.

Fire Break Notice

The fire break notice is a formal direction under the Bush Fires Act and generally perceived as having a greater statutory weight than conditions of a planning approval.

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32. Review the provisions for the rural residential zone so as to be consistent with the Planning Scheme and fire management plans.
 - a. Include a requirement for 20m building protection zones.
 - b. Reference to approval of fire management plans should only require Council endorsement.
33. Modify the Notice so as to extend the "restricted burning period" specifically for the Study Area in order to ensure that landowners require a permit and take the necessary precautions.

Signage

The Study Area has no information or warning signs in relation to the bush fire risk. This is important for both residents and visitors.

34. That a community information sign display be constructed on Pt Henry Road near the southern boundary of Reserve 511.

Climate Change

The Climate Commission is predicting that there will be hotter and drier conditions particularly in the region which are likely to cause changes to fire regimes, as the conditions for large and intense fires will be more common.

35. That all stakeholders recognise that climate change is likely to result in a greater bush fire risk within the Study Area.

Variations and Other Measures

There are a range of other initiatives and it is hoped that the community will engage in the development and implementation of these.

36. It is recognised that there will be situations and conditions where the recommendations may need to be varied in response to a proposed development. This should be done as part of the planning application with appropriate justification provided.
37. While there may be planning reasons for varying standards and provisions, emergency management responses are based upon uniformity which provides certainty to the volunteers who are potentially risking their lives to defend property.

Implementation

The recommendations in the Strategy should not be construed to assure total bush fire protection and do not guarantee that a building will not be damaged in a bush fire. The severity of a bush fire will depend upon the vegetation fuel loadings; ongoing maintenance of properties and reserves, the prevailing weather conditions and the implementation of appropriate fire management measures.

38. Recognise that fire mitigation measures for the protection of Point Henry and the Bremer Bay townsite have a reciprocal function and that R511 has a greater strategic importance when considered in relation to the townsite.
39. That this Strategy be adopted as a Local Planning Policy under the Local Planning Scheme.
40. The Strategy will require updating and refinement following the review of the Bush Fires Act and the introduction of the Bushfire State Planning Policy.