



Council Procedure

Consideration of variations to Fire Control Information Notice as it applies to the Rural Residential zone (Point Henry)

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Maintained By:
Document Reference:

2-6 Vasey Street Jerramungup WA 6337
PO Box 92, Jerramungup WA 6331
Tel: (+61 8) 9835 1022
Fax: (+61 8) 9835 1161
council@jerramungup.wa.gov.au
www.jerramungup.wa.gov.au

1. Overview

This internal procedure is intended to guide officers when considering applications to vary part 6 of the Shire of Jerramungup Fire Control Information Notice; being the requirements that apply to existing development in Point Henry.

Given that the Fire Control Information Notice (FCIN) requires existing development to comply retrospectively there will need to be some discretion and understanding of individual circumstances in decision making. Existing houses will not always be ideally located and physically able to meet the requirements of the FCIN or there may be overriding environmental, amenity or privacy concerns.

The aim is to achieve a sound, practical fire safety result for the landowner and responders whilst balancing the needs of the community, environment and landowners.

2. Background

The Shire of Jerramungup adopted Fire Control Information Notice has a number of specific controls as they apply to rural residential development on the Point Henry peninsular. These include:

- i. Compliant access/driveway; landowners must comply by **31st October 2016***
- ii. Turnarounds for heavy firefighting vehicles; landowners must comply by **31st October 2017***
- iii. 20,000L dedicated water supply; landowners must comply by **31st October 2018***
- iv. 20 metre Asset Protection Zone (APZ); landowners must comply by **31st October 2019.***

Section 12 of the Fire Control Information Notice allows for a variation to the requirements of the Notice for up to 5years to be approved. The FCIN lists two possible ways of achieving a variation to the standard requirements:

1. Request for a variation in light of an individual's particular circumstances including issues such as:
 - (i) The topography of the site or privacy issues;
 - (ii) Potential environmental impacts (including impact upon Kwongan Shrubland);
 - (iii) Provision of alternative low or managed fuel zones.

Alternatively the FCIN allows a landowner to prepare a *site-specific **Bushfire Management Plan**** prepared by a ***Bushfire Planning Practitioner**** that fully complies with the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7) and associated Guidelines.

3. Considerations

Each application for a variation needs to be assessed on its merit and the Shire will generally consider the following circumstances:

General

Financial hardship.

The Shire has a separate policy on financial hardship. The timing of providing the specific measure may be varied at the discretion of the CEO.

Driveways

- (i) Where existing driveways are extremely steep, consider stabilisation of the construction material to allow fire trucks to navigate them.
- (ii) If the minimum width is not possible due to the terrain, regular passing lanes should be considered.

Turnaround

- (iii) Where the location of existing buildings and/or the topography restrict options of complying with the standard dimensions for a turnaround – have CESO inspect and/or local brigade visit with fire truck to work through the next best option.
- (iv) Where there is no space immediately adjacent to the house, consider utilising existing strategic breaks rather than clearing additional vegetation.

Dedicated Fire-fighting Water

- (v) Where the household has well in excess of the standard 92Kl of water and it is clear that it would be highly unlikely they would run out as a result; then provided that the cam-lock fitting is provided the requirement for a separate dedicated source may be varied.
- (vi) Where the water tank is not accessible from a turnaround, provide standpipes with the appropriate fitting.

Asset Protection Zone (APZ)

For existing development seeking to retrofit an APZ as part of compliance with the Fire Control Information Notice the Shire will generally consider the following circumstances:

- (vii) Steeply sloping topography where slashing of vegetation is physically impractical or has a high chance of causing erosion issues.
- (viii) Privacy between landowners is compromised often where housing is already closer than 40m apart. Screening vegetation may be retained along the common boundary.
- (ix) Slashing for a 20m wide APZ would result in circumstances which are contrary to original objectives of the zone and cause development to be clearly seen from public vantage points and tourist routes.
- (x) Substantial impact on Kwongkan Shrubland would occur. In this circumstance an APZ that achieves the BAL-29 standard would suffice (can be between 10 & 15m depending upon slope)
- (xi) If a lesser setback is provided on one side, consideration of a greater setback on another as a 'safer place'.
- (xii) A Bushfire Management Plan (BMP) is prepared by a suitably accredited bushfire practitioner proposing an approach that seeks to achieve the 'performance principles' in the Guidelines for Planning in Bushfire Prone Areas' rather than the 'acceptable solutions'.

N.B. Shire staff are to be guided by this internal procedure but are not bound by its recommendations.

4. Enabling Policy or Strategy

Section 33(1) of the Bush Fires Act 1954
Shire of Jerramungup Bushfire Risk Mitigation Plan
Local Planning Scheme No.2 and in particular Local Planning Scheme 18
Point Henry Fire Management Strategy 2014.

5. Associated Documents

Fire Control Information Notice
Fire Control Information Notice Frequently Asked Questions
Fire Control Information Variation Form.

CEO Authorisation: _____ Date: ___/___/_____

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