

FIRST AND FINAL NOTICE FIRE HAZARD COMPLIANCE NOTICE 2025/2026

Important The works outlined below **must** be completed by 1 December 2025 and maintained up to and including 31 May 2026, unless otherwise stated in this notice.

COMPLIANCE DUE BY

1 December 2025

INSPECTIONS COMMENCE FROM

1 December 2025

Notice to all landowners within the City of Kwinana

This Firebreak/Hazard Compliance Notice is issued by the City of Kwinana pursuant to *Section 33 of the Bush Fires Act 1954* to assist with the prevention, control and extinguishment of bush fires or to prevent the spread or extension of a bush fire to any adjoining land.

All property owners and/or occupiers of land within the City of Kwinana are hereby served with a first and final Firebreak/ Hazard Compliance Notice (the Notice) and are required to comply with the requirements in full.

Failure or neglect to comply with this notice is an offence and may result in a penalty of up to \$5,000.

The table below outlines the requirements of landowners and/or occupiers in the City of Kwinana. Please refer to the column that best describes your land size to view your legal responsibilities.

Compliance Requirements	Less than 1,500m ² (0.15ha)	1,501m ² (0.15ha) up to 3,500m ² (0.35ha)	3,501m ² (0.35ha) or greater
Firebreaks Install and maintain mineral earth fire breaks as per the specifications defined overleaf			✓
Asset Protection Zone Maintain a reduced fuel zone around all habitable buildings as per the specifications overleaf. Excluding properties with a BMP. Properties with a BMP, please see overleaf.			✓
Defendable Space Within three (3) metres of all walls or supporting posts of a habitable building, the area is kept free from flammable vegetation including overhanging branches within three (3) metres of any habitable building.		✓	
Flammable Ground Fuel <ul style="list-style-type: none"> Reduce and/or maintain all Dead Flammable Material (DFM) on the ground across the entire property to a "fuel load" of below eight (8) tonnes per hectare. See definition overleaf. Ensure that all long grass and weeds are slashed, mowed or trimmed down to a height no greater than 50mm across your entire property. (Compliance required year-round) 	✓	✓	
Driveways Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres to allow emergency vehicle access.	✓	✓	✓
Flammable Material Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.	✓	✓	✓

Variations to Notice

If it is impractical for you to install a firebreak as specified in this Notice, you may apply to vary the location of your firebreak within your property by completing and submitting an 'Application to Vary Location and Type of Firebreaks' form available on the City's [Fire Permits and Burn Offs page](#).

Submit completed forms to customer@kwinana.wa.gov.au marked for the attention of the Chief Bush Fire Control Officer – no later than 31 October 2025.

Additional Works

Regardless of land size, zoning and location, the City or its Bush Fire Control Officers may require additional work to be undertaken on a property to improve access, and/or undertake further works to reduce a hazard that may be conducive to preventing an outbreak and/or the spread or extension of a bush fire.

Asset Protection Zone

An Asset Protection Zone (APZ) is a zone of reduced fuel load around all habitable buildings. Your property's APZ is either established through:

- a site-specific Bushfire Management Plan (post 2015 developments or building amendments); or
- Pre-2015 constructed properties that are not subject to a Bushfire Management Plan.

Properties without a Bushfire Management Plan, must comply with the following:

- ✓ Fuel load within the 10m inner zone is reduced and maintained to no more than 2 tonne per hectare. Fuel load within the 10–20m outer zone is reduced and maintained to below 8 tonne per hectare.
- ✓ Trees over 5m in height within the 20m zone to be under pruned up to 2m.
- ✓ Small trees or shrubs within 3m of the asset shall be pruned to a maximum height of 2m and/or pruned to ensure a 2m wide vertical clearance from the asset.

Bushfire Management Plan

Properties that are subject to a Bushfire Management Plan (BMP) as a result of a subdivision, development application or an approved treatment plan, must comply with the ongoing requirements of such plans in their entirety. Bushfire Management Plans take precedent over the requirements in this notice.

Environmental and Heritage Conditions

Any property subject to environmental and heritage value such as, but not limited to, Threatened Ecological Communities (TEC), Environmentally Sensitive Areas (ESA), Bush Forever sites, Declared Rare Flora, and Fauna (DRF) sites and Aboriginal Heritage sites, etc should seek further information about what can or cannot be carried out prior to complying with the requirements under this Notice.

Engagement of contractors by owner and/or occupier to carry out works

Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible for ensuring that such works when completed meet the requirements of this Notice.



For further information, please contact the City of Kwinana, view the included brochure or the City of Kwinana website kwinana.wa.gov.au/fires

Firebreak/fire hazard compliance inspections

To promote community safety and education, official property inspections will be carried out by the City's Bush Fire Control Officers to identify non-compliant properties from 1 December 2025.

No burning in areas defined as Urban

Pursuant to section, 24G (2) of the *Bush Fires Act 1954*, no burning of garden refuse is to be undertaken in areas defined as "Urban" without written approval by the City of Kwinana.

Firebreak:

A strip of mineral earth land free of all flammable material with the intention of minimising the spread or extension of a bushfire and provide safe access on the property for emergency vehicles and other firefighting operations.

- ✓ Clearance must be 3 metres wide and 4 metres in height as close as practically possible, inside and along all boundaries of the perimeter of the land.
- ✓ Living green lawn is acceptable in lieu of mineral earth firebreaks, provided that the same width and height requirements for a firebreak are maintained.
- ✓ Must have a corner turning radius of up to 10 metres.
- ✓ Must be a continuous trafficable surface for a 4WD vehicle and be clear of any obstructions and must not terminate in a dead end.

Fuel Load

Can be live and dead vegetation that accumulates over time. This Notice refers only to dead vegetation.

- ✓ A fuel load depth of 15mm (fine fuels) to the mineral earth is indicative of approximately 8 tonne per hectare. The more fuel load, the higher the flame height and increased fire intensity.
- ✓ Mulch piles, stored firewood and burn piles can contribute to fuel loading on land and must be stored safely away from assets, removed from the property, or actioned as directed by a Fire Control Officer.
- ✓ Fine fuels include Leaf litter, grasses, twigs (up to 6mm diameter), bark etc.

Flammable Material

Any bush, plant, tree, grass, vegetation, object, or material that may or is likely to catch fire and burn.

Wayne Jack,
Chief Executive Officer

If you do not meet your fire prevention responsibilities as a property owner, you could be liable for a **maximum penalty of \$5,000** plus costs. The City may also access a property and undertake the required work at the expense of the owner.

Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966
Hours Mon–Fri 8:30am–4:30pm | Telephone Mon–Fri 8:00am–5:00pm 08 9439 0200
customer@kwinana.wa.gov.au | www.kwinana.wa.gov.au