

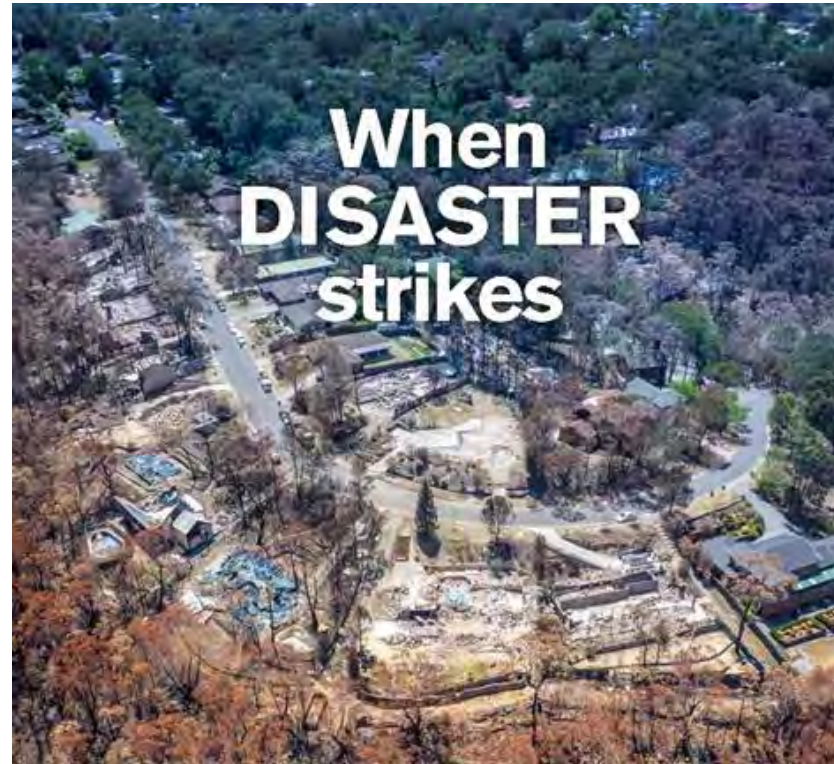
# Bushfires – A ‘very’ Hot Topic

A City of Cockburn perspective





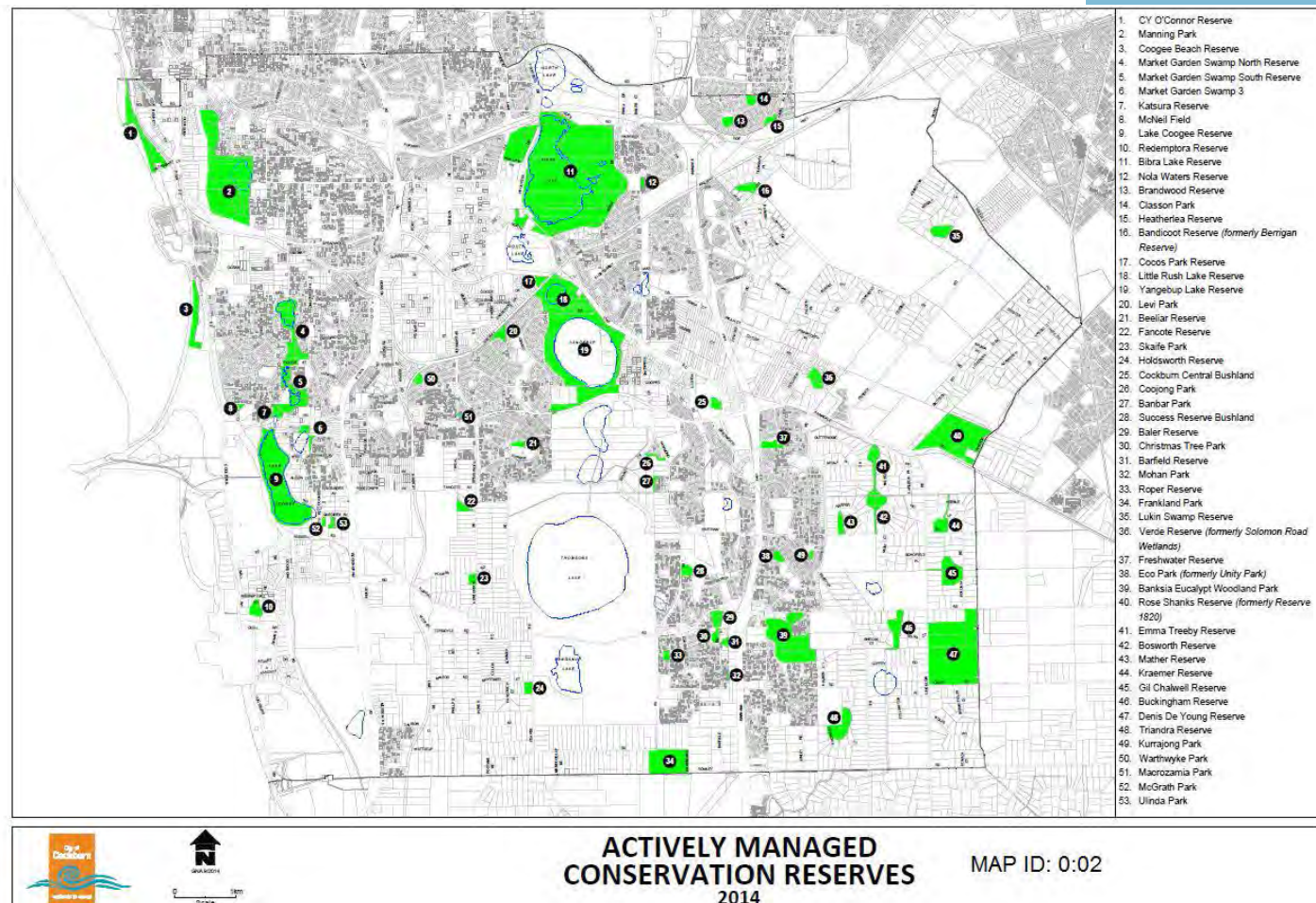
# *An Australian* part of Life



# Cockburn – a place of fire risk!

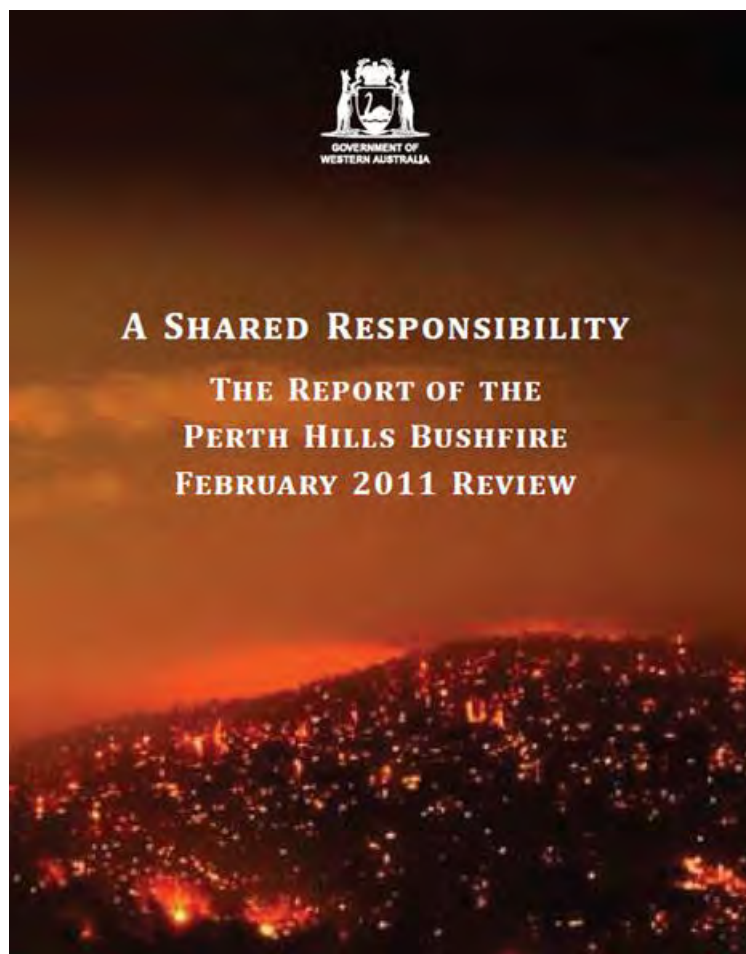
## State Agencies:

- DPAW
- DSR
- Western Power
- Water Corp
- Landcorp
- Housing WAPC
- DoT (PTA & MRWA)





# Keelty Report 2011

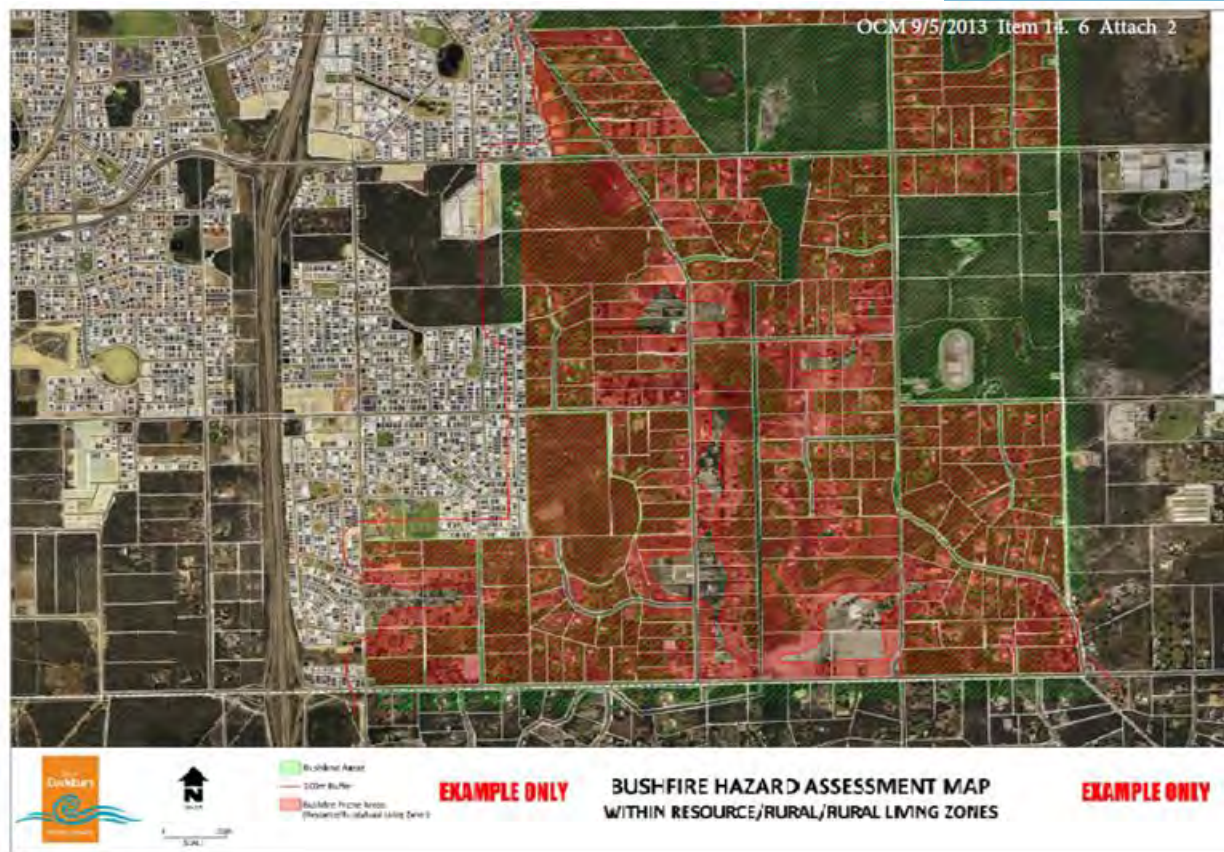


There was more that we could all do to prevent and mitigate risk.

We were already looking at 'Fire Management Planning', but it needed to be a more holistic approach.

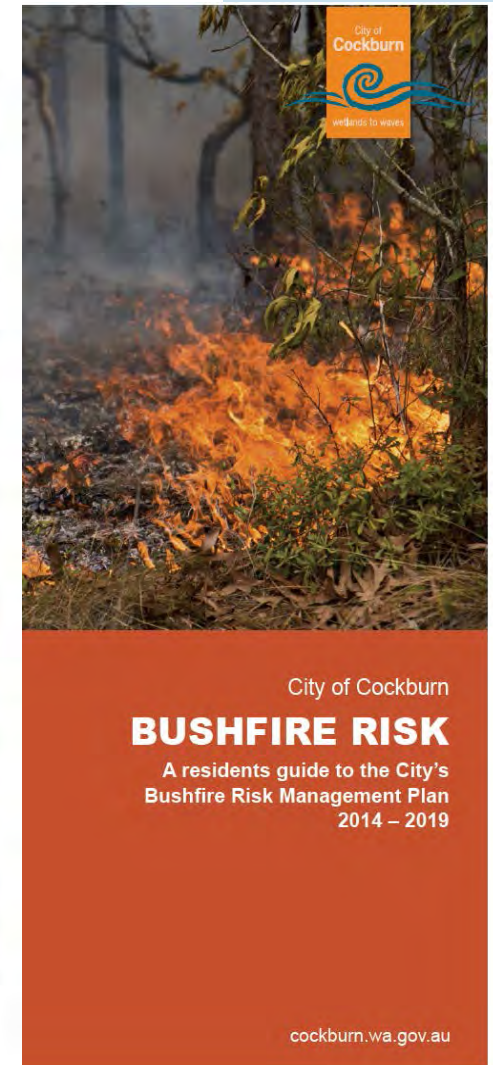
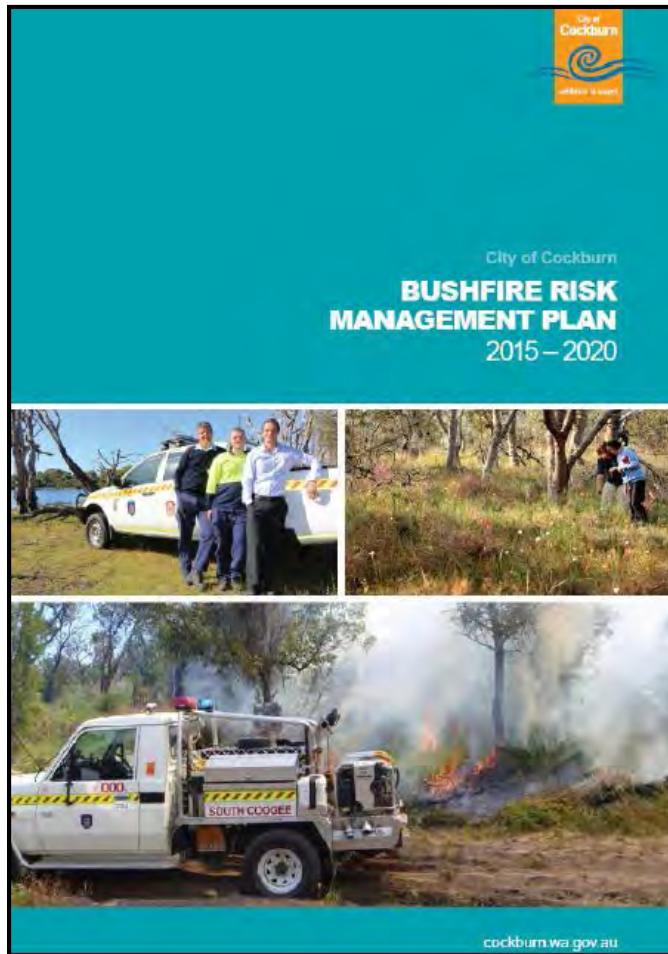
# How the City responded

- April 2012 initiated *TPS Amendment 92* – Planning for bushfire prone areas
- Prepared a detailed bushfire hazard map over the whole of the district – invited submissions
- May 2013 adopted the Amendment with modifications, subsequently endorsed by the WAPC





# Risk Reduction

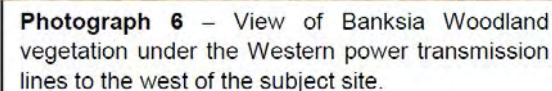


# New Rules – some challenges



- BAL Contour Maps – boundary issues
- BALs have lifespans!
- Mitigation measures for new lots siting aside approved and developed lots.
- Minor anomalies with DFES Hazard Mapping and Perth and Peel 3.5m spatial framework





**Power line easement**

**Future Lots**

**Cleared Veg + Limestone**

**Future residential development**

**Bushfire Prone Map**



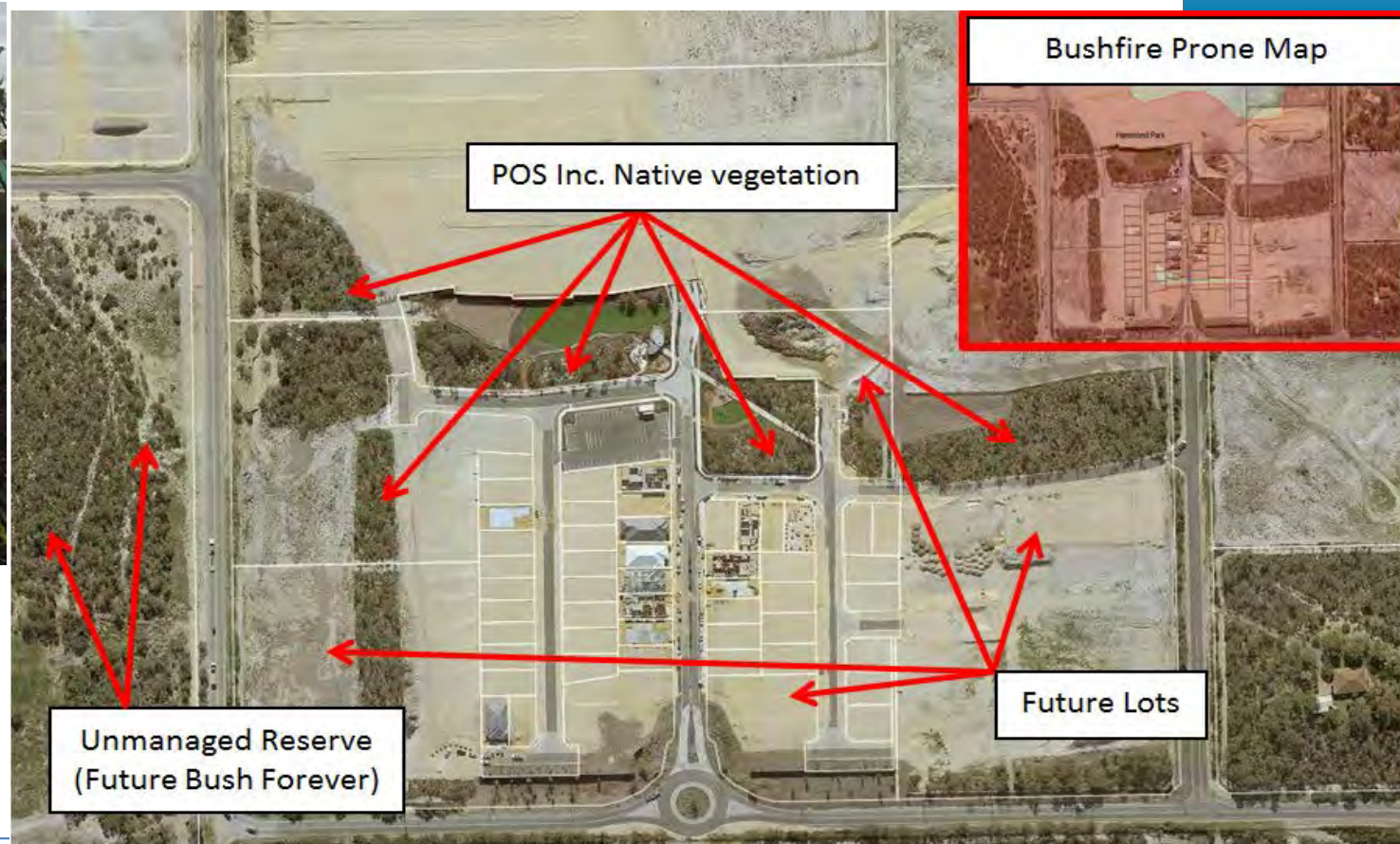
Pre-POS embellishment with  
unmanaged native vegetation

**Property:** Large Structure Plan Site (Hammond Park)

**Issue:** Native bushland maintained in POS. BMP assumes low threat. DA's and BL's assessment identifies the native POS vegetation as a hazard

**Solution:** Remember the planning process focuses on the location and siting of vulnerable and high risk land uses rather than the application of bushfire construction requirements.

Post POS embellishment with  
maintained native vegetation







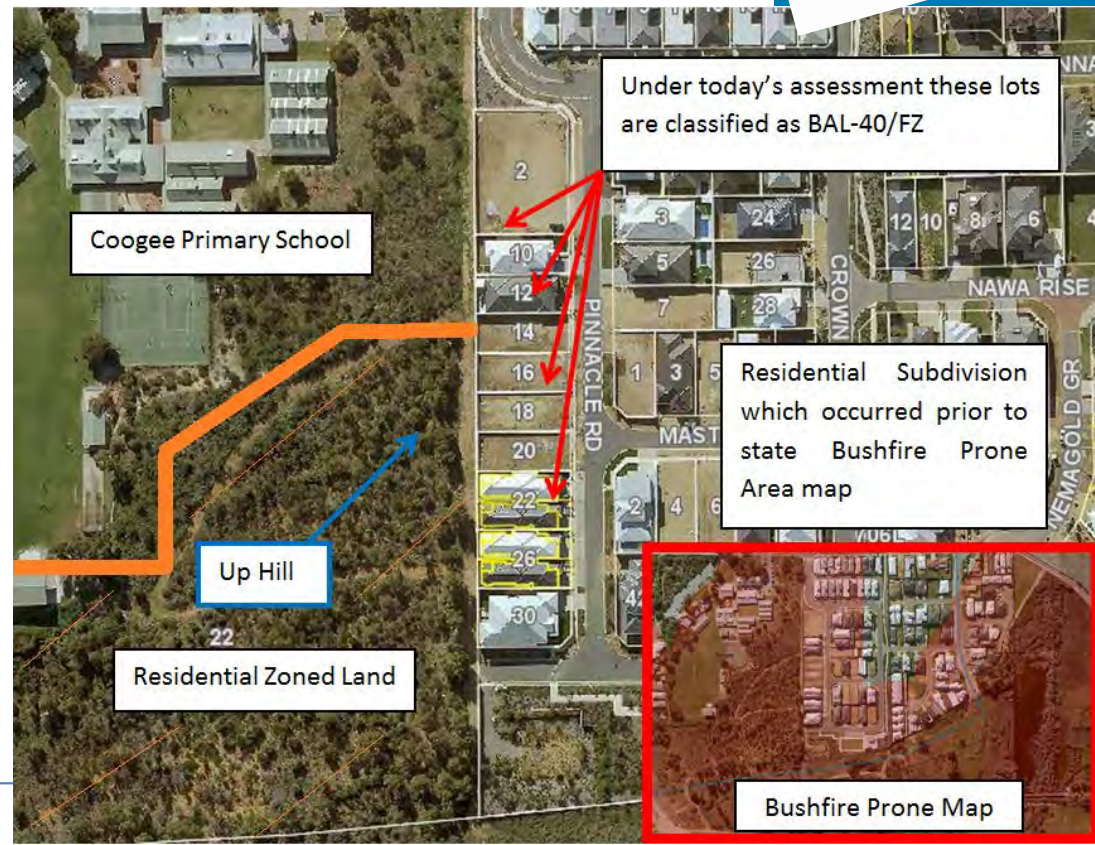
| Plot | Vegetation Classification | Effective Slope | Separation Distance (m) | BAL      |
|------|---------------------------|-----------------|-------------------------|----------|
| 1    | Class B - Woodland        | (>5°-10°)       | 14m                     | BAL - FZ |
| 2    | Class B - Woodland        | (>0 - 5°)       | 14m                     | BAL - 40 |

## Can We Act Retrospectively?

**Property:** Various, upslope residential properties backing onto unmanaged native bushland.

**Issue:** The subdivision was approved prior to the state BPA maps. Recent BAL Assessment report identifies these lots as subject to BAL-40/FZ

**Solution:** Local Government has written to the Department of Education and is hoping to come to an agreement to clear a strip of vegetation to reduce BALs





# What you should be seeking?

- Hazard Assessment (BFMP) / Risk Mapping (OBRM)
    - Encourage your Local Government to complete this.
    - DFES improve the computing capacity of their system.
  - Collaborate and Coordinate
    - From structure planning thru to sub-division lot creation– need solid communication across your consultant team.
    - Across developments.
    - Consider the overall risk, not just your own piece of the landscape.
    - Look for potential solutions to local issues.
  - Post adoption of Perth and Peel 3.5M:
    - Need to urgently tidy up any discrepancies with the Mapping of BF prone areas
    - Consider a macro position for Urban Deferred land?
  - Clearing permits – EPA approved temporary arrangements, clearly articulate who will maintain breaks post clearing?
-

# Populate – Not Perish

## Banjup/ Atwell – Human Assets

Bushfire Risk Management Plan 2015 – 2020

MAP ID: 1-01

| Asset Code | Asset Name                   | Asset Location                  | Asset Risk Rating |
|------------|------------------------------|---------------------------------|-------------------|
| CKBBAP1    | urban interface 1            | Lydon Blvd./ Mosedale Retreat   | Very High (2B)    |
| CKBO2      | Atwell Primary School        | 160 Lydon Boulevard ATWELL      | Very High (2B)    |
| CKBL3      | Atwell Community Centre      | 129 Lydon Boulevard ATWELL      | Medium (4B)       |
| CKBP4      | Urban interface 2            | Lydon blvd. / Lyon Rd           | Very High (2B)    |
| CKBP5      | Lyon Rd Shopping Centre      | 80 Lyon Rd                      | High (3C)         |
| CKBP6      | urban interface 3            | Twilight Mews                   | High (3C)         |
| CKBP7      | urban interface4             | Aubin Grove Bush Fire Interface | Very High (2B)    |
| CKBL8      | Aubin Grove Community Centre | 71 Camden Boulevard             | High (3C)         |
| CKBO9      | Aubin Grove Primary School   | 85 Camden Boulevard AUBIN GROVE | High (3C)         |
| CKBP10     | Rural Living                 | Armadale Rd / Gibbs Rd          | Extreme (1A)      |
| CKBBAO11   | DCP Home                     | 275 Liddlelow Road BANJUP       | Extreme (1A)      |
| CKBBAL12   | Jandakot Fire Station        | 41 Oxley Rd BANJUP              | Extreme (1B)      |
| CKBBAL13   | Banjup Community Centre      | 41 Oxley Rd BANJUP              | Extreme (1B)      |
| CKBBAP14   | Rural Living 2               | Southern Part of Banjup         | Extreme (1A)      |





# Guidelines for Planning in Bushfire Prone Areas

December 2015

## Section 5.8.2:

**IMPORTANT  
NOTICE**

For development of Class 1, 2 or 3 buildings or Class 10a buildings or decks associated with Class 1, 2 or 3 buildings in a bushfire prone area, the bushfire construction requirements of the Building Code of Australia will be applied at the building permit stage irrespective of the planning assessment process.

DON'T  
FORGET!

## State Planning Policy 3.7

“Reducing vulnerability to bushfire is the collective responsibility of State and local government, landowners and the community”



IT'S NOT  
**WHAT**  
BUT WHY  
YOU DO IT

