

# PS20 – Bushfire Prone Areas



September 2018

**This information sheet has been prepared to assist developers to understand what a bushfire prone area is and how these areas are relevant to State Government planning requirements.**

## **Bushfire Prone Areas**

A bushfire prone area is an area that is subject to, or likely to be subject to, bush fire attack.

Bushfire prone areas are designated, in accordance with bushfire prone vegetation categories, and are mapped in accordance with the *Fire and Emergency Services Act 1998*.

Designation of bush fire prone areas, as defined by the standard for mapping bush fire prone areas, includes all areas within 100metres of bush fire prone vegetation.

Much of the Shire of Augusta Margaret River is classified as a bushfire prone area (refer to Figure 1 below).



Figure 1: Augusta- Margaret River Shire Indicative Bushfire Prone Vegetation Areas

To determine if your site is in a bushfire prone area:

- view the mapping at:

<https://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

- discuss your proposal with a Shire Planning Officer\*.

### **Implications of Bushfire Prone Areas**

The implication of the designation of bush fire prone areas is, with the exception of some small areas with Augusta, Cowaramup, Margaret River and Witchcliffe Townsites, all building applications must comply with regulation 31BA of the *Building Regulations 2012* which requires applicable structures to meet bush fire performance requirements under AS3959.

If you are proposing development and your site exists in, or partially within, a 'bushfire prone area' additional information is likely to be required to be provided at the time you lodge your development application or building permit to the Shire.

Further information regarding bushfire management planning can be found at the following links:

A list of accredited practitioners:

<http://www.fpaa.com.au/bpad.aspx>

BAL assessment process, refer to information sheet PS06:

<https://www.amrshire.wa.gov.au/services/planning>

*Guidelines for Planning in Bushfire Prone Areas:*

[http://www.planning.wa.gov.au/dop\\_pub\\_pdf/Bushfire\\_Guidelines\\_Version\\_1.2\\_Aug2017.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Bushfire_Guidelines_Version_1.2_Aug2017.pdf)

*Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas:*

<https://www.planning.wa.gov.au/8194.aspx>

*Planning Bulletin 11/2016 – Planning in Bushfire Prone Areas:*

<https://www.planning.wa.gov.au/publications/6923.aspx>

*PS06 – Planning for Bushfire Protection*

<https://www.amrshire.wa.gov.au/services/planning#General>

*PS19 – Bushfire Management Planning & Short Stay Accommodation*

<https://www.amrshire.wa.gov.au/services/planning#General>

*PS21 – Bushfire Management Plans (Notes for Practitioners)*

<https://www.amrshire.wa.gov.au/services/planning#General>

*Building in Bushfire Prone Areas:*

<https://www.amrshire.wa.gov.au/services/building>

**\* Prior to lodging your application for development approval, you may wish to discuss your proposal with a Shire Planning Officer (08 9780 5220).**

**\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.