



BUSH FIRES ACT 1954

FIREBREAK NOTICE

2026–2027 | FIRST AND FINAL NOTICE

YOUR LEGAL RESPONSIBILITIES

This First and Final Notice applies to all owners and occupiers of land within the Shire of Ravensthorpe. Please read it carefully and retain it for reference.

All owners and occupiers of land within the Shire's district are required before 31 October 2026 to clear firebreaks and take the measures specified in this Notice, and to maintain those firebreaks and measures up to and including 31 March 2027. Duly authorised officers of the Shire of Ravensthorpe are authorised to enter and remain upon private property, without notice to the owner, to inspect and confirm compliance with this Notice.

Where a property is subject to an approved Bushfire Management Plan (BMP), property owners must still comply with all requirements of the Firebreak Notice issued under section 33 of the *Bush Fires Act 1954*. This Notice constitutes the Shire of Ravensthorpe Firebreak Notice and is issued under section 33(1) of the *Bush Fires Act 1954*.

IMPORTANT DATES

DATE	REQUIREMENT
1 September 2026	Last day for applications for an individual Bushfire Management Plan.
1 October 2026	Last day for applications for a variation to this Firebreak Notice.
31 October 2026 – 31 March 2027	Firebreak compliance period. Properties must be maintained to the requirements of this Notice during this period.

FIRE HAZARD REDUCTION MEASURES

YOUR REQUIREMENTS BY PROPERTY ZONE

In this Notice –

1. Words marked with an asterisk (*) are defined in the Definitions section below.
2. Property zones are to be interpreted using the Shire of Ravensthorpe Local Planning Scheme No. 6.

Residential, Industrial and Commercial — lots less than 4,000 m²

- Clear all Fire Fuel* from the whole of the land.

- Maintain grass at a height not exceeding 100 mm and trees and shrubs in a parkland-cleared* state.
 - Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure, including meter boxes, poles and above-ground power domes.
- Establish and maintain access/driveway* to habitable buildings.

Residential, Industrial and Commercial — lots greater than 4,000 m²

- Clear all Fire Fuel* from the whole of the land and maintain grass to a height not exceeding 100 mm.
- Establish and maintain trees and shrubs by Parkland Clearing* across the entire extent of native and planted vegetation within the parcel of land.
- Establish and maintain a three-metre-wide firebreak inside all external boundaries and around fuel storage tanks, sheds, gas cylinders and other inflammable material.
- Establish and maintain an Asset Protection Zone* around all habitable buildings in accordance with the requirements of SPP 3.7*.
- Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure.
- Establish and maintain access/driveway* to habitable buildings.

Rural Residential — Steeredale Meadows, Blue Vista and Krystal Park

- Maintain unmanaged pasture and grasslands at a height not exceeding 100 mm. Stock may be used to graze pastures and grasslands where appropriate.
- Clear either a three-metre-wide Bare Earth Firebreak* immediately inside all external boundaries, or a three-metre-wide mulched/slashed firebreak where stock is used. Firebreaks should have five metres vertical clearance for unrestricted vehicular access.
- Establish and maintain an Asset Protection Zone* around all habitable buildings.
- Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure.
- Establish and maintain access/driveway* to habitable buildings.

Rural Residential — Whalebay/Seaview, Beach Barren Estate (Dunn Swamp), Lakes Entrance North and South

- Establish and maintain a three-metre-wide mulched/slashed firebreak immediately inside all external boundaries, with five metres vertical clearance for unrestricted vehicular access.
- Establish and maintain an Asset Protection Zone* around all habitable buildings.
- Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure.
- Establish and maintain access/driveway* to habitable buildings.

Mixed Use, Tourism and Rural Smallholdings within 4 km of the Ravensthorpe Post Office

- Establish and maintain a three-metre-wide mulched/slashed firebreak immediately inside all external boundaries, with five metres vertical clearance for unrestricted vehicular access.
- Establish and maintain an Asset Protection Zone* around all habitable buildings.
- Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure.
- Establish and maintain access/driveway* to habitable buildings.

Rural

- Rural land abutting or adjacent to land zoned Rural Residential, Residential, Industrial or Commercial must have a three-metre-wide Bare Earth Firebreak* constructed and maintained inside all external boundaries.
- Firebreaks should have five metres vertical clearance to provide unrestricted vehicular access.
- Establish and maintain an Asset Protection Zone* around all habitable buildings.
- Establish and maintain a one-metre-wide **Low Fuel Zone** around power infrastructure.
- Establish and maintain access/driveway* to habitable buildings.

Plantations

- Maintain a 15-metre-wide Bare Earth Firebreak* inside all external boundaries, with five metres vertical clearance for unrestricted vehicular access.
- Have a Bushfire Management Plan* for the property approved by the Shire of Ravensthorpe.
- Comply with the 'Guidelines for Plantation Fire Protection' developed by the Fire and Emergency Services Authority of Western Australia.

NON-COMPLIANCE

WORKS ORDER

A failure to comply with the measures set out in this Notice by the required date may result in the Shire issuing a Works Order requiring owners or occupiers to bring the property into compliance with the Notice within 14 calendar days. A Works Order may also be issued at any time during the compliance period where a property is not maintained to the requirements of this Notice.

INFRINGEMENT AND COURT PENALTIES

A person who fails or neglects to comply with this Notice commits an offence under section 33(3) of the *Bush Fires Act 1954* and may be issued with an infringement notice carrying a modified penalty of \$250. The maximum penalty upon conviction is \$5,000.

COST RECOVERY

Where the requirements of this Notice have not been completed within the specified time, the Shire may arrange for the required work to be carried out and recover the costs and expenses from the owner or occupier in accordance with section 33 of the *Bush Fires Act 1954*.

DEFINITIONS

Access/driveway: An access to a property or dwelling with a cleared width of 6 m, of which 4 m is trafficable, vertical clearance to vegetation of 5 m and a maximum grade of 8 degrees.

Asset Protection Zone (APZ): A low-fuel area or zone, maintained in accordance with Table 9 of the Planning for Bushfire Guidelines associated with SPP 3.7, around a building to increase the likelihood that it will survive a bushfire.

Bare Earth Firebreak: A strip of land cleared of all trees, bushes, grasses and any other object, thing or inflammable vegetation material, leaving clear bare mineral earth. This may be achieved by ploughing, grading or early spraying.

Bushfire Management Plan: A site-specific Bushfire Management Plan prepared by a Bushfire Planning Practitioner that complies with SPP 3.7 and the associated Guidelines, and is approved by the Shire of Ravensthorpe.

Bushfire Planning Practitioner: A 'Bushfire Planning Practitioner' as defined by SPP 3.7.

Parkland Clearing: A technique of mulching understorey ladder-fuel plants within native and planted vegetation and thinning densely stocked overstorey plants to create open parkland similar to an APZ over a larger area of land.

Low Fuel Zone: Low Fuel Zone means an area of land maintained so that the quantity and arrangement of combustible material is minimised to reduce the likelihood, intensity and spread of bushfire. Unless otherwise specified in this Notice, a Low Fuel Zone must:

- have all grass and other ground vegetation maintained to a height not exceeding 100 millimetres;
- be substantially free of dead vegetation, leaf litter, fallen branches, dry weeds, rubbish and other flammable material;
- have shrubs and trees maintained so they do not form a continuous fuel path;
- have lower tree branches pruned where reasonably practicable to provide at least 2 metres vertical clearance above the ground; and
- be maintained in that condition for the entire compliance period specified in this Notice.

SPP 3.7: State Planning Policy 3.7 Bushfire' prepared and published by the Department of Planning, Lands and Heritage in accordance with Part 2, Division 3, Regulation 14(6) of the *Planning and Development (State Planning Policies) Regulations 2024* and section 26 of the *Planning and Development Act 2005* and its associated Guidelines.

Fire Fuel: Any combustible material, dead or alive, alone or aggregated with other combustible materials that, in the opinion of an authorised officer of the Shire of Ravensthorpe, is likely to fuel a bushfire. This includes, but is not limited to:

- Heavy leaf litter, dead leaves in gutters, fallen branches and combustible vegetation in clusters, including combustible material suspended above the ground.
- Grass exceeding 100 mm in height.
- Trees greater than 5 m in height within a 20 m APZ that have not been under-pruned to 2 m.
- Any tree or branch within an APZ that may fall onto a building and, in the opinion of an authorised officer, constitutes an unacceptable fire risk.

Fire Fuel does not include:

- Vegetable gardens, tended lawns, landscaped gardens (including deciduous or ornamental planted trees), isolated planted shrubs, and established natural or planted trees that do not constitute an unacceptable fire risk in the opinion of an authorised officer.
- Well-compacted dead vegetative material, such as mulch, that does not constitute an unacceptable fire risk in the opinion of an authorised officer.

REQUESTS FOR VARIATION

APPLICATION DEADLINE: 1 OCTOBER 2026

If it is impracticable for any reason to clear firebreaks or take measures in accordance with this Notice, you may apply to the Shire in writing before 1 October for permission to provide firebreaks in alternative locations or take alternative measures to prevent the outbreak or spread of a bushfire. If permission is not granted in writing by the Shire prior to 31 October 2026 you must comply with this Notice.

By Order of the Chief Executive Officer
Nicole O'Neill JP