

Clearing of Remnant Native Vegetation & Fire Hazard Reduction

This information sheet provides information to landowners about the City's planning requirements as they relate to protection and clearing of vegetation in order to protect property and life from the threat of bushfires.

The City seeks to protect remnant native vegetation for its environmental and landscape values while balancing the need to minimise the risk of bushfire hazards for residents. The City is supportive of landowners who wish to protect lives and property from the risk of bushfire, reduce a demonstrable risk and can comply with the requirements of relevant legislation.

Where the City's approval is required

The City's Town Planning Scheme No. 4 (TPS No.4) identifies some situations where planning approval is required for the clearing of remnant native vegetation:

- If your property is zoned Rural Living or Special Rural and the proposed clearing is not required to accommodate either approved development or a driveway.
- If your property contains a development envelope and you wish to clear outside of that envelope for some reason other than to construct a driveway.
- If your property is located in one of the following Special Control Areas, which are shown on the TPS No. 4 map:
 - a. Public Drinking Water Resource Protection Areas
 - b. Wetland Protection Areas
 - c. Landscape and Bushland Protection Areas

d. Peel Harvey Catchment Protection Area.

If an existing condition of planning approval specifically requires the retention of native vegetation, an amendment to that approval would be necessary (if possible) prior to any clearing of that vegetation.

Where the City's Approval is Not Required

The State Government's State Planning Policy 3.7 – Planning in Bushfire Prone Areas identifies those situations where landowners wishing to develop their site must address bushfire risk. Typically that involves the preparation of a BAL assessment, BAL Contour Map and/or Bushfire Management Plan, and in some situations the Bushfire Planning Practitioner will make a recommendation about the clearing of vegetation.

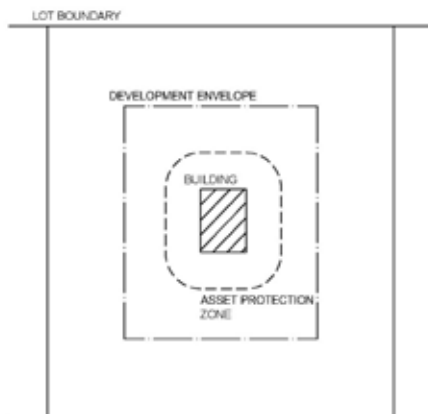
Once a certified Bushfire Management Plan has been issued and if none of the criteria outlined in the previous section are applicable,

further approval from the City is not required for clearing on your site, where that clearing is:

- Required to satisfy a firebreak notice issued under the Bush Fires Act 1954, and/or
- Recommended by a Bushfire Planning Practitioner in order to satisfy the provisions of an endorsed Bushfire Management Plan or for the purposes of establishing and maintaining an Asset Protection Zone in accordance with the State Government's Planning for Bushfire Protection Guidelines.

The diagram below indicates an arrangement where a development envelope and Asset Protection Zone both exist on a site. In this situation it is preferable to wholly locate the Asset Protection Zone within the development envelope, in order to preserve vegetation.

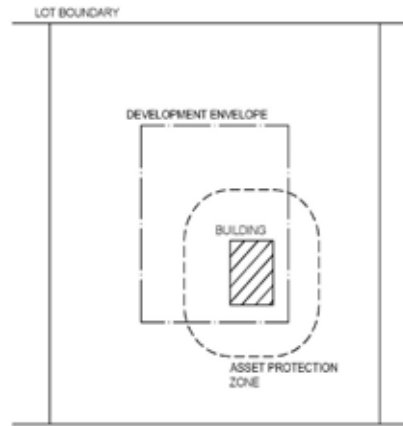
However, where recommended by a Bushfire Planning Practitioner, the Asset Protection Zone can be located outside of the development envelope and may be cleared (if necessary) in accordance with the Standards outlined in Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas, without further approval.



Preferred Arrangement: Asset Protection Zone wholly inside Development Envelope

State Government Requirements

Please note that the City's requirements for clearing vegetation are quite separate from the State Government's requirements, which are spelled out in the Environmental Protection Act 1986 and the Environmental



Asset Protection Zone outside Development Envelope (if recommended by Bushfire Consultant and done in Accordance with Guidelines for Planning in bushfire prone areas).

Protection (Clearing of Native Vegetation) Regulations 2004. You are advised to contact the Department of Water and Environment Regulation if you have any queries regarding the clearing of native vegetation and compliance with the State Government's requirements.

Further Information

For further information please refer to the Planning section of the City's website at www.armadale.wa.gov.au/Home/Services_and_Facilities/Planning, where the following information is available:

- Town Planning Scheme No. 4
- Local Planning Policies
- Information Sheets
- City's Schedule of Fees and Charges
- Schedule 6 Application Form
- Planning Application Checklist

Please feel free to contact the City's Planning Services Department for further information.

Please Note: The information contained within this document is intended as a guide only. It is recommended that the advice and assistance of Council's Planning Services staff be sought prior to lodgement of a planning application. The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.