

Firebreak and Hazard Reduction Notice and Bushfire Information

2026-2027



Firebreak Notice
2026-2027

Preparing for the
Fire Season

Fire Danger Ratings
and Bans

Burning and Cooking

Important Dates

**RESTRICTED BURNING TIMES****1 October 2026 to 30 November 2026****1 April 2027 to 31 May 2027**

Permit to burn required – details on page 4

**FIREBREAK NOTICE REQUIREMENT DEADLINES****1 October 2026 to 31 March 2027**

Application to vary a firebreak due 1 October 2026

 Firebreaks must be installed on or before
30 November 2026 Firebreaks must be maintained up to and including
31 March 2027**PROHIBITED BURNING TIME****1 December 2026 to 31 March 2027**

No burning permitted at any time

 Solid fuel barbeques, pizza ovens and smokers are not
permitted – details on page 5**UNRESTRICTED BURNING TIME****1 June 2027 to 30 September 2027**

Burning permitted, permit to burn not required

Please note:

- ! These dates can change at short notice due to seasonal weather conditions. For updates on any changes to fire restrictions, visit the City website or contact Ranger Services
- ! Burning is prohibited on Sundays and/or Public Holidays, when the Fire Danger Rating is High or above or a Total Fire Ban or Harvest and Vehicle Movement Ban has been declared
- ! Burning of bush rubbish or garden refuse is not permitted on properties less than 1,200m²
- ! Penalties exist for lighting fires outside of the fire and burning regulations with modified penalties of \$250 up to \$5,000

BURNING OF GARDEN REFUGE

You can burn small piles of garden refuse without a permit during the restricted burning time, providing you follow the below conditions:

- The fire can only be lit between 6.00pm and 11.00pm and is to be completely extinguished by midnight
- Burning is only permitted on properties that are larger than 1,200m²
- Burning must not take place on a Sunday, Public Holiday or during times when the Fire Danger Rating is High or above, or when a Total Fire Ban is in place
- At least one person stays with the fire until it is completely extinguished by the application of water or earth
- There is no inflammable matter within five (5) metres of the fire at any time while the fire is burning
- The pile must be no more than 1 cubic metre (1m x 1m x 1m)
- Only one pile to be burnt at any time
- There is a means of extinguishing the fire available at all times such as a garden hose, knapsack spray or fire unit
- Neighbours are informed of your intention to burn
- You register your burn with the DFES Communication Centre on (08) 9395 9209
- The burning restrictions stated in the *City of Armadale Environment, Animals and Nuisance Local Laws 2002* are adhered to



PERMIT TO BURN

A Permit to Burn is required during the Restricted Burning Time when burning trees, bush or garden refuse piles larger than 1m³ or if you want to burn outside of the 6.00pm-11.00pm timeframe.

Permits are free and can be obtained from the City's Administration Office on Monday, Wednesday and Friday between the hours of 3.00pm-4.00pm. Alternatively, you can complete the application form from the City's website and submit via email to the City at least three (3) business days prior to the intended burn time.

WHEN BURNING IS PROHIBITED

- ✗ During the prohibited burning time – 1 December 2026 to 31 March 2027*
- ✗ On Sundays or Public Holidays
- ✗ On properties less than 1,200m² in size
- ✗ When the Fire Danger Rating is High or above, or a Total Fire Ban or Harvest and Vehicle Movement Ban has been declared
- ✗ If materials are likely to cause a smoke nuisance, including plastic, rubber, green garden waste or wet material

**These dates can change at short notice due to seasonal weather conditions.*



CAMPING AND COOKING FIRES



Gas and electric barbecues where the flame is encapsulated by the appliance

- ✓ Can be used all year round



Solid Fuel Cooking and Outdoor Fires

Barbecues, Pizza Ovens, Smokers, Fire Pits, Chimineas and Braziers

Solid fuel refers to the product used to produce heat or flame and includes wood, coals, synthetic char, pallets, heat beads etc.

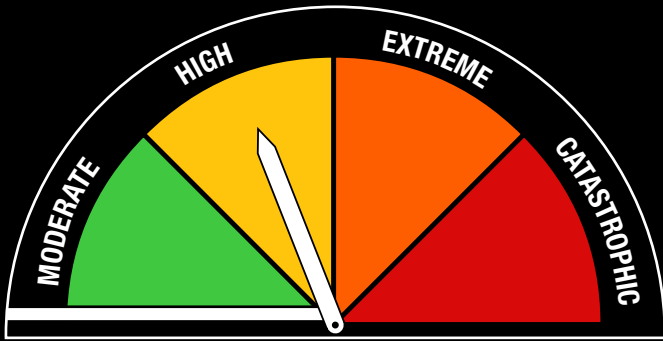
- ✓ Can only be used during the unrestricted and restricted burning times – 1 April to 30 November
- ✓ Are permitted on all sizes of land
- ✗ Cannot be used during the prohibited burning time – 1 December to 31 March
- ✗ Cannot be used when the Fire Danger Rating is High or above
- ✗ Cannot be used if there is a Total Fire Ban or Harvest and Vehicle Movement Ban declared

At all times you should have a five (5) metre clearance around your cooking equipment, fire pits, chimineas and braziers of inflammable matter with a water source nearby. Precautions should be taken to avoid nuisance smoke.



For further information on burning or to apply for a permit to burn please visit my.armadale.wa.gov.au/service/bushfire-and-emergency/burning-restrictions-and-hazard-reduction-burns





MODERATE
Plan and prepare

HIGH
Be ready to act

EXTREME
Act now to protect life and property

CATASTROPHIC
For your survival leave bushfire risk areas

The City of Armadale falls within two fire weather districts, being Swan Inland South (area east of Albany Highway and South Western Highway) and Swan Coastal South (area west of Albany Highway and South Western Highway). You can find the daily fire danger ratings for your property and more details about the fire danger ratings by visiting www.emergency.wa.gov.au



TOTAL FIRE BANS

The Department of Fire and Emergency Services declare a Total Fire Ban on days when fires are most likely to threaten lives and property. This is because of predicted extreme fire weather or when there are already widespread fires and firefighting resources are stretched.

On a Total Fire Ban day, it is illegal to light an open-air fire or conduct any activity that could start a fire. Businesses, public authorities or industries may be given an exemption for activities not prescribed in the Regulations, as long as conditions are met to ensure the activity does not start a fire.



HARVEST AND VEHICLE MOVEMENT BAN

The City of Armadale will issue a Harvest and Vehicle Movement Ban (HVMB) to restrict engine, vehicle, plant, equipment, and machinery use near flammable material, dry grass, stubble or bush. This reduces the risk of bushfires during fire weather conditions.

Whilst Total Fire Bans are declared for the entire day, HVMB's are usually only in force during the hottest part of the day and the City can extend or cancel the ban if weather conditions change.

To find out more about Total Fire Bans and Harvest Vehicle Movement Bans or to apply for an exemption, scan the QR code or visit:

www.dfes.wa.gov.au/hazard-information/bushfire/total-fire-ban





UNDERSTAND EMERGENCY BUSHFIRE ALERTS AND WARNINGS

The Australian Warning System is an easy-to-understand warning system that will help you stay safe during a bushfire no matter where in Australia you are. Knowing the warning levels, colours and icons will help you make important decisions to help you stay safe.

The warning level icons and colours change to reflect the increasing risk to life or property, and the action you need to take to keep yourself and your loved ones safe.



ADVICE

A fire has started but there is no immediate danger. Stay alert and watch for signs of a fire.

Be aware and keep up to date.



WATCH AND ACT

A fire is approaching and there is a possible threat to lives or homes. Put your plan into action. If your plan is to stay, check all your equipment is ready.

Only stay and defend if you are mentally and physically prepared.



EMERGENCY WARNING

An out of control fire is approaching fast and you need to take immediate action to survive. If you haven't prepared your home it is too late.

You must seek shelter or leave now if it is safe to do so.



FIREBREAKS - DID YOU KNOW?

To ensure fire appliances can safely access your property, internal firebreaks must be:

- 🔥 Three (3) metres wide and have at least a four (4) metre vertical clearance
- 🔥 Maintained as bare mineral earth totally clear of all inflammable matter
- 🔥 Constructed as close as practicable inside the property boundary but no more than ten (10) metres from the boundary, continuing around the entire perimeter of the property
- 🔥 Not lead to a dead end without provision for egress to a safe place or a cleared turn around area of 17.5 metre radius
- 🔥 Firebreaks must be installed by 30 November 2026 and kept maintained until 31 March 2027



Acceptable firebreak



Unacceptable firebreak

MAINTAIN YOUR PROPERTY

In the City of Armadale there are areas that are especially prone to bushfires, particularly near bushland and grasslands. Preparing your property with firebreaks and maintaining an asset protection zone helps reduce fuel loads that can burn intensely, while also limiting the spread and impact of fire. It is equally important to maintain clear access to your property to support firefighter safety and rapid response. Keep driveways, gates and access points unobstructed and remove overhanging branches so emergency crews can safely enter your property and move around safely when responding to a fire.

It is a shared responsibility to reduce bushfire risk and by maintaining your property not only do you protect your home but also help safeguard your neighbours and the wider community. The City's Firebreak and Hazard Reduction Notice outlines the minimum legal requirements for all property owners each fire season.

Asset Protection Zones

An Asset Protection Zone (APZ) extends twenty (20) metres from the external walls of buildings and is required to be a cleared buffer that reduces fire risk. A well maintained APZ can minimise the likelihood and impact of direct flame contact, radiant heat, and ember attack on buildings in the event of a bushfire. Regular maintenance keeps them effective throughout the fire season.

Clearing of Remnant Native Vegetation – Rural Living & Special Rural Zone

In accordance with the City of Armadale Town Planning Scheme No.4, a separate Development Approval to clear native vegetation on properties zoned Rural Living or Special Rural may need to be obtained.

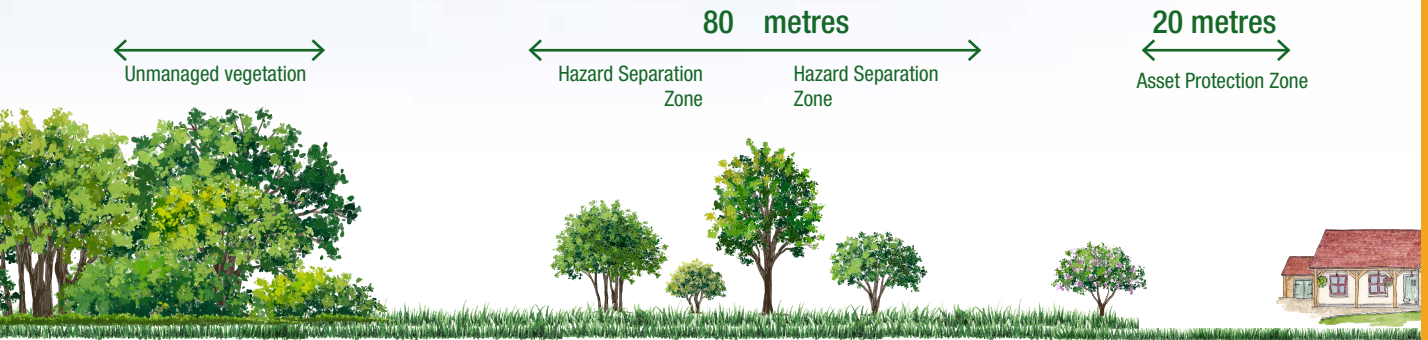
For more information scan the QR code or visit my.armadale.wa.gov.au/service/planning-and-building/planning/planning-information-sheets-forms-and-fees



Burn Smart

Undertaking a planned burn is a significant responsibility and involves a lot of preparation. In the wrong conditions, planned burns can escape and become a bushfire. The Department of Fire and Emergency Services has developed Burn SMART resources targeted at small landholders with a property of two hectares or less.

For valuable tips and resources the QR code or visit www.dfes.wa.gov.au/hazard-information/bushfire/planned-burning



PREPARE A BUSHFIRE PLAN

Over 90% of Western Australia is bushfire prone and bushfire can start at any time. Whether you live in a regional area, the suburbs or the inner city, everyone needs to be prepared.

Creating a bushfire plan can take just 15 minutes and is the best way to keep you and your household safe.

Stay prepared, visit emergency.wa.gov.au





To all owners/occupiers of land within the City of Armadale.

Your property must comply with the requirements of this Firebreak and Hazard Reduction Notice by 1 December 2026 and be maintained through to 31 March 2027.



BUSH FIRES ACT 1954

Notice is hereby given that pursuant to Section 33(1) of the *Bush Fires Act 1954*, all owners and/ or occupiers of land within the City of Armadale are required to carry out fire prevention works in accordance with the requisitions of this Notice, to prevent the outbreak, spread or extension of a bush fire, on or before the 30th day of November 2026, or within fourteen days of becoming the owner or occupier of land should this be after the 30th day of November 2026, and maintain the required fire prevention works up to and including the 31st day of March 2027.

DEFINITIONS

Authorised Officer means an employee of the City of Armadale appointed as a Bush Fire Control Officer.

Bushfire Management Plan (BMP) means a plan that has been developed in accordance with *State Planning Policy 3.7*, and approved by the City of Armadale to reduce and mitigate fire hazards within a particular subdivision, lot or other area of land anywhere in the district.

Driveway means a point of access to a Habitable Building accessible for both conventional two wheel drive vehicles and firefighting appliances that is totally clear of Inflammable Matter and other objects or things.

Firebreak means an area of land constructed to a Trafficable surface

and maintained totally clear of all Inflammable Matter leaving bare mineral earth, and includes the pruning and removal of any living or dead trees, scrub or any other material encroaching into the Vertical Axis of the firebreak area. Such firebreaks may be constructed by one or more of the following methods: ploughing, cultivating, scarifying, raking, burning, chemical spraying or other method as approved by an Authorised Officer. Reticulated and maintained green lawn may be accepted in lieu of a Firebreak.

Fire Management Plan has the same meaning as Bushfire Management Plan.

Flammable Material means any substance, material, vegetation or object, whether living or dead, that is capable of ignition and combustion and may contribute to the outbreak, spread or intensity of a fire, including grasses, weeds, understorey vegetation, leaf litter and fallen debris, but excluding:

- (a) shrubs and trees where these are maintained clear of Flammable Material beneath; and
- (b) maintained and irrigated lawns, gardens and vegetation under active cultivation to the satisfaction of an Authorised Officer.

Fuel Depot / Fuel Storage Area means an area of land, building or structure where fuel (i.e. petrol, diesel, kerosene, or any other hydrocarbon liquid) is kept, excepting where the quantities of fuel being stored are considered “minor storage quantities” under Table 2.1 of *Australian Standard AS1940* The storage and handling of flammable and combustible liquids.

Habitable Building means a dwelling, workplace, place of gathering or assembly and includes a building used for storage or display of goods or produce for sale by wholesale in accordance with classes 1 — 9 of the *Building Code of Australia*.

Haystack means any collection of hay including fodder rolls placed or stacked that exceeds 100m³ in size (e.g. five (5) metres x five (5) metres x four (4) metres), whether in a shed, other structure or in the open air.

Inflammable Matter means any tree, bush, plant, leaf litter, grass, mineral, vegetable, substance, object, thing or material or any other thing deemed by an Authorised Officer to be capable of combustion that may, or is likely to, catch fire and burn.

Trafficable means to be able to travel from one point to another in a four-wheel drive fire appliance on a clear surface, unhindered without any obstruction that may endanger such fire appliances. A Firebreak is not to terminate, or lead to a dead end without provision for egress to a safe place or a cleared turn around area of 17.5 metre radius.

Vertical Axis means a continuous vertical uninterrupted line at a right angle to the horizontal line of the Firebreak.

BUSHFIRE PREVENTION REQUIREMENTS

1. All Land greater than 5,000m²

- a. A three (3) metre wide Firebreak with a four (4) metre high Vertical Axis shall be constructed and maintained as close as practicable inside the property boundary but no more than ten (10) metres from the boundary around the entire perimeter of the property; and
- b. A three (3) metre wide Firebreak with a four (4) metre high Vertical Axis shall be constructed and maintained immediately surrounding all outbuildings, sheds, Haystacks and groups of buildings situated on the land; and
- c. A three (3) metre wide Driveway with a four (4) metre high Vertical Axis shall be installed and maintained; and
- d. Gutters, roofs and walls of all Habitable Buildings are to be maintained free of Inflammable Matter.

2. All Land 5,000m² or less

- a. All Flammable Material on the entire property (noting that this does not include living trees, shrubs, plants and reticulated lawns under cultivation) shall be reduced and maintained to a height of less than five (5) centimetres; and,
- b. A three (3) metre wide Driveway with a four (4) metre Vertical Axis shall be installed and maintained; and
- c. Gutters, roofs and walls of all Habitable Buildings are to be maintained free of Inflammable Matter.

3. Fuel Depot/Fuel Storage Areas

- a. All Inflammable Matter within the Fuel Depot / Fuel Storage Area shall be cleared leaving bare mineral earth; and
- b. A three (3) metre wide Firebreak with a four (4) metre Vertical Axis shall be installed and maintained immediately surrounding the Fuel Depot / Fuel Storage Area.

4. Hazard Reduction

The requirements of this Notice are considered to be the minimum requirement for fire prevention work, not only to protect individual properties but the district in general.

A separate Special Works Notice may be issued to individual landowners pursuant to Section 33 of the Bush Fires Act 1954 to carry out further hazard reduction works with respect to anything upon the land, where in the opinion of an Authorised Officer, it is likely to be conducive to the outbreak and/or the extension of a bushfire.

5. Application to Vary Firebreak and Hazard Reduction Notice Requirements

If you consider, for any reason, that it is impractical to meet the requirements of this Notice, you may apply in writing to the City of Armadale, or its duly Authorised Officers, **no later than the 1st day of October 2026**, requesting authorisation to employ other methods

of fire prevention. If permission is not granted by the City you must comply with the requirements of this Notice.

In some instances naturally occurring features such as rocky outcrops, natural watercourses or landscaping such as reticulated gardens, lawns or driveways may be an acceptable substitute for a Firebreak.

If approved the requirements of all approved variations to the Firebreak and Hazard Reduction Notice shall be established on or before the 30th day of November 2026 (or within 14 days of you becoming the owner or occupier should this occur after that date) and be maintained up to and including the 31st day of March 2027.

Note: No Firebreak exemptions will be given. Please apply for a Variation if an alternative location for Firebreak installation is required.

6. Bushfire Management Plans

Where an approved Bushfire Management Plan (BMP), exists for an individual or group of properties as part of a development or subdivision approval,

the owners and/or occupiers of those properties shall comply with the requirements and responsibilities of that BMP in its entirety. Some BMPs may also require compliance with this Notice.

If you require a copy of your BMP please contact the City's Customer Service Team on (08) 9394 5000.

7. Asset Protection Zone (APZ) Assessments

Where an approved Asset Protection Zone (APZ) has been developed in accordance with Australian Standard 3959 as part of a development application, compliance with the requisitions of the APZ assessment is required in addition to the requirements contained within this Notice.

8. Penalties

Failure or neglect to comply with the requisitions of this Notice is an offence and can result in a penalty of up to \$5000.

Furthermore, Authorised Officers, servants, workmen, contractors, vehicles, machinery and appliances (as the officers deem fit) may enter upon the land and carry out the requisitions of this Notice that are not complied with by the time specified in the Notice, and the amount of any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land

By order of the City of Armadale

Chief Executive Officer
Joanne Abbiss



Dial 000 to report all fires and life-threatening emergencies

Department of Fire and Emergency Services (DFES)

Emergency information line	13 3337 (13 DFES)
Alerts and Warnings	13 3337 (13 DFES)
Total Fire Ban information	1800 709 355

City of Armadale

Permit to burn, firebreak requirements, variations and inspections	9394 5000
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Register your burn prior to lighting

DFES	9395 9209
City of Armadale	9394 5900

State Emergency Service	13 25 00
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Western Power Emergencies	13 13 51
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Emergency WA

For the latest on emergency warnings, incident updates and fire danger ratings visit **www.emergency.wa.gov.au**

