

Information Sheet

Fire Hazard Reduction Notice Variations



What is a Variation?

A variation is an approved document requesting to vary one or more requirements outlined in the current Fire Hazard Reduction Notice (the Notice) if it is considered impractical to carry out. A variation must also outline alternative measures that the property owner must undertake in lieu of those requirements being varied.

NOTE: A variation is not an exemption and you must outline alternative mitigation methods you plan to undertake.

Who Approves the Variation?

The City of Kalamunda (the City) is responsible for the review and approval of the application. Prior to approval, the City may specify additional conditions for the applicant to follow. The City may not automatically approve a variation based on the application submitted.

Variation for Grazing

Grazing variations are approved annually and must be submitted to Council by 1 October of each year.

- » A grazing variation is approval to maintain fodder above 50mm up to 1 December for the purpose of feeding livestock.
- » Should grasses not be reduced by 1 December you are required to slash or mow the area and maintain to a height of no more than 50 mm.
- » After 1 December, the land must be reduced to a maximum height of no greater than 50mm.

Variation for Other Reasons

Applicants must outline alternative fire prevention methods to be carried out in lieu of what is required to be varied from the notice. The notice may change annually and therefore Landowners or occupiers will need to review their variation to ensure they still comply to the annual notice. If approved, a variation may remain in place for life unless;

- The property is sold or
- Transferred to a new owner or
- Notable change occurs on that land that would make the variation invalid or
- If the City determines a variation is no longer required

NOTE: The City reserves the right to revoke or cancel a variation approval at any time.

New landowners who purchase property that may have had a variation previously should contact the City to resubmit an application for a new variation.

How Do I Know if I Need to Apply for a Variation?

If a landowner considers it impractical to implement any of the Notice requirements on their property, a variation may be applied for and submitted to the City for review.

Reasons for a Variation Application

- » If you believe it is impractical/impossible to install a bare mineral earth fire break along the internal boundary of your property.
- » If you wish to install a fire break free of all flammable and combustible material in an alternative location on the property.
- » The terrain makes it impossible to install a fire break free of all flammable and combustible material, for example, the topography is too steep, there is a natural waterway/creek running through the property or rocky outcrops that impedes the route to be taken.
- » Environmental concerns (declared rare flora/fauna or other) prevent completion to the full Notice requirements.
- » If you have stock/animals that graze on the property. The approved variation will only be valid up to 1 December for grazing.

Reasons the Application May Not Be Approved

- » There are dead-end fire breaks without sufficient turn around bays and signage.
- » The application document is not filled out in its entirety.
- » The applicant has the ability to achieve the requirements of the current Notice as deemed by the City.
- » No attempt of alternative works has been provided in the application.
- » It may cause dust or erosion.

When Should I Submit My Variation Application?

The application must be submitted and received no later than 1 October and is valid for the time of ownership of the property unless for grazing. Grazing must be applied for each year.

NOTE: An administration fee of \$150 applies to applications received after 1 October of that year.

How Do I Apply for a Variation?

OPTION 1

- » Visit www.kalamunda.wa.gov.au/our-city/fire/variations and download the variation application form.
- » Complete all sections on the form and email to enquiries@kalamunda.wa.gov.au OR hand in at the Administration front counter.

OPTION 2

- » Collect the variation application form from the front counter at the City of Kalamunda Administration Building, located at 2 Railway Road, Kalamunda.
 - » Take home and complete all sections on the form and email to enquiries@kalamunda.wa.gov.au OR hand in at the Administration front counter.
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When Completing Your Variation Application Please Ensure:

- » All your contact details are provided.
- » The address for where the variation will apply is clearly stated.
- » A detailed reason for the variation request is provided.
- » Alternative measures you plan to undertake in lieu of requirements under the Notice is clearly detailed including a clear aerial image of the property and its boundaries, to indicate the alternative measures you plan to undertake.
- » If completing the application online, you are using the latest version of Chrome, Safari or Edge. Internet Explorer is no longer supported on the City's website.



If you require further information or have any questions you can contact the City of Kalamunda Community Bushfire Preparedness team on 9257 9999 or by emailing enquiries@kalamunda.wa.gov.au.

kalamunda.wa.gov.au

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