



FIRE MANAGEMENT NOTICE 2026/27

FIRST AND FINAL NOTICE IS HEREBY SERVED TO OWNERS AND OCCUPIERS OF LAND IN THE CITY OF ALBANY

This notice constitutes the City of Albany Fire Management Notice pursuant to Section 33 of the *Bush Fires Act 1954*.

You are required to prepare and maintain your property for the fire season. This Notice specifies the actions you must take on the land that you own and/or occupy, and with respect to any matter which is on the land that you own and/or occupy.

All fire mitigation measures must be in place by and maintained for the following periods:

North East Sector	3 October 2026 to 30 April 2027
South West Sector	1 December 2026 to 14 May 2027

City of Albany officers are authorised to enter and remain upon private property, without notice to the owner, to inspect and confirm compliance with this Notice. If you fail to comply with the requirements contained within this Notice, penalties under the *Bush Fires Act 1954* may apply.

The owner or occupier of land who has received notice under Section 33(1) of the *Bush Fires Act 1954* and who fails or neglects in any respect duly to comply with the requirements of the Notice is guilty of an offence and liable to a fine of \$5000.

ALL LAND WITH TOTAL AREA LESS THAN 1.000M² (0.1HA)

The owner or occupier must reduce any fire hazard on their land by:

- Slashing, mowing or trimming all *flammable** matter on the entire property (noting this does not include living trees, shrubs, plants and reticulated lawns under cultivation) to a height of no greater than 50mm.
- Remove dead shrubs, plants, and vegetation cuttings/swath across the entire property

ALL LAND WITH TOTAL AREA GREATER THAN 1.000M² (0.1HA) AND LESS THAN 4.000M² (0.4HA)

The owner or occupier must reduce any fire hazard on their land by:

- Reducing and maintaining *fine fuel load** over the whole land to a height no greater than 50mm
- Where the property has scrub or remnant native bushland, reduce *scrub fuels** to no greater than 11 tonnes per hectare.
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

ALL LAND WITH AN AREA 4.000M² (0.4HA) TO 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks**
- Maintaining *fine fuel load* over all grasslands to an average of eight (8) tonnes per hectare
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

*SEE DEFINITIONS

NON-AGRICULTURAL NON-CROPPING NON-STOCK LAND OVER 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks**
- Maintaining *fine fuel load* over all grassland to an average of eight (8) tonnes per hectare
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

AGRICULTURAL CROPPING AND/OR STOCK GRAZING LAND OVER 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks** are not compulsory but are recommended
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**
- Cropping paddocks must be broken into compartments not exceeding 250 hectares in area, each separated by internal trafficable breaks.

PLANTATION LOTS / TREE FARMS

Owners and lessees of plantation lots / tree farms must comply with the Department of Fire and Emergency Services (DFES) *Guidelines for Plantation Fire Protection (the guidelines)* in addition to this fire management notice. The guidelines are available from the DFES website: publications.dfes.wa.gov.au.

ADDITIONAL WORKS

The City may issue *Work Orders** pursuant to Section 33 of the *Bush Fires Act 1954*, to individual landowners or occupiers should additional works be necessary for a potential fire hazard that may exist on a property. These can be issued at any time during the year. A failure to comply with a *Work Order* is a failure to comply with this notice.

*SEE DEFINITIONS

Definitions

Authorised Officer - means a person appointed by the City as a Bush Fire Control Officer pursuant to the powers conferred in section 38 of the Bush Fires Act 1954.

Building Protection Zone - is a defensible space immediately adjacent to a building no less than three metres wide, clear of *flammable* materials and objects.

Combustible objects, garden supplies such as mulches should be avoided within 10 metres of the building and vegetation kept to a minimum and kept in a low fuel state. Tree crowns or branches must not overhang the building and a minimum clearance of 2 metres is required between tree branches and buildings.

From 10 metres to 20 metres of the building, land must be parkland cleared and in low fuel state. The *building protection zone* may reduce the likelihood and impact that direct flame contact, radiant heat or ember attack may have on buildings in the event of a bushfire.

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Fine Fuel Loads - are grasses, and other dead combustible vegetation matter up to 6mm in diameter. It does not include processed mulch below an average depth of 50mm.

A fuel load depth of 125mm (fine fuels) to the mineral earth is indicative of approximately 8 tonnes per hectare.

Flammable - means accumulated fuel such as dry grass, leaf litter, twigs, branches, trash, bush, dead trees, firewood, stored fuels and scrub that can be easily ignited or is likely to catch fire and burn. It includes any other thing deemed by an Authorised Officer to be likely to catch fire but excludes living standing trees, growing bushes and plants in gardens and/or lawn areas under cultivation.

Hazard Specific Fire Breaks - are a 3 metre low fuel area around flammable hazards with vegetation maintained

Definitions

below 50mm with no overhanging tree canopy. Hazards include, but are not limited to, haystacks, non-dwelling sheds, green electricity power domes, electricity power poles, stand-alone power systems, remnant native bushland and fuel storage areas.

The more fuel load, the higher the flame height and increased fire intensity.

Perimeter Fire Breaks - are a continuous (no dead ends) *trafficable* access track that has standard dimensions of 3 metres wide with 4 metres vertical clearance, located within 20 metres of the property boundary. It can be created by ploughing, cultivating, scarifying, burning or otherwise clearing including slashing and maintaining vegetation length below 50mm.

Scrub Fuel - means the accumulation of near-surface (measured from sole of foot) and elevated combustible material within a scrub or remnant bushland area. This includes dead or fallen organic matter such as leaves, bark, twigs less than 6 mm in diameter, dead branches, and woody debris but does not include standing living vegetation.

For compliance assessment purposes the fuel load indicator is a continuous scrub fuel load height of 0.2 metres. A scrub fuel load depth of 0.2 metres is indicative of approximately 11 tonnes per hectare.

Trafficable - means the capacity to allow a firefighting truck or other firefighting vehicle to safely navigate the interior perimeter of the property without impediment.

Work Order - means a property specific notice served on an owner or occupier pursuant to Section 33 of the Bush Fires Act 1954 to act as and when specified in the notice with respect to anything which is upon the land, and which in the opinion of the local government or its duly authorised officer, is or is likely to be conducive to the outbreak of a bushfire or the spread or extension of a bushfire.

INFORMATION SUBSIDIARY TO THE
FIRE MANAGEMENT NOTICE

Variation to the requirements of the Fire Management
Notice:

If you cannot meet these fire management notice requirements, you must apply for a variation.

Applications for variations must be submitted to the City of Albany by 1 November 2026.

Note: A variation is not an exemption but an application to employ other methods of fire hazard reduction to your property. If your application is not approved in writing, you must comply with all requirements outlined in this notice.

Please contact the City of Albany on 6820 3000 or visit the City’s website www.albany.wa.gov.au.

City Approved Treatment Plans:

All properties and/or land subject to an approved Bushfire Management Plan (BMP) or an approved Bushfire Attack Level assessment (BAL), because of subdivision, development application or City approved treatment plan, must comply with the listed requirements and conditions in their entirety. Compliance with additional plans does not constitute compliance with this notice.

The City will only accept a BMP or BAL completed by an accredited Bush Fire Planning and Design Practitioner. A BMP can encompass single or multiple properties. All properties covered by a BMP or BAL must comply with all conditions of the BMP or BAL. Property owners and/ or occupiers must still comply with all requirements in this notice and with ALL additional requirements outlined within the BMP, BAL or treatment plan.

To check your property zone and subdivision mitigation requirements please contact City of Albany Planning Services on 6820 3000 or email compliance@albany.wa.gov.au.

USEFUL INFORMATION

A guide to preparing property in bushfire prone areas can be obtained from the Department of Fire and Emergency Services and accessed at <https://publications.dfes.wa.gov.au/>.

Owners and Occupiers of land are strongly encouraged to reduce their fire risk all times of the year by maintaining their property in accordance with this Fire Management Notice.

SIGNIFICANT DATES

NORTH EAST SECTOR FIRE SEASON

3 October 2026 – 14 November 2026	Restricted Burning permits required
15 November 2026 – 15 February 2027	BURNING PROHIBITED
16 February 2027 – 30 April 2027	Restricted Burning permits required

SOUTH WEST SECTOR FIRE SEASON

1 November 2026 – 14 December 2026	Restricted Burning permits required
15 December 2026 – 14 March 2027	BURNING PROHIBITED
15 March 2027 – 14 May 2027	Restricted Burning permits required

These dates are subject to change. Any changes will be published in local newspapers and on the City of Albany website at www.albany.wa.gov.au.

Bush Fire Brigade Boundaries

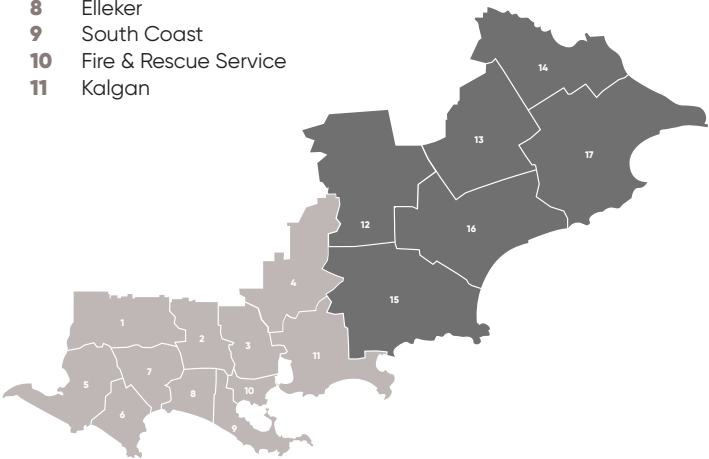
Please refer to the City of Albany website for volunteer Brigade contacts:
www.albany.wa.gov.au/volunteer-bushfire-brigades

South West

- 1 Redmond
- 2 Highway
- 3 King River
- 4 Napier
- 5 Youngs Siding
- 6 Bornholm
- 7 Torbay
- 8 Elleker
- 9 South Coast
- 10 Fire & Rescue Service
- 11 Kalgan

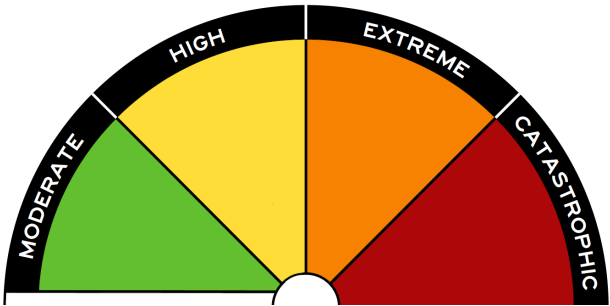
North East

- 12 South Stirling
- 13 Kojaneerup
- 14 Gnowellen
- 15 Manypeaks
- 16 Green Range
- 17 Wellstead



Fire Danger Rating

Fire Danger Ratings (FDRs) tell you how dangerous a fire would be if one started. The higher the FDR, the more severe the bushfire will be. They are based on weather conditions forecast by the Bureau of Meteorology.



Fire Danger Rating	Fire Behaviour	Action Required
Moderate Plan and prepare	Most fires can be controlled	Stay up to date and be alert for fires in your area
High Be ready to act	Fires can be dangerous	Decide what you will do if a fire starts Leave bushfire risk areas if necessary
Extreme Take action now to protect your life and property	Fires will spread quickly and be extremely dangerous	Put your bushfire plan into action If you and your property are not prepared to the highest level, plan to leave early
Catastrophic For your survival, leave bushfire risk areas	These are the most dangerous conditions for a fire Homes cannot withstand fires in these conditions and if a fire starts and takes hold, lives are likely to be lost	Stay safe by going to a safer location early in the morning or the night before

DISCLAIMER:

Environmental Conditions

The requirement to clear a fire break under this notice exempts an owner or occupier from needing a permit to clear native vegetation under the Environmental Protection Act 1986, however, it does not authorise an owner or occupier to carry out excessive clearing. Clearing or removal of native vegetation beyond the requirements of this notice will require permission from other State Legislative Authorities.

Any land subject to environmental value such as, but not limited to, Threatened Ecological Communities (TEC), Aboriginal sites as defined in the Aboriginal Heritage Act, Bush Forever Sites, Conservation covenant, Riparian vegetation or Declared Flora and Fauna should seek further information about what activities can or cannot be done prior to carrying out the requirements under this notice.

Owners and/or Occupiers must contact the relevant State Government agencies which include but are not limited to: *Department of Primary Industries and Regional Development, Department of Biodiversity, Conservation and Attractions, Department of Planning, Lands and Heritage, and Department of Water and Environmental Regulation.*

Failure to comply with this Notice

Failure or neglect to comply with this notice is an offence and can result in a penalty of up to \$5,000.

City of Albany officers, servants, workers or contractors engaged by the City of Albany and any vehicles, appliances and machinery are authorised to enter and remain upon private property, without notice to the owner, to carry out the requirements of this notice that are not complied with by the date specified in this notice and any expenses, included court related costs, may be recovered from the owner and/or occupier of the property.

The City may vary a requirement or condition of this Notice at its discretion.

Any 'variation to requirements' approval you hold may be declared void at any time by the City.

This notice is issued and authorised by:

Andrew Sharpe
Chief Executive Officer



PHONE: 08 6820 3000

EMAIL: STAFF@ALBANY.WA.GOV.AU

ADDRESS: 102 NORTH RD, YAKAMIA, ALBANY WA, 6331

WEBSITE: ALBANY.WA.GOV.AU