

# Fire Prevention and Firebreak Requirements

Property owners and/or occupiers of all land within the City of Bayswater are required to install and maintain firebreaks in accordance with the *Bush Fires Act 1954*.

## Firebreaks are a legal requirement

Firebreaks must be cleared and maintained between 1 November and 31 March every year.

## Property inspections

During the period between 1 November and 31 March each year, the City's Community Rangers conduct inspections of all land within the district to ensure properties are fire-safe and to protect the greater community from the risk of an outbreak of fire. Residents are also encouraged to report incidents of possible fire hazards on neighbouring properties.

## Failure to comply

Failing to comply with these requirements may incur a fine of up to \$5,000. In addition to this fine, the City may undertake the necessary land clearance work on private land and recover costs and expenses from the owner/occupier.

## Burning-off restrictions

Burning-off within the City of Bayswater is prohibited under the provisions of the City's Local Laws. Clearance of bushland and the disposal of waste should be carried out by methods other than burning.



# ***Bush Fires Act 1954***

## **Firebreak Notice**

Notice to all landowners and/or occupiers of land in the City of Bayswater.

Pursuant to Section 33 of the *Bush Fires Act 1954*, you are hereby advised that, on or before 1 November 2025 or within fourteen (14) days of the date of becoming an owner or occupier up to and including 31 March 2026, you must ensure compliance with the following firebreak conditions:

All land that is 2,000 square metres or less in area:

- Remove inflammable matter from the whole of the land, except living trees and shrubs; plants under cultivation and lawn, by means of ploughing, cultivating or slashing to a height of no more than 50mm (5cm).

All land that is greater than 2,000 square metres:

- Install firebreaks of a minimum width and height of 3 metres inside all external boundaries of the land;
- Install firebreaks of a minimum width of 3 metres and height of 3 metres surrounding all buildings situated on the land; and any place where inflammable liquids and gas products are kept.

If for any reason an owner and/or occupier consider it impractical to clear firebreaks or comply with other fire protection measures in accordance with this Notice, the owner and/or occupier may apply in writing to the City not later than 31 October 2025. If permission is not granted in writing by the City, or its authorised officer, the owner and/or occupier must comply with the requirements of this notice. Any variation granted shall be for a single Firebreak Period only.

Where an owner and/or occupier of land fails or neglects to comply with any requirement of this Notice, the City may undertake the work and recover the costs and expenses from the owner and/or occupier pursuant to the Act, in addition to any penalty which might be imposed. A penalty of up to \$5,000 applies.

Burning off within the City of Bayswater is prohibited. All clearing and disposal of waste should be carried out by methods other than burning.

**Jeremy Edwards**  
**Chief Executive Officer**

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**For further information on fire prevention and requirements, visit [bayswater.wa.gov.au](https://bayswater.wa.gov.au) or contact Community Safety on **1300 360 333** or email [mail@bayswater.wa.gov.au](mailto:mail@bayswater.wa.gov.au)**