

BANJUP RESIDENTS GROUP

General Meeting

18 May 2014

Your committee

Office Bearers:

President: Jemma Van Dongen

Vice President: Colin Bramwell

Treasurer: Caroline Rimmer

Secretary: Ian Thurston

Committee:

Coco Franklin

Brian Morton

Neil Raine

Sebastian Scata

Steve Thornton

Guests today include:

- Deputy Mayor Carol Reeve-Fowkes
- Cllr Yaz Mubarakai
- Rob Avard, Cockburn Manager
Community Services
- Terry Wegwermer, Cockburn CBFCO

Apologies

- **Members**

- Ron Arnold
- Kevin and Julie Bowles
- Maureen Frankham
- Dymathy Hollands
- Steve Thornton

- **Non-Members**

- Joe Francis MLA
- Mayor Logan Howlett
- Cllr Steve Portelli

Agenda

1	Welcome	3:00	7	Banjup Fire and Minister's Response	3:33
2	Formalities		8	Banjup Fire and Cockburn's Response	3:35
2.1	Last minutes		9	New Fire Regulations	4:12
2.2	Treasurer's Report		9.1	Fire Permit	
3	Banjup Development	3:08	9.2	Fire Control Order	
3.1	Water Mound Review		9.3	Petition	4:44
3.2	Footpaths		10	Town Planning Scheme Amendment	4:50
4	Rate Increases	3:13	11	Any Other Business	4:59
5	DFES Revised Legislation	3:14	12	Next Meeting	5:00
6	Emergency Service Levy	3:26			

3:05

Treasurer's Report

Caroline Rimmer

Financial Position – 17 May 2014

Funds as at 22/2/14(from AGM Report)	2,648.56
Income	
Membership	650.00
Interest	2.38
Hall hire reimbursement	78.00
Expenses	
Food	(42.09)
Signage	(44.91)
Transaction Fees	(0.25)
Funds at 17/5/2014	<u>3,291.69</u>
Made Up of:	
Cash	
Account balances	
A/C 16-4667 at 17/05/14	3,291.69
Balance	<u>3,291.69</u>

Acceptance of Financial Position

- Motion:
 - The BRG accepts the Financial Position as reported
- Vote

Banjup Development

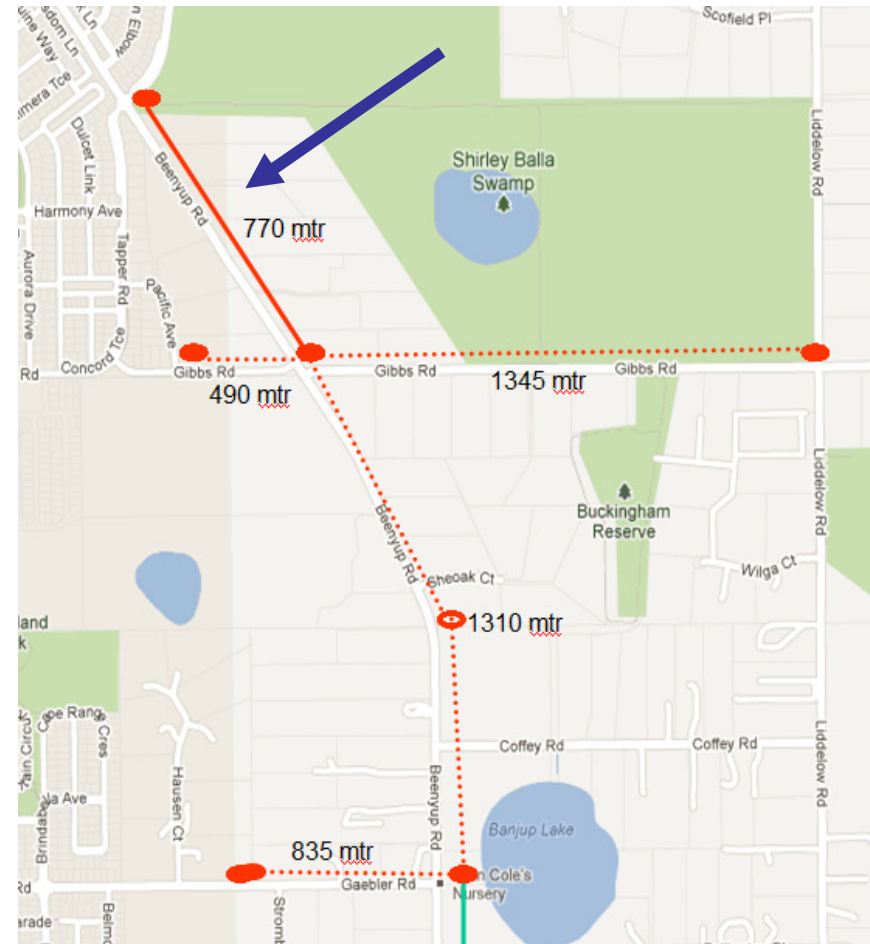
Jemma Van Dongen

Water Mound Review still grinding on

- Still in the works
- Timeline 'uncertain'

Footpath will be built by July and use all \$300k budget

- Along Beenyup
 - Tapper to Gibbs
 - 770 metres
 - 1.5 metres wide
 - \$390 per metre!
 - Most paths less than \$90!
 - We have asked why so much



What shall we resolve?

- Motion:
 - The BRG requests the City of Cockburn to spend the \$300,000 budget on at least 3km of footpaths
- Vote

Fire Order and Fire Permit Petition

Cockburn's new Fire Order and Fire Permit

- Many residents written opposing Cockburn's proposal
- Later in meeting will discuss Fire Order and Fire Permit
 - May decide to present petition to council
- If you leave early, then sign petition by the door

Cockburn's Rates and Charges for 2014 - 15

Ian Thurston

Everything is going up

	<u>Up</u>
Rates	4%
Rubbish	3.9%
Co-Safe	8.3%
Swimming pool	18%

You will pay \$1 to \$1.35 extra a week

New Valuation	Rates up	Rubbish up	Co-Safe up	Total up
\$22,000	37	16	5	\$58
\$26,000	43	16	5	\$64
\$30,000	49	16	5	\$70

Swimming pool \$5.40 extra

DFES Revised Fire Legislation

Ian Thurston

DFES is seeking public comment on revised fire legislation

- Consultation Process
 - Started October 2012
 - Dozens of meetings subsequently
 - Local governments, fire brigades, SES etc
 - Cockburn - 19 March 2013
- Consolidate and update existing Acts
 - Bush Fires Act
 - Fire Brigades Act
 - Emergency Services Act
- Parliamentary approval by July 2015

Review has wide brief

- Emergency Services Levy
- Administrative Matters
- **Risk Mitigation**
- Volunteer Brigades
- Command and Control
- Urban Area Services
- Offences and Liabilities



BRG will comment on this

We can support much of DFES' proposals - 1

- Oblige local governments to mitigate risk on their land
 - *BRG Supports*
- Keep local government Bush Fire Advisory Committees
 - *BRG propose require property owner membership of Advisory Committees so as to ensure practicality of proposals*
- DFES direct private landowners to mitigate risk
 - *BRG Supports*
- Local government cannot alter a Fire Danger Period
 - *BRG Supports*

We can support much of DFES' proposals - 2

- Fire permits
 - Fire permits required only for 'high risk' burns
 - Block burns
 - Need only to comply with regulations for most burns
 - Pile burns / bonfires
 - Local governments focus on fire safety on private properties
 - *BRG Supports*
- Prescribed Burning is a distinct mitigation strategy
 - *BRG Supports*

We can support much of DFES' proposals - 3

- Creation and maintenance of Building Protection Zones
 - Local governments assess fuel loads and bushfire preparedness on private properties
 - No fire permits, so Rangers have more time
 - Regular inspections
 - Manage and reduce fuel loads for 20 metres around buildings

DFES describes a Building Protection Zone - 1



Information Note

November 2013 Version 4

What is a Building Protection Zone?

Key Points

- ⇒ Fuel loads influence bushfire intensity.
- ⇒ The lower the fire's intensity the less impact on the building.
- ⇒ Creating a minimum 20 metre reduced fuel load area (building protection zone) will increase the

Managing and reducing fuel loads for a minimum of 20 metres around a building will increase its likely survival from a bushfire.

Known as the Building Protection Zone (BPZ), the aim of this area is to ensure that there will be no direct flame contact on the building from a bushfire. By utilising fuel management options it will also be possible to reduce the potential radiant heat impact on the building.

If there is little or nothing to burn then the fire's impact will be reduced. This can be achieved by:

- ⇒ Maintaining a minimum 2-metre gap between trees and the building. Make sure that no trees overhang the house.
- ⇒ Shrubs should be planted at a distance of at least three times their height at maturity from buildings.

DFES describes a Building Protection Zone - 2

- 2 metre gap between trees and buildings
- Minimise dead matter around buildings
- Store firewood away from buildings
- Keep gutters clean

We can support much of DFES' proposals - 4

- Creation and maintenance of Building Protection Zones
- *Support BUT mandatory only around*
 - *Residence*
 - *Sheds where petrol and gas stored*
- *Do not support blanket 5 metre 'clearance zone' around all buildings*
 - *Neither does DFES*

What shall we resolve?

- Motion:
 - BRG gives qualified support to DFES' risk mitigation proposals
 - Committee to make submission accordingly

- Vote

DFES wants to double our Emergency Service Levy ^{3:26}

- DFES wants to move Banjup from ESL zone 3 to zone 1
- Will double cost to \$300 on your rates
- DFES Success will be dispatched first
 - But no reticulated water in Banjup for DFES appliances
- Volunteer Fire Brigade will be dispatched later
- Meanwhile, Banjup residents could die because of bureaucracy and politicking

DFES wants to double our Emergency Service ^{3:28}

Levy - continued

- Hard to see the benefits of DFES proposal
- Mr Avard, what is the City's position?

What shall we resolve?

- Motion:
 - BRG opposes change to ESL 1 until water is reticulated throughout Banjup
 - Committee to write to DFES and Minister accordingly
- Vote

Banjup Fire and Minister's Response

Ian Thurston

We asked Minister to support Banjup's needs

- Improve fire mitigation regime
 - Included in DFES review
- Provide feedback on how Banjup fire was managed
 - DFES conducting Post Incident Analysis
 - Will meet Superintendent at end May
 - Can members provide their comments to Ian?

Banjup Fire and Cockburn's Response

Colin Bramwell

We asked Cockburn for help in 8 areas

- Implement the recommendations of the inquiry into the 2011 Perth Hills Bush Fires
- Cockburn's response woolly
 - No schedule
 - No commitment
 - Exploring, Looking to, Reviewing, Trial

Have Banjup on the Bush Fire Reference Group - 1

- BRG applied to join on 30 October 2013
 - Practical understanding
 - Involvement engenders ownership
 - Previous experience of bush fire in Banjup
 - Even more now !!
 - Land uses changed from farming to semi-rural
 - Different circumstances
 - Better communication with residents

Have Banjup on the Bush Fire Reference Group - 2

- Membership vetoed by Volunteer Bush Fire Brigade
 - No ‘laymen’ on their Group
 - What do they know about practicalities of managing our land?
 - Do the firemen introduce new regulations?
 - Fire permits
 - Fire orders
 - No – it’s Cockburn council!
 - They don’t want us asking awkward questions!

Have Banjup on the Bush Fire Reference Group - 3

- Application denied by council in March 2014
 - Why did they allow veto?
 - Whom do they represent?
 - We asked Mayor and CEO why residents 'not fit' to be on Reference Group
 - (Quoting from Bush Fire Act)
 - No reply

Advise us how to restore woodland

- 2 page brochure sent to BRG
- Not sent to affected residents – why not?
- Impractical advice -
 - *“Where practical implement a rabbit control program or try to exclude rabbits from areas using temporary fencing.”*
 - *600 metres of temporary fencing !!*
 - *Maybe on Planet Zog but not in Banjup*

Extend the Biodiversity Grant Budget to Cover the Needs of those Impacted by the Fire

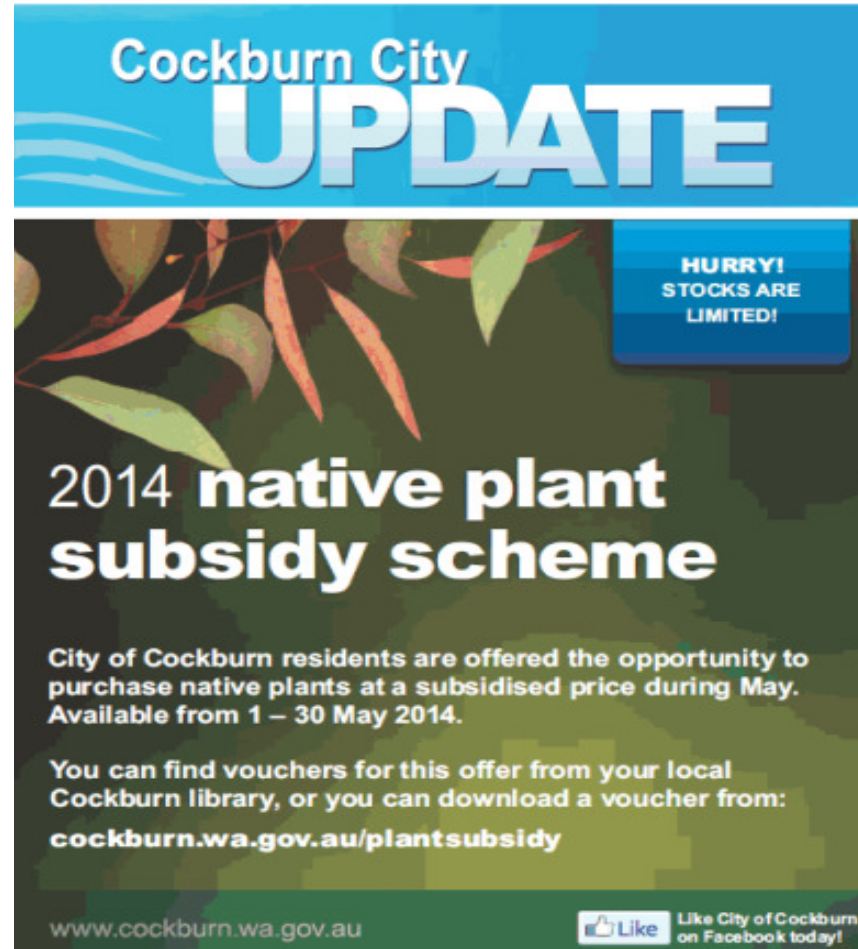
- No
- This year's grants already allocated
 - \$40,000 committed
 - Most to Banjup residents
- Try again from October 2014 for grant in 2015

Negotiate Bulk Rates for Veldt Grass Spraying

- No

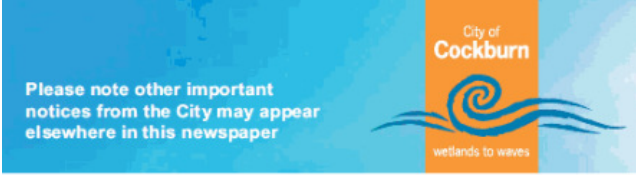
Negotiate Bulk Rates from Tubestock Nurseries

- No
- But subsidies for plants for everyone else in Cockburn
 - Why not mention to Banjup?
- Councillor sees no contradiction




Provide Counselling to Those Impacted by the Fire


- No
- But help for everyone else in Cockburn
 - Why not mention to Banjup?



Please note other important notices from the City may appear elsewhere in this newspaper



MENTAL HEALTH
and the Family Community Forum



Guest speaker: Glenn Mitchell
Former ABC sports broadcaster offers hope for families and sufferers alike

Panel of Mental Health Professionals
Providing information and answering questions

Mental Health Organisations
Providing information stalls, offering assistance and support

» Cockburn Youth Centre, 25 Wentworth Parade, Success
» Tuesday 20 May 2014, 6.30pm – 8.30pm
» Free tea, coffee and finger food
» **RSVP essential for catering purposes 9411 3444**

So, Banjup residents are helping themselves

- BRG has negotiated plants at wholesale for fire affected members
 - See Ian if you want to place an order
- Erika Antal organising a Planting Day
 - Welcome Erika please

Shall we co-opt Erika onto the Committee?

- Motion:
 - Erika be co-opted onto the BRG Committee

- Vote

Cockburn has done little to help Banjup recover from fire

- Biggest civil emergency in Cockburn's history
 - 400 hectares burned
 - 60 properties affected
 - Banjup, Atwell, Aubin Grove evacuated
- Council voted motion of thanks to firemen
 - Rightly so
- Not even a mention of support for Banjup families
 - Let alone anything tangible

Residents disappointed with Cockburn

- Lack of support for fire victims
- Lack of understanding of rural living
- Inappropriate and hostile comments from elected members

- City and Banjup need to resolve these very real concerns
- Propose meeting of BRG Committee with Mayor and CEO
 - Measured and constructive

What shall we resolve?

- Motion:
 - BRG urges Cockburn to recognise real concerns of Banjup residents
 - Committee to meet with City leaders to resolve concerns

- Vote

New Fire Regulations

Colin Bramwell
and
Ian Thurston

Cockburn's new regulations will apply for 2014-15 fire season only

4:12
Neil

- Public submissions sought on new regulations
 - Advertised in Gazette
 - Not delivered to Banjup !!
- Why not put notice in the Town Planning Scheme envelope of 22 April?
- New DFES legislation will apply from 2015
 - Cockburn known about this since 2012
 - Cockburn's regulations will apply for only 1 year
 - Why are they putting us through all this angst?

Fire Permit changed again !!

- Cockburn deleted its old local laws in July 2013
- Now must operate within Bush Fire Act
 - Cannot over rule the state's laws
 - Regulations state 3 persons at a fire “constantly”
 - Implies at least 4 people
 - In case of comfort breaks
 - Advise your neighbours 4 days before

How are residents going to manage their fuel loads?

- Difficult for husband and wife to get another adult for bonfire
 - Suppose rain prevents a burn
 - Will the third adult be available later?
- Almost impossible for a single person

Bush Fire Act of 1954 envisaged broad acre burns

- No 5 acre smallholdings then
- “Permit to Set Fire to the Bush” says it all
- 30 metre cleared area around fire
- Small scale burns not envisaged
- Farmers’ sledgehammers to crack city fringers’ nuts

Bush Fire Act allows bonfire of 'garden refuse' after 6:00 pm

- No permit needed
- 1 person only in attendance
- Cockburn wants to limit fire to 1 sq metre
 - Why?

4:24

Rob Avard will tell us the benefits of his proposed new fire permit

We suggest 2 alternatives to resolve the problem

- Revert to last year's arrangements

or

- Ask the Minister to change the Regulations
 - For burns less than 5 metres square, 2 persons in attendance

What shall we resolve?

- Motion:
 - BRG urges Cockburn to revert to its previous fire management regime
 - BRG urges Cockburn to ask the Minister to change the Regulations
 - Committee to make submission accordingly

- Vote

Fire Control Order changed again !!

- 5 metre clearance around all buildings
 - House
 - Sheds
 - Stables
- Last year's proposal did not include house
- Good sense in keeping clearance around house and fuel store
 - Why bother around stables and tool sheds, though?

Why is Cockburn far more demanding than DFES?

- DFES requires only:
 - 2 metre gap between trees and buildings
 - Minimise dead matter around buildings
 - Store firewood away from or inside buildings
 - Keep gutters clean
- What evidence does Cockburn have that DFES does not?

4:35

Rob Avard will tell us the benefits of his proposed new fire control order

Shall we all sign a petition asking Cockburn to amend its fire order and fire permits?

- Motion:
 - We, the undersigned residents of Banjup, reject the City of Cockburn's proposed Fire Control Order and Fire Permit as being impractical and unwarranted. We urge the City to revert to last year's fire management regime.

 - Committee to make a submission accordingly

- Vote

We can make Banjup safer ourselves with our own hazard reduction scheme

- Have a 50 metre burn across our properties every 3 years in this “patchwork”
- Average fuel load across whole property would be 3 years
 - Not the 17 years load of February’s fire

Year 7	^ 50 m v
House and outbuildings	^ 50 m v
Year 4	^ 50 m v
Year 1	^ 50 m v
< 80 metres >	

What shall we resolve?

- Motion:
 - Committee to recommend 3 year rolling hazard reduction scheme to Banjup residents and to City of Cockburn

**Bush Fire Prone Area
and
Cockburn's Town Planning Scheme**

Ian Thurston

Cockburn wants to change Town Planning Scheme

- 1100 letters sent to residents in Banjup, Jandakot, etc
 - 22 April posted
- Proposals to change existing buildings must include 'Bush Fire Attack Level Assessment'
 - House extensions
 - Granny flats
 - Swimming pools
 - Outbuildings

‘Bush Fire Attack Level’ estimates exposure to flame and heat in a bush fire

- Banjup’s woodland implies these BALs

Distance from Dwelling to Woodland	BAL Level	Heat Exposure per metre
Less than 10 metres	FLAME ZONE	
Between 10 and 14 metres	BAL-40	40 kw
Between 14 and 20 metres	BAL-29	29 kw
Between 20 and 29 metres	BAL-19	19 kw
Between 29 and 100 metres	BAL-12.5	12.5 kw

- Most of Banjup will be BAL 29, 40, or FLAME

Exemptions only apply for BAL 19 and below

- If you want one of these exemptions, clear trees for 20 metres around your house
 - Less than 20% increase in floor area
 - Swimming pool
 - Distant outbuilding
 - Distant granny flat
- All new structures must be built to new standard (AS3959) anyway
- Unclear if existing building must be upgraded
 - Need to get clarity

What shall we resolve?

- Motion:
 - BRG accepts that woodland closer than 14 metres is hazardous
 - BRG urges Cockburn not to require retrospective upgrades to existing houses if
 - Woodland is further away than 14 metres
 - Swimming pool is the only extension
 - Committee to make submission accordingly

- Vote

And finally ...

Jemma Van Dongen

Is there any other business?

1. -

2. -

3. -

4. -

When shall we meet again?

- Sunday 7 September 2014 ?

Thank you for your time and your contributions

- Stay and talk
- Have a tea or coffee

