

105f Inspection - Risk Review

STAGE 1

Why do we do what we do?



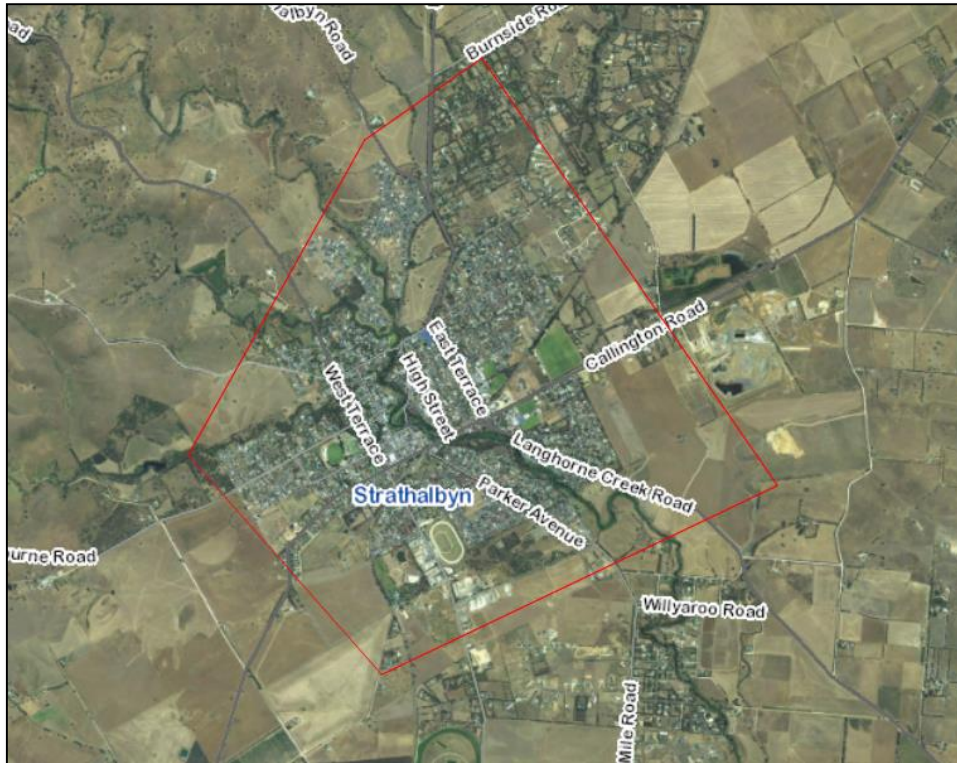
- We inspect properties as legislated under section Fire and Emergency Services Act as Fire Prevention Officers
- Our team set out to understand why our Council chose for the inspection specific properties within our Council District?



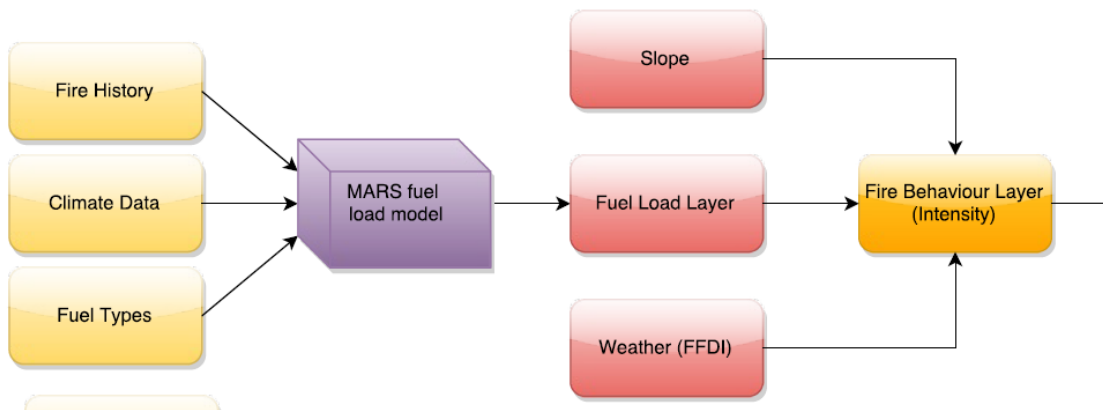
A complete review was undertaken in conjunction with multiple CFS stakeholders and local professionals



Previous inspection locations were chosen by circling townships on a map.....



We decided to use the most relevant data and assessment tools to make an informed decisions utilising BRAM, BMAP and info from local BMC's, addressing the main risks and targeting our resources.



BRAM - SA

Risk Assessment Methodology

Susceptibility	Human Settlement - Points & Polygons						
Low	1	Polygons take priority when rating					
Medium	2	If no Polygon or Point default to Medium					
High	3						
Fire Intensity	BRAMS						
Low	800, 2000, 4000	1					
Medium	5000	2					
High	8000	3					
Very High	19000, 12500	4					
Consequence	BMAP - Points, L	Intensity					
		Low (1)	Medium (2)	High (3)	Very High (4)		
Susceptibility	High (3)	Moderate (4)	Major (5)	Catastrophic (6)	Catastrophic (7)	Minor	1
	Medium (2)	Minor (3)	Moderate (4)	Major (5)	Catastrophic (6)	Moderate	2
	Low (1)	Minor (2)	Minor (3)	Moderate (4)	Major (5)	Major	3
						Catastrophic	4
Likelihood	CFS Likelihood Grid						
Almost Certain	4						
Likely	3						
Possible	2						
Unlikely	1						
Risk		Consequence					
		Minor (1)	Moderate (2)	Major (3)	Catastrophic (4)		
Likelihood	Almost Certain (4)	High (5)	Very High (6)	Extreme (7)	Extreme (8)	Low	2 or 3
	Likely (3)	Medium (4)	High (5)	Very High (6)	Extreme (7)	Medium	4
	Possible (2)	Low (3)	Medium (4)	High (5)	Very High (6)	High	5
	Unlikely (1)	Low (2)	Low (3)	Medium (4)	High (5)	Very High	6
						Extreme	7 or 8

Suburb Risk Assessment Data

13 suburbs out of 67 total

SUBURB	POPULATION 2016	SUSCEPTIBILITY	INTENSITY	LIKELIHOOD	CONSEQUENCE	RISK1	RISK2	
STRATHALBYN	6504	2	3	2	1	3	Low	
GOOLWA	2350	2	2	4	2	6	Very High	
GOOLWA BEACH	2128	2	4	2	2	4	Medium	
PORT ELLIOT	2102	2	3	3	3	6	Very High	
MOUNT COMPASS	1457	3	2	2	3	5	High	
HINDMARSH ISLAND	1398	2	2	4	2	6	Very High	
MIDDLETON	1156	2	3	2	3	5	High	
GOOLWA NORTH	1016	2	2	2	2	4	Medium	
GOOLWA SOUTH	971	2	4	2	2	4	Medium	
MILANG	883	2	2	2	2	4	Medium	
ASHBOURNE	281	3	4	3	4	7	Extreme	
BULL CREEK	125	3	4	3	4	7	Extreme	
MCHARG CREEK	53	3	4	3	4	7	Extreme	

The new inspection process will be rolled out over next 2 years. This collaborated process gives our team a better footing to negotiate resourcing and providing clarity to our decision making





STAGE 2 Education!



We created a flyer to be delivered with rates notices to provide best practice advice to all residents

As well as attending local CFS community meetings to advise who we are and what we can offer



Alexandrina Council is committed to supporting residents to be bushfire ready. Under the Fire and Emergency Services Act, Council employs qualified Fire Prevention Officers who educate the community, inspect properties and undertake assessments across the district to assist in minimising the risk of fires spreading.

As the property owner, you are responsible for ensuring the preparation of your property for the fire danger season. This includes installing and maintaining fire breaks and reducing fuel loads on your property.

Properties must be prepared prior to the Fire Danger Season and maintained to a standard throughout the Fire Danger Season. Generally these dates are:

MOUNT LOFTY RANGES DISTRICT

***1 DECEMBER TO 30 APRIL**

MURRAYLANDS DISTRICT

***15 NOVEMBER TO 15 APRIL**



*Subject to change. To determine which district you are in or to determine the precise dates for the Fire Danger Season each year please refer to the CFS website:

www.cfs.sa.gov.au

Council's Fire Prevention Officers inspect properties prior to and throughout the Fire Danger Season. Inspections commence in October each year. If your property does not meet the requirements at this time, further action, including the issuing of legal notices, and expiations may occur.



Further information is available at
www.alexandrina.sa.gov.au/fire

If you would like to discuss your property and speak with a Fire Prevention Officer please call Alexandrina Council's Community Safety Team on

8555 7000

For more information about being 'Bushfire Ready' contact the

Bushfire Information Hotline

1800 362 361

or visit

www.cfs.sa.gov.au



BUSHFIRE MANAGEMENT GENERAL ADVICE



Properties less than one acre

Vacant land

- Reduce Fuel Loads and Hazard Mitigation

Developed land (e.g. with houses or sheds)

- Reduce Fuel Loads and Hazard Mitigation
- Asset Protection Zone

Properties greater than one acre

Vacant land

- Reduce Fuel Loads and Hazard Mitigation
- Fire Breaks

Developed land (e.g. with houses or sheds)

- Reduce Fuel Loads and Hazard Mitigation
- Fire Breaks
- Asset Protection Zone

Fire Breaks

Perimeter fire breaks are required on properties larger than 1 acre. Fire breaks are to be located as near as practicable to the property boundary.

- Boundaries that run along roads and access tracks are to have 10 metre wide breaks.
- All other boundaries are to have 5 metre breaks.

A fire break must be ploughed, cultivated, scarified, chemically sprayed, slashed or otherwise cleared to a maximum vegetation height of 50mm throughout the fire danger season.

It is recommended that any overhanging branches, trees or shrubs be cleared to a vertical height of 4 metres over the fire break.

Reduce Fuel Loads and Hazard Mitigation

Fuel loads refer to the amount of flammable material available for a fire to burn. Low fuel loads can be achieved by undertaking the following steps throughout the fire danger season:

- Slash and maintain ground cover across the entire block to ensure combustable vegetation does not exceed 50mm in height. Be sure to remove cut material.
- Remove dead branches, leaves and undergrowth especially under trees.
- Prune tree limbs that are less than 2 metres above the ground or overhanging your home and outbuildings.

Asset Protection Zone

An asset protection zone is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level.

Building assets such as houses, sheds and outbuildings are legally required to be protected by reducing the amount of flammable material around each building:

- No trees or tall shrubs within 2 metres of a building.
- No trees to overhang a building.
- Trees (crowns) are to be a minimum distance of 10 metres apart. A small group of trees may be treated as one crown.
- Remove bark, heavy mulch, wood piles and any other flammable materials close to buildings and sheds.
- Woodpiles and flammable materials to be stored 10 metres from a habitable building.
- Remove and manage vegetation within 20 metres of your home and within 10 metres of any outbuildings.

Fire breaks are required around the following hazards:

- Green power domes – 1 metre clearance
- Wood heaps and hay stacks – 4 metre clearance
- Fuel storage areas – 4 metre clearance
- Garden refuse piles – 4 metre clearance
- Power poles – 2 metre clearance

A map of assets at risk from bushfire is available on the CFS website at www.cfs.sa.gov.au



This stage was pivotal to address Stage 3!



A firefighter in full protective gear is shown in the center of the frame, spraying a powerful stream of water onto a large fire. The fire is intense, with bright orange and yellow flames rising from a line of trees. The scene is set at night, with a fire truck visible in the background on the left, its headlights illuminating the area. The overall atmosphere is one of active firefighting.

STAGE 3

Reliance on Council for compliance

Average of 992 - 105f legal notices issued each year
due to non compliant property inspections



Ascertained that 90% of 105f notices issued were to the same properties year in year out



This showed dependence on Councils inspection process and an unwillingness to change. Education from stage 2 was vital to help change a communities mindset – 1000 legal notices issued each year is a significant risk and cost to our community.



The Advisory letter stated - any property that has received a 105F notice in the past 5 years would receive a breach under “failure to comply with general duty” as well as a 105f notice



EDUCATION

- We used this opportunity to educate and help our community understand and comply with their general duty – for every season



OUTCOME

This season 130 -105f legal notices were issued
87% reduction in non compliant properties



LEARNINGS

- The community adjusted to the change in process and we're expecting to see improvements each year – less legal notices issued allowed more time to inspect and target the extreme / high risk locations identified in stage 1



FROM HERE

- Continue to roll out stage 1 changes to ensure we are inspecting the most suitable properties not just vacant blocks or townships
- Continue to educate through online, brochures and community news.

