

Bushfire risk management information sheet

Brigadoon

The management and control of bushfire risk is a high priority in the planning for Peet Limited's proposed special-rural project at Brigadoon.

The natural bushland environment is one of the most attractive features of the lifestyle on offer at Brigadoon, but it also comes with an increased risk of exposure to bushfires. In Western Australia last financial year, close to a quarter of fires responded to by the Fire and Emergency Services Authority were landscape or vegetation fires.

Understanding the bushfire risk

Due to the nature of the natural environment at Brigadoon, Peet commissioned a Bushfire Hazard Assessment which identified that, due to some of the steep slopes of the site and dense stands of vegetation, particularly Parrotbush, the bushfire hazard is 'extreme' within areas of remnant vegetation and 'medium' in cleared areas.

Planning to reduce and manage bushfire risk

Peet Limited has prepared a Bushfire Management Plan, in consultation with the City of Swan and specialised consultancy firm, Fireplan WA, which aims to reduce the threat to residents and firefighters in the event of a fire within, or near, the proposed project area.

The plan provides details of the fire management methods to be implemented across the site, including:

Additional access points to the project site

Peet Limited has purchased additional land to enable an emergency exit to be built, linking the proposed project site directly to O'Brien Road. This will ensure residents and emergency vehicles have an additional access point in the event of a bushfire.

Firebreaks

A strategic firebreak system will provide access for fire utilities in the event of a fire and separate the proposed project site from the adjacent Parks and Recreation Reserve and neighbouring National Park.

In addition, each lot will have an internal firebreak constructed by Peet Limited in line with the City of Swan's fire safety requirements.

Protection zones

To assist in the protection of homes, a Building Protection Zone (BPZ) and Hazard Separation Zone (HSZ) will be in place around all buildings providing a low-fuel area immediately surrounding any building.

The BPZ is a low-fuel area which covers the first 30 metres immediately surrounding a home. In this area bushfire fuels, such as scrub and other vegetation, must be maintained below a height of 50mm.

The first five metres should be cleared of all flammable materials, though reticulated gardens are allowed. For the next 25 metres, the spacing of trees should be 15 metres apart to allow for at least a five metre separation between the spread of branches.



Illustration of vegetation density within the Building Protection Zone.



A compliant Building Protection Zone surrounding a building.



An example of a compliant Building Protection Zone canopy.

Beyond the BPZ, the HSZ extends for a further 30 metres. There is no modification of the vegetation needed in this zone, but leaf litter and dead vegetation does need to be maintained to ensure bushfire fuels are kept to a maximum of four to six tonnes of ground fuel per hectare.

Fire hydrants

To ensure adequate water supply for firefighting should the need arise, fire hydrants will be installed every 200 metres along the internal roads and every 100 metres on the outer roads (those adjacent to the Parks and Recreation Reserve) with reticulated water supplied from Water Corporation mains.

Protective covenants

Protective covenants will be implemented to ensure that buildings are constructed to specific standards, and comply with:

- The Fire and Emergency Services Authority's Bushfire Survival Manual guidelines;
- City of Swan specifications and requirements; and
- Australian Standard AS 3959 – construction of building in bushfire prone areas 'Level 2' construction.

Consultant service for purchasers

Peet Limited also intends to provide a service to purchasers to have the Building Protection Zone and Hazard Separation Zone on their lot inspected by a qualified bushfire protection consultant (at Peet Limited's cost) to ensure compliance prior to any clearing occurring.

For more information about Peet's proposed Brigadoon project visit www.peet.com.au