

Attention: Casey Brasher (Acting Dept Head)

Bushfire Policy and the New Bushfire Construction Standards

Following the introduction of the Bushfire Construction Standards, the Resorts Municipal Building has re-assessed the Bushfire Risk Assessment Policy (BRAP) in light of the new requirements.

The new standard considers the affects of radiant heat, ember attack and possible flame contact where the previous code only considered ember attack. The BRAP adopted by the Board in 2007 considered all three of the subjects mentioned above which affects the performance of the structure and its resistance to bushfire attack.

Experience has shown that flying objects picked up by the turbulent wind in front of the fire can and has broken windows which allowed embers to enter the building where the furniture and furnishings can catch fire and can ultimately destroy the building.

The only change recommended is to require all glazing to be toughened glass whether double glazed or not. (Item 4 of Appendix 1 of the Policy).

Another issue that created interest by both the presenters of the seminars and attendees were conditions that are imposed by regulatory authorities such as the board or as requirements of D.S.E. (Planning Permits) for the retention of vegetation whether on the subject site or adjoining land under the control of a third party.

When assessing the Bushfire Attach Level, vegetation of any type is which is within 100m of the site is considered. If vegetation management controls are not implemented, this will be a major problem and one which would see the bushfire construction controls as futile. There has to be a balance.

D. Bruce Howie

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Falls Creek Resort Management Board
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