



## RAAF Base Pearce

### Bullsbrook Scheme Water Infrastructure – Community Update and FAQs

#### Pipeline construction update

Defence would like to thank the community for their ongoing support and cooperation as we deliver the Bullsbrook Scheme Water Infrastructure project.

Since the Community Drop-In Session in May, Civcon has made significant progress across West and South Bullsbrook.

- **West Bullsbrook:** Installation of water mains in West Bullsbrook is complete and pressure testing is underway. Reinstatement of roads, driveways and verges has commenced.
- **South Bullsbrook:** Installation of water mains in residential areas of South Bullsbrook is complete. The remaining water main installation works have commenced along the Great Northern Highway.
- **Deed of Agreement:** Inspections to assess property-specific connection requirements are complete. After the inspection, the Scope of Works attached to a Deed is prepared. By the end of September 2025, all property owners who consented to scheme water connections will have been sent a Deed of Agreement for their review.  
  
The purpose of the Deed of Agreement is to outline and agree to the scope of connection works at each property. It will also include Defence's written commitment to cover water bills, supply charges and associated costs for eight years.
- **Connection works:** Property connections to scheme water are underway for those that have reviewed, signed and returned the Deed of Agreement.
- **Chlorination facility:** Construction of the chlorination facility has started and will be completed in October 2025.



*Pictured: The new chlorination facility under construction.*

#### Reduced Pressure Zone Device (RPZD)

Community members that attended the Community Drop-In Session in May had the opportunity to view a water meter and RPZD, which are being installed at the boundary of properties connecting to scheme water.

These devices are a requirement of Water Corporation. Further information is available in the Frequently Asked Questions (FAQs) at the end of this newsletter.

An RPZD is available for viewing at the Civcon site office upon request. Contact the PFAS Investigation and Management Team on 1800 987 614 or [bullsbrook.defence@ghd.com](mailto:bullsbrook.defence@ghd.com) to arrange a viewing.



*Pictured: An RPZD on display at the Community Drop-In Session held in Bullsbrook on 24 May 2025.*



## Next steps upon connection

### Household plumbing flushing process

Defence will conduct a thorough flushing process once the property is connected to scheme water. This is a precautionary measure designed to ensure drinking water is safe. The process will generally follow these steps (tailored to individual households as required):

#### 1. Initial flushing

- On the day of connection, Defence representatives will turn on taps and shower heads **for a minimum of 20 minutes** of continuous flushing.
- Both hot and cold taps will be flushed (sequentially if mixer taps are installed).
- Hot water systems will also be flushed.

#### 2. Sampling

- After a **minimum of four days**, Defence will return to collect water samples from the primary drinking water taps (typically the kitchen sink, both hot and cold). The four-day delay allows any residual PFAS (if present) in the pipework to dissolve into the water, representing a conservative level of PFAS in drinking water for the residence.
- Households are asked to **not use the newly connected drinking water taps during this period**. Showers can be used during this period.
- The samples will be tested and assessed using the Australian Drinking Water Guidelines.

#### 3. Results and next steps

- Defence will provide sampling results to households within 4-6 weeks of sample collection and advise if the water meets the Australian Drinking Water Guidelines.
- Residents will be advised (by call, text, email or letter, as preferred by the resident) when their water meets Australian Drinking Water Guidelines or, if necessary, what further actions will be taken. **Until this stage, Defence suggests you do not drink scheme water.**
- Defence will continue to provide alternative drinking water until tap water test results are finalised and meet drinking water guidelines.

#### 4. Other household appliances

- Non-potable water uses (e.g., washing machines, dishwashers, toilets) do not need to be flushed.
- Defence recommends that residents should rinse small appliances such as kettles.

Defence acknowledges that this process may cause some inconvenience. It is an added precaution to ensure water from your taps is safe for drinking.

Less than 20% of properties connecting to scheme water have previously recorded PFAS detects. Once scheme water connections are in place, Defence expects that most residences will not have residual contamination.

If testing at a property finds that the water does not meet Australian drinking water guidelines, Defence will take necessary actions required to ensure that the guidelines are met. Defence remains committed to ensuring the people of Bullsbrook have access to safe drinking water.

### Scheme water connection flow chart

#### Connection to scheme water complete

##### Flush all taps & showerheads for 20 min

- Hot & cold (sequential if mixer taps)
- Flush hot water systems if present

##### Defence returns after 4+ days

- Collect samples from primary hot & cold taps (usually kitchen sink)

##### Waiting period ensures accurate results

- Any residual PFAS has time to dissolve into water

##### Lab results provided to household

- Confirm water is safe to drink; or
- Further actions as required

**Note:** No flushing required for washing machines, dishwashers, toilets

- Small appliances (e.g. kettles) should be rinsed





## Fair water use

The fair use cap referred to in Clause 7 of the Deed of Agreement is intended to assist households in using water responsibly. Defence will monitor water usage during the eight-year period of water assistance.

Water Corporation provides information regarding water usage, including useful tips and average consumption rates, at the webpages below:

- [www.watercorporation.com.au/waterwise](http://www.watercorporation.com.au/waterwise)
- [www.wa.gov.au/service/natural-resources/water-resources/h2ome-project-helping-households-adapt-climate-change](http://www.wa.gov.au/service/natural-resources/water-resources/h2ome-project-helping-households-adapt-climate-change)

## Defence coverage of water bills

Defence will pay the water bills and service charges for eight years from the date of connection for residents choosing to connect to scheme water.

All property owners will receive a copy of their water bill as issued by Water Corporation during the eight-year period.

## Deed of Agreement

By the end of September 2025, all property owners who consented to scheme water connections will have been sent scope of works documentation, including a cover letter and Deed of Agreement, for their review.

Civcon and Defence are currently engaging with property owners to support consideration of the Deed. Defence encourages all property owners to carefully review the materials and raise any questions before signing the Deed of Agreement.

## Looking for more information?



Scan the QR code to find out more about Defence's PFAS Investigation and Management program, or visit:  
<https://defence.gov.au/pfas/>



## Alternatively, you can contact:



1800 987 614



[bullsbrook.defence@ghd.com](mailto:bullsbrook.defence@ghd.com)



### Media enquiries

Media enquiries should be directed to Defence Media via email at [media@defence.gov.au](mailto:media@defence.gov.au)



Pictured: Water mains being installed in South Bullsbrook.



## Frequently Asked Questions (FAQs)

### When do I need to sign the Deed of Agreement by to receive a connection to scheme water?

While there is no formal deadline for signing the Deed of Agreement, the preferred goal is to complete all connections by the end of 2025.

If properties have not signed the Deed of Agreement by this time, Defence will contact you to talk through the documentation or discuss any concerns.

### I don't understand the Deed of Agreement clauses or plumbing Scope of Works. Who can I contact for support?

Defence is available to answer questions about the scope of works.

If required, you are welcome to seek independent advice within a timeframe suitable to your circumstances.

If you need help understanding your Deed of Agreement, please contact the PFAS Investigation and Management Team on 1800 987 614 or [bullsbrook.defence@ghd.com](mailto:bullsbrook.defence@ghd.com)

### What is an RPZD?

RPZDs include a type of backflow prevention device designed to stop water from flowing back from households into the public water supply. Backflow can occur due to sudden pressure drops in the mains infrastructure, such as when water is drawn from the scheme for firefighting purposes.

### Why do we need RPZDs?

Preventing backflow helps protect the quality of the water in the broader network. RPZDs are commonly used across many Australian states and are required by Water Corporation under Australian plumbing standards (AS/NZS 3500).

During the design phase of the project, Water Corporation conducted an independent risk assessment and requested that Defence install RPZDs as part of the scheme water connections in accordance with Australian standards.

### Will Defence re-plumb my whole house?

Prior to connecting properties to scheme water infrastructure, plumbers have inspected the existing plumbing for pressure ratings and potential leaks.

Defence will undertake any necessary plumbing works to meet pressure requirements (as per the plumbing inspection). If plumbing changes are required, this will be communicated to property owners in their Scope of Works documentation.

Plumbers will then supply and install infrastructure required to connect the property to the mains pipeline.

### Could there be any residual PFAS contamination in my household pipework?

To address any potential for residual PFAS contamination in the pipework, Defence will conduct a thorough flushing process once the property is connected to scheme water.

A minimum of four days after flushing, Defence will test water from the new connections in residences to ensure the water meets the current Australian Drinking Water Guidelines.

Defence will let you know when the new scheme water meets Australian Drinking Water Guidelines. If the water does not meet the Australian Drinking Water Guidelines (i.e. contains levels of PFAS above Guideline levels) Defence will undertake any necessary plumbing works or replacements to achieve the Guideline standards.

### How will I know that that my household water is safe to drink?

Following flushing, Defence will collect water samples from taps to confirm the water meets the Australian standards for safe drinking.

Residents will be advised (by call, text, email or letter, as preferred by the resident) when their water meets Australian Drinking Water Guidelines.

Until this is confirmed, Defence suggests you **do not drink scheme water**. Defence will continue to provide alternative drinking water until tap water test results are finalised and meet drinking water guidelines.

### What will happen if there continues to be PFAS in my drinking water after flushing?

If the water does not meet the Australian Drinking Water Guidelines (i.e. contains levels of PFAS above Guideline), Defence will undertake any necessary plumbing works or replacements to achieve the Guideline standards.

Defence is committed to minimising exposure of





residents to PFAS by providing access to safe drinking water, in accordance with the Australian Drinking Water Guidelines.

### **Will my property be repaired after the plumbing work is completed?**

Yes. Construction and plumbing works will include reinstatement of the ground surface and other impacted elements.

### **If I sign up for scheme water and I sell my property before the works are completed, what happens then?**

While the progress of any works would need to be considered, Defence will consult with the new owners to determine whether they wish to connect to scheme water. After the project is complete, properties seeking connection to scheme water will be the responsibility of the property owner.

### **Can Defence connect a second dwelling on my property to scheme water?**

If additional residential dwellings are listed on the property title, Defence is able to connect these to scheme water.

### **Will the offer by Defence to fund eight years of water costs be passed on to the next property owner if I sell my property?**

Water service charges and water usage charges for a property will be paid by Defence for eight years. As described in Clause 10 of the Deed of Agreement, Defence reserves the right to approve transfer of this commitment to new owners if a property is transferred.

### **Why are water rates and water usage costs only going to be paid by Defence for eight years? What happens after eight years of funding water bills?**

The Australian Government has committed to provide funding for Bullsbrook scheme water installation, usage and water service charges for eight years, with a review to occur before the end of this period to determine any future arrangements.

### **How long will I receive bottled water?**

The supply of bottled water will continue until the scheme water network is in place and Defence advises you that the water is safe to drink.

Once the connections are in place and able to be used

for drinking, Defence will contact individual property owners to cease bottled water supply.

### **Will the pipeline be able to service future development within the management area?**

Defence has worked with Water Corporation to understand future development needs. Any future development services will be assessed and the responsibility of Water Corporation and the relevant planning authorities. Water Corporation has assured Defence that the infrastructure meets current demands.

### **Once connected to scheme water, can bore water be used for gardening?**

The plumbers will disconnect bores and rainwater tanks from the household water supply.

Once the house is connected to the scheme water system, any plumbing connecting the bore or rainwater tank to the house must be kept permanently separated from the scheme water supply to prevent possible contamination.

The property owner will have the opportunity to discuss with the plumber where and how water is plumbed into the house.

Existing bores will remain subject to existing agreements and license conditions with relevant regulators (i.e., WA Department of Water and Environmental Regulation).

There is no current advice in the PFAS Management Area against using bore water or tank water for non-potable water uses such as irrigation, gardening and washing.