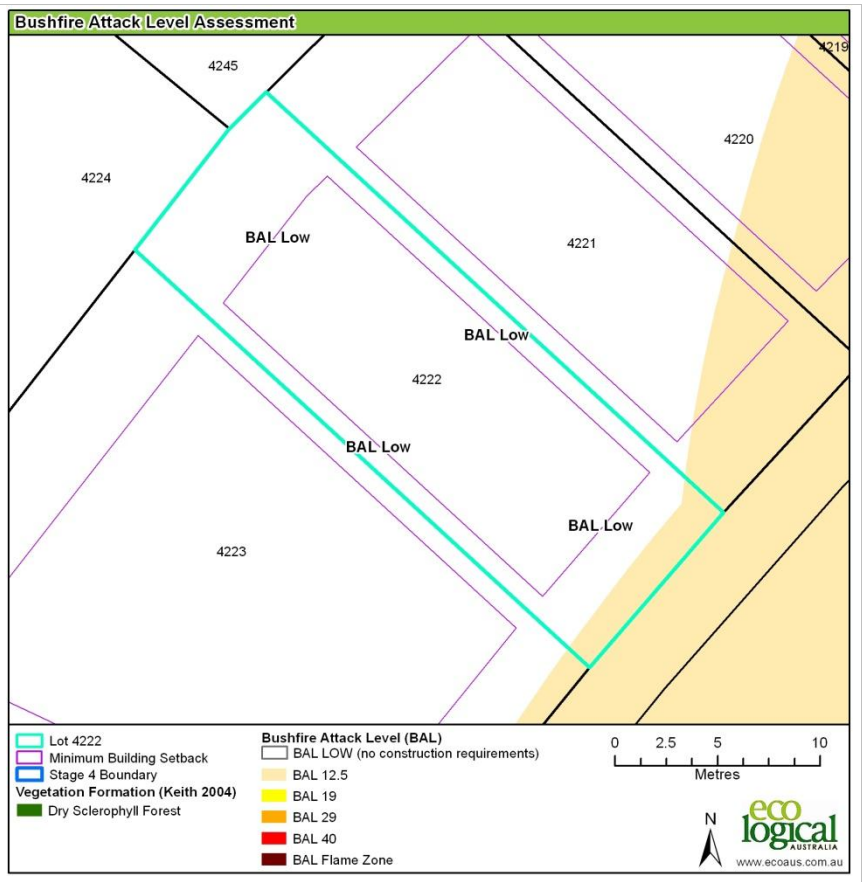
Lot Number:

4222

Bushfire Attack Level (BAL) Risk Assessment:

This document acts as a BAL risk assessment and site certification as required for either a Development Application or Complying Development Certificate for a new dwelling on bushfire prone land. This assessment has been undertaken by a recognised and suitably qualified bushfire consultant in accordance with the NSW Rural Fire Service document *Planning for Bush Fire Protection 2006*, *AS 3959-2009 Construction of buildings in bushfire-prone are*as and the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). Setbacks have been provided within the lots in accordance with the relevant local government Development Control Plan.

Based on the information in the figure, a proposed dwelling within the provided footprint is certified as having a Bushfire Attack Level of **BAL-Low**. There is no requirement to consider or apply *AS 3959-2009 Constructions of buildings in bushfire prone areas.* The following may still apply



1) For a dwelling to be considered under the Codes SEPP as Complying Development, compliance with the General Housing Code Development Standards for bushfire prone land (Section 3.36B) may also be required;

2) For a dwelling to be considered under a Development Application, confirmation of compliance with other bushfire protection provisions within *Planning for Bushfire Protection 2006* may also be required.

This certification is based on the fact that a Vegetation Management Plan (VMP) is currently in place for the Georges Fair site and includes certain regular works intended to be undertaken by Liverpool City Council. A key consideration is the ongoing vegetation management within the proposed water quality detention basins. It is recommended that the vegetation management occur in such a manner that is consistent with the VMP and prevents the establishment of any tall shrubs or canopy vegetation, and that one of the intended maintenance sessions occur prior to the commencement of the fire season. If the proposed maintenance works are not undertaken or included in any future landscape maintenance programs, then this BAL certification may require re-assessment.

Eco Logical Australia Pty Limited is certified by the Fire Protection Association of Australia's BPAD program (Certified Business No. BPD-BA-18882).

eco logical AUSTRALIA

FPA AUSTRALIA Certified Business Bushfire Planning & Design