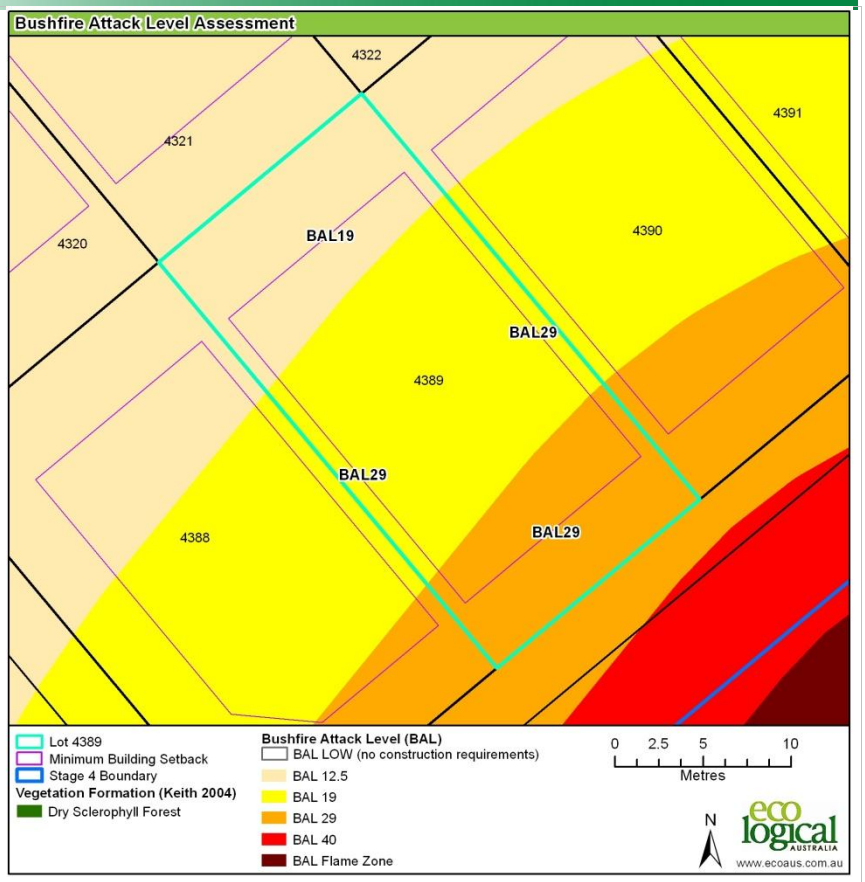
Lot Number:

4389

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 ar*eas 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-29**. In accordance with Section 3.5 of AS 3959-2009. Those elevations or facades that are not exposed to the source of the bushfire attack may be constructed to the next lowest BAL, in this case being BAL-19.



The following requirements therefore apply:

1) The development shall be constructed to comply with the relevant requirements within AS 3959-2009 for BAL-29 (Section 7) and BAL-19 (Section 6) which includes consideration of Section 3 – Construction General;

2) The NSW variation to AS 3959-2009 as outlined within Section A3.7 of the NSW Rural Fire Service document *Planning for Bush Fire Protection 2006* Appendix 3 Addendum 2010 shall be applied to the construction (applicable to BAL 12.5 and BAL19 construction only);

3) 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) is also required;

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

Summary of AS3959 BAL Construction Requirements:

The following identifies the primary construction requirements of BAL-29 including the relevant parts of the NSW variation.

External wall covering to be non-combustible or complying timber species. All joints are to be less than 3 mm and vents to be screened.

Openable portions of windows screened with aluminium, steel or bronze fly screen. All glazing to be 5 mm toughened glass in metal frames (or complying timber).

Doors have similar requirements to windows in regards to frames and glazing. Screening is required for all glazing within 400 mm of the ground or verandah.

Roof material to be a non-combustible and fully sarked. All joins to be sealed and roof penetrations to be screened to prevent the entry of embers.

NB: *This guide is based on AS 3959-2009 (incorporating Amendment 3). This is a brief guide only and not to be used for detailed design or construction. Much detail has been omitted. Please refer to the full current version of AS 3959 available from SAI Global. Eco Logical Australia and its employees disclaim liability for any act done on the information presented in this table and any consequences of such acts or omissions.*

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).

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