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**Bushfire Attack Level (BAL) Risk Assessment Certificate
under State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008 “the SEPP Code”**

in relation to the alterations and additions, including a rear deck and front pergola
at:

Lot 21 DP 208910

3 Bowness Street Wheeler Heights (subject site)

Bushfire Consulting Services Pty Ltd has undertaken a bushfire attack level (BAL) assessment in accordance with the Site Assessment Methodology of Planning For Bushfire Protection (PBP) 2019 for the above mentioned property.

The details relevant to the BAL assessment are contained in the table on page 2 of this document. The BAL assessment is based on the plans by Studio AH, numbered 104, revision 01-WP.

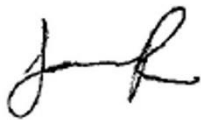
This is to certify that for the purposes of the SEPP Code Part 1, Division 2 Clause 1.19A (1), (a) the development is not being carried out on land in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ).

The distance to the nearest vegetation considered a hazard at the time of inspection of the site indicates that the BAL for the proposed development is **BAL 12.5**.



Details Relevant to the BAL Assessment

Property Address	Lot 21 DP 208910 3 Bowness Street Wheeler Heights
Date of Assessment	24/01/2024
BAL Assessment Procedure	The Site Assessment Methodology of PBP 2019, Appendix 1
Fire Danger Index (FDI) (Greater Sydney Region)	100
Is the BAL for the part of the lot on which the development is to be carried out less than BAL 40 or BAL FZ when assessed under PBP?	Yes
Hazard Structure	Forest
Distance to the closest hazard (northeast)	92m
Effective slope	Downslope >5 – 10°
Recommended BAL based on Table A1.12.5 of PBP	Sections 3 and 5 (BAL 12.5) of AS3959-2018 and the applicable additional construction requirements of section 7.5 of PBP (see Appendix 1)



Laura Richards



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Fire Protection
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BPAD
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**Accredited Practitioner
Level 2**

(a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment)

Accredited Bushfire Planning and Design Practitioner

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NOTES:

1. This Document is valid for 12 months from the date of issue.
2. Any recommendation or advice expressed in this report is made in good faith and in accordance with the relevant legislation for bushfire prone development in New South Wales. It should be borne in mind that the measures recommended in this document cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to the person taking action or not taking action based on the recommendations of this report.
3. **Copyright.** The information and intellectual property contained in this document is confidential and is proprietary to the company Bushfire Consulting Services Pty Ltd. It is intended for use only by the person, company or organisation to whom it is provided and only for the stated purpose for which it is provided. It must not be used for any other purpose or by any other individual or organisation without the written approval of the author.

Appendix 1 - Modifications of section 7.5 of PBP

7.5 Additional construction requirements

To ensure the performance criteria for construction standards given in section 7.4 can be met, PBP adopts additional measures over and above AS 3959 and NASH Standard as follows:

- construction measures for ember protection at BAL-12.5 and BAL-19 provided by AS 3959.

7.5.1 Ember protection

Based on the findings from the 2009 Victorian Bush Fires Royal Commission, PBP aims to maintain the safety levels previously provided by AS 3959:1999 in relation to ember protection at lower Bush Fire Attack Levels.

In particular, the areas addressed are in relation to:

- sarking;
- subfloor screening;
- floors;
- verandas, decks, steps, ramps and landings;
- timber support posts and beams; and
- fascias and bargeboards.

7.5.2 NSW State Variations under G5.2(a) (i) and 3.10.5.0(c)(i) of the NCC

Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fires Royal Commission and bush fire industry research.

The following variations to AS 3959 apply in NSW for the purposes of NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC;

- clause 3.10 of AS 3959 is deleted and any sarking used for BAL-12.5, BAL-19 or BAL-29 shall:
 - be non-combustible; or
 - comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2; and

- clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and
- clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL.