

25th Nov, 2024

Jess Hill & Kate Spiller
32 Greystoke St
WHEELER HEIGHTS NSW 2097

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MEREWETHER NSW 2291

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Dear Jess & Kate,

Bush Fire Attack Level (BAL) Risk Assessment Certificate under SEPP (Exempt and Complying Development Codes) 2008 –Proposed residential dwelling additions - Lot 74 DP 209118 / 32 Greystoke Street, Wheeler Heights NSW 2097.

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203* that I am a BPAD Level 3 accredited consultant in bush fire risk assessment, qualified to conduct BAL Risk Assessments. The development has been assessed and conforms to the relevant specifications and requirements as per Section 4.14(1)(b) of the EP&A Act.

I refer to your application and supporting documentation received 30th Aug, 2024 seeking my advice in regards to bush fire risk for the proposal. The subject site is mapped as Bush Fire Prone Land. The BAL risk assessment is based upon a site plan prepared by Michael Robilliard & Associates, dated 30.1.24 (see Attachment 1).

PEAK LAND MANAGEMENT has undertaken a BAL risk assessment in accordance with *Planning for Bush Fire Protection Guidelines, 2019 (PBP)* (Table A1.12.5) for the above mentioned property and advises that, based on the location of the proposed residential dwelling additions it has been assessed as having a bush fire behaviour exposure level equivalent to **BAL 29** (Table 1 & Attachment 2).

The development complies with the complying development standards for residential dwellings **and shall comply with PBP, 2019** as outlined in Table 2. The requirements of AS 3959-2018 apply in regards to construction, in accordance with the National Construction Code (NCC), except as modified by Section 7.5 of PBP, 2019.

Table 1: Bush fire Attack Site Assessment Summary –FDI 100

| DIRECTION TO BUSH FIRE HAZARD | DISTANCE TO VEGETATION (within 140m) | PREDOMINANT VEGETATION TYPE (PBP, 2019 -within 140m) | EFFECTIVE SLOPE under vegetation (within 100m) | BUSH FIRE ATTACK LEVEL (PBP, 2019) |
|-------------------------------|--------------------------------------|--|--|------------------------------------|
| North-east | 33m | Forest | 0-5 ⁰ downslope | BAL 29 |
| East | 46m | Forest | 0-5 ⁰ downslope | BAL 19 |
| Elsewhere | - | Managed land | - | - |

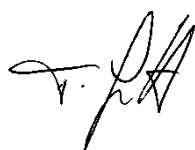
Note: BAL refers to the maximum Bush fire attack level expressed in kW/m² radiant heat flux exposure for the given slope, distance to hazard, and type of hazard (ie vegetation type and fuel load).

*A lowering of one BAL is supported by PBP 2019 where the elevation of the building is not exposed directly to the source of bush fire attack and/or is shielded by the building/other buildings/landforms, or is set back sufficiently to achieve the next lower BAL as described in PBP, 2019. This is not applicable in this case.

Table 2: Bush Fire Development Standards – Residential Zones (Div 2 Cl 1.19A & Part 3.4 (2) of the SEPP)

| Development Standards | Compliance |
|---|-------------------|
| 1. The development must conform to the specifications and requirements of <i>Planning for Bush Fire Protection</i> that are relevant to the development. | √ |
| 2. The part of the lot on which the development is to be carried out is not in bush fire attack level 40 (BAL 40) or the Flame Zone (BAL FZ). | √ |
| 3. The lot on which the development is to be carried out must have direct access to a public road or a road vested in or maintained by the council. | √ |
| 4. A reticulated water supply is connected to the lot. | √ |
| 5. If the development is carried out on a lot in Zone RU5, there must be— (i) a reticulated water supply connection to the lot and a fire hydrant within 70m of any part of the development, or (ii) a 10,000 L capacity water tank on the lot. | N/A |
| If the development is carried out on a lot in any zone other than Zone RU5, there must be— (i) a reticulated water supply connection to the lot, and (ii) a fire hydrant within 70m of any part of the development. | √ |
| 6. The dwelling house must be able to be connected to mains electricity. | √ |
| 7. If reticulated or bottled gas is installed and maintained on the lot— • (i) it must be installed and maintained in accordance with AS/NZS 1596:2014, <i>The storage and handling of LP Gas</i> , and • (ii) the storage and handling of any LP gas on the lot must comply with the requirements of the relevant authorities (including the use of metal piping). | √ (if applicable) |
| 8. any gas cylinder stored on the lot within 10m of any dwelling house must— i. have its release valves directed away from the dwelling house; and ii. be enclosed on the hazard side of the installation; and iii. have metal connections to and from the cylinders; and iv. there are no polymer sheathed flexible gas meters adjacent to the dwelling. | √ (if applicable) |

Any queries regarding this correspondence please contact the author. This BAL certificate is valid for 1 year from date of issue.




Ted Smith BSc(Hons), Grad Dip, BPAD Accredited Practitioner-Level 3
PEAK LAND MANAGEMENT PTY LTD

DISCLAIMER: Whilst every effort is made to present clear and factual information based on fieldwork and current legislation no guarantee is made that the development is safe from bush fire, or will be approved to the BAL indicated, as this is in the hands of the approving statutory authorities/certifier. No warranty or guarantee, whether expressed or implied, is made with respect to the observations, information, findings and inclusions expressed within this certification. Consequently no liability is accepted for losses, expenses or damages occurring as a result of information presented in this document.

ATTACHMENT 1: SITE PLAN (from Michael Robilliard & Associates, dated 30.1.24)

EXPLANATORY NOTES

THE BOUNDARIES HAVE BEEN DETERMINED. NOMINATED OFFSETS FROM THE BUILDING TO BOUNDARY ARE AS SHOWN IN RED. THE RELATIONSHIP OF IMPROVEMENTS TO THE BOUNDARY IS DIAGRAMMATIC ONLY.

DO NOT SCALE OFF THIS PLAN WHERE BOUNDARY OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

NO SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN HERE ON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY AT TIME OF SURVEY. OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN.

IT IS RECOMMENDED A **DEAL-BEFORE-YOU-DIG** OR SIMILAR IS MADE BEFORE CONSTRUCTION.

ALL AREAS AND DIMENSIONS SHOWN HAVE BEEN COMPILED FROM PLANS AVAILABLE AT NSW LRS. THE BEARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

THE BOUNDARY DEFINITION SHOWN HEREON REPRESENTS OUR OPINION ONLY AND MAY BE AFFECTED BY SUBSEQUENT REGISTERED PLANS.

ROOF RIDGE LOCATIONS HAVE INDICATIVE ONLY. THE HEIGHTS OF WINDOWS, GUTTERS, ROOF ETC HAVE BEEN OBTAINED FROM INDIRECT METHODS & MAY BE ACCURATE TO +/- 50mm.

TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL SPREADS & HEIGHTS ARE AN ESTIMATION ONLY.

STAIR RISERS, STEPS & LANDINGS HAVE NOT BEEN INDIVIDUALLY LOCATED & ARE DIAGRAMMATIC ONLY.

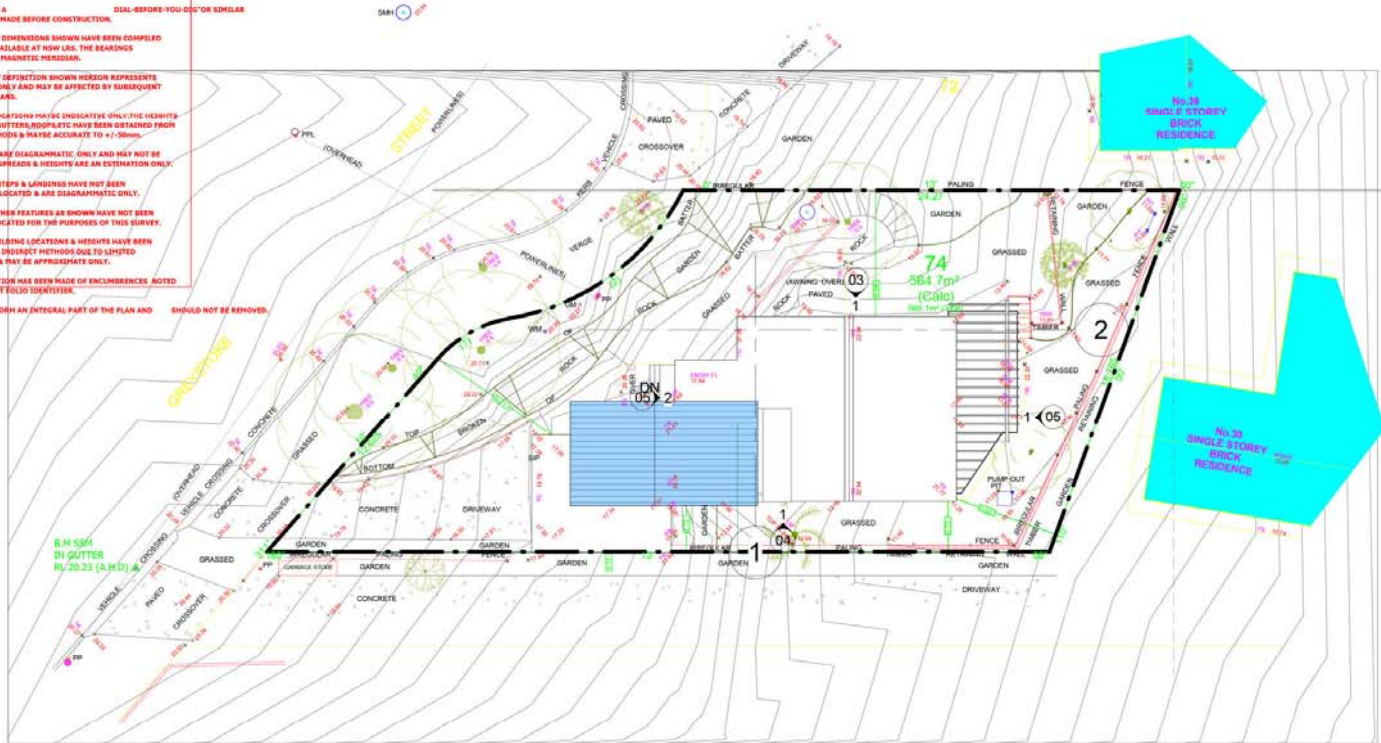
FENCES AND OTHER FEATURES AS SHOWN HAVE NOT BEEN ACCURATELY LOCATED FOR THE PURPOSES OF THIS SURVEY.

ASSUMING SIGNLAMP LOCATIONS & HEIGHTS HAVE BEEN DERIVED FROM INDIRECT METHODS DUE TO LIMITED ACCESSIBILITY & MAY BE APPROXIMATE ONLY.

NO INVESTIGATION HAS BEEN MADE OF ENCUMBRANCES. NOTED ON THE SUBJECT FOLIO IDENTIFIABLE.

THESE NOTES FORM AN INTEGRAL PART OF THE PLAN AND SHOULD NOT BE REMOVED.

- BOUNDARY OFFSETS AS SHOWN IN RED SHOW CLEARANCE OF WALL BOUNDARY FROM BOUNDARY
- 1:1000
- (1) CH: 331°10'40" ≈ 4.075
ARC: 4.16 RAD: 6.095
 - (2) CH: 222°47'55" ≈ 10.49
ARC: 10.88 RAD: 11.58



1 Site/Roof
1 : 200

| | | | |
|--|---|---------------------------|---------------------|
| MICHAEL ROBILLIARD & ASSOCIATES | Nominated Architect: Michael Robilliard NSW Architects Registration No. 10702 64 Goodhope st Paddington NSW 2021 Mob 0431 236 512 | 29/08/2024 4:19:59 PM | |
| | | Site Hill House | 481 WD 00 |
| | | - | 30.01.24 |

Copyright © This Drawing remains the property of Michael Robilliard & Associates Pty Ltd and may not be repeated without written consent. DO NOT SCALE from drawing. All dimensions are in millimetres and are to be checked on site prior to construction.

ATTACHMENT 1: SET BACK TO FOREST HAZARD (Imagery from SIX Maps, 2024)

