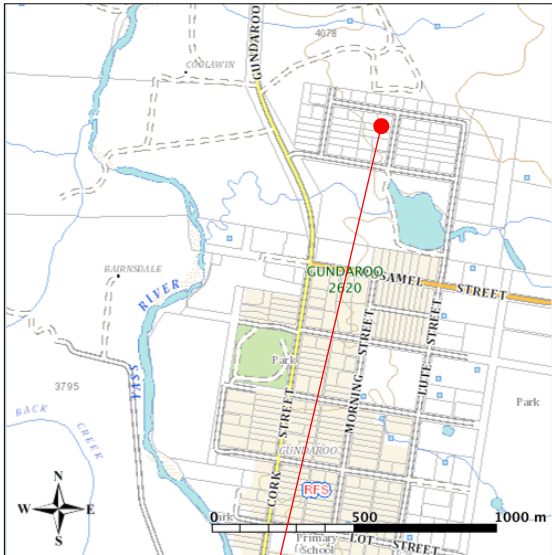


BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATE

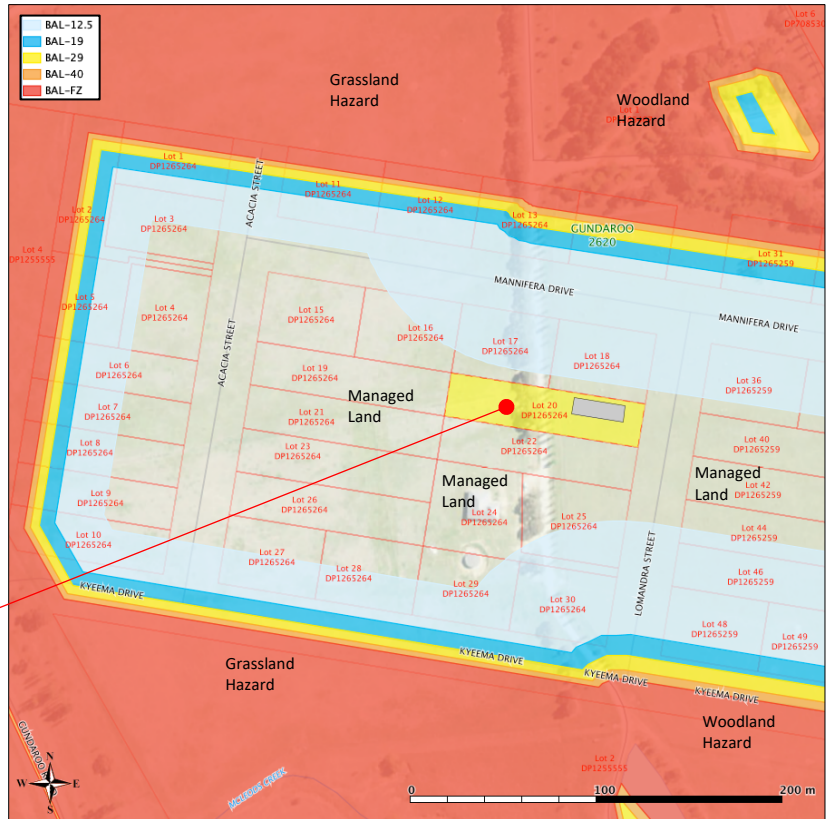
- 10 Lomandra Street, Kyeema Estate, Gundaroo -

This BAL Certificate provides the BAL rating, and where necessary the boundary setbacks for a proposed dwelling at the address specified above. This Certificate has been prepared by EMBER Bushfire Consulting using the methodology and principles detailed in Appendix 1 – Site Assessment Methodology of the NSW Rural Fire Service document Planning for Bushfire Protection 2019.

This BAL Certificate is for Lot 20 DP 1265264 – 10 Lomandra Street, Gundaroo only and can serve as a bushfire threat assessment for a Development Application or Complying Development Certificate for a future dwelling on the lot which has been identified as on bushfire prone land.



Subject Site



BUSHFIRE ATTACK LEVEL ASSESSMENT

ASPECT	VEGETATION FORMATION	SLOPE	SETBACK AVAILABLE	MIN. SETBACK / APZ REQUIRED	BAL RATING
N	Woodland	0°-5° downslope	>100 m	16 m	BAL-LOW
E	Managed Land	n/a	n/a	n/a	BAL-LOW
S	Woodland	5°-10° downslope	>100 m	20 m	BAL-LOW
W	Managed Land	n/a	n/a	n/a	BAL-LOW

CONSTRUCTION REQUIREMENTS

- The BAL Rating for the subject dwelling is deemed BAL-LOW.
- Under Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas there is insufficient risk to warrant any specific construction requirements. Given the rural environment however, it is recommended the proposed dwelling be constructed in accordance with Sections 3 and 5 (BAL-12.5) of or NASH Standard 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate.

This BAL certificate is provided by EMBER Bushfire Consulting on behalf of Michael Nolan.
Reference documents as follows:

1. – NSW Rural Fire Service Planning for Bushfire Protection (2019).
2. – AS3959-2009 Construction of buildings in bushfire-prone areas (2018).
3. – Building and Site Plans provided by Adhami Pender Architecture (March 2023).

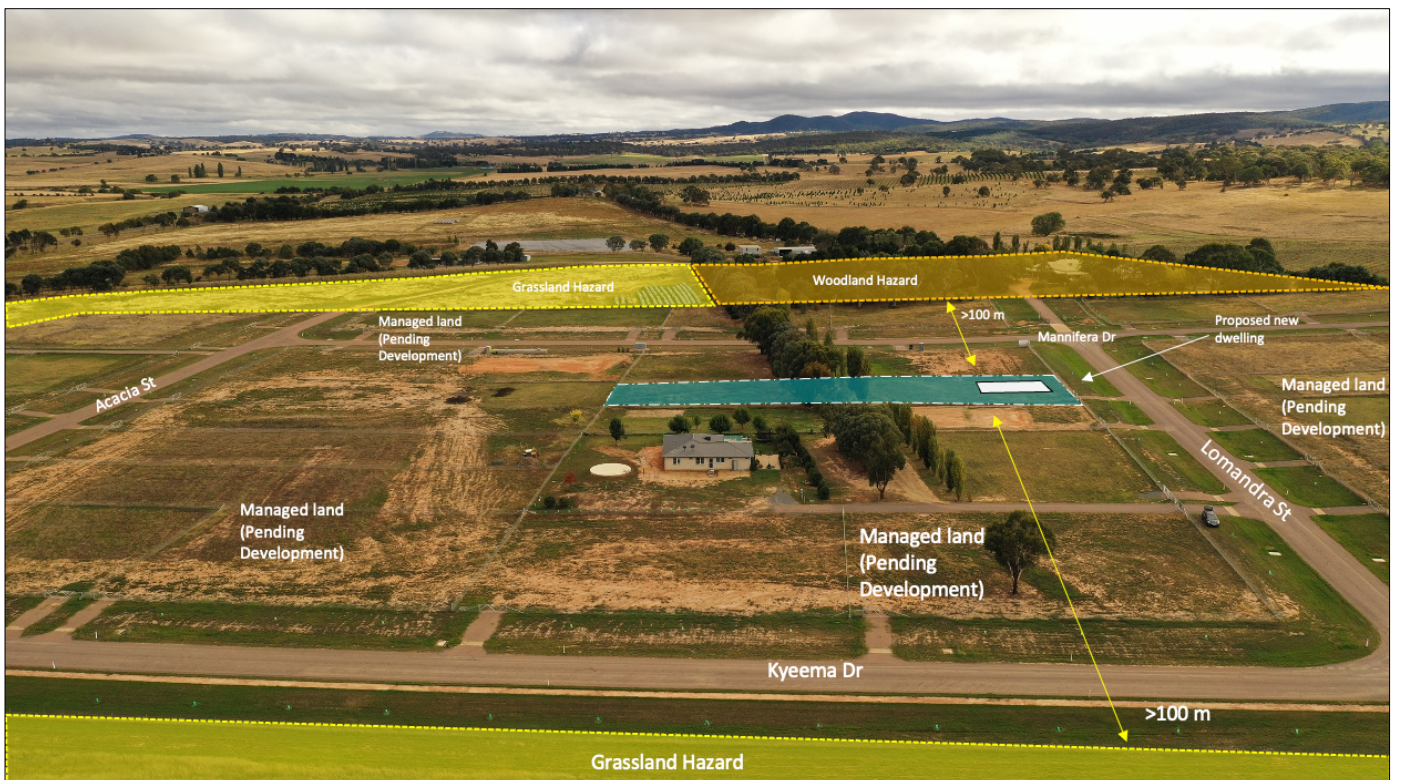
Author: Jeff Dau - BPAD Accredited Practitioner #33128

Date of Issue: May 2023



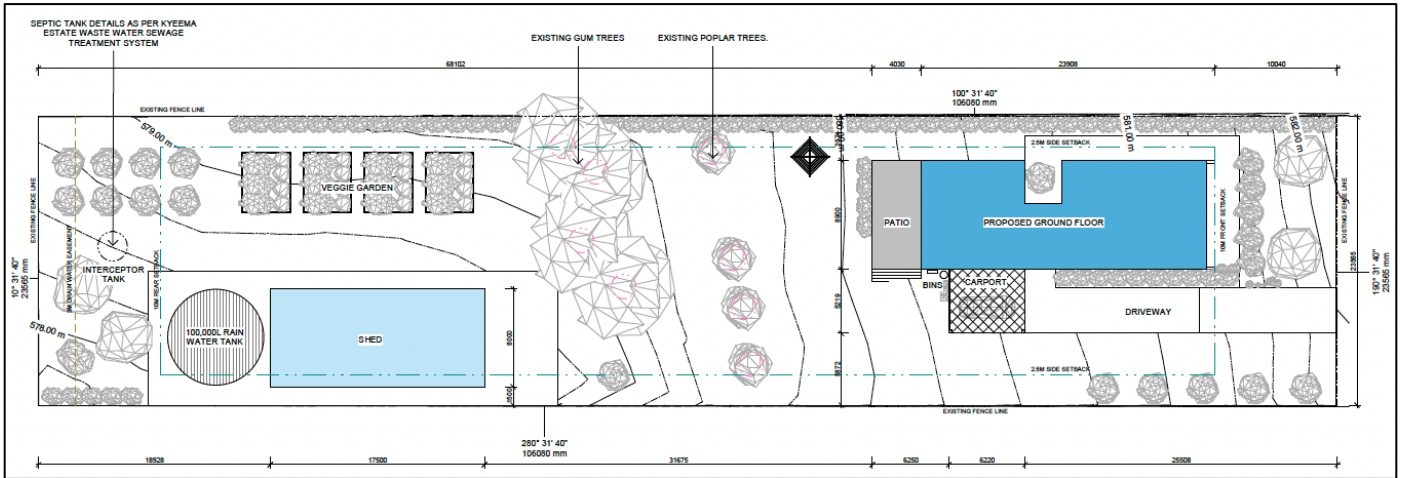
SUPPORTING EVIDENCE

-Vegetation classification, aerial overview and hazard assessment -



SUPPORTING EVIDENCE

- Site plan, ground photos and assessment notes -



ASSESSMENT NOTES AND ASSUMPTIONS

- Kyeema Estate is a new subdivision extending North of the Village of Gundaroo.
- Numerous lots are currently being developed.
- Residential parcels of land within the estate are deemed "managed land" on the basis that 90% of the lots have been sold and are under or pending development. Vegetation within these lots is reasonably assumed not to present hazard given their imminent development.
- Vegetation surrounding the subdivision has been assessed as grassland, remnant vegetation, woodland and plantation.
- The relevant Fire Danger Index assumed is Southern Ranges – FDI 100