

23 April 2024

Our ref: 24HUS7622

Group One Pty Ltd
PO Box 366
Mitchell ACT 2911
Email: ymajeed@groupone.com.au



Attention: Yaaman Majeed

Dear Yaaman,

**RE: Bushfire Attack Level (BAL) Risk Assessment Certificate
Proposed Dwelling with Secondary Dwelling at Lot 47 (unregistered DP) Woodbury Ridge, Sutton**

This assessment certifies the BAL in accordance with the relevant bushfire provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) and *Planning for Bush Fire Protection 2019* (PBP).

It has been undertaken by a suitably qualified consultant in accordance with Clause 1.19A of the Codes SEPP and the assessment methodology of PBP (Appendix 1). The assessment is based on information provided by the applicant and site assessment details as outlined in Table 1.

Table 1: Assessment details

Development proposal	Information relied upon
Dwelling detached secondary dwelling	<ol style="list-style-type: none"> ePlanning Spatial Viewer https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address Site Plan, Lot 47 Woodbury Ridge, Sutton, (no project reference), dated 6 November 2023 by Studio 187. Eco Logical Australia (ELA) 2020. Bushfire Protection Assessment – Subdivision – Woodbury Ridge Estate Lot 5 DP 838497 Sutton, page 8 of 33, dated 10 December 2020. NSW Rural Fire Service (NSW RFS). 2021. General Terms of Approval (GTAs), Integrated Development Application 2090 Sutton Rd, Sutton NSW 2620, 5//DP838497, reference DA20210127000313-Original-1, dated 25 May 2021, Sydney. Yass Valley Council (YVC) 2024. Subdivision Certificate – Lot 1 DP 1272209 and Deposited Plan - Plan of Subdivision of Lot 1 in DP 1272209, Surveyor’s Ref: 22084, dated 17 April 2024. SIX Viewer provided by the Office of Environment and Heritage and Land and Property Information, on behalf of the New South Wales Government. Google Earth. Nearmap Imagery dated 25 March 2025. Photographs provided by Group One 19 April 2024.

BAL Assessment Step	Result	Comments
Vegetation	Grassland	Determined from desktop assessment (Nearmap 2023; NSW RFS 2021; Group One 2024; YVC 2024).

BAL Assessment Step	Result	Comments
Managed separation	≥50 metres	No grassland hazard within 50 m and no other bushfire hazard within 100 m. Surrounding allotments are managed to Inner Protection Area (IPA) specifications (Group One 2024) in perpetuity as per RFS GTAs (2021), Subdivision Certificate and as noted on Deposited Plan (YVC 2024).
Slope	N/A	No bushfire hazard within 140 m.
Fire Danger Index (FDI)	100	According to PBP.
Bushfire Attack Level (BAL)	BAL-LOW	

The following statements apply to the proposed development:

- The property is fully mapped as Bush Fire Prone Land;
- In accordance with Clause 1.19A Part (3)(a) of the Codes SEPP, the part of the lot on which the development is to occur is not in Bushfire Attack Level-40 (BAL-40) or the Flame Zone (BAL-FZ);
- Based on the information above, the proposed construction is exposed to **BAL-LOW**;
- There is insufficient bushfire threat to warrant the application of specific construction standards for bushfire protection for dwellings rated BAL-LOW. As such, the construction standards in AS3959-2018 do not apply in this case;
- This BAL Risk Assessment is based on the information current at the time of assessment and is valid for 12 months from the date of this letter; and
- Note this BAL Risk Assessment Certificate forms only part of the certifiable development standards of Clause 3.4/Clause 3B.4/Clause 3C.5 of the Codes SEPP. Reference is to be made to the Codes SEPP for a complete list of requirements.

Yours sincerely,



Tahlia Thompson
Bushfire Consultant



Natalie South
Bushfire Consultant
FPAA BPAD Accredited Practitioner No. BPAD41212-L2

