

P. Sayer  
Unknown

16<sup>th</sup> September, 2016

Re: Bushfire Attack Level Assessment  
Lot 31 DP 237163  
88-89 Nepean Gorge Road, Mulgoa NSW 2745

Dear Chris,

Further to the site inspection conducted on the 14<sup>th</sup> September, 2016 of the above noted address please find below my comments and assessment relating to the Bushfire Attack Level (BAL) effective on the above noted site for potential construction of a Class 1a dwelling on this allotment.

It must be noted that the proposed dwelling location is restricted to be within an allowable building allocation within the southernmost extent of the subject allotment.

The bushfire hazardous vegetation has been identified to be within four locations relative to the potential building platform as indicated within figure 1 and these areas are either within the area of the site designated for Bio Banking or upon adjoining allotments.

As discussed and indicated during the site inspection the potential building platform was identified and this is shown upon figure (see over) together with the areas of bushfire hazardous vegetation.

On basis of endeavouring to achieve a maximum of Bushfire Attack Level (BAL) 12.5 the required distances of separation are shown below.

#### Area A

- Woodland vegetation to north with an effective upslope
- Separation distance 33.0 metres

#### Area B

- Woodland vegetation to east with an effective downslope of 0 to < 5 degrees
- Separation distance 41.0 metres

#### Area C

- Forest vegetation to east with an effective downslope of 0 to < 5 degrees
- Separation distance 57.0 metres

Area D

- Woodland vegetation to east with an effective downslope of 0 to < 5 degrees
- Separation distance 41.0 metres

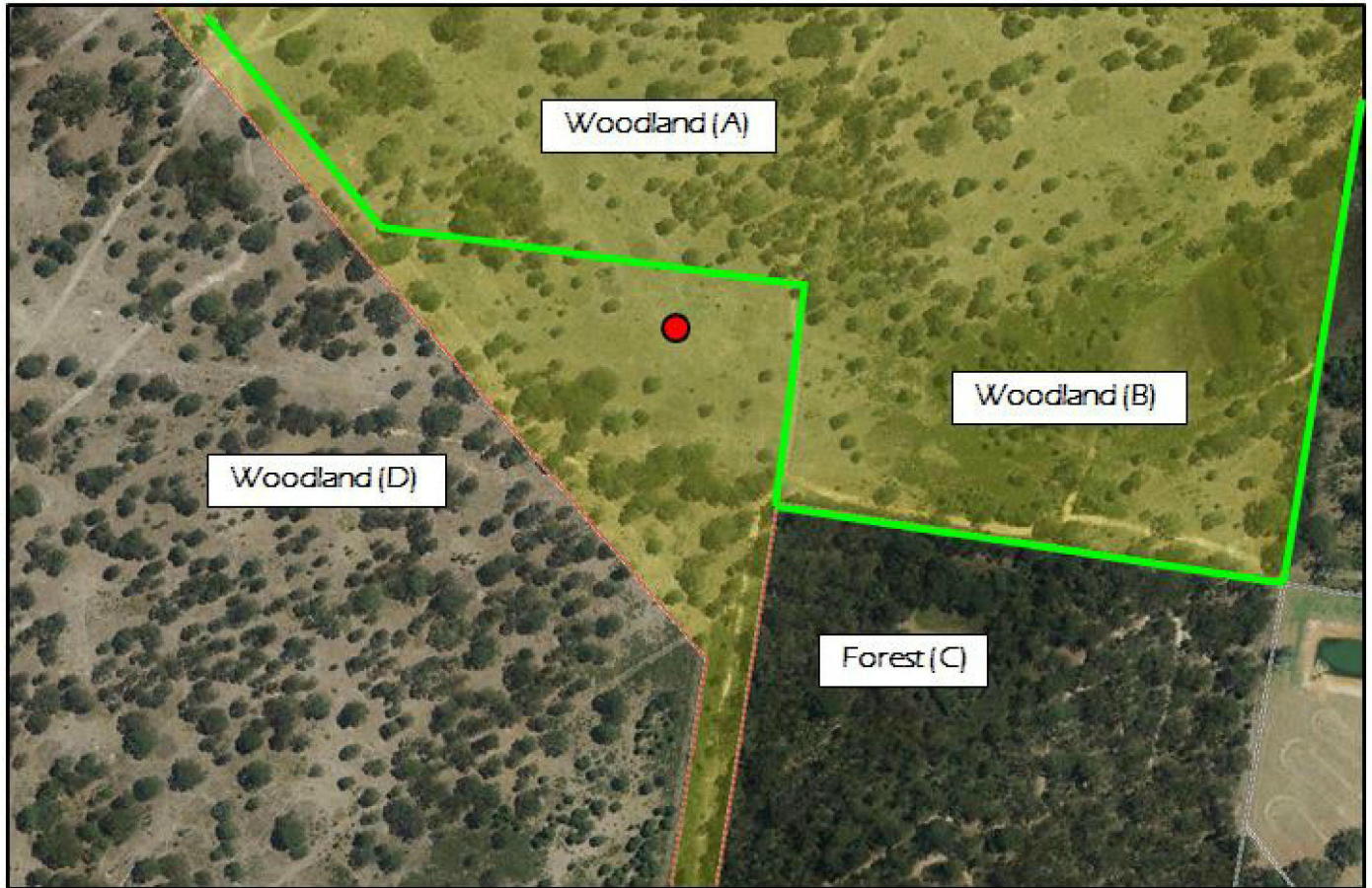


Figure 1; Bushfire Attack Vegetation Areas

It must be understood that the waypoint above indicating the proposed dwelling location is a single point and actual dwelling platform is to be significantly larger.

However at present (as best as can be estimated) the following separation distances to that single point would be currently achieved;

- To the north 27.0 metres
- To the east 59.0 metres
- To the southeast 95.0 metres
- To the southwest 81 metres

So the next point of evaluation would be to estimate the dimension of the proposed dwelling and determine if this can be positioned to actually achieve BAL 12.5. Without knowing the dwelling dimension I cannot progress further but clearly to achieve BAL 12.5 the building platform will need to move at least in a southerly direction to provide for the 33.0 metre clearance from the vegetation to the north.

In a broad comment though I can say that on the basis of the site inspection, the subsequent desktop analysis and our previous discussion it is highly likely that at most a BAL 19 may result from the locating of a dwelling within the general area of the subject allotment

Please do not hesitate to contact me with any questions and clarifications. I look forward to being of further assistance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Craig Burley', with a stylized, cursive script.

Craig Burley  
Grad Dip Design in Bushfire Prone Areas  
FPA Australia BPAD – Level 3 Certified Practitioner