

BUSHFIRE ATTACK LEVEL (BAL) PLAN

- Googong Neighbourhood 2 Stage 15 Lot 1501 -

This BAL Plan provides the mandatory setback requirements and BAL rating gradients for any future dwelling for the specified Lot above. The Plan has been prepared by EMBER Bushfire Consulting based on bushfire modelling parameters provided by Ecological Australia¹ using Method 2 of AS 3959-2009 (Standards Australia 2009) to determine radiant heat exposure and has been endorsed by the NSW Rural Fire Service² and Queanbeyan Palerang Regional Council².

This BAL Plan is for lot 1501 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

BAL CONTOUR KEY

BAL Contour	Dwelling distance from the rear boundary	Dwelling distance from the side boundary	Applicable Bushfire Attack Level
Mandatory Setback (Red Band)	<7 m	N/A	N/A
Orange band	>7 m to <10.5 m	N/A	BAL - 29
Yellow band	>10.5 m to <15.5 m	N/A	BAL - 19
Blue band	>15.5 m	N/A	BAL - 12.5

The following requirements are made on the future dwelling:

- The dwelling shall be constructed to comply with section 3 and the relevant BAL rating of AS3959 Construction of buildings in bushfire prone areas (2018), and
- additional construction requirements of Section 7.5 of the NSW RFS document Planning for Bushfire Protection 2019.
- A 1.8m high non-combustible fence shall be located along the property boundary where adjoining Nangi Pimble Reserve.

This certificate is provided by EMBER Bushfire Consulting on behalf of Googong Township Pty Ltd.
Reference documents as follows:

1. – Bushfire Constraints Advice - Googong Neighbourhood 2, Ecological Australia, 13.11.2017.
2. – General Terms of Approval – DA #123-2017 NSW Rural Fire Service, 5.12.2017.

Author: Jeff Dau - BPAD Accredited Practitioner #33128

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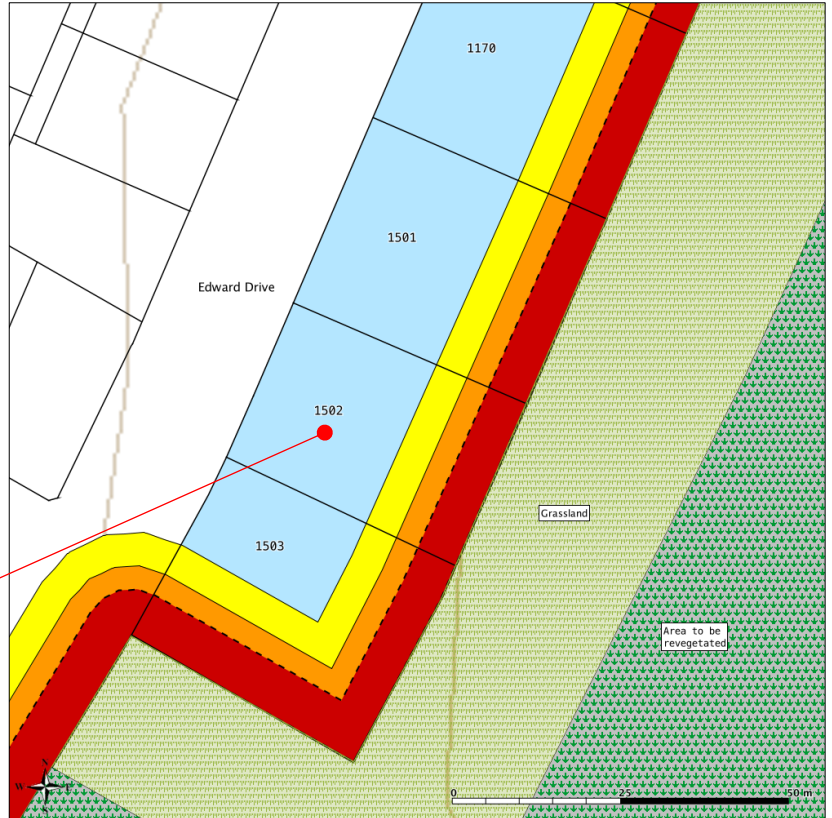


BUSHFIRE ATTACK LEVEL (BAL) PLAN

- Googong Neighbourhood 2 Stage 15 Lot 1502 -

This BAL Plan provides the mandatory setback requirements and BAL rating gradients for any future dwelling for the specified Lot above. The Plan has been prepared by EMBER Bushfire Consulting based on bushfire modelling parameters provided by Ecological Australia¹ using Method 2 of AS 3959-2009 (Standards Australia 2009) to determine radiant heat exposure and has been endorsed by the NSW Rural Fire Service² and Queanbeyan Palerang Regional Council².

This BAL Plan is for lot 1502 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

BAL CONTOUR KEY

BAL Contour	Dwelling distance from the rear boundary	Dwelling distance from the side boundary	Applicable Bushfire Attack Level
Mandatory Setback (Red Band)	<7 m	N/A	N/A
Orange band	>7 m to <10.5 m	N/A	BAL - 29
Yellow band	>10.5 m to <15.5 m	N/A	BAL - 19
Blue band	>15.5 m	N/A	BAL - 12.5

The following requirements are made on the future dwelling:

- The dwelling shall be constructed to comply with section 3 and the relevant BAL rating of AS3959 Construction of buildings in bushfire prone areas (2018), and
- additional construction requirements of Section 7.5 of the NSW RFS document Planning for Bushfire Protection 2019.
- A 1.8m high non-combustible fence shall be located along the property boundary where adjoining Nangi Pimble Reserve.

This certificate is provided by EMBER Bushfire Consulting on behalf of Googong Township Pty Ltd.
Reference documents as follows:

1. – Bushfire Constraints Advice - Googong Neighbourhood 2, Ecological Australia, 13.11.2017.
2. – General Terms of Approval – DA #123-2017 NSW Rural Fire Service, 5.12.2017.

Author: Jeff Dau - BPAD Accredited Practitioner #33128

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BUSHFIRE ATTACK LEVEL (BAL) PLAN

- Googong Neighbourhood 2 Stage 15 Lot 1503 -

This BAL Plan provides the mandatory setback requirements and BAL rating gradients for any future dwelling for the specified Lot above. The Plan has been prepared by EMBER Bushfire Consulting based on bushfire modelling parameters provided by Ecological Australia¹ using Method 2 of AS 3959-2009 (Standards Australia 2009) to determine radiant heat exposure and has been endorsed by the NSW Rural Fire Service² and Queanbeyan Palerang Regional Council².

This BAL Plan is for lot 1503 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

BAL CONTOUR KEY

BAL Contour	Dwelling distance from the rear boundary	Dwelling distance from the side boundary	Applicable Bushfire Attack Level
Mandatory Setback (Red Band)	<7 m	<7 m	N/A
Orange band	>7 m to <10.5 m	>7 m to <10.5 m	BAL - 29
Yellow band	>10.5 m to <15.5 m	>10.5 m to <15.5 m	BAL - 19
Blue band	>15.5 m	>15.5 m	BAL - 12.5

The following requirements are made on the future dwelling:

- The dwelling shall be constructed to comply with section 3 and the relevant BAL rating of AS3959 Construction of buildings in bushfire prone areas (2018), and
- additional construction requirements of Section 7.5 of the NSW RFS document Planning for Bushfire Protection 2019.
- A 1.8m high non-combustible fence shall be located along the property boundary where adjoining Nangi Pimble Reserve.

This certificate is provided by EMBER Bushfire Consulting on behalf of Googong Township Pty Ltd.
Reference documents as follows:

1. – Bushfire Constraints Advice - Googong Neighbourhood 2, Ecological Australia, 13.11.2017.
2. – General Terms of Approval – DA #123-2017 NSW Rural Fire Service, 5.12.2017.

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