



24/1/2023

Perry Homes
49 Minjungbal Drive
Tweed Heads South NSW 2486

Bushfire Attack Level Risk Assessment under State *Environmental Planning Policy (Exempt and Complying Development Codes) 2008* – Proposed dwelling to be constructed at – Lot 117 DP 1284569, 90 Hillgate Drive, Thornton.

I refer to your application and supporting documentation seeking our advice in accordance with the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

Newcastle Bushfire Consulting has undertaken a bush fire attack level (BAL) risk assessment for the abovementioned property and advises that, based on the proposed siting of the building works, the development has been certified as having a bush fire behaviour exposure level equivalent to **BAL-LOW**.

The Newcastle Bushfire Consulting BAL risk assessment is based on the Plans prepared by Perry Homes project number 022-108 dated 18/1/2023.

Furthermore, for the development to be considered under the Codes SEPP as Complying Development, the following will need to be demonstrated at lodgement of the Complying Development Certificate application to the Principal Certifying Authority:

- Compliance with the relevant Development Standards for Bush Fire Prone Land set out in section 3.4 of the Housing Code.

This BAL Risk Assessment is limited to the proposed building works and remains current for a period of 12 months from the date shown at the top of this assessment.



BAL - Assessment – Lot 117 DP 1284569, 90 Hillgate Drive, Thornton

If you have any questions regarding the above, I am available for comment on 0423 923284 or 02 40230149.

Yours Sincerely
Phil Couch GFireE

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