

21 January 2026

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Subject: Preliminary bushfire attack level assessment for Round Mountain – Precinct B, New Beith, Queensland

1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to undertake a preliminary bushfire attack level (**BAL**) assessment for the residential allotments within Round Mountain – Precinct B (**Precinct B**) at Olsen Road and Mountain Ridge Road, New Beith, properly described as part of lot 4/SP332712.

The proposed residential allotments are shown in the reconfiguration plan provided in Appendix 1.

The site is identified as a bushfire hazard area by the *Bushfire prone area map* in the State Planning Policy interactive mapping system and is a ‘designated bushfire prone area’ pursuant to Section 7 of the Queensland *Building Regulation 2021*. As a result, provisions of the *National Construction Code* (ABCB 2022) (**NCC**) that apply to a designated bushfire prone area apply to any building assessment work within the residential allotments.

Residential dwellings (**dwellings**) that will be constructed within the residential allotments are NCC class 1 buildings. Compliance with the NCC requires NCC class 1 buildings which are in a designated bushfire prone area to be designed and constructed in accordance with the BAL construction requirements of the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas* to reduce the risk of ignition from bushfire.

This report provides a preliminary BAL assessment for the construction of dwellings within the residential allotments and identifies sections of AS 3959-2018 which are relevant to their design and construction.

The preliminary BAL assessment is subject to change and must be reviewed and updated when civil works for the construction of Precinct B are nearing completion, ie just prior to plan sealing.

2 Classified vegetation

LEC prepared a bushfire management plan (LEC 2025) (**BMP**) for the development permit application for Precinct B.

The bushfire analysis in the BMP identified bushland vegetation that will be retained, rehabilitated or landscaped within the proposed major linear park, stormwater detention areas and balance allotments for future conservation open space areas as areas of classified vegetation and possible sources of bushfire attack. Bushfire attack from these areas is identified in Figure 1.

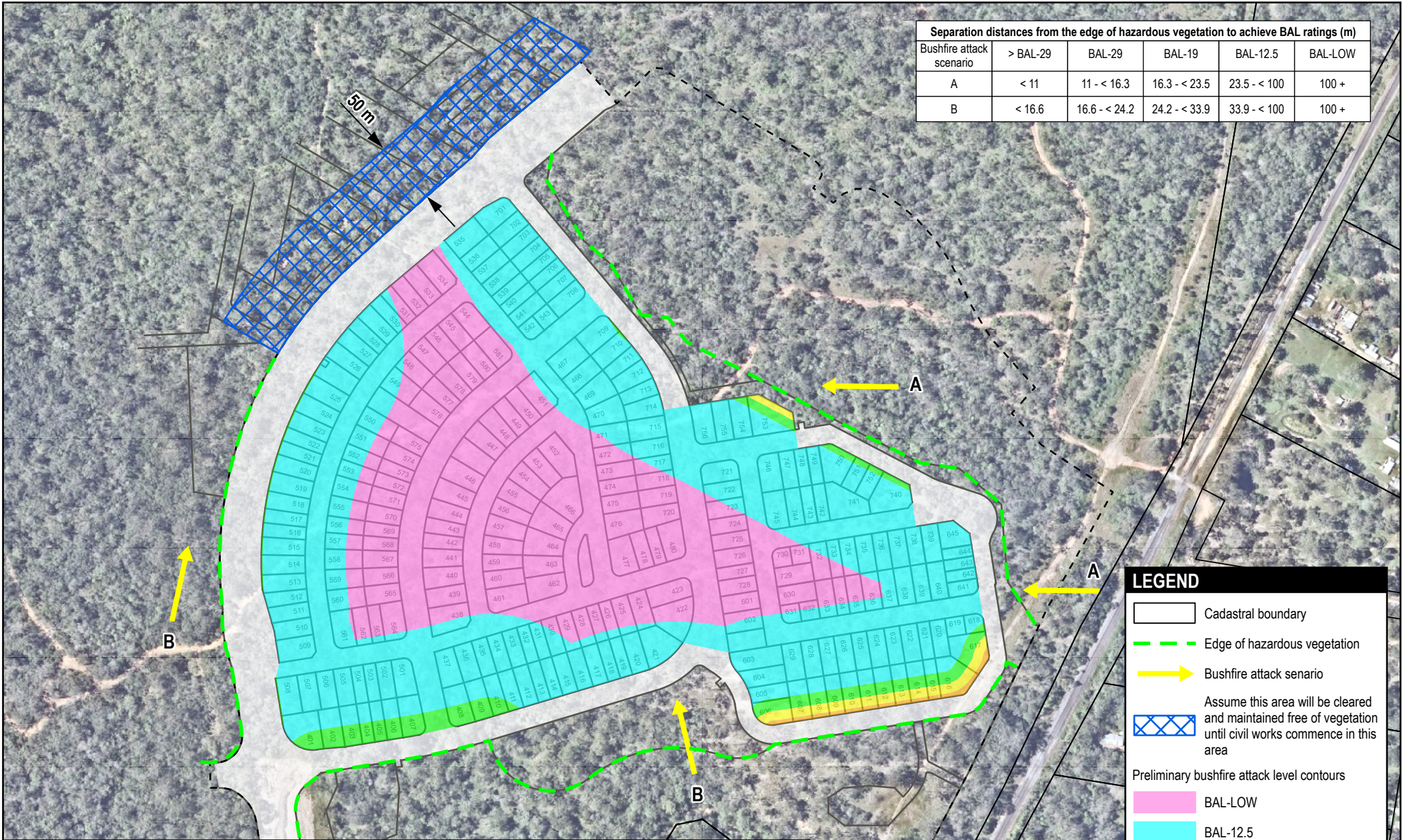
The radiant heat profile of bushfire attack on the site was modelled for the BMP and is provided in Appendix 2. It has been used in this report to assign the preliminary BAL ratings to the proposed residential allotments.

Please note, the preliminary BAL ratings are based on the following assumptions:

- A 50 metre (**m**) wide corridor within context area 2 (**CA-2**) adjoining the north-west boundary of Precinct B has been cleared for future development or is being maintained consistently with the low threat vegetation exclusion criteria in clause 2.2.3.2 (e) or (f) of AS 3959-2018.
- The development footprint of dwellings within proposed residential allotments 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616 and 617 will be setback from the boundary adjoining the road reserve by a distance ≥ 3 m.

Frasers Property New Beith Pty Limited is responsible for confirming these assumptions are true and correct prior to the construction of buildings within the proposed residential allotments.

Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)					
Bushfire attack scenario	> BAL-29	BAL-29	BAL-19	BAL-12.5	BAL-LOW
A	< 11	11 - < 16.3	16.3 - < 23.5	23.5 - < 100	100 +
B	< 16.6	16.6 - < 24.2	24.2 - < 33.9	33.9 - < 100	100 +



LEGEND

- Cadastral boundary
- Edge of hazardous vegetation
- Bushfire attack scenario
- Assume this area will be cleared and maintained free of vegetation until civil works commence in this area

Preliminary bushfire attack level contours

- BAL-LOW
- BAL-12.5
- BAL-19
- BAL-29
- > BAL-29

LEC
Land and environment consultants

Client:
Frasers Property New Beith Pty Limited

Design: Land and Environment Consultants
Date Saved: 17/01/26 2:41 PM Created by: RA
Scale: 1:4,000
Name: J25032_ArcGIS_Round Mountain Estate_Figure_1

BAL contour plan
Round Mountain Estate Precinct B,
Olsen Road, New Beith

Title:
Preliminary BAL contour plan

Figure
1

Aerial image: Nearmap (June 2025)

Scale: 1:4,000

0 50 100 m

3 Bushfire attack level assessment

AS 3959-2018 sets out requirements for the construction of buildings in bushfire prone areas to improve their safety when they are subjected to burning debris, radiant heat or flame contact generated from a bushfire.

BALs are a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts/m², and are the basis for establishing the requirements for construction to improve the protection of building elements to attack by bushfire.

The radiant heat exposure models in Appendix 2 identify the separation distances required from classified vegetation to achieve BAL ratings. These separation distances are summarised in Table 1 and are shown as BAL contours in Figure 1.

Table 1 BAL separation distances

Bushfire attack scenario	Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)				
	> BAL-29	BAL-29	BAL-19	BAL-12.5	BAL-LOW
A	< 11	11 - < 16.3	16.3 - < 23.6	23.6 - < 100	100 +
B	< 16.6	16.6 - < 24.2	24.2 - < 33.9	33.9 - < 100	100 +

4 BAL construction requirements

Dwellings within the proposed residential allotments must be constructed in accordance with the relevant BAL requirements of AS 3959-2018. The BAL rating and sections of AS 3959-2018 which are relevant to the construction of dwellings within the residential allotments are provided in Appendix 3 and are based on the BAL contours shown in Figure 1.

5 Landscaping

It is recommended that landscaping within the proposed residential allotments is established and maintained in accordance with Part 5 of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) which is publicly available online.

6 Closing

This report provides a preliminary BAL assessment for residential allotments within Precinct B and identifies sections of AS 3959-2018 which are relevant to the design and construction of residential dwellings.

The preliminary BAL assessment must be reviewed and finalised prior to being relied upon for a building application.

Please contact the undersigned if there are any questions or queries in relation to this report.

Yours sincerely,



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Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains and there can be no guarantee, because of the variable nature of bushfires, that any building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development proposal, State Government, council and/or the fire authority may recommend additional requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants Pty Ltd accept no responsibility resulting from the use of the information in this report.

References

Australian Building Codes Board (ABCB) 2022, *National Construction Code Series, Building Code of Australia*, Australian Government and States and Territories of Australia, adopted May 2023

Land and Environment Consultants Pty Ltd (LEC) 2025, *Bushfire management plan, Round Mountain – Precinct B, Olsen Road and Mountain Ridge Road, New Beith, Queensland*, prepared for Frasers Property New Beith Pty Ltd, 14 July 2025.

Queensland Reconstruction Authority (QRA) 2020, *Bushfire Resilient Building Guidance for Queensland Homes*, July 2020

Standards Australia Limited (Standards Australia) 2018, *Australian Standard 3959-2018 Construction of buildings in bushfire prone areas*, Fourth edition, November 2018

Appendix 1 Plan of development



- LEGEND**
- SITE BOUNDARY
 - PRECINCT BOUNDARY
 - STAGE BOUNDARY
 - CONTOURS (1m INTERVALS)
 - EASEMENT BOUNDARY
 - RIPARIAN CORRIDOR BOUNDARY
 - NEIGHBOURHOOD PARK
 - LINEAR PARK
 - PEDESTRIAN LINKAGE (ROAD RESERVE)
 - MAJOR LINEAR PARK
 - STORMWATER DETENTION
 - BALANCE LOT
 - FUTURE RAIL CORRIDOR
 - PROPOSED ROAD DEDICATION
 - ENTRY STATEMENT
 - BIO RETENTION BASINS
 - BIN PAD LOCATION
 - SCAR TREE LOCATION

PRECINCT B OVERALL YIELD

Lot Width	Typical Lot Size	No. of Lots	%
15m Depth Allotments - Urban Twin			
15m	225m ²	8	3.1%
Subtotal		8	3.1%
26m Depth Allotments - Terrace Twin			
9m	234m ²	3	1.1%
10m+	260m ²	2	0.8%
Subtotal		5	1.9%
28m Depth Allotments			
10m	280m ²	4	1.5%
12.5m	350m ²	8	3.1%
14m	392m ²	4	1.5%
15m	420m ²	0	0.0%
17m	476m ²	4	1.5%
Subtotal		20	7.6%
30m Depth Allotments			
10m	300m ²	26	9.9%
12.5m	375m ²	45	17.2%
14m	420m ²	42	16.0%
15m	450m ²	18	6.9%
17m	510m ²	10	3.8%
Subtotal		141	53.8%
32m Depth Allotments			
10m	320m ²	20	7.6%
12.5m	400m ²	31	11.8%
14m	448m ²	20	7.6%
15m	480m ²	13	5.0%
17m	544m ²	4	1.5%
Subtotal		88	33.6%
TOTAL LOTS		262	100.0%
AVERAGE LOT SIZE	420m²		

DENSITY (NET RESIDENTIAL DENSITY) 15.1 dw/ha

LAND USE BUDGET		
Land Use	Area	%
Residential Allotments	11.18 ha	33%
Trunk Road Reserve	2.52 ha	7%
Road Reserve	5.84 ha	17%
Linear Park	0.64 ha	2%
Major Linear Park	5.07 ha	15%
Neighbourhood Park	1.00 ha	3%
Pedestrian Links	0.28 ha	1%
Stormwater	0.55 ha	2%
Balance Lot	7.15 ha	21%
TOTAL SITE AREA	34.24 ha	100%

KEY PLAN - Scale 1:40,000 @ A3



ROUND MOUNTAIN, NEW BEITH - PRECINCT B
RECONFIGURING OF A LOT - OVERALL



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1:3000 @ A3



DATE: 16.01.26
 JOB NO: P0055018
 DWG NO: ROL-00

Appendix 2 Radiant heat exposure models

Bushfire attack scenario A

- Forest fire danger index - 55
- Vegetation - VHC 16.1 *Eucalyptus* dominated forest on drainage lines and alluvial plains
- Understorey fuel load – 13.8 tonnes/hectare (t/ha)
- Total fuel load – 16 t/ha
- Effective slope – 4° slope
- Site slope – 0° slope (constructed landform)
- Flame width – 100 metres (m)



Calculated May 19, 2025, 11:39 am (MDc v.4.9)

J25032

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.2 km/h
Vegetation Classification	Forest	Flame length	9.720000000000001 m
Understorey fuel load	13.8 t/ha	Flame angle	54 °, 64 °, 72 °, 77 °, 79 ° & 84 °
Total fuel load	16 t/ha	Elevation of receiver	3.93 m, 4.36 m, 4.62 m, 4.73 m, 4.77 m & 4.83 m
Vegetation height	n/a	Fire intensity	9,922 kW/m
Effective slope	4 °	Transmissivity	0.881, 0.867, 0.846, 0.823, 0.8100000000000001 & 0.741
Site slope	0 °	Viewfactor	0.5924, 0.4367, 0.2932, 0.1994, 0.1616 & 0.0442
Flame width	100 m	Minimum distance to < 40 kW/m ²	8.1 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	11 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	16.3 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	23.6 m
		Minimum distance to < 10 kW/m ²	28.5 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack scenario B

- Forest fire danger index - 55
- Vegetation - VHC 10.1 *Spotted gum dominated open forests*
- Understorey fuel load – 19.3 t/ha
- Total fuel load – 20.8 t/ha
- Effective slope – 6° slope
- Site slope – 0° slope (constructed landform)
- Flame width – 100 m



Calculated May 19, 2025, 11:40 am (MDC v.4.9)

J25032

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.92 km/h
Vegetation Classification	Forest	Flame length	15.02 m
Understorey fuel load	19.3 t/ha	Flame angle	53 °, 63 °, 70 °, 75 °, 76 ° & 82 °
Total fuel load	20.8 t/ha	Elevation of receiver	5.99 m, 6.69 m, 7.05 m, 7.25 m, 7.28 m & 7.43 m
Vegetation height	n/a	Fire intensity	20,709 kW/m
Effective slope	6 °	Transmissivity	0.871, 0.852, 0.826, 0.8, 0.787 & 0.726
Site slope	0 °	Viewfactor	0.5996, 0.446, 0.3011, 0.2048, 0.1669 & 0.0452
Flame width	100 m	Minimum distance to < 40 kW/m ²	12.4 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	16.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	24.2 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	33.9 m
		Minimum distance to < 10 kW/m ²	40 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appendix 3 Bushfire attack level ratings and construction requirements

BAL ratings and AS 3959-2018 construction requirements for residential allotments within Precinct B

Lot number	BAL rating	AS 3959-2018 construction requirements
401	BAL-19	Sections 3 and 6
402	BAL-19	Sections 3 and 6
403	BAL-19	Sections 3 and 6
404	BAL-19	Sections 3 and 6
405	BAL-19	Sections 3 and 6
406	BAL-19	Sections 3 and 6
407	BAL-19	Sections 3 and 6
408	BAL-19	Sections 3 and 6
409	BAL-19	Sections 3 and 6
410	BAL-19	Sections 3 and 6
411	BAL-19	Sections 3 and 6
412	BAL-12.5	Sections 3 and 5
413	BAL-12.5	Sections 3 and 5
414	BAL-12.5	Sections 3 and 5
415	BAL-12.5	Sections 3 and 5
416	BAL-12.5	Sections 3 and 5
417	BAL-12.5	Sections 3 and 5
418	BAL-12.5	Sections 3 and 5
419	BAL-12.5	Sections 3 and 5
420	BAL-12.5	Sections 3 and 5
421	BAL-12.5	Sections 3 and 5
422	BAL-12.5	Sections 3 and 5
423	BAL-LOW	There is insufficient risk to warrant specific construction requirements
424	BAL-12.5	Sections 3 and 5
425	BAL-12.5	Sections 3 and 5
426	BAL-12.5	Sections 3 and 5
427	BAL-12.5	Sections 3 and 5
428	BAL-12.5	Sections 3 and 5
429	BAL-12.5	Sections 3 and 5
430	BAL-12.5	Sections 3 and 5
431	BAL-12.5	Sections 3 and 5
432	BAL-12.5	Sections 3 and 5
433	BAL-12.5	Sections 3 and 5
434	BAL-12.5	Sections 3 and 5
435	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
436	BAL-12.5	Sections 3 and 5
437	BAL-12.5	Sections 3 and 5
438	BAL-12.5	Sections 3 and 5
439	BAL-LOW	There is insufficient risk to warrant specific construction requirements
440	BAL-LOW	There is insufficient risk to warrant specific construction requirements
441	BAL-LOW	There is insufficient risk to warrant specific construction requirements
442	BAL-LOW	There is insufficient risk to warrant specific construction requirements
443	BAL-LOW	There is insufficient risk to warrant specific construction requirements
444	BAL-LOW	There is insufficient risk to warrant specific construction requirements
445	BAL-LOW	There is insufficient risk to warrant specific construction requirements
446	BAL-LOW	There is insufficient risk to warrant specific construction requirements
447	BAL-LOW	There is insufficient risk to warrant specific construction requirements
448	BAL-LOW	There is insufficient risk to warrant specific construction requirements
449	BAL-LOW	There is insufficient risk to warrant specific construction requirements
450	BAL-LOW	There is insufficient risk to warrant specific construction requirements
451	BAL-12.5	Sections 3 and 5
452	BAL-LOW	There is insufficient risk to warrant specific construction requirements
453	BAL-LOW	There is insufficient risk to warrant specific construction requirements
454	BAL-LOW	There is insufficient risk to warrant specific construction requirements
455	BAL-LOW	There is insufficient risk to warrant specific construction requirements
456	BAL-LOW	There is insufficient risk to warrant specific construction requirements
457	BAL-LOW	There is insufficient risk to warrant specific construction requirements
458	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
459	BAL-LOW	There is insufficient risk to warrant specific construction requirements
460	BAL-LOW	There is insufficient risk to warrant specific construction requirements
461	BAL-LOW	There is insufficient risk to warrant specific construction requirements
462	BAL-LOW	There is insufficient risk to warrant specific construction requirements
463	BAL-LOW	There is insufficient risk to warrant specific construction requirements
464	BAL-LOW	There is insufficient risk to warrant specific construction requirements
465	BAL-LOW	There is insufficient risk to warrant specific construction requirements
466	BAL-LOW	There is insufficient risk to warrant specific construction requirements
467	BAL-12.5	Sections 3 and 5
468	BAL-12.5	Sections 3 and 5
469	BAL-12.5	Sections 3 and 5
470	BAL-12.5	Sections 3 and 5
471	BAL-12.5	Sections 3 and 5
472	BAL-12.5	Sections 3 and 5
473	BAL-LOW	There is insufficient risk to warrant specific construction requirements
474	BAL-LOW	There is insufficient risk to warrant specific construction requirements
475	BAL-LOW	There is insufficient risk to warrant specific construction requirements
476	BAL-LOW	There is insufficient risk to warrant specific construction requirements
477	BAL-LOW	There is insufficient risk to warrant specific construction requirements
478	BAL-LOW	There is insufficient risk to warrant specific construction requirements
479	BAL-LOW	There is insufficient risk to warrant specific construction requirements
480	BAL-LOW	There is insufficient risk to warrant specific construction requirements
501	BAL-12.5	Sections 3 and 5
502	BAL-12.5	Sections 3 and 5
503	BAL-12.5	Sections 3 and 5
504	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
505	BAL-12.5	Sections 3 and 5
506	BAL-12.5	Sections 3 and 5
507	BAL-12.5	Sections 3 and 5
508	BAL-12.5	Sections 3 and 5
509	BAL-12.5	Sections 3 and 5
510	BAL-12.5	Sections 3 and 5
511	BAL-12.5	Sections 3 and 5
512	BAL-12.5	Sections 3 and 5
513	BAL-12.5	Sections 3 and 5
514	BAL-12.5	Sections 3 and 5
515	BAL-12.5	Sections 3 and 5
516	BAL-12.5	Sections 3 and 5
517	BAL-12.5	Sections 3 and 5
518	BAL-12.5	Sections 3 and 5
519	BAL-12.5	Sections 3 and 5
520	BAL-12.5	Sections 3 and 5
521	BAL-12.5	Sections 3 and 5
522	BAL-12.5	Sections 3 and 5
523	BAL-12.5	Sections 3 and 5
524	BAL-12.5	Sections 3 and 5
525	BAL-12.5	Sections 3 and 5
526	BAL-12.5	Sections 3 and 5
527	BAL-12.5	Sections 3 and 5
528	BAL-12.5	Sections 3 and 5
529	BAL-12.5	Sections 3 and 5
530	BAL-12.5	Sections 3 and 5
531	BAL-12.5	Sections 3 and 5
532	BAL-LOW	There is insufficient risk to warrant specific construction requirements
533	BAL-LOW	There is insufficient risk to warrant specific construction requirements
534	BAL-LOW	There is insufficient risk to warrant specific construction requirements
535	BAL-12.5	Sections 3 and 5
536	BAL-12.5	Sections 3 and 5
537	BAL-12.5	Sections 3 and 5
538	BAL-12.5	Sections 3 and 5
539	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
540	BAL-12.5	Sections 3 and 5
541	BAL-12.5	Sections 3 and 5
542	BAL-12.5	Sections 3 and 5
543	BAL-12.5	Sections 3 and 5
544	BAL-LOW	There is insufficient risk to warrant specific construction requirements
545	BAL-LOW	There is insufficient risk to warrant specific construction requirements
546	BAL-LOW	There is insufficient risk to warrant specific construction requirements
547	BAL-LOW	There is insufficient risk to warrant specific construction requirements
548	BAL-12.5	Sections 3 and 5
549	BAL-12.5	Sections 3 and 5
550	BAL-12.5	Sections 3 and 5
551	BAL-12.5	Sections 3 and 5
552	BAL-12.5	Sections 3 and 5
553	BAL-12.5	Sections 3 and 5
554	BAL-12.5	Sections 3 and 5
555	BAL-12.5	Sections 3 and 5
556	BAL-12.5	Sections 3 and 5
557	BAL-12.5	Sections 3 and 5
558	BAL-12.5	Sections 3 and 5
559	BAL-12.5	Sections 3 and 5
560	BAL-12.5	Sections 3 and 5
561	BAL-12.5	Sections 3 and 5
562	BAL-12.5	Sections 3 and 5
563	BAL-12.5	Sections 3 and 5
564	BAL-12.5	Sections 3 and 5
565	BAL-LOW	There is insufficient risk to warrant specific construction requirements
566	BAL-LOW	There is insufficient risk to warrant specific construction requirements
567	BAL-LOW	There is insufficient risk to warrant specific construction requirements
568	BAL-LOW	There is insufficient risk to warrant specific construction requirements
569	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
570	BAL-LOW	There is insufficient risk to warrant specific construction requirements
571	BAL-LOW	There is insufficient risk to warrant specific construction requirements
572	BAL-LOW	There is insufficient risk to warrant specific construction requirements
573	BAL-LOW	There is insufficient risk to warrant specific construction requirements
574	BAL-LOW	There is insufficient risk to warrant specific construction requirements
575	BAL-LOW	There is insufficient risk to warrant specific construction requirements
576	BAL-LOW	There is insufficient risk to warrant specific construction requirements
577	BAL-LOW	There is insufficient risk to warrant specific construction requirements
578	BAL-LOW	There is insufficient risk to warrant specific construction requirements
579	BAL-LOW	There is insufficient risk to warrant specific construction requirements
580	BAL-LOW	There is insufficient risk to warrant specific construction requirements
581	BAL-LOW	There is insufficient risk to warrant specific construction requirements
601	BAL-LOW	There is insufficient risk to warrant specific construction requirements
602	BAL-12.5	Sections 3 and 5
603	BAL-12.5	Sections 3 and 5
604	BAL-12.5	Sections 3 and 5
605	BAL-19	Sections 3 and 6
606	BAL-29 ²	Sections 3 and 7
607	BAL-29 ²	Sections 3 and 7
608	BAL-29 ²	Sections 3 and 7
609	BAL-29 ²	Sections 3 and 7
610	BAL-29 ²	Sections 3 and 7
611	BAL-29 ²	Sections 3 and 7
612	BAL-29 ²	Sections 3 and 7
613	BAL-29 ²	Sections 3 and 7
614	BAL-29 ²	Sections 3 and 7
615	BAL-29 ²	Sections 3 and 7
616	BAL-29 ²	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
617	BAL-29 ²	Sections 3 and 7
618	BAL-19	Sections 3 and 6
619	BAL-12.5	Sections 3 and 5
620	BAL-12.5	Sections 3 and 5
621	BAL-12.5	Sections 3 and 5
622	BAL-12.5	Sections 3 and 5
623	BAL-12.5	Sections 3 and 5
624	BAL-12.5	Sections 3 and 5
625	BAL-12.5	Sections 3 and 5
626	BAL-12.5	Sections 3 and 5
627	BAL-12.5	Sections 3 and 5
628	BAL-12.5	Sections 3 and 5
629	BAL-12.5	Sections 3 and 5
630	BAL-LOW	There is insufficient risk to warrant specific construction requirements
631	BAL-12.5	Sections 3 and 5
632	BAL-12.5	Sections 3 and 5
633	BAL-12.5	Sections 3 and 5
634	BAL-12.5	Sections 3 and 5
635	BAL-12.5	Sections 3 and 5
636	BAL-12.5	Sections 3 and 5
637	BAL-12.5	Sections 3 and 5
638	BAL-12.5	Sections 3 and 5
639	BAL-12.5	Sections 3 and 5
640	BAL-12.5	Sections 3 and 5
641	BAL-12.5	Sections 3 and 5
642	BAL-12.5	Sections 3 and 5
643	BAL-12.5	Sections 3 and 5
644	BAL-12.5	Sections 3 and 5
645	BAL-12.5	Sections 3 and 5
701	BAL-12.5	Sections 3 and 5
702	BAL-12.5	Sections 3 and 5
703	BAL-12.5	Sections 3 and 5
704	BAL-12.5	Sections 3 and 5
705	BAL-12.5	Sections 3 and 5
706	BAL-12.5	Sections 3 and 5
707	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
708	BAL-12.5	Sections 3 and 5
709	BAL-19	Sections 3 and 6
710	BAL-19	Sections 3 and 6
711	BAL-12.5	Sections 3 and 5
712	BAL-12.5	Sections 3 and 5
713	BAL-12.5	Sections 3 and 5
714	BAL-12.5	Sections 3 and 5
715	BAL-12.5	Sections 3 and 5
716	BAL-12.5	Sections 3 and 5
717	BAL-12.5	Sections 3 and 5
718	BAL-12.5	Sections 3 and 5
719	BAL-LOW	There is insufficient risk to warrant specific construction requirements
720	BAL-LOW	There is insufficient risk to warrant specific construction requirements
721	BAL-12.5	Sections 3 and 5
722	BAL-12.5	Sections 3 and 5
723	BAL-12.5	Sections 3 and 5
724	BAL-LOW	There is insufficient risk to warrant specific construction requirements
725	BAL-LOW	There is insufficient risk to warrant specific construction requirements
726	BAL-LOW	There is insufficient risk to warrant specific construction requirements
727	BAL-LOW	There is insufficient risk to warrant specific construction requirements
728	BAL-LOW	There is insufficient risk to warrant specific construction requirements
729	BAL-LOW	There is insufficient risk to warrant specific construction requirements
730	BAL-LOW	There is insufficient risk to warrant specific construction requirements
731	BAL-12.5	Sections 3 and 5
732	BAL-12.5	Sections 3 and 5
733	BAL-12.5	Sections 3 and 5
734	BAL-12.5	Sections 3 and 5
735	BAL-12.5	Sections 3 and 5
736	BAL-12.5	Sections 3 and 5
737	BAL-12.5	Sections 3 and 5
738	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.

2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.

Lot number	BAL rating	AS 3959-2018 construction requirements
739	BAL-12.5	Sections 3 and 5
740	BAL-19	Sections 3 and 6
741	BAL-12.5	Sections 3 and 5
742	BAL-12.5	Sections 3 and 5
743	BAL-12.5	Sections 3 and 5
744	BAL-12.5	Sections 3 and 5
745	BAL-12.5	Sections 3 and 5
746	BAL-12.5	Sections 3 and 5
747	BAL-12.5	Sections 3 and 5
748	BAL-12.5	Sections 3 and 5
749	BAL-12.5	Sections 3 and 5
750	BAL-19	Sections 3 and 6
751	BAL-19	Sections 3 and 6
752	BAL-19	Sections 3 and 6
753	BAL-29	Sections 3 and 7
754	BAL-19	Sections 3 and 6
755	BAL-12.5	Sections 3 and 5
756	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Reconfiguring of a lot – overall – Urbis – Job no: P0055018 – DWG no: ROL-00*, dated 16 January 2026.
2 The development footprint of a dwelling within this allotment will be setback from the boundary adjoining the road reserve by a distance ≥ 3 metres.