



21/11/2022

Dear Lot Owner,

Bush Fire Attack Level (BAL) Ratings and Bushfire Risk

Recent changes to the building code of Australia have been made with a focus on Bushfire Risk Assessment. The amended code requires tree clearing that is at odds with the Sunrise at 1770 Community Management Statement (CMS). In light of this we would like to address the following.

BAL ratings

The determination of the Bush Fire Attack Level associated with a property is the responsibility of the owner, their builder and their appointed certifier. The Body Corporate Committee is not responsible for either obtaining or approving this rating. It is also the responsibility of the owner to ensure that their appointed certifier has sufficient knowledge and qualifications and is applying the correct standard to their assessment. We note that the committee has recently sighted some BAL certifications that refer to a non-existent standard.

As members of the Body Corporate all owners are responsible for complying with the Community Management Statement (CMS), which is underpinned by the Consent Orders lodged with the Planning and Environment Court. This includes the allowable vegetation management practices. We remind our Lot owners that these are legally binding documents, and the committee does not make the rules, but simply endeavours to uphold them in order to protect the ethos and intent of the estate.

Appointment of Wollemi Eco-Logical Pty Ltd

Recent correspondence has been received, stating professional duty of care, from a third party (not an owner) who is a pre-eminent expert in the field of Bushfire Assessment, noting his observations of the estate and current construction practices, which he believes do not meet the required standard. In response, the committee has engaged Scott Edwards of Wollemi Eco-Logical to assist the estate with determining Bushfire Hazard and to address the concerns and recommendations raised in this correspondence. We are hoping that Scott will be able to visit the estate in the first week of December.

We thank all the owners, builders and architects who are currently working with us collaboratively, to address this issue and work towards an acceptable outcome.

Yours Sincerely,

Sunrise at 1770 – Body Corporate Committee