

What is BAL, and what does it mean for your new home?

At Birling, we're dedicated to building a safe and welcoming community. If you've encountered the term BAL (Bushfire Attack Level) in relation to your land lot, it's part of Australia's proactive approach to bushfire safety.

> WHY BAL MATTERS

BAL is a system that evaluates bushfire risks in specific areas and ensures homes are built with measures to minimize those risks. While bushfires are a natural part of Australia's landscape, Birling's strategic location and thoughtful planning significantly reduce potential exposure compared to heavily forested or rural regions.

> WHAT DOES A BAL RATING MEAN FOR YOU?

For most residents, a BAL rating translates to minor adjustments in home design, such as:

- Selecting materials designed to resist ember attack.
- Ensuring specific construction elements meet bushfire safety standards.

These measures are straightforward and are in place to ensure your family's safety and provide peace of mind.

> WHY BIRLING IS A SAFE CHOICE

- **Optimal location:** Birling is situated in an area with lower bushfire exposure compared to many other regions.
- **Thoughtful design:** The community layout and landscaping are planned to minimize bushfire risks.
- **Compliance assured:** We adhere to all bushfire safety regulations, ensuring your new home meets the highest standards.

> GETTING YOUR HOME APPROVED UNDER BAL REQUIREMENTS

The process for meeting BAL requirements includes:

1. **Assessing your BAL rating:** This will determine the construction measures needed for your home.
2. **Consulting your builder:** They will integrate BAL-compliant materials and design features into your plans.
3. **Approval and certification:** Your plans will be reviewed to ensure compliance with bushfire safety regulations before construction begins.

For personalised guidance, visit the **NSW Rural Fire Service (RFS)** website. www.rfs.nsw.gov.au. The RFS provides:

- A step-by-step guide on building approvals for bushfire-prone areas.
- A helpful questionnaire to tailor advice to your property and construction plans.

Visit **Building in a Bush Fire Area - NSW Rural Fire Service** for more details. www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area

> HAVE QUESTIONS?

We're here to guide you through every step of the process. Contact us today to discuss your BAL requirements and start building your dream home with confidence.