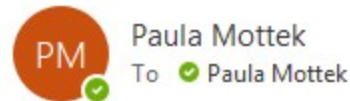


FW: 5 Skyline Place



Paula Mottek
To Paula Mottek

From: Andrew Muirhead <Andrew@bcbhs.com.au>
Sent: Wednesday, 5 March 2025 10:40 AM
To: Paula Mottek <paula@platino.com.au>
Cc: Andrew Berwick <Andrew.B@platino.com.au>
Subject: RE: 5 Skyline Place

Morning Paula,

As discussed on the phone please see the following which is an extract of the legislation section of our report:

As the proposal relates to a special fire protection purpose it is subject to s.100B of the Rural Fires Act 1997, it is therefore considered to be integrated development in accordance with s.4.46. This means that the proposed development requires authorisation in respect of bush fire safety because of the Special Fire Protection Purpose use.

Also in addition s4.14 of the act states:

Development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land (being land for the time being recorded as bush fire prone land on a relevant map certified under section 10.3(2)) unless the consent authority

- (a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department (or, if another document is prescribed by the regulations for the purposes of this paragraph, that document) that are relevant to the development (**the relevant specifications and requirements**), or*
- (b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*

Therefore in accordance with this it is our understanding that a Bushfire Certificate under s4.14 is not required as it is Special Fire Protection purpose under s100B of the Rural Fires Act and should be referred to the NSW Rural Fire Service.

Thanks

Andrew Muirhead

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