

Attention: To Whom it may concern

**Re: Sequoia 5 Penthouse, Thredbo  
Lot 15 Diggings Terrace, Thredbo, NSW  
Rural Fires Regulation Exemption**

To Whom it may concern,

We seek exemption from the requirement to refer this development application to the Bush Fire Safety Authority in accordance with:

Rural Fires Regulation 2022, Clause 46, Development excluded from requirements for bush fire safety authority—the Act, s 100B, (o) development of a minor nature that relates to an existing building that is for a special fire protection purpose...

Exemption is sought on the basis that the proposed works are minor in nature and will not cause to compromise the building in the event of a bushfire.

The works subject to this DA entail:

1. Provision of a new kitchen exhaust designed to discharge immediately through the existing roof. The roof cowl to which will colourbond finished to match the existing roof decking and incorporate dampers for bushfire protection and to avoid drafts when the rangehood is not in use.
2. The provision of a new balustrade to the entry stair. The new balustrade will replace the existing balustrade. The existing balustrade is non-compliant in several respects including, being too low, of non-structural construction and it is scalable. The proposed balustrade will rectify these compliance issues and is comprised of a toughened glass balustrade, securely fixed directly to the existing reinforced concrete floor slab. Construction details for the balustrade have been prepared in accordance with a Structural Engineer's advice and a Structural Engineer's certification is provided.
3. Bedroom 4 is in the location of an area of the apartment which has effectively been utilised for this purpose previously. This application seeks to formally define this area as Bedroom 4.

The works described herein are illustrated on the submitted development application documentation.

We trust this will meet with your concurrence. Please do not hesitate to contact us should further information be required..

Yours Sincerely,



Glenn Cunningham  
Director