



Bushfire Hazard Solutions

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Voyagers Tennis Pty Ltd
C/- Barr Planning
Email: ssarvesh@barrplanning.com.au

19th August 2025
Our Ref. 260101

Attention: Sahana Sarvesh

**Re: PROPOSED RECONFIGURING OF TWO EXISTING HARDCOURT TENNIS COURTS INTO THREE PANORAMIC PADEL COURTS, TWO ADDITIONAL PICKLEBALL COURTS, INSTALLING REPLACEMENT FENCING AND NEW LIGHTING, AND EXTEND THE HOURS OF OPERATION
PART LOT 1 DP 1249992 & LOT 8 DP 1249992 / 163 UPPER CLONTARF STREET,
ALLAMBIE HEIGHTS NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Sahana,

The development proposal relates to the reconfiguring of two existing hardcourt tennis courts into three panoramic padel courts, two additional pickleball courts, installing replacement fencing and new lighting, and extend the hours of operation within an existing recreation zoned allotment known as 163 Upper Clontarf Street, Allambie Heights. The subject site is legally identified as part Lot 1 DP 1249992 and Lot 8 DP 1249992, located within Northern Beaches Council's local government area.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. In this instance Northern Beaches Council's Bushfire Prone Land Map (Figure 01) identifies the subject property as containing Category 1 Vegetation and the Vegetation Buffer, therefore the site is considered 'bushfire prone'.

As the subject site is bushfire prone in accordance with section 4.14 of the *Environmental Planning and Assessment Act* 1979 development consent cannot be granted unless the proposal satisfies the relevant specifications and requirements of *Planning for Bush Fire Protection* 2019 (PBP).

As the application relates to the redevelopment of two existing tennis courts within an existing recreation zoned allotment the relevant specifications and requirements under PBP are the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 8 'Other Development' of PBP must also be considered.

This Bushfire Assessment has been reviewed and endorsed by Stuart McMonnies who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 3 BPAD qualified practitioner (BPAD9400).

The following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap).
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation Type Map)
- NSW Bush Fire Prone Land (NSW Rural Fire Service)
- Proposed plans prepared by Michael J Burg, File 1926 250224, Dated 24/02/2025

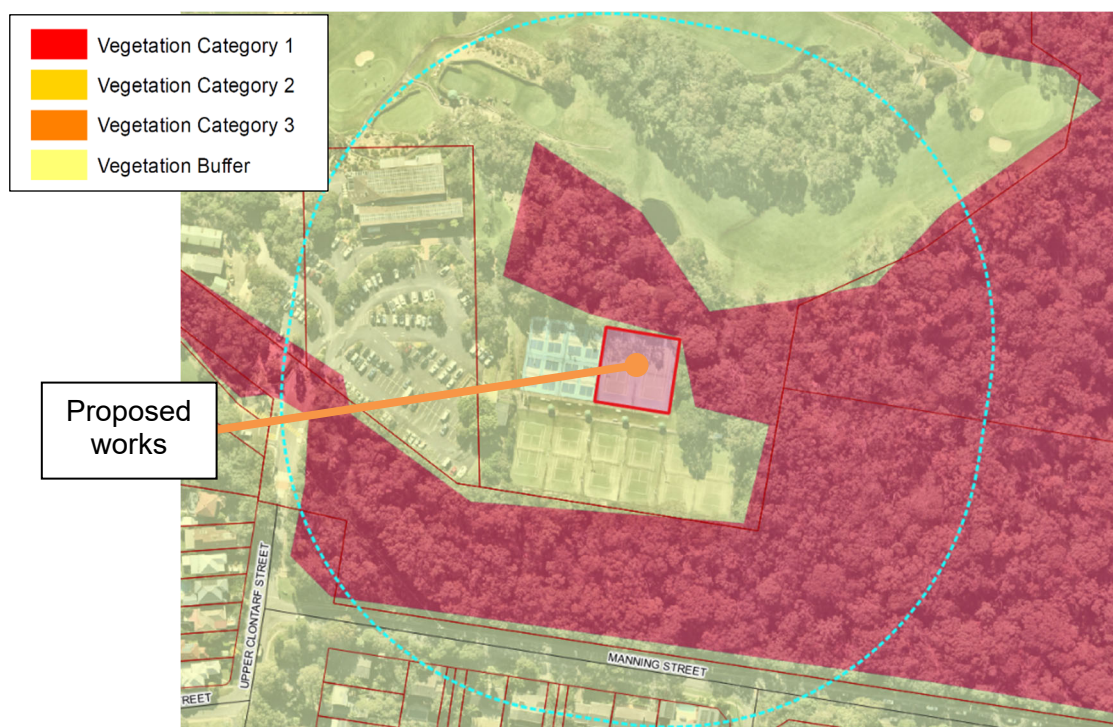


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



Figure 02: Aerial view of the subject area C/- Nearmap – May 2025

In relation to the proposed works section 8.3.2 of PBP states:

The NCC defines a Class 10 building as a non-habitable building or structure such as a:

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

The proposed works are likened to a class 10b structure and will be located greater than 6 metres from any dwelling.

In accordance with s8.3.2 of PBP there are no applicable bushfire requirements.

In consideration of the nature of the works and site specific bushfire risk assessment it is our opinion that the proposal will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the modification application.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour

Reviewed by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

Director / Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

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Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.

Bush Fire Certificate

Certificate issued unders4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).

Property Details and Description of Works

Address Details	Unit no	Street no	Street name	Lot/Sec/DP
	Suburb			State
Local Government Area				
BCA class of the building				
Description of the proposal				
Development Application Reference				

Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in <i>Appendix 2 of Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	

BPAD Certification

Name	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that:	
Company Details & ABN	<ul style="list-style-type: none"> I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection 2019 in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). 	
BPAD Accreditation Number	Signature	Date
