

TEAR OUT AND ATTACH THIS BUSH FIRE ASSESSMENT REPORT WITH YOUR APPLICATION TO COUNCIL

SECTION TWO

BUSH FIRE ASSESSMENT REPORT

PART A: Property details

Applicant name: **Robert Mann (Robert Mann Architecture and Design Pty Ltd)**

Contact phone numbers Home: Mobile: **0415 709 425**

Council: **MidCoast Council**

Council reference (if known):

Lot: **53**

DP: **1269752**

Address to be developed: **20 Lovedale Way Forster NSW 2428**

My property is on Bush Fire Prone Land: Yes No

PART B: Type of proposal

Type of Proposal: **Multi-Dwelling Housing**

New Building Urban Isolated Rural Rural Residential

Alteration/Additions to an existing building

Proposal Description: e.g. two storey house with attached

Multi-Dwelling Housing (3 Terraces) 2-Storey with Basement Garage

Copy of plans attached: Yes No

PART C: Bush fire attack and level of construction

Step 1

Assess the vegetation hazard in all directions

Category	North	East	South	West
Keith vegetation group	Rainforest	Rainforest	Rainforest	Rainforest
	Forest	Forest	Forest	Forest
	Grassy and Semi-Arid Woodland	Woodland	Woodland	Woodland
	Forested Wetland	Forested Wetland	Forested Wetland	Forested Wetland
	Tall Heath	Tall Heath	Tall Heath	Tall Heath
	Short Heath	Short Heath	Short Heath	Short Heath
	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland
	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands
	Grasslands	Grasslands	Grasslands	Grasslands
	Managed Land	Managed Land	Managed Land	Managed Land

Copy of any relevant photos attached: Yes No

Step 2

Determine the distance from the building to the bush fire vegetation hazard

Aspect	North	East	South	West
Distance 100 ... m 200 ... m m 60 ... m

Step 3

Determine the effective slope that will influence bush fire behaviour in each direction

Category	North	East	South	West
Slope under the hazard (over 100m) [in degrees]	upslope/flat	upslope/flat	upslope/flat	upslope/flat
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

Step 4

Determine the FFDI that applies to your local government area. Circle the relevant FFDI below

FFDI: 100 80

Step 5

Match the relevant FFDI, vegetation, distance and slope to determine the required BAL.

Identify the BAL for each direction, select the highest level for the entire building and record below. Note BAL-12.5 is the lowest construction level within the scope of AS3959-2018.

Bush Fire Attack Level: BAL- FZ BAL- 29 BAL-12.5
BAL- 40 BAL-19 No requirement

Step 6

Determining BAL construction requirements

Once the appropriate BAL has been determined in Step 5, AS3959-2018 and or/ the NASH Standard 2014 will be used to determine the construction requirements for the proposed design.

Does your proposal meet the construction requirements for the BALs required as per AS3959-2018 and the NASH Standard (2014):

Yes No

Grassland Deeming Provisions Assessment

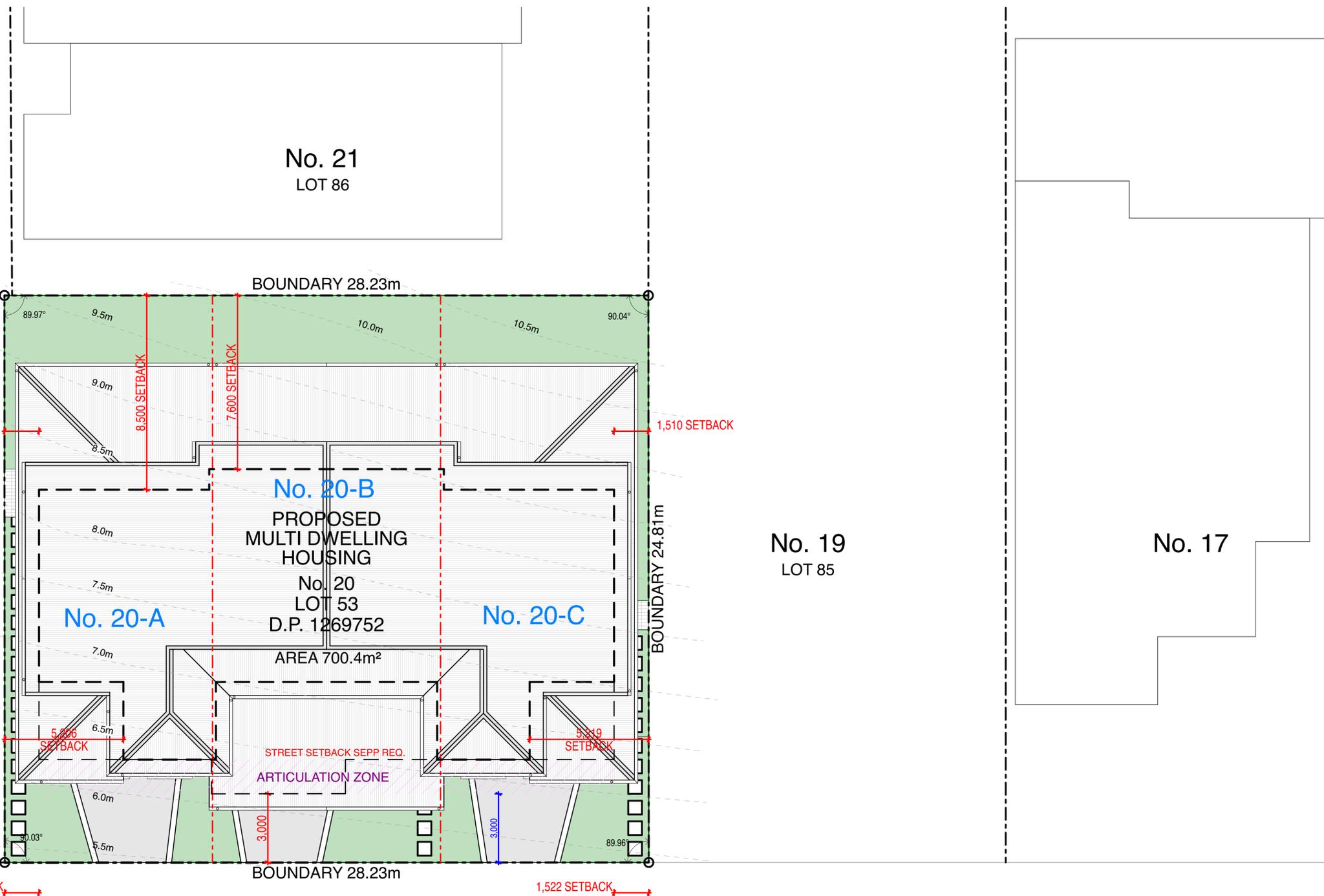
This assessment is only required where the deeming provisions are to be used. Where the deeming provisions are not to be used, previous Steps 1 to 6 in Part C must be applied. Tick which box below applies to individual circumstances:

- An APZ of 50m or more can be provided – this can be considered to meet PBP 2019, no further bush fire protection measures are required
- An APZ of 20-49m can be provided – comply with Grassland Deeming Provisions requirements in the following Table
- An APZ of less than 20m is provided or the standard assessment process is proposed - use the assessment process identified in Steps 1 to 6 above

Grassland Deeming Provisions

BUSH FIRE PROTECTION MEASURE	GRASSLAND DEEMING PROVISIONS
APZ	<ul style="list-style-type: none"> ➤ limited to a maximum of 15 degrees downslope; ➤ minimum APZ of 20m is provided between the building and unmanaged grass; ➤ the APZ is wholly within the boundaries of the development site; and ➤ the APZ is maintained as a mown area with grass heights less than 100mm.
Construction	➤ construction in accordance with BAL-12.5 of AS3959-2018 and any additional construction requirements in PBP 2019.
Access	➤ comply with the property access provisions in Part G.
Water supply	➤ comply with the water supply provisions in Part E.
Landscaping	➤ comply with the relevant provisions in Appendix 4 of PBP 2019, noting that other vegetation bush fire hazards cannot be present if these provisions are to apply.

300 A1 PAPER mm DWG (m) @ 1:100
 150 A3 PAPER mm DWG (m) @ 1:50
 200 100
 100 50
 150 25
 0 10 5
 mm



LOVEDALE WAY

01 SITE PLAN - ROOF A3 @ 1:200 / A1 @ 1:100

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC. AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

PROJECT NORTH
 E: ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

Robert Mann
ARCHITECTURE + DESIGN

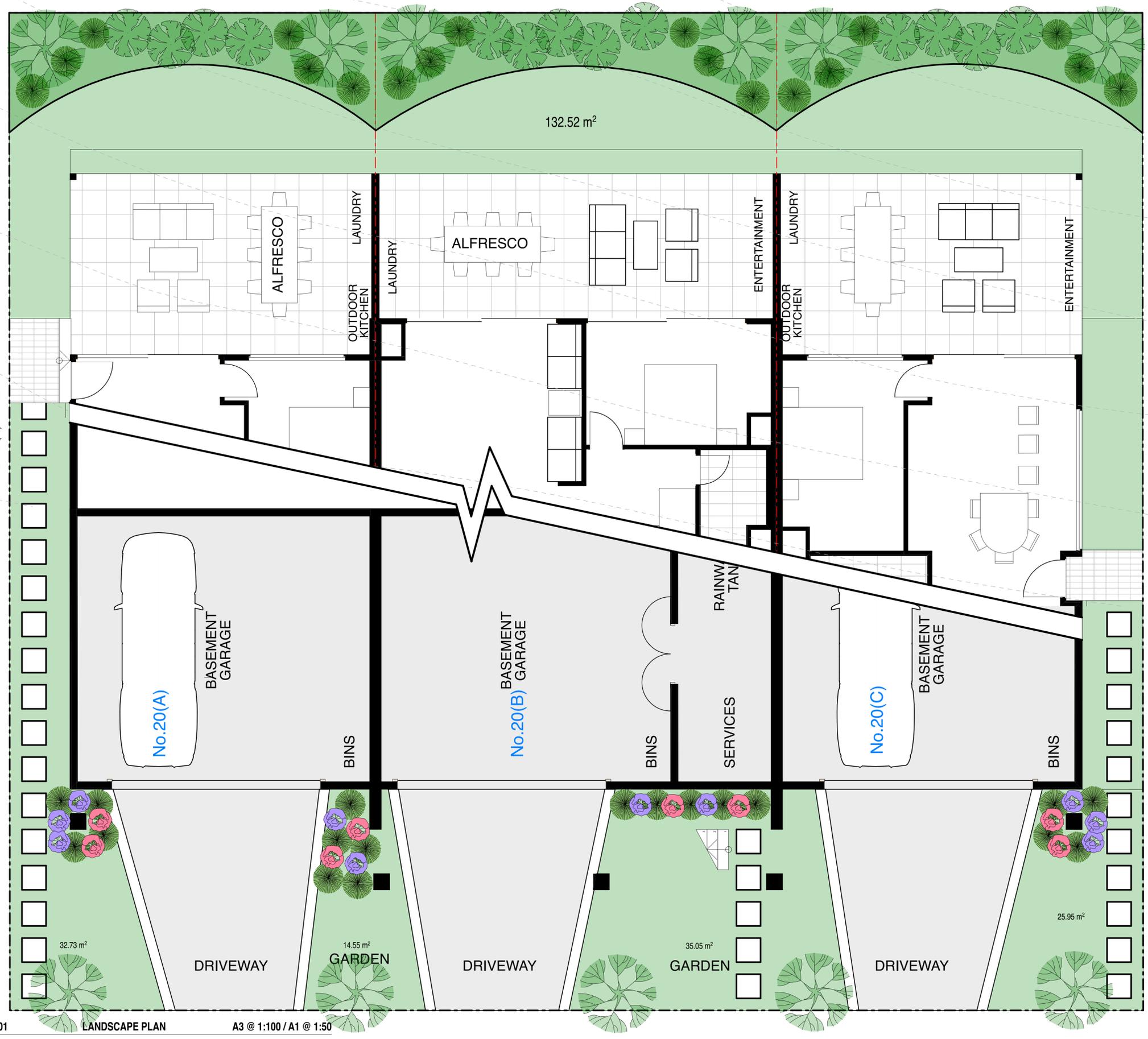
CLIENT:
 R. & E. MANN
ISSUED AS:
 DA

PROJECT TITLE:
 MULTI-DWELLING HOUSING
SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

SITE PLAN
 1001
 21/3/2025
 FILE PATH: I:\Users\madpro25\Library\Mobile Documents\com-ages-Cad\Doc\PROJ\FOR\ESTR\ARCH\CAD\20 LOVEDALE - DA reviewed by ron.ph

PAGE INFO

300 A1 PAPER mm DWG (m) @ 1:100 0 1 5 10 20
 150 A3 PAPER mm DWG (m) @ 1:50 0 1 5 10 20
 200 100 50 25 01
 0 10 5 mm



LANDSCAPE PLAN A3 @ 1:100 / A1 @ 1:50

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

PROJECT NORTH
 E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

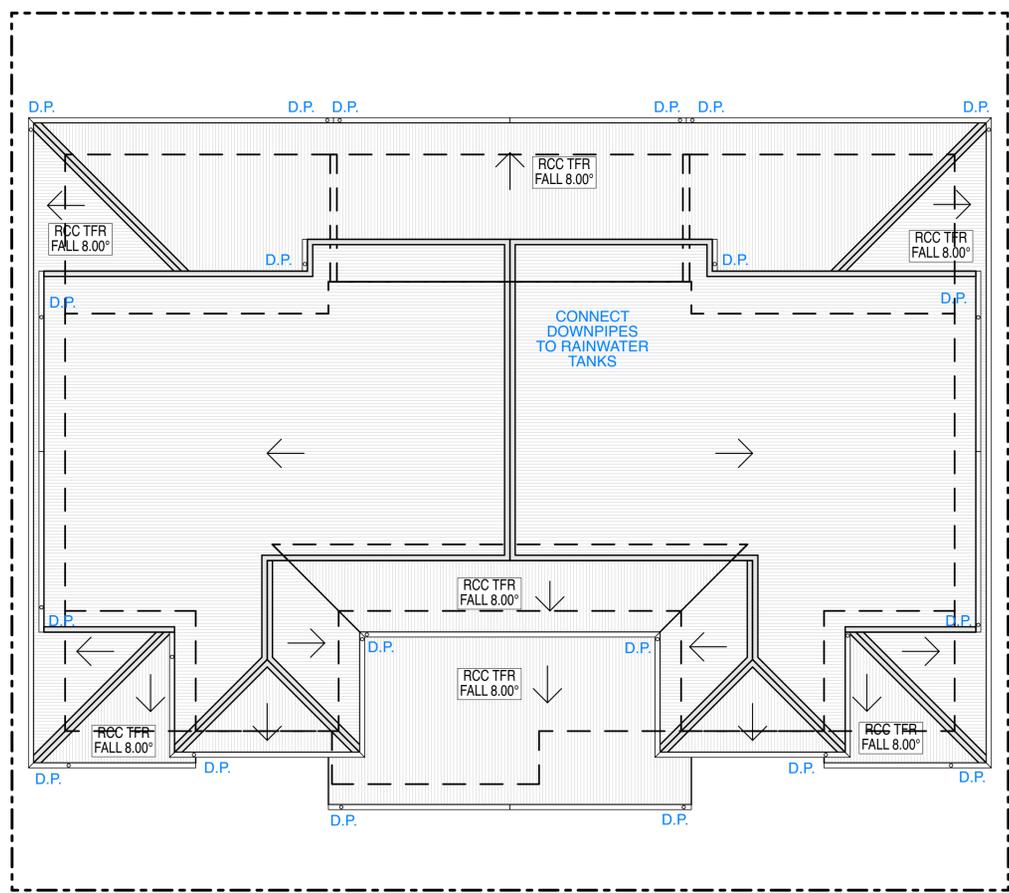
Robert Mann
 ARCHITECTURE + DESIGN

CLIENT:
 R. & E. MANN
 ISSUED AS:
 DA

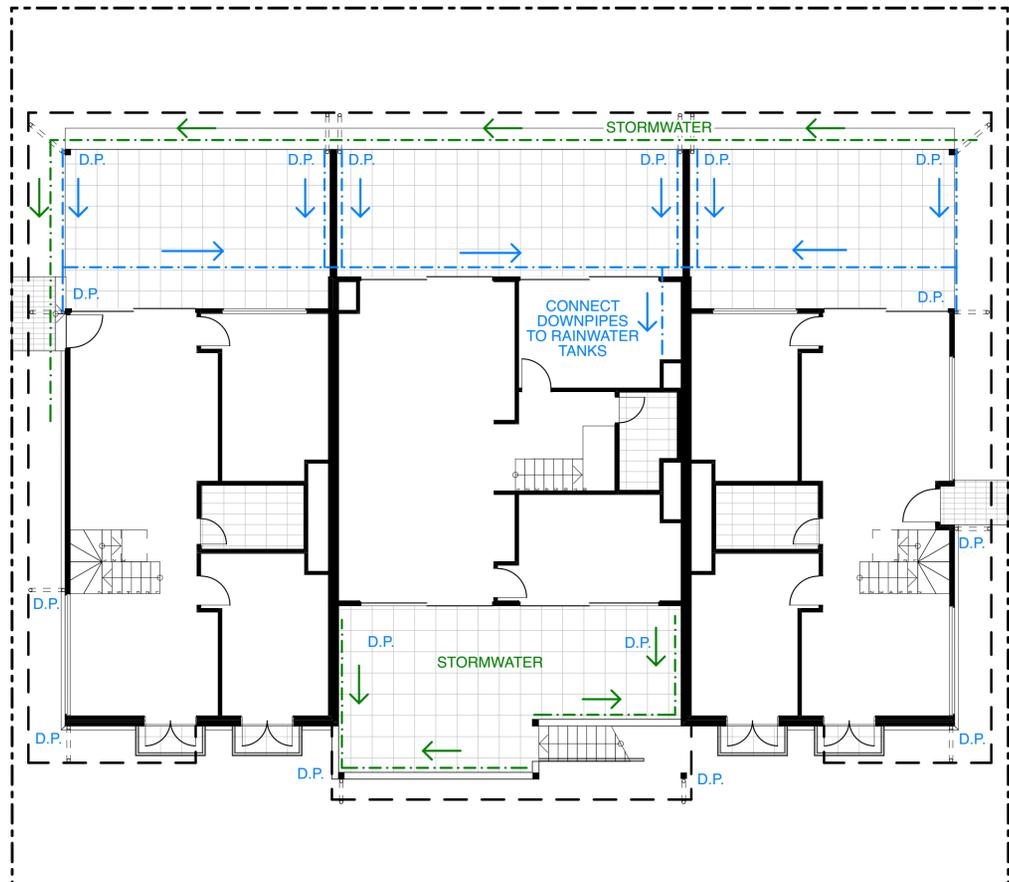
PROJECT TITLE:
 MULTI-DWELLING HOUSING
 SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

LANDSCAPE PLAN
 PROJECT 1400 21/3/2025
 FILE PATH: I:\Users\madpro25\Library\Mobile Documents\com-magnus-Cross\Doc\PROJ\FOR\FOR\ARCH\CAD20\LOVEDALE - DA reviewed by ron.pdf
 PAGE INFO

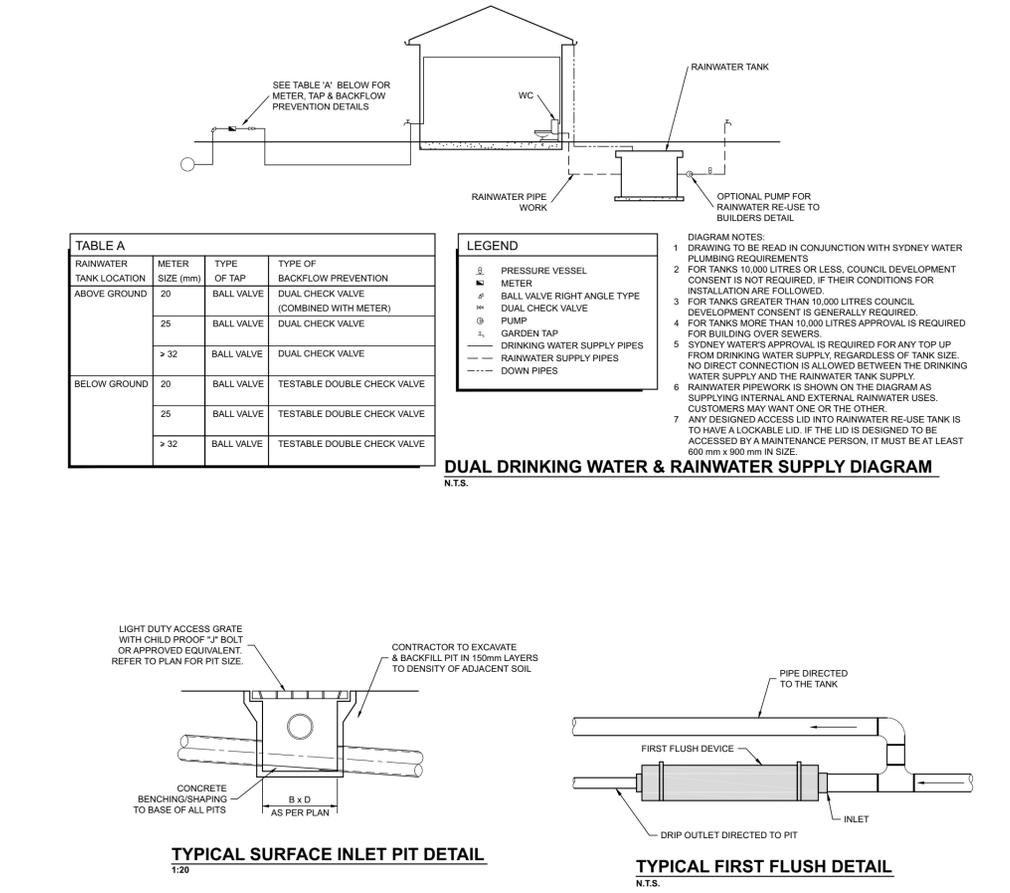
300 A1 PAPER mm DWG (m) @ 1:100 150 A3 PAPER mm DWG (m) @ 1:50
 200 100 50 25 0



01 CONCEPT STORMWATER DRAINAGE PLAN A3 @ 1:100 / A1 @ 1:100



02 CONCEPT STORMWATER - GROUND FLOOR A3 @ 1:100 / A1 @ 1:100



03 CONCEPT STORMWATER - BASEMENT A3 @ 1:100 / A1 @ 1:100

SEE TABLE 'A' BELOW FOR METER, TAP & BACKFLOW PREVENTION DETAILS

RAINWATER TANK

WC

RAINWATER PIPE WORK

OPTIONAL PUMP FOR RAINWATER RE-USE TO BUILDERS DETAIL

TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

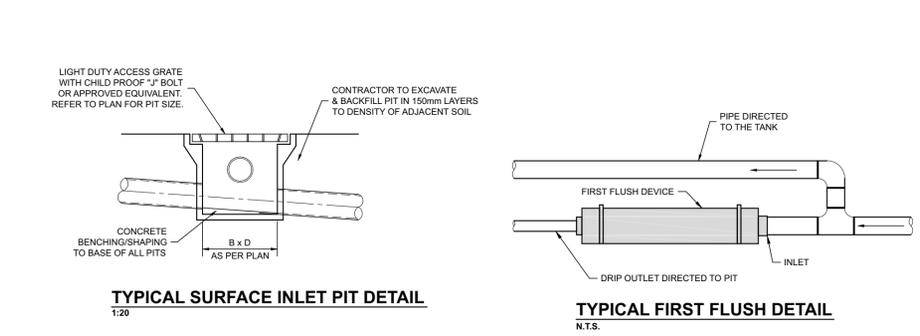
LEGEND

- PRESSURE VESSEL
- ⊕ METER
- ⊙ BALL VALVE RIGHT ANGLE TYPE
- ⊕ DUAL CHECK VALVE
- ⊕ PUMP
- ⊕ GARDEN TAP
- DRINKING WATER SUPPLY PIPES
- RAINWATER SUPPLY PIPES
- DOWN PIPES

DIAGRAM NOTES:

- DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
- FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
- FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
- FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
- SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
- RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
- ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM
N.T.S.



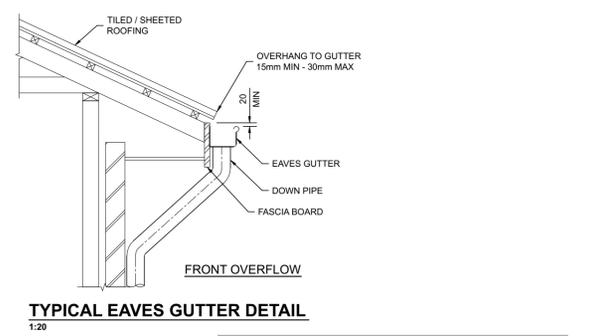
STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = 150 HALF ROUND

STORMWATER DESIGN SUMMARY

TOTAL SITE AREA = 700.4 m²
 PROPOSED ROOF AREA = 498.92 m²
 IMPERVIOUS PATHS & DRIVEWAYS = 74.39 m²
 TOTAL PERVIOUS SITE (LANDSCAPED) AREA = 240.8 m²
 IMPERVIOUS (HARD) SITE PERCENTAGE = 65.61%

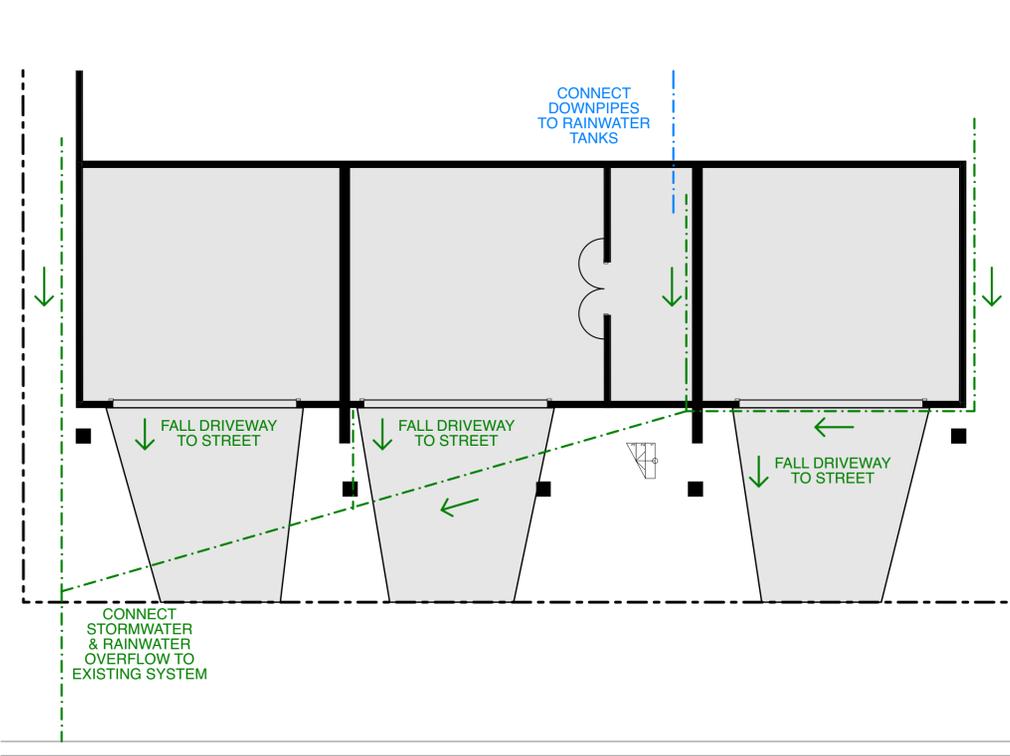
EXISTING ALLOTMENT WITH DRAINAGE TO STREET TO BE ROOF AREA DIRECTED TO RAINWATER RE-USE TANK
 HIGH LEVEL OVERFLOW DIRECTED TO STORMWATER MAINS



LEGEND: MATERIALS SCHEDULE

ID:	NAME:
BCR	Block Concrete Retaining
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall

ID:	NAME:
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade



03 CONCEPT STORMWATER - BASEMENT A3 @ 1:100 / A1 @ 1:100

LOVEDALE WAY

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT

2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)

7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS

8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS

9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY

10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

Robert Mann
 ARCHITECTURE + DESIGN

CLIENT:
 R. & E. MANN

ISSUED AS:
 DA

PROJECT TITLE:
 MULTI-DWELLING HOUSING

SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

STORMWATER CONCEPT PLAN
 1500
 21/3/2025

REV. FOR A

PROJECT INFO

LEGEND: MATERIALS SCHEDULE	
STRUCTURE & SYSTEMS	
ID:	NAME:
BCR	Block Concrete Retaining
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infill Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall
EXTERIOR CLADDING & TRIM	
ID:	NAME:
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade



300 A1 PAPER mm DWG (m) @ 1:100 0 1 1 1
 150 A3 PAPER mm DWG (m) @ 1:50 m
 200 100
 100 50
 150 25
 0 10 5 mm

01 FIRST FLOOR PLAN A3 @ 1:100 / A1 @ 1:50

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE).
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURER'S SPEC, AND ENGINEERS' DETAILS.
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS.
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY.
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE).

E: ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)



CLIENT: R. & E. MANN
 ISSUED AS: DA

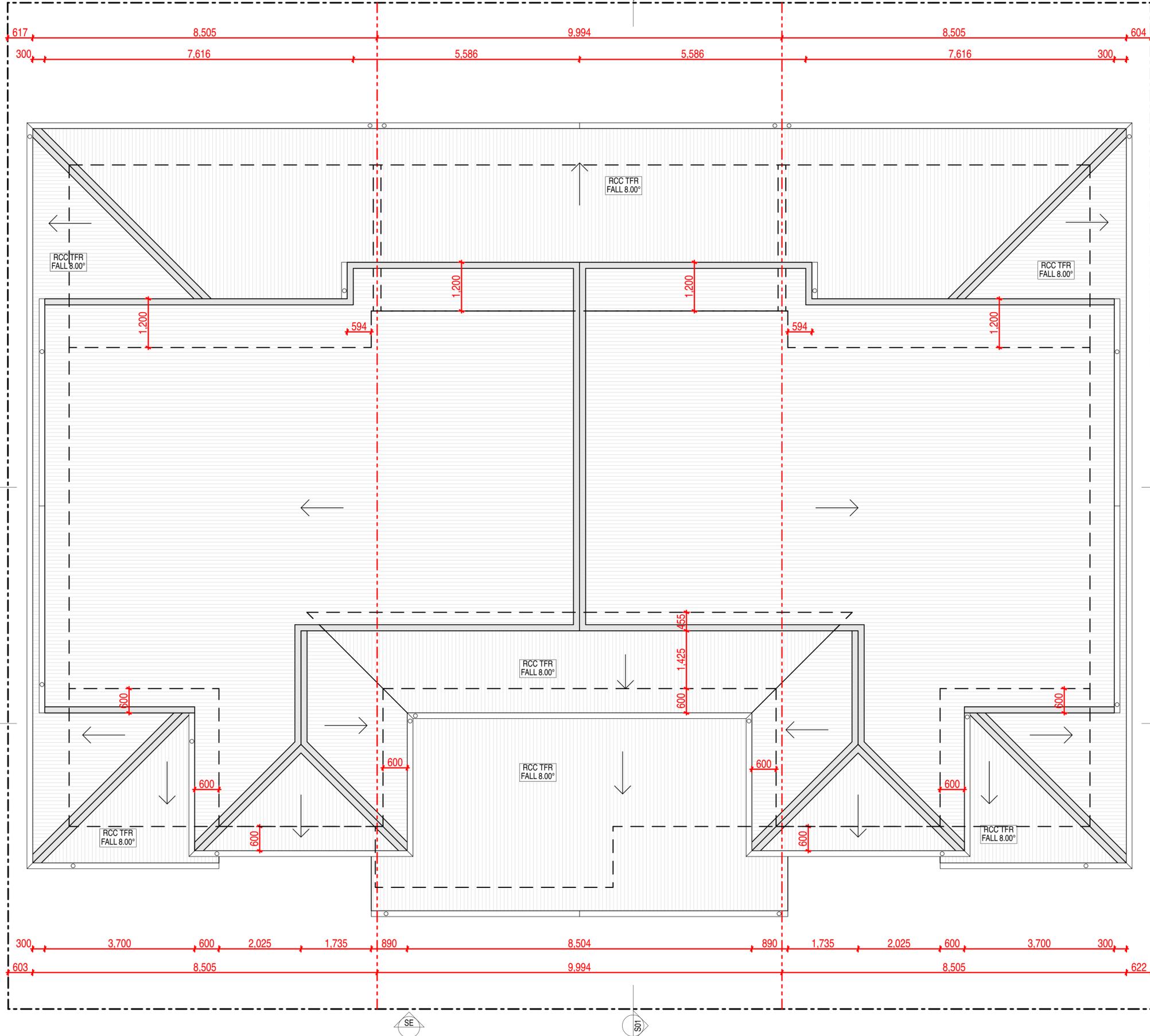
PROJECT TITLE: MULTI-DWELLING HOUSING
 SITE ADDRESS: 20 LOVEDALE WAY FORSTER
 REV. A FOR

GA PLANS - FIRST FLOOR MULTI-RES
 2102 21/3/2025
 FILE PATH: I:\Users\rmadp\2025\Library\Mobile Documents\com-ages-Cross\2025\FORFORSTER\ARCH\CAD\20 LOVEDALE - DA reviewed by ron.ph

PAGE INFO

PROPOSED LAYOUT FOR PHASES 1, 2 & 3

LEGEND: MATERIALS SCHEDULE	
STRUCTURE & SYSTEMS	
ID:	NAME:
BCR	Block Concrete Retaining
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall
EXTERIOR CLADDING & TRIM	
ID:	NAME:
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade



300 A1 PAPER mm DWG (m) @ 1:100 0 10 5
 150 A3 PAPER mm DWG (m) @ 1:50 m
 200 100 200 100 100 50 150 25 0 mm

01 ROOF PLAN A3 @ 1:100 / A1 @ 1:50

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

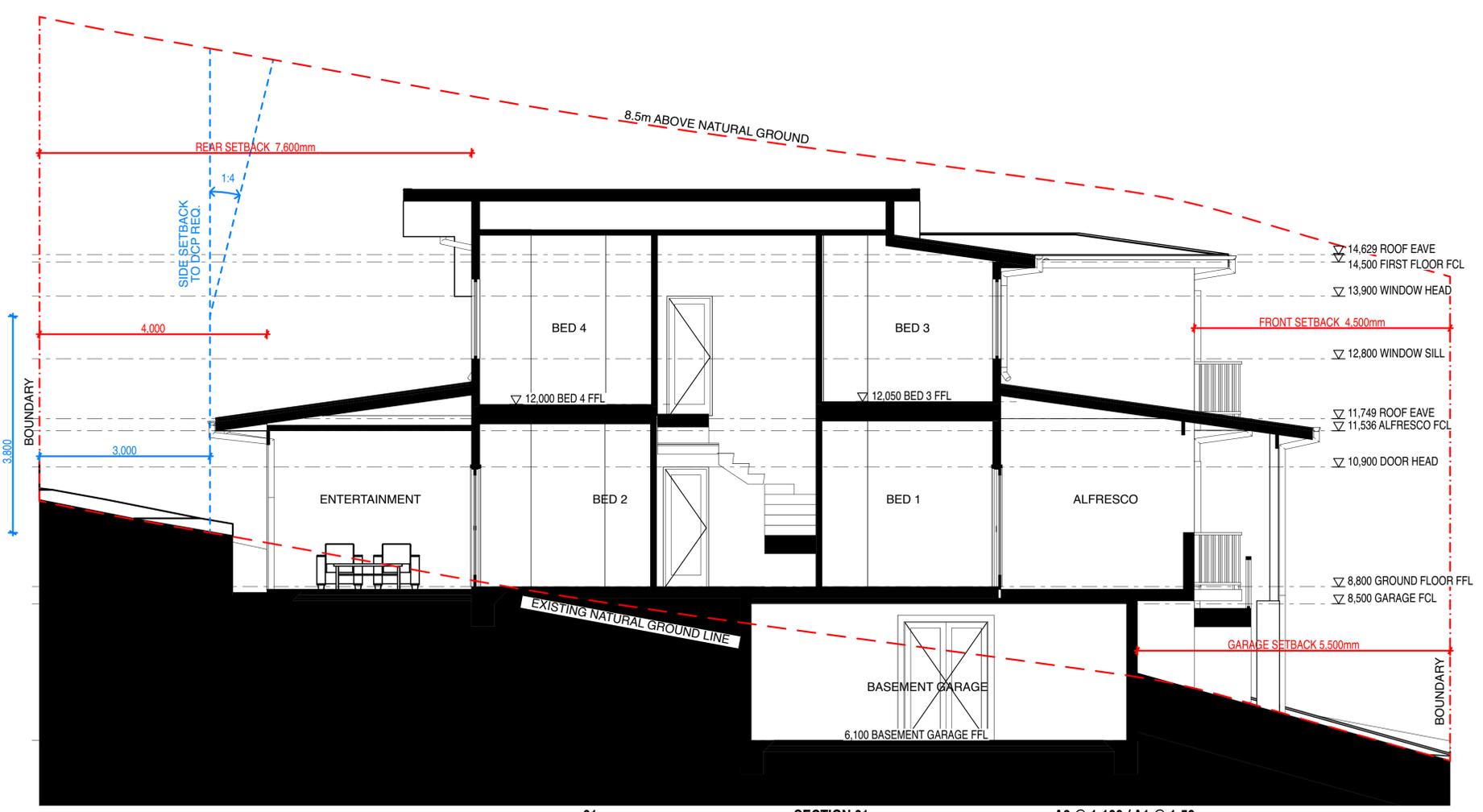
6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

PROJECT NORTH
 E.ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

Robert Mann ARCHITECTURE + DESIGN
 CLIENT: R. & E. MANN
 ISSUED AS: DA

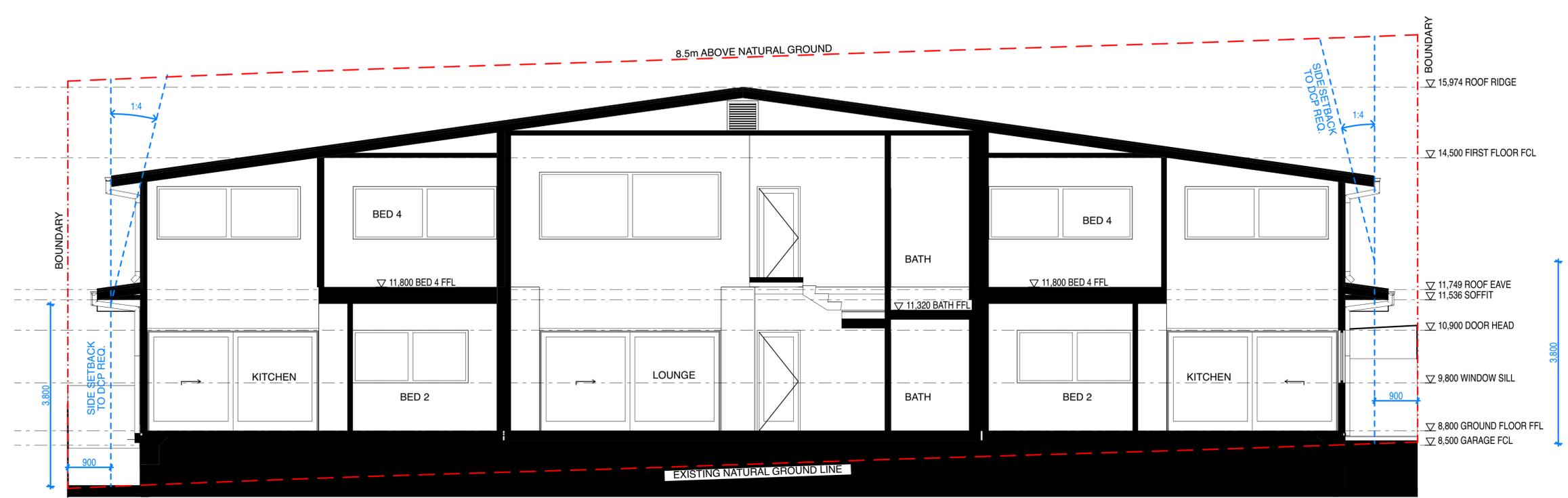
PROJECT TITLE: MULTI-DWELLING HOUSING
 SITE ADDRESS: 20 LOVEDALE WAY FORSTER
 GA PLANS - ROOF
 2103 21/3/2025
 REV. FOR A

300 A1 PAPER mm DWG (m) @ 1:100 0 1 1 5 10 20
 150 A3 PAPER mm DWG (m) @ 1:50 m
 200 100 50 25 10 5 0 mm



01 SECTION 01 A3 @ 1:100 / A1 @ 1:50

LEGEND: MATERIALS SCHEDULE	
STRUCTURE & SYSTEMS	
ID:	NAME:
BCR	Block Concrete Retaining
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall
EXTERIOR CLADDING & TRIM	
ID:	NAME:
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade



02 SECTION 02 A3 @ 1:100 / A1 @ 1:50

NOTES

- DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
- ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

- ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
- REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
- COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
- ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
- THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT № 10315 (NSW)

Robert Mann
 ARCHITECTURE + DESIGN

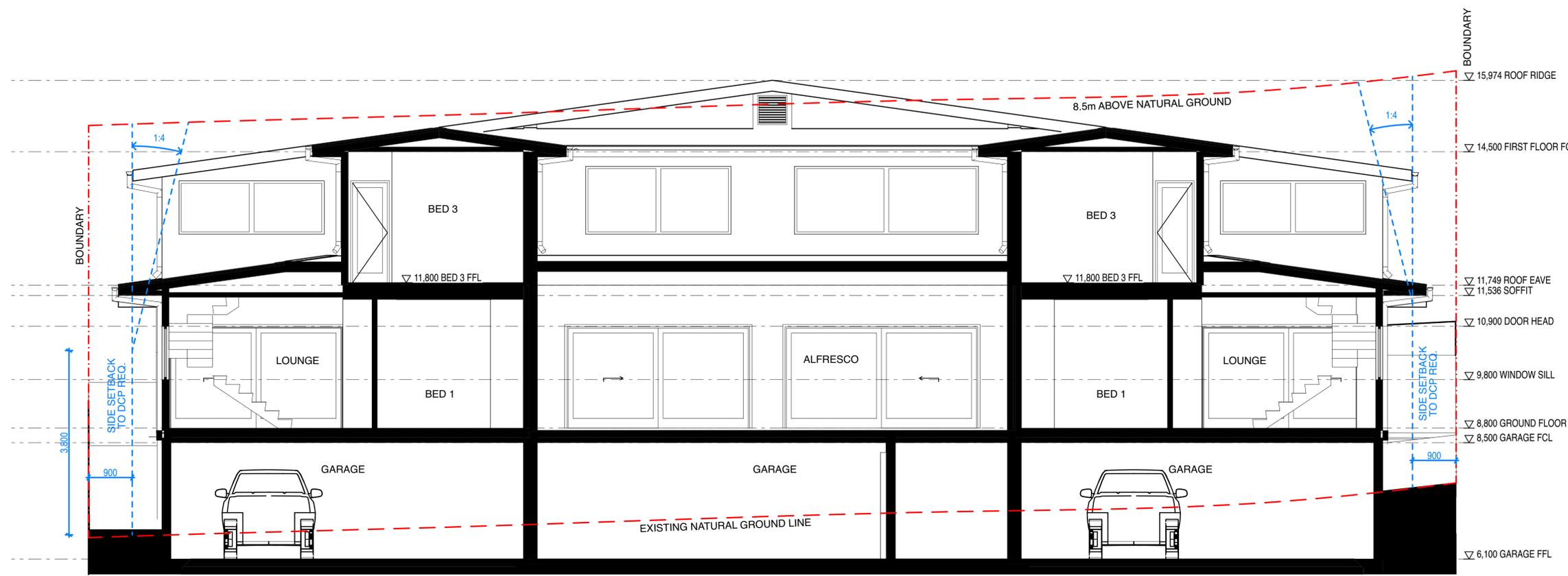
CLIENT:
 R. & E. MANN
 ISSUED AS:
 DA

PROJECT TITLE:
 MULTI-DWELLING HOUSING
 SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

SECTIONS
 3000
 21/3/2025
 FILE PATH: I:\Users\magnopro25\Library\Mobile Documents\com-ages-Cad\Draw\PROJ\FORFOR\ARCH\ARCH\3000 LOVEDALE - DA reviewed by ron.pjh

PAGE INFO

300 A1 PAPER mm DWG (m) @ 1:100 0 1 5 10 20
 150 A3 PAPER mm DWG (m) @ 1:50 m
 200 100 50 25 10 5 mm



ID:	NAME:
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall
EXTERIOR CLADDING & TRIM	
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade

01 SECTION 03 A3 @ 1:100 / A1 @ 1:50

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

PROJECT NORTH
 E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

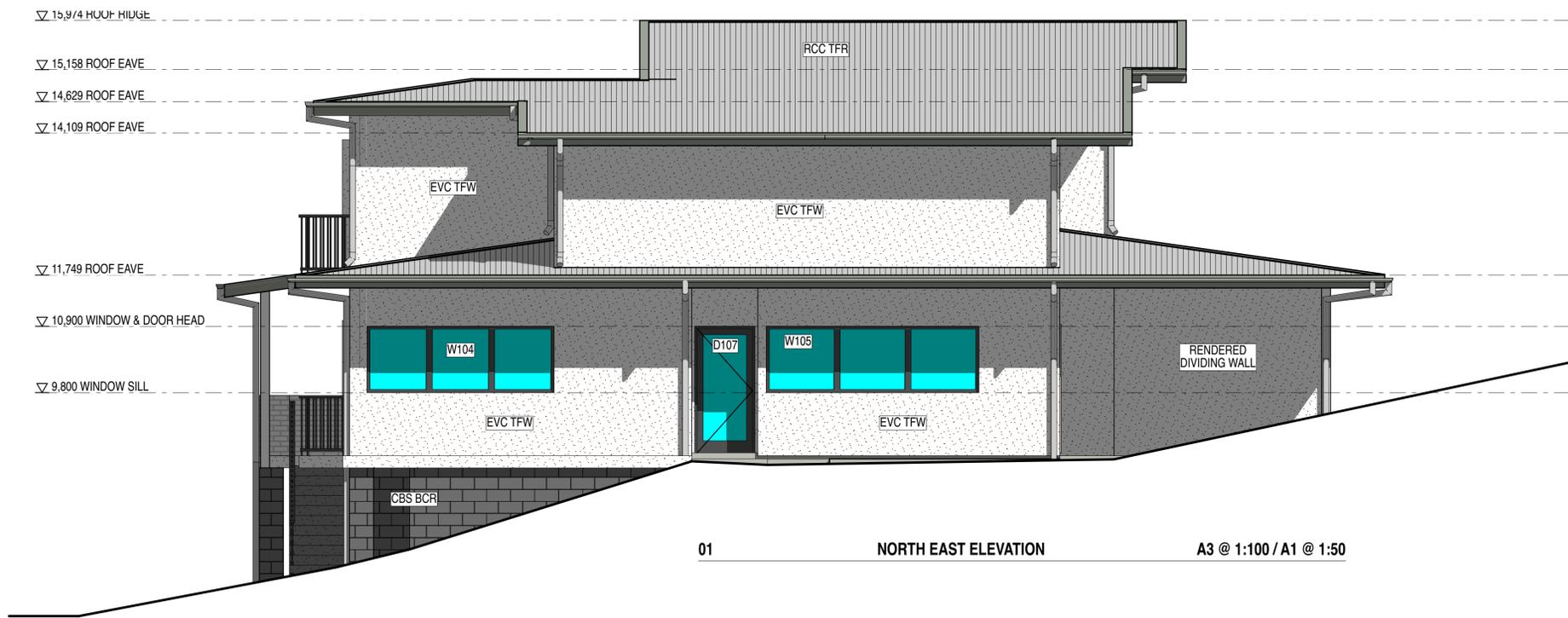
Robert Mann
 ARCHITECTURE + DESIGN

CLIENT:
 R. & E. MANN
 ISSUED AS:
 DA

REV. A FOR PROJECT TITLE:
 MULTI-DWELLING HOUSING
 SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

SECTIONS
 3001
 21/3/2025
 PAGE INFO

300 A1 PAPER mm DWG (m) @ 1:100 0 1 5 10 20
 150 A3 PAPER mm DWG (m) @ 1:50



LEGEND: MATERIALS SCHEDULE	
STRUCTURE & SYSTEMS	
ID:	NAME:
BCR	Block Concrete Retaining
BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber Framed Roof
TFW	Timber Framed Wall
EXTERIOR CLADDING & TRIM	
ID:	NAME:
BR:1	Brick Finish 1: Painted
CBS	Concrete Block Splitface
EVC	Exterior Ventilated Cladding
RCC	Roof Cladding Custom-Orb
RDA	Roof Downpipe - Astragal
RDC	Roof Downpipe - Circular
RDO	Roof Downpipe - Offset
RGB	Roof Gutter - Bracket A4
RGH	Roof Gutter - Half Round
SPV	Solar Photovoltaic
SLB	Soffit Lining Board
TL:1	Tiles Type 1 - exposed aggregate
UMT	Unitex Moulding Trim
X:01	Exterior Steel Balustrade

200 100 50 25 10 5 0 mm



1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT No 10315 (NSW)

Robert Mann
 ARCHITECTURE + DESIGN

CLIENT:
 R. & E. MANN
 ISSUED AS:
 DA

PROJECT TITLE:
 MULTI-DWELLING HOUSING
 SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

ELEVATIONS
 4000
 21/3/2025
 PROJECT FOR A

PAGE INFO

300 A1 PAPER mm DWG (m) @ 1:100 0 1 1.50 m
 150 A3 PAPER mm DWG (m) @ 1:50 5 10 15
 200 100 50 10 5 0 mm

STRUCTURE & SYSTEMS

Image								
ID	BCR	BCW	CRS	CIS	CSS	SCS	TFC	TFF
Name	Block Concrete Retaining	Brick Cavity Wall	Concrete - Raft Slab	Concrete - Infil Slab	Concrete - Suspended Slab	Suspended Ceiling System	Timber Framed Ceiling	Timber Framed Floor
Finish	As detailed	As detailed	As detailed	As detailed	As detailed	As detailed	As detailed	As detailed
Description	140mm or 190mm core filled concrete block wall - as detailed	270mm brick wall with 50mm insulated cavity	Reinforced conc. slab (to Eng. detail)	Reinforced conc. slab (to Eng. detail)	Reinforced conc. slab (to Eng. detail)	Rondo KEY-LOCK	CHH Laserframe (as detailed)	CHH EcoPly PlyFloor (as detailed)
Fixing	To Eng. detail	To Eng. detail	To Eng. detail	To Eng. detail	To Eng. detail	Screwed (to Man. detail)	Nailed (to Man. detail)	Glued & Screwed (to Man. detail)
Sub-Structure	As detailed	As detailed	As detailed	As detailed	As detailed	N/A	To Eng. detail	CHH hyJOIST / hySPAN (as detailed)
Insulation	As detailed	As detailed	(IFX) as detailed	As detailed	As detailed	(ICB) as detailed	(ICB) as detailed	(IFB) as detailed
Super-Structure	N/A	N/A	N/A	As detailed	As detailed	As detailed	To Eng. detail	To Eng. detail
Image								
ID	TFR	TFW						
Name	Timber Framed Roof	Timber Framed Wall						
Finish	As detailed	As detailed						
Description	CHH Laserframe (as detailed)	CHH Laserframe (as detailed)						
Fixing	Nailed (to Man. detail)	Nailed (to Man. detail)						
Sub-Structure	To Eng. detail	To Eng. detail						
Insulation	(IRB) as detailed	(IWB) as detailed						
Super-Structure	To Eng. detail	To Eng. detail						

EXTERIOR CLADDING & TRIM

Image								
ID	BR-1	CBS	EVC	RCC	RDA	RDC	RDO	RGB
Name	Brick Finish 1: Painted	Concrete Block Splitface	Exterior Ventilated Cladding	Roof Cladding Custom-Orb	Roof Downpipe - Astragal	Roof Downpipe - Circular	Roof Downpipe - Offset	Roof Gutter - Bracket A4
Finish	PA1 - Resene Half Sea Fog	'Basalt' with dark grey mortar	PA1 - Resene Half Sea Fog	Colorbond 'Shale Grey'	Colorbond 'Shale Grey'	Colorbond 'Shale Grey'	Colorbond 'Shale Grey'	Colorbond 'Shale Grey'
Description	Applied finish to (BCW)	Selection / finish variety of (BCR)	James Hardie 3000 x 1200 x 8.5mm Hardie Fine Texture Cladding	Lysaght Custom-Orb - Corrugated Steel Roof sheeting	150mm DIA. Stand-off astragal	150mm DIA. 0.55mm folded steel downpipe	150mm DIA. 0.55mm folded steel downpipe	A4 Half-round fixing brackets
Fixing	to man. Spec.	to man. Spec.	Screwed (to Man. detail)	Screwed (to Man. detail)	Screwed (to Man. detail)	Bracet (to Man. detail)	Bracet (to Man. detail)	To Man. Detail
Sub-Structure	BCW	BCR	35mm Gal. Top Hat	Roof battens	(EIF) or (EBC) as detailed	N/A	N/A	N/A
Insulation	N/A	N/A	No additional insulation	(IRB) as detailed	N/A	N/A	N/A	N/A
Super-Structure	BCW	BCR	As detailed	As detailed	N/A	N/A	N/A	N/A
Image								
ID	RGH	SPV	SLB	TL-1	UMT	X-01		
Name	Roof Gutter - Half Round	Solar Photovoltaic	Soffit Lining Board	Tiles Type 1 - exposed aggregate	Unitex Moulding Trim	Exterior Steel Balustrade		
Finish	Colorbond 'Shale Grey'	N/A		Sealed as specified		Colorbond 'Monument' Matt		
Description	150mm DIA. 0.55mm folded steel gutter	Roof mounted Solar power generation	Grooved Fibre Cement 'white' painted board	Glasgow pattern tessellated tiles - dark greys & whites	CP408630 (30x250mm) polymer resin & cementitious composite exterior trim	Wrought Iron Fence / Gate		
Fixing	To Man. Detail	To Man. Detail	Screwed (to Man. detail)	Bed to Man. Detail	To Man. Detail	To Man. Detail		
Sub-Structure	N/A	As detailed	35mm Gal. Top Hat	As detailed	(EIF) as detailed	N/A		
Insulation	N/A	N/A	(IPM) as detailed	N/A	N/A	N/A		
Super-Structure	N/A	As detailed	As detailed	As detailed	(CPF) as detailed	N/A		

1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF ROBERT MANN ARCHITECTURE AND DESIGN PTY LTD. THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. DO NOT SCALE DIRECTLY FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK.
 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX)

6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURERS' SPEC, AND ENGINEERS' DETAILS
 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS
 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY
 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE)

E:ROBERT@ROBERTMANNARCHITECT.COM.AU
 PHONE: 0415 709 425 ACN: 153 316 584
 POST: P.O. BOX 49 SPRINGWOOD NSW 2777
 REGISTERED ARCHITECT № 10315 (NSW)



CLIENT:
 R. & E. MANN
 ISSUED AS:
 DA

PROJECT TITLE:
 MULTI-DWELLING HOUSING
 SITE ADDRESS:
 20 LOVEDALE WAY
 FORSTER

SCHEDULE - MATERIALS
 7003
 21/3/2025
 FILE PATH: I:\Users\madpro29\Library\Mobile Documents\com-ages-CrossDoc\FORFORSTERARCH\RCAD20\LOVEDALE - DA reviewed by ron.gjh



