

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
Distance100..... m200..... m m60..... 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.

PROPOSED MULTI-DWELLING HOUSING

20 LOVEDALE WAY FORSTER

PHASED DA: 1. DWELLING (MIN. INTERIOR), 2. DWELLING (MAX. INTERIOR) 3. MULTI-DWELLING



300 A1 PAPER mm DWG (m) @ 1:100 0 1 5 10 15 20
150 A3 PAPER mm DWG (m) @ 1:50 0 1 5 10 15 20
200 100 50 25 10 5 0 mm

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POST: P.O. BOX 49 SPRINGWOOD NSW 2777
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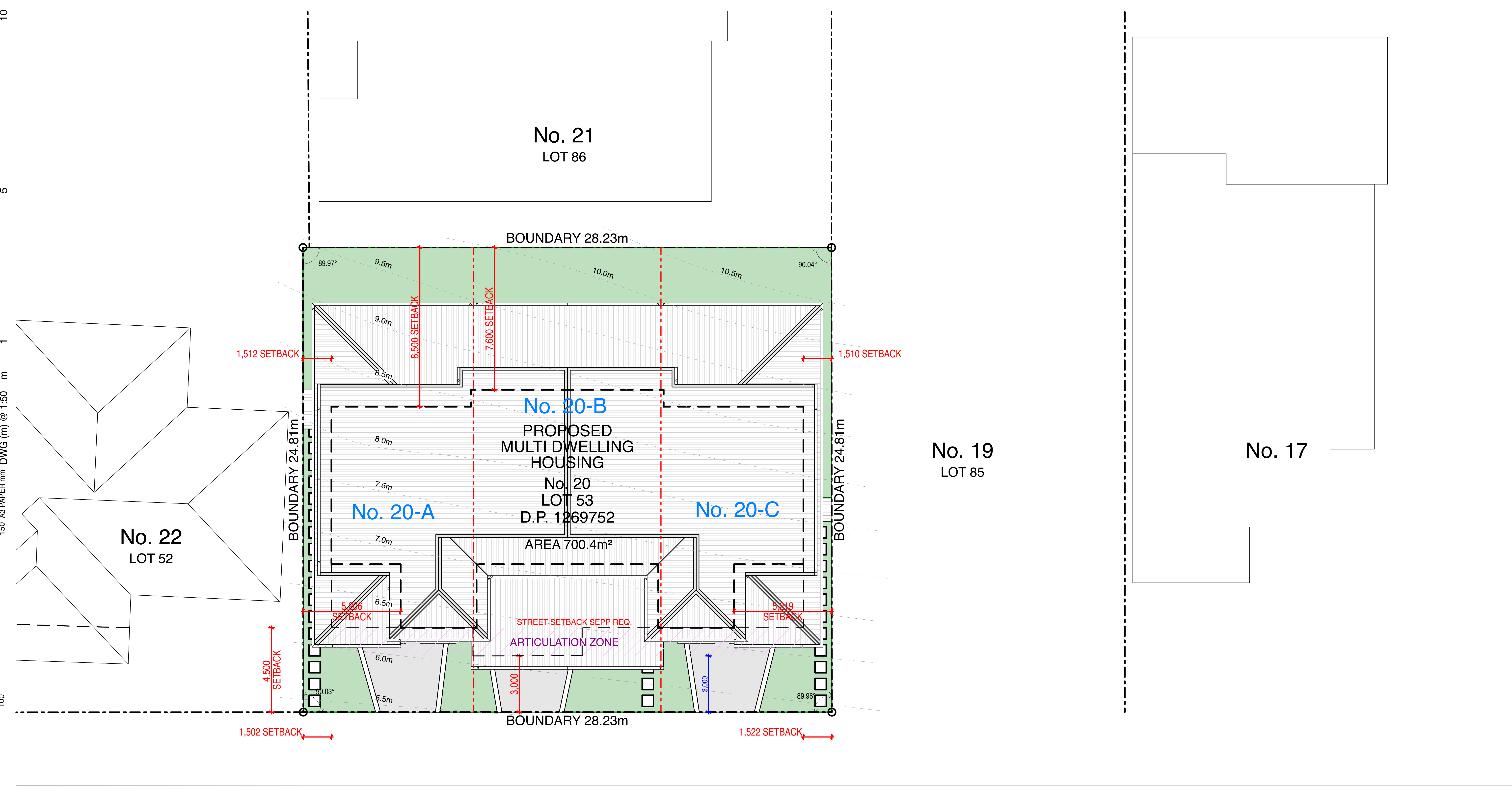
Robert Mann
ARCHITECTURE + DESIGN

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

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

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21/3/2025
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150 A3 PAPER mm DWG (m) @ 1:50 0 1 5 10 20
200 100 50 25 10 5 mm



LOVEDALE WAY

01

SITE PLAN - ROOF

A3 @ 1:200 / A1 @ 1:100

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REV. A

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

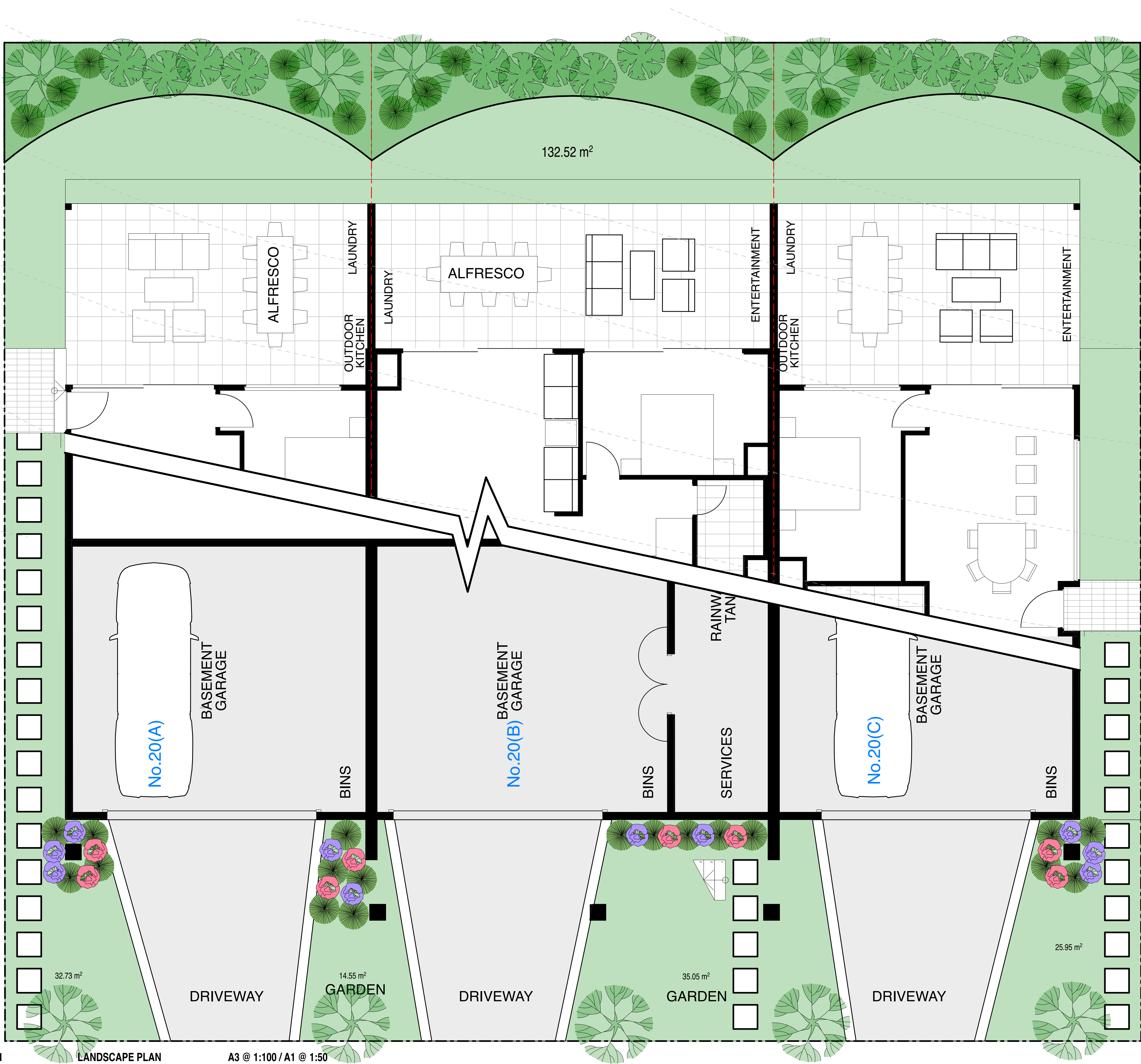
SITE PLAN
1001

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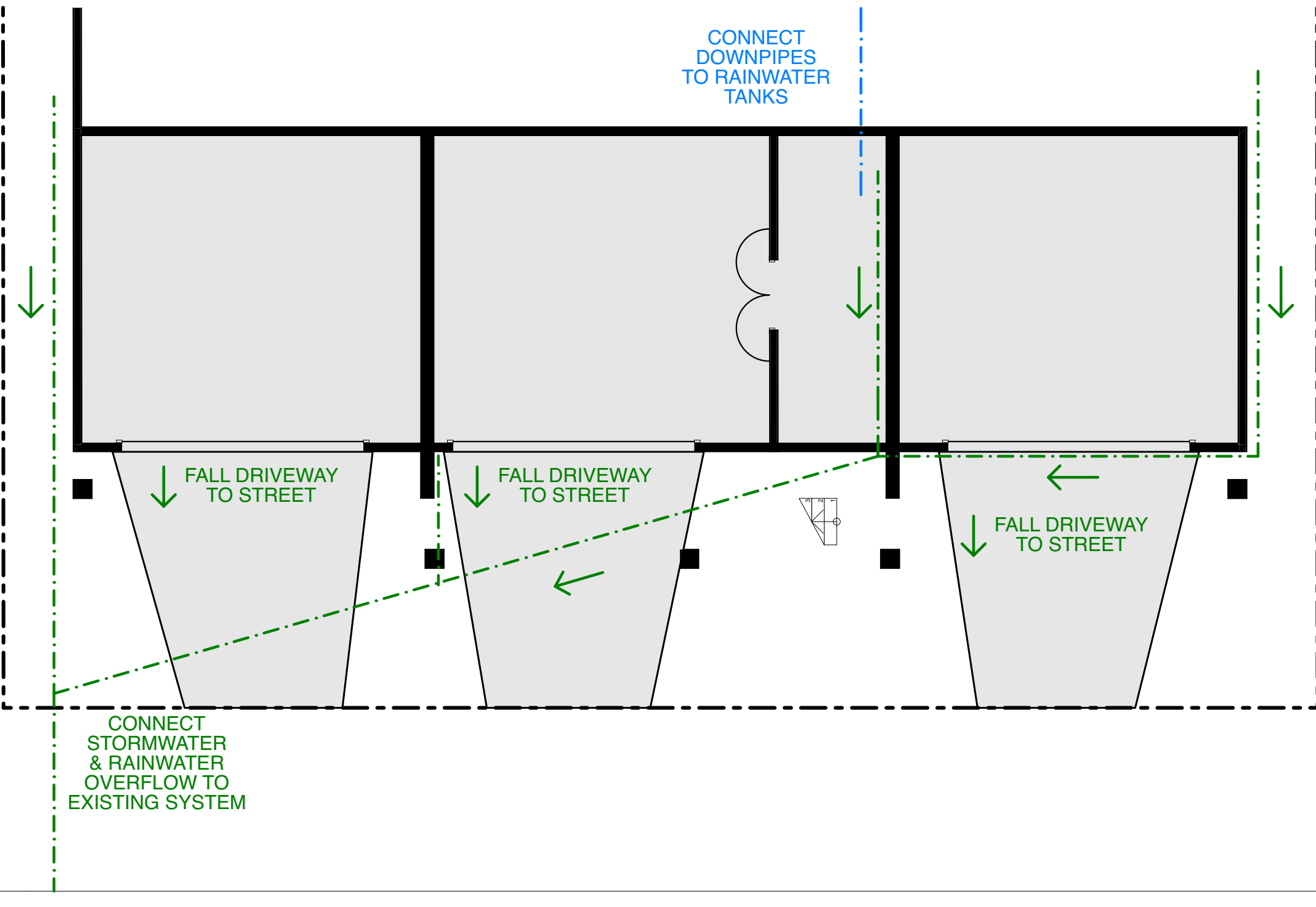
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DA

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

PROJECT LANDSCAPE PLAN
1400 21/3/2025
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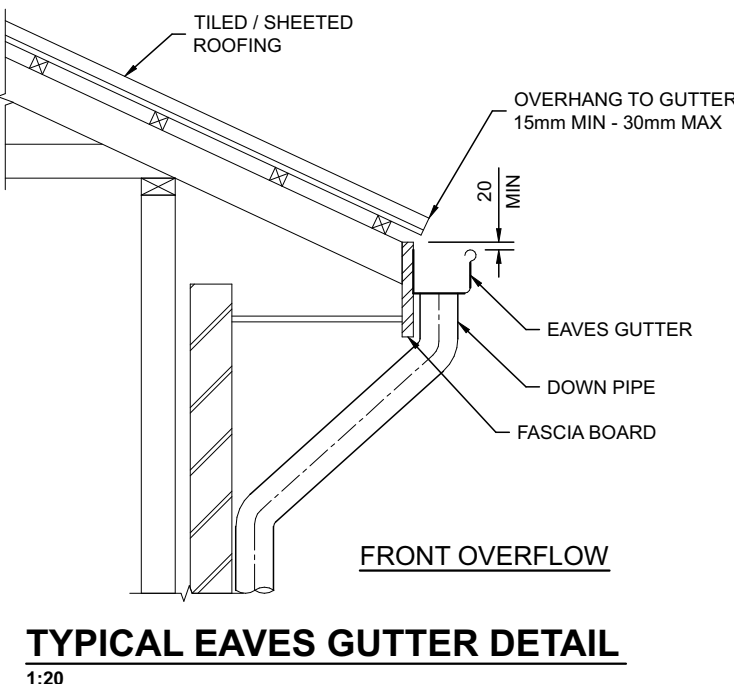
STORMWATER DRAINAGE NOTES

- 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 m ²
PROPOSED ROOF AREA	= 498.92 m ²
IMPERVIOUS PATHS & DRIVEWAYS	= 74.39 m ²
TOTAL IMPERVIOUS SITE (LANDSCAPED) AREA	= 240.8 m ²
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

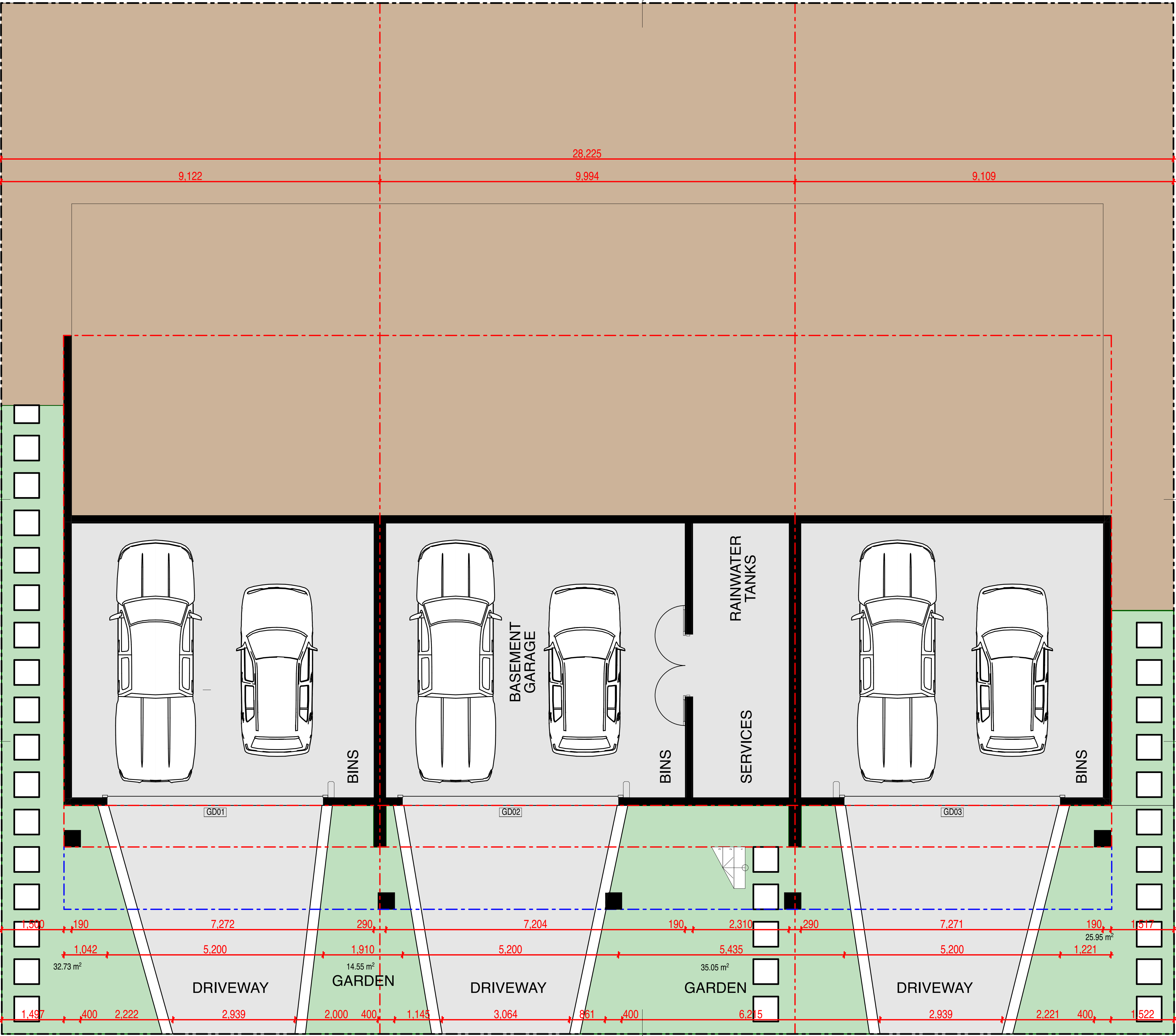


LEGEND: MATERIALS SCHEDULE	
STRUCTURE & SYSTEMS	
ID:	NAME:
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BCW	Brick Cavity Wall
CRS	Concrete - Raft Slab
CIS	Concrete - Infil Slab
CSS	Concrete - Suspended Slab
SCS	Suspended Ceiling System
TFC	Timber Framed Ceiling
TFF	Timber Framed Floor
TFR	Timber 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	Uxter Moulding Trim
X:01	Exterior Steel Balustrade

LOVEDALE WAY

PROPOSED LAYOUT FOR PHASES 1, 2 & 3

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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

BASEMENT

A3 @ 1:100 / A1 @ 1:50

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R. & E. MANN
ISSUED AS:
DA

REV. A

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

GA PLANS - BASEMENT
2100
21/3/2025

PAGE INFO

PROPOSED LAYOUT FOR PHASE 3



LEGEND: MATERIALS SCHEDULE	
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ID:	NAME:
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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 GROUND FLOOR PLAN A3 @ 1:100 / A1 @ 1:50

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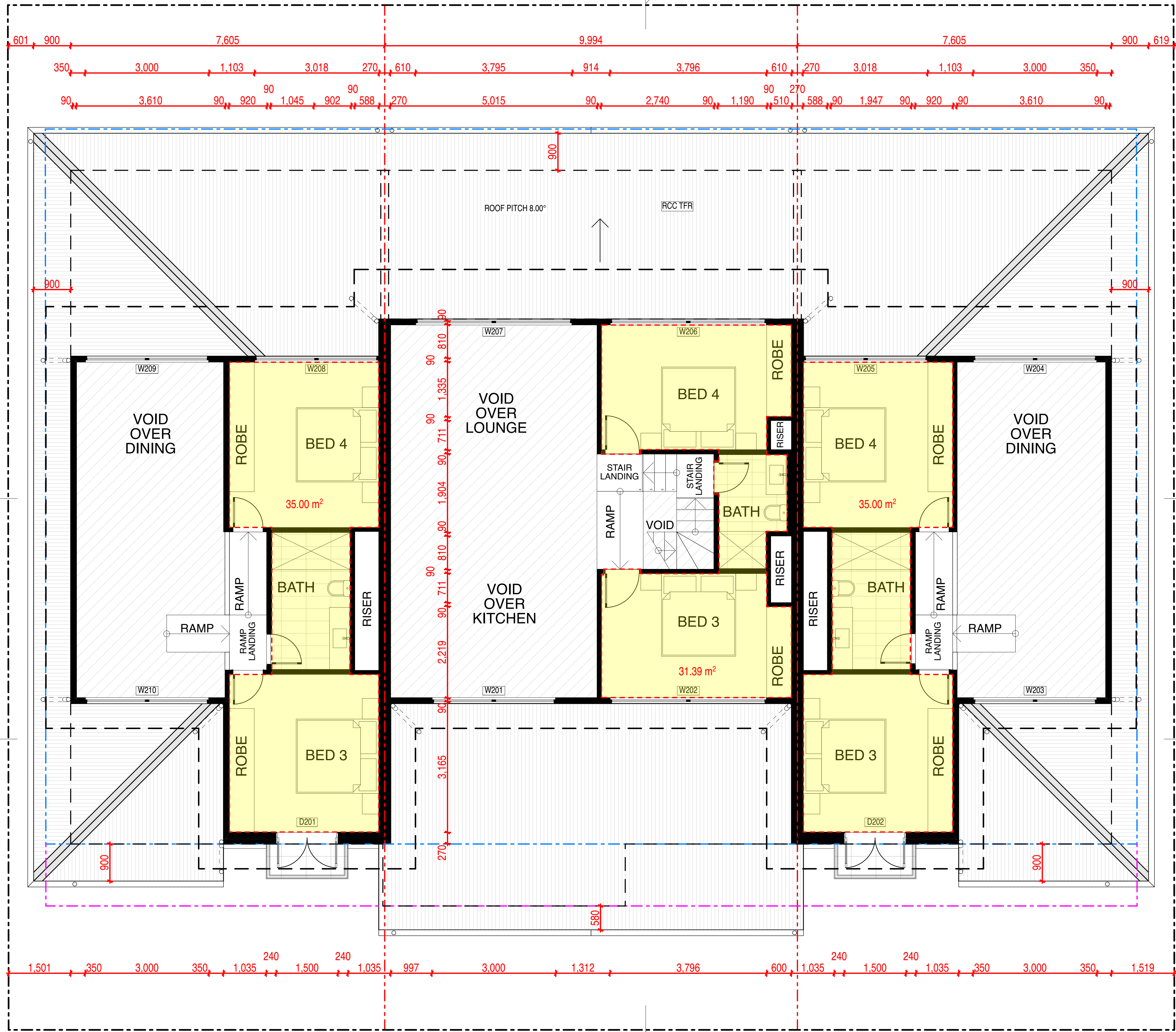
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CLIENT:
R. & E. MANN
ISSUED AS:
DA

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

GA PLANS - GROUND
FLOOR - MULTI-RES
2101 21/3/2025
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LOVEDALE - DA reviewed by ron.ph

PROPOSED LAYOUT FOR PHASE 3



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

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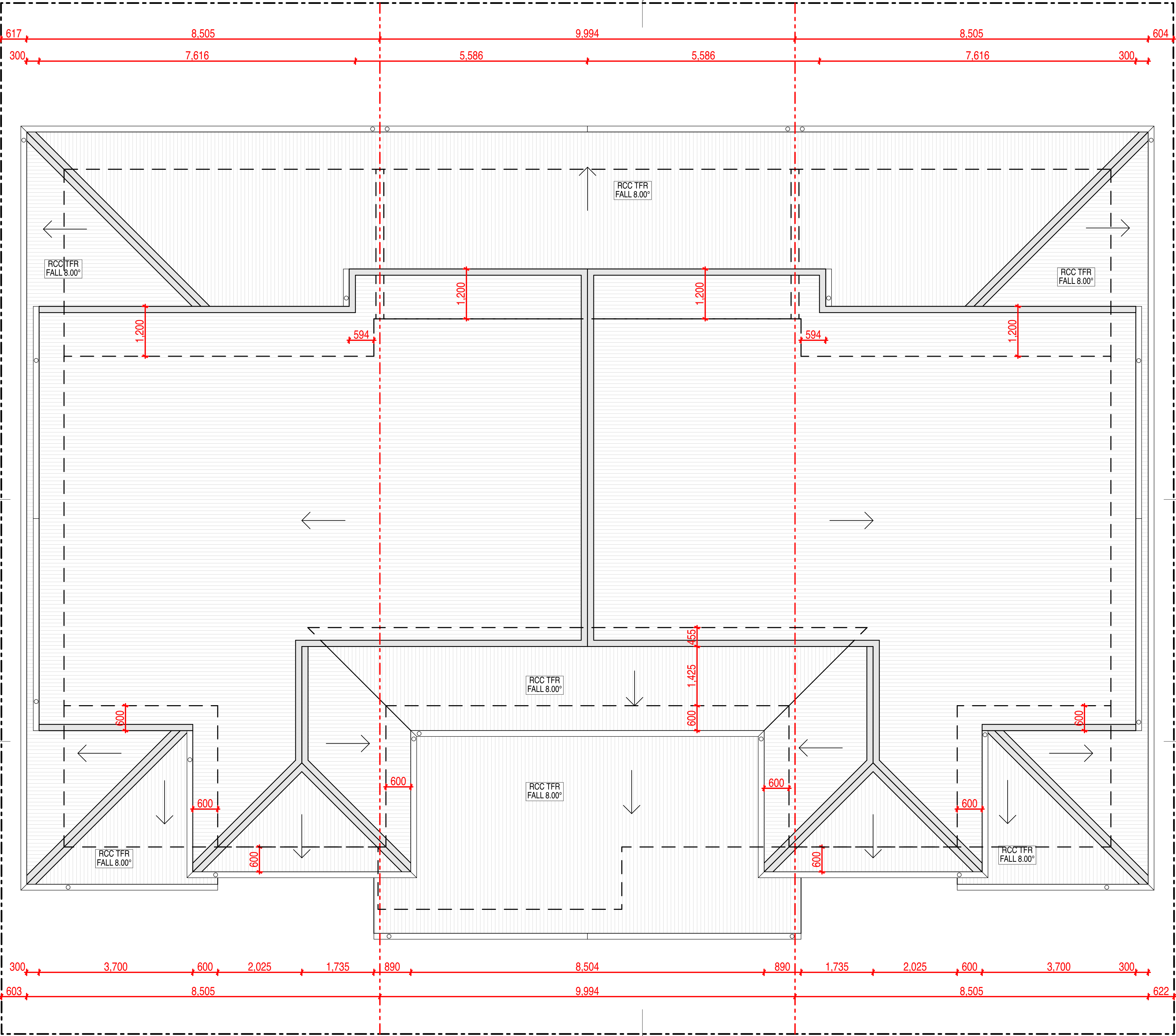
PROJECT TITLE:
MULTI-DWELLING HOUSING
SITE ADDRESS:
20 LOVEDALE WAY
FORSTER

GA PLANS - FIRST FLOOR
MULTI-RES
2102
21/3/2025

PAGE INFO

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01

ROOF PLAN

A3 @ 1:100 / A1 @ 1:50

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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

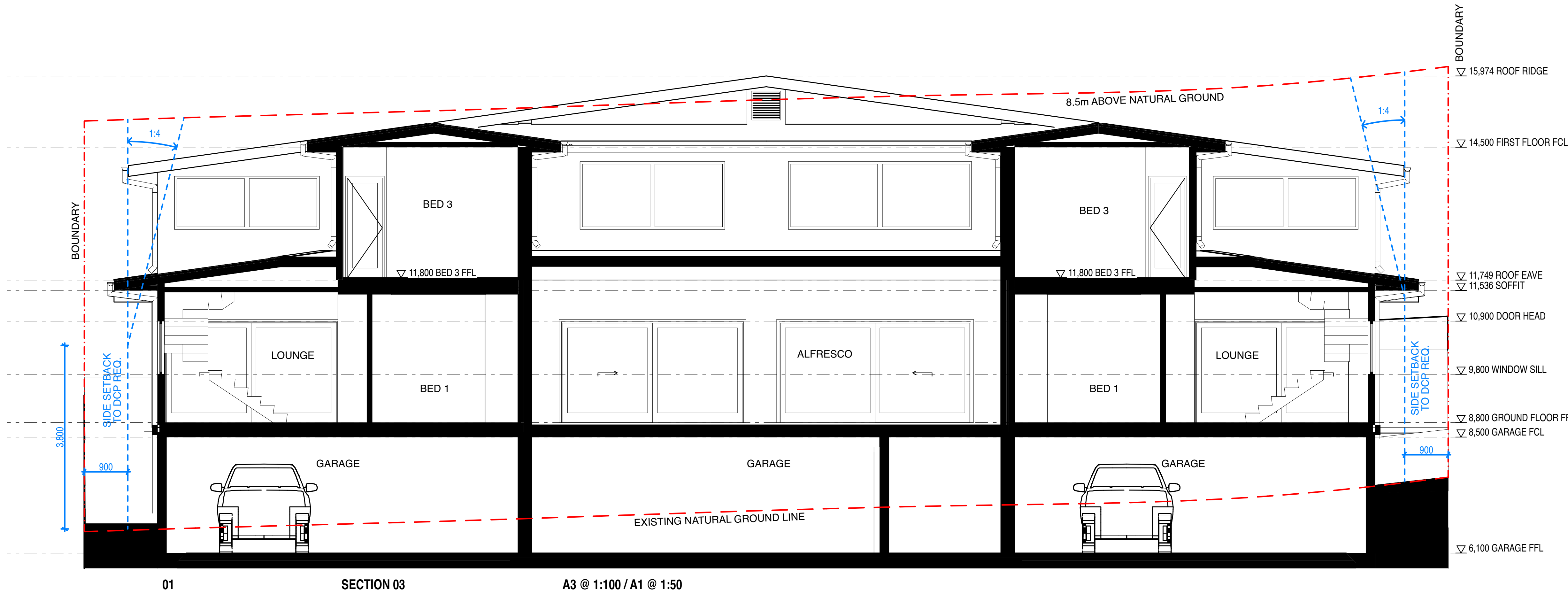
REV. A

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

GA PLANS - ROOF
2103
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 m
200 100 50 25 10 5 mm



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

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MULTI-DWELLING HOUSING
SITE ADDRESS:
20 LOVEDALE WAY
FORSTER

SECTIONS
3001

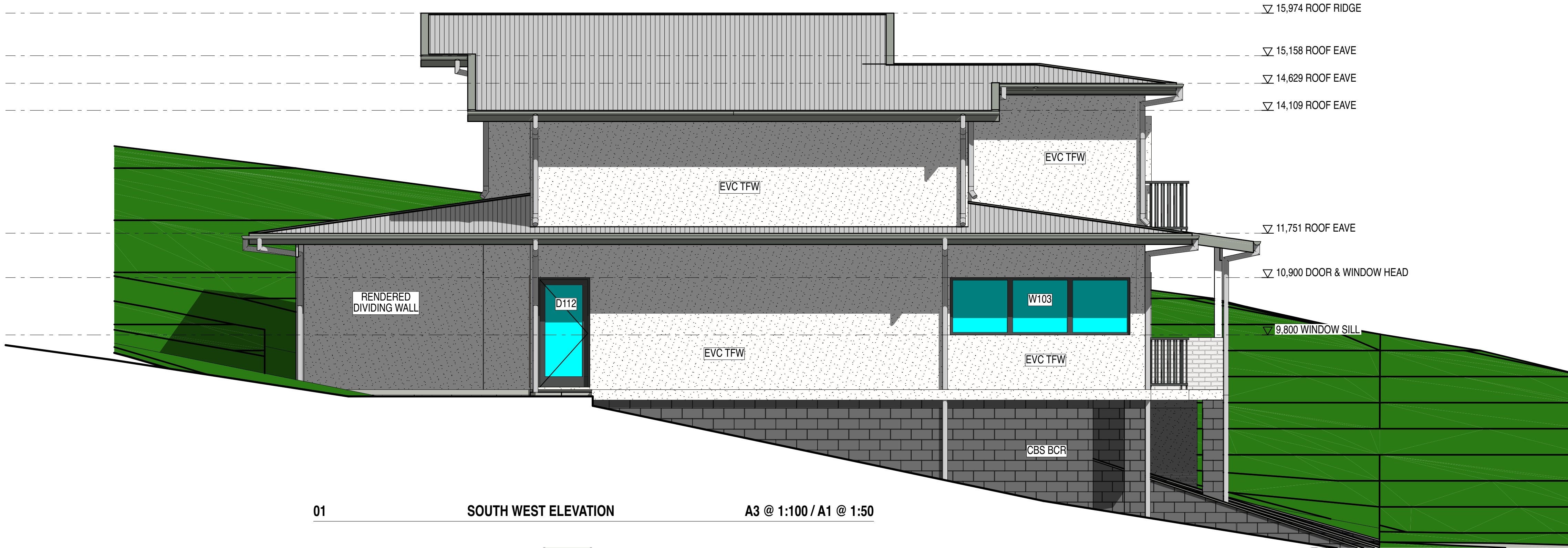
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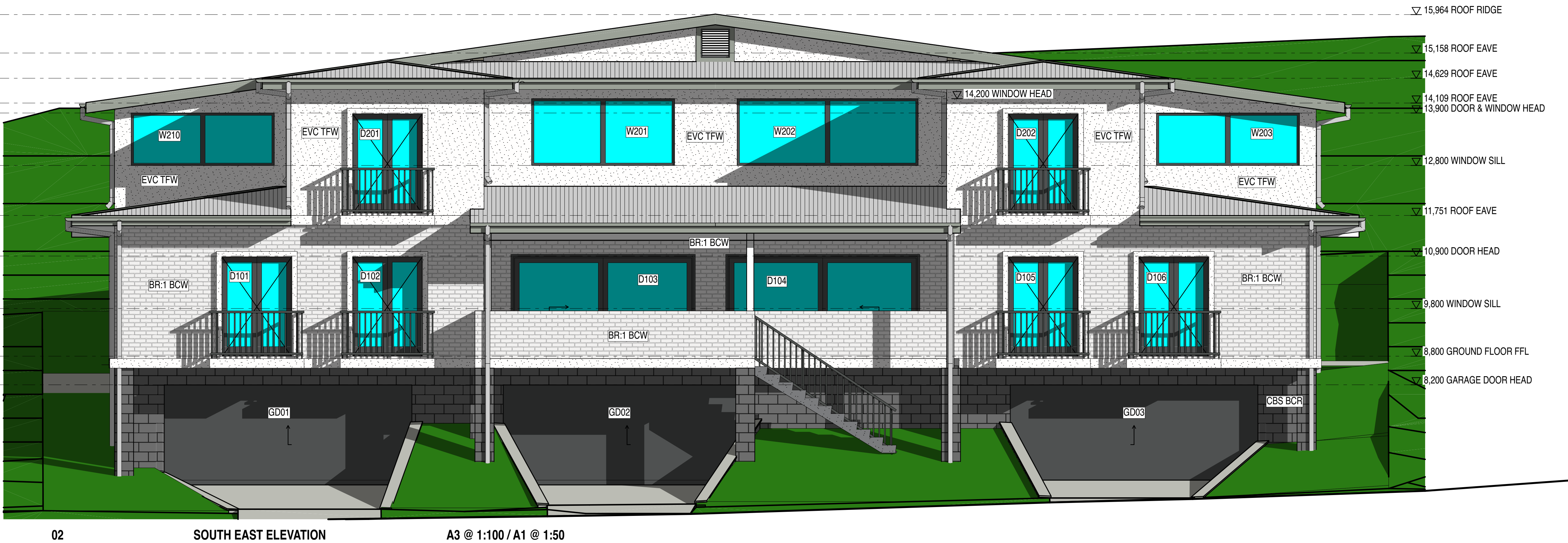
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150 A3 PAPER mm DWG (m) @ 1:50 m
200 100 50 25 10 5 mm



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



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REGISTERED ARCHITECT № 10315 (NSW)

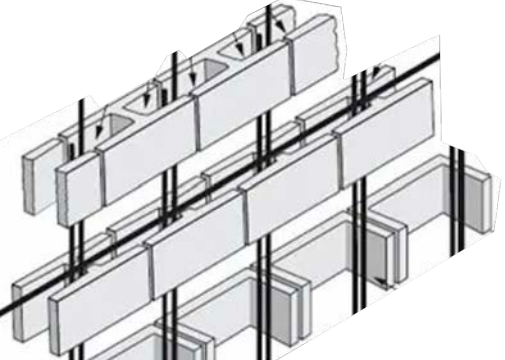
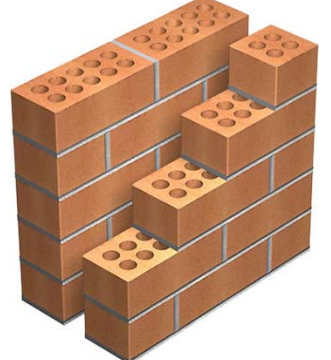
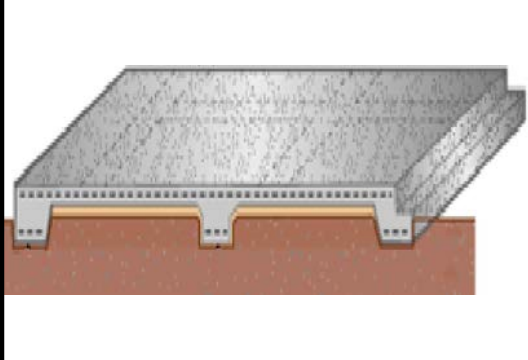
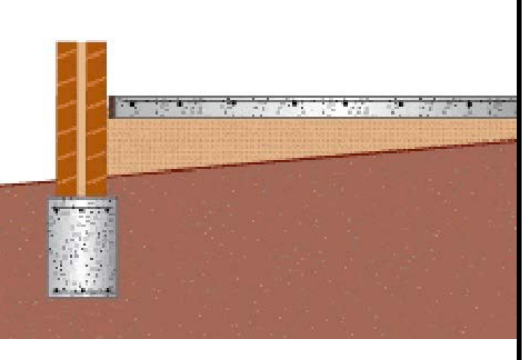
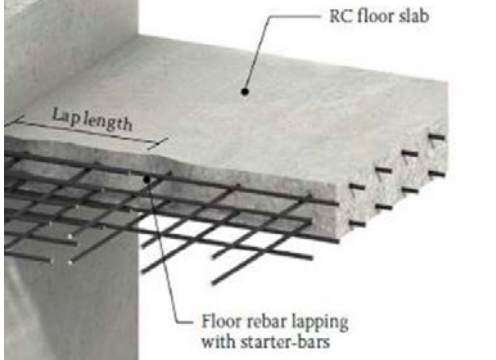
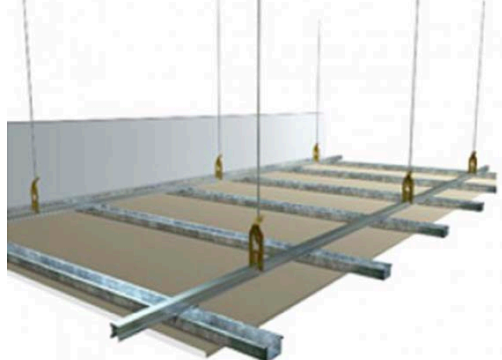




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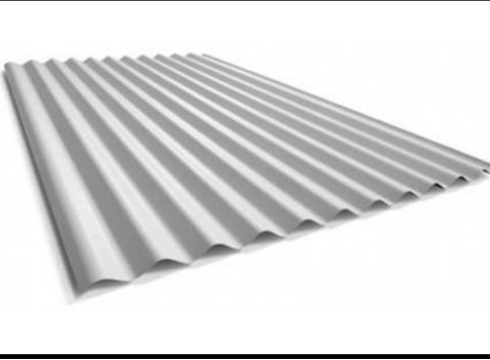







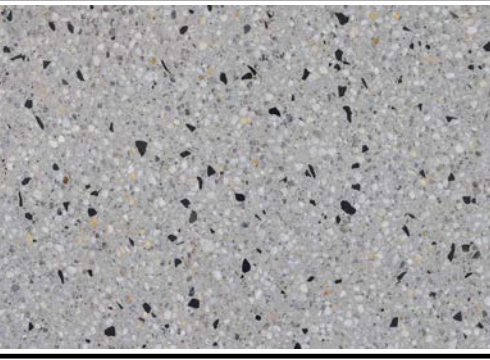


REV. A FOR PROJECT TITLE: MULTI-DWELLING HOUSING
SITE ADDRESS: 20 LOVEDALE WAY FORSTER

ELEVATIONS
4001
21/3/2025
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PAGE INFO

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150 A3 PAPER mm DWG (m) @ 1:50
200 100 100 50 100 50 150 25 0 10 5 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	Glasglow pattern tessellated tiles - dark greys & whites	CP408630 (30x250mm) polymer resin & cementious 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		

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

SCHEDULE - MATERIALS
7003
21/3/2025
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