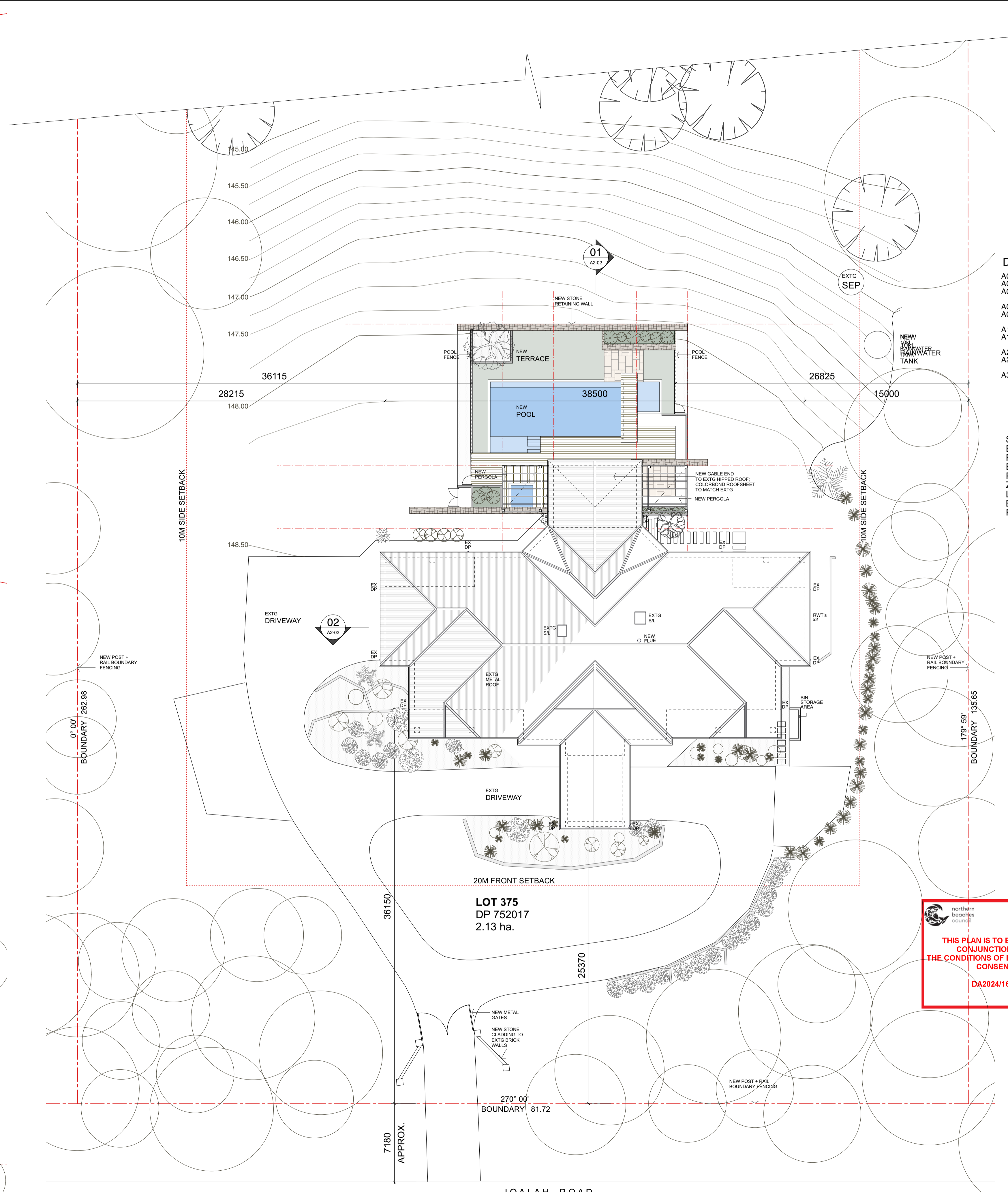
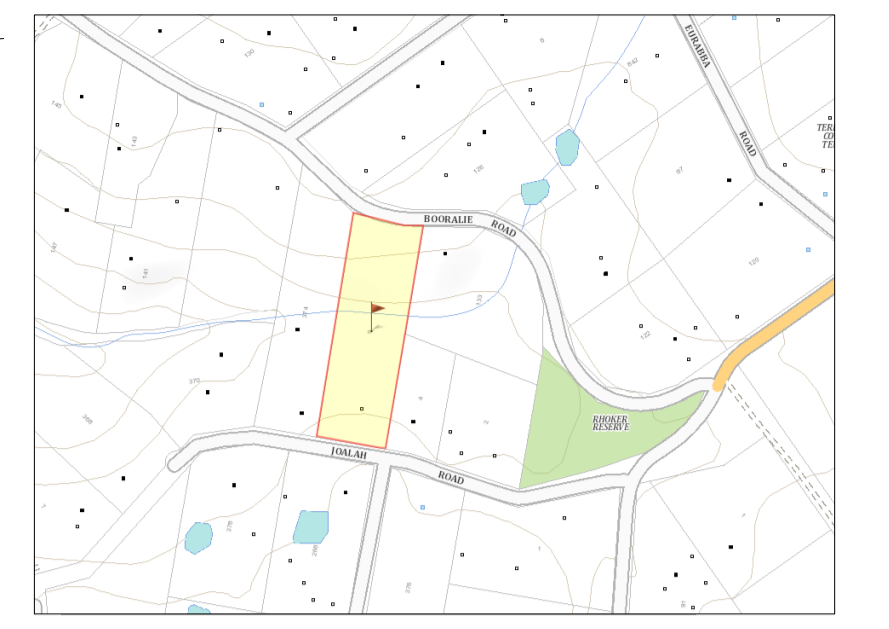


01 EXISTING SITE + ROOF PLAN
SCALE: 1:500 REF



02 PROPOSED SITE + ROOF PLAN
SCALE: 1:200 REF



03 LOCATION PLAN
SCALE: N.T.S. REF

- DRAWING LIST:**
- A0.01 : SITE, ROOF + LOCATION PLANS
 - A0.02 : SITE ANALYSIS + LANDSCAPE CONCEPT PLANS
 - A0.03 : SITE MANAGEMENT/ EROSION + SEDIMENTATION CONTROL / CUT+ FILL PLAN + STORMWATER MANAGEMENT PLAN
 - A0.04 : EXISTING FLOOR PLANS, ELEVATIONS + SECTION
 - A0.05 : DEMOLITION PLANS
 - A1.01 : PROPOSED GROUND FLOOR PLAN
 - A1.02 : PROPOSED LOWER GROUND FLOOR PLAN
 - A2.01 : PROPOSED ELEVATIONS
 - A2.02 : PROPOSED SECTIONS, FINISHES + WINDOW SCHEDULE
 - A3.01 : PROPOSED POOL - PLANS, ELEVATIONS + SECTIONS

SITE AREA : 2.13 Ha
EXISTING GFA : 1023.2 m²
PROPOSED GFA : 1023.2 m²
EXISTING FSR : 0.13 : 1
PROPOSED FSR : 0.13 : 1
ZONING : RU4
LANDSLIP RISK : AREA B
BUSHFIRE PRONE LAND : YES
RIPARIAN LAND : YES

BASIX Certificate
 Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1771881

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Wednesday, 06 November 2024
 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	6 Joalah Rd DUFFYS FOREST
Street address	6 JOALAH ROAD DUFFYS FOREST 2084
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP752017
Lot number	375
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: MYSON & BERKERY ARCHITECTS PTY LIMITED	
ABN (if applicable): 39128199904	

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1618

LEGEND:	NOTE:
AW: ALUM. FRAMED WINDOW	ALL NEW CONSTRUCTION TO COMPLY WITH AS 3959:2018
DP: DOWNPIPE	BAL 25: AND PLANNING FOR BUSHFIRE PROTECTION
EPFL: EXISTING FINISHED FLOOR LEVEL	
FC: FIBRE CEMENT	
HWU: HOT WATER UNIT	
MFR: METAL ROOFING	
RSW: RANDOM STONE WALL	
SEP: SEPTIC TANK	
SL: SKYLIGHT	
TB: TIMBER BATTENED SCREEN	

Rev	Description	Date
1	FOR DA	08.11.24

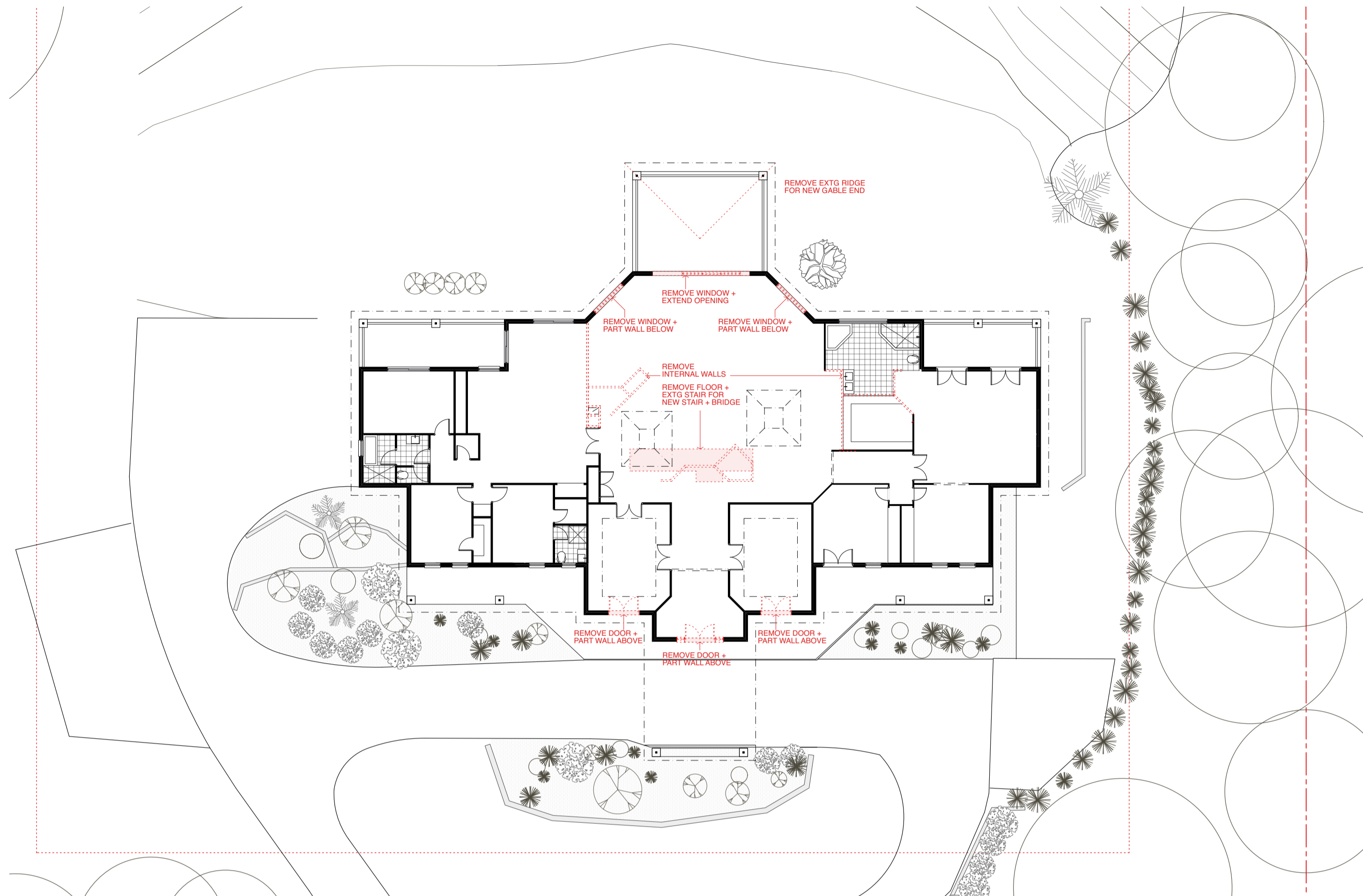
SITE, ROOF + LOCATION PLANS

Scale @ A1
 1:200 / 1:500
 Date: NOVEMBER 2024
 Job Number: 24 05
 Dep. No.: A0-01
 Revision: 1

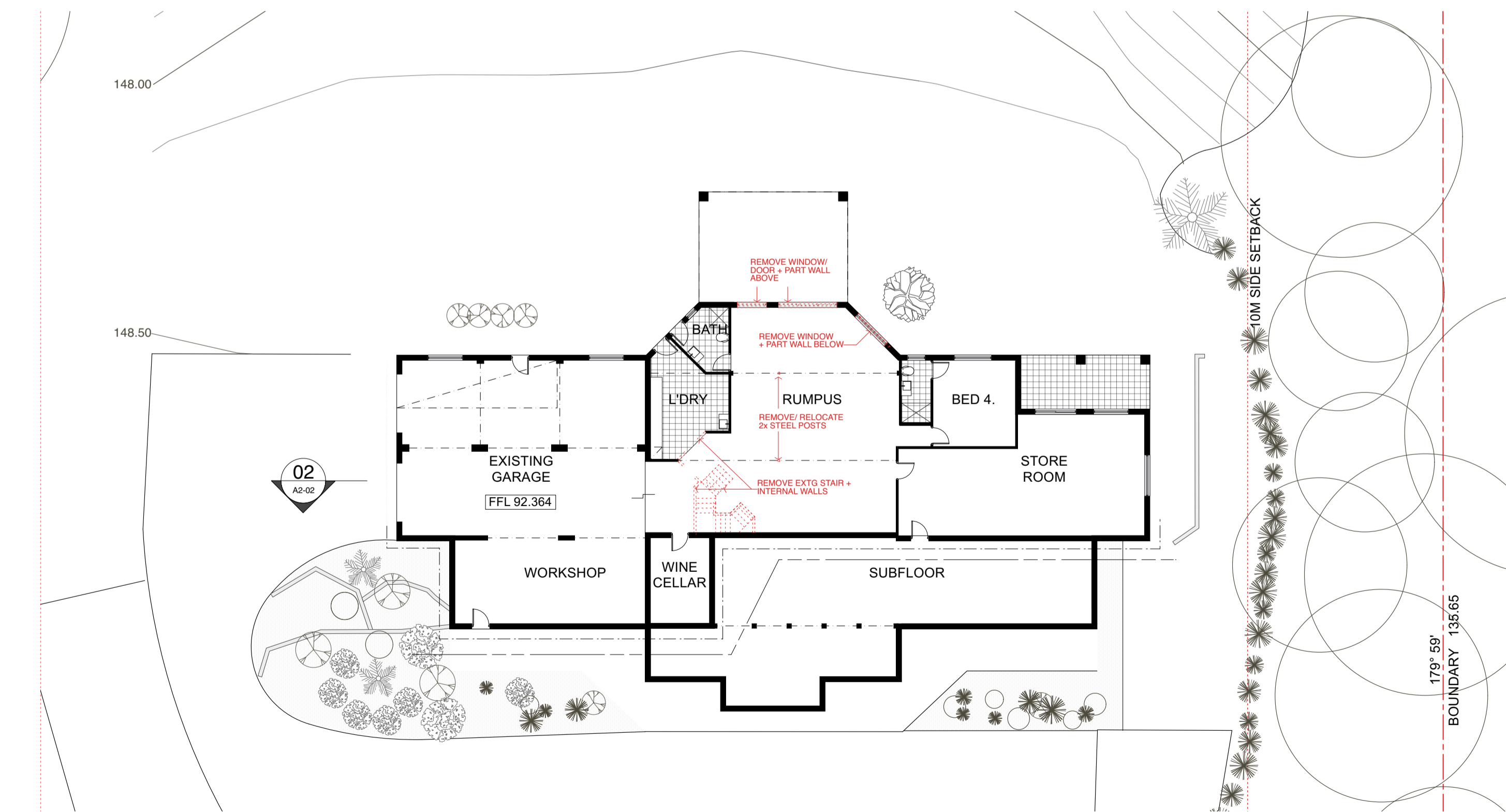
PROJECT:
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017
CLIENT:
 G. CRANNAGE
 150/15
 1:200

Myson + Berkery Architects
 1/157 Prince Edward Ave
 Cullera Beach NSW 2540
 T: (02) 4448 3710
 F: (02) 4448 3745
 E: info@mysonberkery.com.au
 NSW Board of Architects
 Registration #6043
 Nominated Architect V. Myson

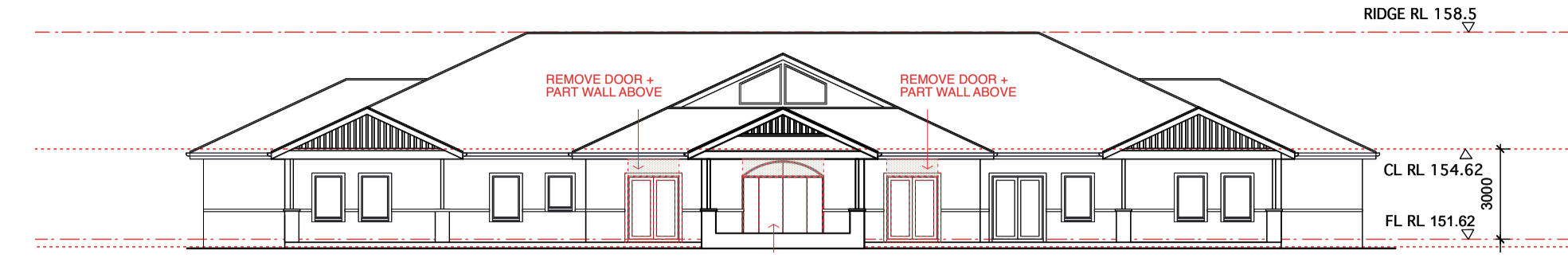
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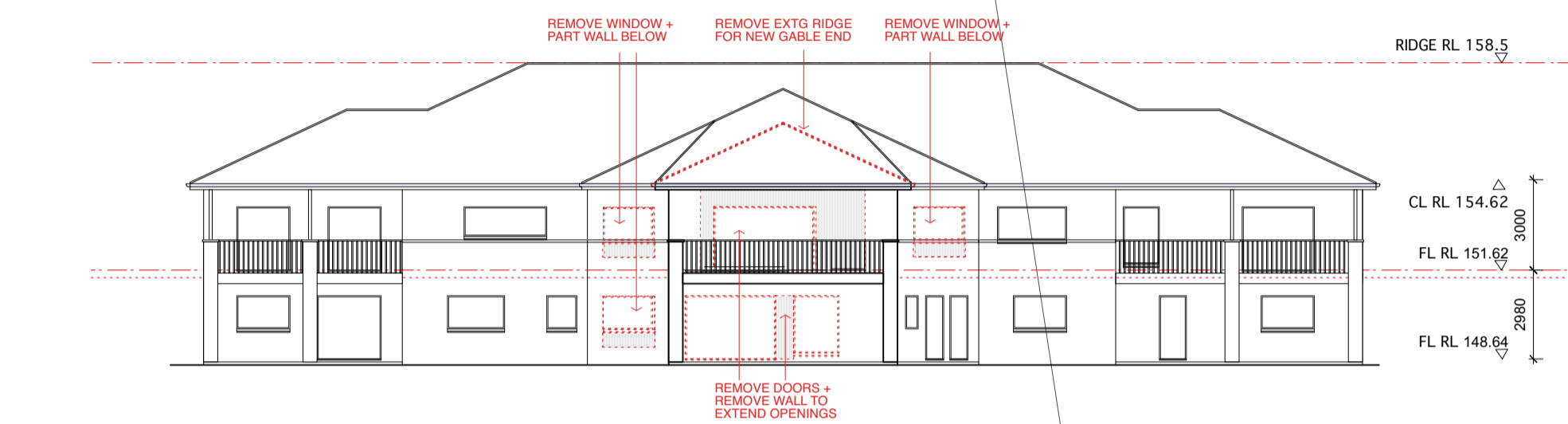
01 GROUND FLOOR DEMO PLAN
SCALE 1:200 REF



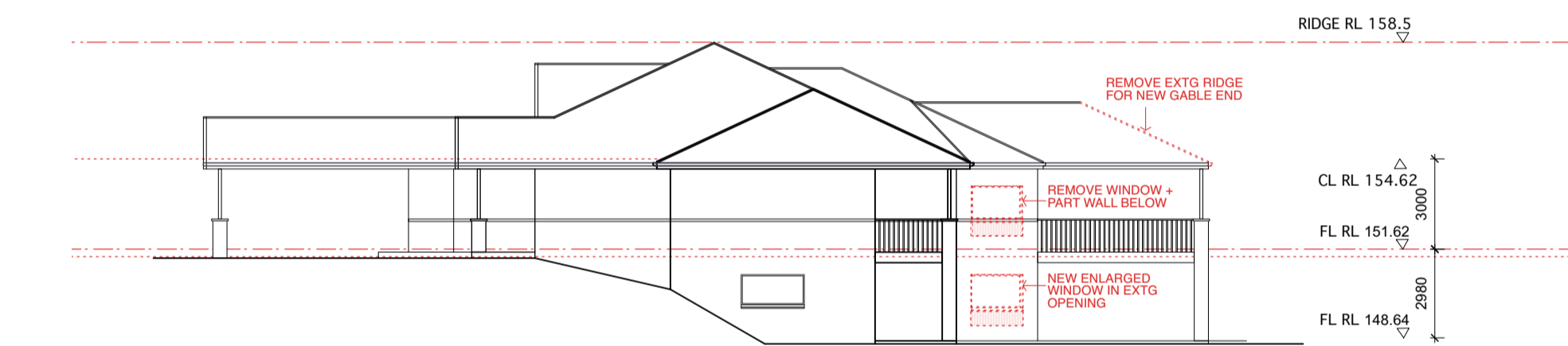
01 LOWER GROUND FLOOR DEMO PLAN
SCALE 1:200 REF



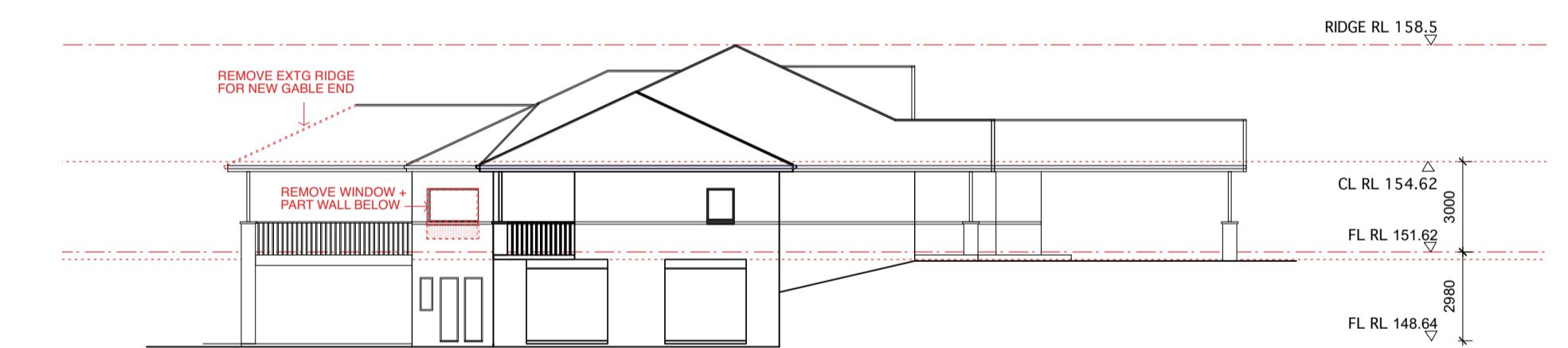
01 EXISTING SOUTH ELEVATION
SCALE 1:100 REF



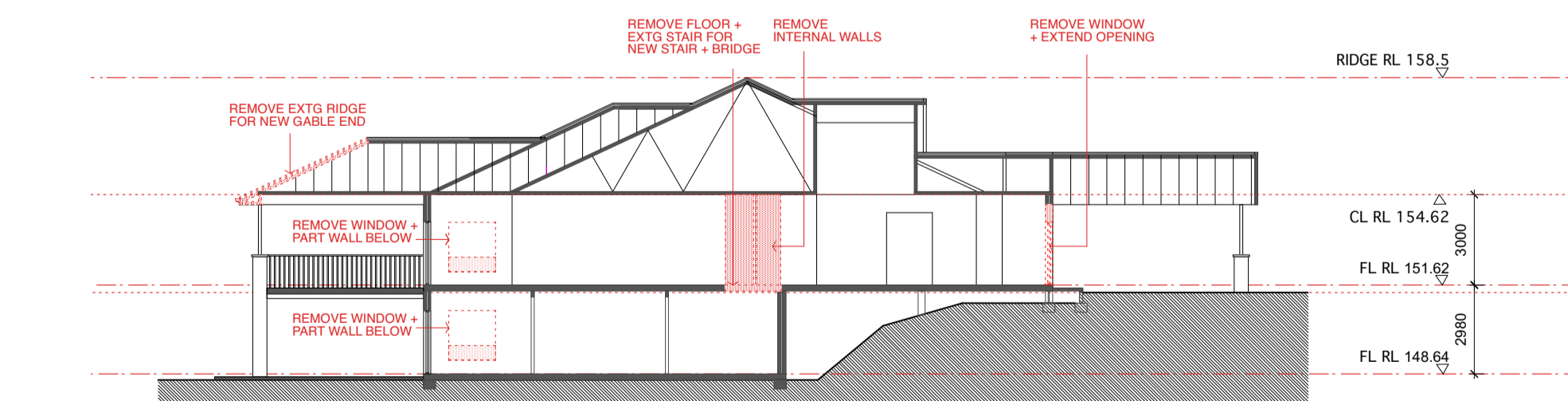
02 EXISTING NORTH ELEVATION
SCALE 1:100 REF



03 EXISTING EAST ELEVATION
SCALE 1:100 REF



04 EXISTING WEST ELEVATION
SCALE 1:100 REF



05 EXISTING SECTION
SCALE 1:100 REF

northern beaches
council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/1618

LEGEND:
AFW - ALUM. FRAMED WINDOW
DP - DOWNSPIPE
EFFL - EXISTING FINISHED FLOOR LEVEL
FC - FIBRE CEMENT
HWU - HOT WATER UNIT
MRL - METAL ROOFING
RSW - RANDOM STONE WALL
SE - SKYLIGHT
TS - TIMBER BATTENED SCREEN

NOTE:
ALL NEW CONSTRUCTION TO COMPLY WITH AS 3699-2018 BAL 29. AND PLANNING FOR BUSHFIRE PROTECTION

Rev	Description	Date
1	FOR DA	08.11.24

Scale @ A1	Date	
1:200	NOVEMBER 2024	
Job Number	Rev. No.	Revision
24 05	A0-05	1

PROJECT:
6 JOALAH ROAD, DUFFYS FOREST NSW 2084
LOT 375 DP 782017

CLIENT:
G. CRANNAGE

1:200 0 1 2 3 4 5 10m

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NSW Board of Architects
Registration #6643
Nominated Architect V. Myson

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01
A2-02

02
A2-03

10M S

10M S

01 EXISTING LOWER GROUND FLOOR PLAN
SCALE 1:100 REF


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1618

LEGEND:
 AFW ALUM. FRAMED WINDOW
 DP DOWNPIPE
 EFFL EXISTING FINISHED FLOOR LEVEL
 FC FIBRE CEMENT
 HWU HOT WATER UNIT
 MR METAL ROOFING
 RSW RANDOM STONE WALL
 SF SKYLIGHT
 TB TIMBER BATTENED SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3699-2018 BAL 29. AND PLANNING FOR BUSHFIRE PROTECTION

1	FOR DA	08.11.24
Rev	Status	Date

PROPOSED GROUND FLOOR PLAN
 Scale @ A1: 1:100 Date: **NOVEMBER 2024**
 Job Number: 24 05 Dep. No.: A1-01 Revision: 1

PROJECT:
 6 JOLAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017

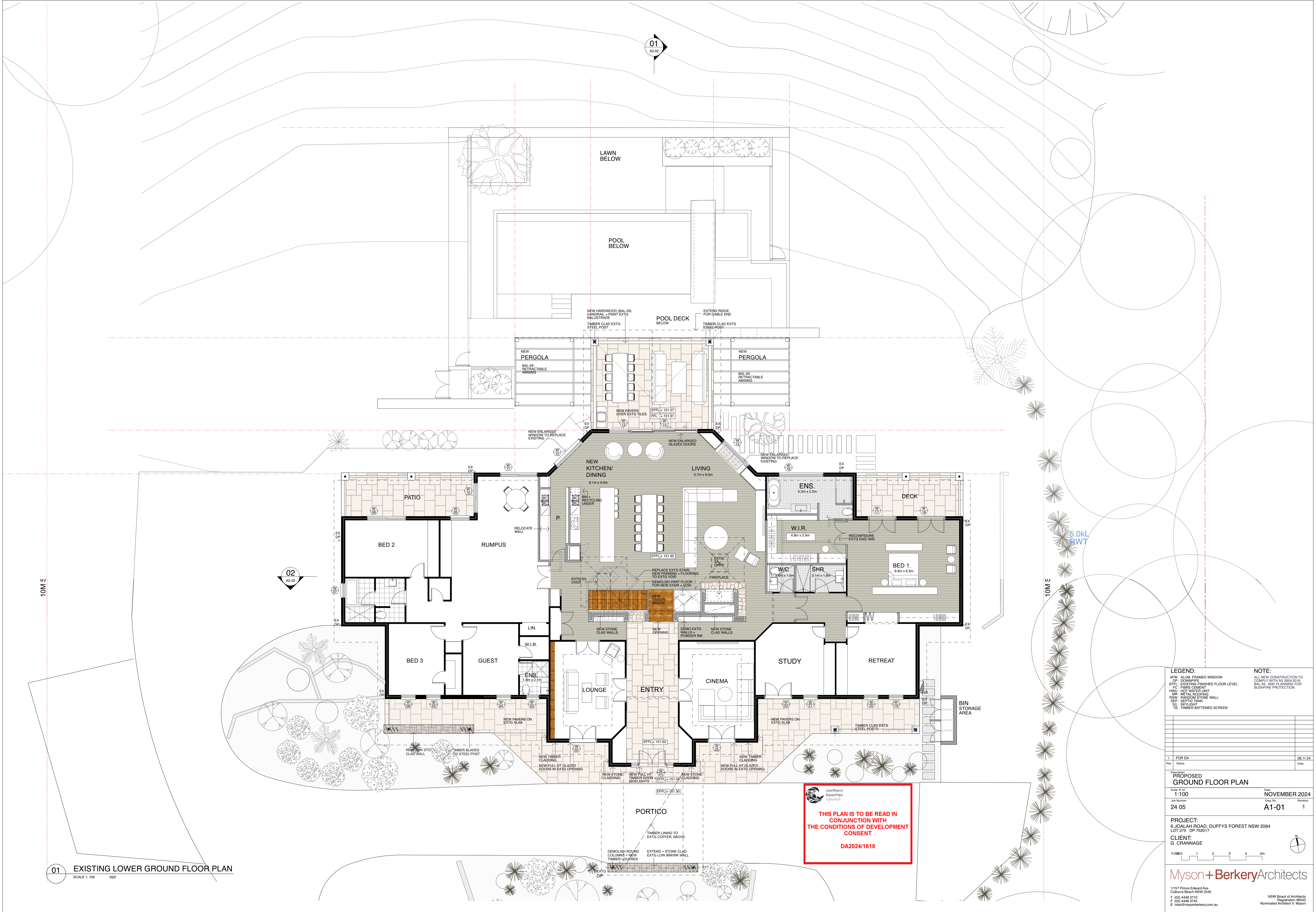
CLIENT:
 G. CRANNAGE

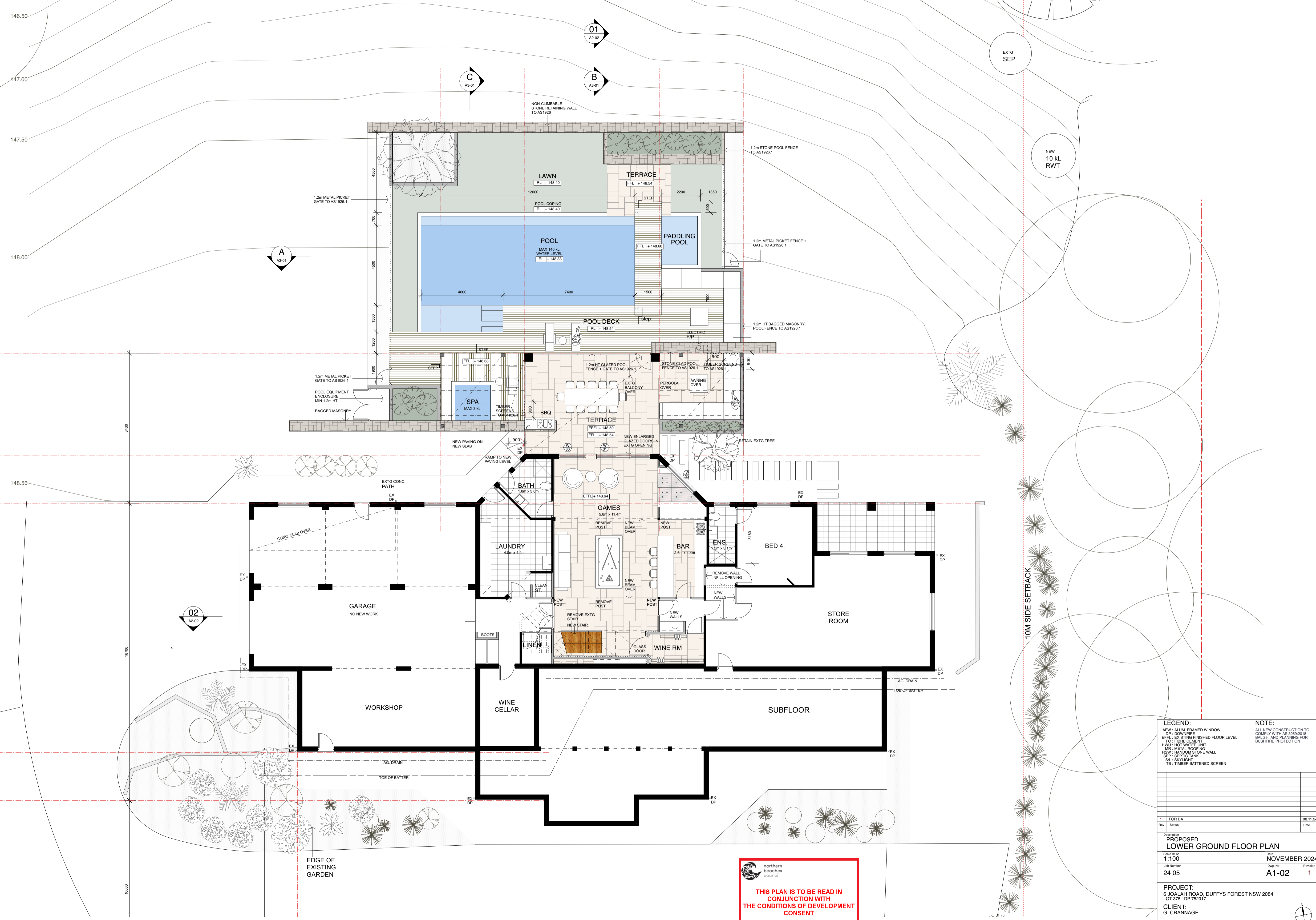
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 Registration #6543
 Nominated Architect V. Myson

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01
A3-01

A
A3-01

02
A2-02

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/1618

LEGEND:
 AFW - ALUM. FRAMED WINDOW
 DP - DOWNPIPE
 EFFL - EXISTING FINISHED FLOOR LEVEL
 FC - FIBRE CEMENT
 HWU - HOT WATER UNIT
 MW - METAL ROOFING
 RW - RANDOM STONE WALL
 SS - SKYLIGHT
 TB - TIMBER BATTENED SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3699:2018 BAL 29, AND PLANNING FOR BUSHFIRE PROTECTION

1	FOR DA	08.11.24
Rev	Status	Date

Drawn: **PROPOSED LOWER GROUND FLOOR PLAN**
 Scale: 1:100
 Date: **NOVEMBER 2024**
 Job Number: **24 05**
 Revision: **A1-02 1**

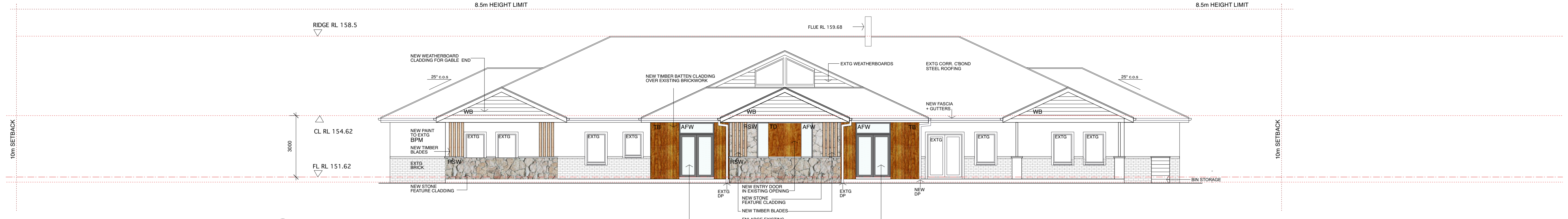
PROJECT:
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017
CLIENT:
 G. CRANNAGE

1:100 0 1 2 3 4 5m

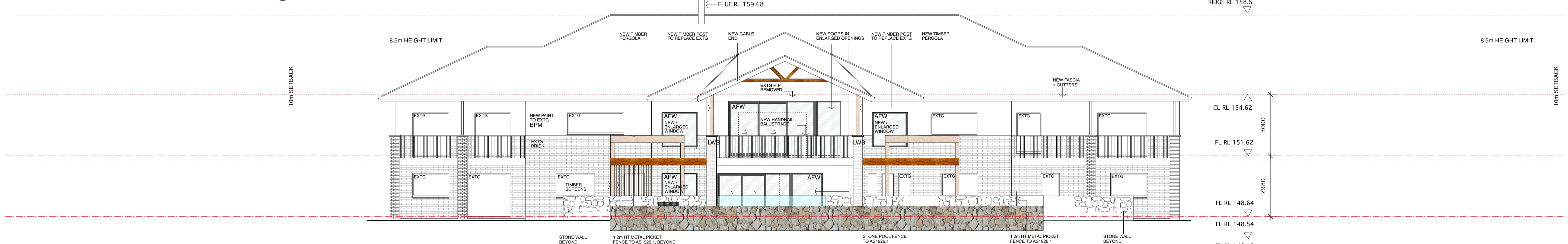
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 E: info@mysonberkery.com.au

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 Registration #6543
 Nominated Architect V. Myson

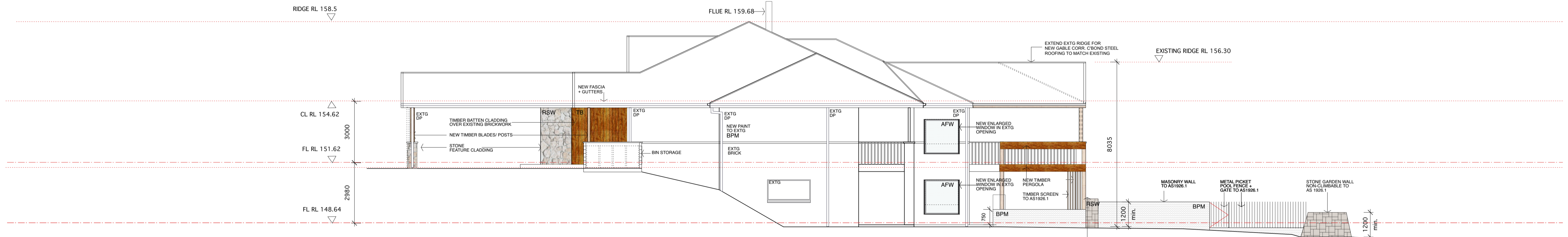
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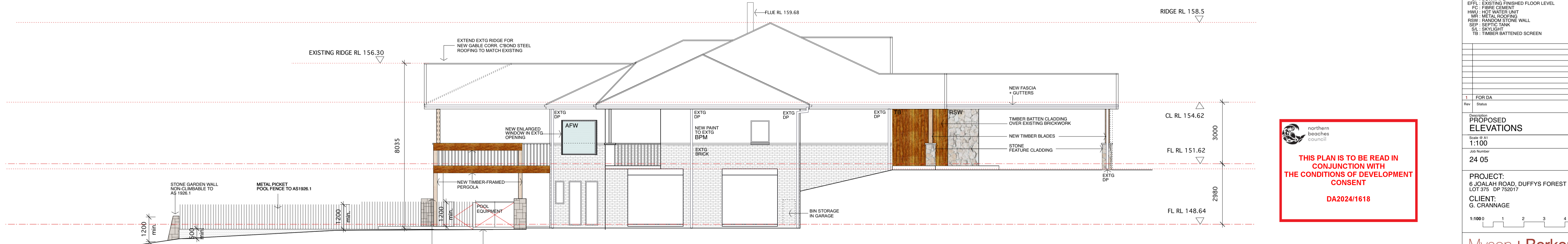
01 PROPOSED SOUTH ELEVATION
SCALE 1:100 REF



02 PROPOSED NORTH ELEVATION
SCALE 1:100 REF



03 PROPOSED EAST ELEVATION
SCALE 1:100 REF



04 PROPOSED WEST ELEVATION
SCALE 1:100 REF

LEGEND:
 AFW - ALUM. FRAMED WINDOW
 DP - DOWNSPIPE
 EFFL - EXISTING FINISHED FLOOR LEVEL
 FC - FIBRE CEMENT
 HWU - HOT WATER UNIT
 MW - METAL ROOFING
 RSW - RANDOM STONE WALL
 SF - SKYLIGHT
 TB - TIMBER BATTENED SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3696:2018 BAL 29, AND PLANNING FOR BUSHFIRE PROTECTION

1	FOR DA	08.11.24
Rev	Status	Date

PROPOSED ELEVATIONS
 Scale @ A1: 1:100
 Date: NOVEMBER 2024
 Job Number: 24 05
 Degree: A2-01
 Revision: 1

PROJECT:
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017
CLIENT:
 G. CRANNAGE

1:1000 1 2 3 4 5m

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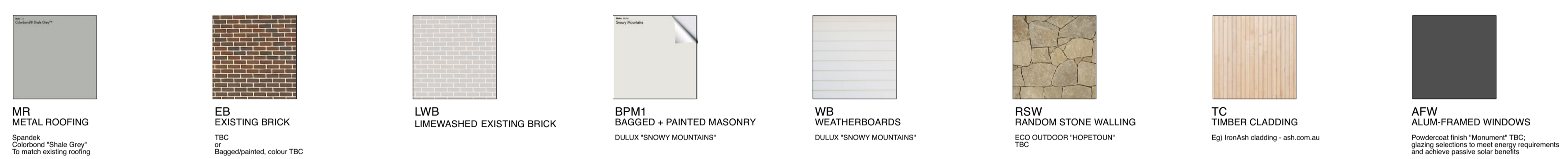
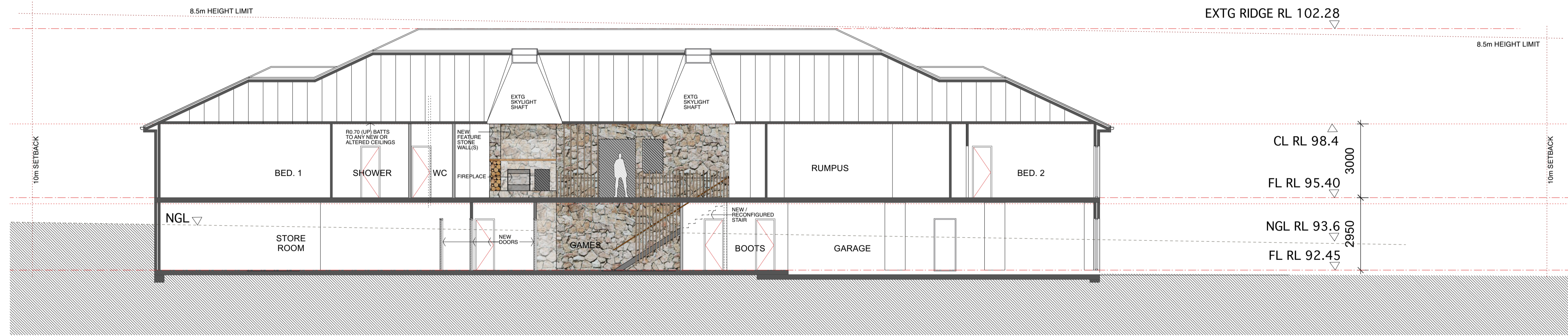
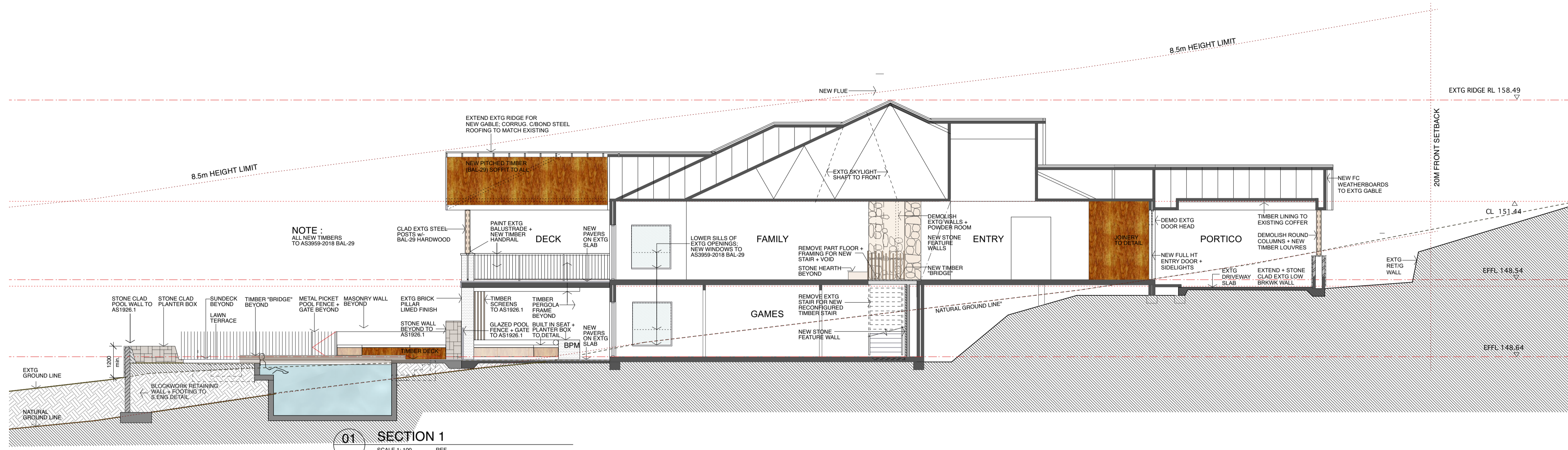
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 Registrar #6343
 Nominated Architect V. Myson

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northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/1618

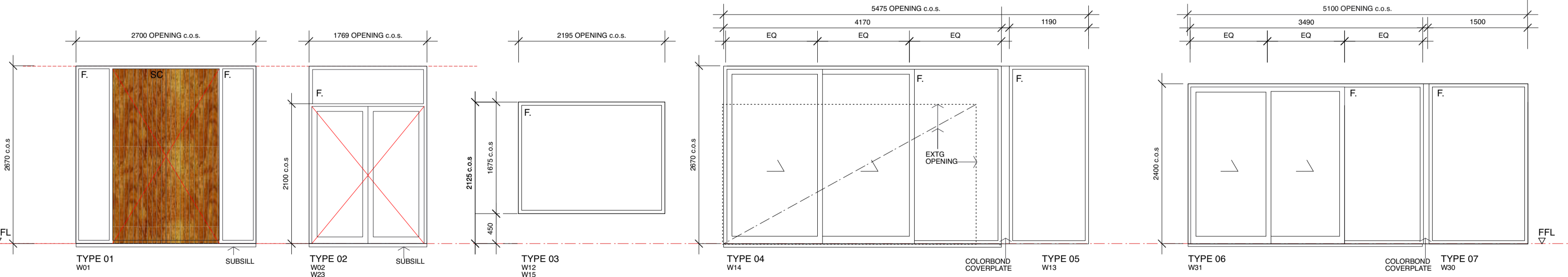


Window/door number	Orientation	Area of glass including frame (m ²)	Overhanging height (m)	Overhanging distance (m)	Shading device	Frame and glass type
W01	S	2.94	4	6	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W02	S	4.7	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W12	NW	3.69	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.47
W14	N	11.16	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W15	NE	3.69	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.47
W23	S	4.7	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W30	S	3.57	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W31	S	8.49	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W32	SE	3.69	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75
W13	N	3.18	0	0	none	standard aluminium, single clear, for U-value: 7.63, SHGC: 0.75

NOTES:
 1. ALUMINIUM WINDOWS DOMESTIC RANGE: POWDER-COAT "MONUMENT MATT"
 2. GLAZING TO AS 1288 AS2206 AS2047
 3. GLAZING TO MEET REQUIREMENTS OF AS3959 BAL-29
 4. ALL WINDOWS E-VANTAGE VIRDIAN LOW-E NEUTRAL
 5. ALL OPENING WINDOWS TO BE FLYSCREENED - MAGNETIC STRIP TYPE, U.N.O.
 6. LOUVERED WINDOWS TO HAVE 150mm BLADES, U.N.O.
 7. ALL WINDOWS VIEWED FROM OUTSIDE
 8. ALL DOORS VIEWED FROM OUTSIDE
 9. DIMENSIONS PROVIDED ARE OPENING SIZES: ALLOW FOR TOLERANCE
 10. MEASURE ON-SITE PRIOR TO FABRICATION

GENERAL NOTES:
 1. USE INSTALLATION METHODS SUCH THAT BUILDING LOADS AND BUILDING MOVEMENTS ARE NOT TRANSFERRED TO WINDOW FRAMES.
 2. UNLESS OTHERWISE SPECIFIED PROVIDE WINDOWS WITH STANDARD HARDWARE PURPOSE MADE OR AS RECOMMENDED BY THE WINDOW MANUFACTURER FOR THE WINDOW SYSTEM.
 3. INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CALKING, POINTING OF THE LINE SO THAT WATER IS PREVENTED FROM PENETRATING THE BUILDING BETWEEN THE WINDOW FRAME AND BUILDING STRUCTURE. FLASHINGS ETC TO BE COMPATIBLE WITH FRAMES.
 4. ON COMPLETION REPLACE DAMAGED GLASS LEAVE THE WHOLE WORK CLEAN, POLISHED AND IN GOOD CONDITION.

LEGEND:
 F: FIXED GLAZING
 H: HANDED/MIRRORRED
 O: OBSCURE GLASS



LEGEND:
 AFW: ALUM-FRAMED WINDOW
 DP: DOWNDRAPE
 EFFL: EXISTING FINISHED FLOOR LEVEL
 FC: FIBRE CEMENT
 HWU: HOT WATER UNIT
 MB: METAL ROOFING
 RSW: RANDOM STONE WALL
 SK: SKYLIGHT
 TB: TIMBER BATTENED SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3959-018 BAL-29, AND PLANNING FOR BUSHFIRE PROTECTION

1	FOR DA	08.11.24
Rev	Status	Date

PROPOSED SECTIONS, FINISHES + WINDOW SCHEDULE
 Scale @ A1: 1:100 Date: NOVEMBER 2024
 Job Number: 24 05 Drawn By: G. Crannage
 Client: G. Crannage

PROJECT:
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017

CLIENT:
 G. CRANNAGE

1:100 1 2 3 4 5m

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NSW Board of Architects
 Registration #2643
 Nominated Architect V. Myson

DA2024/1618

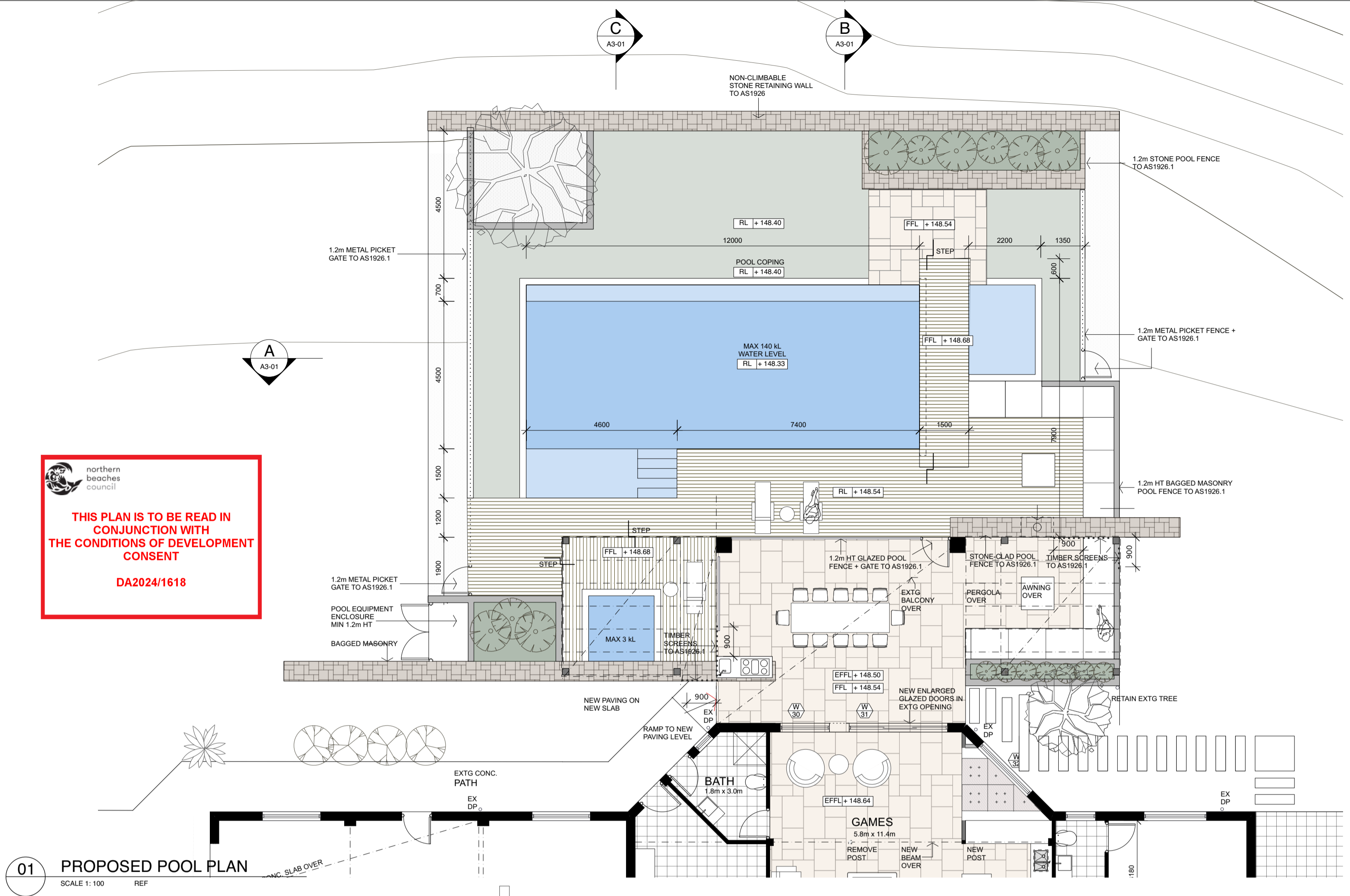
northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

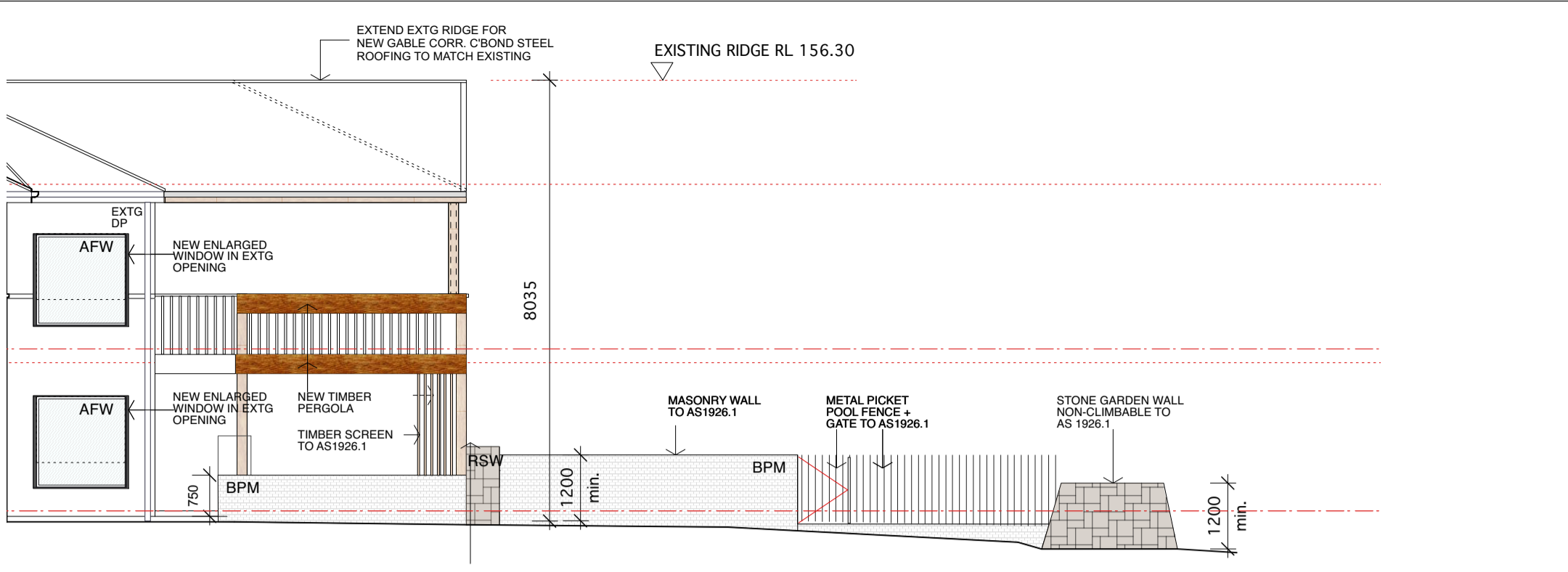
DA2024/1618

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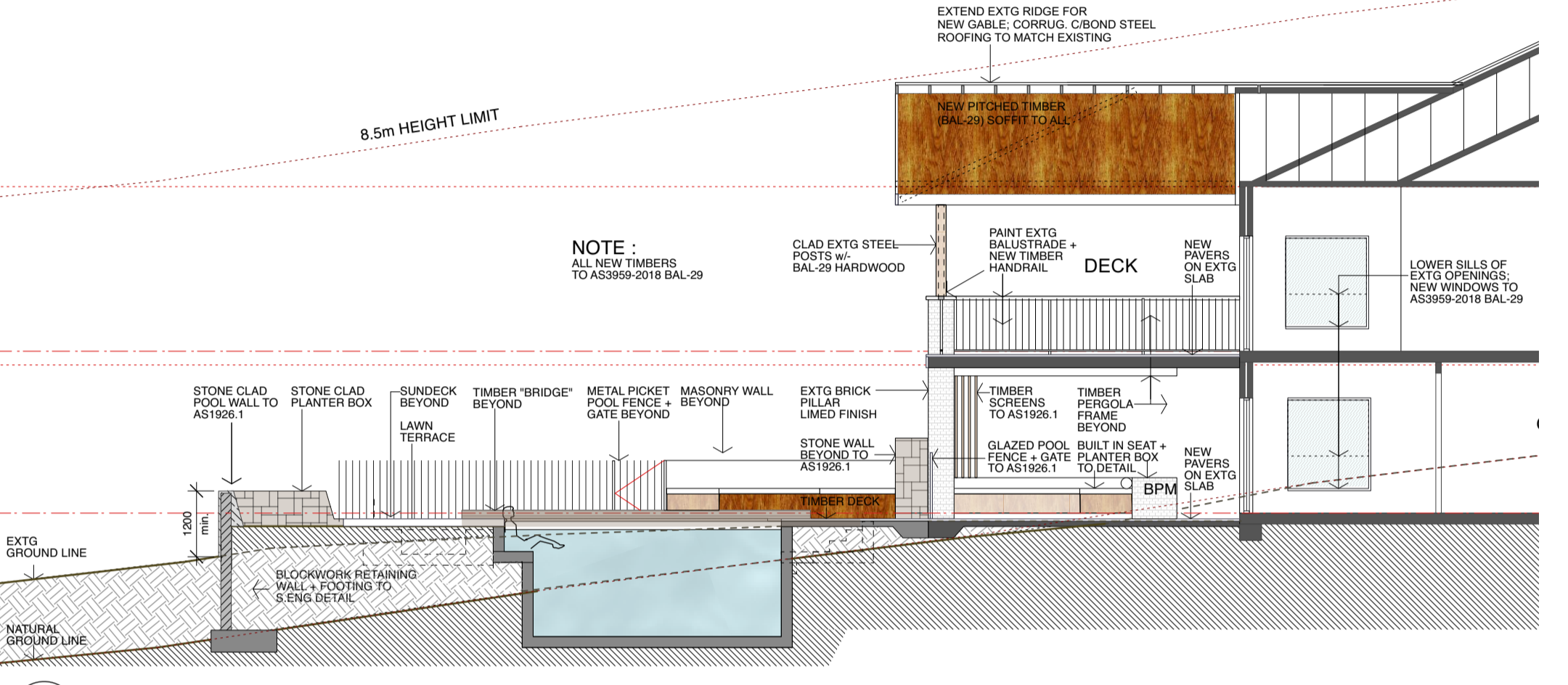
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/1618



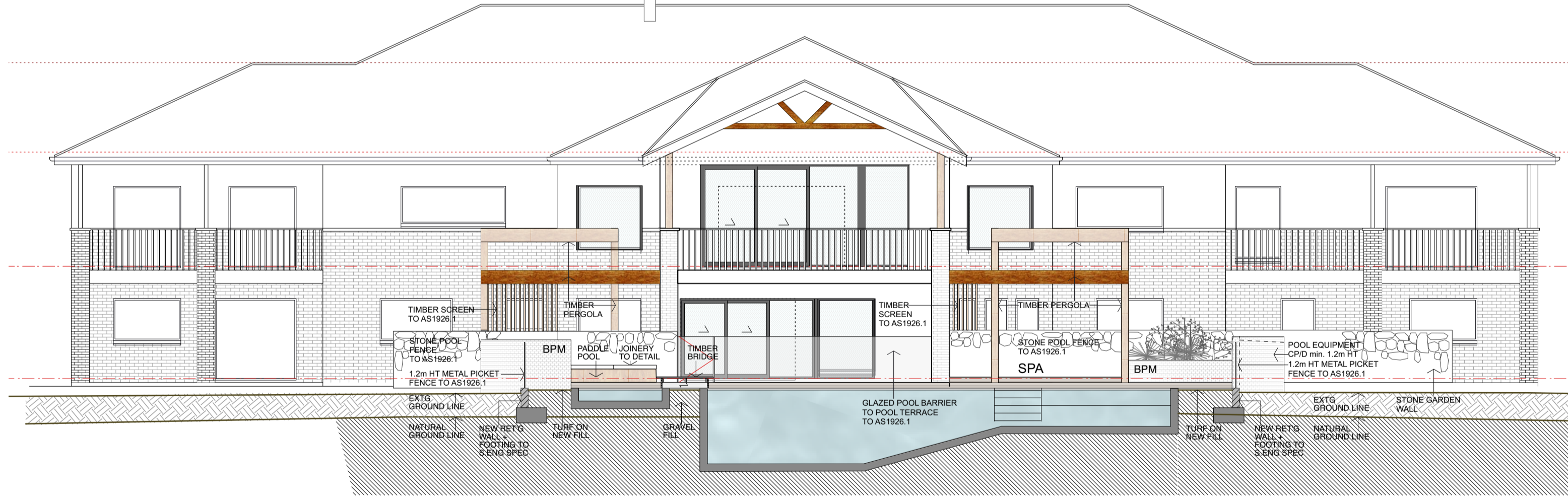
01 PROPOSED POOL PLAN
SCALE 1:100 REF



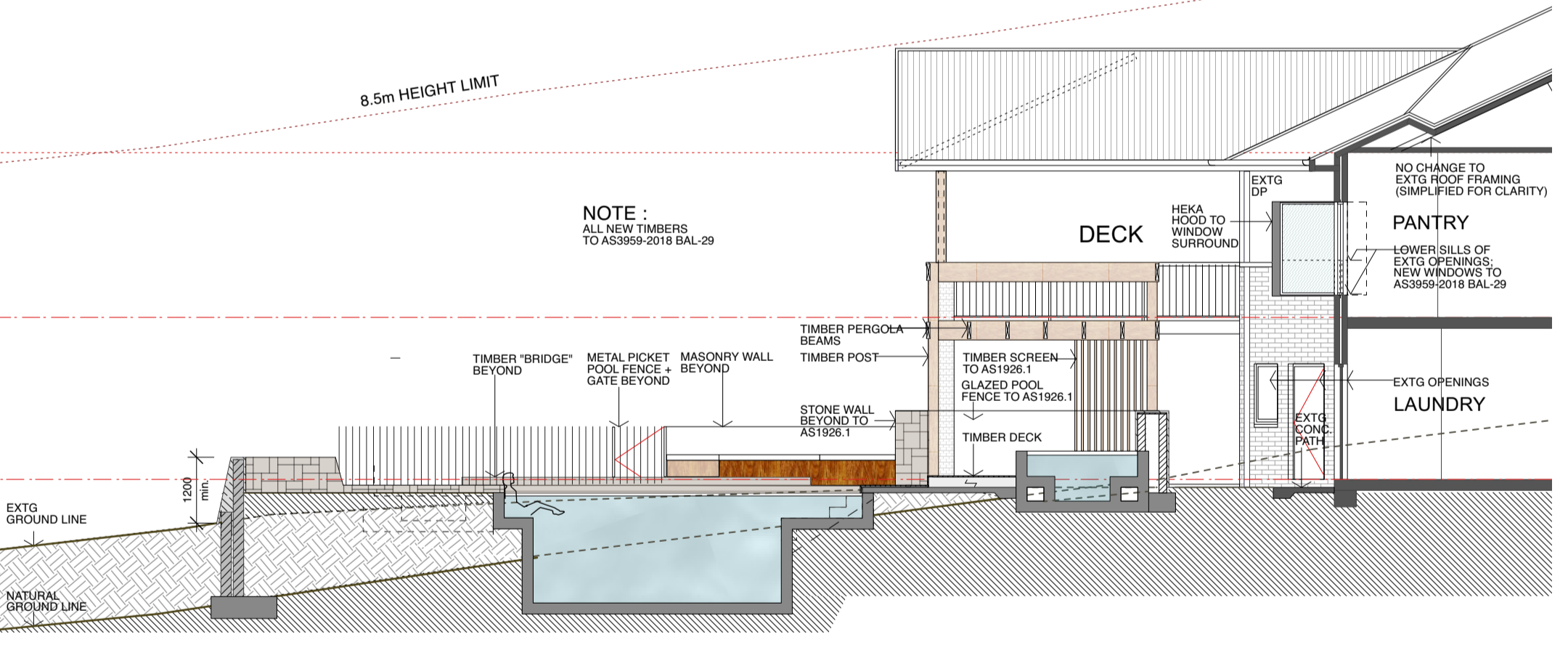
07 PROPOSED POOL EAST ELEVATION
SCALE 1:100 REF



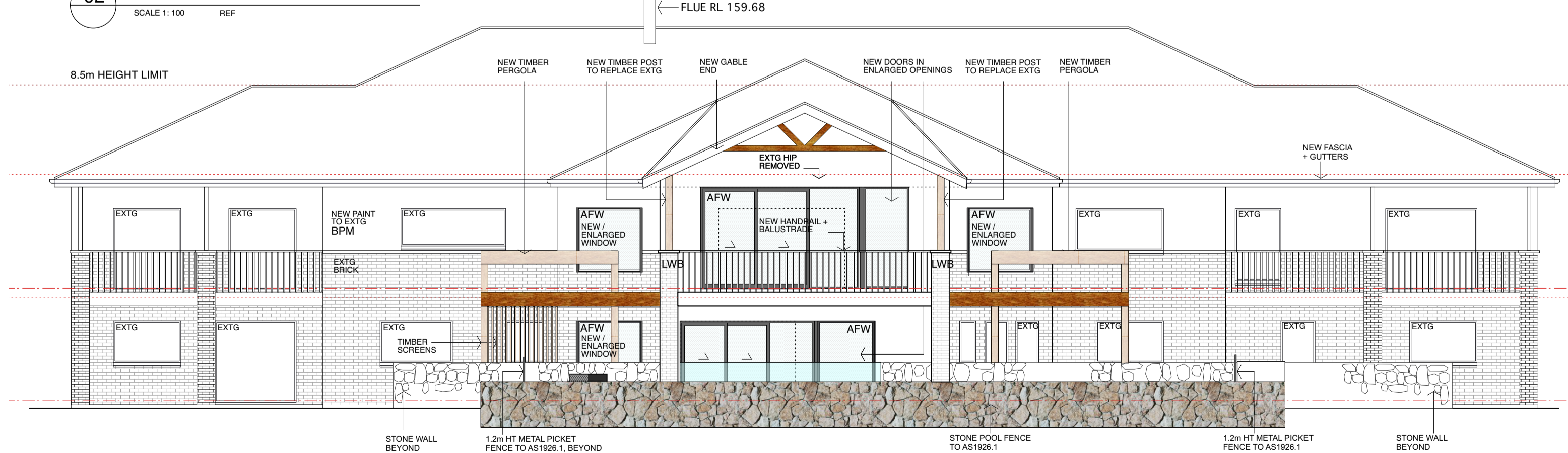
06 PROPOSED POOL SECTION B
SCALE 1:100 REF



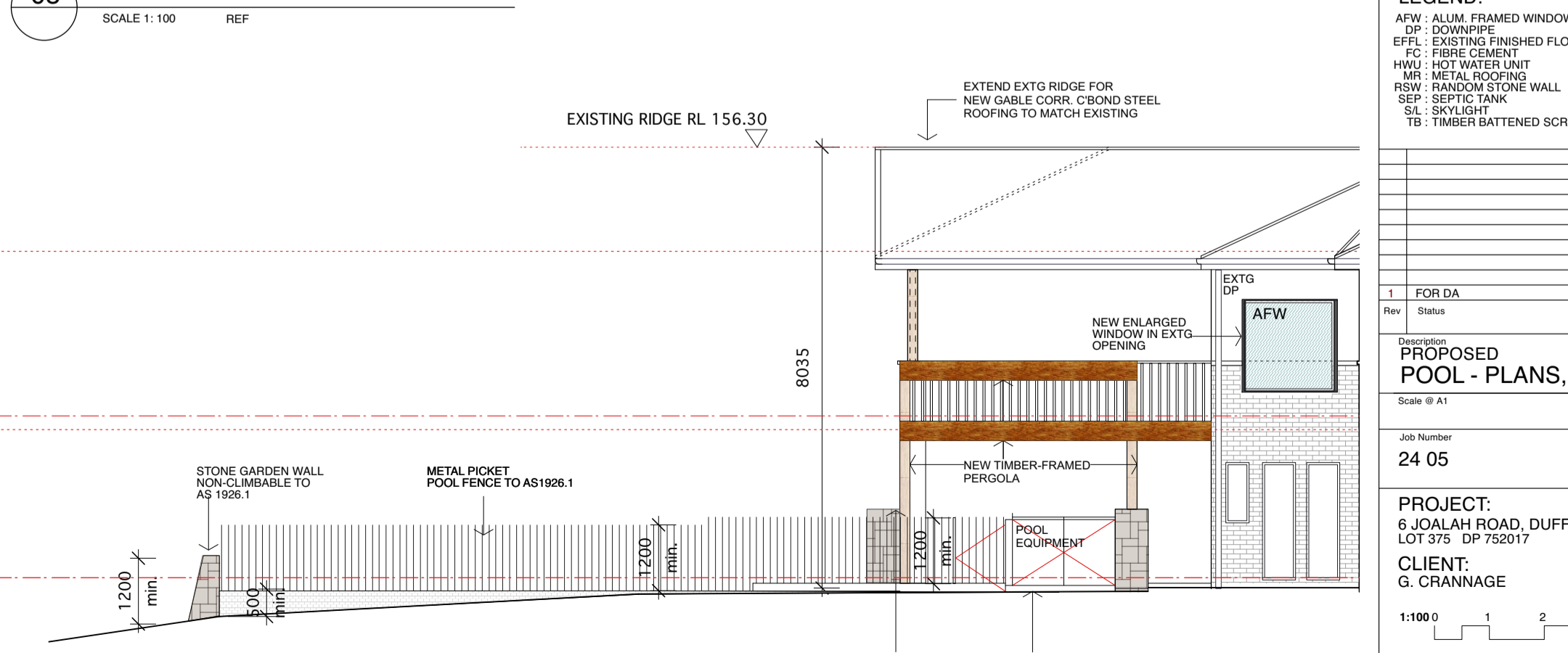
02 PROPOSED POOL SECTION A
SCALE 1:100 REF



05 PROPOSED POOL SECTION C
SCALE 1:100 REF



03 PROPOSED POOL NORTH ELEVATION
SCALE 1:100 REF



04 PROPOSED POOL WEST ELEVATION
SCALE 1:100 REF

LEGEND:
 AFW - ALUM. FRAMED WINDOW
 DP - DOWNPIPE
 EFFL - EXISTING FINISHED FLOOR LEVEL
 FC - FIBRE CEMENT
 HWU - HOT WATER UNIT
 MR - METAL ROOFING
 RSW - RANDOM STONE WALL
 SK - SKYLIGHT
 TB - TIMBER BATTEN SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3959:2018 BAL 29, AND PLANNING FOR BUSHFIRE PROTECTION

1	FOR DA	08.11.24
Rev	Status	Date
PROPOSED POOL - PLANS, SECTIONS, ELEVATIONS		
Scale: @ A1	Date: NOVEMBER 2024	Revision: 1
Job Number: 24 05	Drawn No: A3-01	Project: 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
Client: G. CRANNAGHE		

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 E: info@mysonberkery.com.au

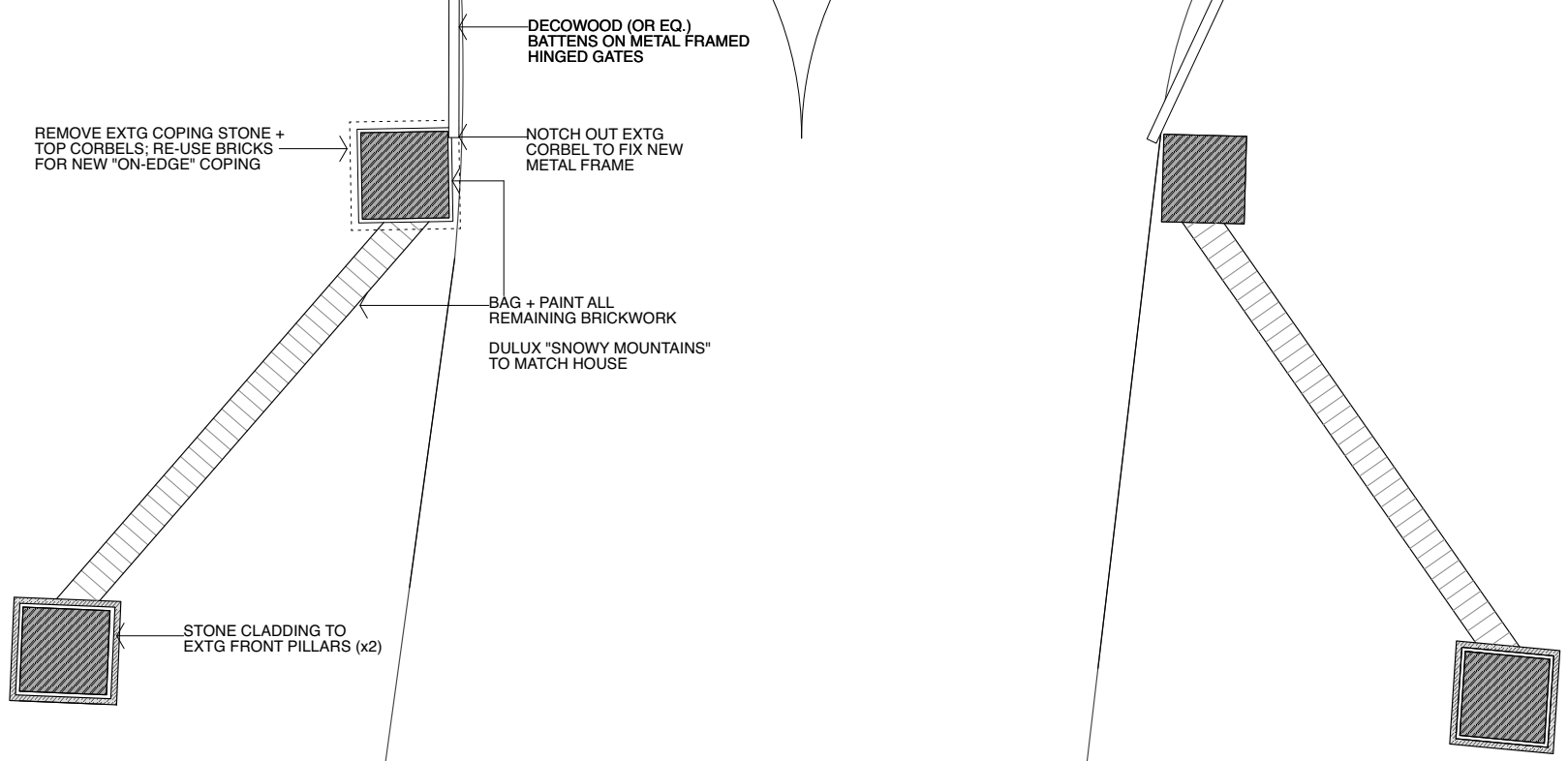
NSW Board of Architects
 Registration #6543
 Nominated Architect V. Myson

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1	FOR DA	04.02.25
Rev	Status	Date
Description		

LEGEND:
 AFW : ALUM. FRAMED WINDOW
 DP : DOWNPIPE
 EFFL : EXISTING FINISHED FLOOR LEVEL
 FC : FIBRE CEMENT
 HWU : HOT WATER UNIT
 MR : METAL ROOFING
 RSW : RANDOM STONE WALL
 SEP : SEPTIC TANK
 S/L : SKYLIGHT
 TB : TIMBER BATTENED SCREEN

NOTE:
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3959:2018 BAL 29; AND PLANNING FOR BUSHFIRE PROTECTION



01 PLAN
 SCALE 1: 50 REF



northern beaches council

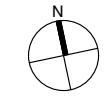
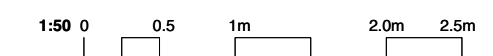
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/1618

Scale @ A3	Date
1: 50	FEBRUARY 2025
Job Number	Dwg. No. Revision
24 05	A9-01 1

PROJECT:
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084
 LOT 375 DP 752017

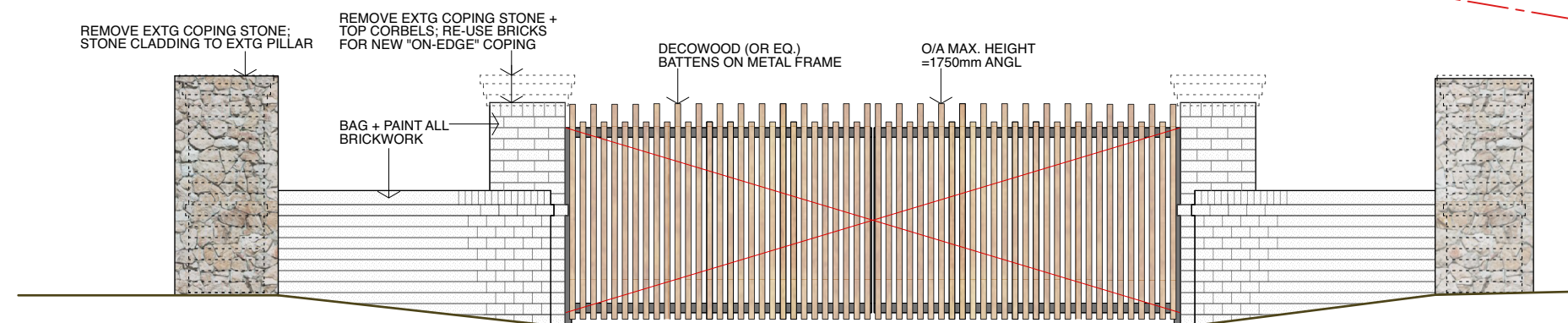
CLIENT:
 G. CRANNAGE



Myson + Berkery Architects

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 Cullburra Beach NSW 2540
 T (02) 4448 3710
 F (02) 4448 3745
 E mba@mysonberkery.com.au

NSW Board of Architects
 Registration #6543
 Nominated Architect V. Myson



02 SOUTH (STREET) ELEVATION
 SCALE 1: 50 REF