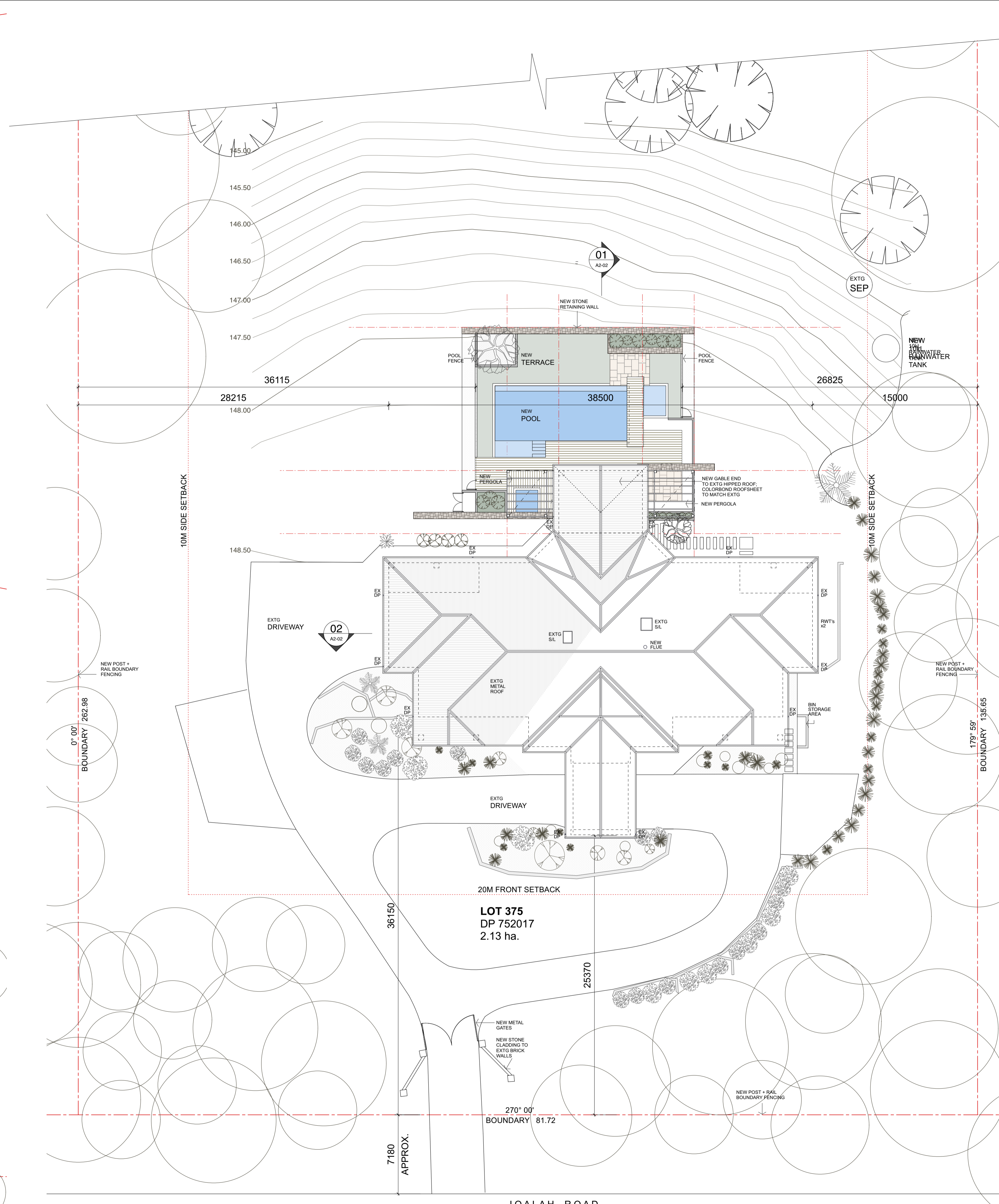
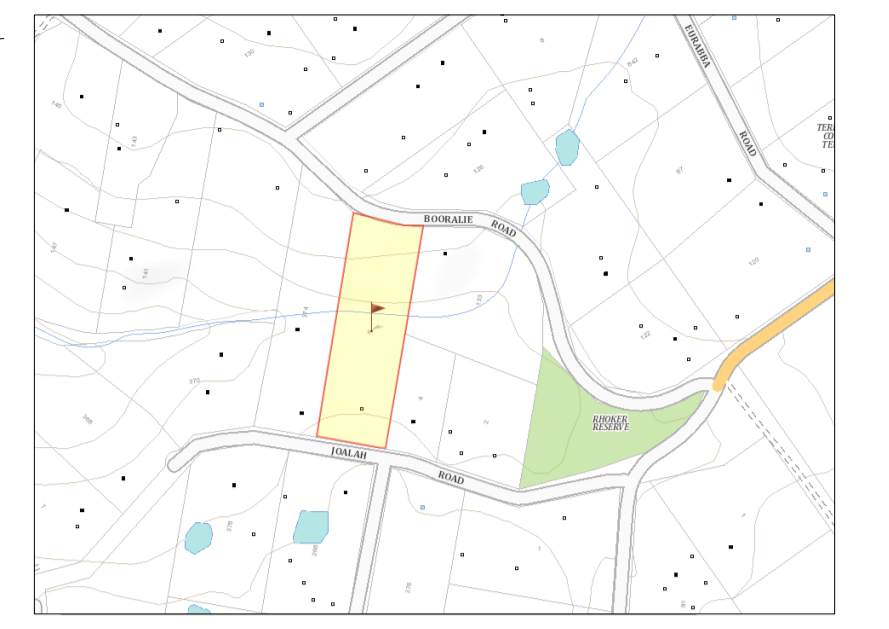


**01** EXISTING SITE + ROOF PLAN  
SCALE: 1:500 REF



**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 m<sup>2</sup>  
**PROPOSED GFA :** 1023.2 m<sup>2</sup>  
**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
<b>Certificate Prepared by</b> (please complete before submitting to Council or PCA)	
Name / Company Name: MYSON & BERKERY ARCHITECTS PTY LIMITED	
ABN (if applicable): 39128199904	

- LEGEND:**
- AFW: ALUM. FRAMED WINDOW
  - DP: DOWNPIPE
  - EFF: EXISTING FINISHED FLOOR LEVEL
  - FC: FIRE CEMENT
  - HWU: HOT WATER UNIT
  - MR: METAL ROOFING
  - RSW: RANDOM STONE WALL
  - SEP: SEPTIC TANK
  - SL: 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

**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**  
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 E: info@mysonberkery.com.au

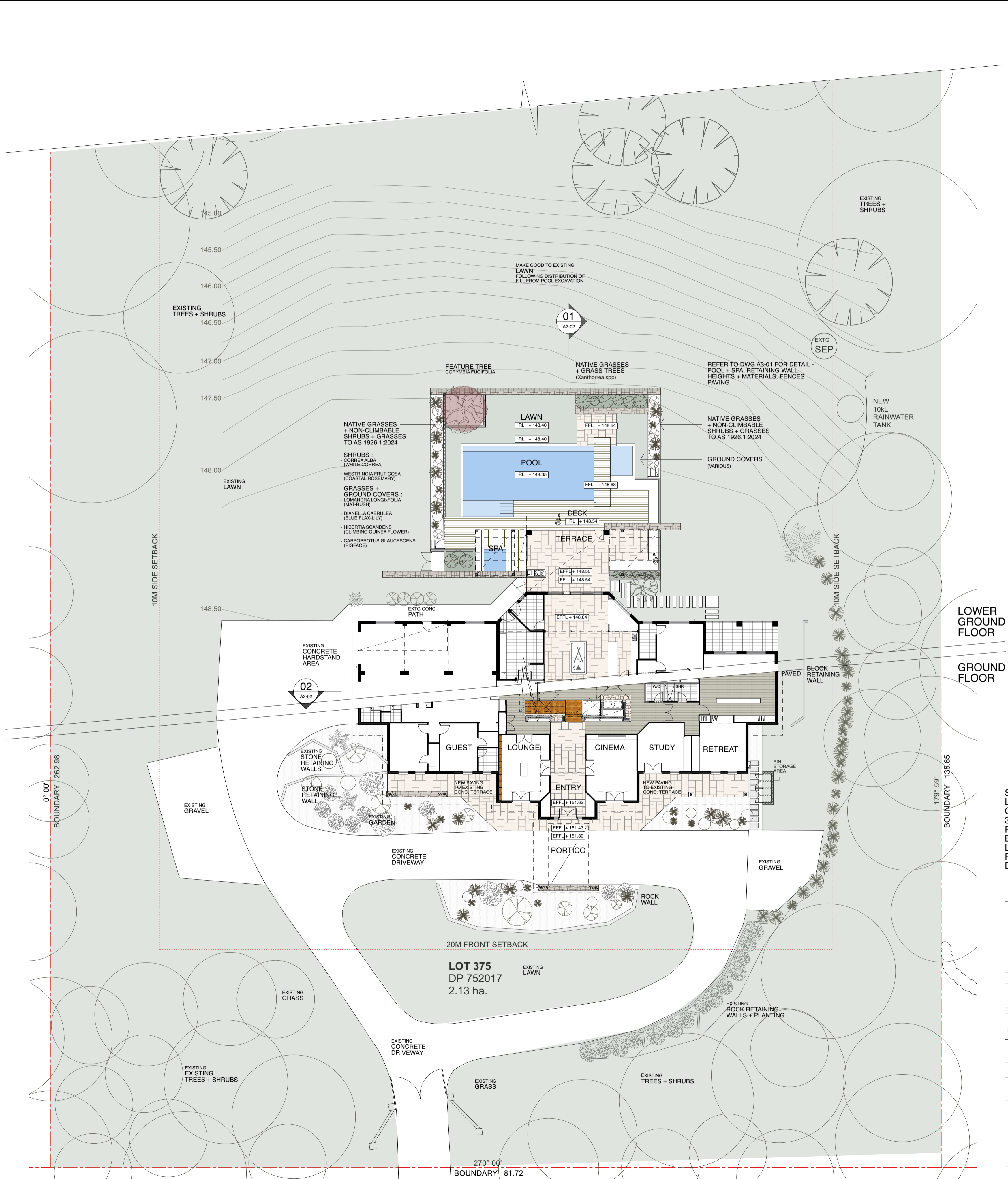
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 Registration #6043  
 Nominated Architect V. Myson

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**01 SITE ANALYSIS PLAN**  
SCALE: 1:500 REF



**02 LANDSCAPE CONCEPT PLAN**  
SCALE: 1:200 REF

**SITE AREA :** 2.13 Ha  
**LANDSCAPE + SITE COVER CONTROLS:**  
 30% SITE: 6390 m2  
 PROPOSED GFA : 1023m2  
 BUILDING AREA: 587m2  
 LANDSCAPE AREA: >1.9 Ha (89%)  
 PRIVATE OPEN SPACE: >375m2  
 DEEP SOIL ZONE: >1.9 Ha

**LEGEND:**  
 AFW: ALUM. FRAMED WINDOW  
 DP: DOWNPIPE  
 EFL: EXISTING FINISHED FLOOR LEVEL  
 FC: FIBRE CEMENT  
 HWU: HOT WATER UNIT  
 MR: METAL ROOFING  
 RW: RANDOM STONE WALL  
 SEP: SEPTIC TANK  
 SK: SKYLIGHT  
 TB: TIMBER BATTENED SCREEN

**NOTE:**  
 ALL NEW CONSTRUCTION TO COMPLY WITH AS 3690:2018 BAL 25, AND PLANNING FOR BUSHFIRE PROTECTION

Rev	Status	Date
1	FOR DA	08.11.24

**Drawings:**  
**SITE ANALYSIS + LANDSCAPE CONCEPT PLANS**  
 Scale: 1:500  
 Date: NOVEMBER 2024  
 Job Number: 24 05  
 Dep. No.: A0-02  
 Revision: 1

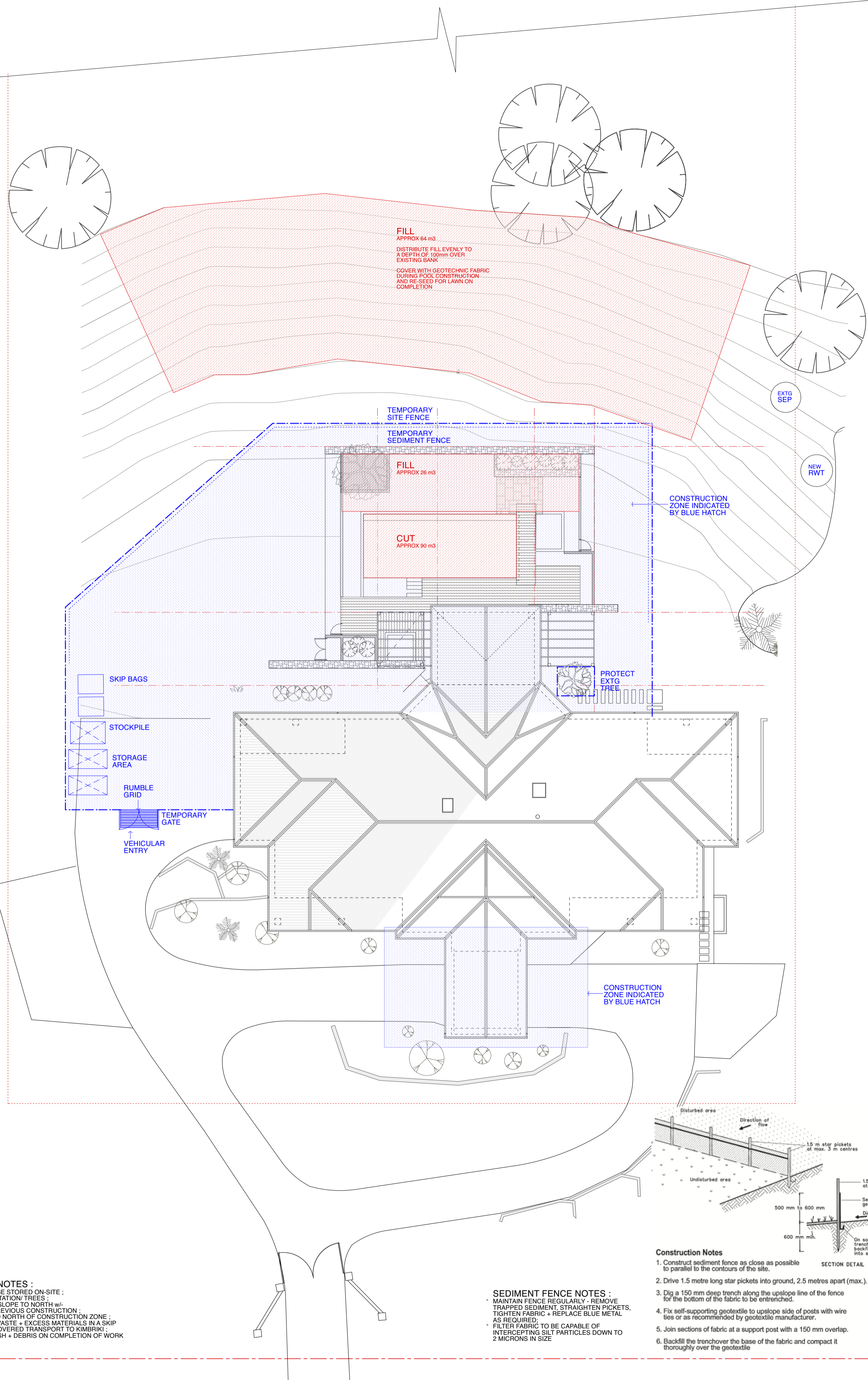
**PROJECT:**  
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084  
 LOT 375 DP 752017  
**CLIENT:**  
 G. CRANNAGE

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 Nominated Architect V. Myson

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**SITE MANAGEMENT NOTES :**

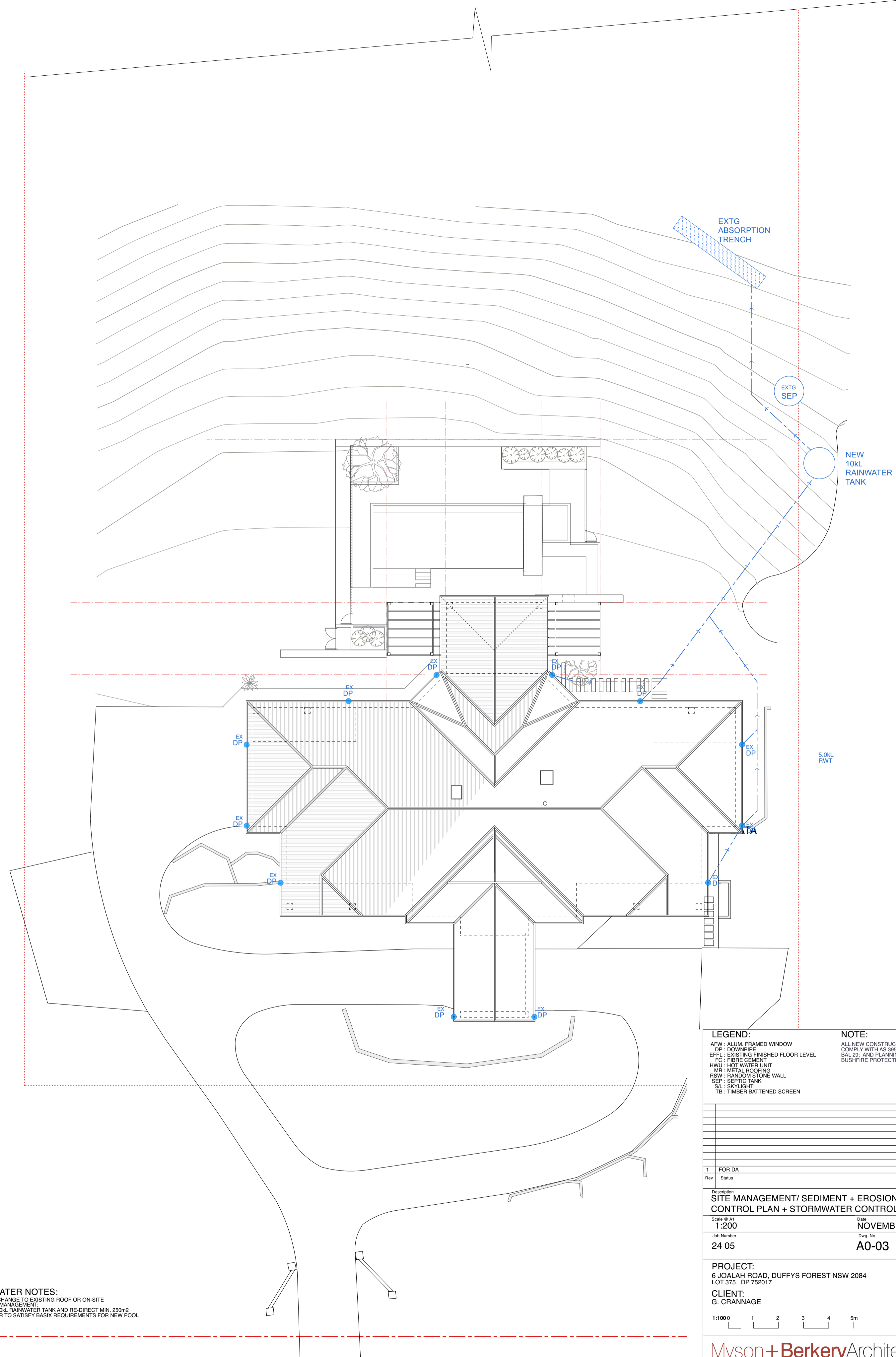
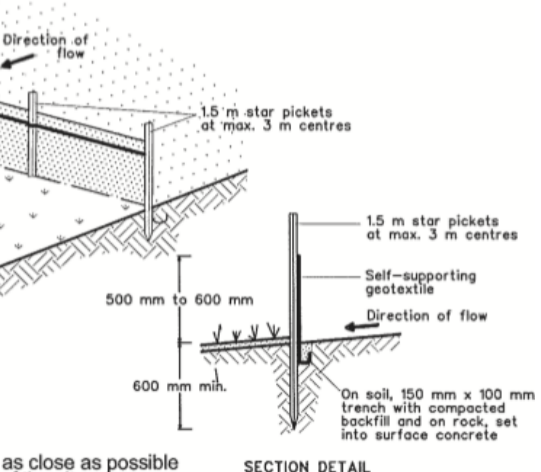
- NO FUEL OR CHEMICALS TO BE STORED ON-SITE
- PROTECT SIGNIFICANT VEGETATION TREES
- FALL OF LAND IS MODERATE SLOPE TO NORTH W.
- LEVEL AREA OF FILL FROM PREVIOUS CONSTRUCTION
- ERECT SEDIMENT FENCES TO NORTH OF CONSTRUCTION ZONE
- COLLECT SITE-GENERATED WASTE + EXCESS MATERIALS IN A SKIP BIN OR BAGS. REMOVE VIA COVERED TRANSPORT TO KIMBERLI
- LEAVE SITE CLEAR OF RUBBISH + DEBRIS ON COMPLETION OF WORK

**SEDIMENT FENCE NOTES :**

- MAINTAIN FENCE REGULARLY - REMOVE TRAPPED SEDIMENT, STRAIGHTEN PICKETS, TIGHTEN FABRIC + REPLACE BLUE METAL AS REQUIRED
- FILTER FABRIC TO BE CAPABLE OF INTERCEPTING SILT PARTICLES DOWN TO 2 MICRONS IN SIZE

**Construction Notes**

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fit self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trenchover the base of the fabric and compact it thoroughly over the geotextile



**STORMWATER NOTES:**

- NO MATERIAL CHANGE TO EXISTING ROOF OR ON-SITE STORMWATER MANAGEMENT
- INSTALL NEW 100L RAINWATER TANK AND RE-DIRECT MIN. 250m<sup>2</sup> OF ROOFWATER TO SATISFY BASIX REQUIREMENTS FOR NEW POOL

**LEGEND:**

- AFW: ALUM. FRAMED WINDOW
- DP: DOWNPIPE
- EFFL: EXISTING FINISHED FLOOR LEVEL
- F: FIBRE CEMENT
- HWU: HOT WATER UNIT
- M: METAL ROOFING
- RSW: RANDOM STONE WALL
- SEP: SPLIT TANK
- SL: SKYLIGHT
- TB: TIMBER BATTENED SCREEN

**NOTE:**

ALL NEW CONSTRUCTION TO COMPLY WITH AS 3690-2018 BAL 29. AND PLANNING FOR BUSHFIRE PROTECTION

Rev	Status	Date
1	FOR DA	08.11.24

Designer: **SITE MANAGEMENT/ SEDIMENT + EROSION CONTROL PLAN + STORMWATER CONTROL PLAN**  
 Scale: A1  
 1:200  
 Job Number: **24 05**  
 Date: **NOVEMBER 2024**  
 Drawn: **A0-03**  
 Revision: **1**

**PROJECT:**  
6 JOALAH ROAD, DUFFYS FOREST NSW 2084  
LOT 375 DP 762017

**CLIENT:**  
G. CRANNAGE



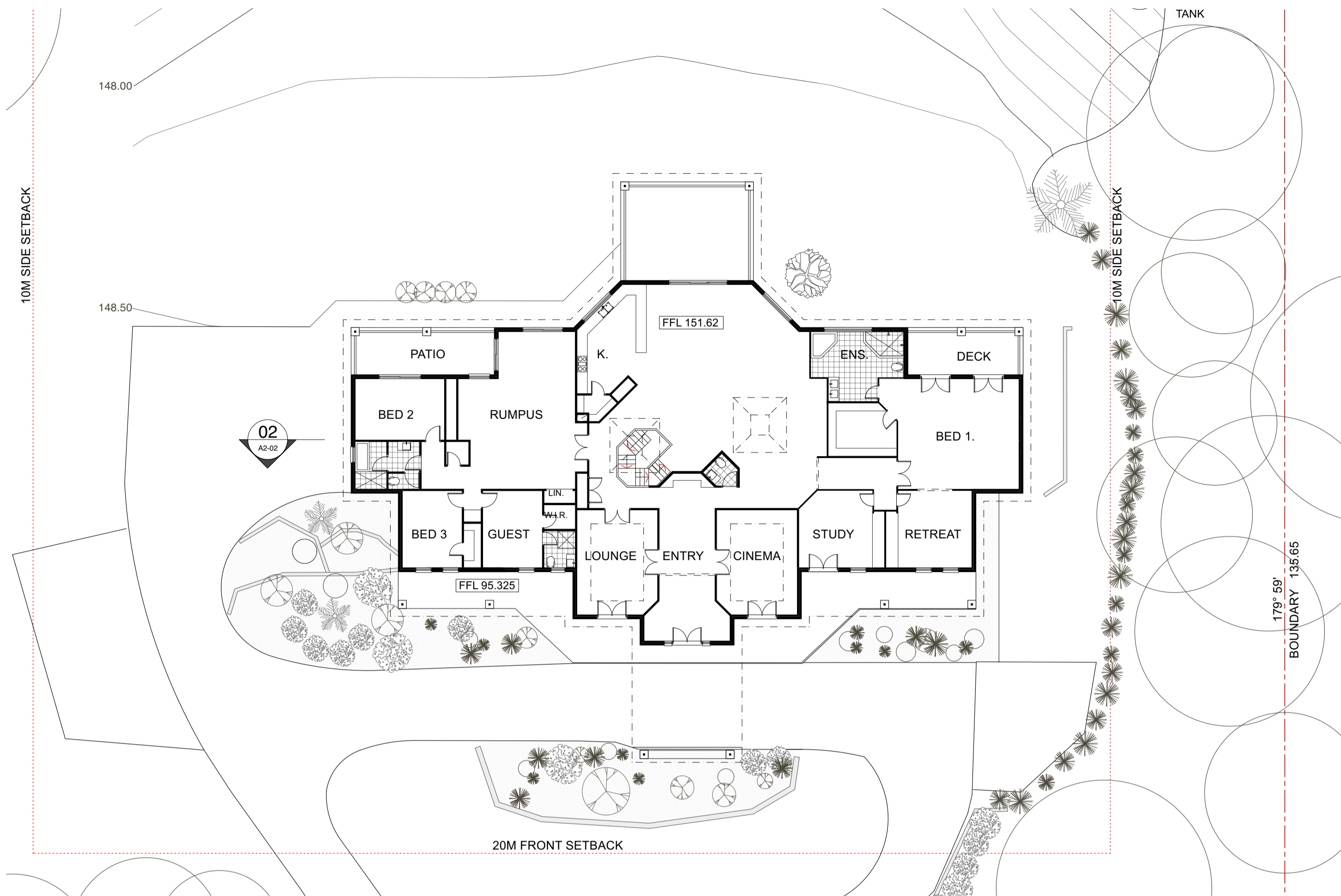
**Myson + Berkery Architects**

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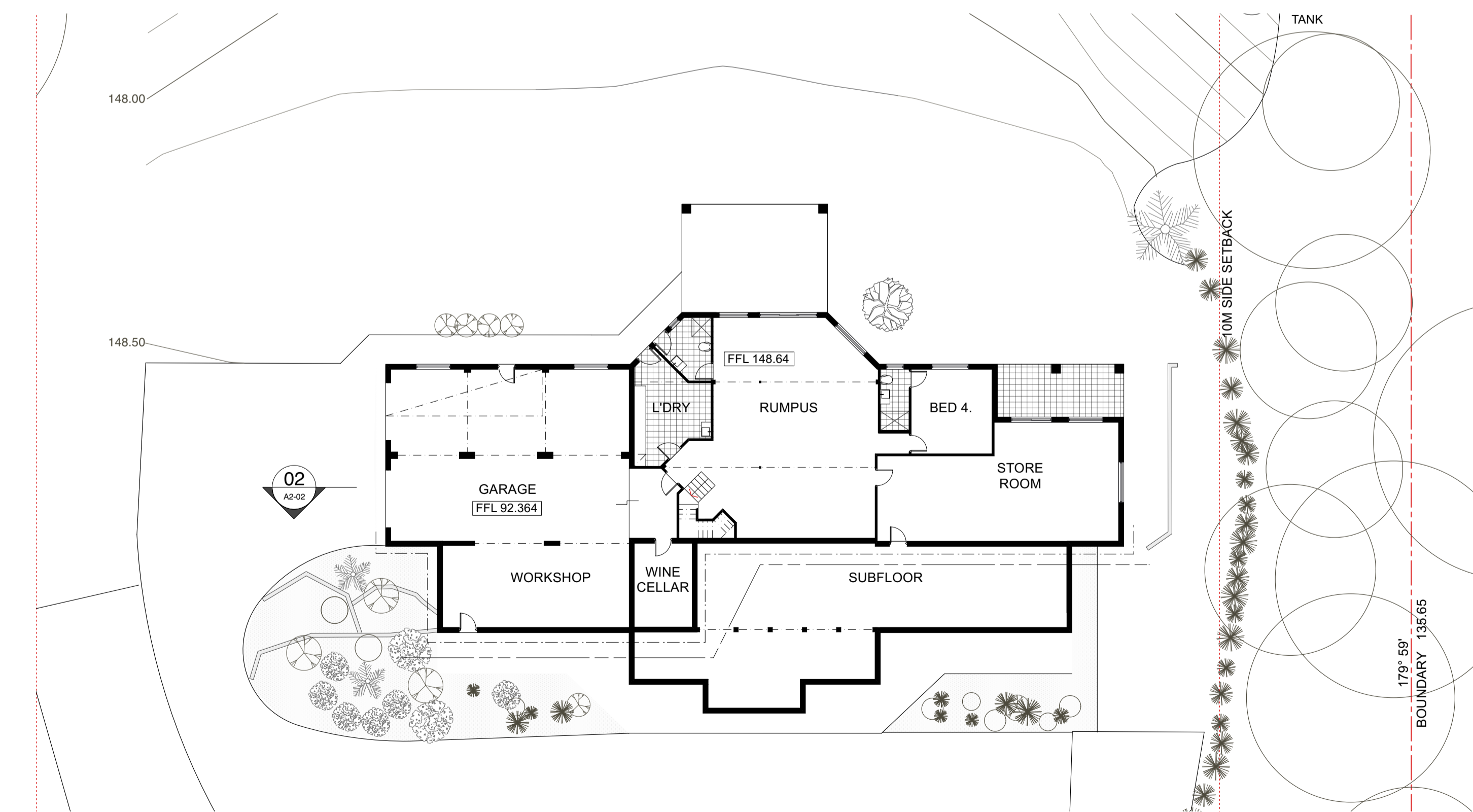
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Registration #643  
Nominated Architect V. Myson

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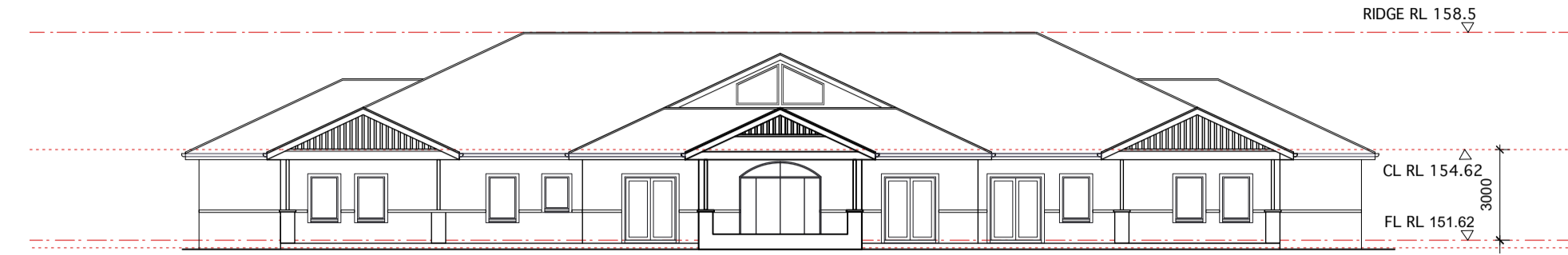




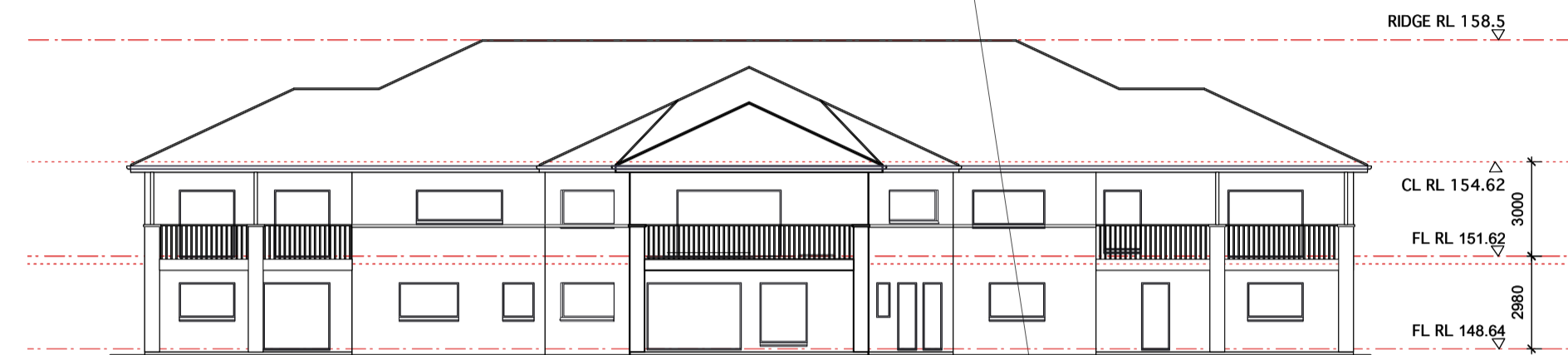
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SCALE 1:200 REF



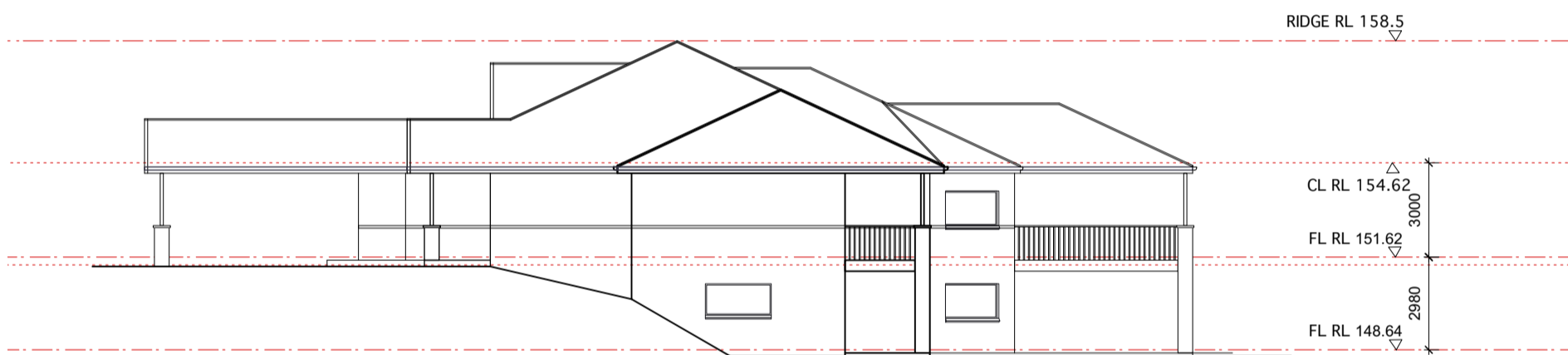
01 EXISTING LOWER GROUND FLOOR PLAN  
SCALE 1:200 REF



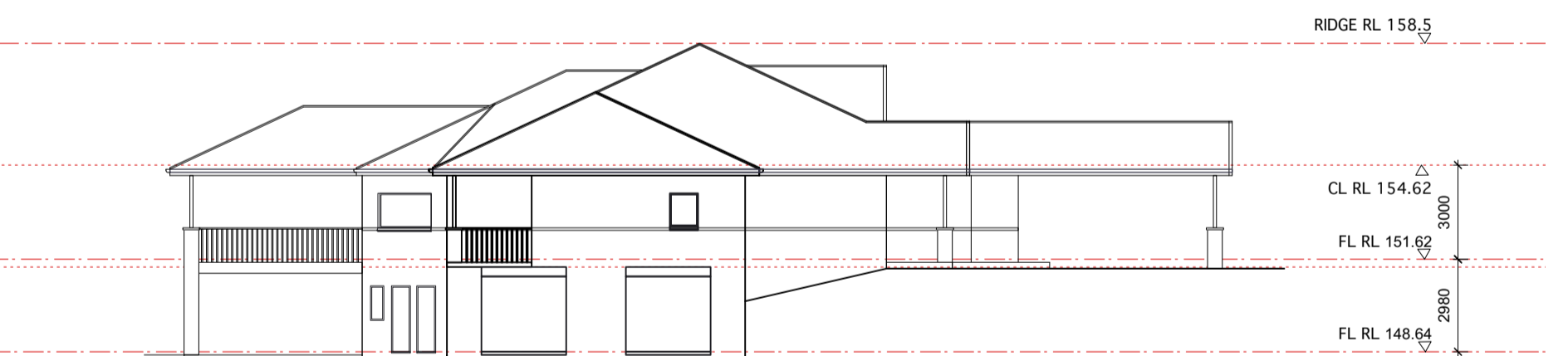
01 EXISTING SOUTH ELEVATION  
SCALE 1:100 REF



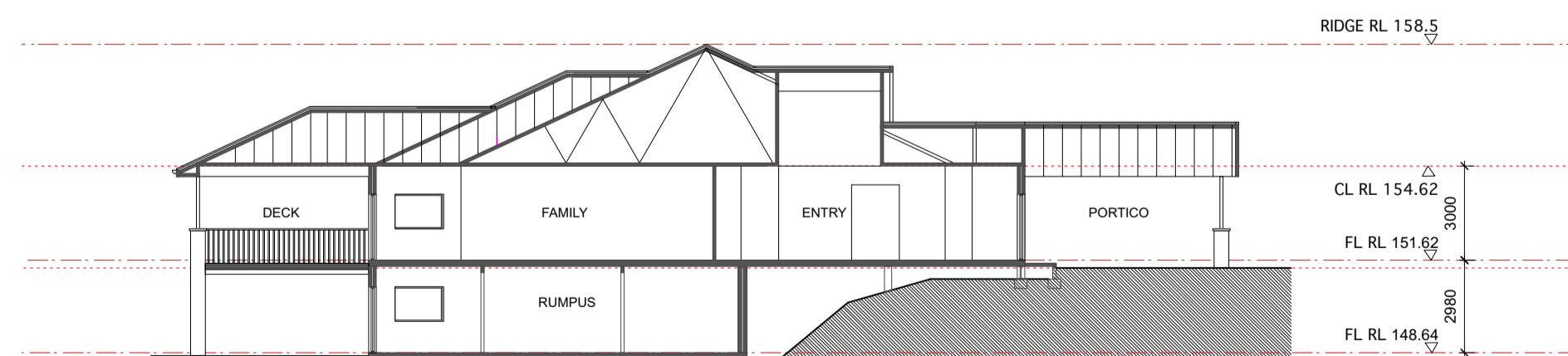
02 EXISTING NORTH ELEVATION  
SCALE 1:100 REF



03 EXISTING EAST ELEVATION  
SCALE 1:100 REF



04 EXISTING WEST ELEVATION  
SCALE 1:100 REF



05 EXISTING SECTION  
SCALE 1:100 REF

LEGEND:		NOTE:	
AFW	ALUM. FRAMED WINDOW	ALL NEW CONSTRUCTION TO	COMPLY WITH AS 3699-2018
DP	DOWNPIPE	BAL. 25	AND PLANNING FOR
EFFL	EXISTING FINISHED FLOOR LEVEL	BUSHFIRE PROTECTION	
FC	FIBRE CEMENT		
HWU	HOT WATER UNIT		
MW	METAL ROOFING		
RSW	RANDOM STONE WALL		
SEF	SEPTIC TANK		
SK	SKYLIGHT		
TB	TIMBER BATTENED SCREEN		

Rev	Description	Date
1	FOR DA	08.11.24

EXISTING FLOOR PLANS, ELEVATIONS + SECTION	
Scale: 1:200	Date: NOVEMBER 2024
Job Number: 24 05	Revision: A0-04 1

PROJECT:  
6 JOALAH ROAD, DUFFYS FOREST NSW 2084  
LOT 375 DP 762017  
CLIENT:  
G. CRANNAGE

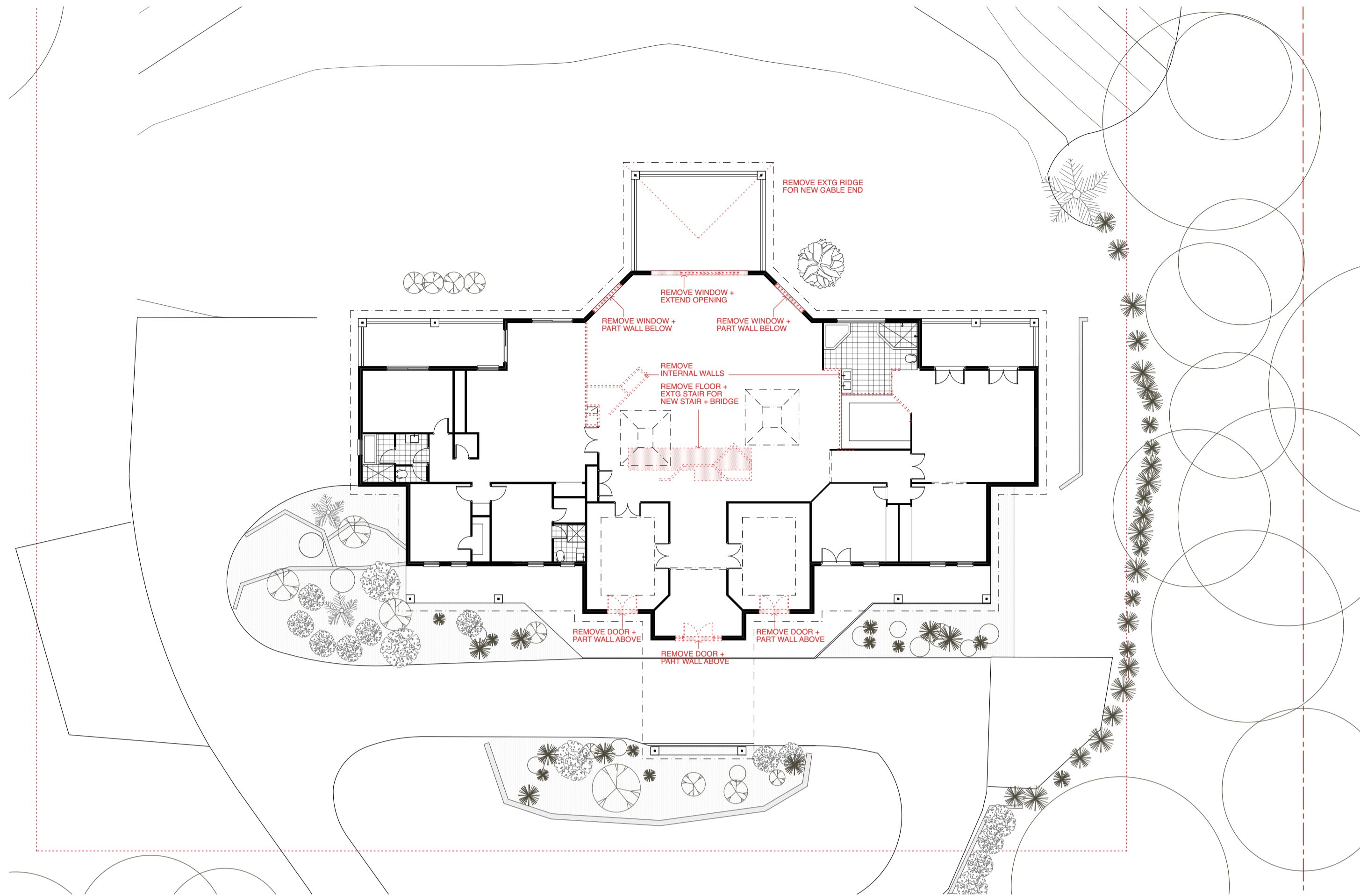
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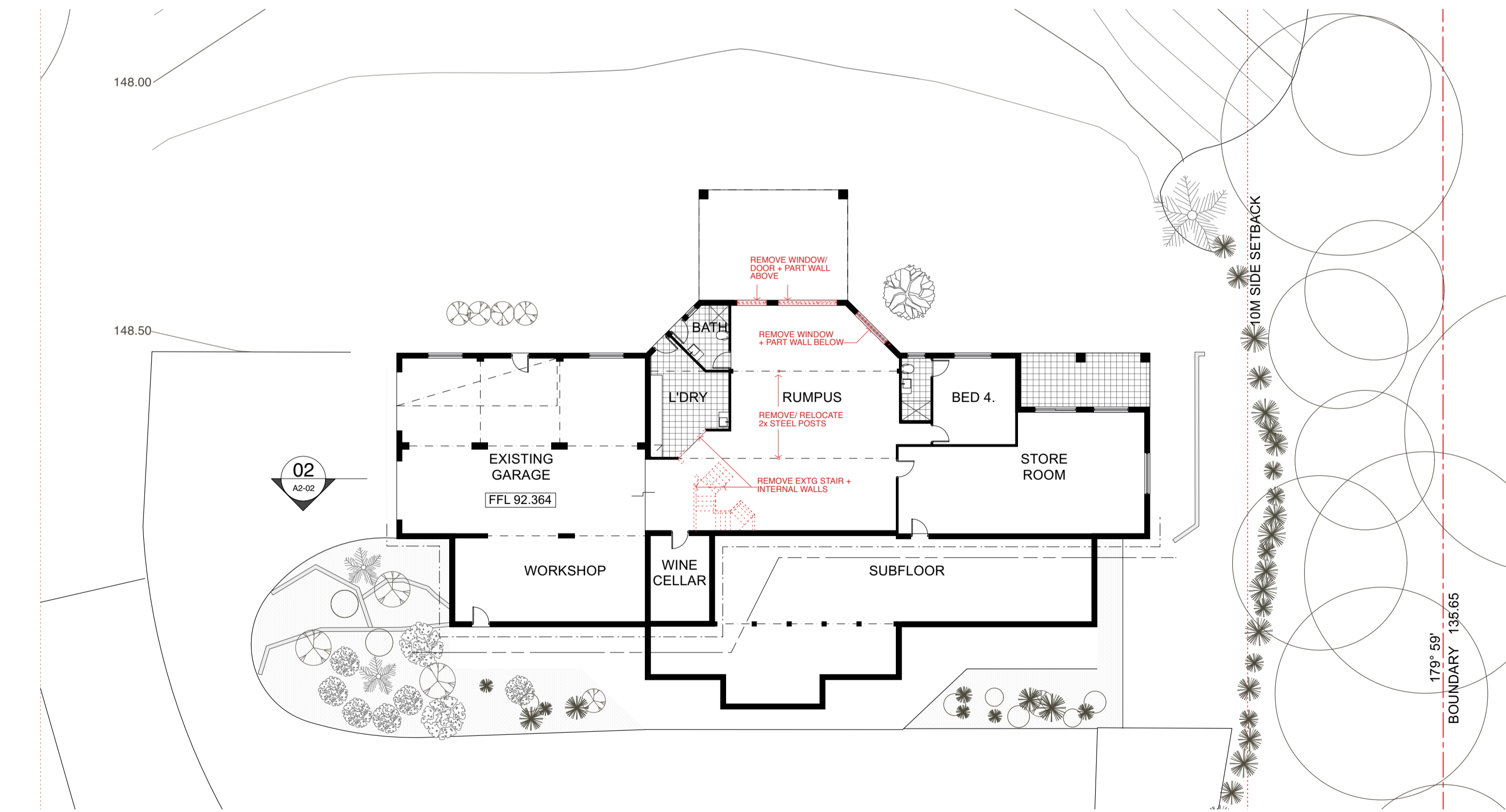
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Registration #6643  
Nominated Architect V. Myson

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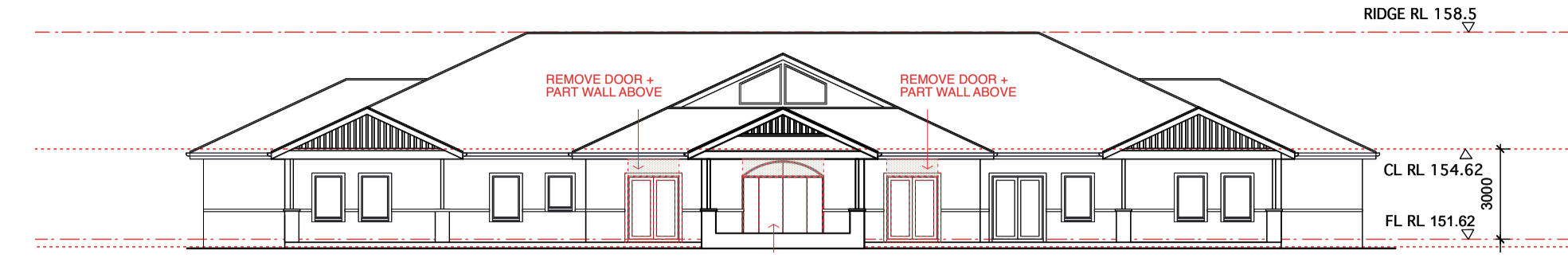




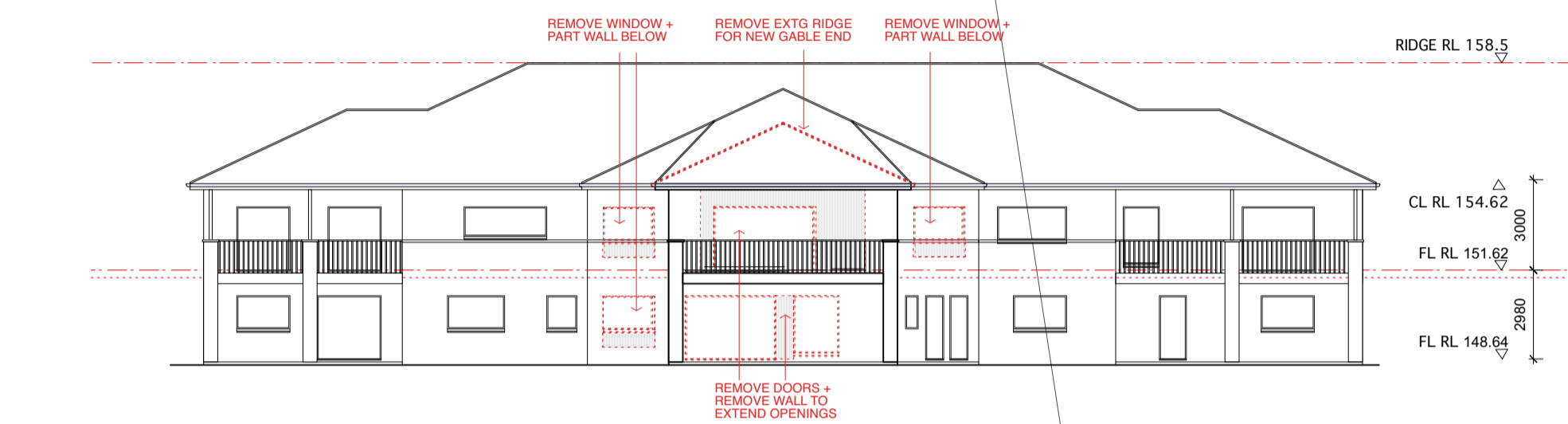
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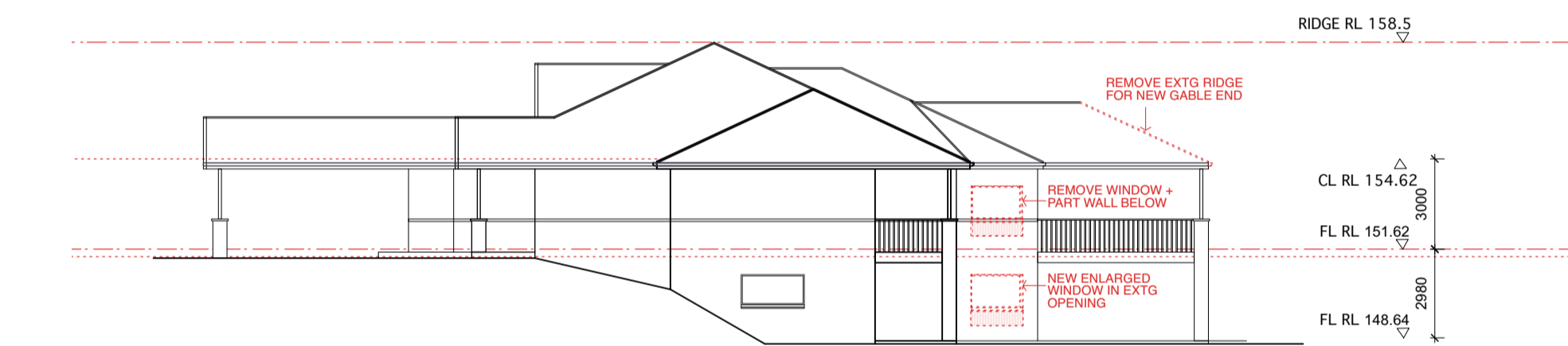
01 LOWER GROUND FLOOR DEMO PLAN  
SCALE 1:200 REF



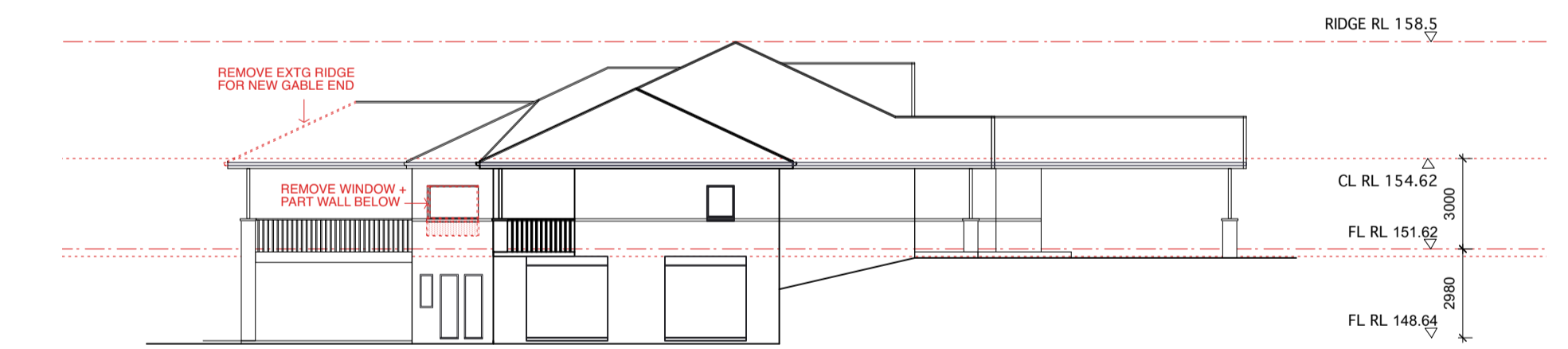
01 EXISTING SOUTH ELEVATION  
SCALE 1:100 REF



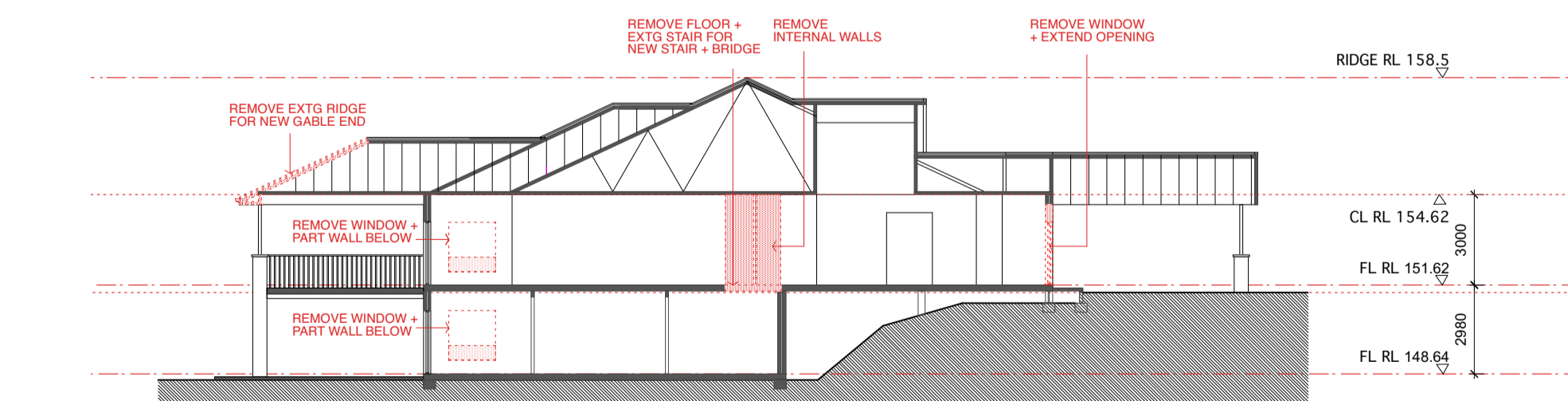
02 EXISTING NORTH ELEVATION  
SCALE 1:100 REF



03 EXISTING EAST ELEVATION  
SCALE 1:100 REF



04 EXISTING WEST ELEVATION  
SCALE 1:100 REF



05 EXISTING SECTION  
SCALE 1:100 REF

LEGEND:		NOTE:	
AFW	ALUM. FRAMED WINDOW	ALL NEW CONSTRUCTION TO COMPLY WITH AS 3699-2018 BAL 29, AND PLANNING FOR BUSHFIRE PROTECTION	
DP	DOWNPIPE		
EFFL	EXISTING FINISHED FLOOR LEVEL		
FC	FIBRE CEMENT		
HWU	HOT WATER UNIT		
MW	METAL ROOFING		
RSW	RANDOM STONE WALL		
SE	SKYLIGHT		
SS	SKYLIGHT		
TB	TIMBER BATTENED SCREEN		

Rev	Description	Date
1	FOR DA	08.11.24

DEMOLITION PLANS	
Scale @ A1	1:200
Date	NOVEMBER 2024
Job Number	24 05
Rev. No.	A0-05
Revision	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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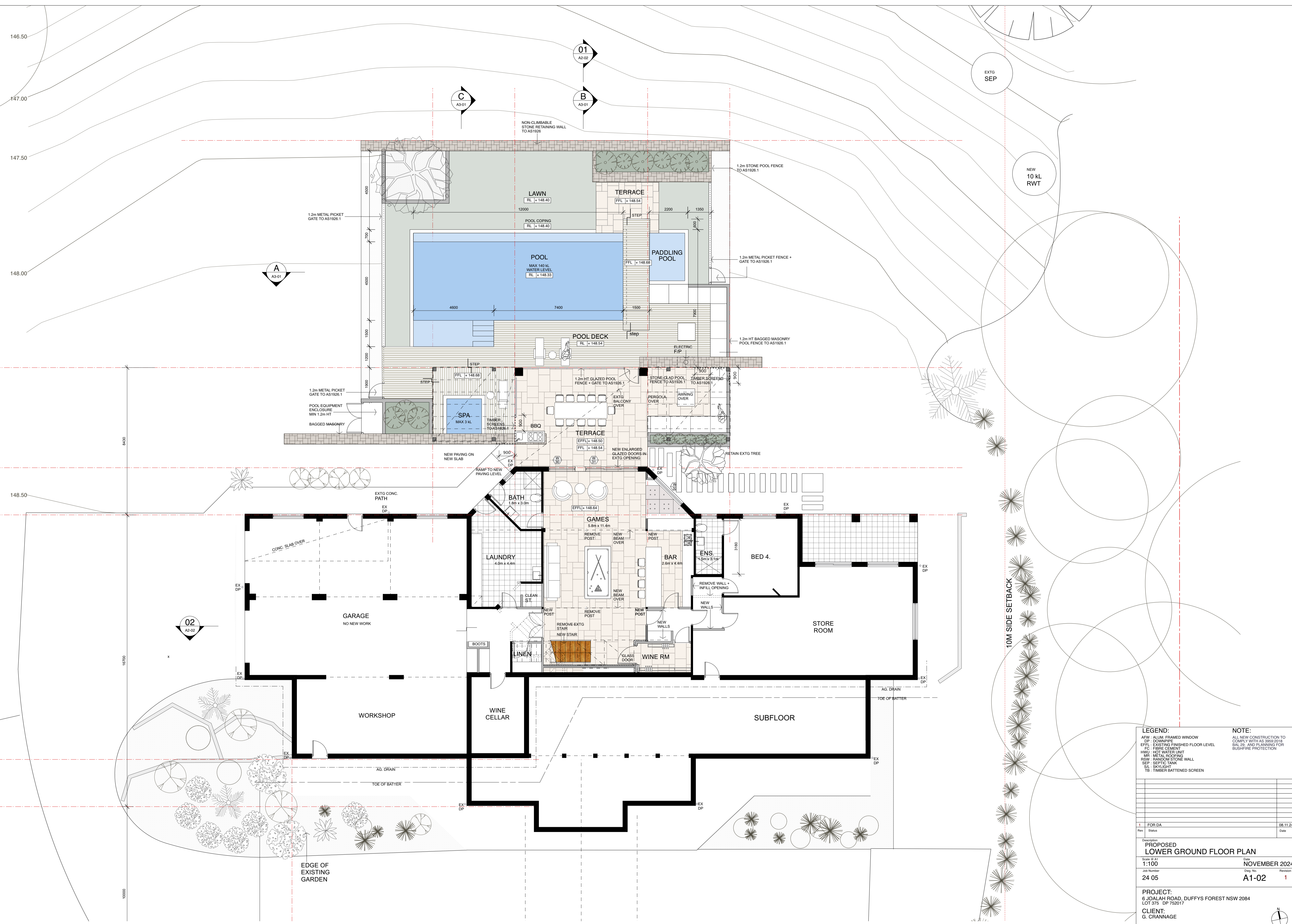
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Registration #6643  
Nominated Architect V. Myson

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**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

Description: **PROPOSED LOWER GROUND FLOOR PLAN**  
 Scale: 1:100  
 Date: **NOVEMBER 2024**  
 Job Number: **24 05**  
 Dep. No.: **A1-02**  
 Revision: **1**

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

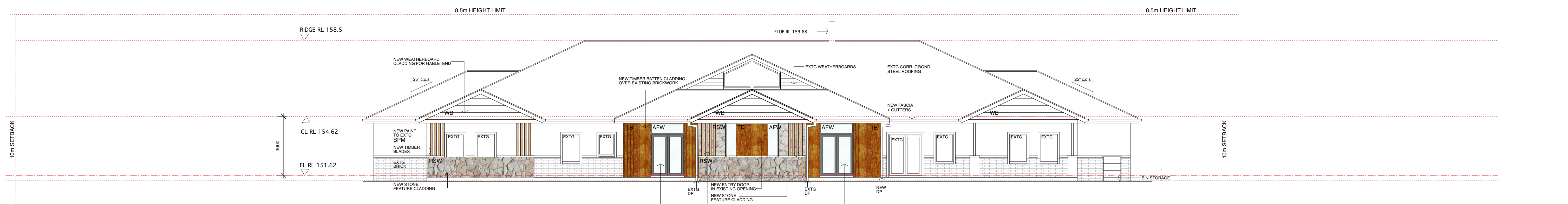
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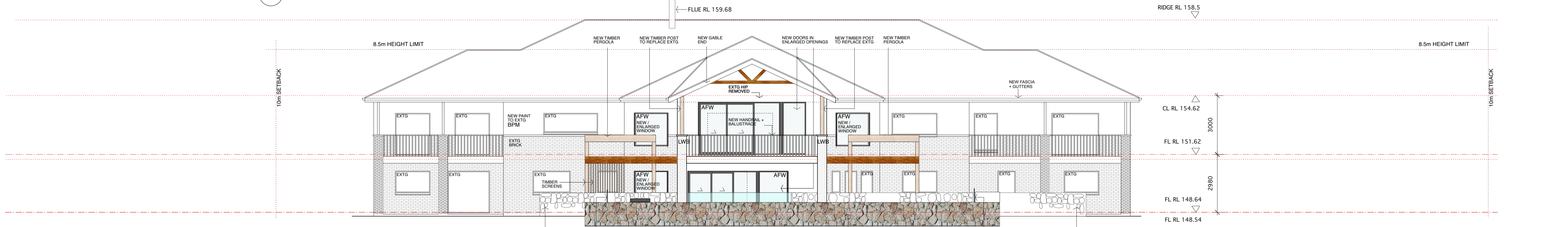
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 Nominated Architect V. Myson

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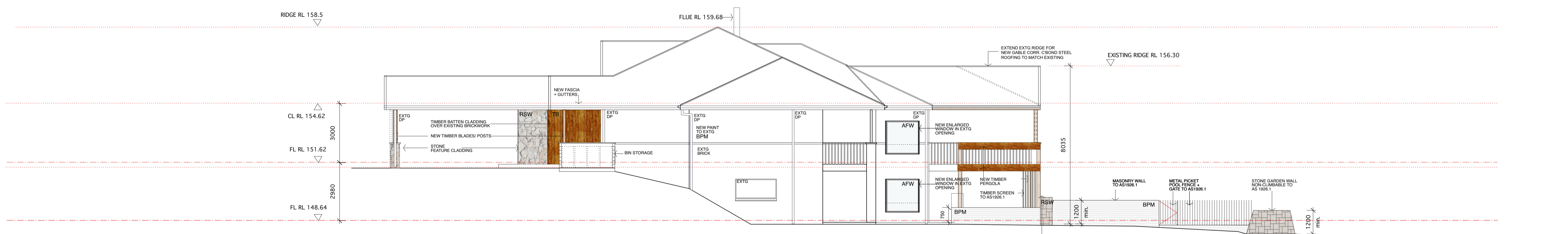




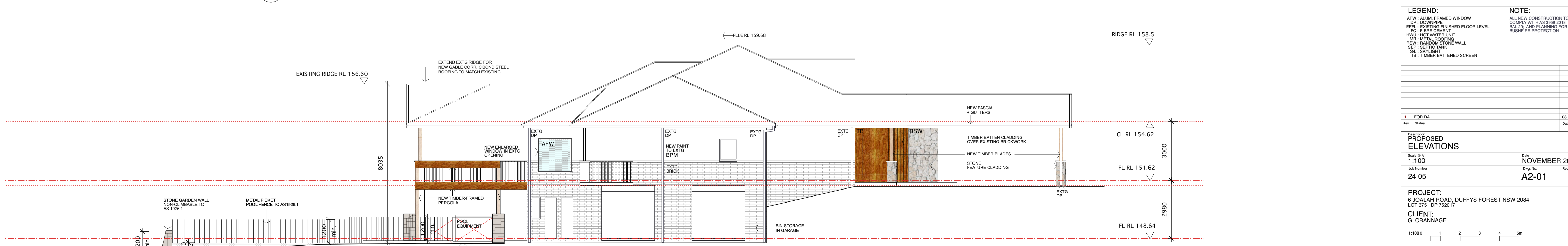
**01 PROPOSED SOUTH ELEVATION**  
SCALE 1:100 REF



**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:		NOTE:	
AFW	ALUM. FRAMED WINDOW	ALL NEW CONSTRUCTION TO COMPLY WITH AS 3696:2018 BAL 29, AND PLANNING FOR BUSHFIRE PROTECTION.	
DP	DOWNPIPE		
EFFL	EXISTING FINISHED FLOOR LEVEL		
FC	FIBRE CEMENT		
HWU	HOT WATER UNIT		
MR	METAL ROOFING		
RSW	RANDOM STONE WALL		
SE	SEPTIC TANK		
SL	SKYLIGHT		
TB	TIMBER BATTENED SCREEN		

Rev	Status	Date
1	FOR DA	08.11.24

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

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

**CLIENT:**  
G. CRANNAGE

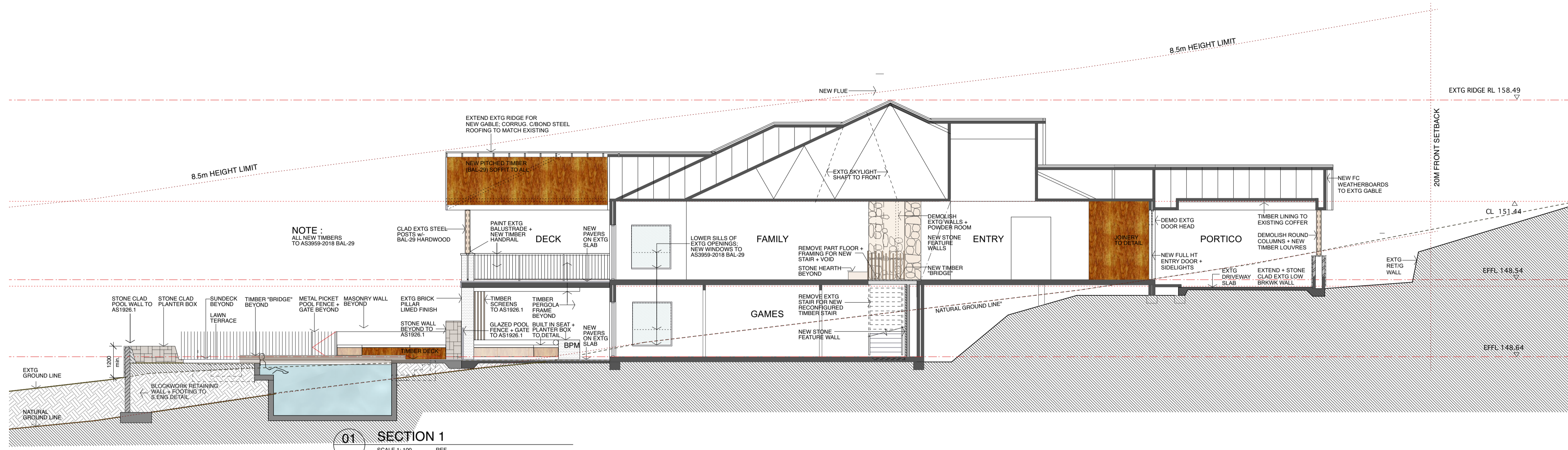
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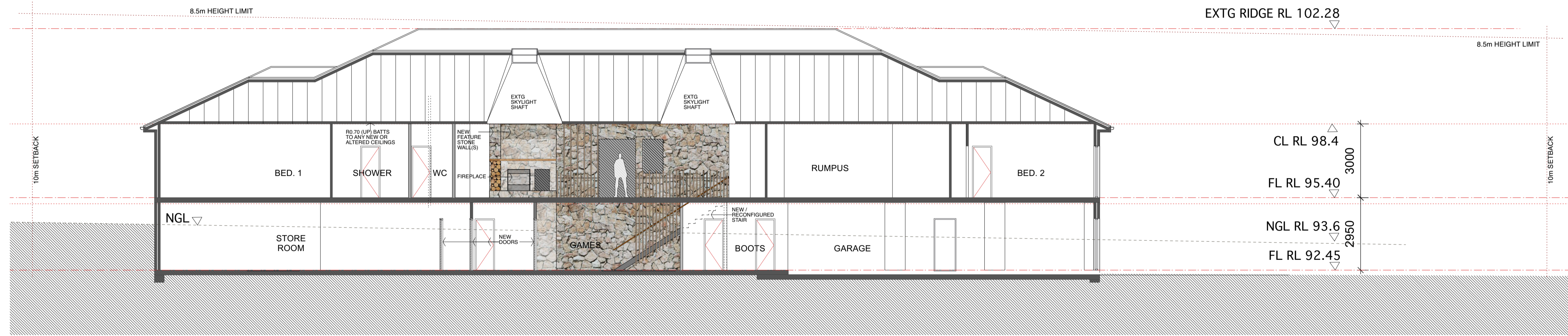
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Registration #6643  
Nominated Architect V. Myson

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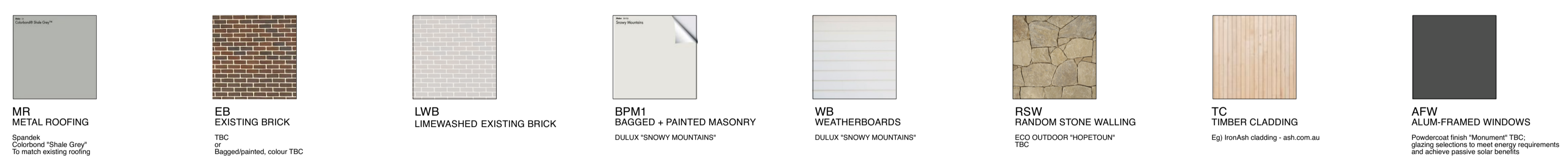




01 SECTION 1  
SCALE 1:100 REF



02 SECTION 2  
SCALE 1:100 REF



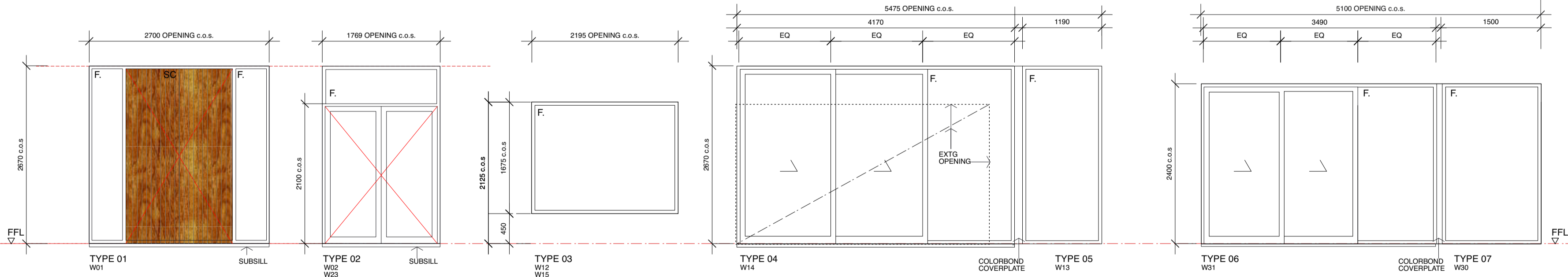
03 COLOURS + MATERIALS SCHEDULE  
N.T.S. REF

Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	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: 0.75
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: 0.75
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:**
- ALUMINIUM WINDOWS DOMESTIC RANGE: POWDER-COAT 'MONUMENT MATT'
  - GLAZING TO AS 1288 AS2206 AS2047
  - GLAZING TO MEET REQUIREMENTS OF AS3959 BAL-29
  - ALL WINDOWS E-VANTAGE VIRDIAN LOW-E NEUTRAL
  - ALL OPENING WINDOWS TO BE FLYSCREENED - MAGNETIC STRIP TYPE, U.N.O.
  - LOUVERED WINDOWS TO HAVE 150mm BLADES, U.N.O.
  - ALL WINDOWS VIEWED FROM OUTSIDE
  - ALL DOORS VIEWED FROM OUTSIDE
  - DIMENSIONS PROVIDED ARE OPENING SIZES: ALLOW FOR TOLERANCE
  - MEASURE ON-SITE PRIOR TO FABRICATION

- GENERAL NOTES:**
- USE INSTALLATION METHODS SUCH THAT BUILDING LOADS AND BUILDING MOVEMENTS ARE NOT TRANSFERRED TO WINDOW FRAMES.
  - UNLESS OTHERWISE SPECIFIED PROVIDE WINDOWS WITH STANDARD HARDWARE PURPOSE MADE OR AS RECOMMENDED BY THE WINDOW MANUFACTURER FOR THE WINDOW SYSTEM.
  - INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING, 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.
  - ON COMPLETION REPLACE DAMAGED GLASS LEAVE THE WHOLE WORK CLEAN, POLISHED AND IN GOOD CONDITION.

**LEGEND:**  
F FIXED GLAZING  
H HANDED/MIRRORRED  
OO OBSCURE GLASS



04 WINDOW SCHEDULE  
SCALE 1:50 REF

**LEGEND:**  
AFW ALUM-FRAMED WINDOW  
DP DOWNPIPE  
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

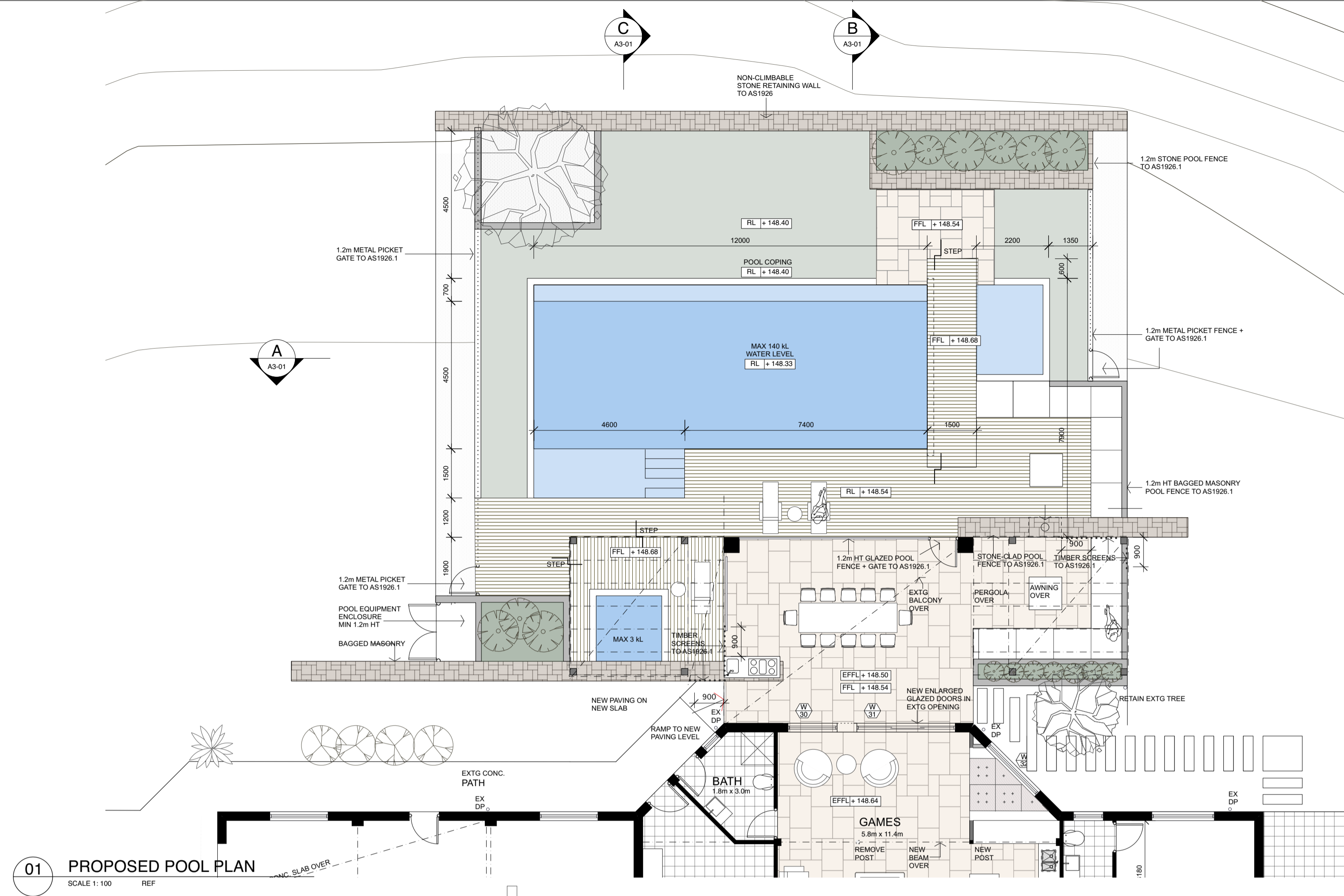
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**Myson + Berkery Architects**  
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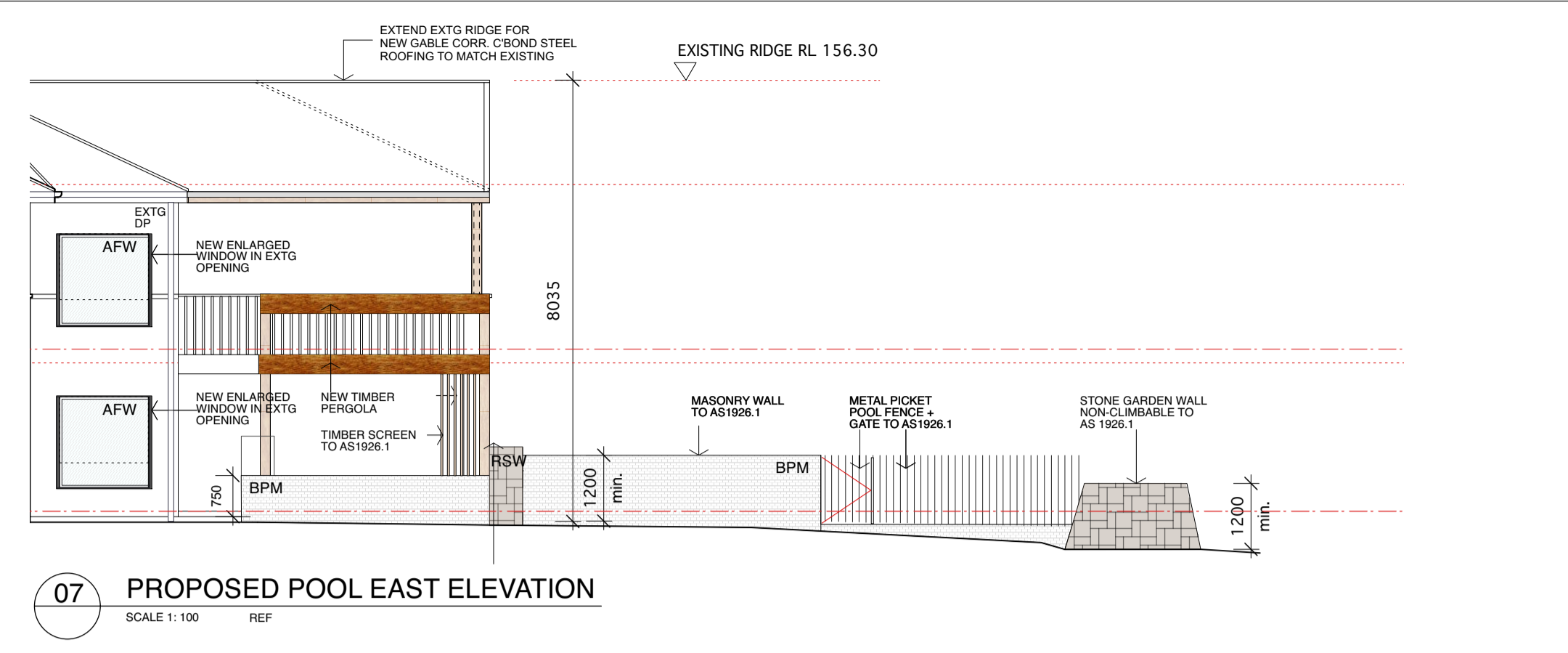
NSW Board of Architects  
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Nominated Architect V. Myson

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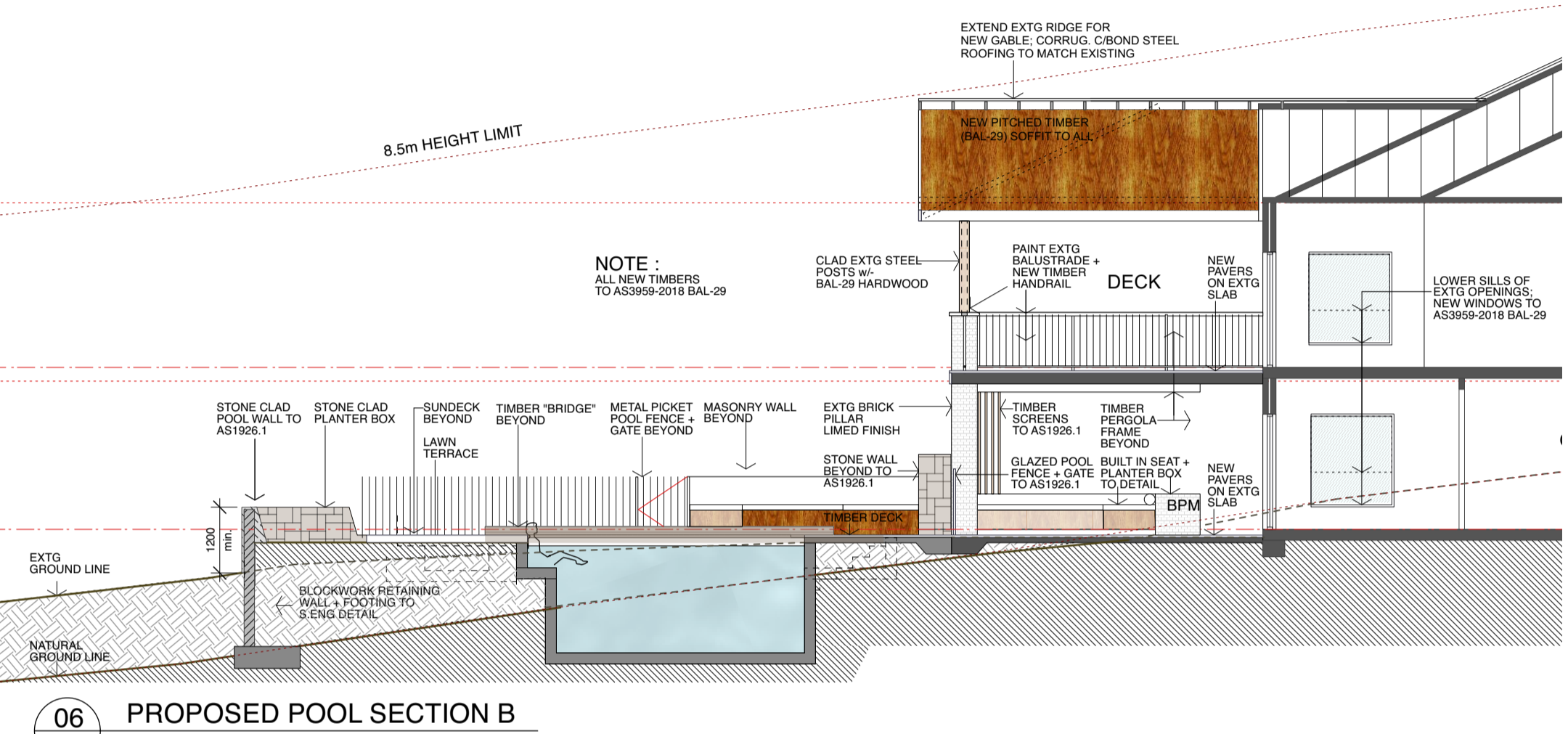




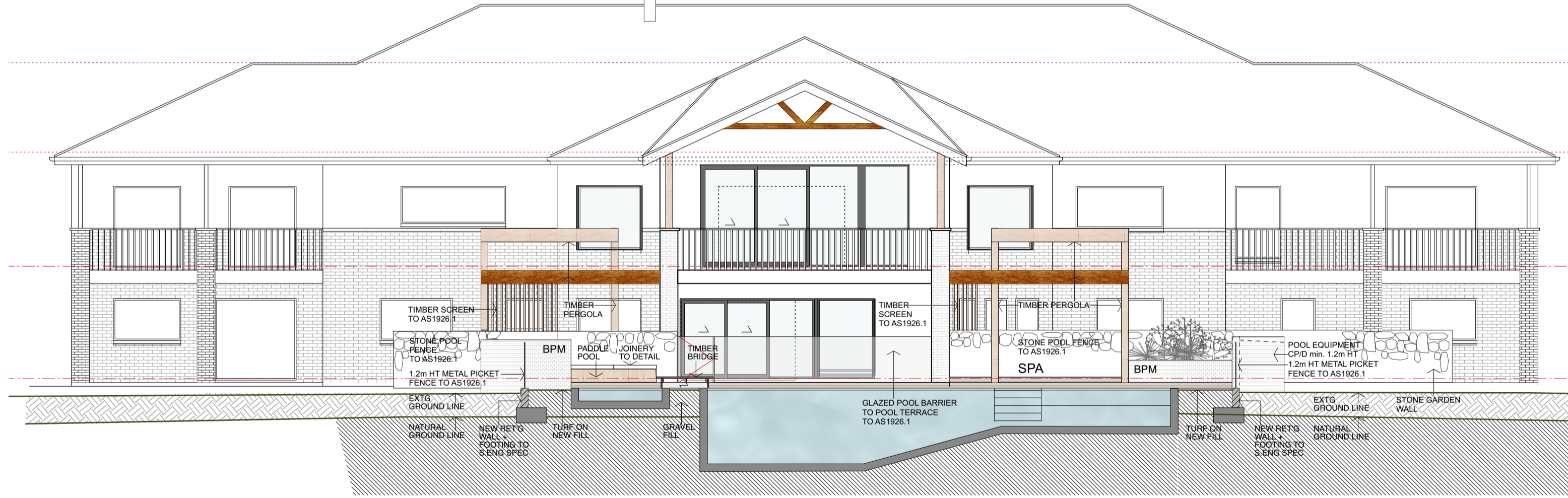
01 PROPOSED POOL PLAN  
SCALE 1:100 REF



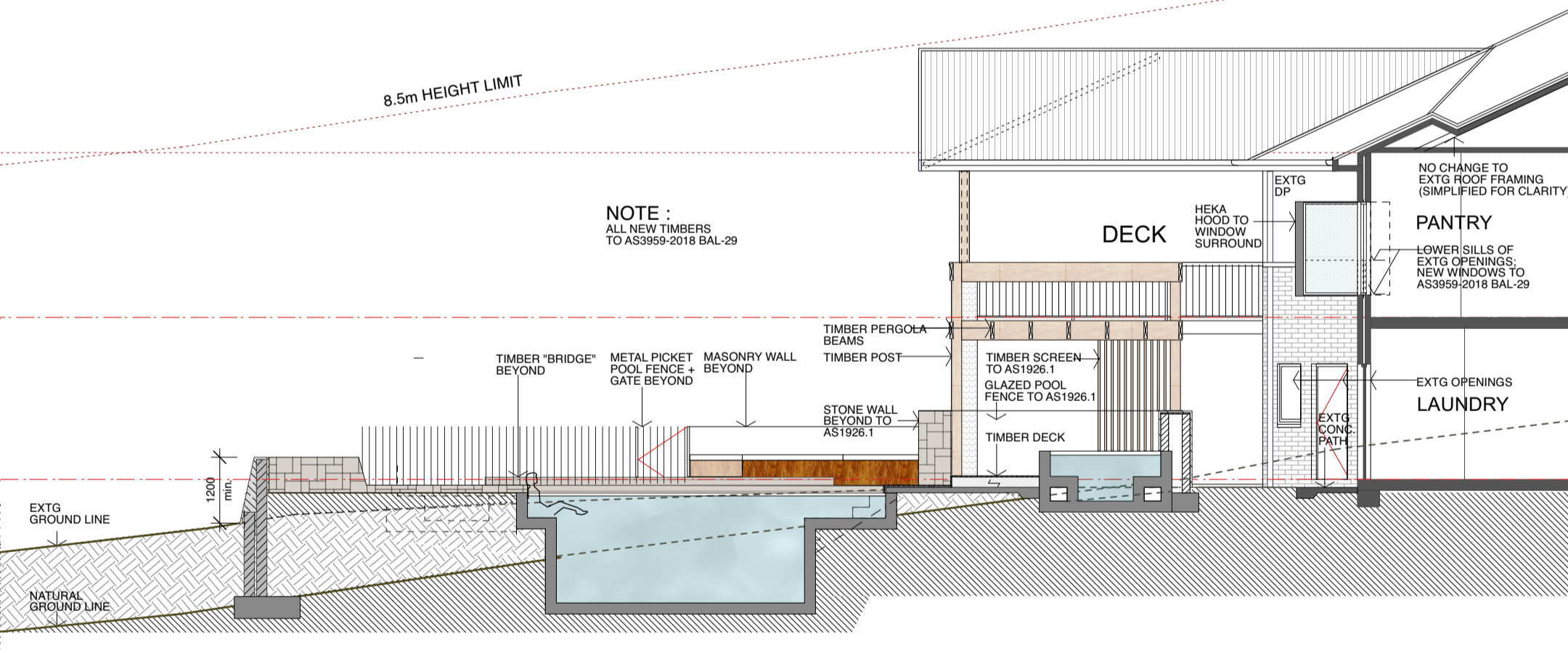
07 PROPOSED POOL EAST ELEVATION  
SCALE 1:100 REF



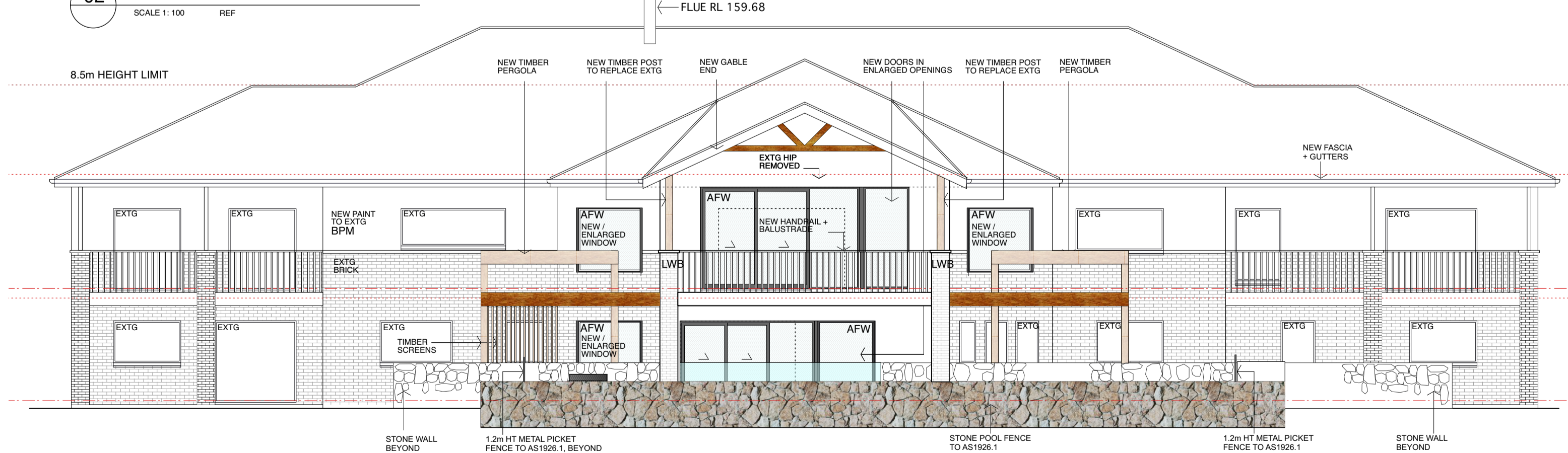
06 PROPOSED POOL SECTION B  
SCALE 1:100 REF



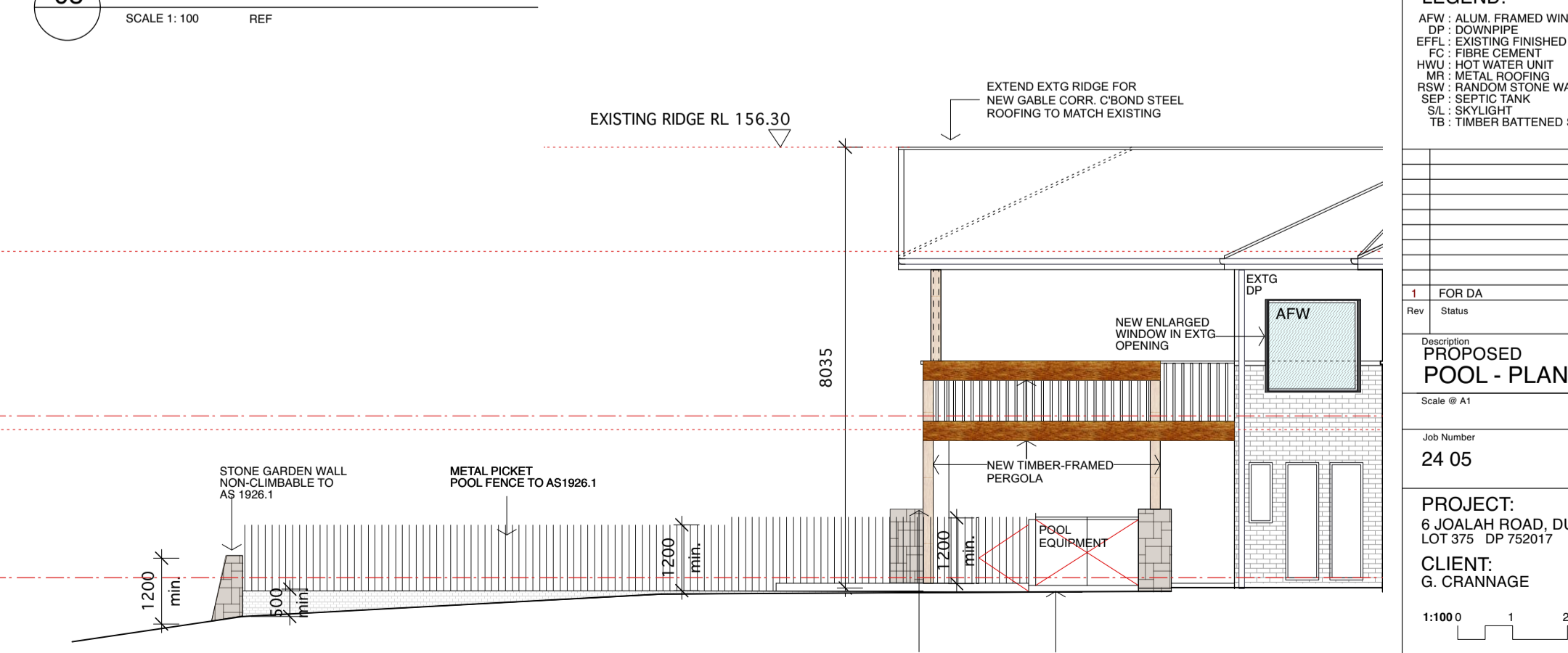
02 PROPOSED POOL SECTION A  
SCALE 1:100 REF



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  
 MB - 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: 1:100 Date: **NOVEMBER 2024**

Job Number: **24 05** Dep. No: **A3-01** Revision: **1**

**PROJECT:**  
 6 JOALAH ROAD, DUFFYS FOREST NSW 2084  
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