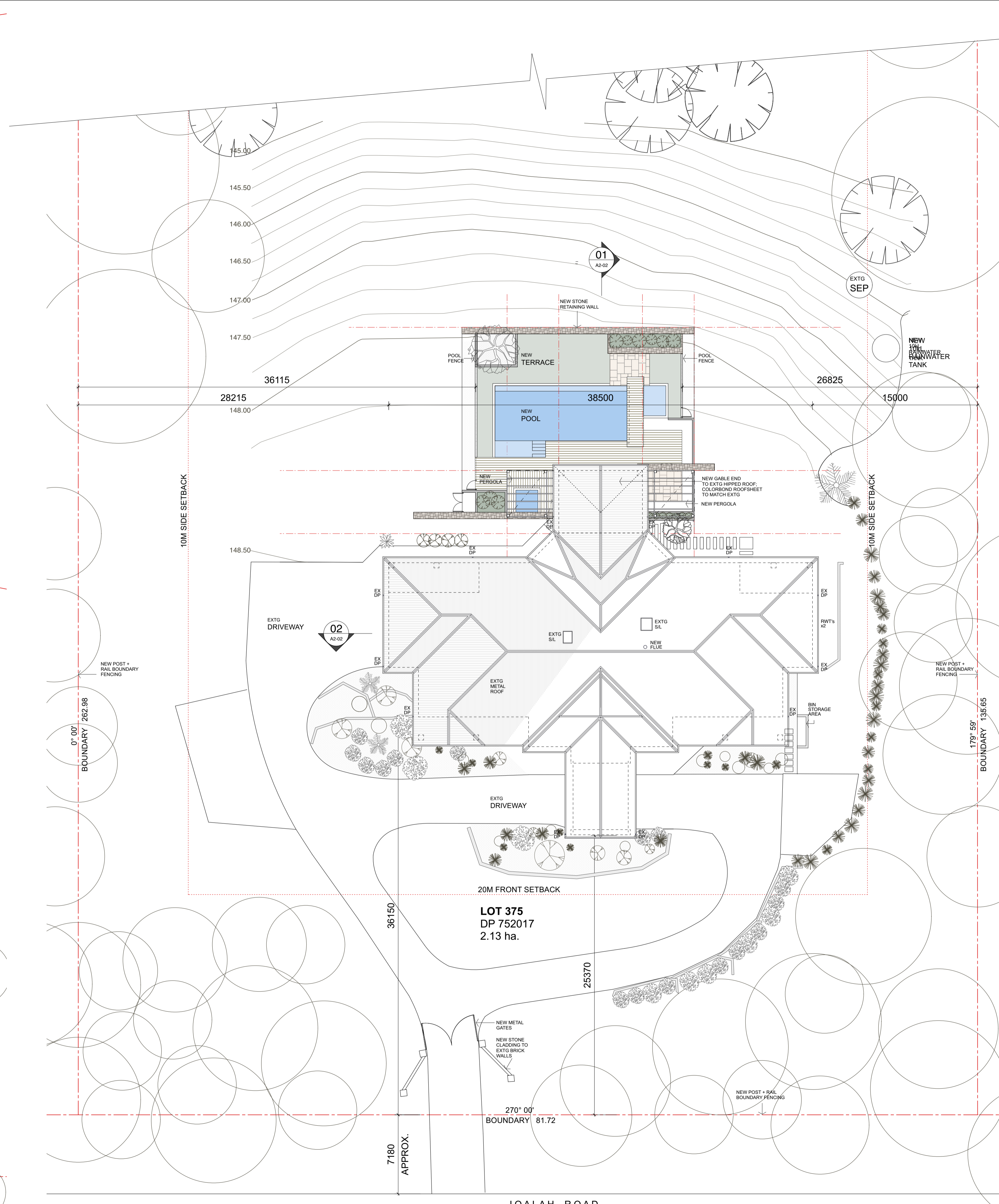
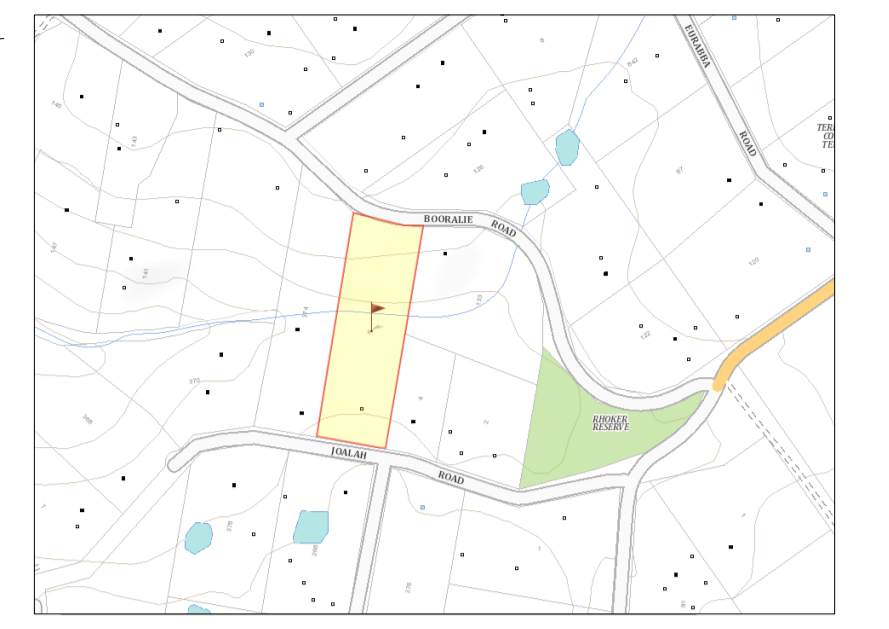


01 EXISTING SITE + ROOF PLAN
SCALE 1:500 REF



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	

LEGEND:	NOTE:
AW: ALUM. FRAMED WINDOW	ALL NEW CONSTRUCTION TO COMPLY WITH AS 3959:2018
DP: DOWNPIPE	BAL 29: AND PLANNING FOR BUSHFIRE PROTECTION
EPFL: 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	

Rev	Description	Date
1	FOR DA	08.11.24

SITE, ROOF + LOCATION PLANS		
Scale @ A1	Date	Revision
1:200 / 1:500	NOVEMBER 2024	
Job Number	24 05	Revision
		A0-01 1

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

CLIENT:
 G. CRANNAGE
 150/15
 1:200 @ 1:500

Myson + Berkery Architects
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 E info@mysonberkery.com.au

NSW Board of Architects
 Registration #6043
 Nominated Architect V. Myson

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