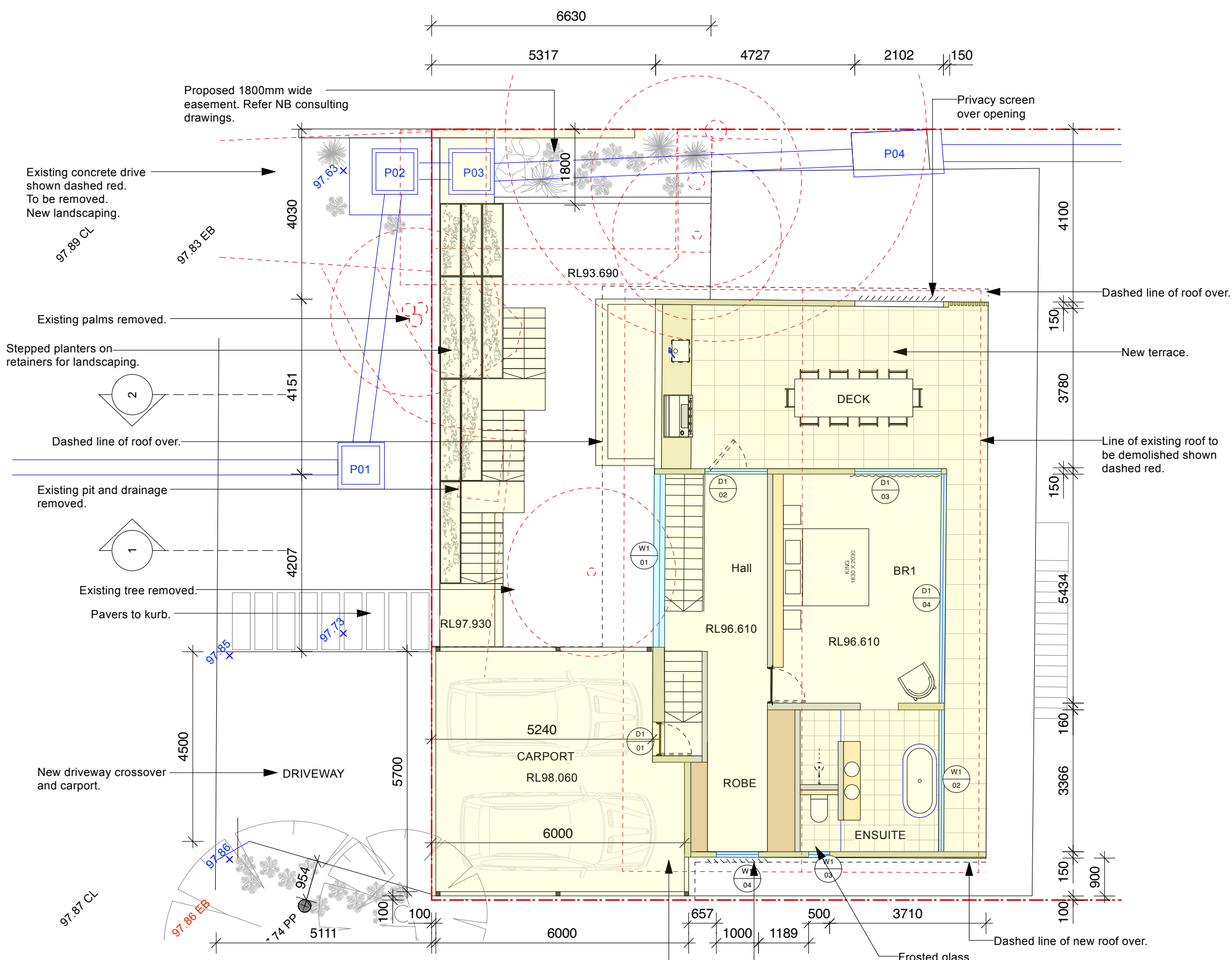
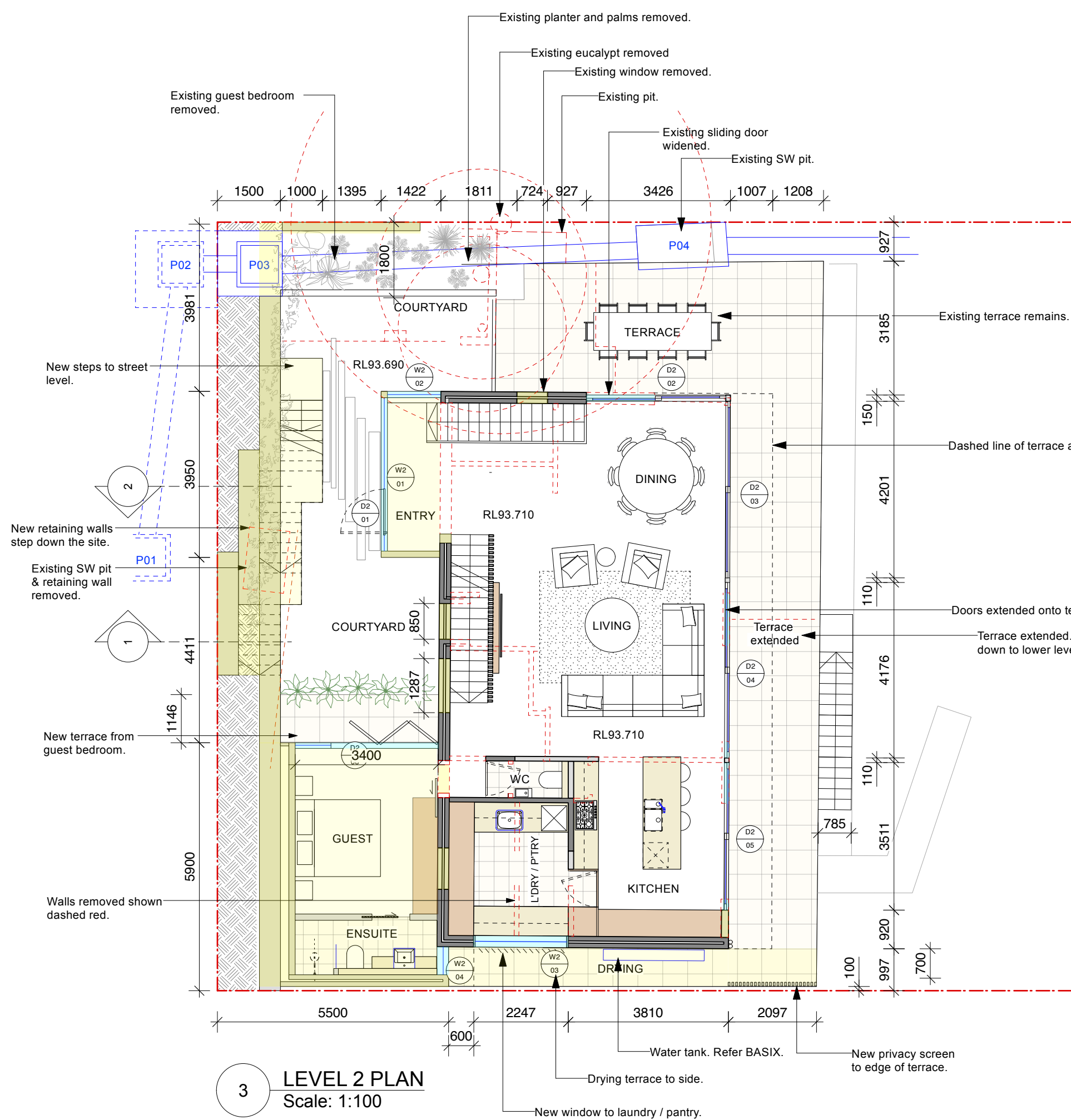


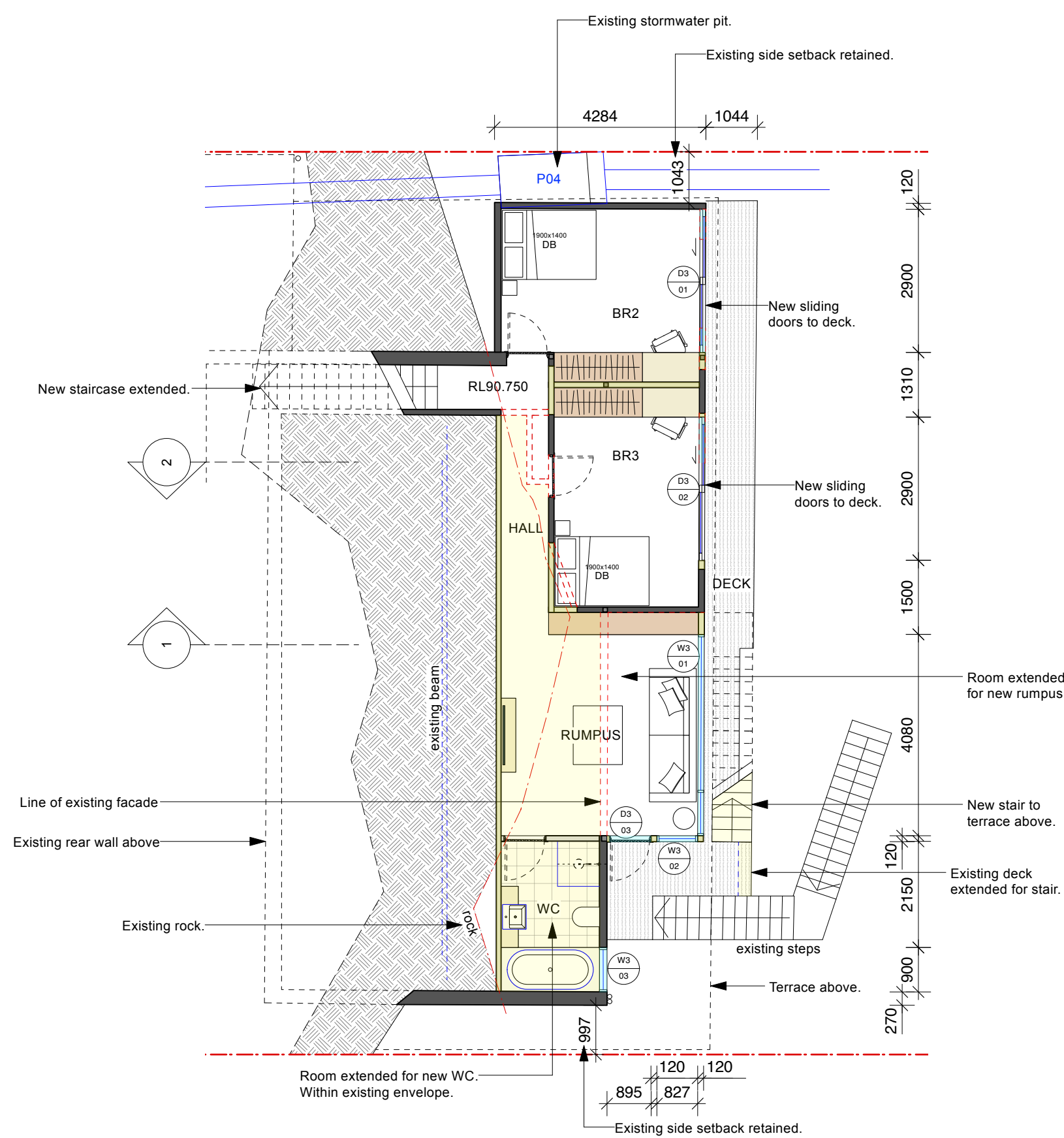
1 ROOF PLAN  
Scale: 1:100



2 LEVEL 1 PLAN  
Scale: 1:100



3 LEVEL 2 PLAN  
Scale: 1:100



4 LEVEL 3 PLAN  
Scale: 1:100

General Notes:

- Proposed work
- Proposed glazing

BASIX. Certificate number A379287\_03  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.  
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Reason For Issue:

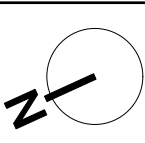
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Nominated Architect: Duncan Sanby Reg. No. 4227

PLANS

35 Kanimbla Crescent  
Bilgola Plateau  
NSW, 2107

For Adam and Hilde Rutherford

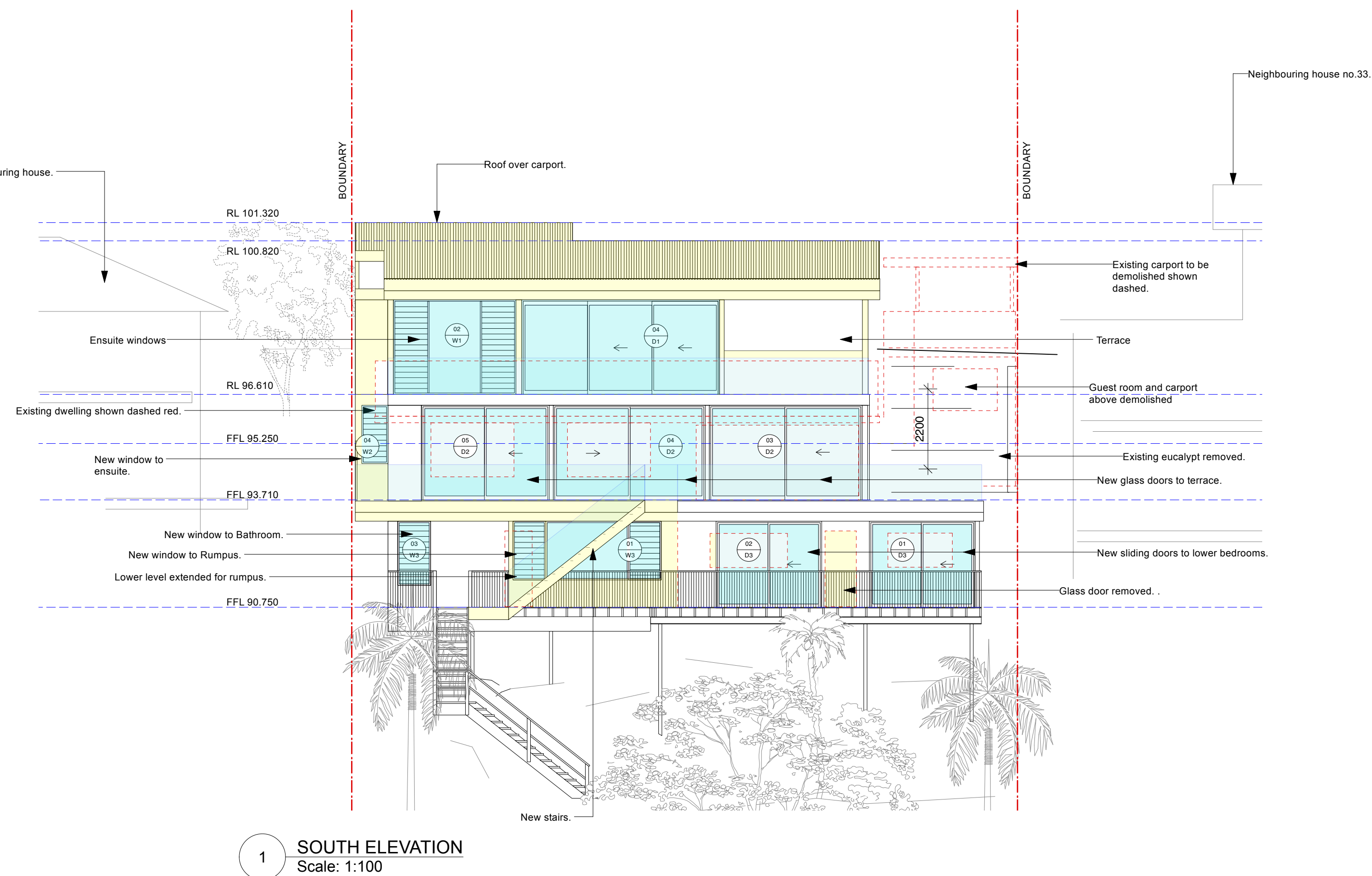
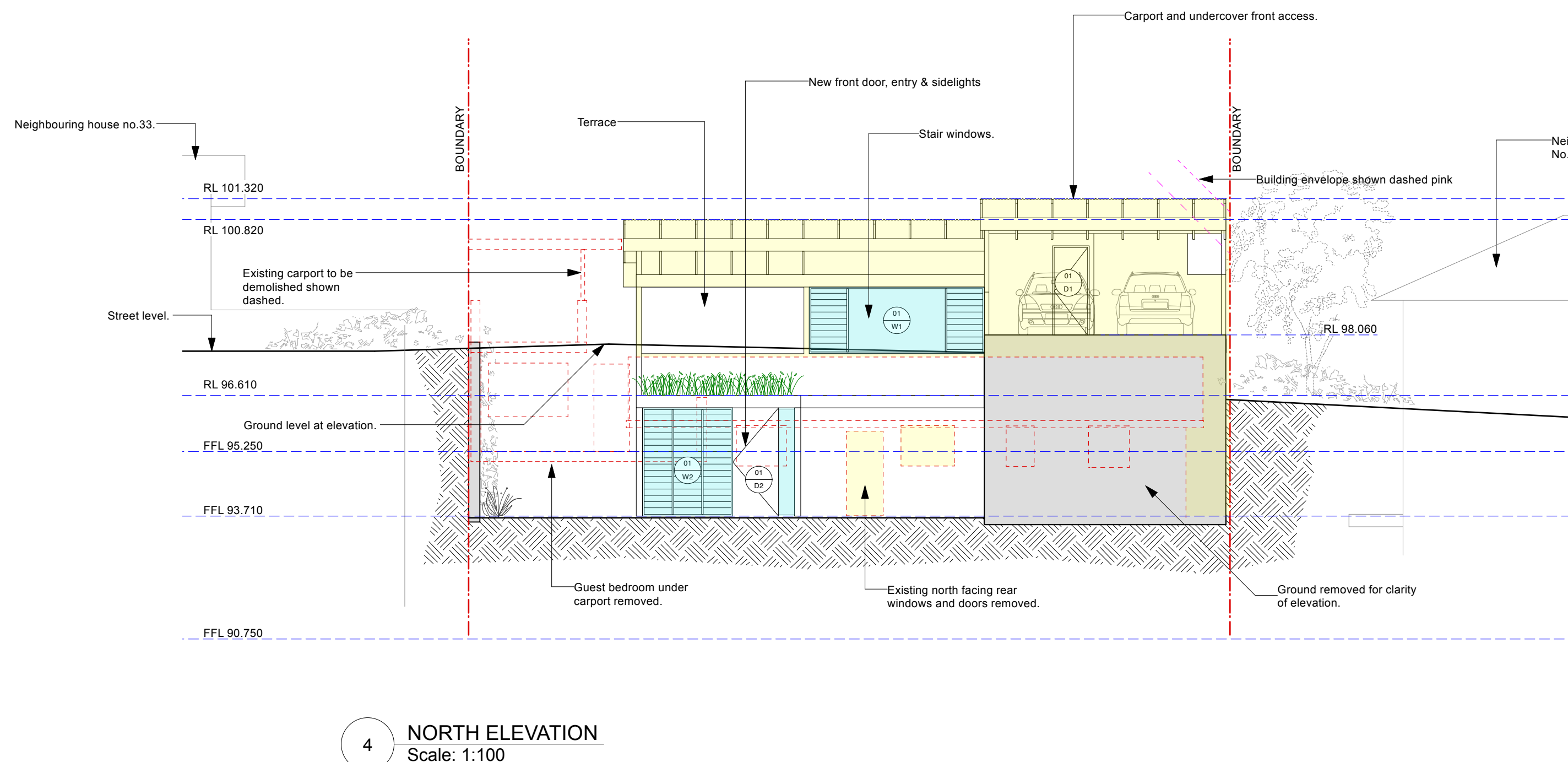
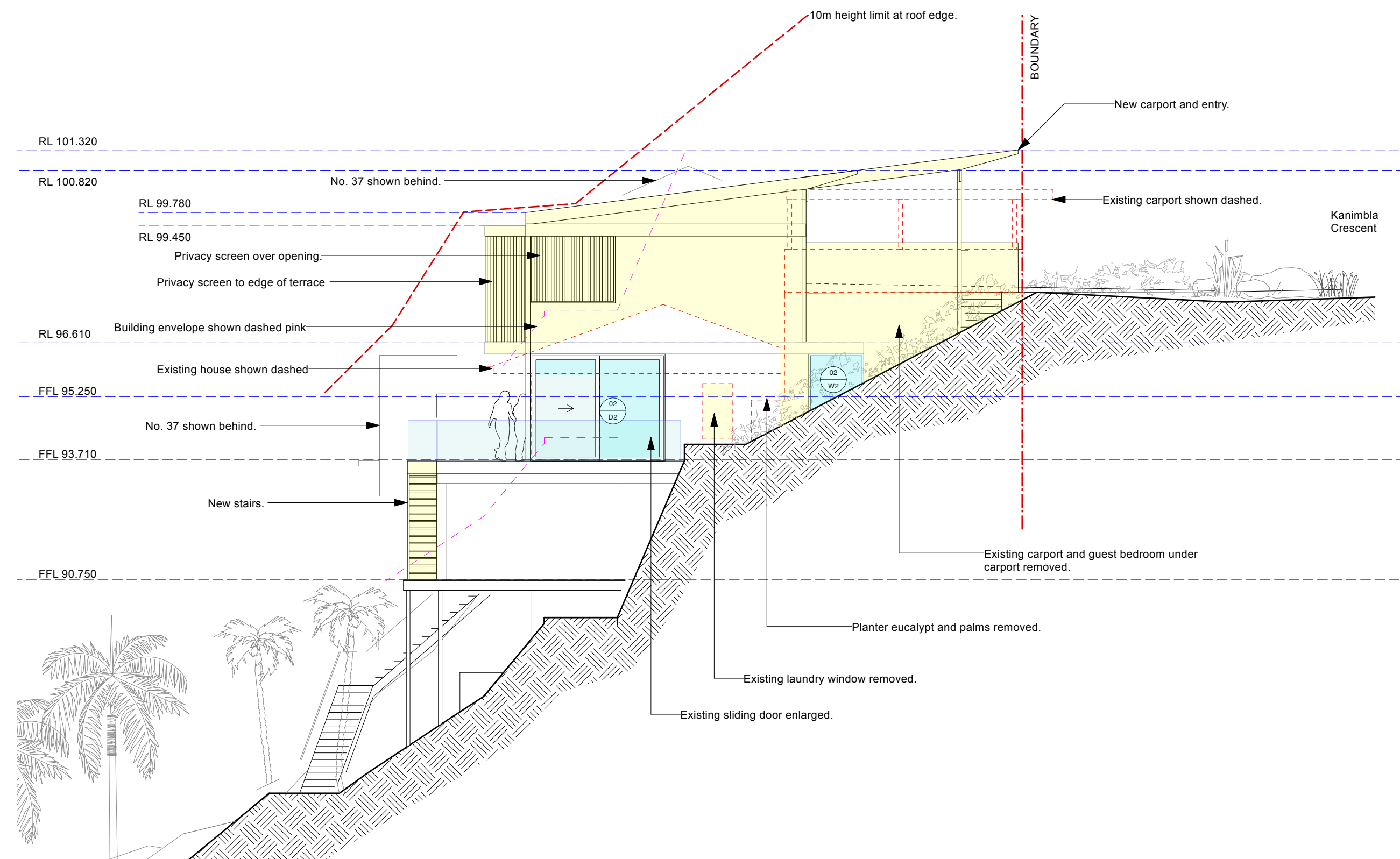
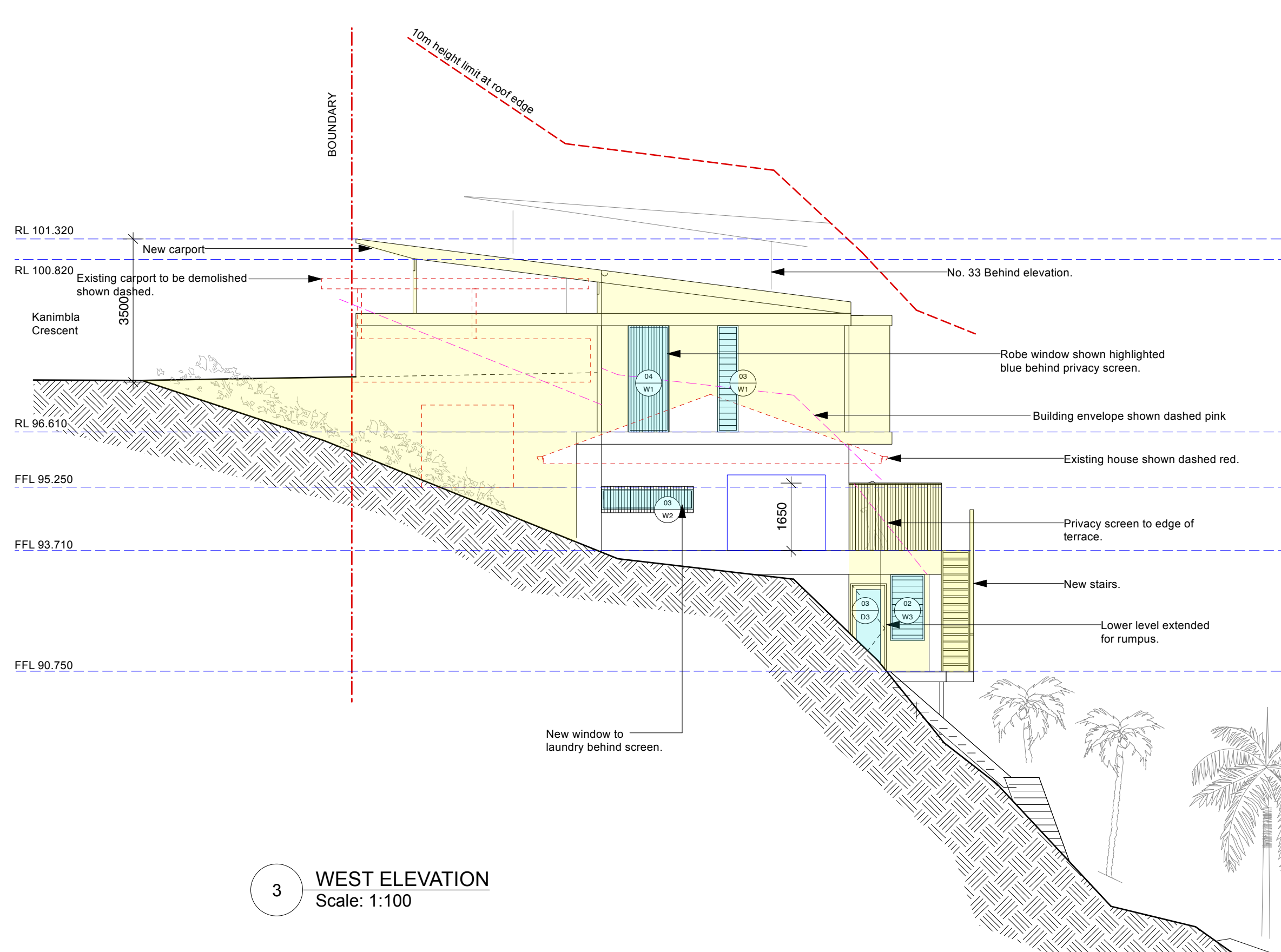


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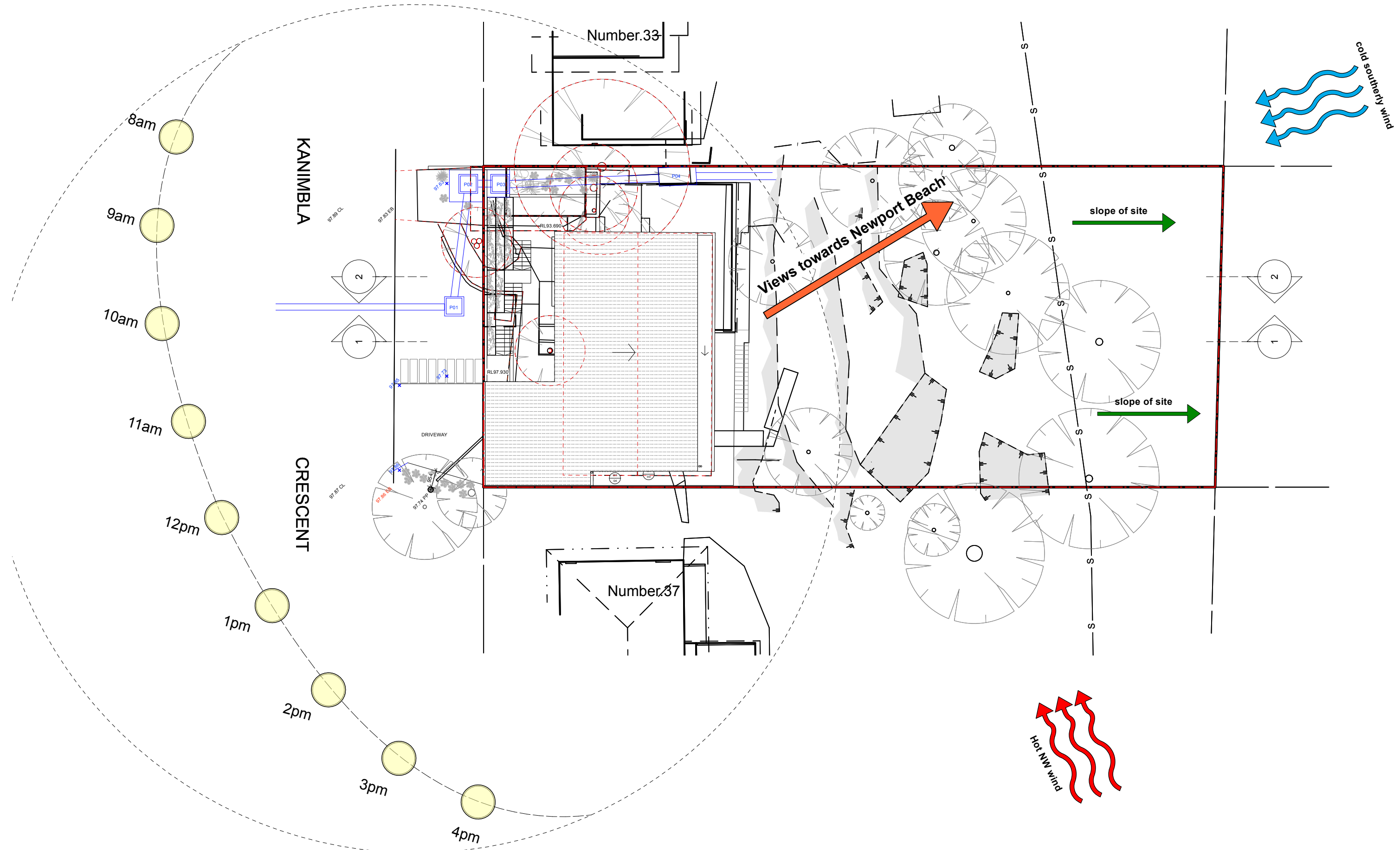
**UTZ SANBY**  
ARCHITECTS

Project No.	Drawing No.	Rev No.
1920	DA-100	DA-A
SCALE	Drawn By   TD	Dwg Date:   -
1:100	Checked By   DS	Plot Date:   6/7/21



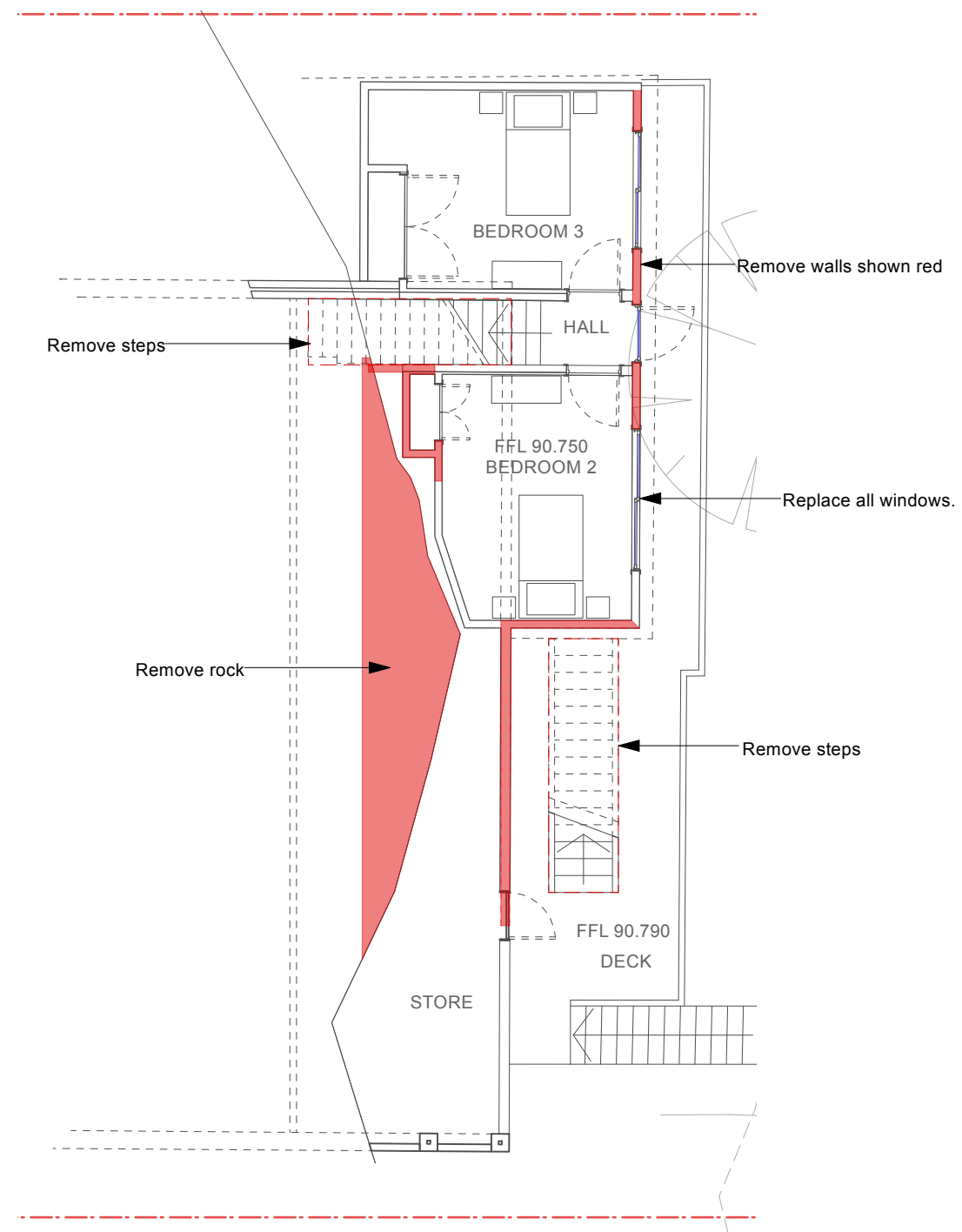
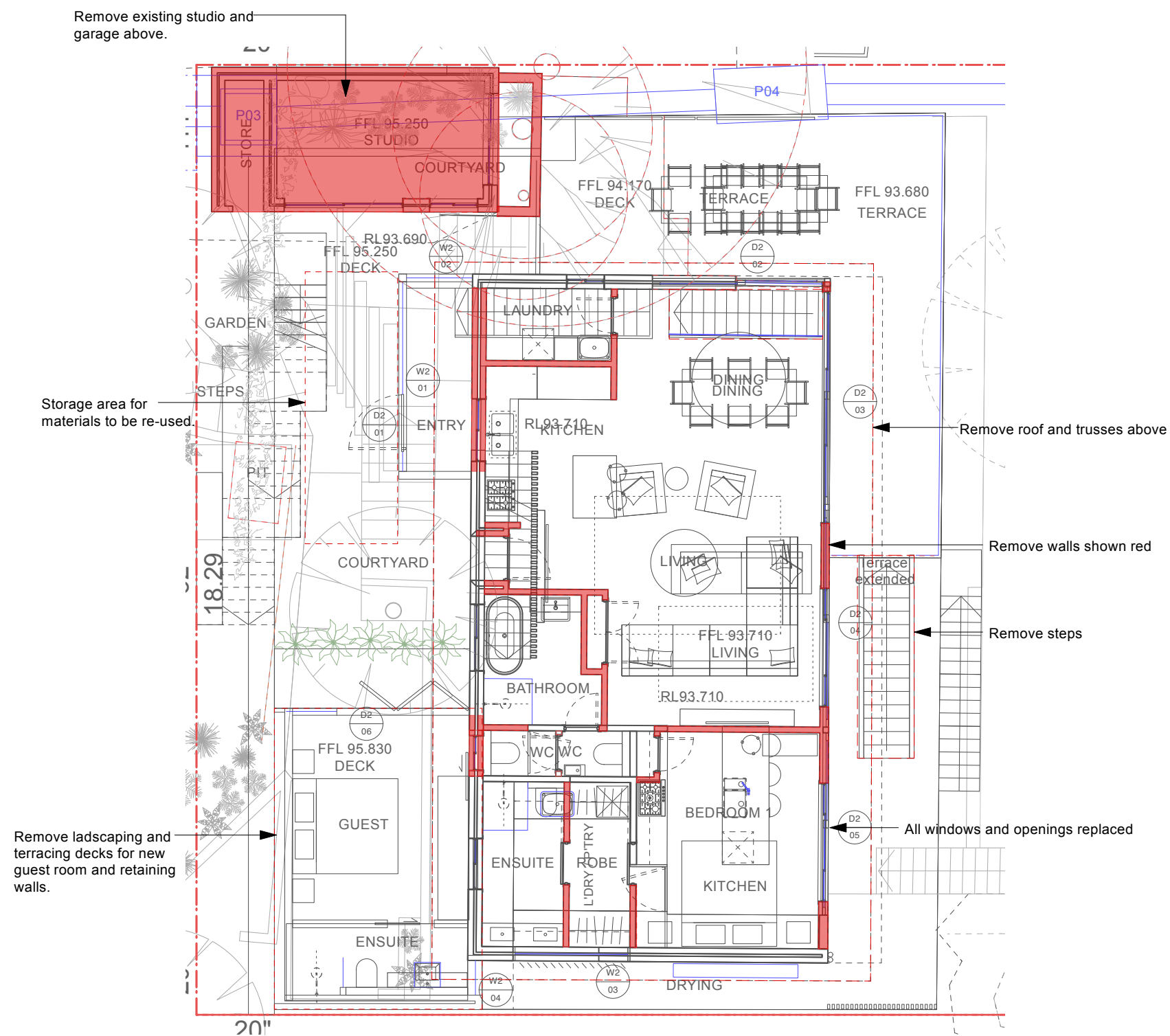


				<div>General Notes:</div> <div><div></div>Proposed work</div> <div><div></div>Proposed glazing</div>		<div>BASIX. Certificate number A379287_03</div> <div>The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.</div> <div>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</div> <div>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</div> <div>For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.</div> <div>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</div>		<div>Reason For Issue:</div> <div>ISSUED FOR DA ONLY</div> <div>Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing.</div> <div>Nominated Architect: Duncan Sanby Reg. No. 4227</div>		<div>ELEVATIONS</div> <div>35 Kanimbla Crescent</div> <div>Bilgola Plateau</div> <div>NSW, 2107</div> <div>For Adam and Hilde Rutherford</div>		<div>Suite 103, 504 Miller St</div> <div>P.O. Box 224, Cammeray 2062</div> <div>T 02 9904 2515</div> <div>E architects@utzsanby.com</div> <div>www.utzsanby.com</div> <div>UTZ SANBY ARCHITECTS</div>			
A	05/07/21	Issued for DA.		TD					Project No.		Drawing No.		Rev No.		
									1920		DA-102		DA-A		
Rev	Date	Note		By					SCALE		Drawn By		TD		
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											Dwg Date:		6/7/21		
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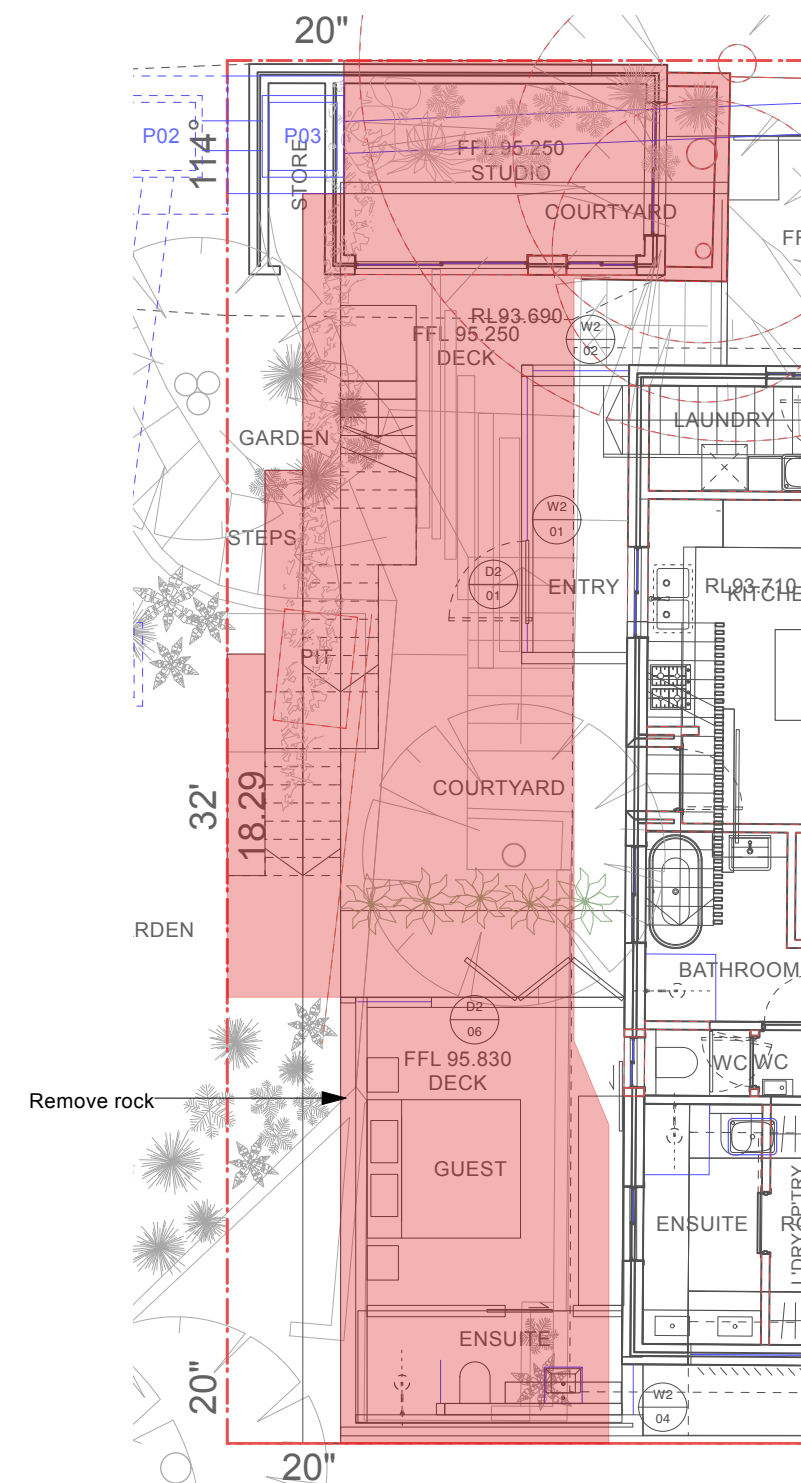
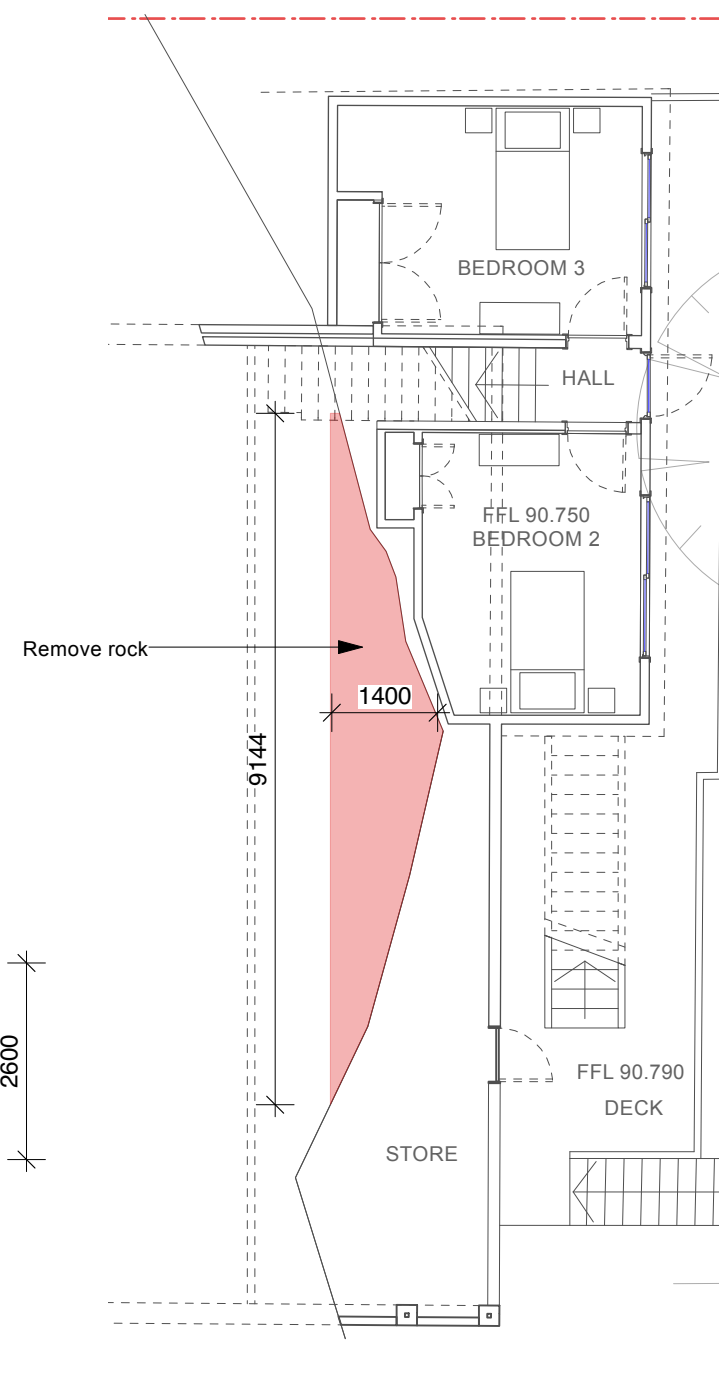
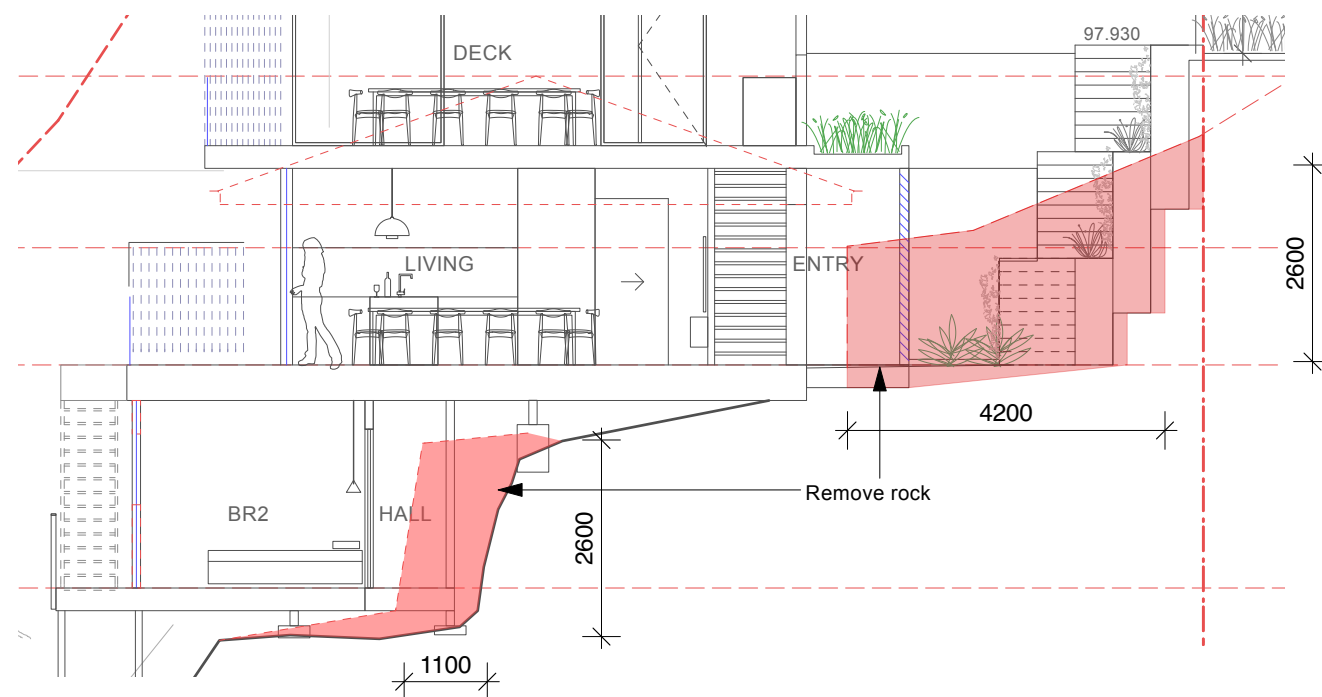
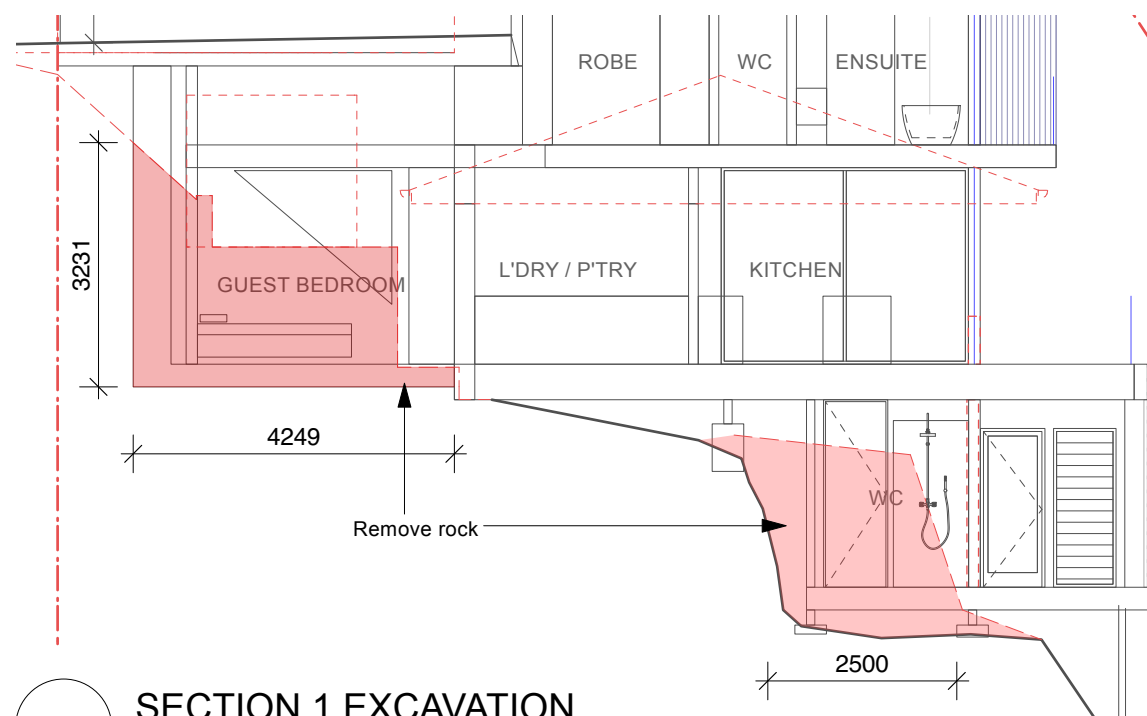


General Notes:			Reason For Issue:		SITE ANALYSIS PLAN		Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com	
A			ISSUED FOR DA ONLY		35 Kanimbla Crescent Bilgola Plateau NSW, 2107		UTZ SANBY ARCHITECTS	
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Rev			Date		SCALE 1:200@A3		Drawn By TD Checked By DS	
Note			By		Dwg Date: . Plot Date: 14/7/21			



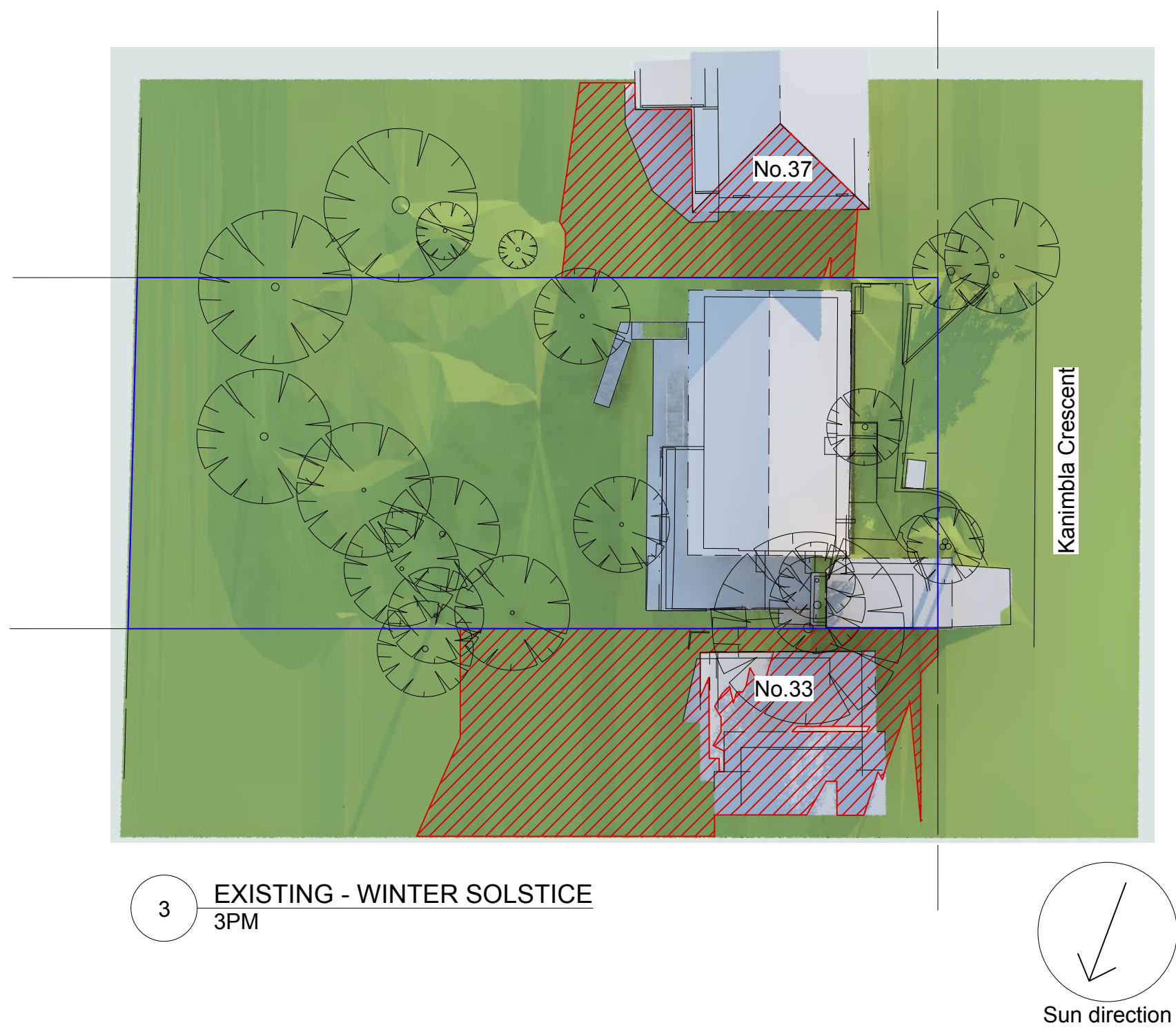
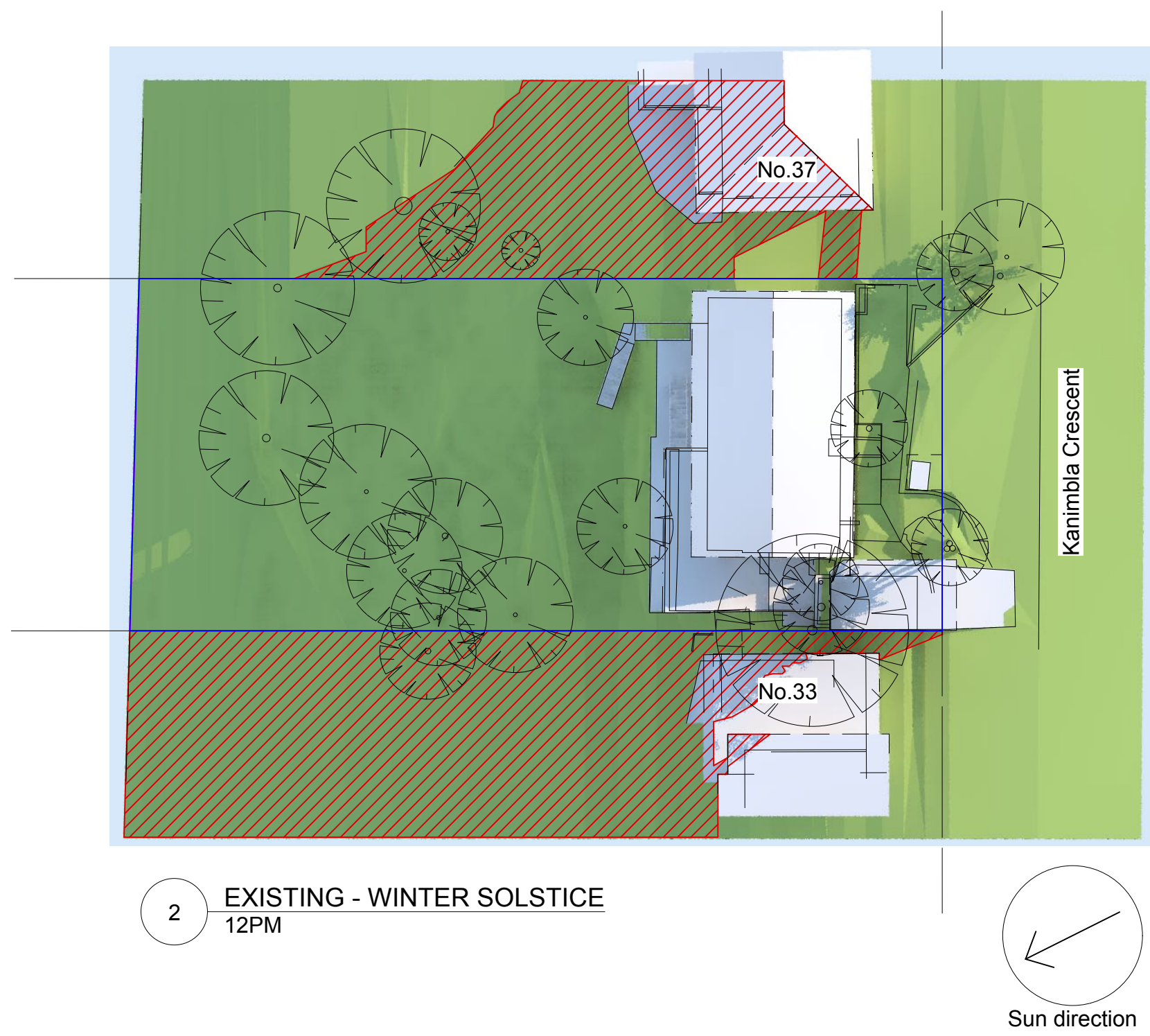
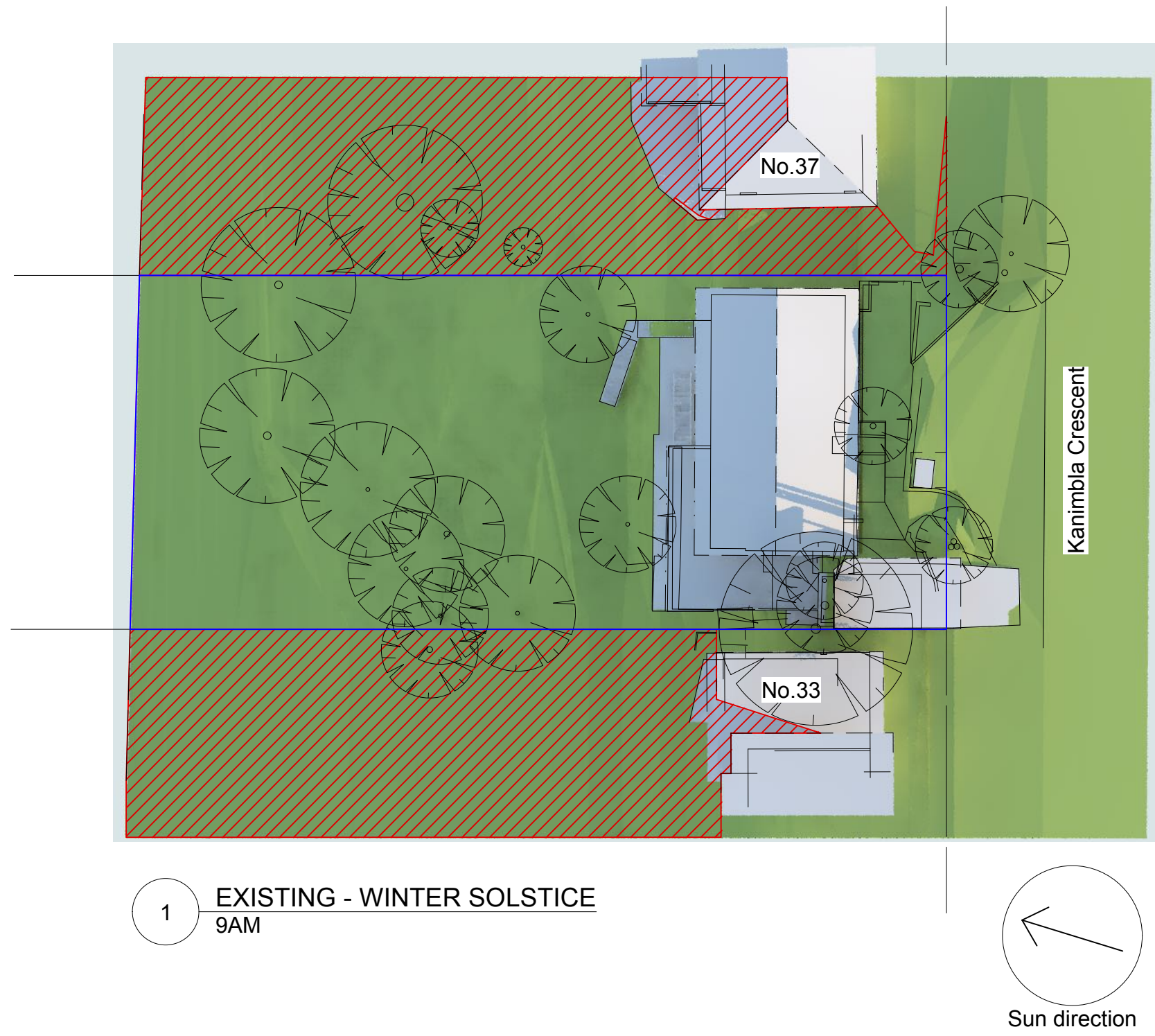
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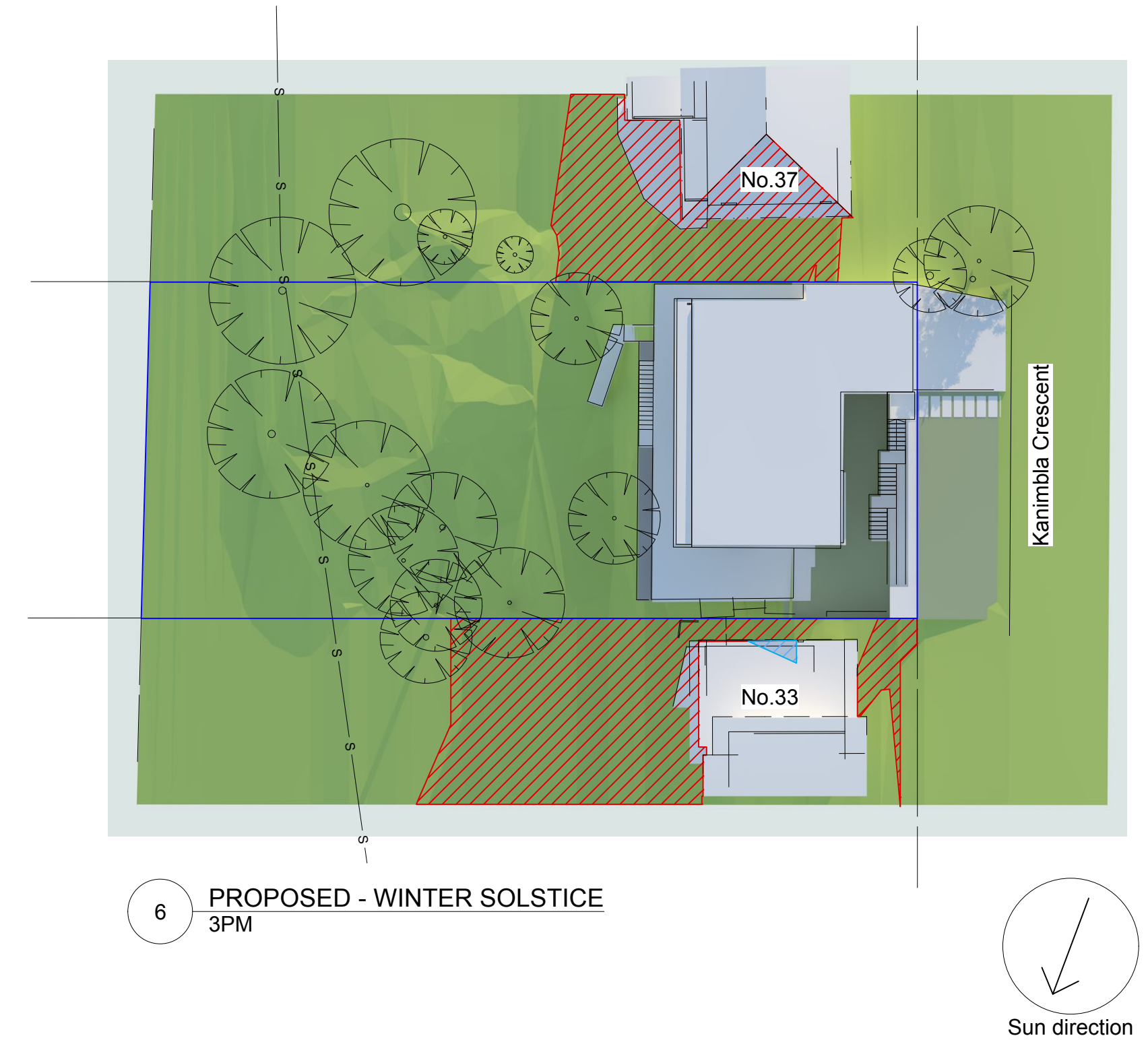
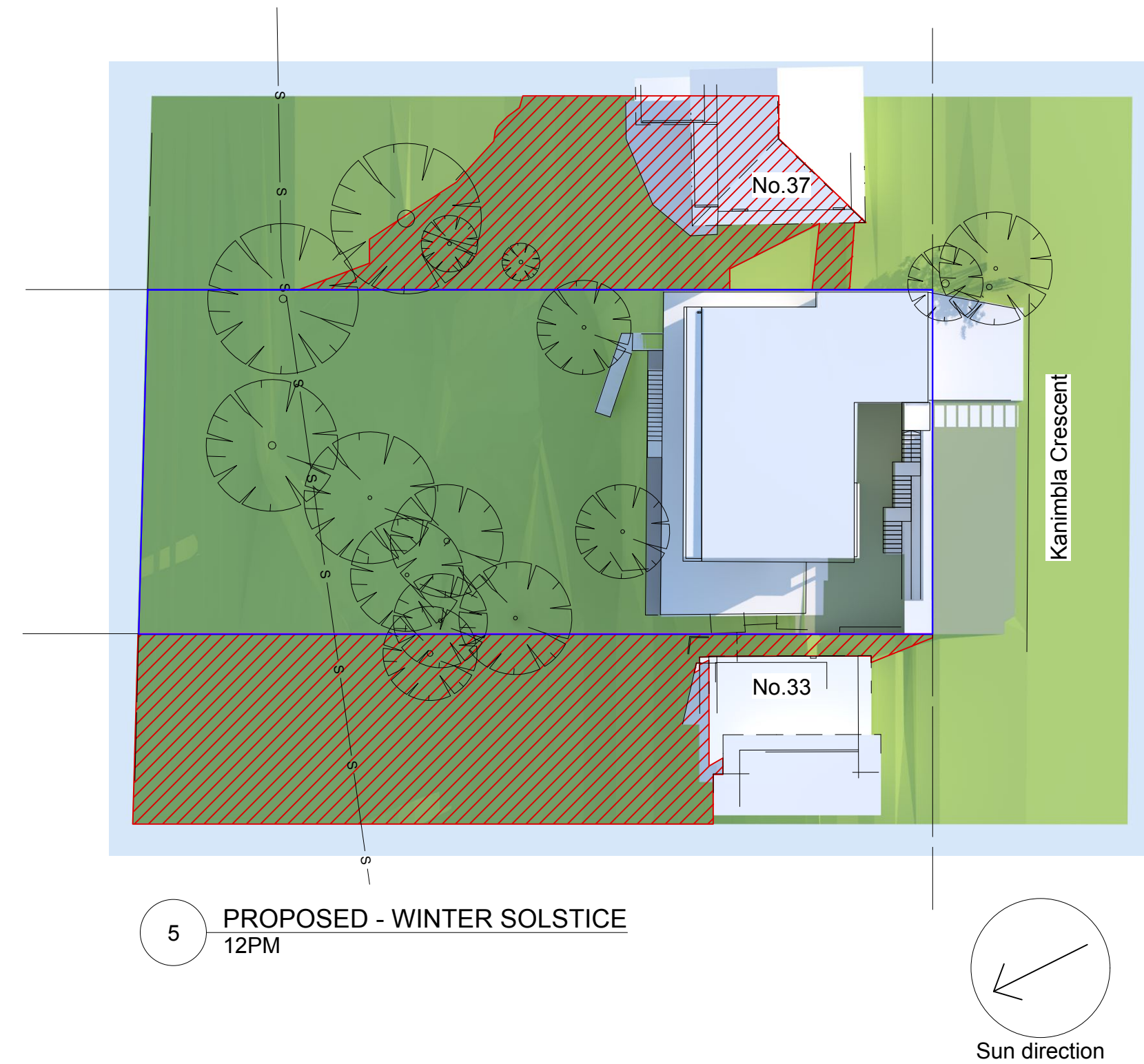
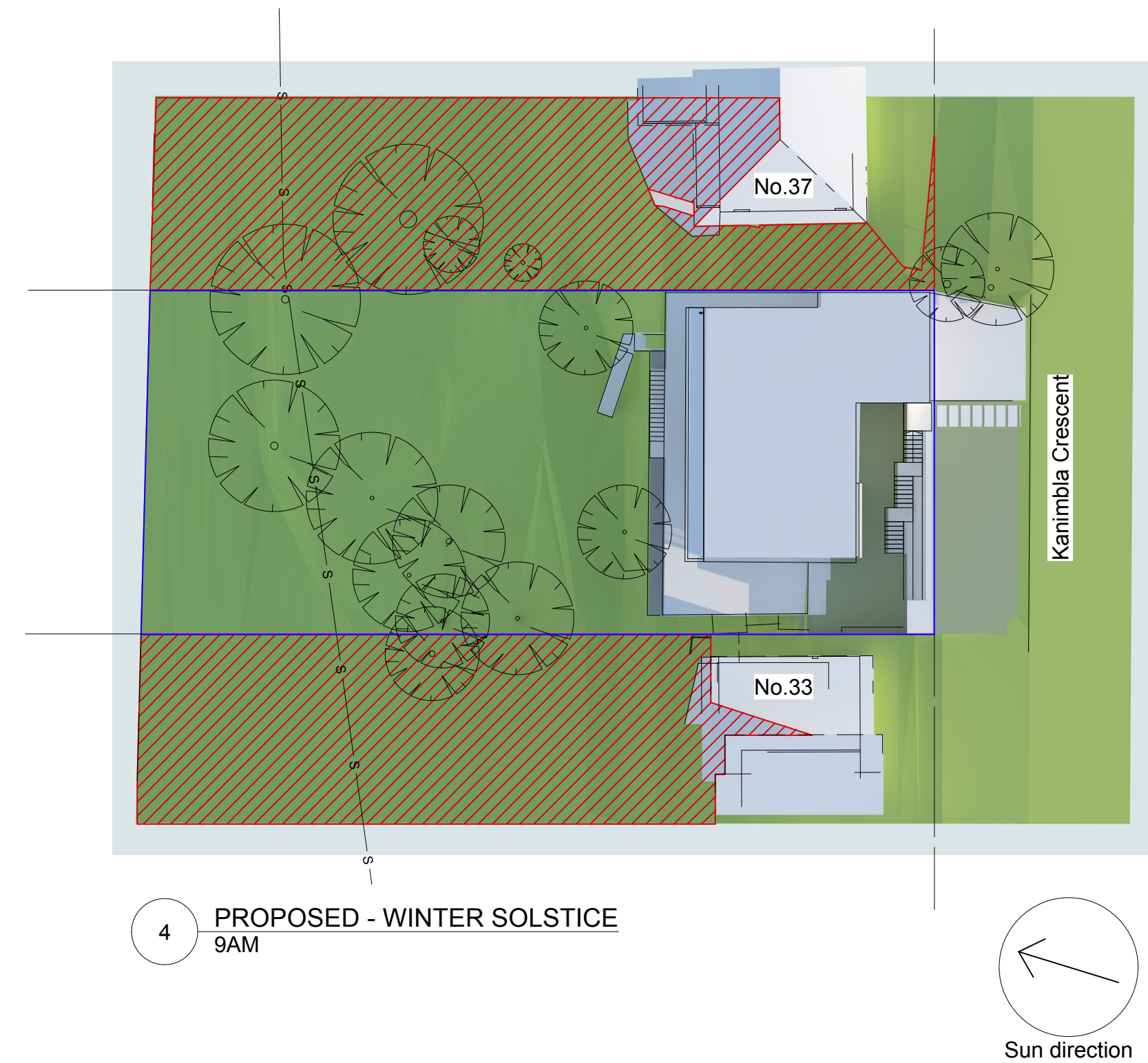


			<b>General Notes:</b>						Suite 103, 504 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com <a href="http://www.utzsanby.com">www.utzsanby.com</a>	<b>UTZ SANBY ARCHITECTS</b>	
A	05/07/21	Issued for DA							TD	<b>EXCAVATION PLAN</b>	
Rev	Date	Note							Bv	<b>ISSUED FOR DA ONLY</b>	
			<b>REFER GEOTECHNICAL REPORT BY DOUGLAS PARTNERS FOR DETAILS</b>						Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominate Architect: Duncan Sanby Reg. No. 6227		
									Reason For Issue:		
									Project No.		
									Drawing No.		
									Rev No.		
									DA-105		
									DA-A		
									SCALE		
									1:100 @ A1		
									Checked By   DS Plot Date: 6/7/21		
									For Adam and Hilde Rutherford		



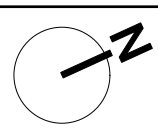


EXISTING  
PROPOSED



General Notes:

Key:  
= Existing shadows  
= Proposed shadows



Reason For Issue:

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SHADOW DIAGRAMS

35 Kanimbla Crescent  
Bilgola Plateau  
NSW, 2107

For Adam and Hilde Rutherford

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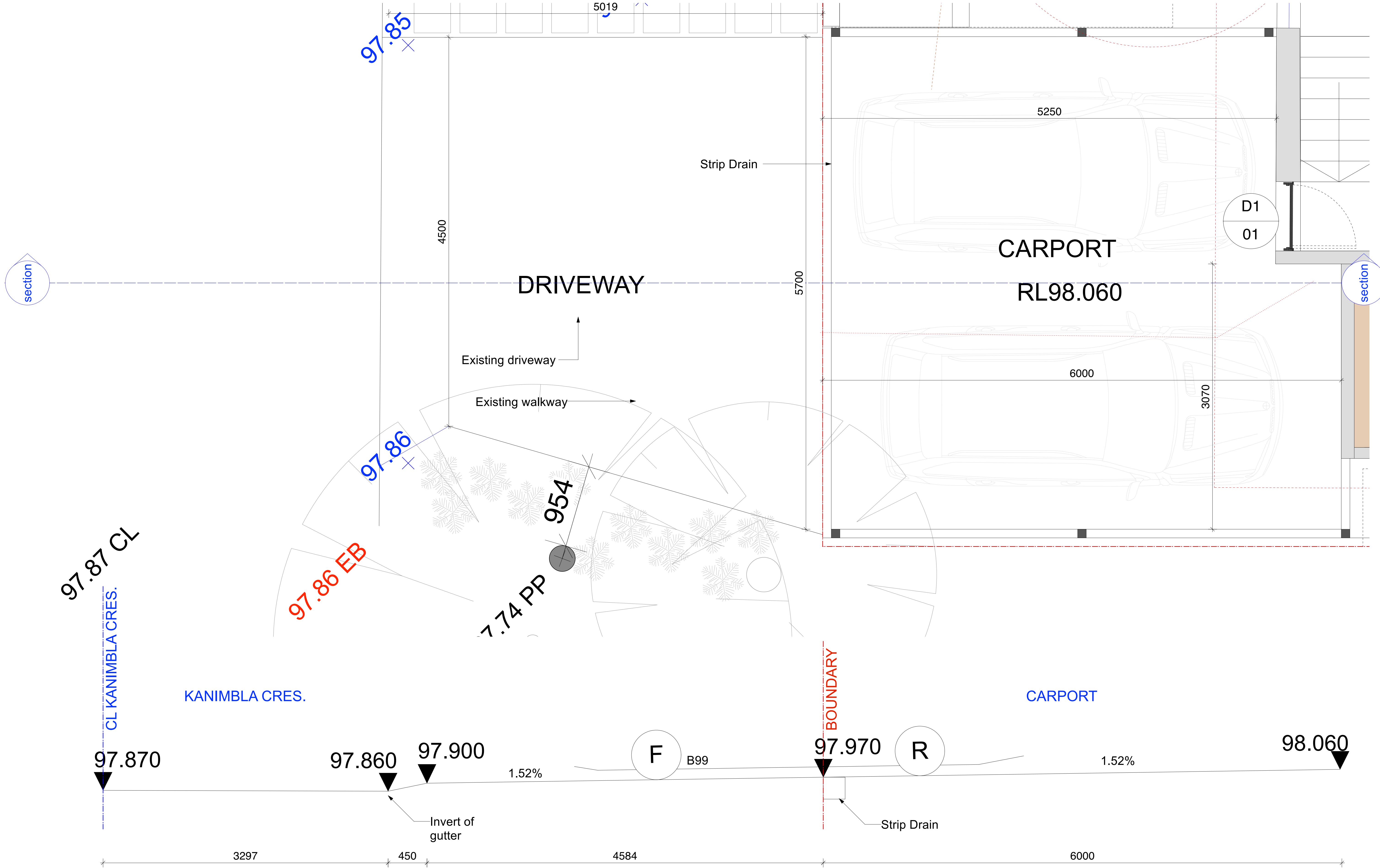
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Project No.	Drawing No.	Rev No.
1920	DA-106	DA-A
SCALE	Drawn By   TD	Dwg Date:   -
1:100@A1	Checked By   DS	Plot Date:   6/7/21

A	05/07/21	Issued for DA
Rev	Date	Note

TD  
By

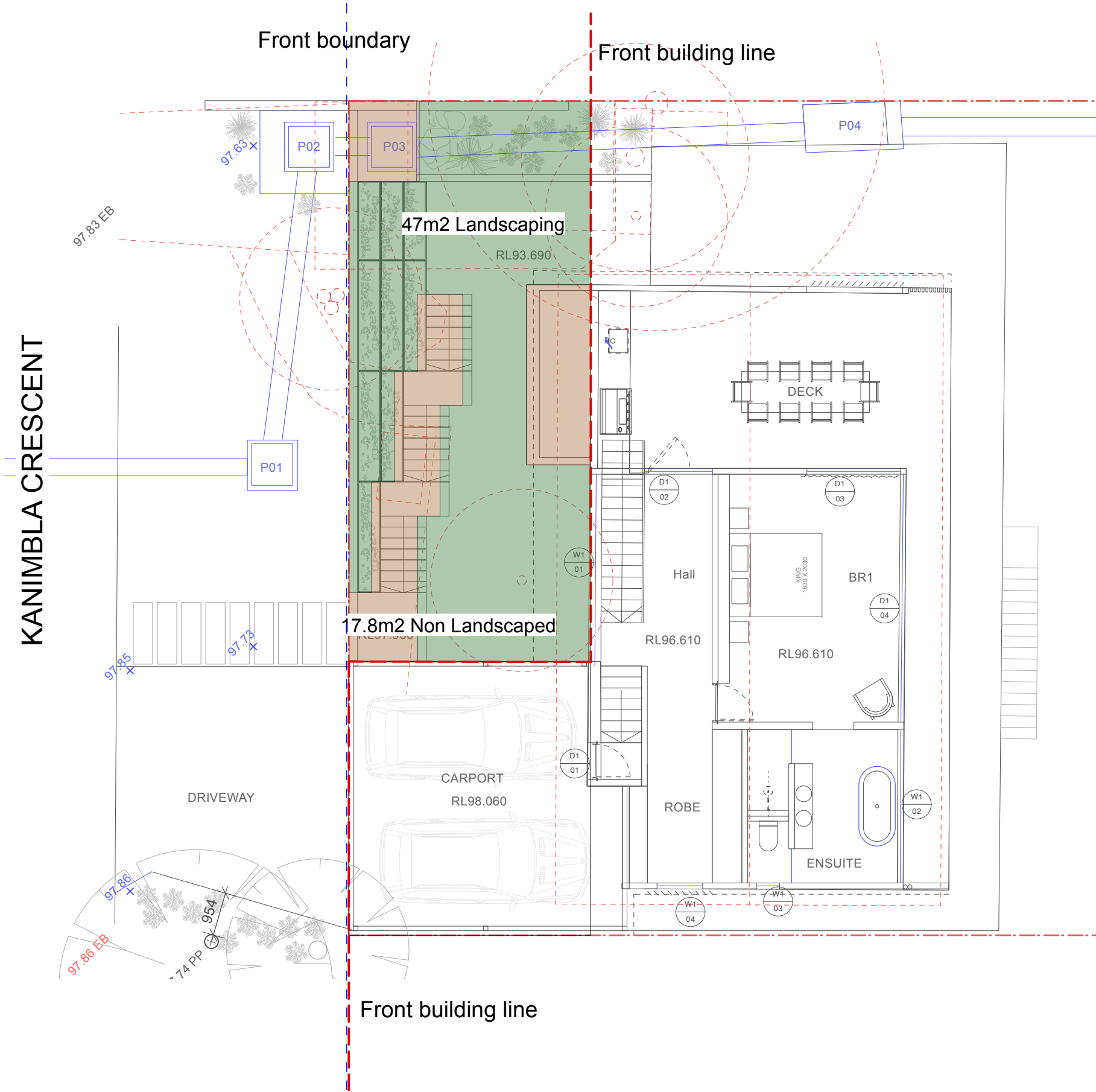




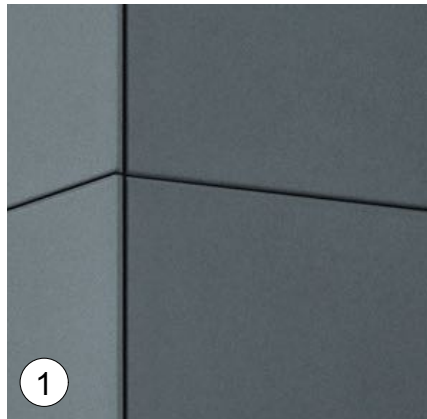
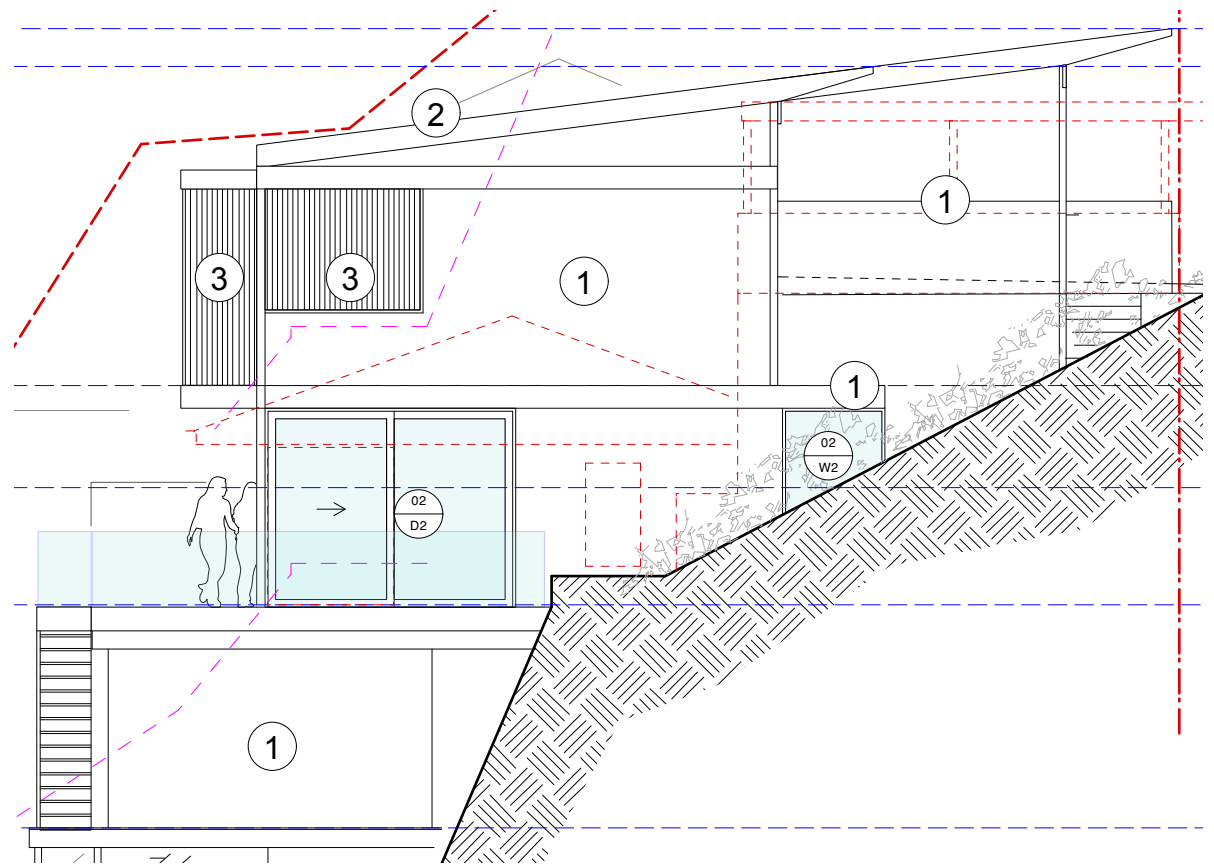
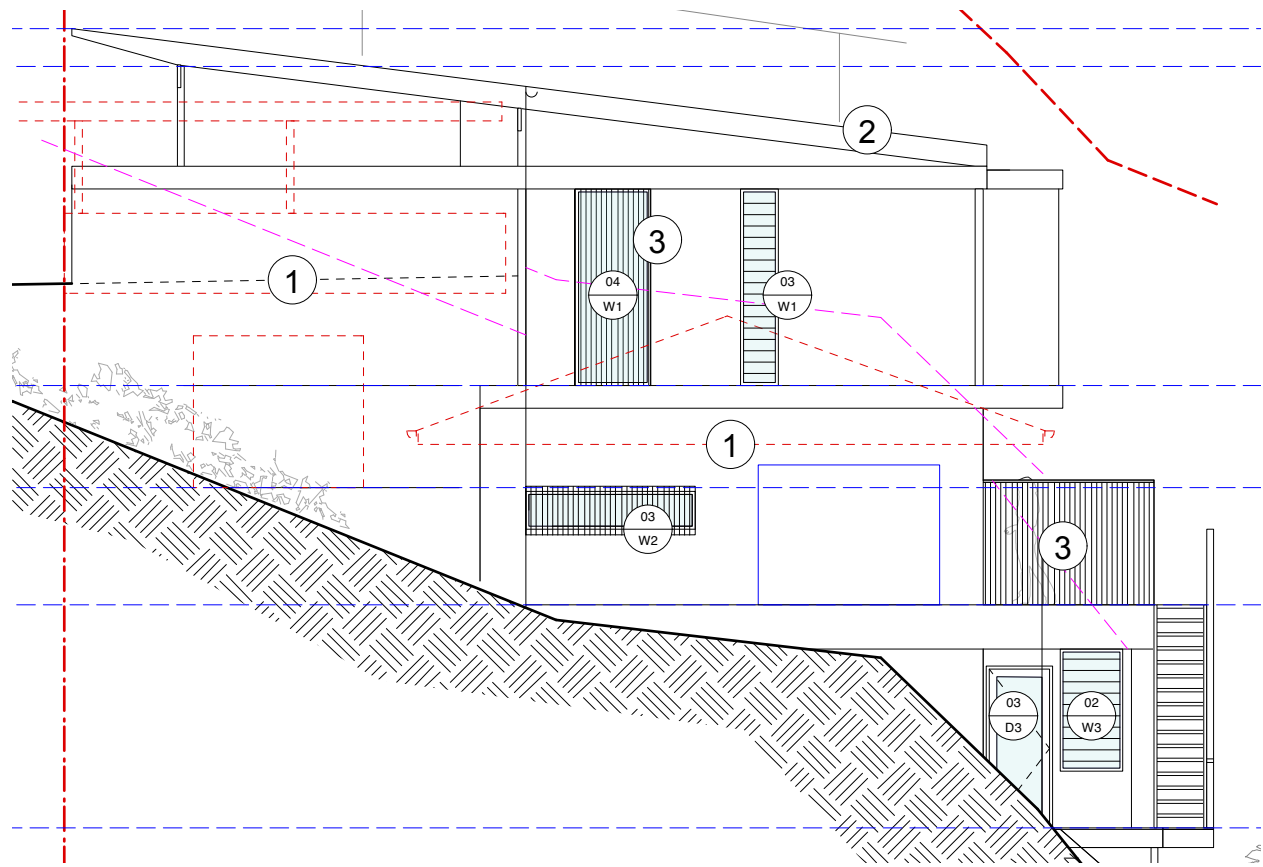
			General Notes:				Reason For Issue:  ISSUED FOR DA ONLY	DRIVEWAY PLAN & SECTION  35 Kanimbla Crescent Bilgola Plateau NSW, 2107  For Adam and Hilde Rutherford	Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com			
A	05/07/21	Issued for DA							Project No. 1920	Drawing No. DA-107	Rev No. DA-A	
Rev	Date	Note				Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 4227			SCALE 1:100@A1	Drawn By   TD	Dwg Date:   -	
									Checked By   DS	Plot Date:   6/7/21		



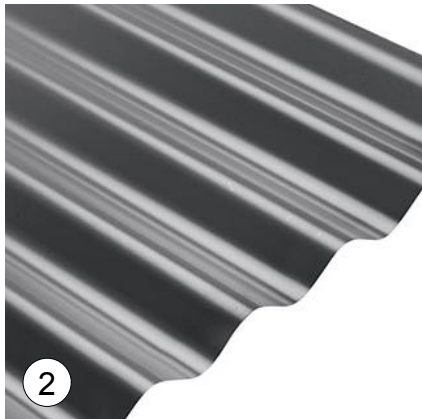
64.8m2 Total 60% Minimum Landscaping Total	
<div></div>	27.5% /// 17.8m2 Non Landscaped
<div></div>	72.5% /// 47m2 Landscaping



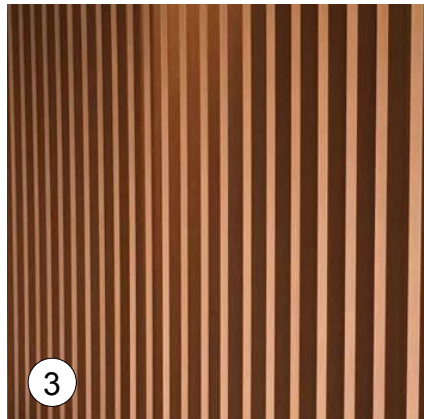
			General Notes:			Reason For Issue:	LANDSCAPE AREA DIAGRAM  35 Kanimbla Crescent Bilgola Plateau NSW, 2107  For Adam and Hilde Rutherford	Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com			
A	05/07/21	Issued for DA	TD					Project No. 1920	Drawing No. DA-108		Rev No. A
Rev	Date	Note	By	Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227		SCALE 1:100@A1		Drawn By TD	Dwg Date: -		
						Checked By DS		Plot Date: 14/7/21			



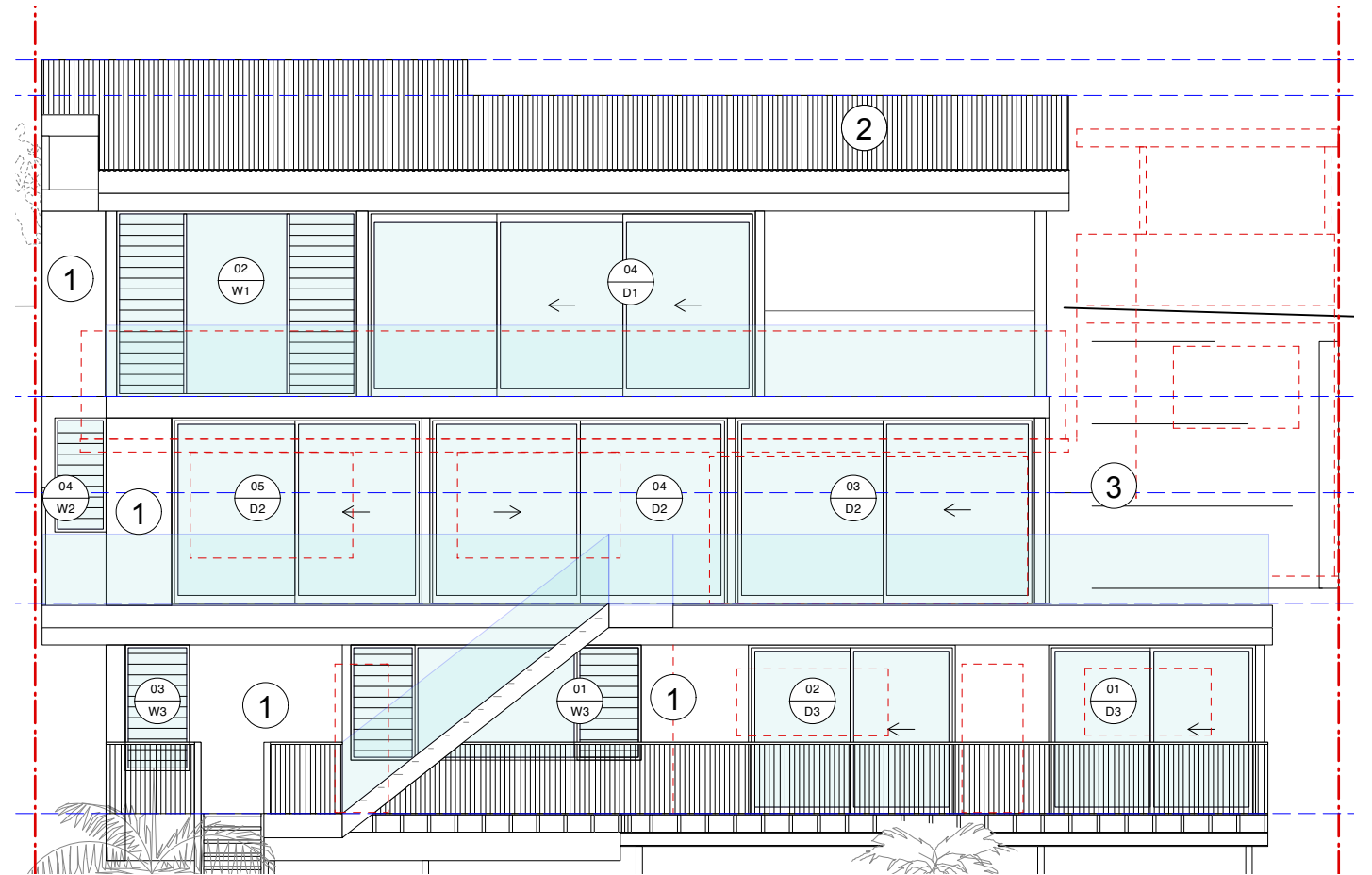
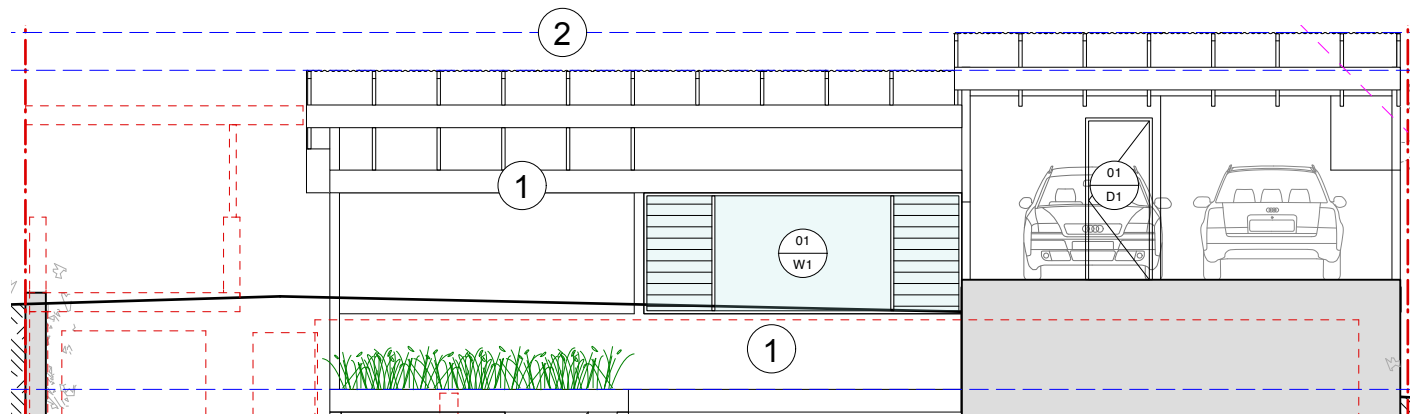
1 Sheet Cladding. Mid Colour.



2 Custom Orb Roofing. Mid Colour.



3 Vertical Cladding. Natural Colour.



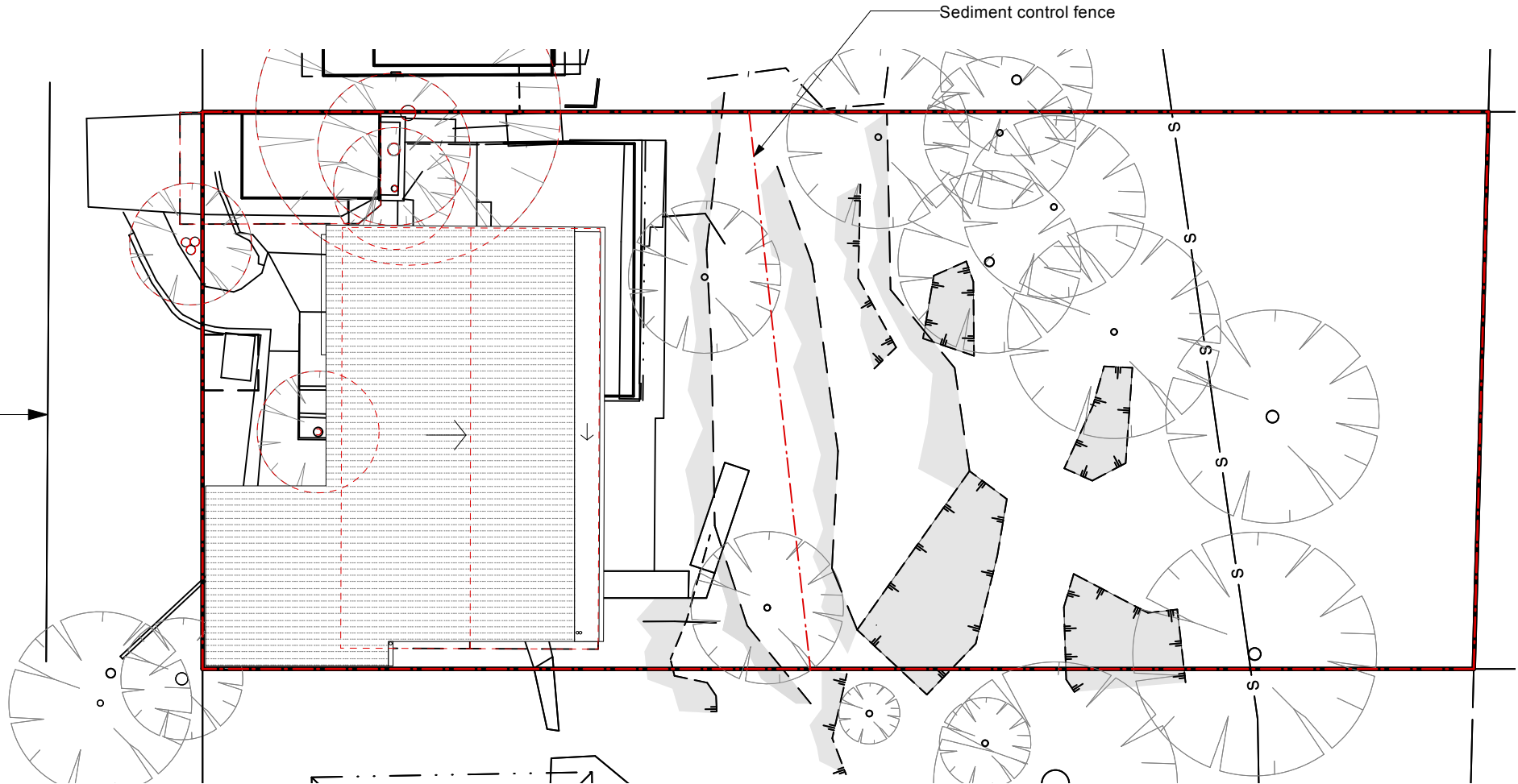
					General Notes:		Reason For Issue:		FINISHES SCHEDULE		<div>Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com</div> <div>UTZ SANBY ARCHITECTS</div>	
A 05/07/21 Issued for DA			TD				ISSUED FOR DA ONLY		35 Kanimbla Crescent Bilgola Plateau NSW, 2107		For Adam and Hilde Rutherford	
Rev Date Note			By				Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227					
									DA-109		Rev No. DA-A	
									SCALE 1:100/DA1		Drawn By TD Dwg Date: - Checked By DS Plot Date: 6/7/21	



KANIMBLA

CRESCENT

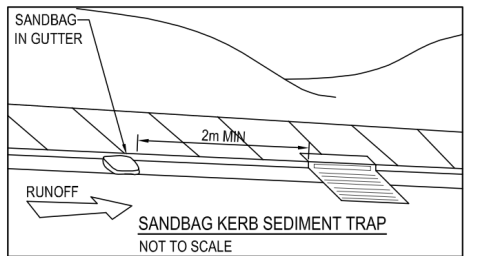
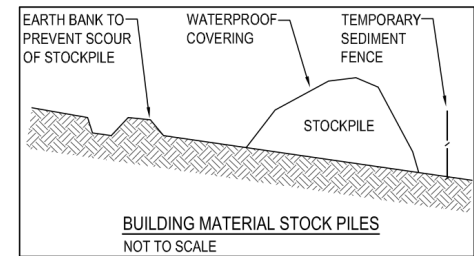
Sandbag sediment trap where appropriate.



1

## SITE PLAN

Scale: 1:200



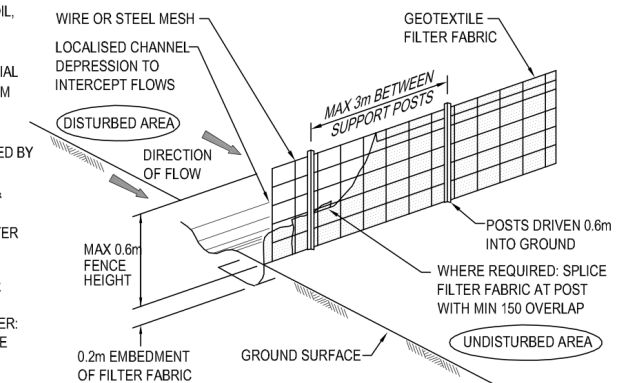
### SOIL & WATER MANAGEMENT NOTES

1. REFER TO DETAIL FOR CONSTRUCTION OF TEMPORARY SEDIMENT FENCE.
2. ALL PITS & PIPEWORK ASSOCIATED WITH PROPOSED DRAINAGE SYSTEMS SHALL BE KEPT FREE OF SOIL, WATER & DEBRIS FOR THE DURATION OF THE CONSTRUCTION WORKS.
3. ALL LOOSE IMPORTED FILL & EXCAVATED MATERIAL SHALL BE STOCKPILED AS FAR AS POSSIBLE FROM SEDIMENT FENCES PRIOR TO FINAL PLACEMENT, COMPACTION OR REMOVAL FROM SITE.
4. EXCESSIVE SEDIMENT BUILDUP SHALL BE AVOIDED BY REGULAR MAINTENANCE OF SEDIMENT FENCES.
5. WHERE APPLICABLE, APPROVED LANDSCAPING & REVEGETATION OF DISTURBED AREAS SHALL COMMENCE AT THE EARLIEST OPPORTUNITY AFTER COMPLETION OF EARTHWORKS OPERATIONS.

CONSTRUCTION OF SEDIMENT FENCE & ANY OTHER SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MANAGING URBAN STORMWATER: SOILS & CONSTRUCTION COMMONLY KNOWN AS THE 'BLUE BOOK'.  
INTERNET REFERENCE:  
<http://www.landcom.com.au/publications.aspx>

### DESIGN PARAMETERS FOR SEDIMENT FENCE

MAX DRAINAGE AREA = 0.6000ha  
MAX SLOPE GRADIENT = 50%  
MAX SLOPE LENGTH = 60m



### 3 TEMPORARY SEDIMENT FENCE

NOT TO SCALE

General Notes:

Reason For Issue:

## EROSION AND SEDIMENT CONTROL PLAN

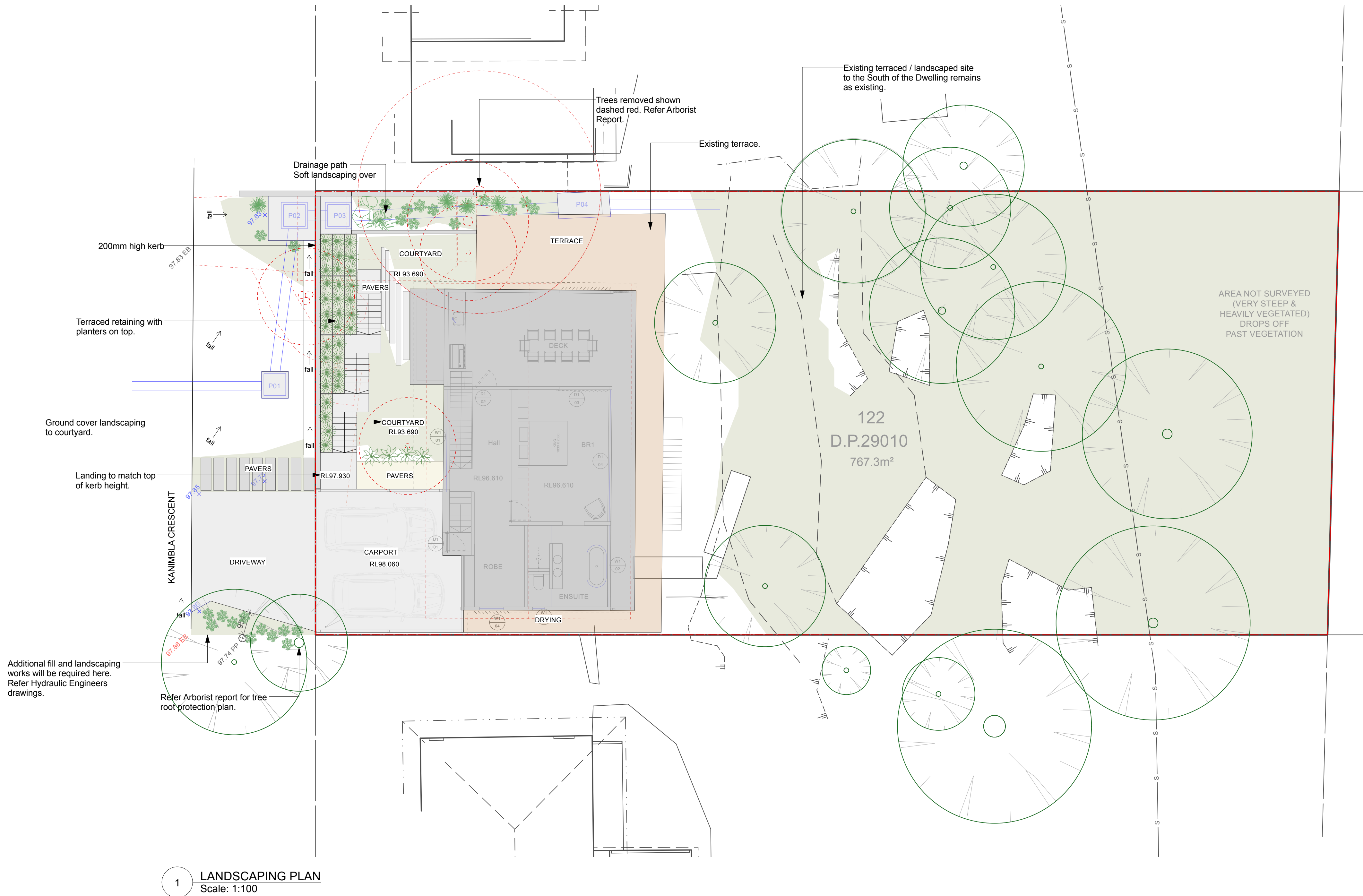
35 Kanimbla Crescent  
Bilgola Plateau  
NSW, 2107

For Adam and Hilde Rutherford

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PO Box 224, Cammeray 2062  
T 02 9904 2515  
E [architects@utzsanby.com](mailto:architects@utzsanby.com)  
[www.utzsanby.com](http://www.utzsanby.com) **UTZ SANBY ARCHITECTS**

Project No.	Drawing No.	Rev No.
1920	DA-110	A
SCALE	Drawn By   TD	Dwg Date:   -
1:100@A1	Checked By   DS	Plot Date:   14/7/21

Rev	Date	Note	By
A	06/07/21	Issued for DA	TD



1 LANDSCAPING PLAN  
Scale: 1:100

General Notes:

Reason For Issue:

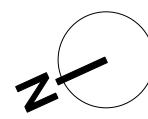
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Nominated Architect: Duncan Sanby Reg. No. 6227

## LANDSCAPE PLAN

35 Kanimbla Crescent  
Bilgola Plateau  
NSW, 2107

For Adam and Hilde Rutherford



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Project No.	Drawing No.	Rev No.
1920	DA-111	DA-A
SCALE	Drawn By	TD
1:100@A1	Checked By	DS
	Dwg Date:	6/7/21
	Plot Date:	

A	06/07/21	Issued for Pre-DA
Rev	Date	Note

TD  
By