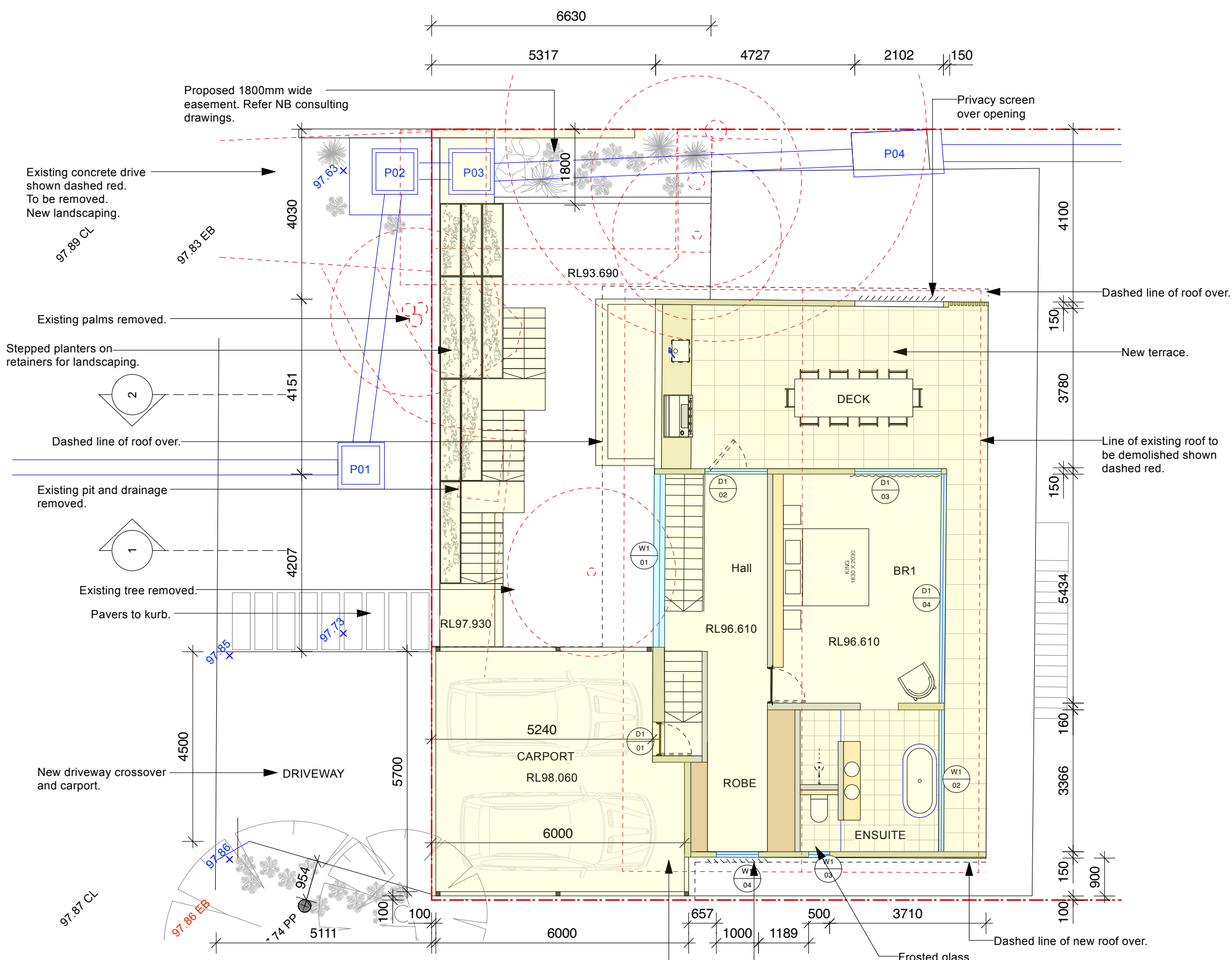
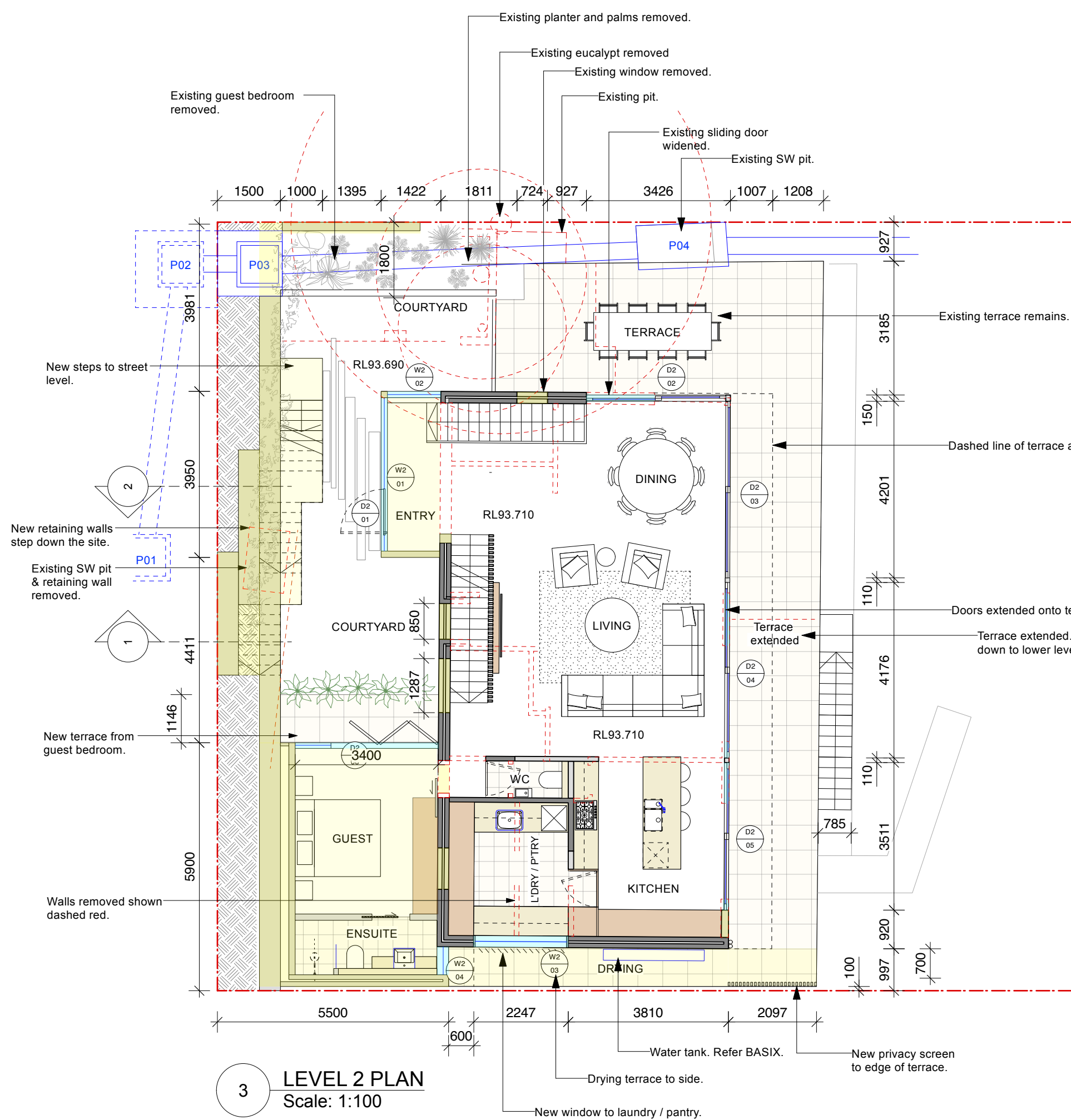


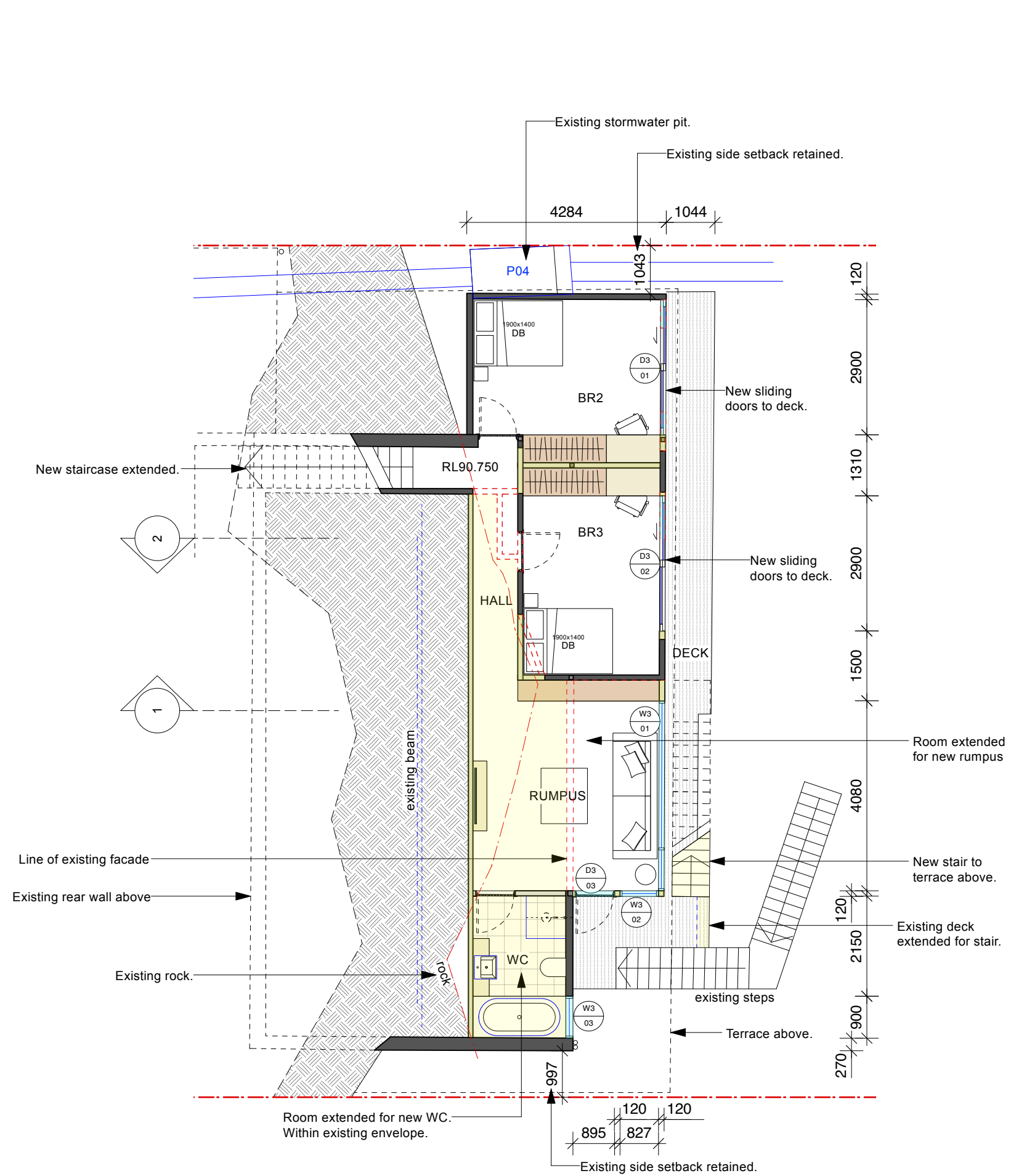
1 ROOF PLAN
Scale: 1:100



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 2m², 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:

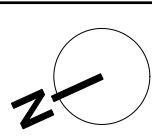
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Nominated Architect: Duncan Sanby Reg. No. 4227

PLANS

35 Kanimbla Crescent
Bilgola Plateau
NSW, 2107

For Adam and Hilde Rutherford

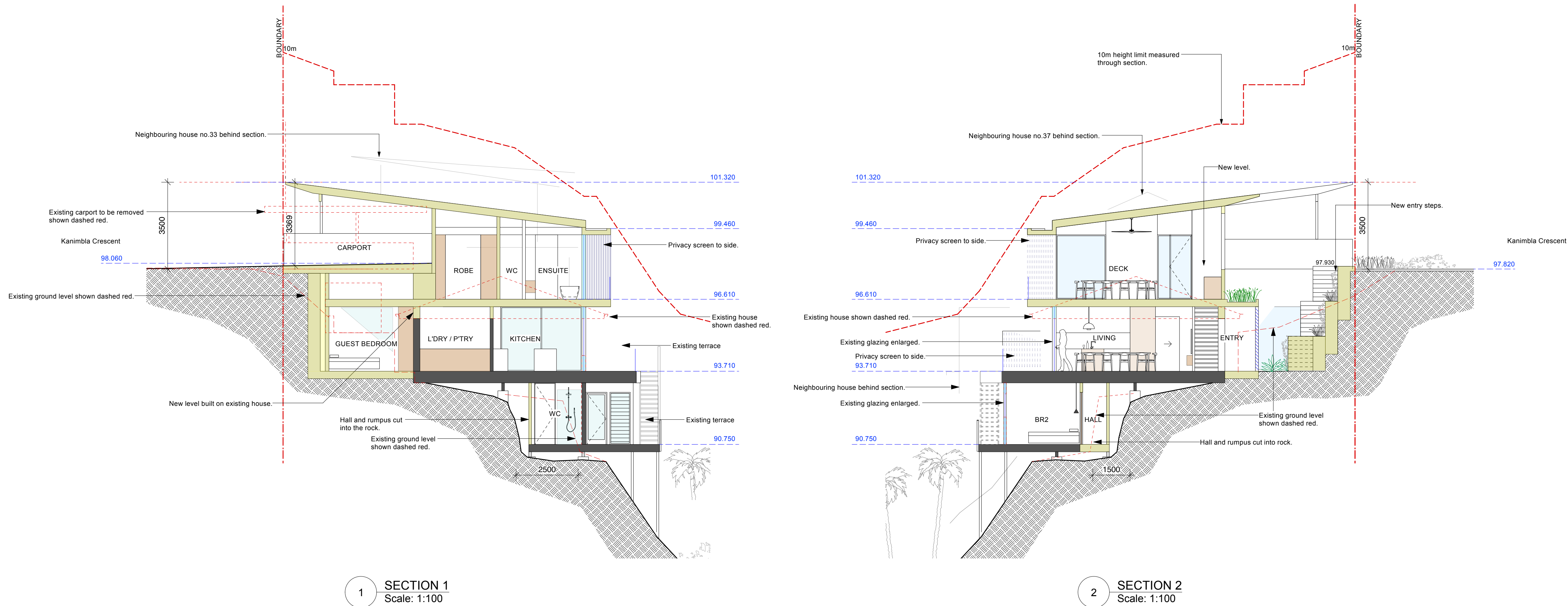


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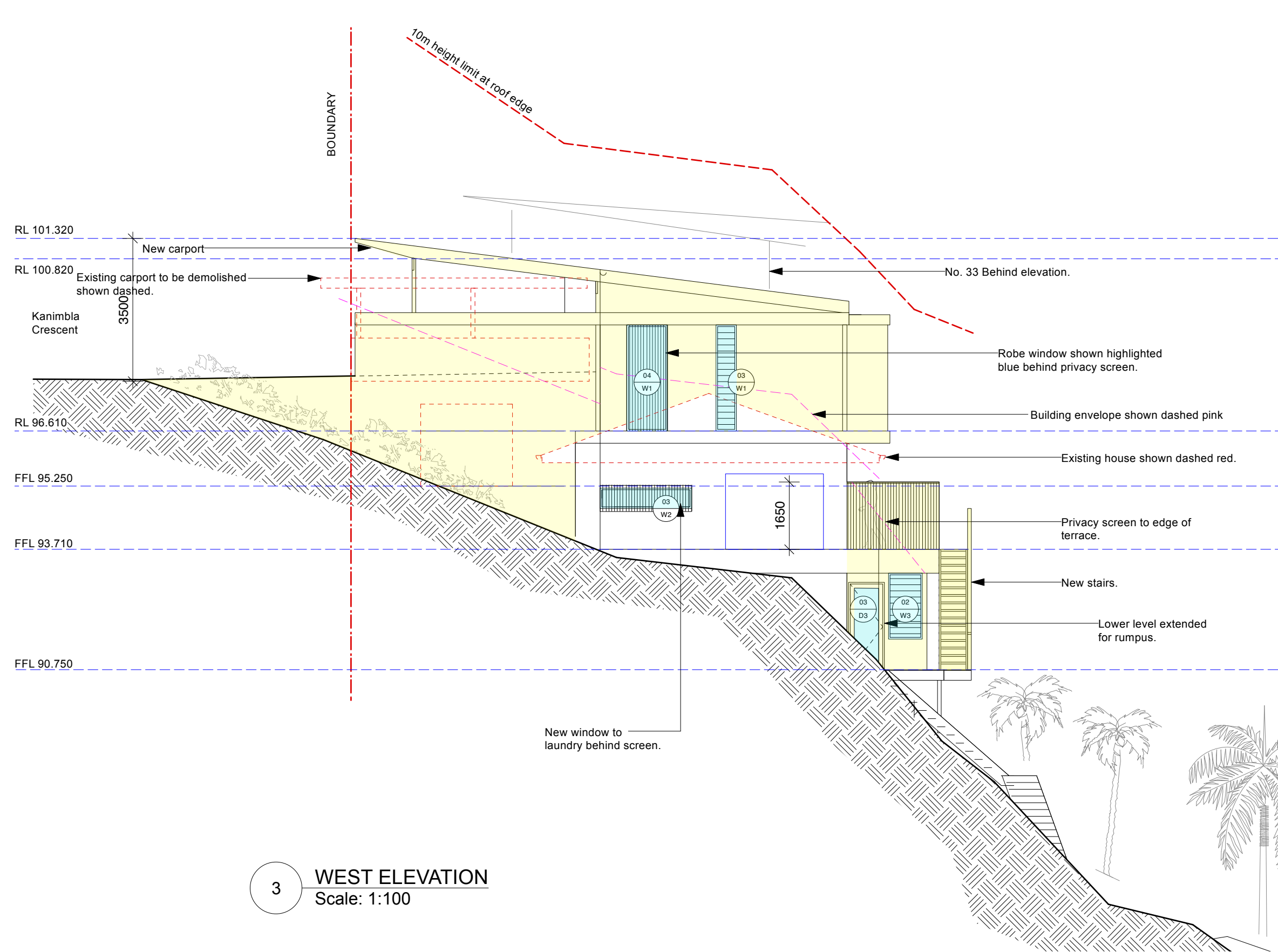
UTZ SANBY
ARCHITECTS

Project No.	Drawing No.	Rev No.
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1:100	Checked By DS	Plot Date: 6/7/21

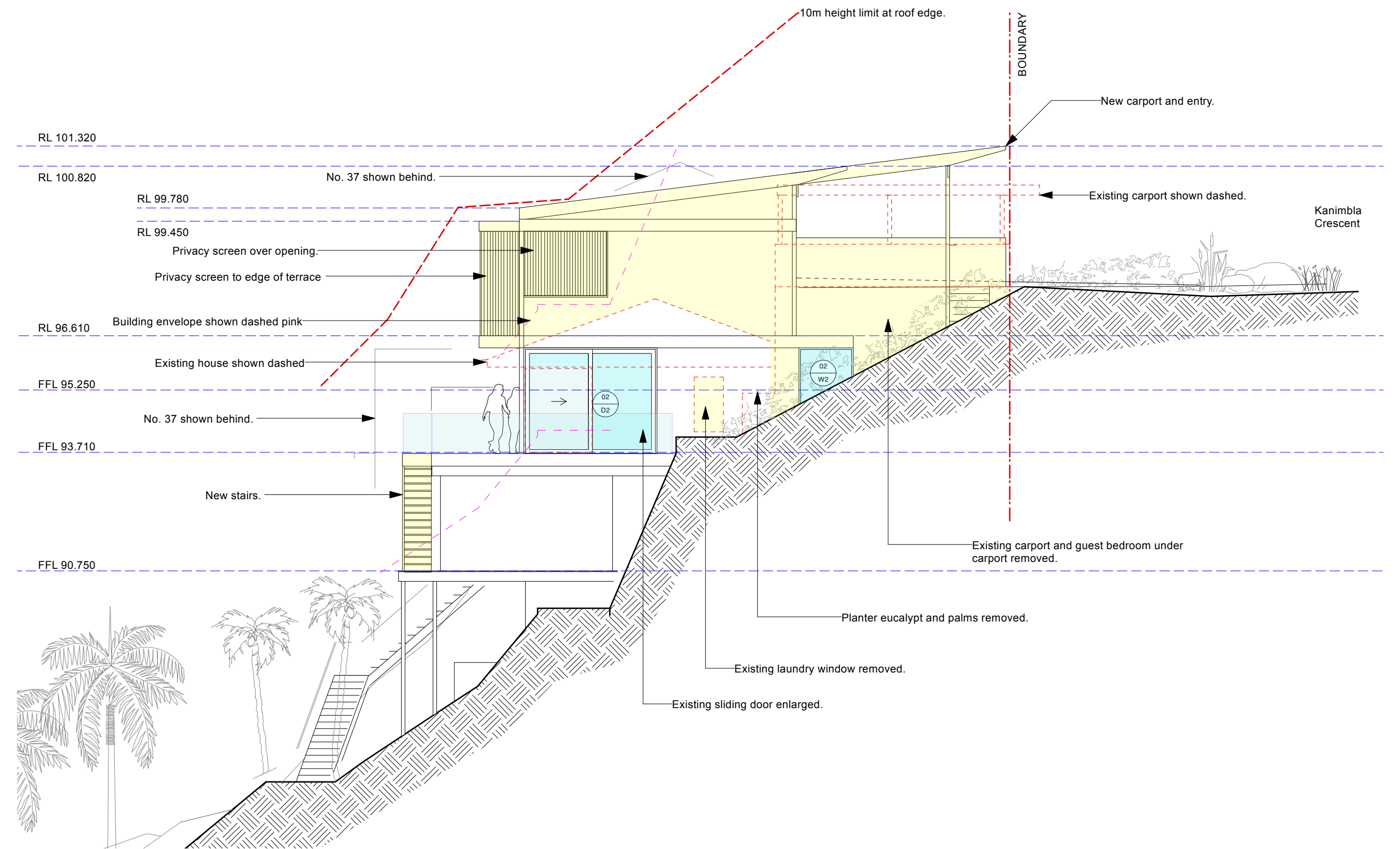
A	05/07/21	Issued for DA
Rev	Date	Note
TD	By	



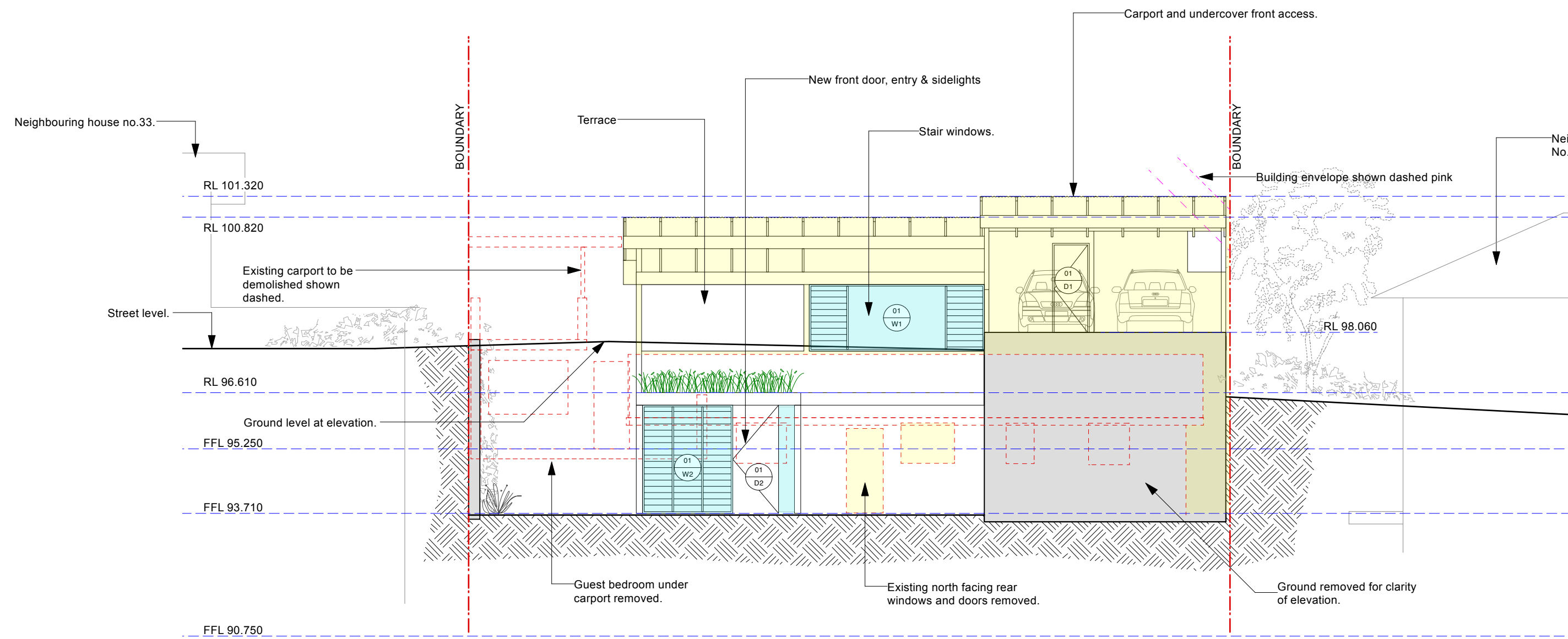
			General Notes:		<p>BASIX. Certificate number A379287_03 The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, 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.</p>	Reason For Issue:		<div>SECTIONS</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 PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com</div> <div>UTZ SANBY ARCHITECTS</div>
			<div><div></div>Proposed work</div> <div><div></div>Proposed glazing</div>			ISSUED FOR DA ONLY			
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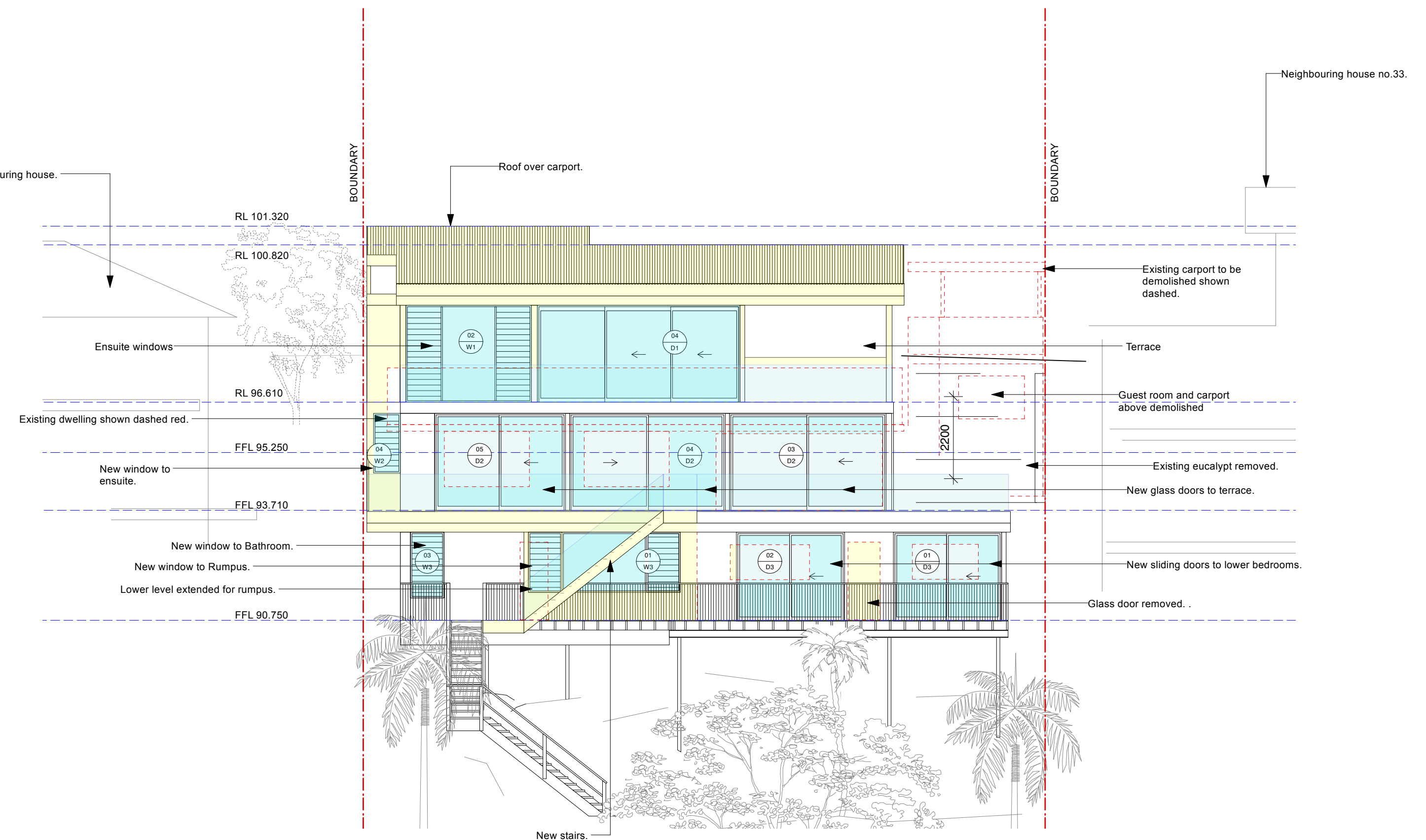
3 WEST ELEVATION
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100



1 SOUTH ELEVATION
Scale: 1:100

General Notes:

- Proposed work
- Proposed glazing

BASIX. Certificate number A379287_03
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Reason For Issue:

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Nominated Architect: Duncan Sanby Reg. No. 4227

ELEVATIONS

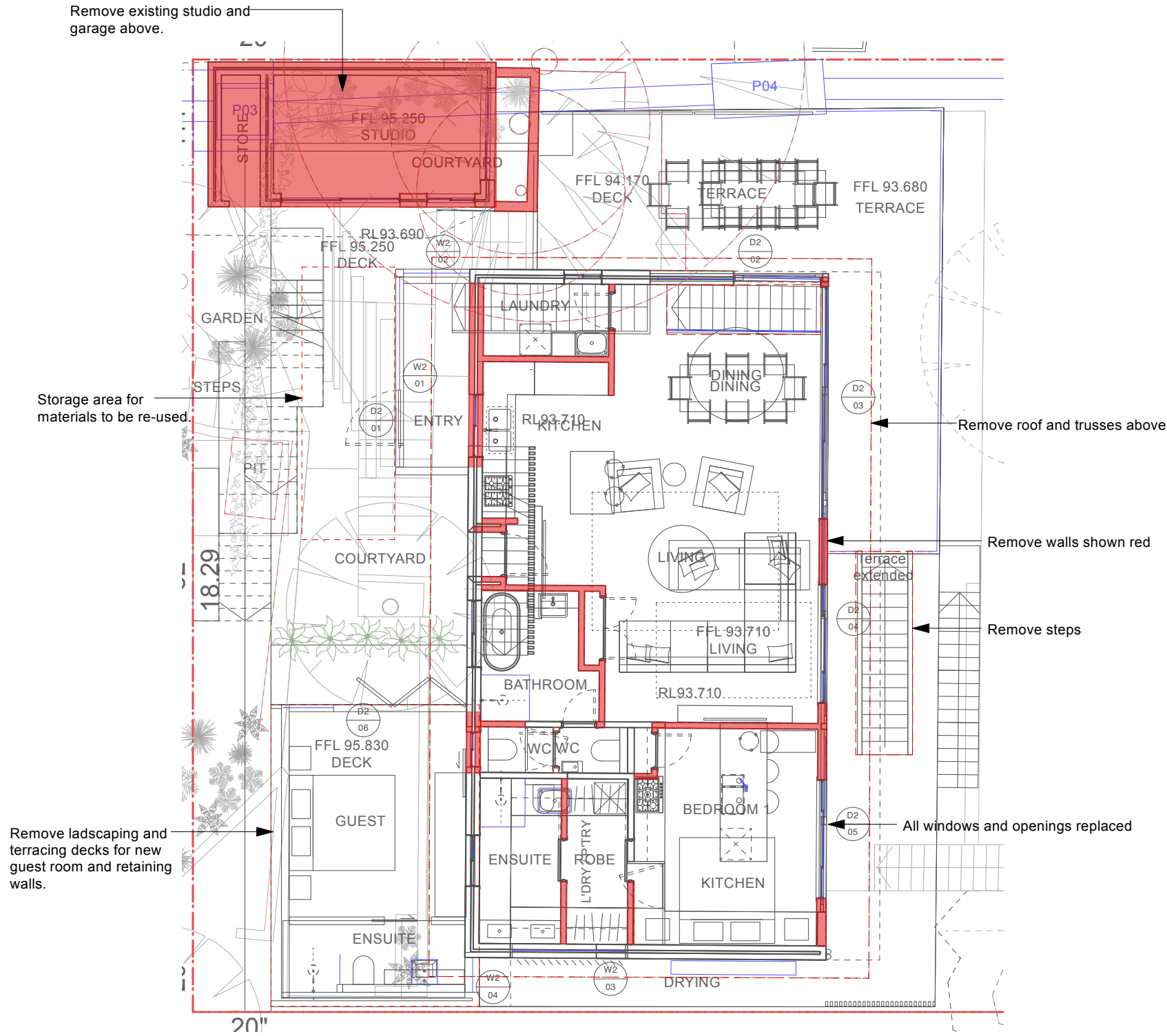
35 Kanimbla Crescent
Bilgola Plateau
NSW, 2107

For Adam and Hilde Rutherford

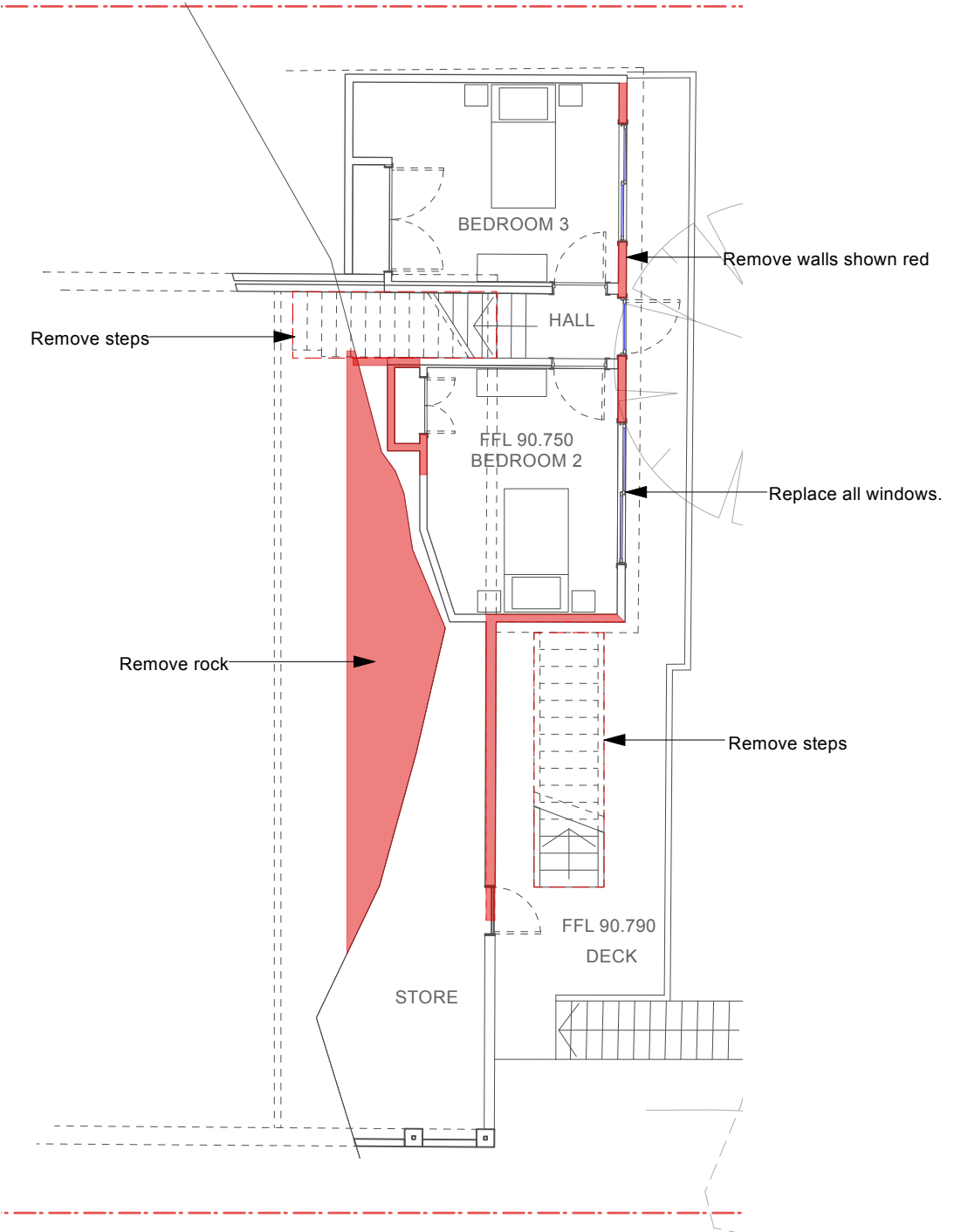
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UTZ SANBY
ARCHITECTS

Project No.	Drawing No.	Rev No.
1920	DA-102	DA-A
SCALE	Drawn By TD Checked By DS	Dwg Date: - Plot Date: 6/7/21
1:100	DA1	

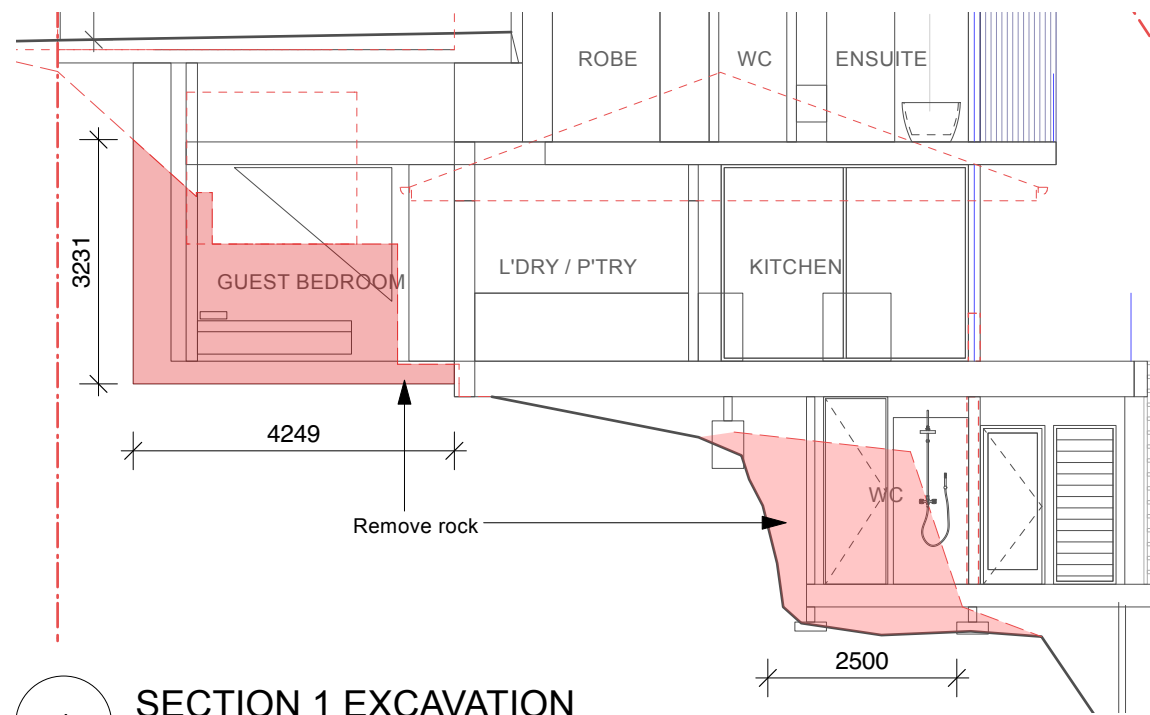


1 LEVEL 1 / UPPER SITE DEMO
Scale: 1:100

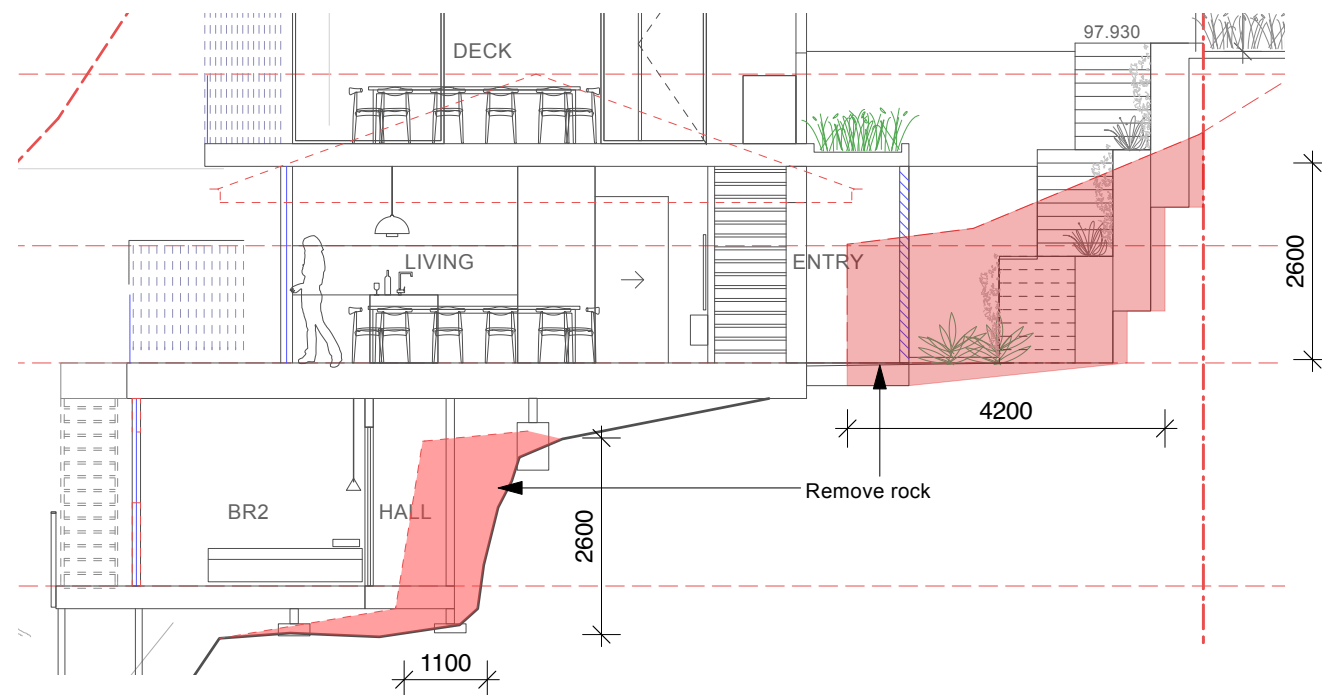


2 LEVEL 2 / LOWER SITE DEMO
Scale: 1:100

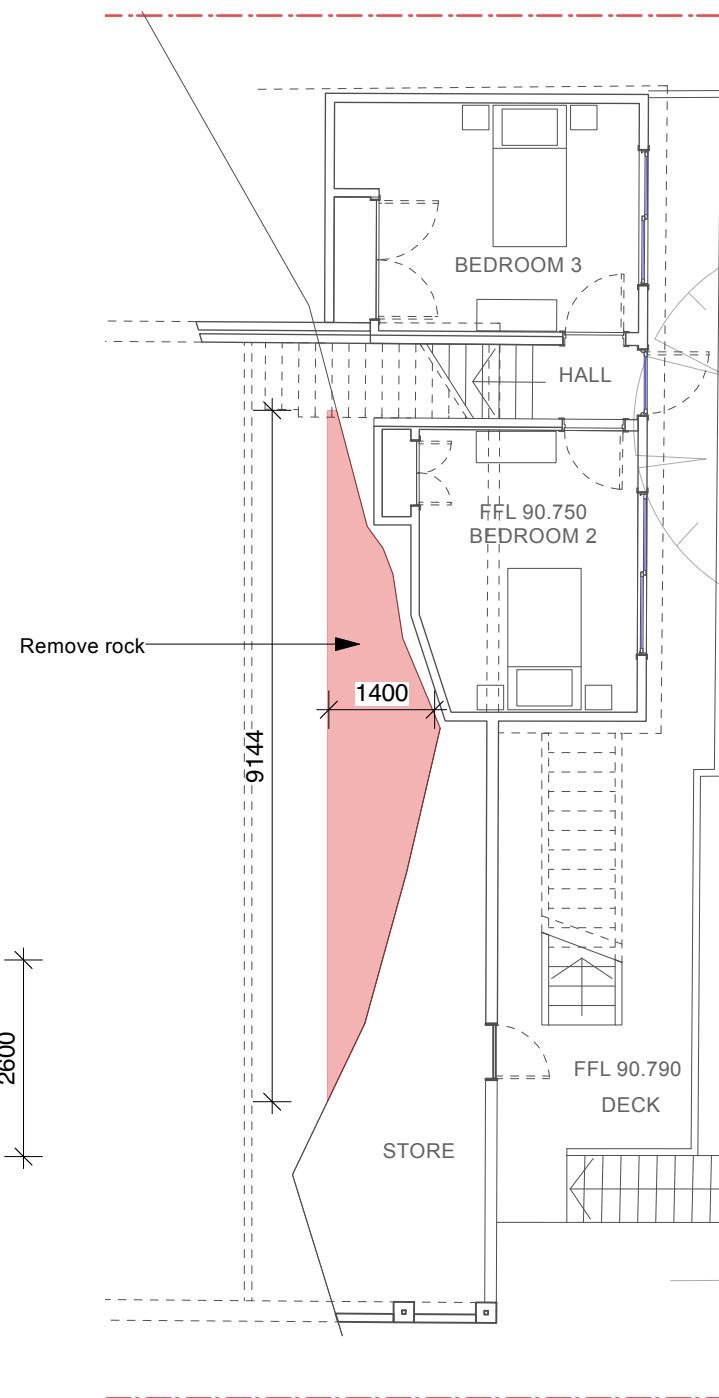
			General Notes:		Reason For Issue:		DEMOLITION PLAN		Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com					
					ISSUED FOR DA ONLY		35 Kanimbla Crescent Bilgola Plateau NSW, 2107							
					Copyright : This design and drawings are not to be 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		For Adam and Hilde Rutherford							
A 05/07/21 Issued for DA			TD						Project No.		Drawing No.		Rev No.	
Rev Date Note			By						1920		DA-104		DA-A	
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											DS		14/7/21	



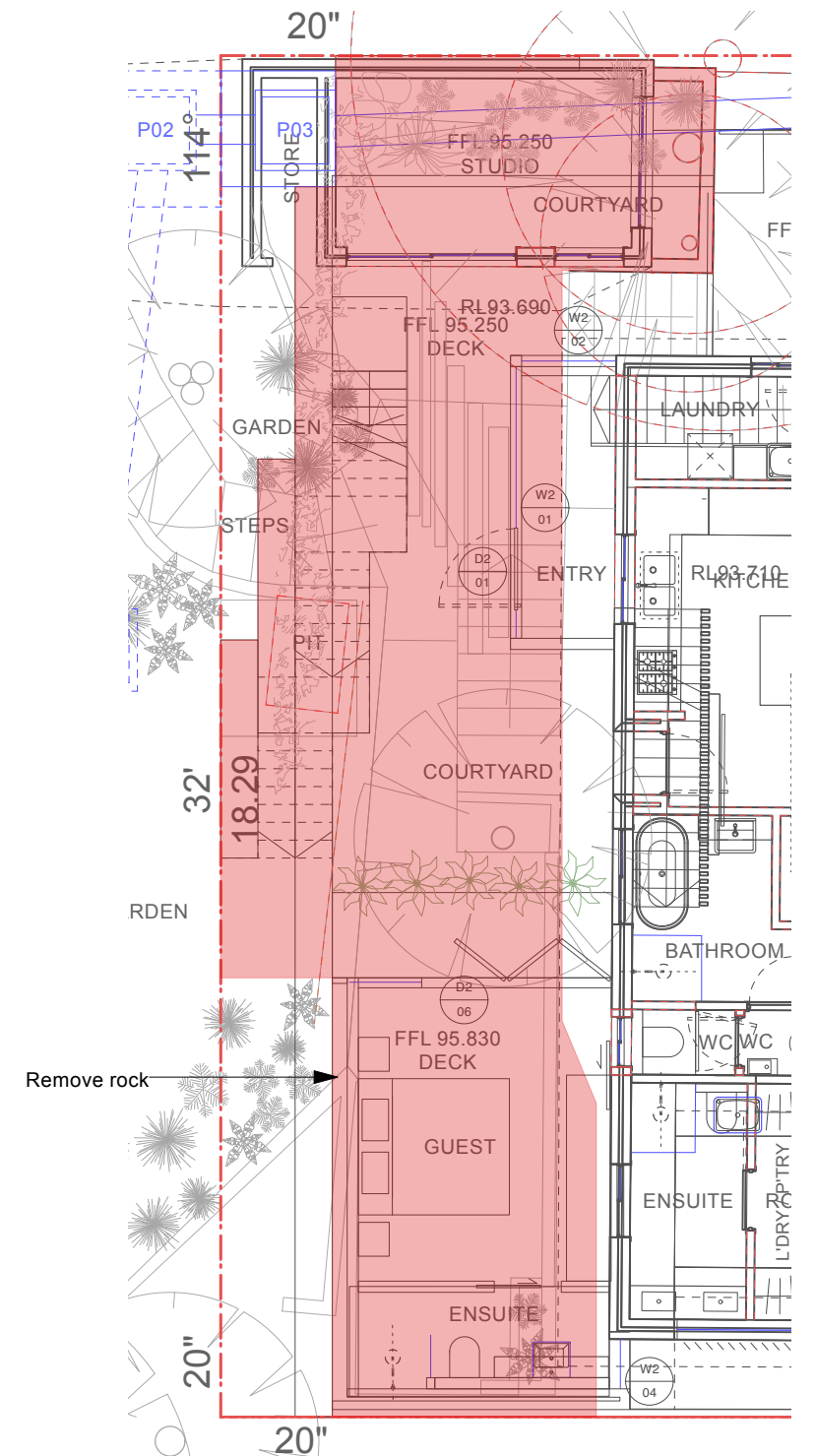
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2 SECTION 2 EXCAVATION
Scale: 1:100

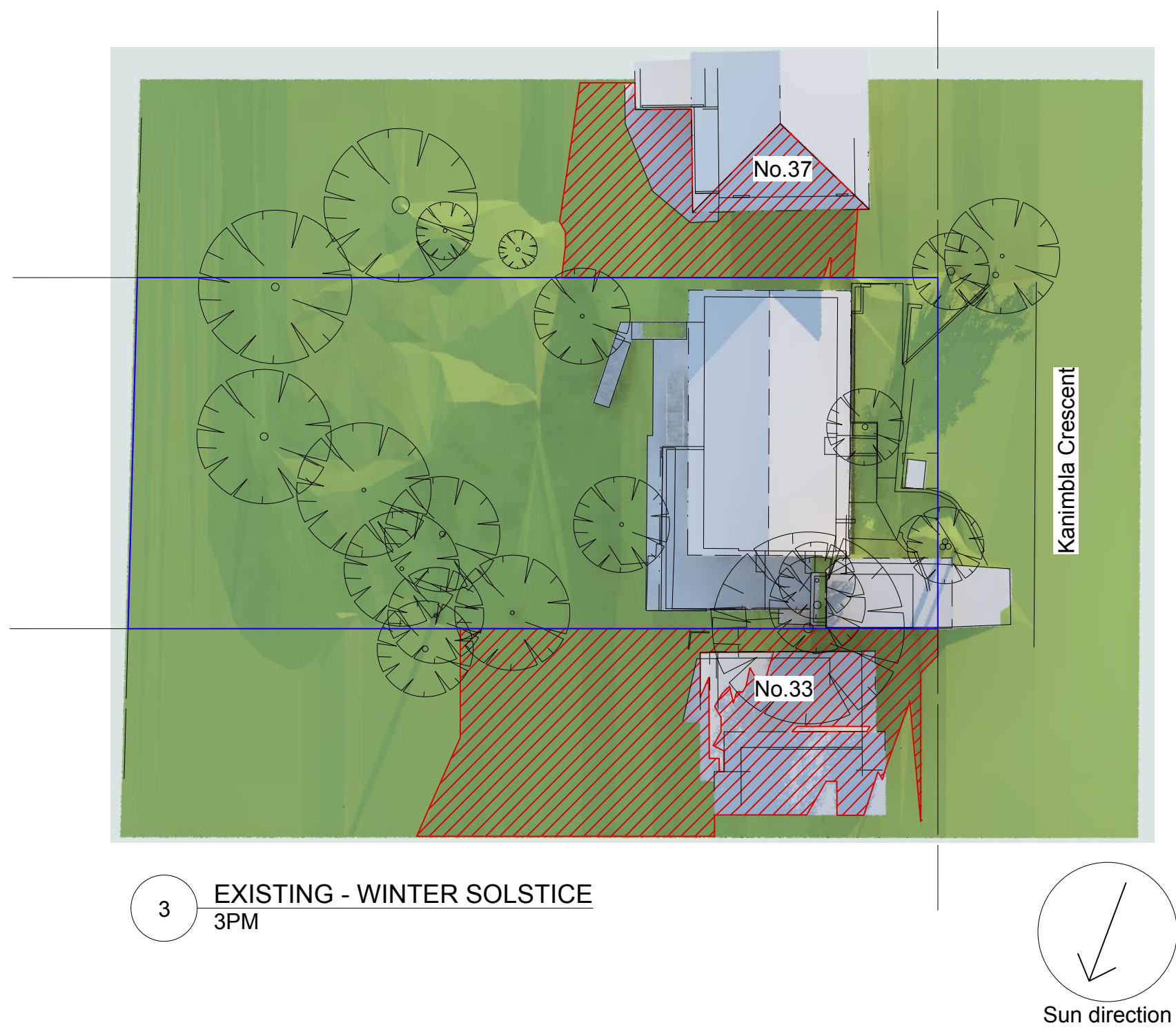
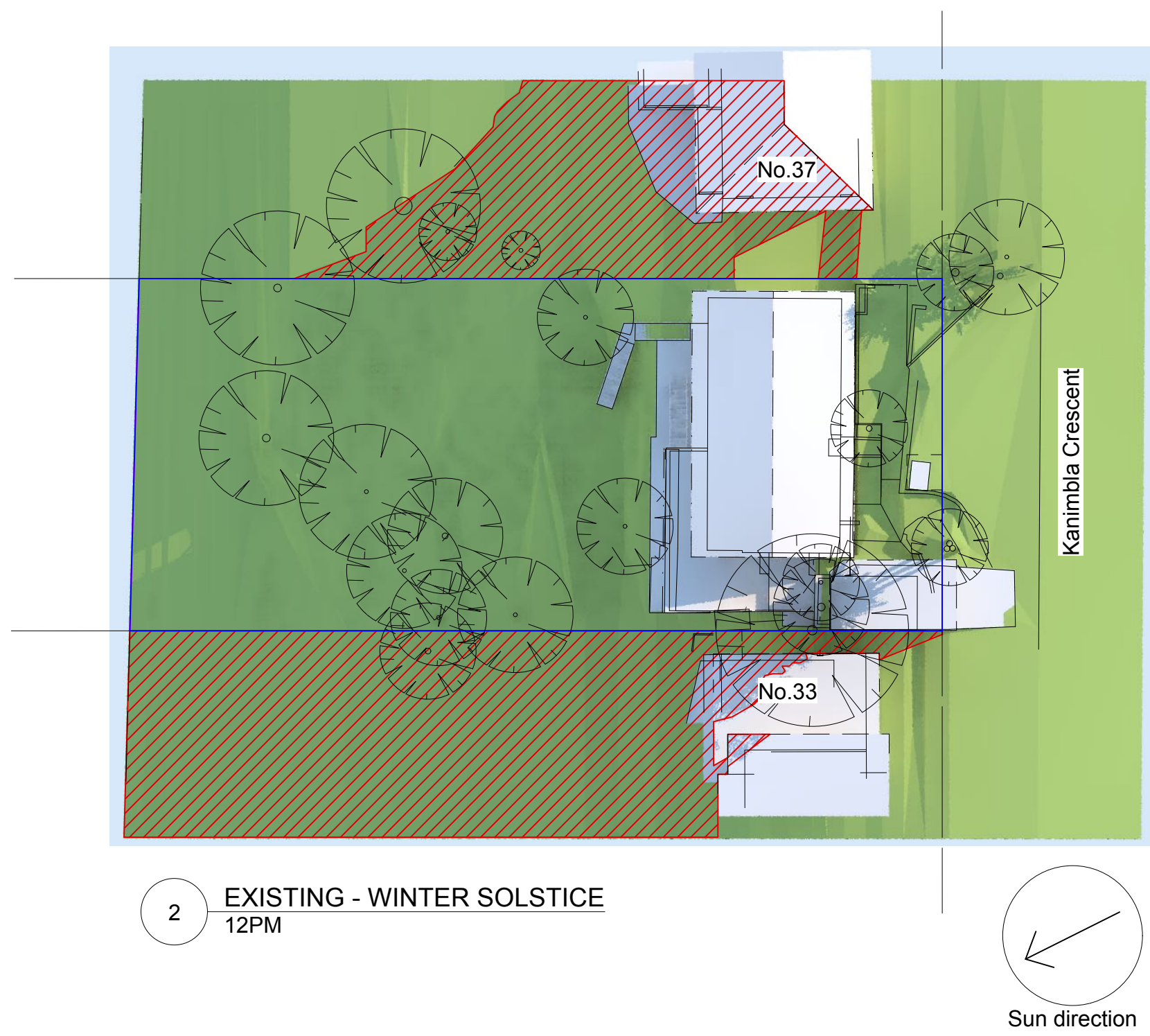
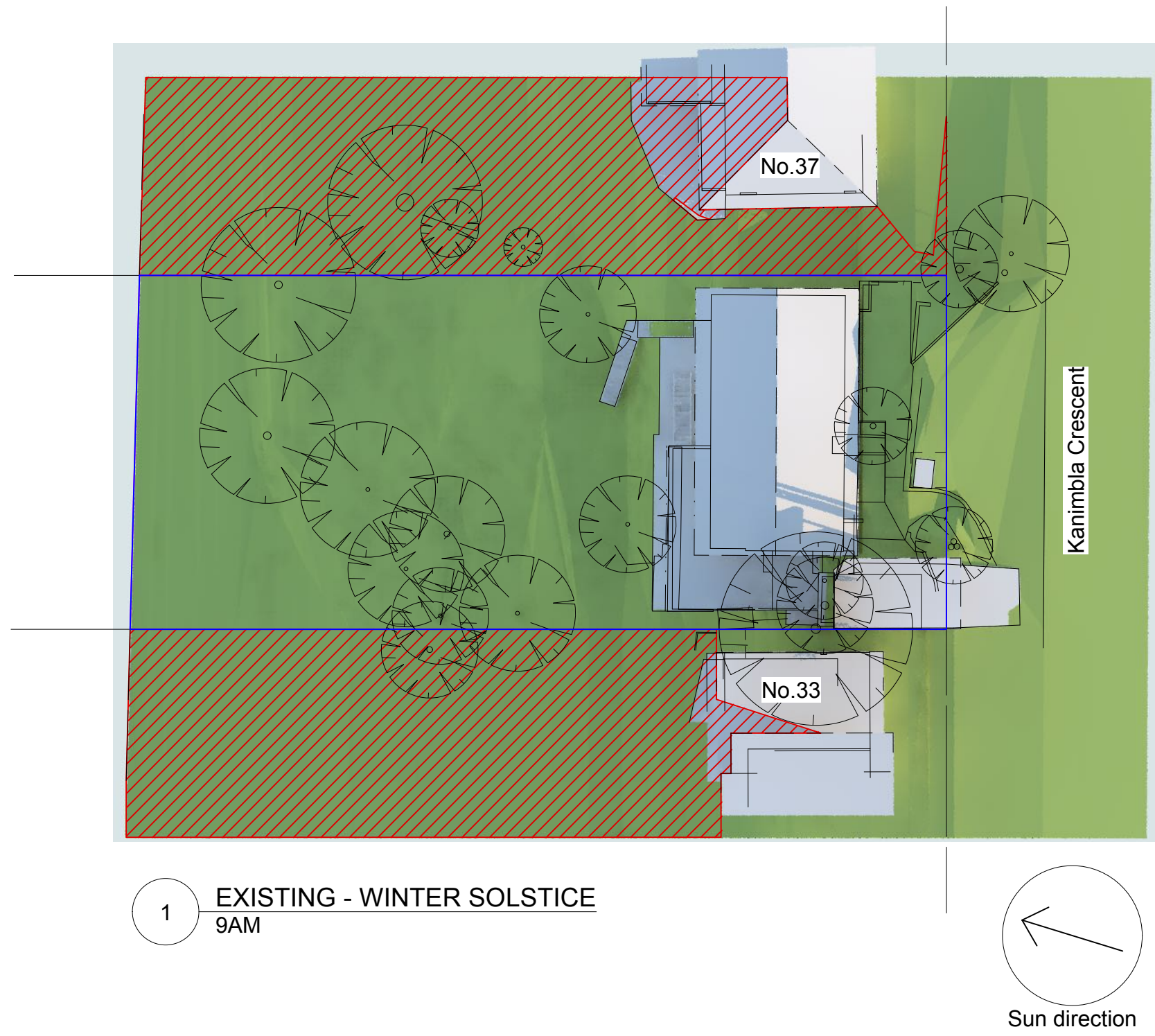


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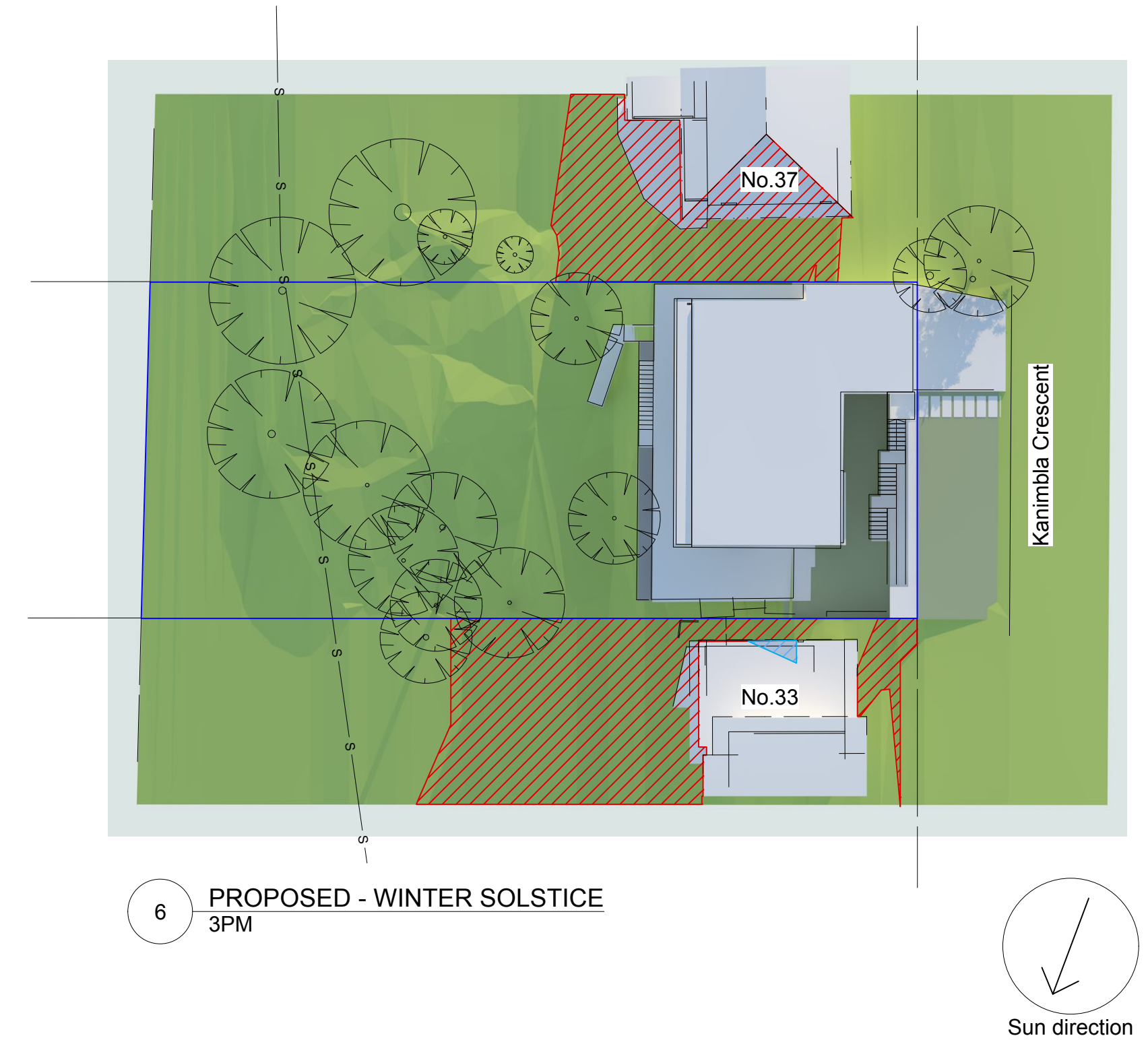
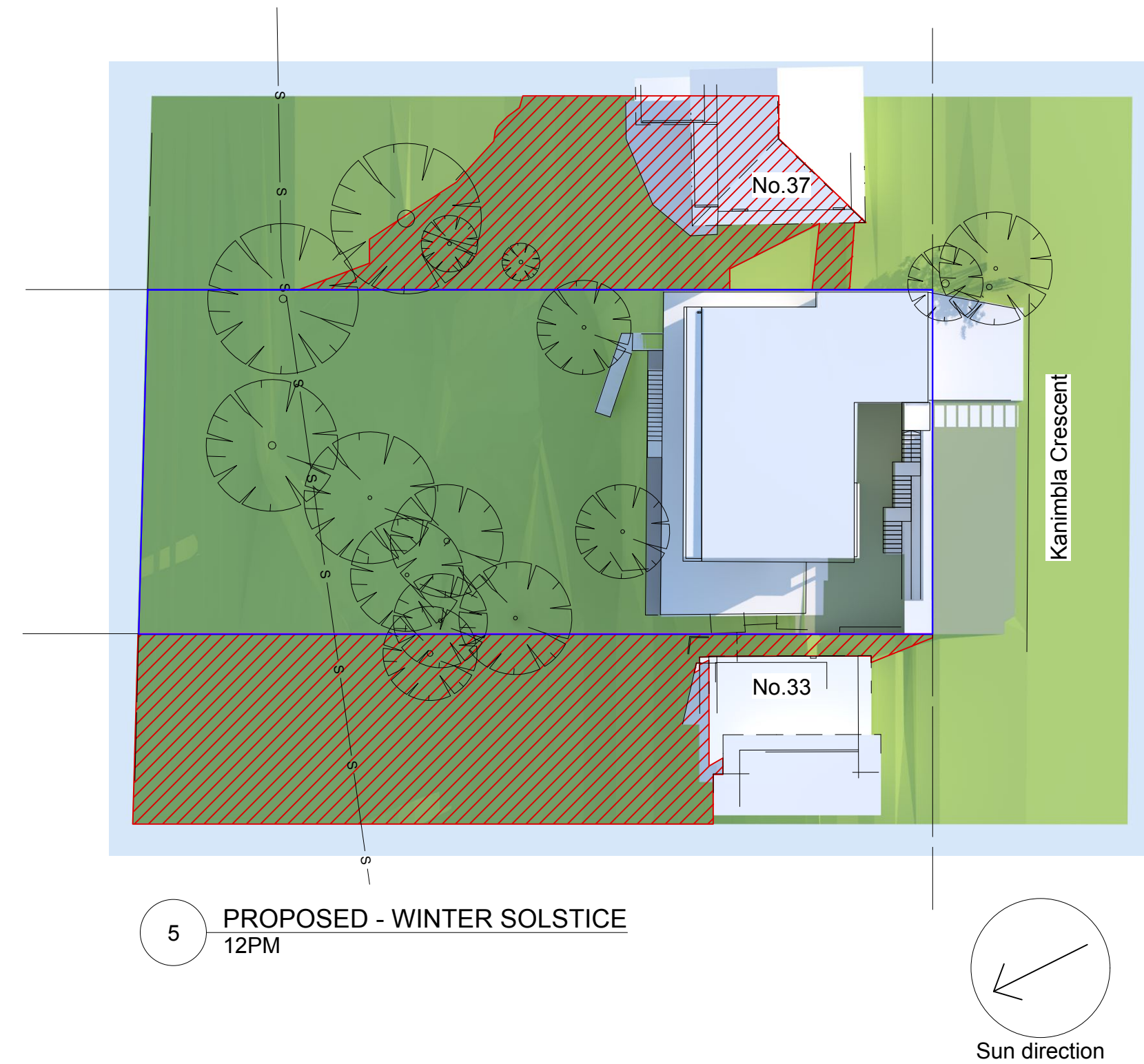
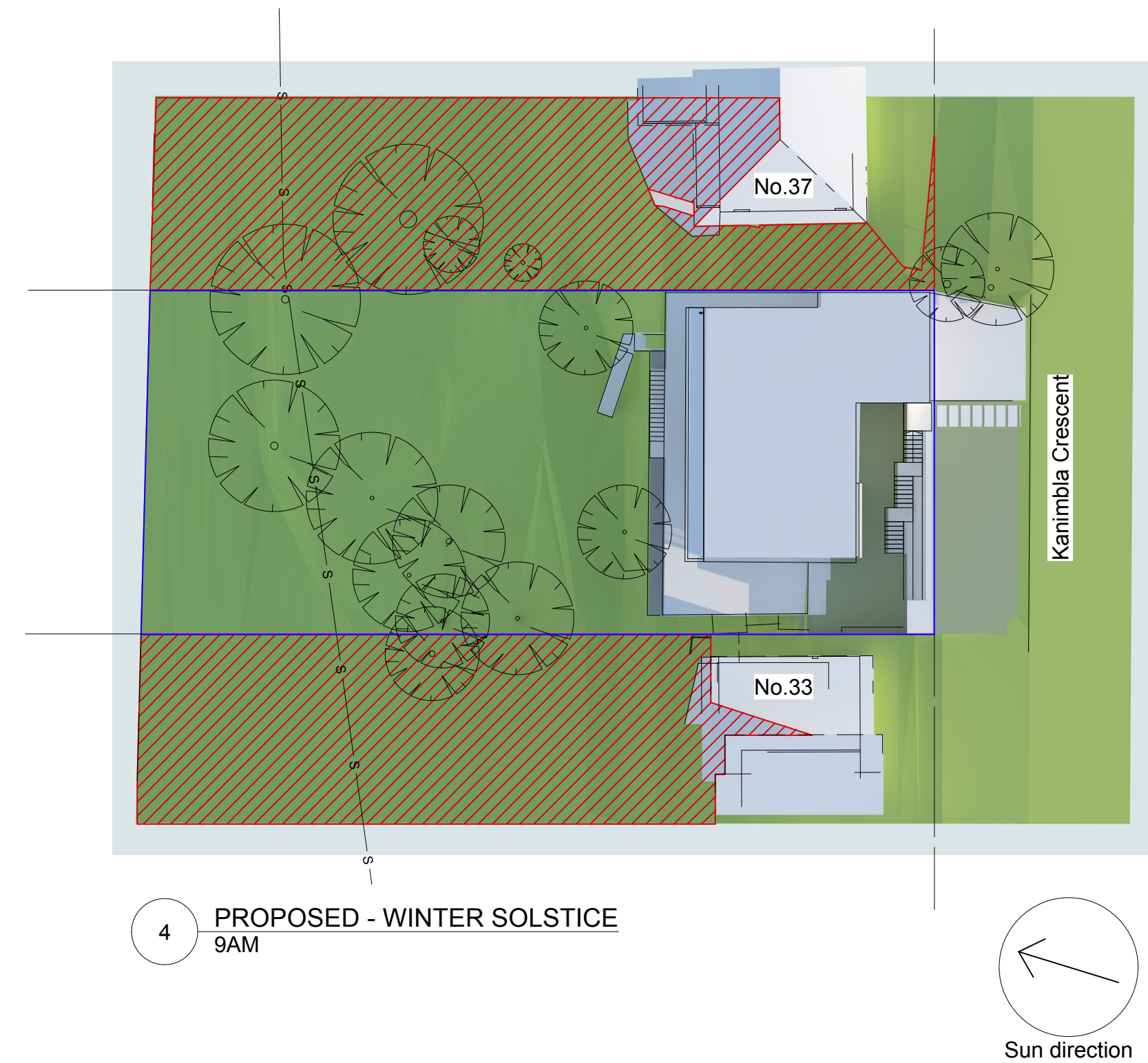


4 LEVEL 1 EXCAVATION
Scale: 1:100

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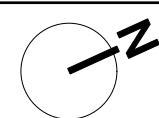


EXISTING
PROPOSED



General Notes:

- Key:
- Existing shadows
 - Proposed shadows



Reason For Issue:

ISSUED FOR DA ONLY

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SHADOW DIAGRAMS

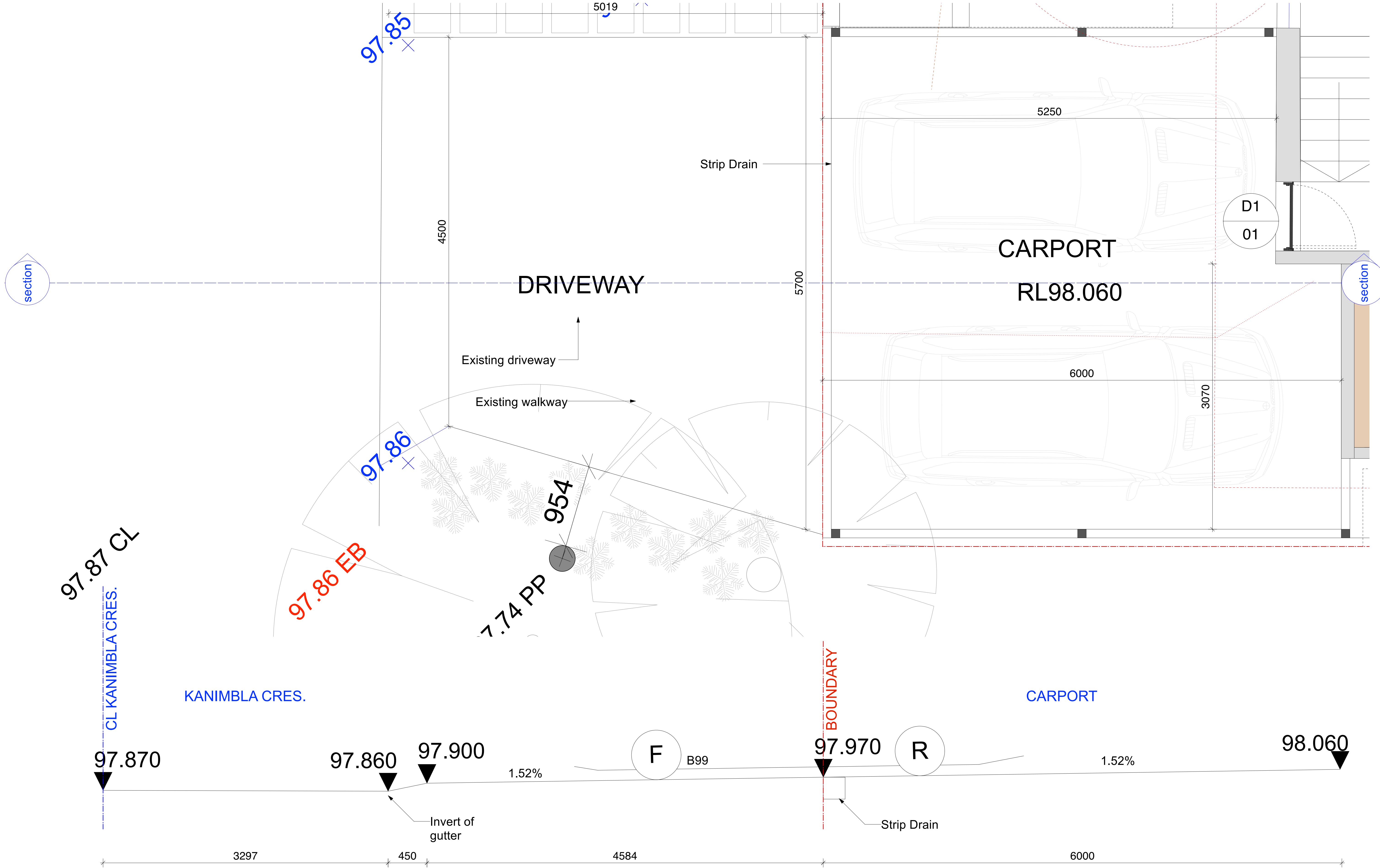
35 Kanimbla Crescent
Bilgola Plateau
NSW, 2107


For Adam and Hilde Rutherford

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E architects@utzsanby.com
www.utzsanby.com

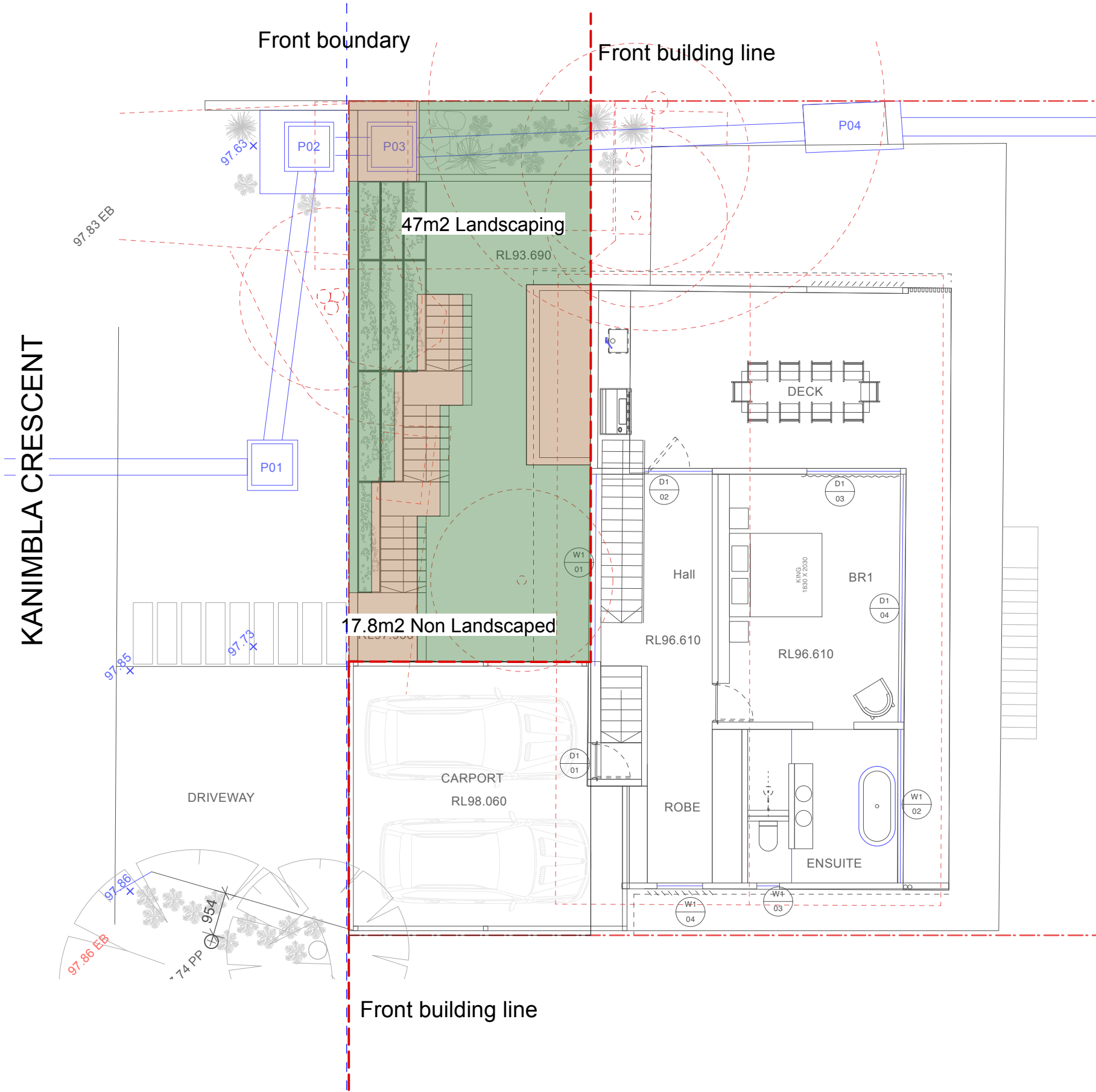
**UTZ
SANBY**
ARCHITECTS

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

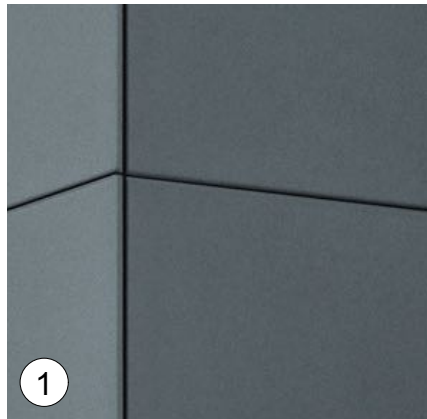
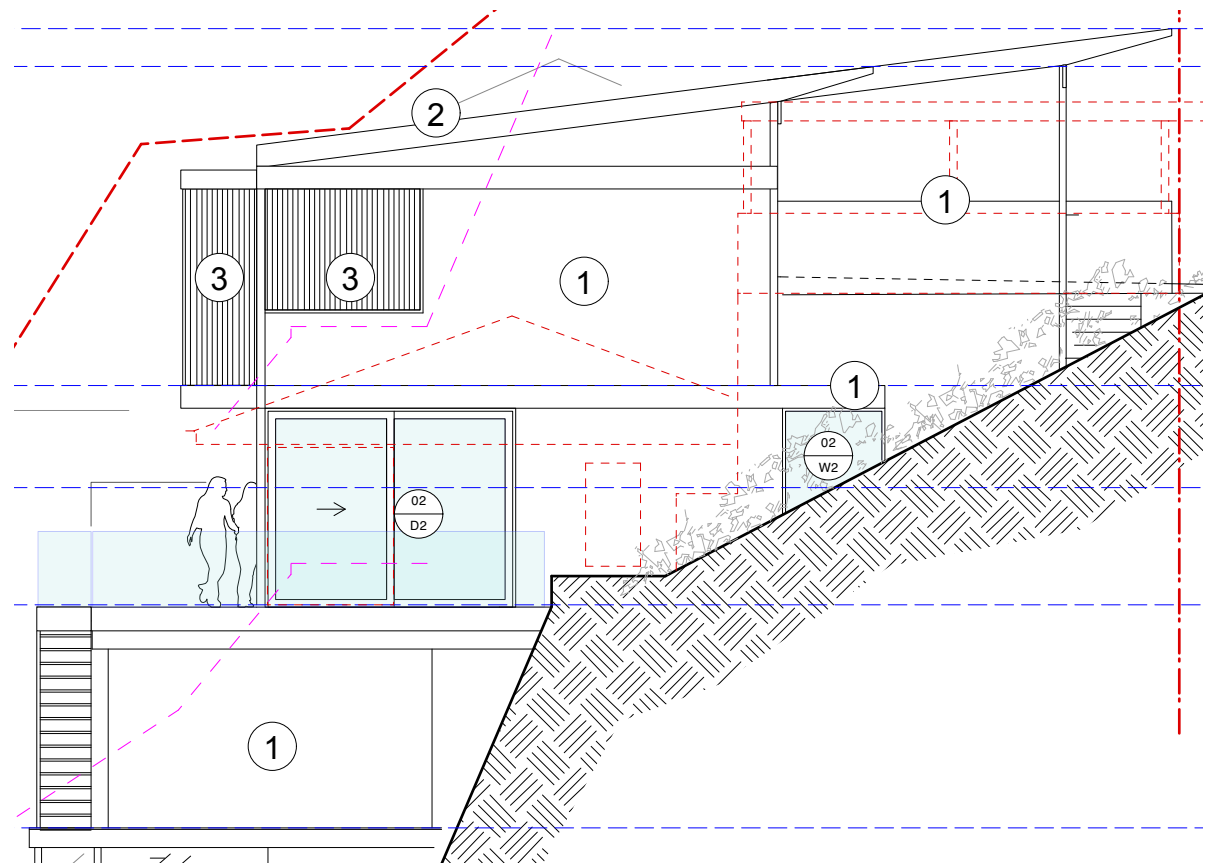
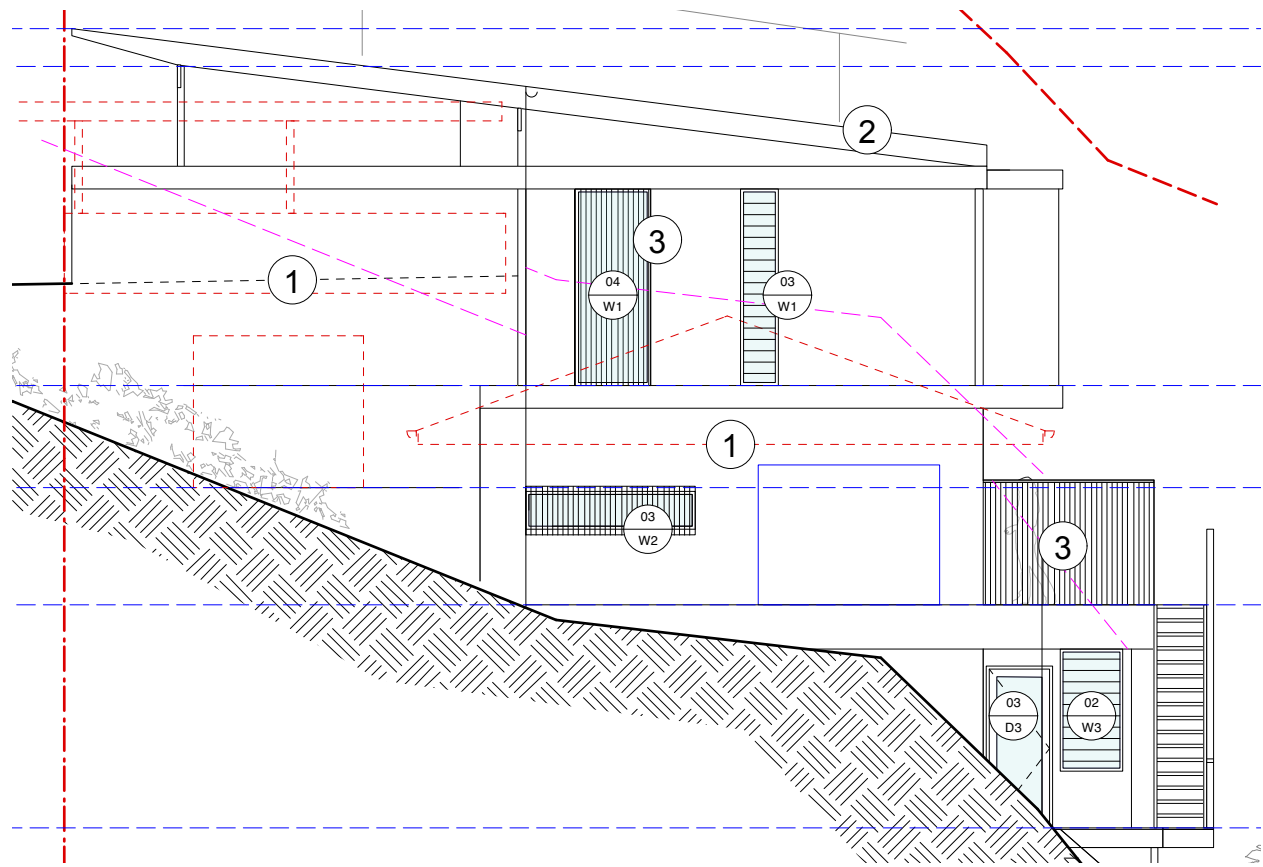


			General Notes:				Reason For Issue:		DRIVEWAY PLAN & SECTION 35 Kanimbla Crescent Bilgola Plateau NSW, 2107 For Adam and Hilde Rutherford	Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com 						
A	05/07/21	Issued for DA	TD				ISSUED FOR DA ONLY			Project No. 1920			Drawing No. DA-107		Rev No. DA-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. 4227				SCALE 1:100@A1			Drawn By TD Dwg Date: -		Checked By DS Plot Date: 4/7/21	

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



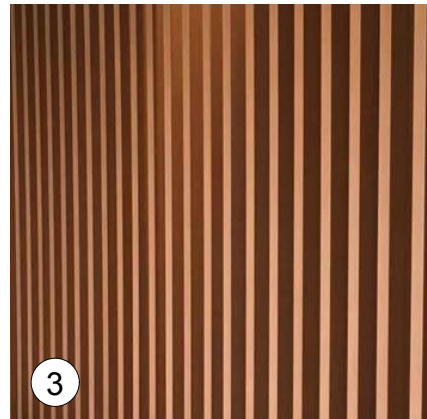
			General Notes:			Reason For Issue:	LANDSCAPE AREA DIAGRAM 35 Kanimbla Crescent Bilgola Plateau NSW, 2107 For Adam and Hilde Rutherford	Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com					
A	05/07/21	Issued for DA	TD					Project No. 1920	Drawing 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				



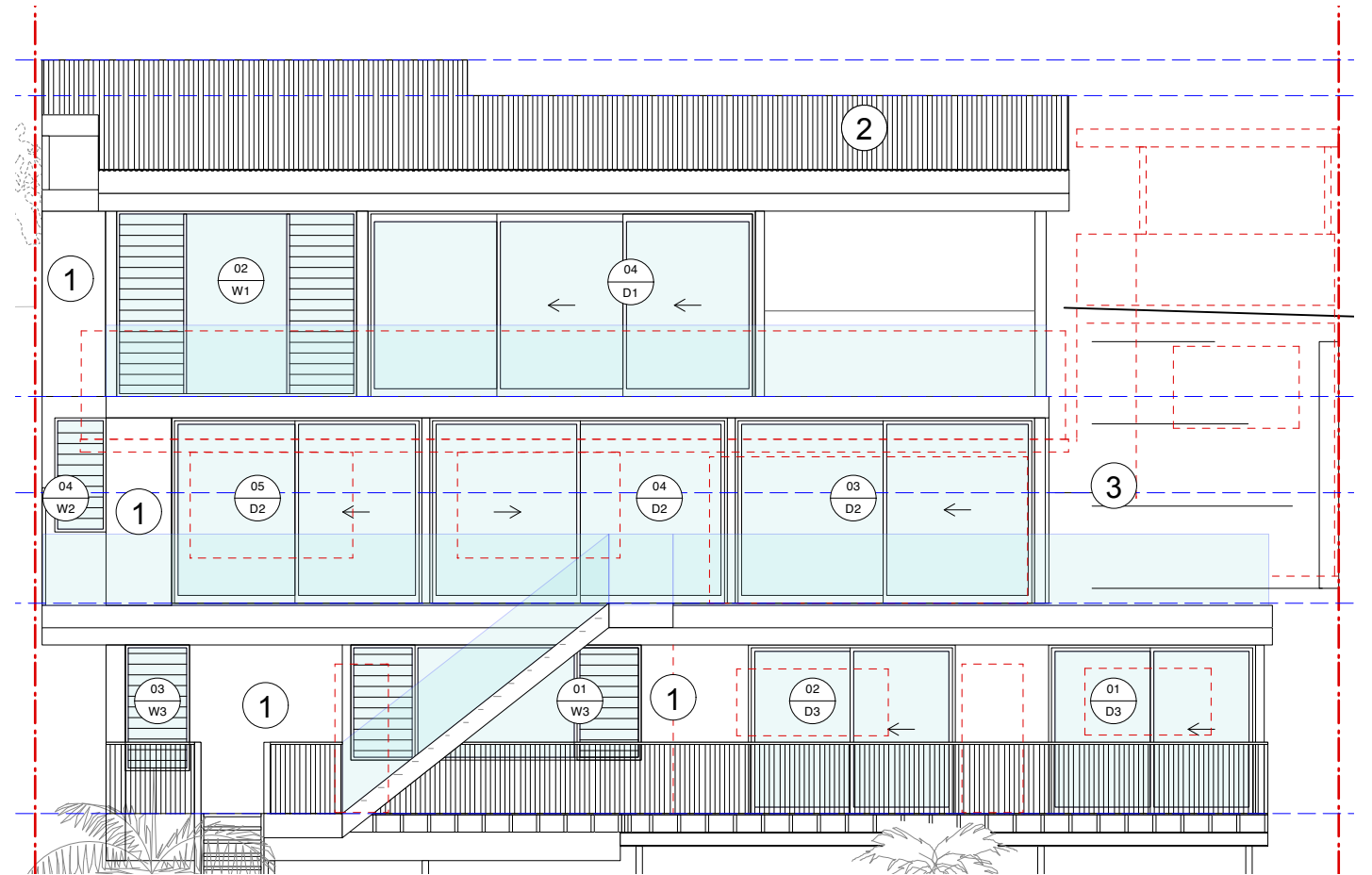
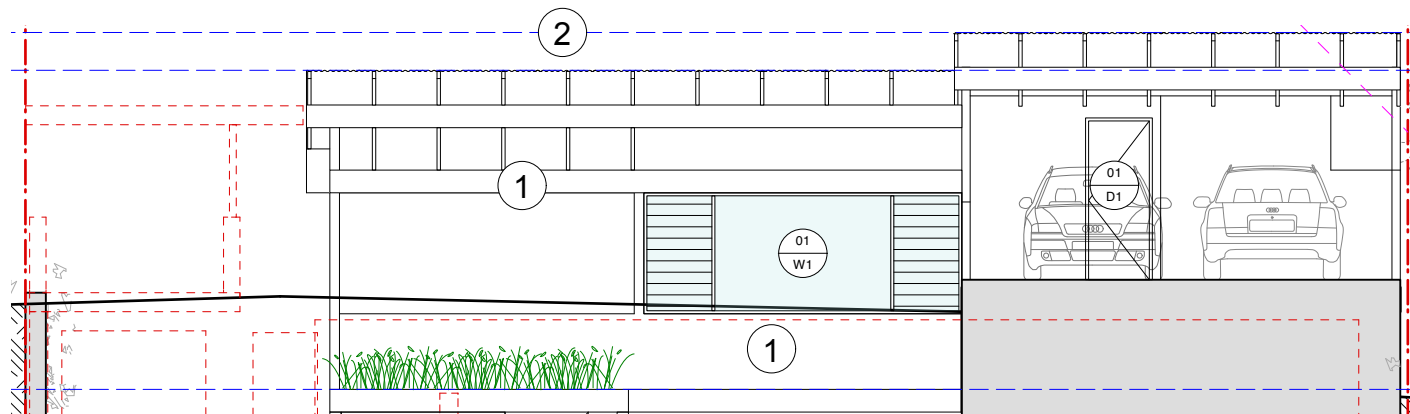
1 Sheet Cladding. Mid Colour.



2 Custom Orb Roofing. Mid Colour.



3 Vertical Cladding. Natural Colour.

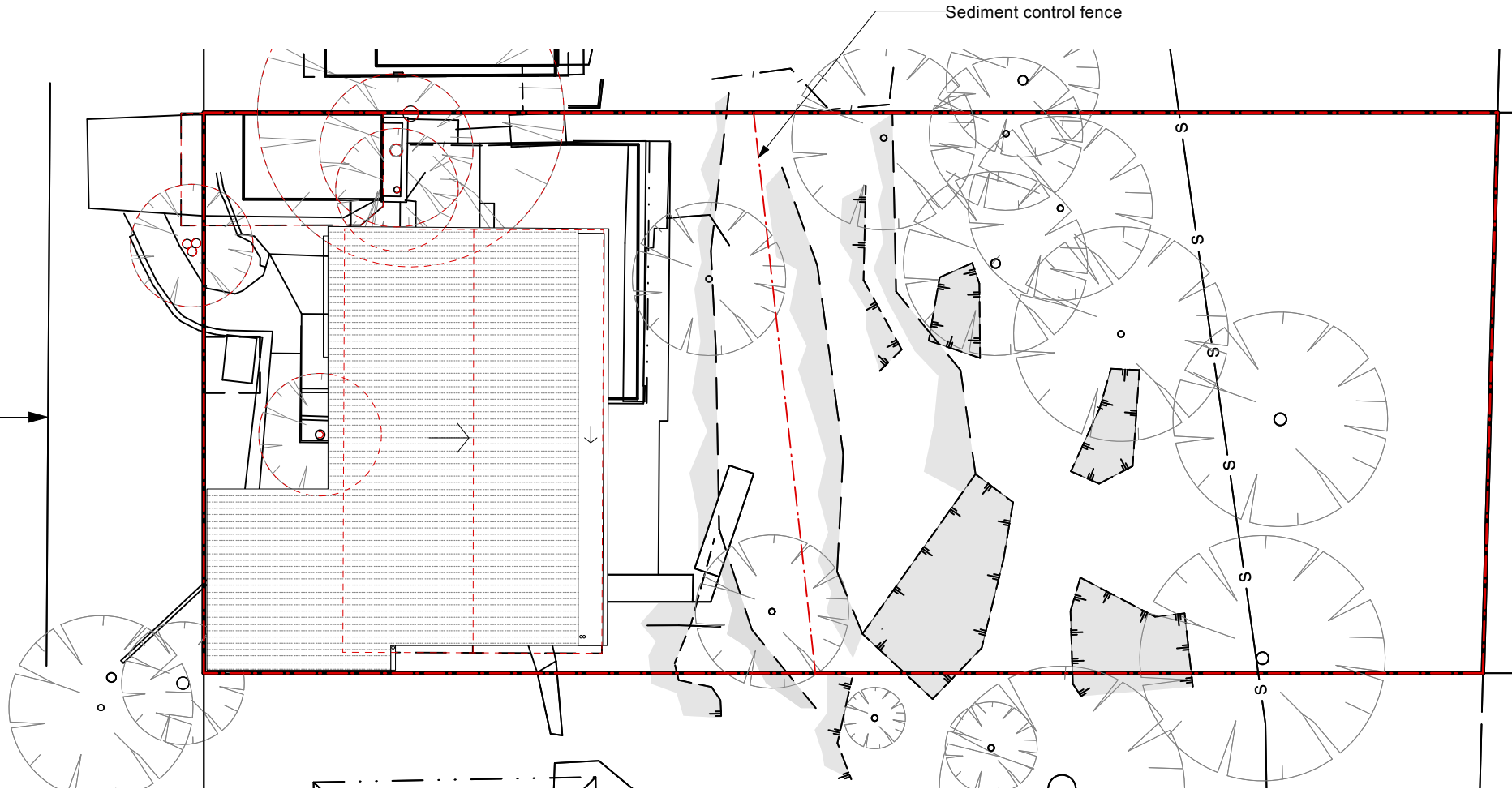


					General Notes:		Reason For Issue:		FINISHES SCHEDULE		<div>Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com</div> <div>UTZ SANBY ARCHITECTS</div>	
							ISSUED FOR DA ONLY		35 Kanimbla Crescent Bilgola Plateau NSW, 2107			
							Copyright : 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		For Adam and Hilde Rutherford			
A 05/07/21 Issued for DA			TD								Project No. 1920 Drawing No. DA-109 Rev No. DA-A	
Rev Date Note			By								SCALE 1:100@A1	
											Drawn By TD Dwg Date: - Checked By DS Plot Date: 16/7/21	

KANIMBLA

CRESCENT

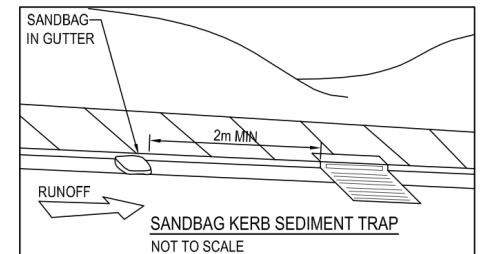
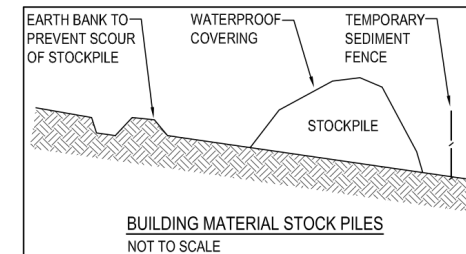
Sandbag sediment trap where appropriate.



1

SITE PLAN

Scale: 1:200



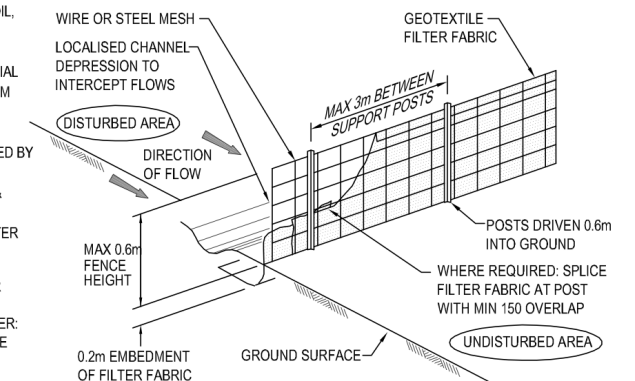
SOIL & WATER MANAGEMENT NOTES

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

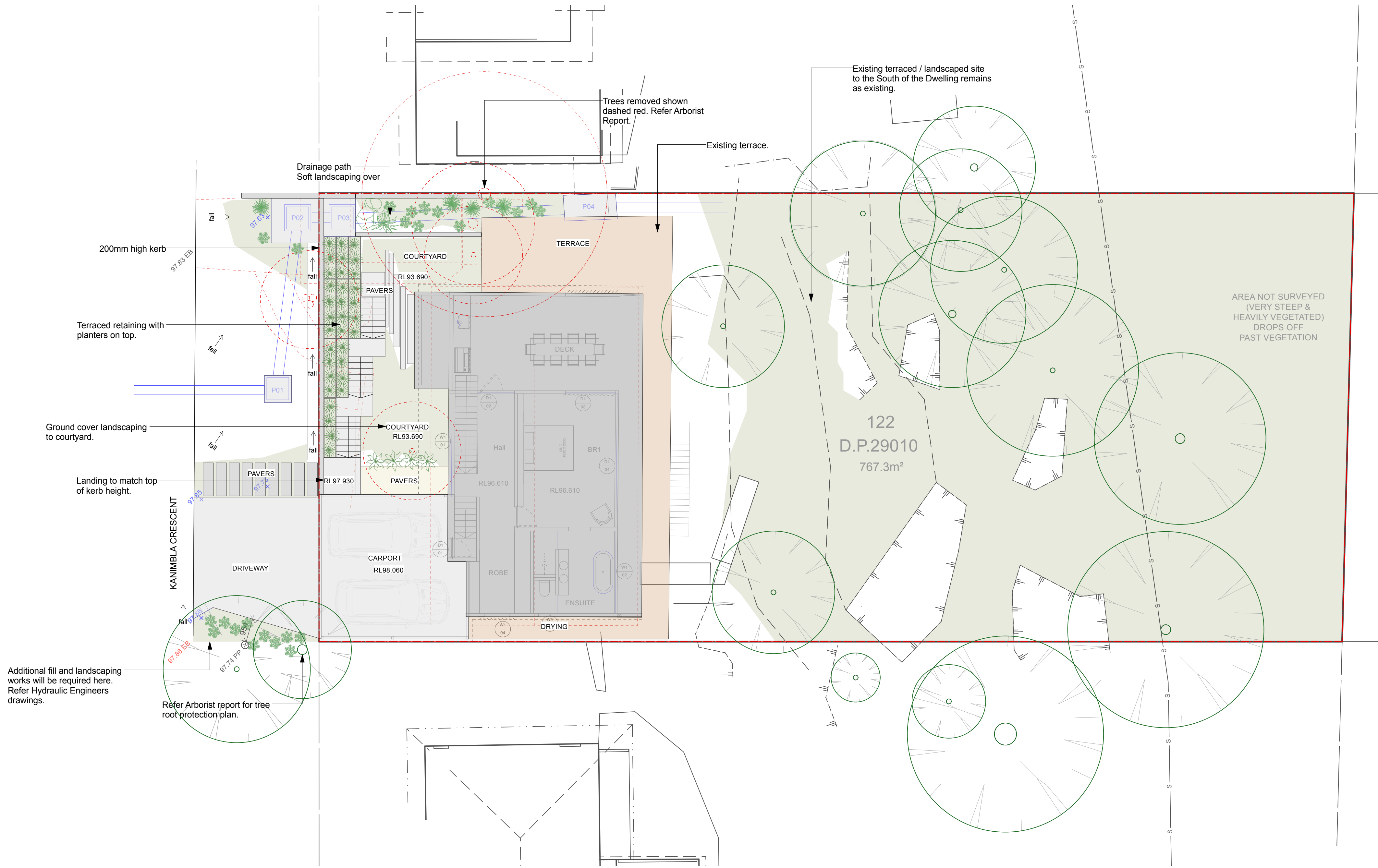
35 Kanimbla Crescent
Bilgola Plateau
NSW, 2107

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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:

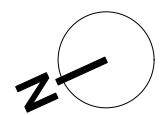
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Nominated Architect: Duncan Sanby Reg. No. 6227

LANDSCAPE PLAN

35 Kanimbla Crescent
Bilgola Plateau
NSW, 2107

For Adam and Hilde Rutherford



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