

list of abbreviations

A/C	airconditioning	LV	louvre-aluminium
AP	access panel	MAT	floor mat
AR	architrave	MB	metal balustrade
AS	adjustable shelf	MDF	medium density fibreboard
AW	aluminium window	ME	mechanical exhaust
BAL	balustrade	MI	mirror
BDY	boundary	MPBR	membrane pebble ballast roof
BLWK	blockwork	MR	metal roof
BS	bath spout	MSB	main switch board
BSN	basin	MS	metal sheeting
BWBP	brickwork bagged & painted	MT	mosaic tile
BWF	brickwork faced	MW	microwave
C	concrete	MX	mixer
CBF	concrete- broom finish	OF	overflow
COF	concrete- off form	P	pantry
CPS	concrete- polished & sealed	PAV	paving
CST	concrete- steel trowel finish	PB	plasterboard
COS	check on site	PB/ FR	plasterboard- fire resistant
CFC	compressed fibre cement	PBM	plasterboard- moisture resistant
CJ	control joint	PDWR	powder room
COL	column	PLY	plywood
CP	chrome plated	PNT	paint
CPD	cupboard	PU	polyurethane
CPT	carpet	PV	photo voltaic
CR	cement render	R	robe
CRW	cement render waterproof	RA	return air
CT	ceramic tile	RH	rangehood
CTP	cooktop	RHS	rectangular hollow section
DH	double hung	RL	reduced level
DP	downpipe	RWH	rainwater head
DPC	damp proof course	RWO	rainwater outlet
DRY	Dryer	SD	smoke detector
DR	Drawer	SH	shutters
DW	dishwasher	SHR	shower rose
EDB	electrical switch board	SK	skirting
EGL	existing ground line	SMW	sewer manhole
EQ	equal	SP	set plaster
EX	existing	SPM	set plaster moisture resistant
EXT	external	SS	stainless steel
F	fridge	ST	stone
FC	fibrous cement sheet	STL	steel
FCL	finished ceiling level	SWP	sewer pipe
FFL	finished floor level	T	timber
FGL	finished ground level	TB	timber- battens
FP	fixed panel	TD	timber door
FR	freezer	TF	timber- frame
FRL	fire resistance level	TFB	timber- floorboards
FSL	finish structural level	THR	timber- handrail
FS	Fixed shelf	TOF	top of fence
FW	floor waste	TOW	top of wall
G	glass/ glazing	TRH	toilet roll holder
GBL	glass balustrade	TS	timber screen
GL	glass- louver	U/S	underside
GO	glass- obscure	VN	timber veneer
GALV	galvanised	VP	vent pipe
GD	grated drain	WB	weatherboards
GPO	general purpose outlet	WC	toilet
GR	gravel	WM	washing machine
GU	gutter	WPM	water proof membrane
HR	hanging rail	WRC	western red cedar
HT	hose tap		
HTR	heated towel rail		
HWU	hot water unit		
HDY	hydraulic		
INT	internal		
LAM	laminare		
LDRY	laundry		
LIN	linen		

BASIX Commitments

BASIX Project Commitments		
Proposed:	Single dwelling	
Address:	25 Cabban Street, Mosman NSW	
Lot No / DP:	4/14200	
Water (All dwellings)		
Fixtures	Specification	
Shower head rating	3 star (> 7.5 but <= 9 L/min)	
Toilet rating	3 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size	20000L	
Connected to:	Garden and lawn areas	
	All toilets	
	Laundry	
Thermal Comfort		
External walls	Requirements	
Cavity brick	light and Medium colour, R1.8 Bulk + Anti glare foil	
Weatherboard	Dark colour, R2.7 Bulk + Anti glare foil	
Internal walls		
Cavity wall, direct fix plasterboard	R2.0 Bulk insulation	
Ceiling		
External ceiling - Concrete, plasterboard	R6.0 bulk insulation	
Internal ceiling	Between Garage and Conditioned zone above	R2.5 bulk insulation
Roof		
Corrugated iron	Dark Colour (solar absorptance >0.70) Anticon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)	
Floors		
Concrete slab on ground	No insulation	
Suspended concrete slab	To floors open to air	R2.5 Bulk insulation
Windows		
Aluminium frame ALM-004-03	All louvred windows	Double glazed, Air Fill, High Solar Gain Low-e with U-value 4.3 and SHGC 0.53 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Aluminium frame ALM-006-03	All other window types	Double glazed, Argon Fill, High Solar Gain Low-e with U-value 4.1 and SHGC 0.52 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Overshadowing details		
Adjoining units calculated into model calculations		
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014. Table 3.12.1.1 (b) and		
Energy (All Dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Laundry	Individual fan, ducted to façade or roof	
Control switch	Manual switch on/off	
Cooling		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Heating		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	No	
Private outdoor clothes drying line	Yes	

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drawing list

DA00	Cover Sheet
A2 Documentation Sheet	
DA01	Site Analysis
DA02	Site & Roof Plan
DA03	Level 1 Plan
DA04	Level 2 Plan
DA05	Level 3 Plan
DA06	Sections
DA07	North Elevation
DA08	South Elevation
DA09	East Elevation
DA10	West Elevation
DA11	External Views
DA12	External Views
DA13	Area Calculations
DA14	8.5m Height Plane Sheet 1
DA15	Shadow Diagrams 9am June 21st
DA16	Shadow Diagrams 10am June 21st
DA17	Shadow Diagrams 11am June 21st
DA18	Shadow Diagrams 12pm June 21st
DA19	Shadow Diagrams 1pm June 21st
DA20	Shadow Diagrams 2pm June 21st
DA21	Shadow Diagrams 3pm June 21st
DA22	Shadow Diagrams Equinox March/September 9am
DA23	Shadow Diagrams Equinox March/September 10am
DA24	Shadow Diagrams Equinox March/September 11am
DA25	Shadow Diagrams Equinox March/September 12pm
DA26	Shadow Diagrams Equinox March/September 1pm
DA27	Shadow Diagrams Equinox March/September 2pm
DA28	Shadow Diagrams Equinox March/September 3pm
DA29	Sun Study 21 June
DA30	Schedule of Finishes
DA31	8.5m Height Plane Sheet 2
DA32	Survey 1/ Site Plan Overlay
DA33	Survey Overlay / Height Poles
DA34	Screen Details
DA35	Street Views
DA36	External View

Development Application

New House, Pool & Landscape Works

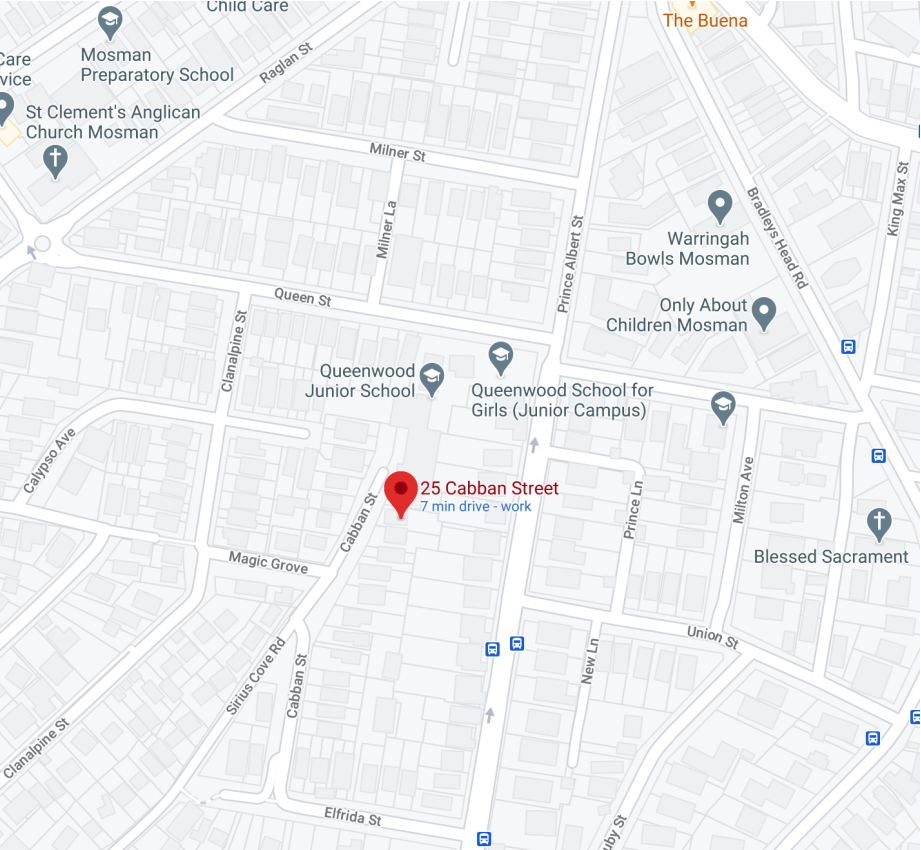
at

25 Cabban Street, Mosman

for

Needham Residence

location map

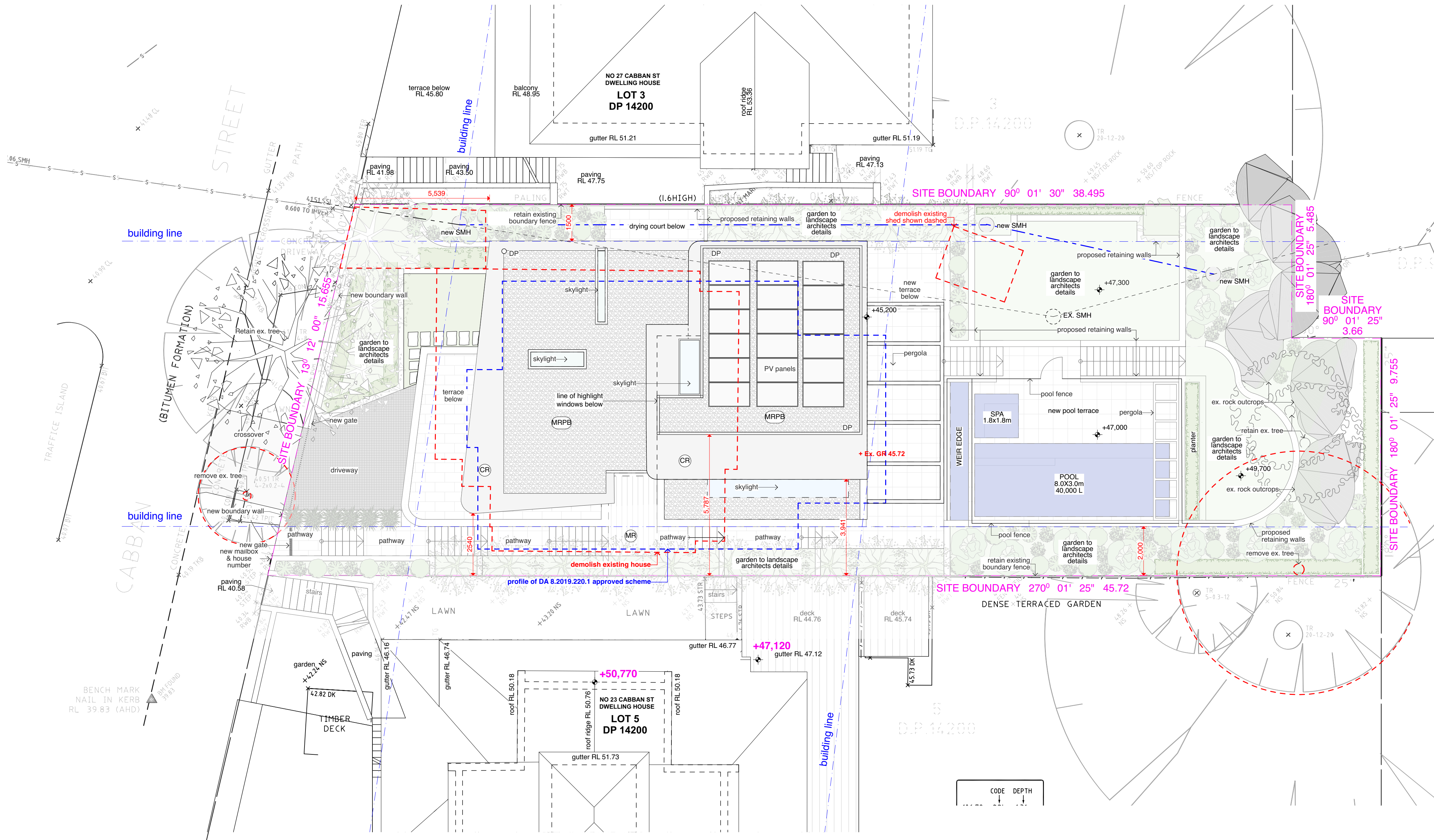


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	checked	AV	revision
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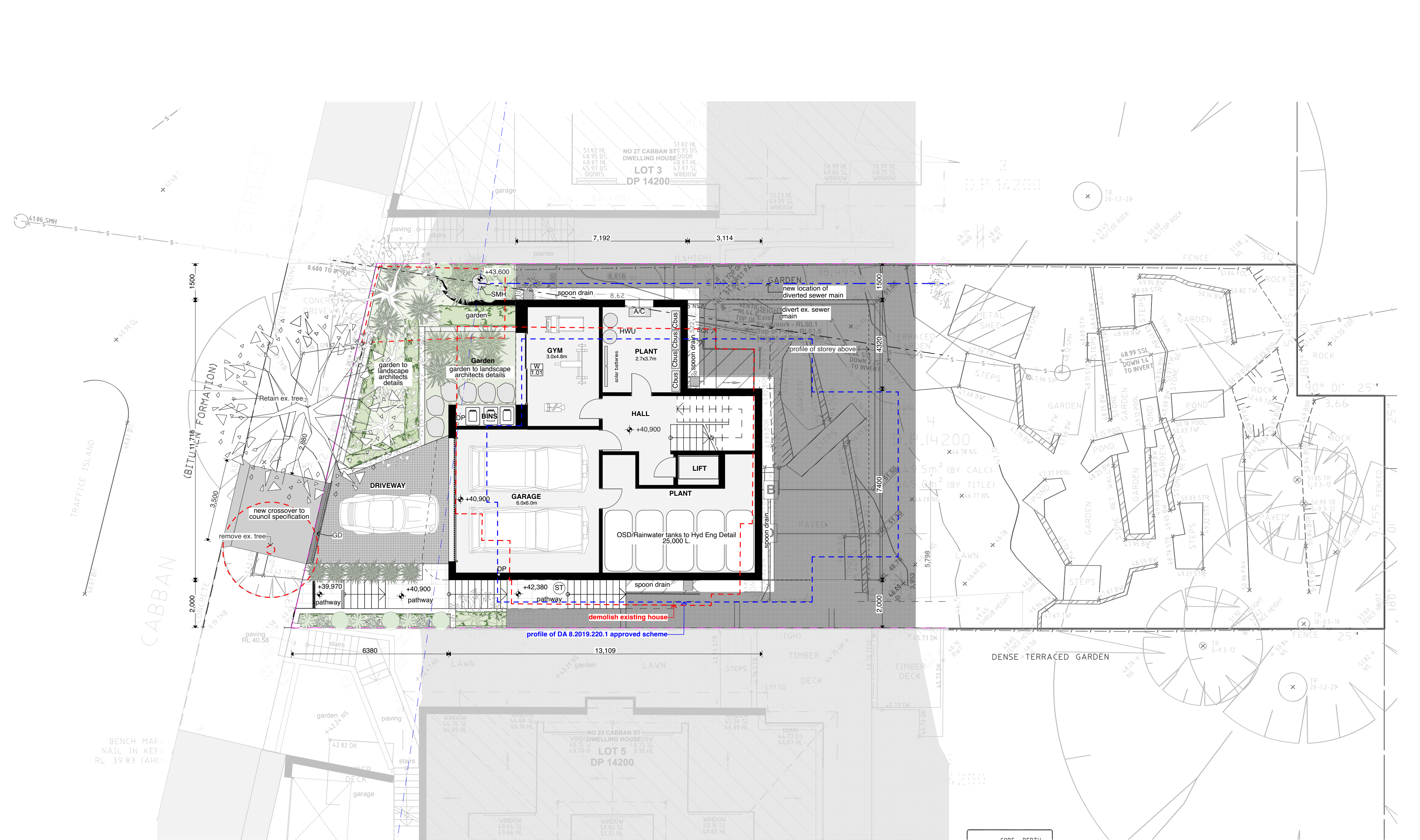
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address	25 Cabban Street Mosman NSW
client	Needham Residence

title	Site & Roof Plan
issue	Development Application

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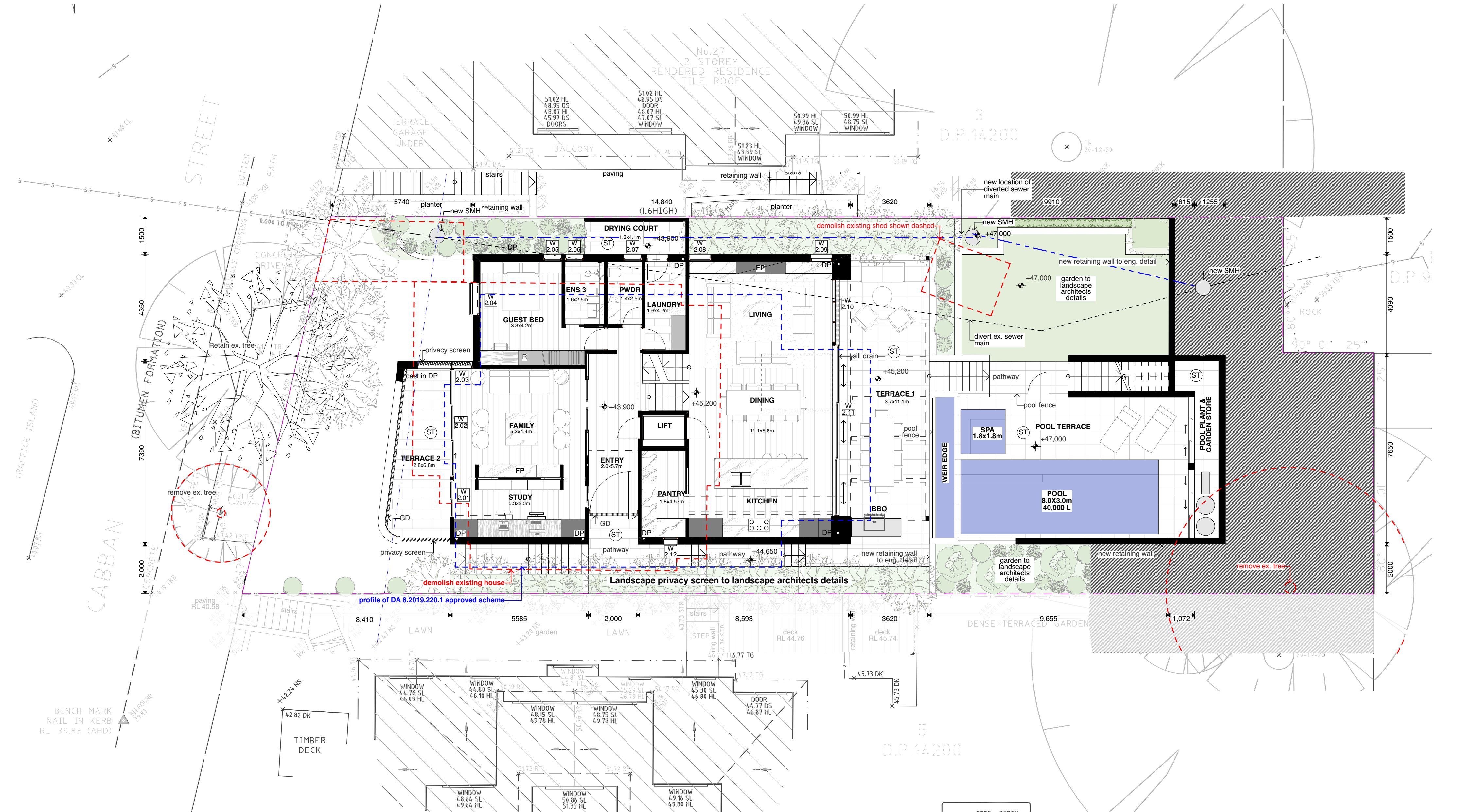
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<b>project</b>	New House, Pool & Landscape Works
<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

<b>title</b>	Level 1 Plan
<b>issue</b>	Development Application

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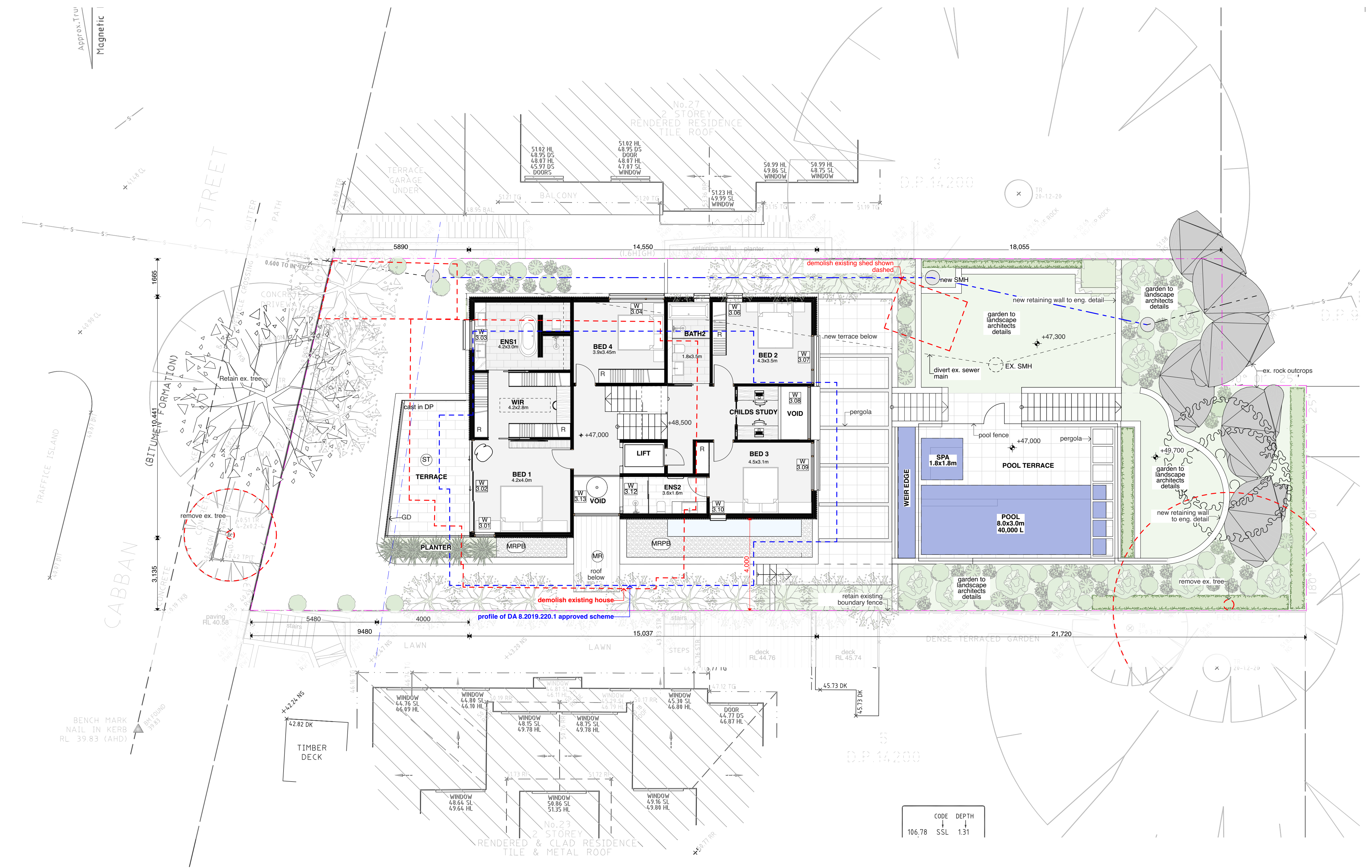
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title	Level 2 Plan
issue	Development Application

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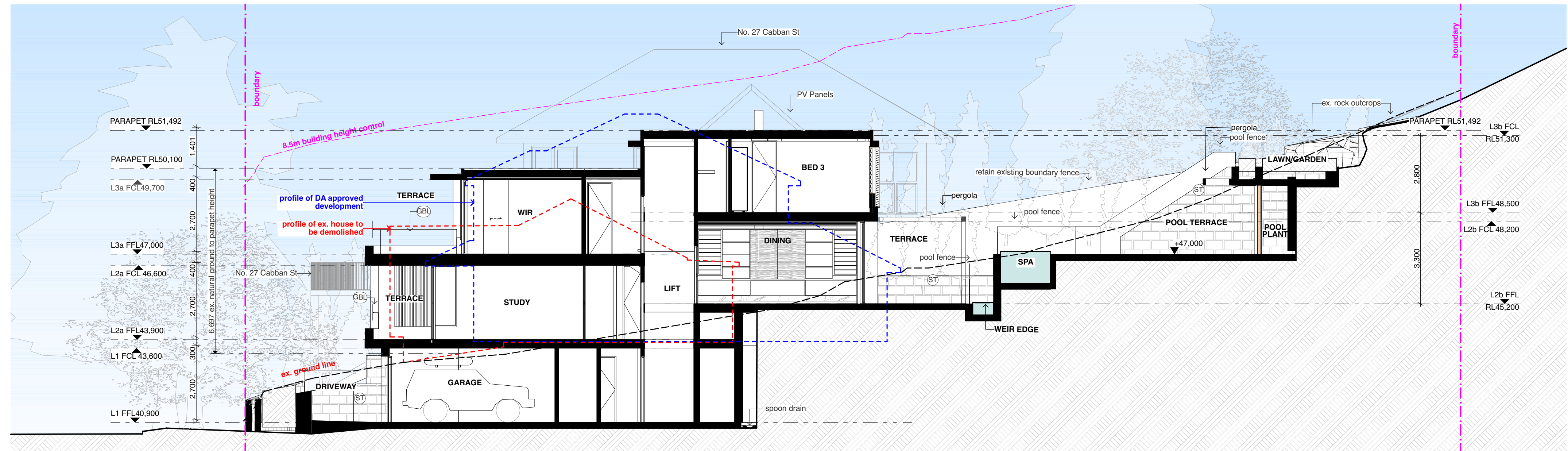
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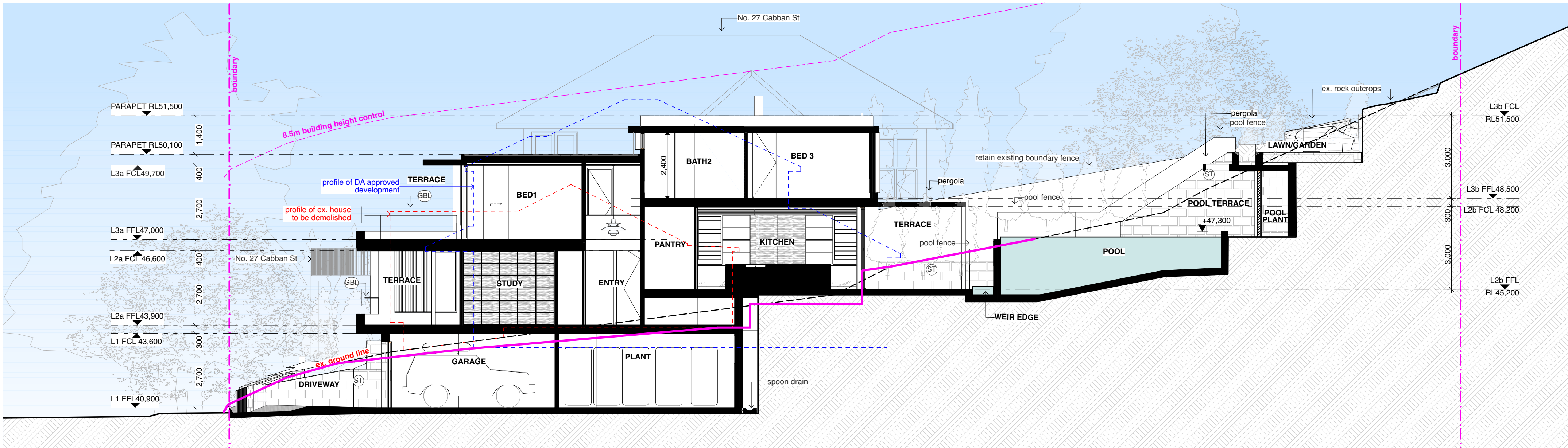
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Section B  
1:100

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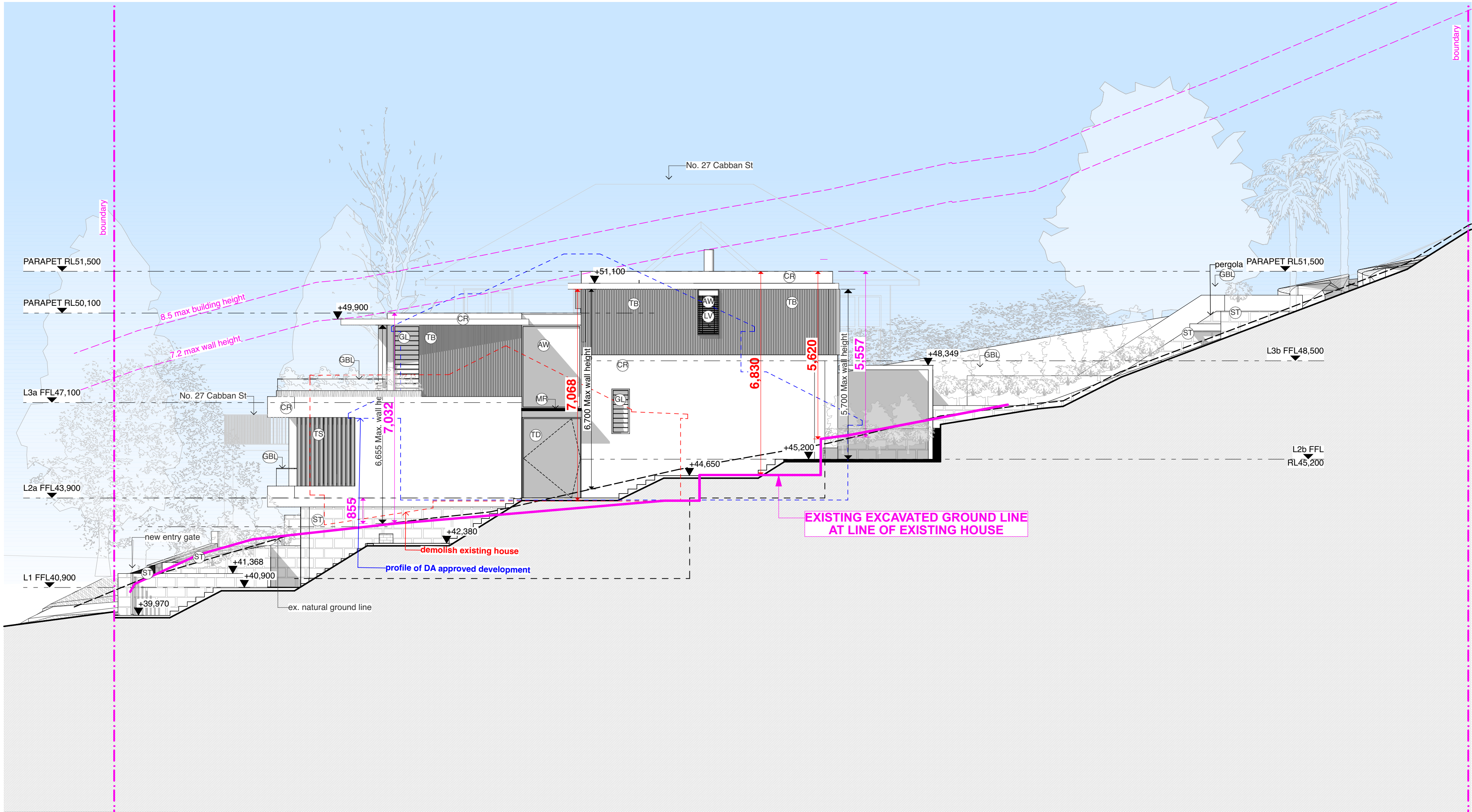
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<b>issue</b>	Development Application
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South Elevation  
1:100

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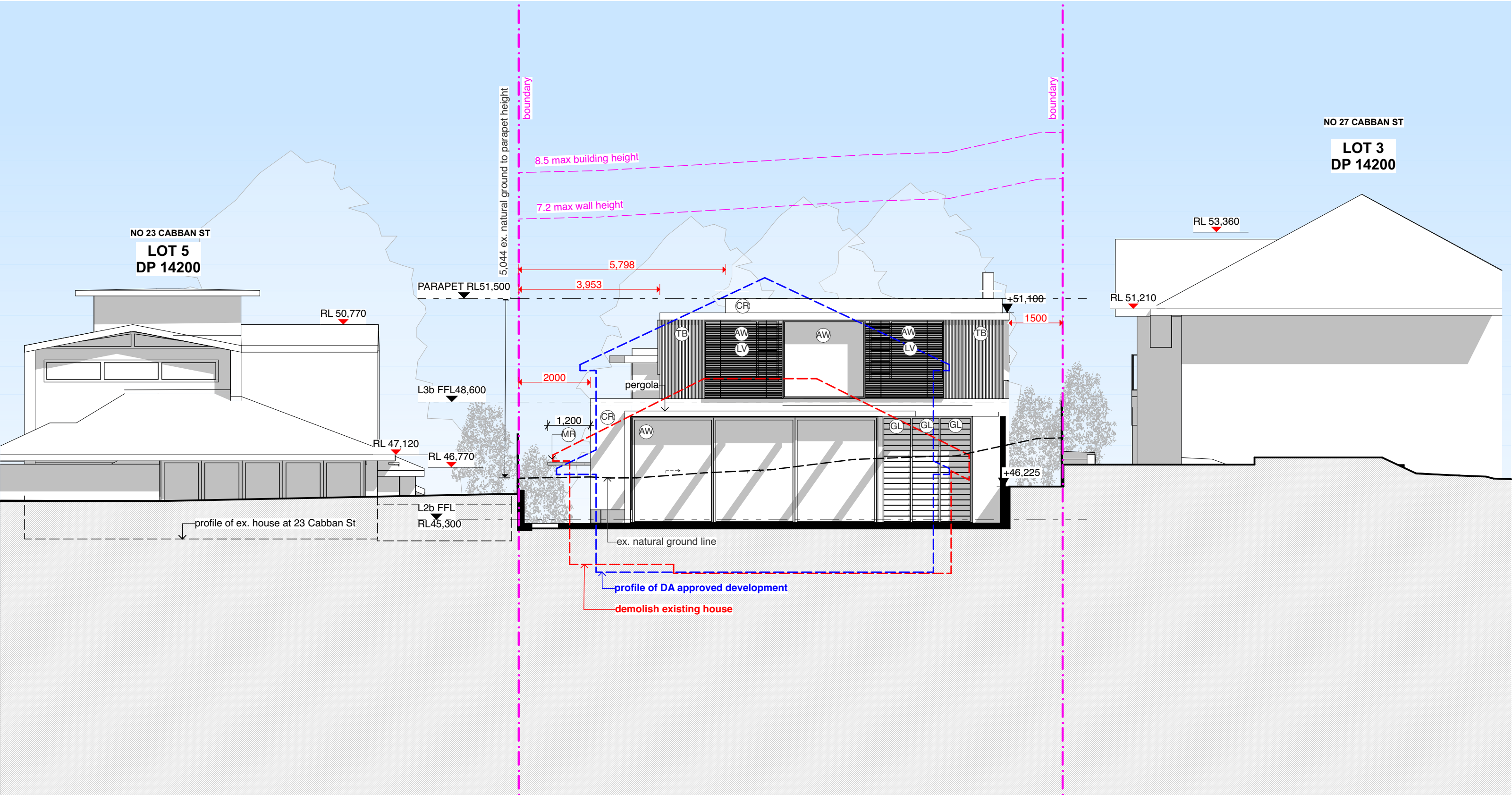
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East Elevation  
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client Needham Residence

title East Elevation

issue Development Application

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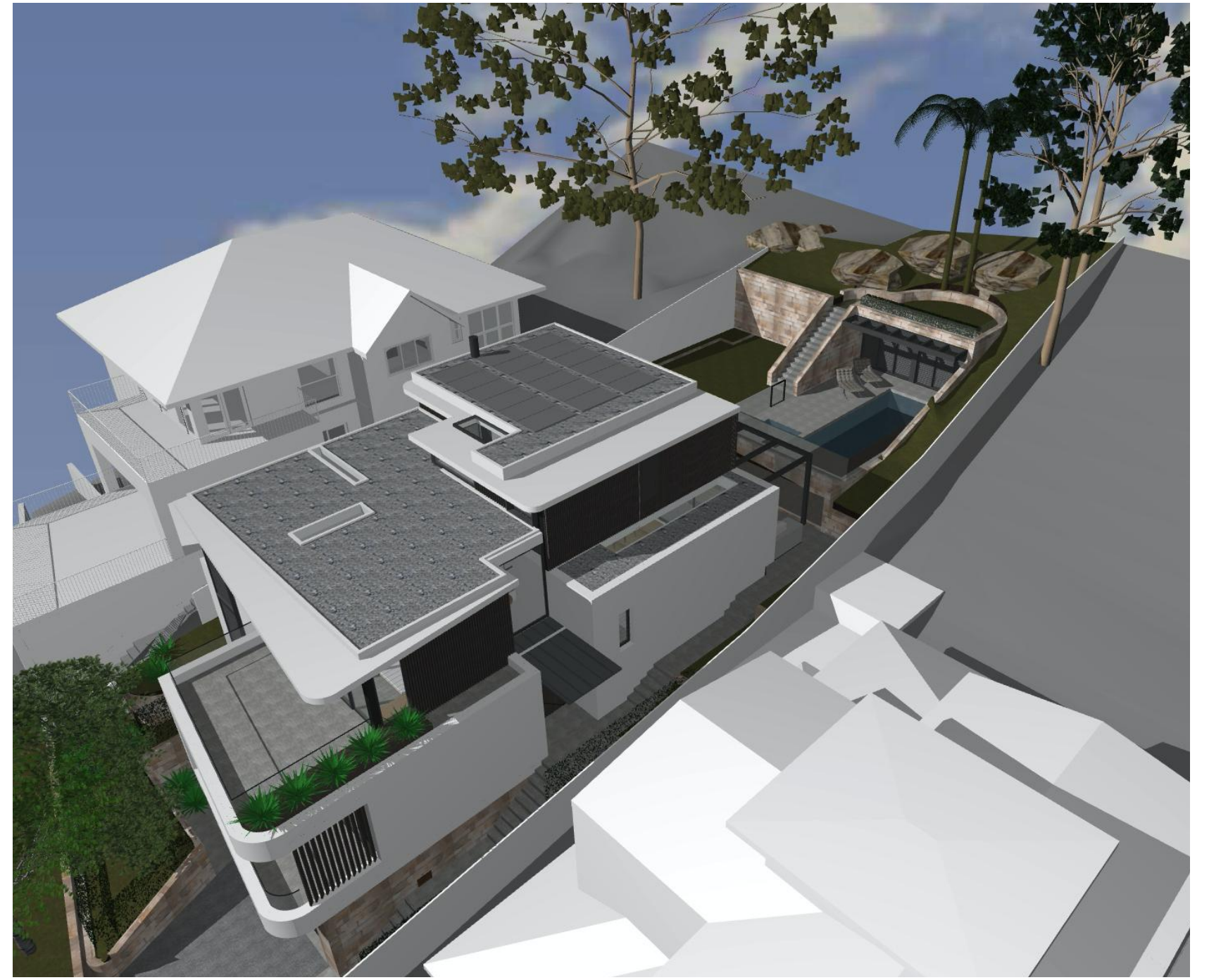
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<b>client</b>	Needham Residence

<b>title</b>	External Views
<b>issue</b>	Development Application

<b>job no.</b>	<b>PART</b>	<b>dwg no.</b>
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checked	AV	revision
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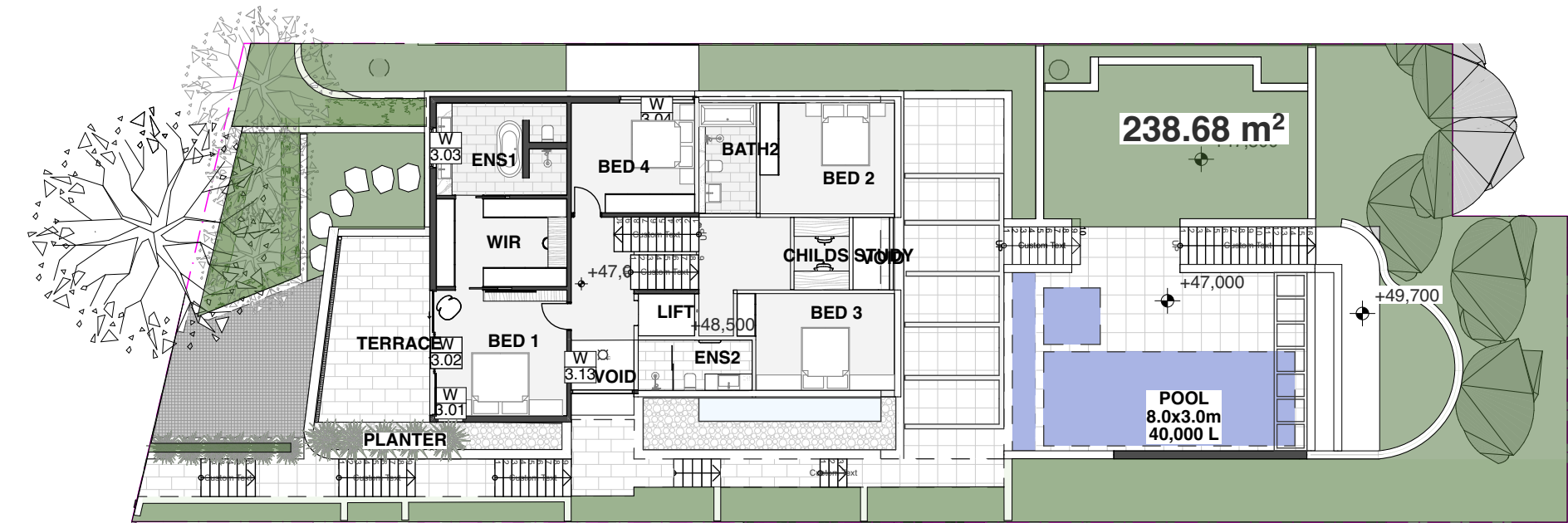
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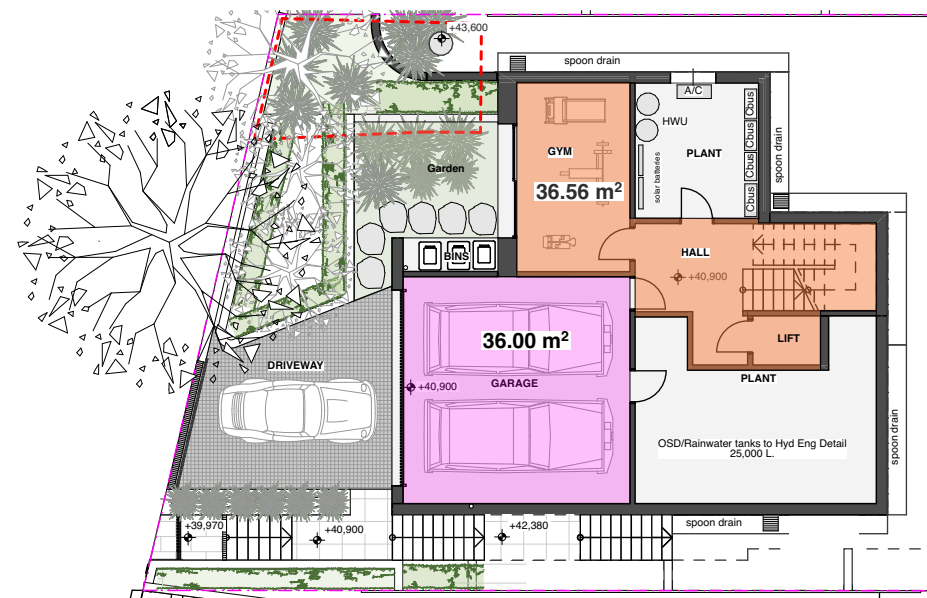
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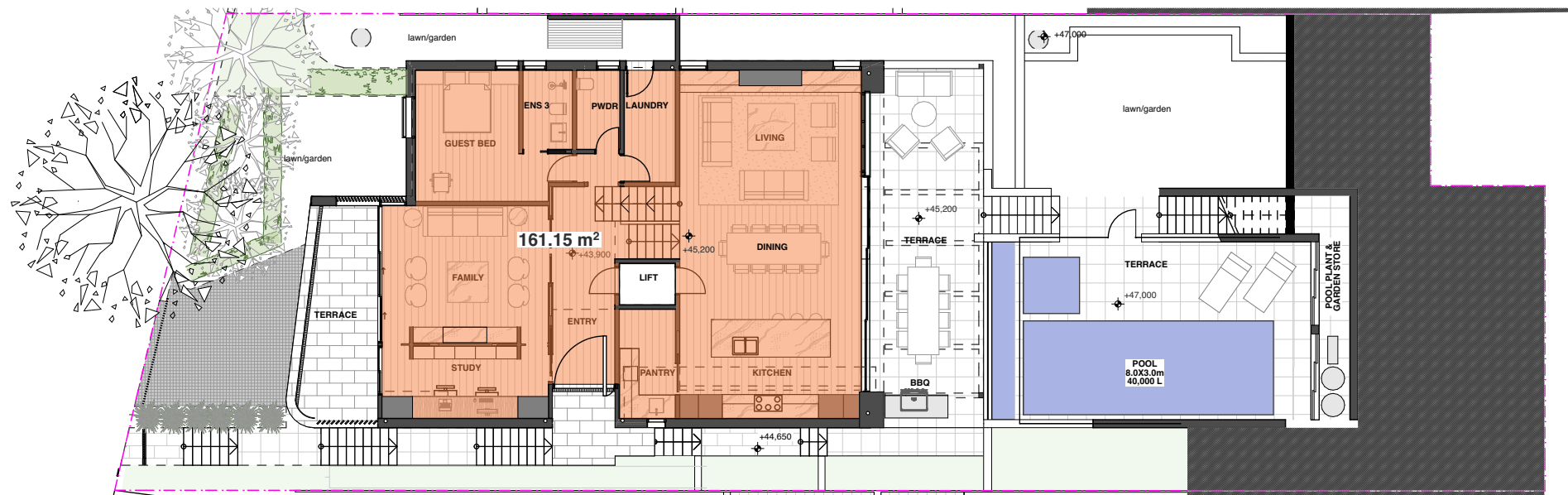




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-  
Landscape Area L3  
1:200



1  
-  
Level 1 - GFA Plan  
1:200



1  
-  
Level 2 - GFA Plan  
1:200

#### Area Calculations

Site Area 645m2

#### Mosman LEP & DCP Controls

Maximum FSR 0.5 322.5m2

Minimum Landscape Area 35% 225.8m2

#### Proposed Areas

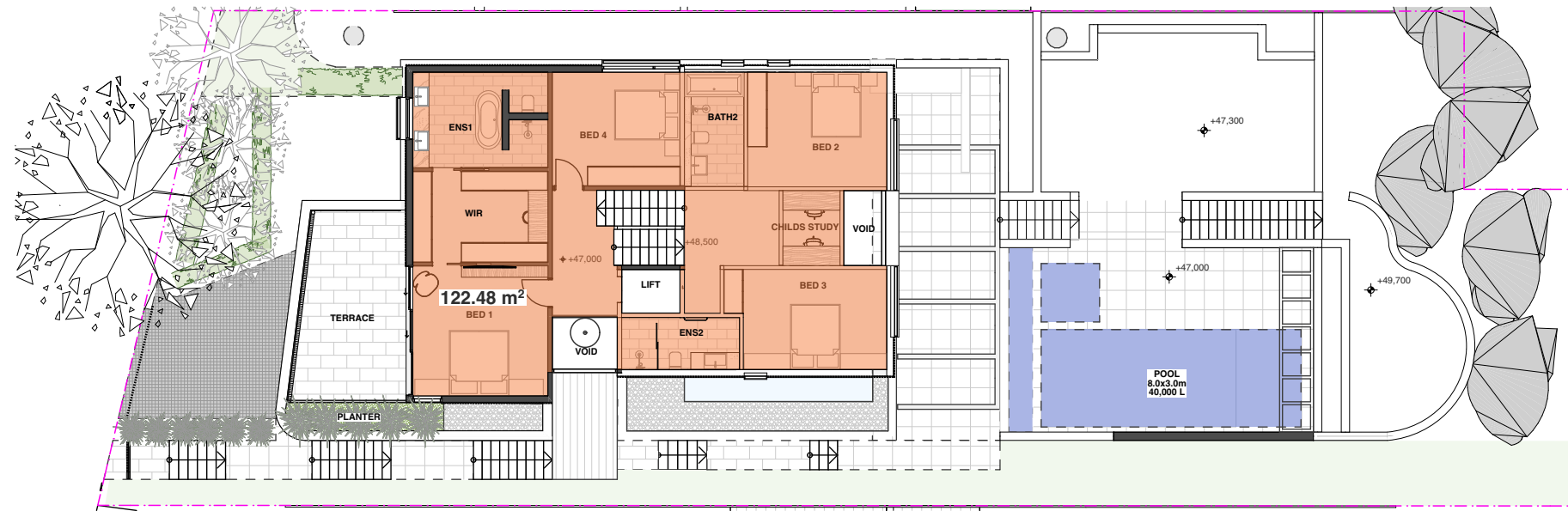
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Level 2 GFA 163.5m2

Level 3 GFA 122.5m2

322.5m2 (0.5) **COMPLIES**

Landscape Area 238.7m2 (37%) **COMPLIES**



1  
-  
Level 3 - GFA Plan  
1:200

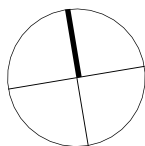
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#### revisions

Rev	date	description
A	18/9/20	DA Issue 1
B	9/12/20	Revised DA Issue
C	22/2/21	Section 8.2 Review Issue
D	5/5/21	Land Environment Court Appeal Issue
E	6/7/21	LEC Options
H	14/8/21	LEC Issue

#### notes

file: PART6.2-210814 DA issue H.pln  
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**CORBEN**  
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia  
02 9904 2844  
mail@corben.com.au  
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

#### project

New House, Pool & Landscape Works

#### address

25 Cabban Street  
Mosman NSW

#### client

Needham Residence

#### title

Area Calculations

#### issue

Development Application

#### job no.

drawn

#### PART

ABZ

checked

AV

scale

1:200  
@A2

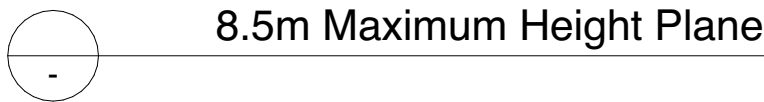
#### dwg no.

revision

H

DA13



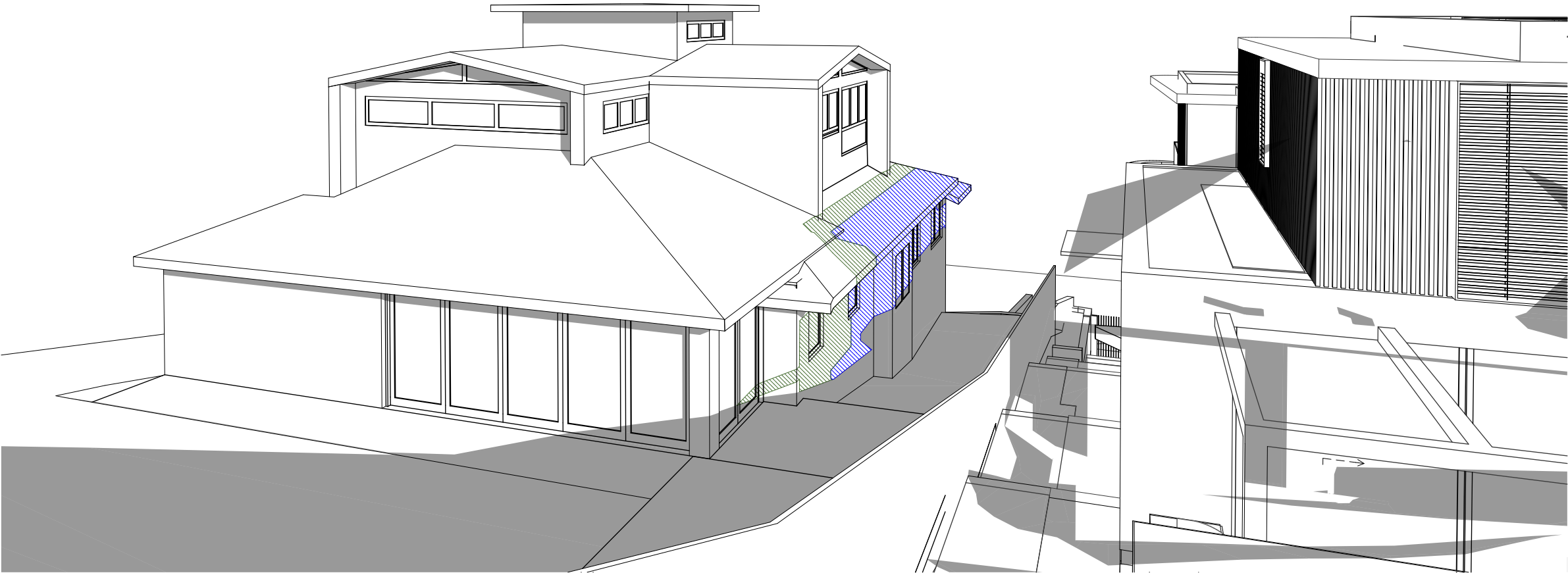


# notes

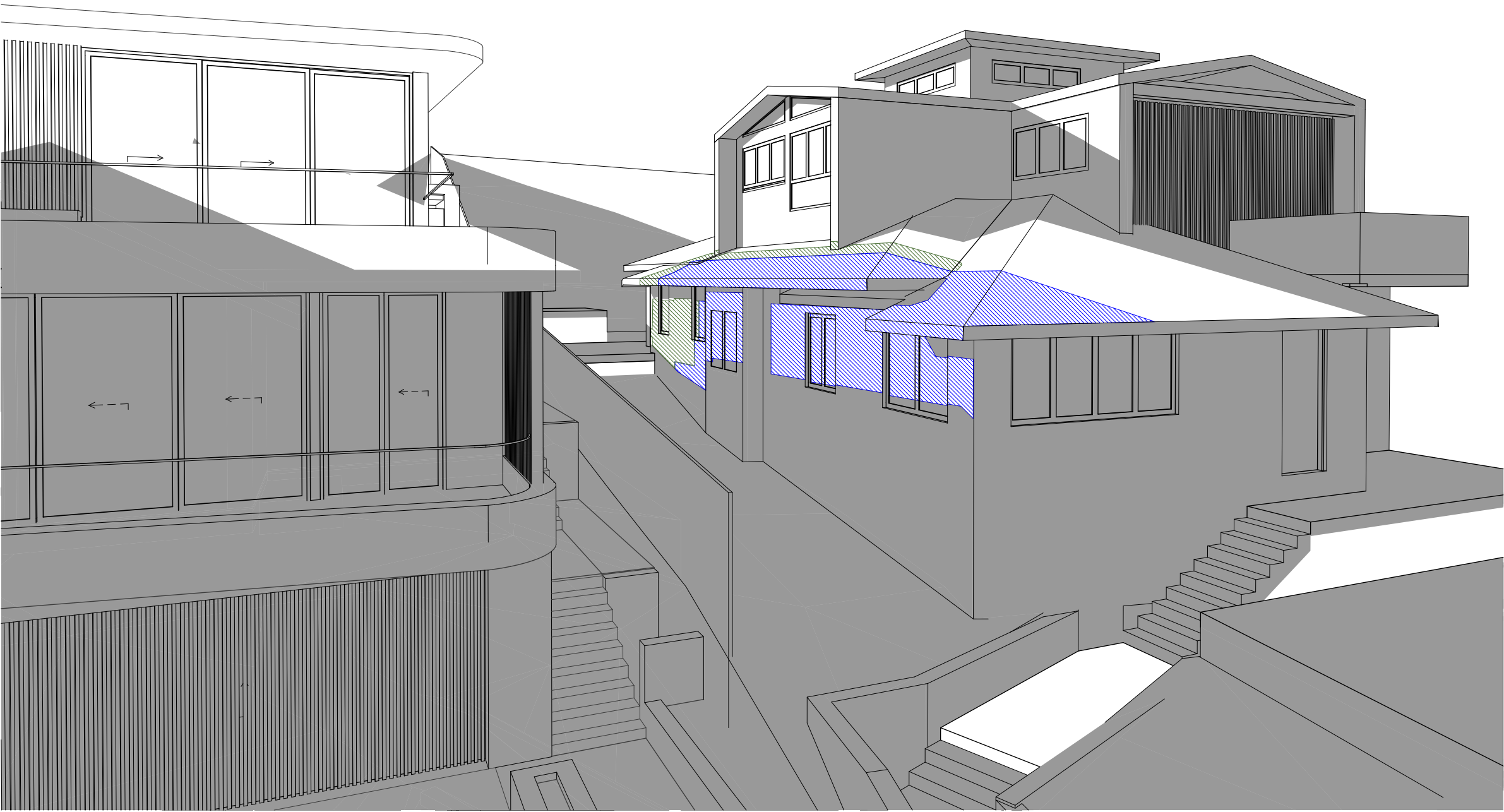
file: PART6.2-210814 DA issue H.pln  
print date & time: 14/8/21@9:33 am

<div>CORBEN ARCHITECTS</div> <div>PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844 mail@corben.com.au corben.com.au</div> <div>Nominated Architect: Philip Corben (Reg. No. 4616)</div>	project	New House, Pool & Landscape Works	title	8.5m Height Plane Sheet 1	job no.	PART	dwg no.
	address	25 Cabban Street Mosman NSW			drawn	ABZ	DA14
	client	Needham Residence	issue	Development Application	checked	AV	revision
					scale	NTS @A2	H

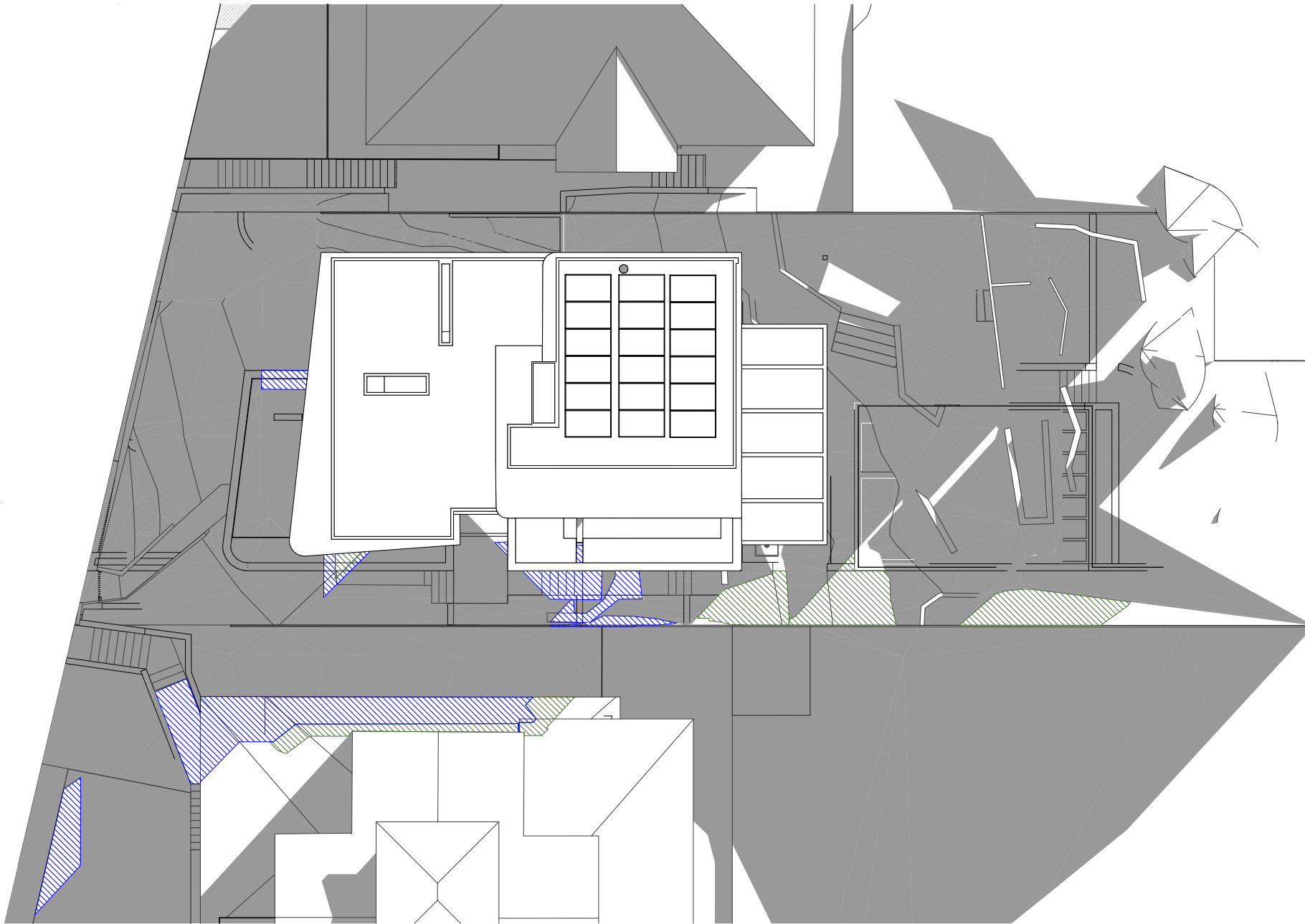




Shadow Elevation NE June 21 9am



Shadow Elevation NW June 21 9am



Shadow June 21 9am

1:200

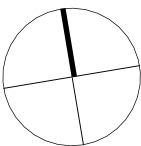
- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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Nominated Architect: Philip Corben (Reg.No. 4616)

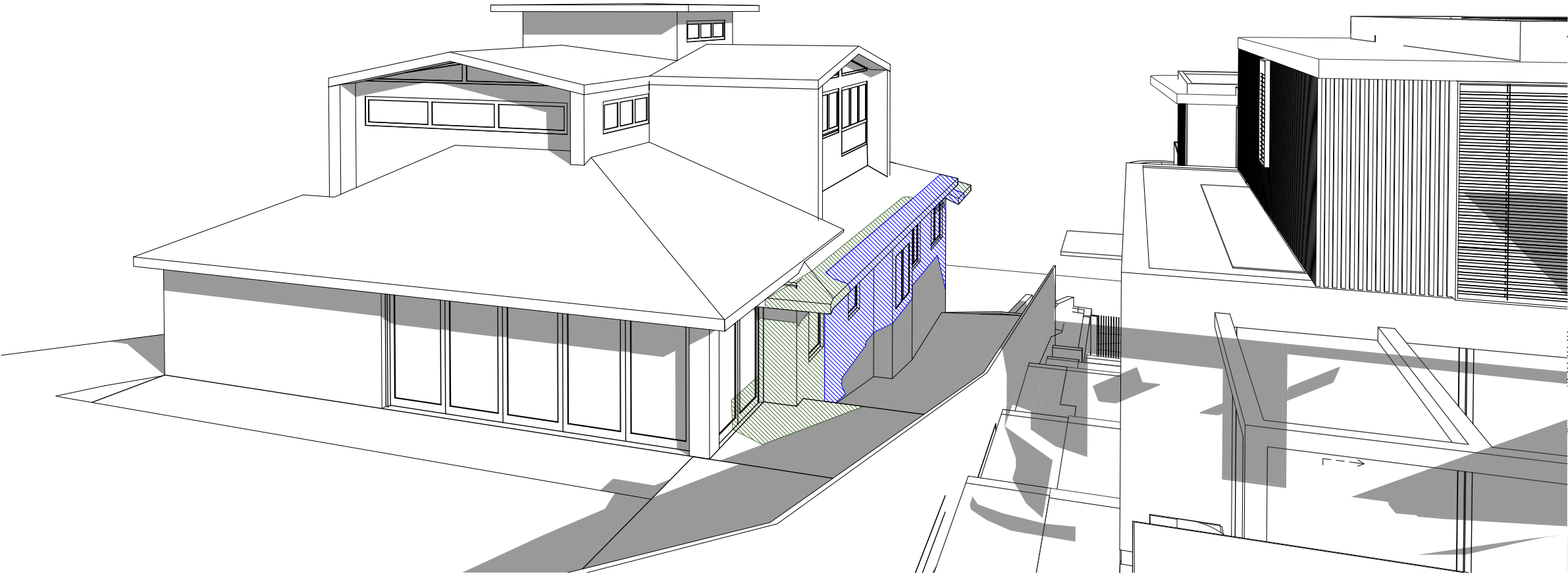
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address	25 Cabban Street Mosman NSW
client	Needham Residence

title	Shadow Diagrams 9am June 21st
issue	Development Application

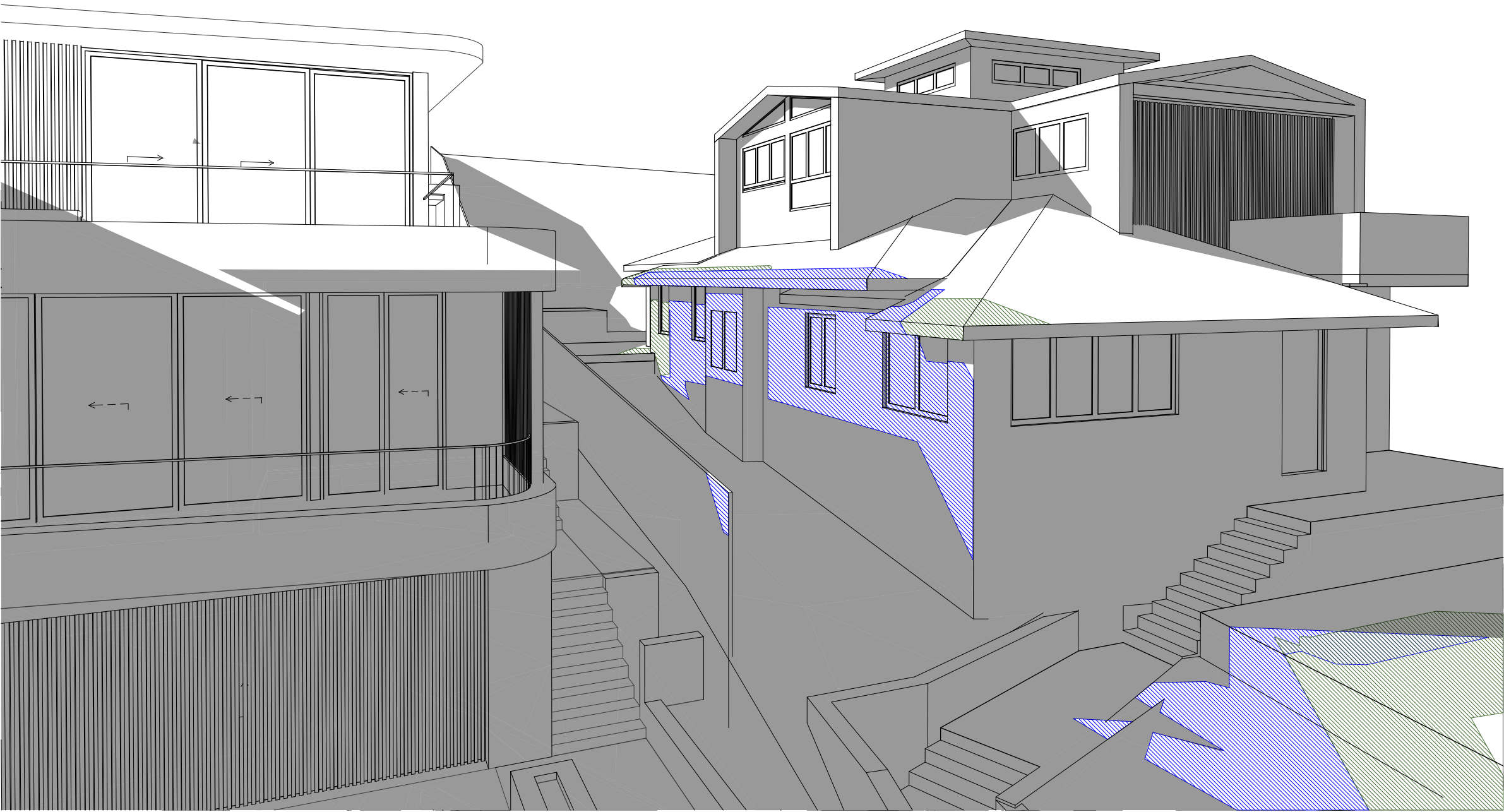
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drawn	ABZ
checked	AV
scale	NTS @A2

dwg no.	DA15
revision	H

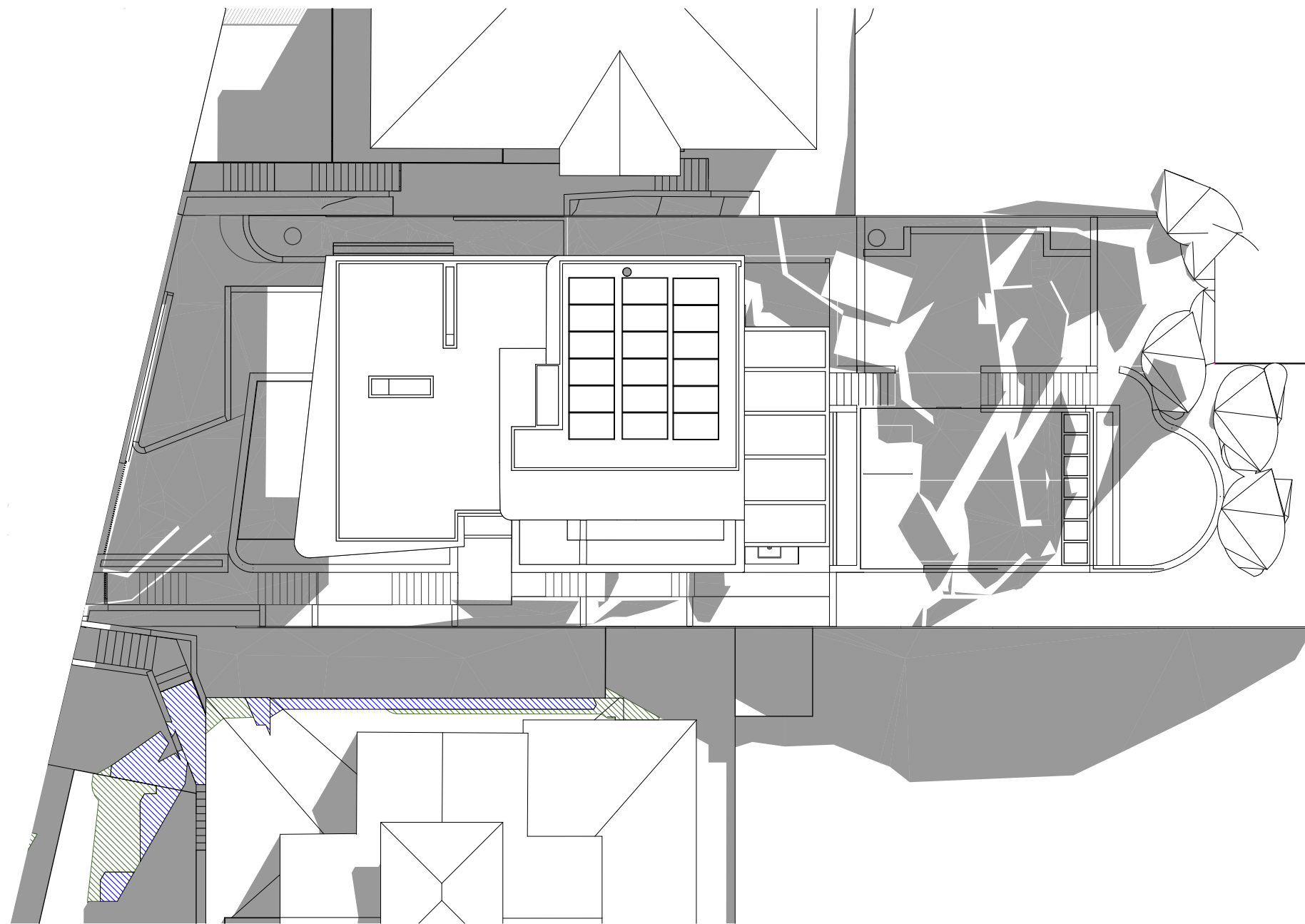




Shadow Elevation NE June 21 10am  
1:250



Shadow Elevation NW June 21 10am  
1:250



Shadow June 21 10am  
1:200

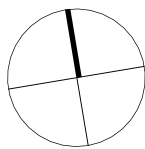
- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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D	5/5/21	Land Environment Court Appeal Issue
E	6/7/21	Updated Shadows - True North
H	14/8/21	LEC Issue

notes

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Nominated Architect: Philip Corben (Reg.No. 4616)

project New House, Pool & Landscape Works

address 25 Cabban Street Mosman NSW

client Needham Residence

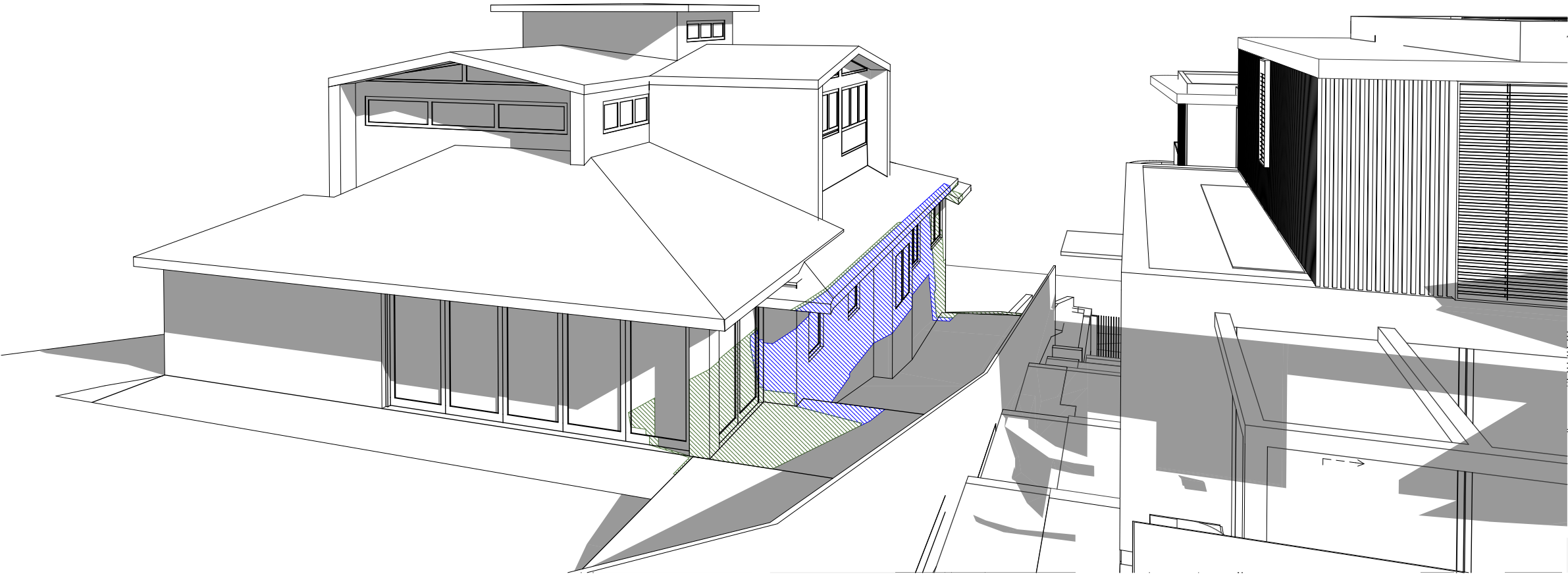
title Shadow Diagrams 10am June 21st

issue Development Application

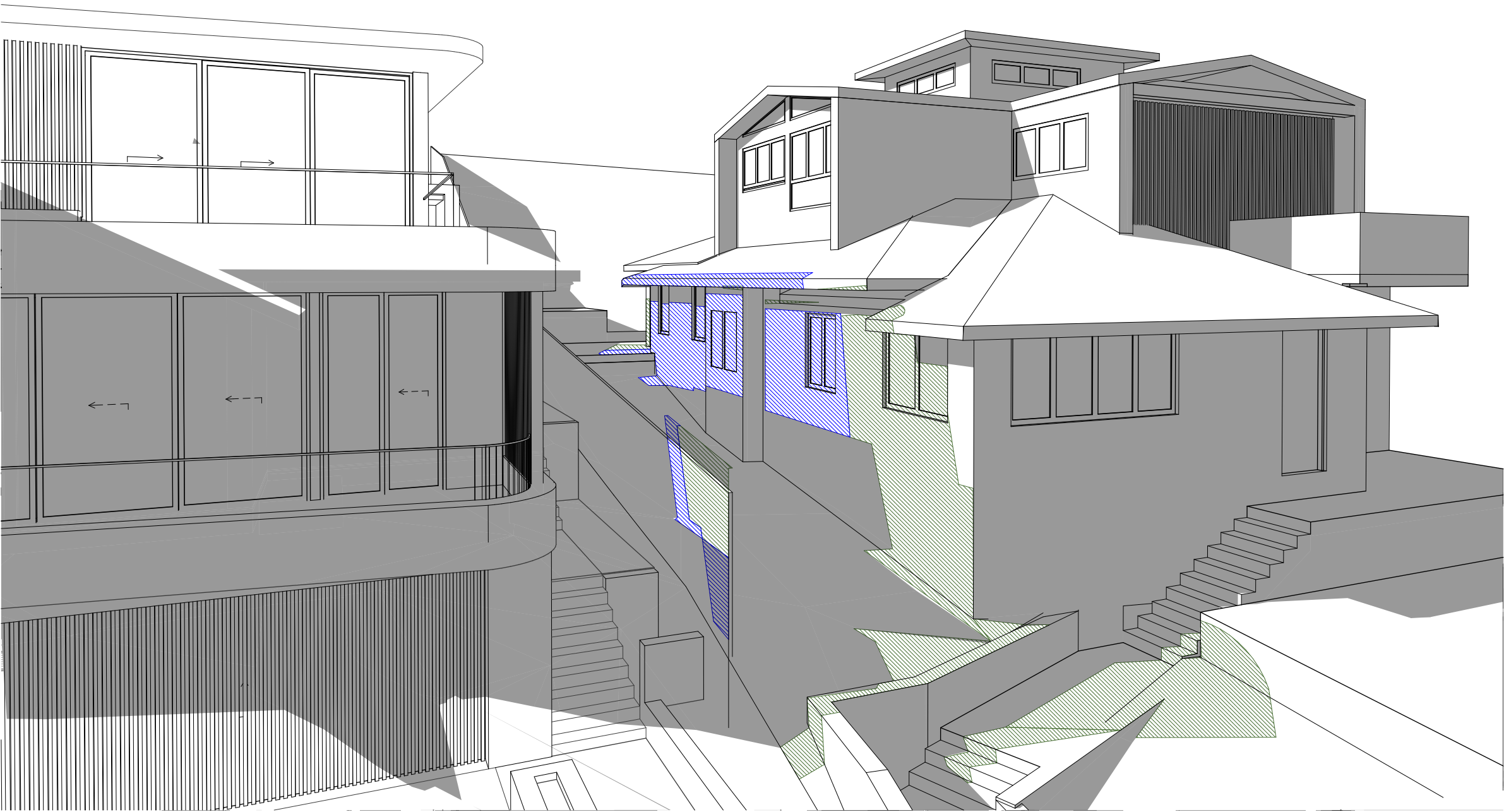
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dwg no. DA16 revision H

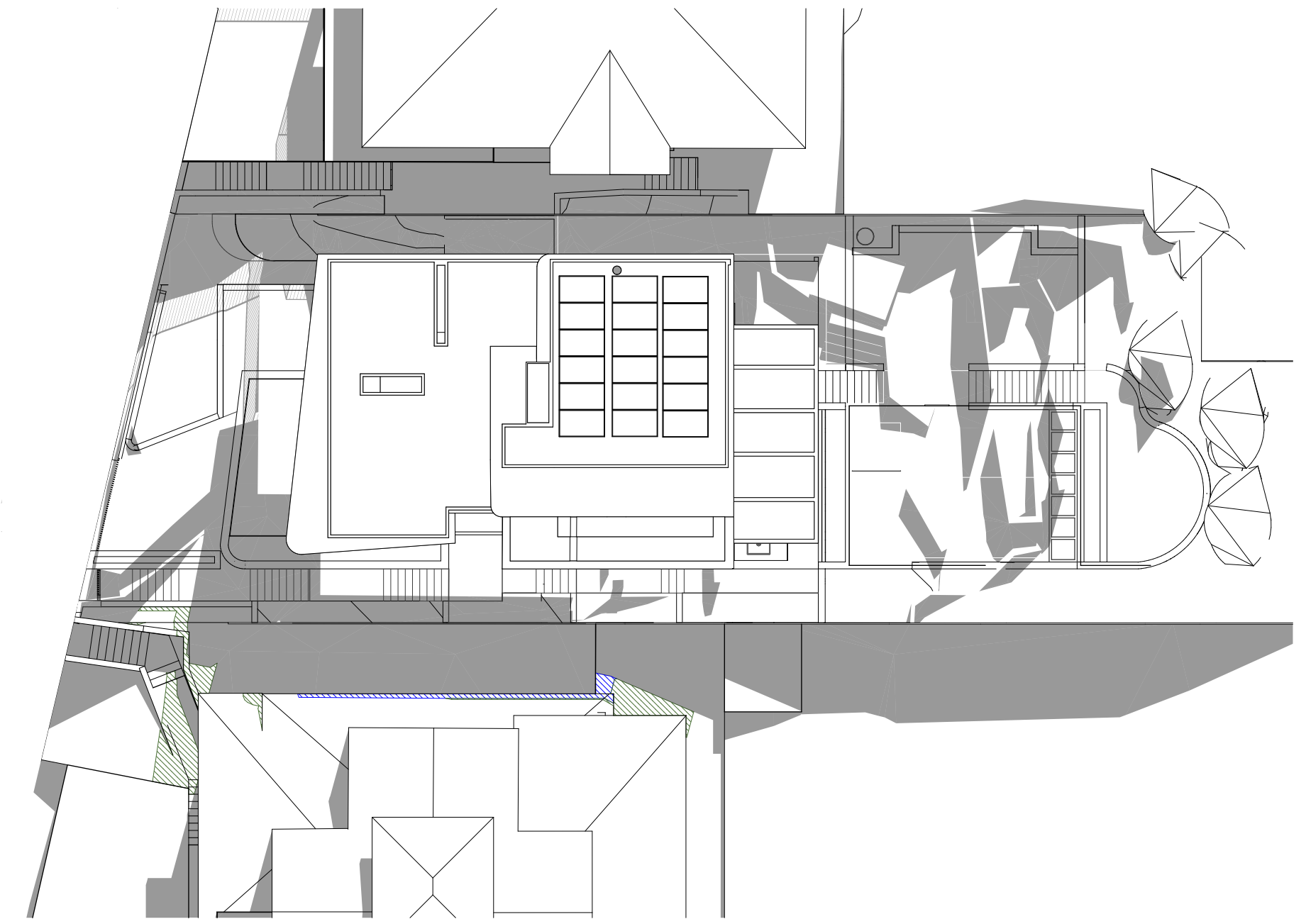




Shadow Elevation NE June 21 11am  
1:250



Shadow Elevation NW June 21 11am  
1:250



Shadow June 21 11am  
1:200

- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

Any discrepancies to be brought to Architect's attention

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notes

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project

New House, Pool & Landscape Works

address

25 Cabban Street  
Mosman NSW

client

Needham Residence

title

Shadow Diagrams 11am  
June 21st

issue

Development Application

job no.

drawn

checked

scale

PART

ABZ

AV

NTS  
@A2

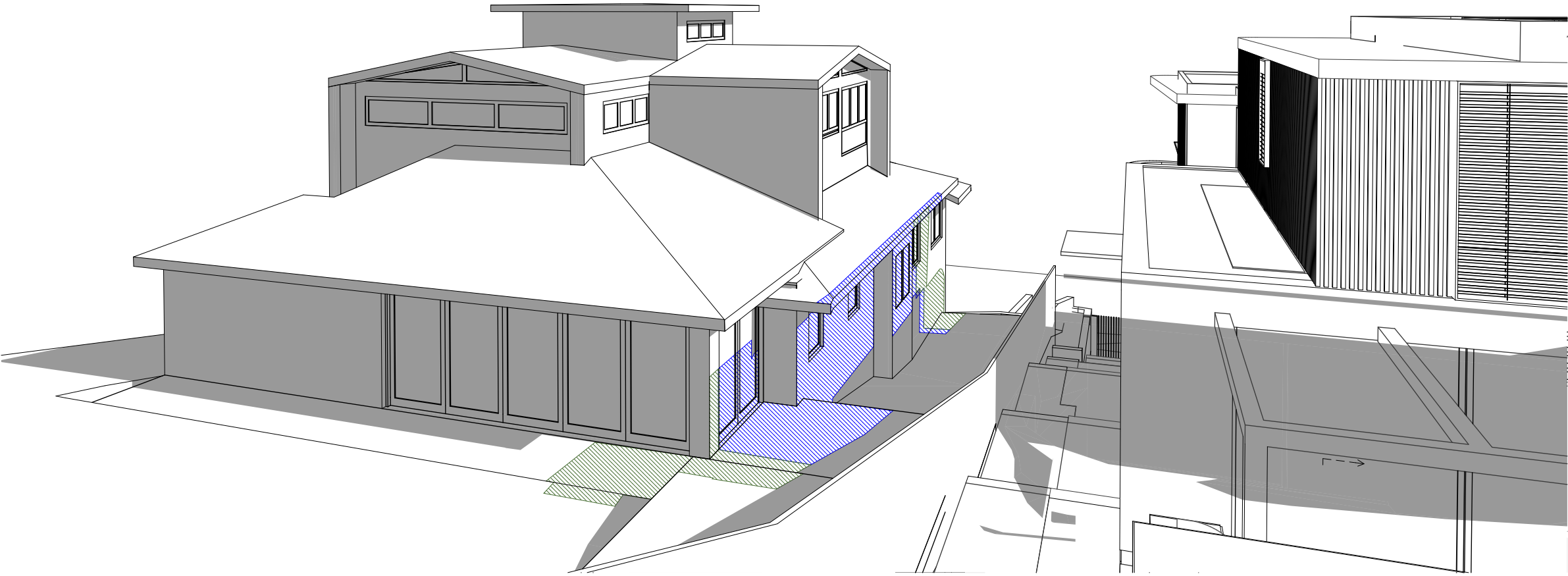
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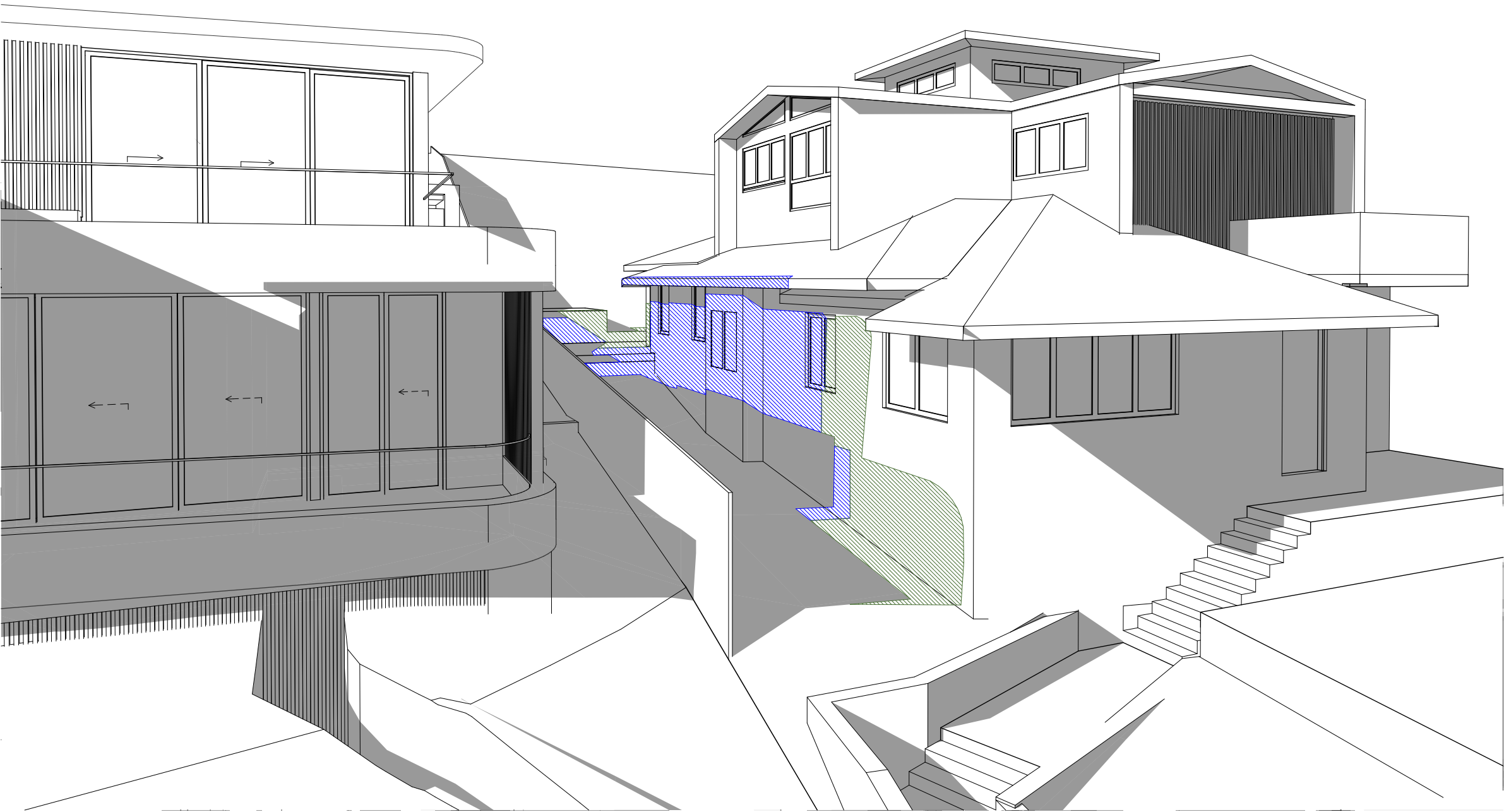
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H

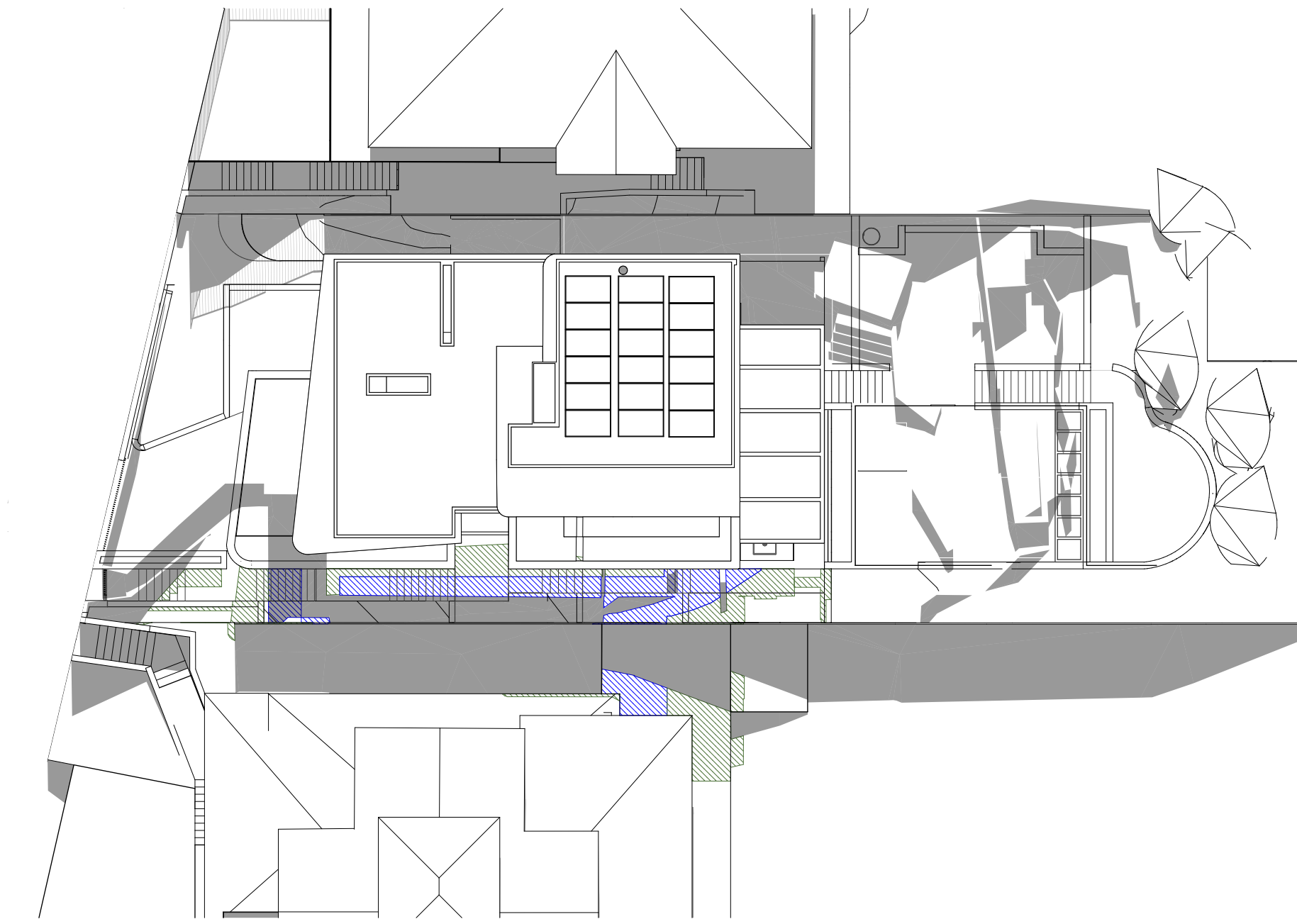




Shadow Elevation NE June 21 12pm



Shadow Elevation NW June 21 12pm



Shadow June 21 12pm  
1:200

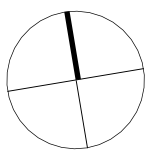
- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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E	6/7/21	Updated Shadows - True North
H	14/8/21	LEC Issue

notes

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project New House, Pool & Landscape Works

address 25 Cabban Street Mosman NSW

client Needham Residence

title Shadow Diagrams 12pm June 21st

issue Development Application

job no. PART

drawn ABZ

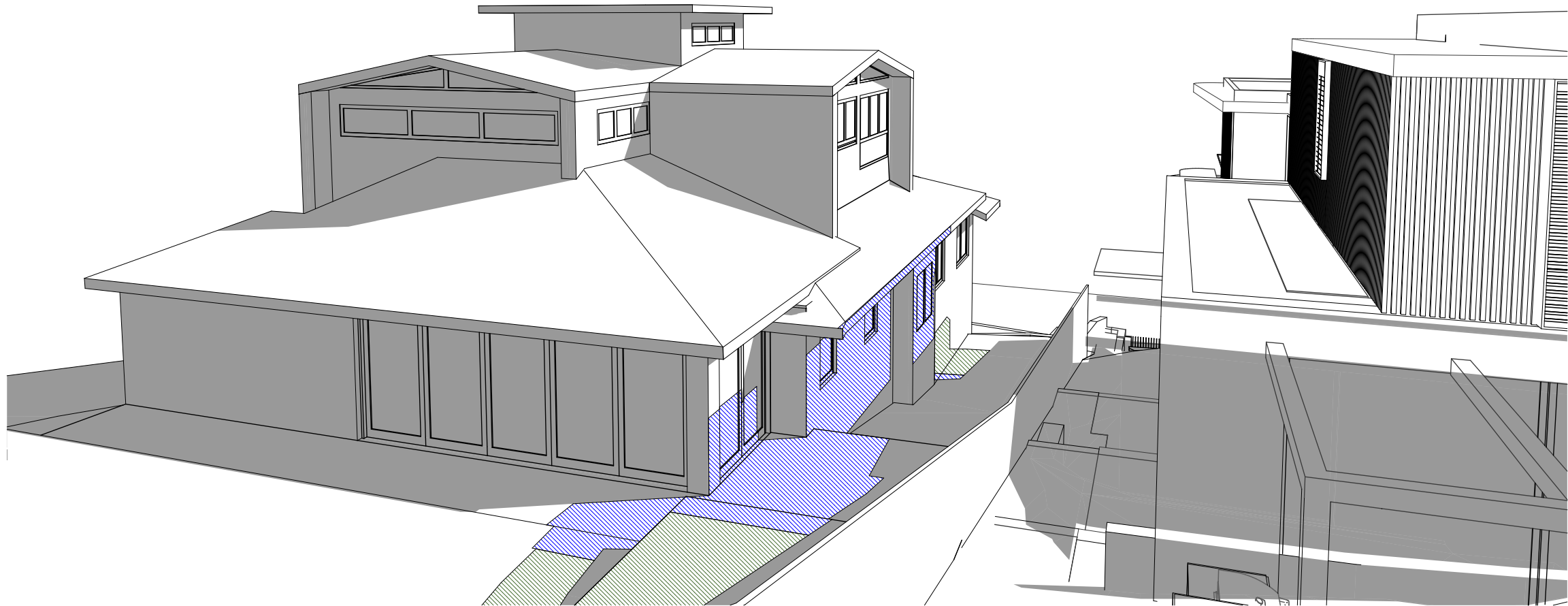
checked AV

scale NTS @A2

dwg no. DA18

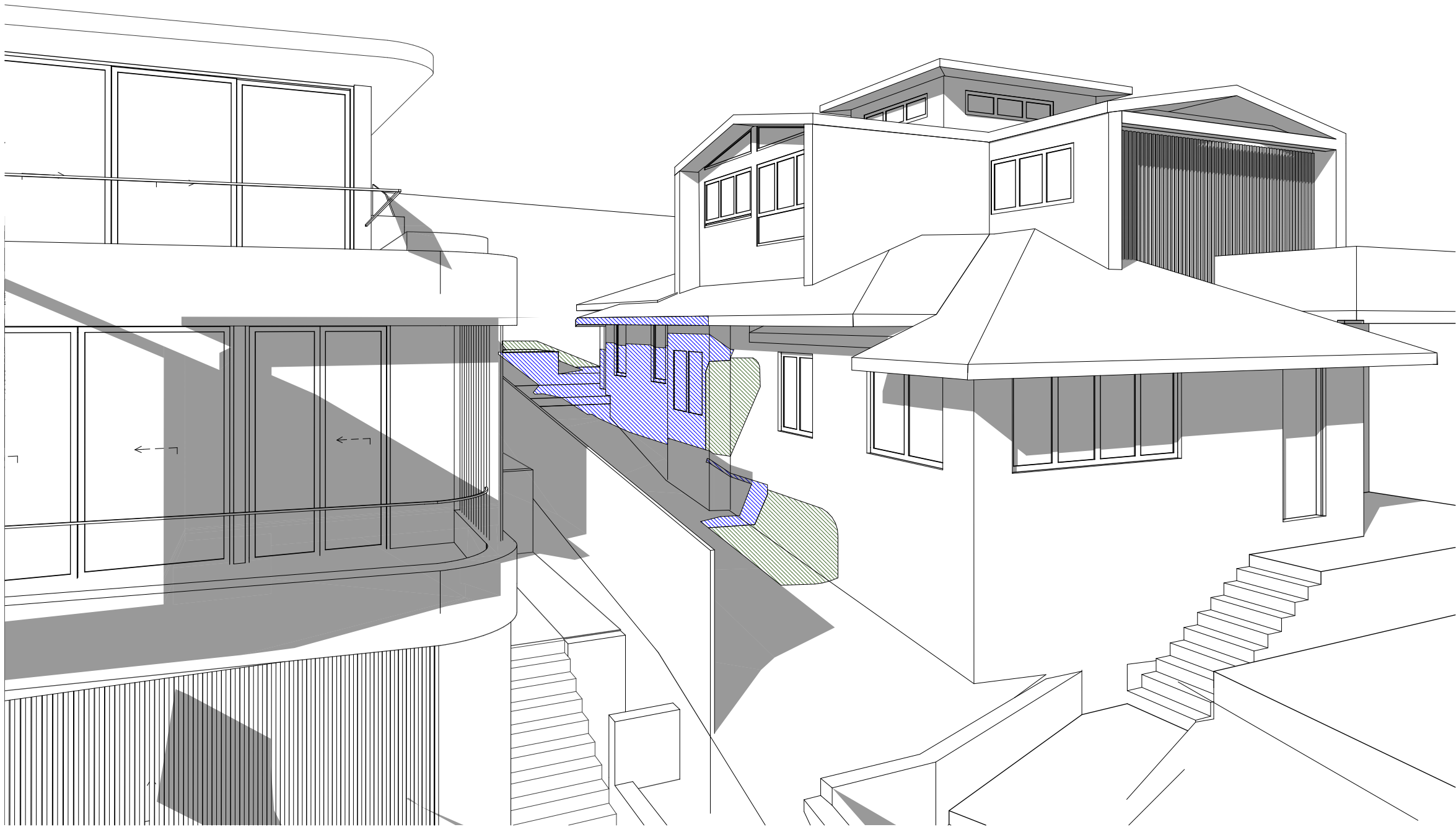
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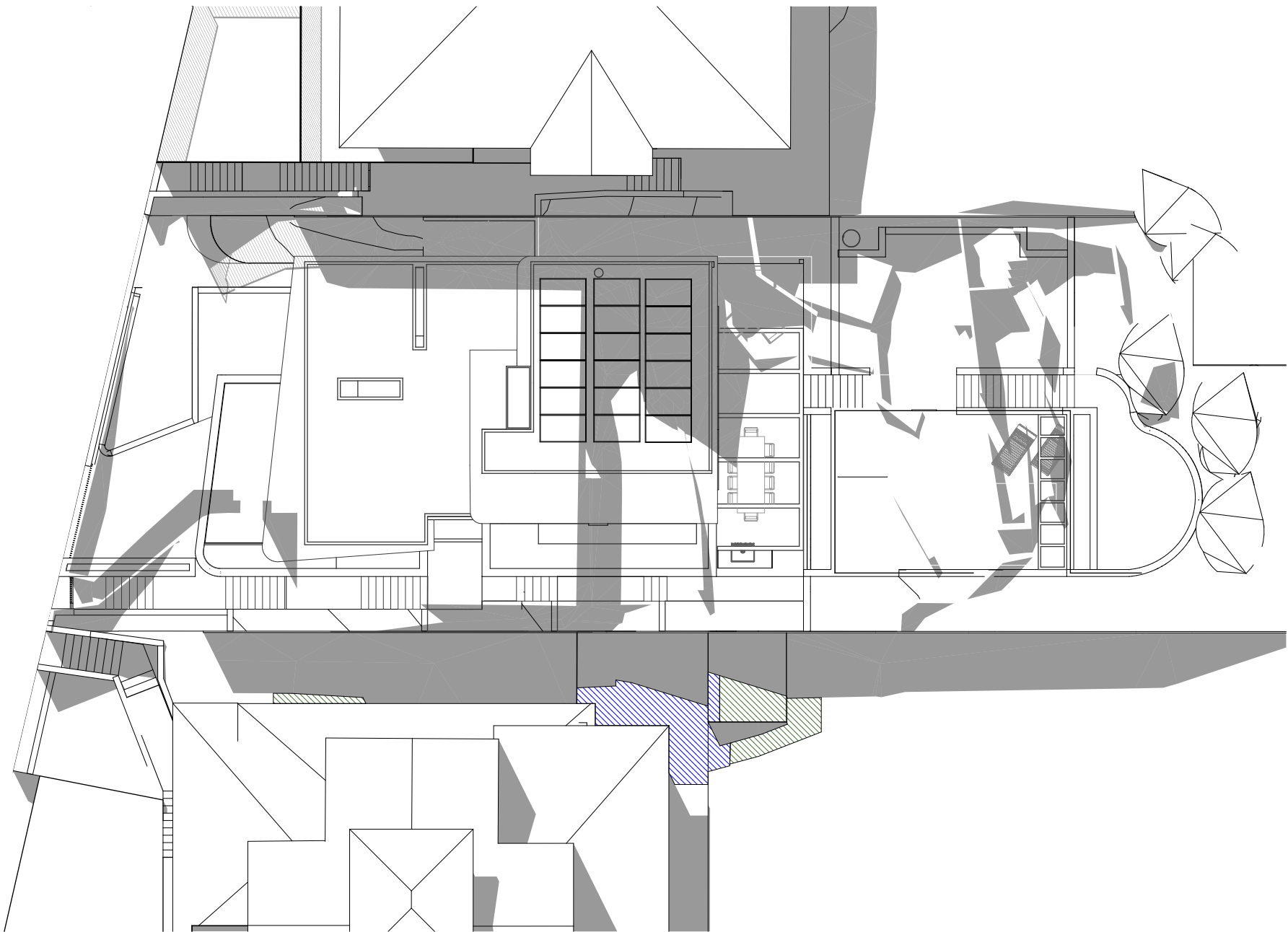
1  
-

Elevation NE June 21 1pm  
1:250



1  
-

Elevation NW June 21 1pm  
1:250



1  
-

June 21 1pm  
1:200

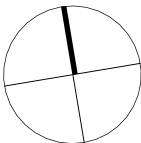
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- PROPOSED SHADOW
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Rev	date	description
G	9/7/21	Additional Shadows
H	14/8/21	LEC Issue

notes

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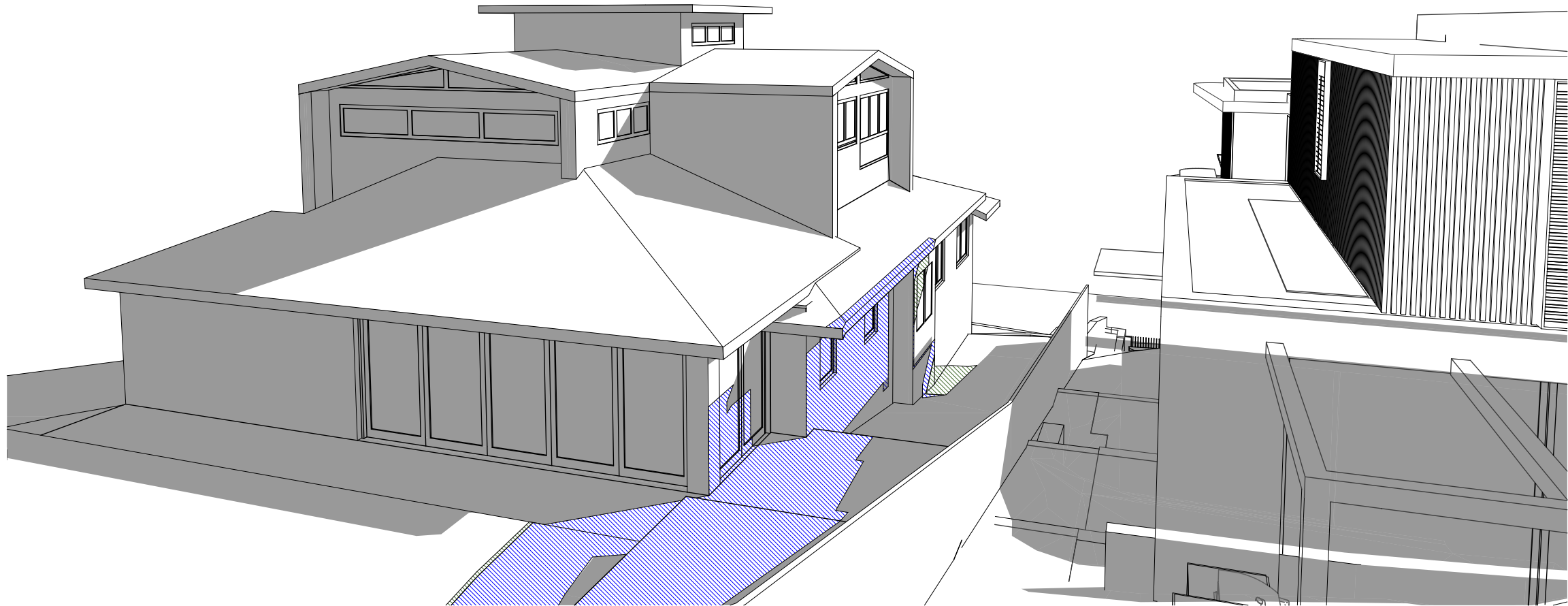
project	New House, Pool & Landscape Works
address	25 Cabban Street Mosman NSW
client	Needham Residence

title	Shadow Diagrams 1pm June 21st
issue	Development Application

job no.	PART
drawn	ABZ
checked	AV
scale	NTS @A2

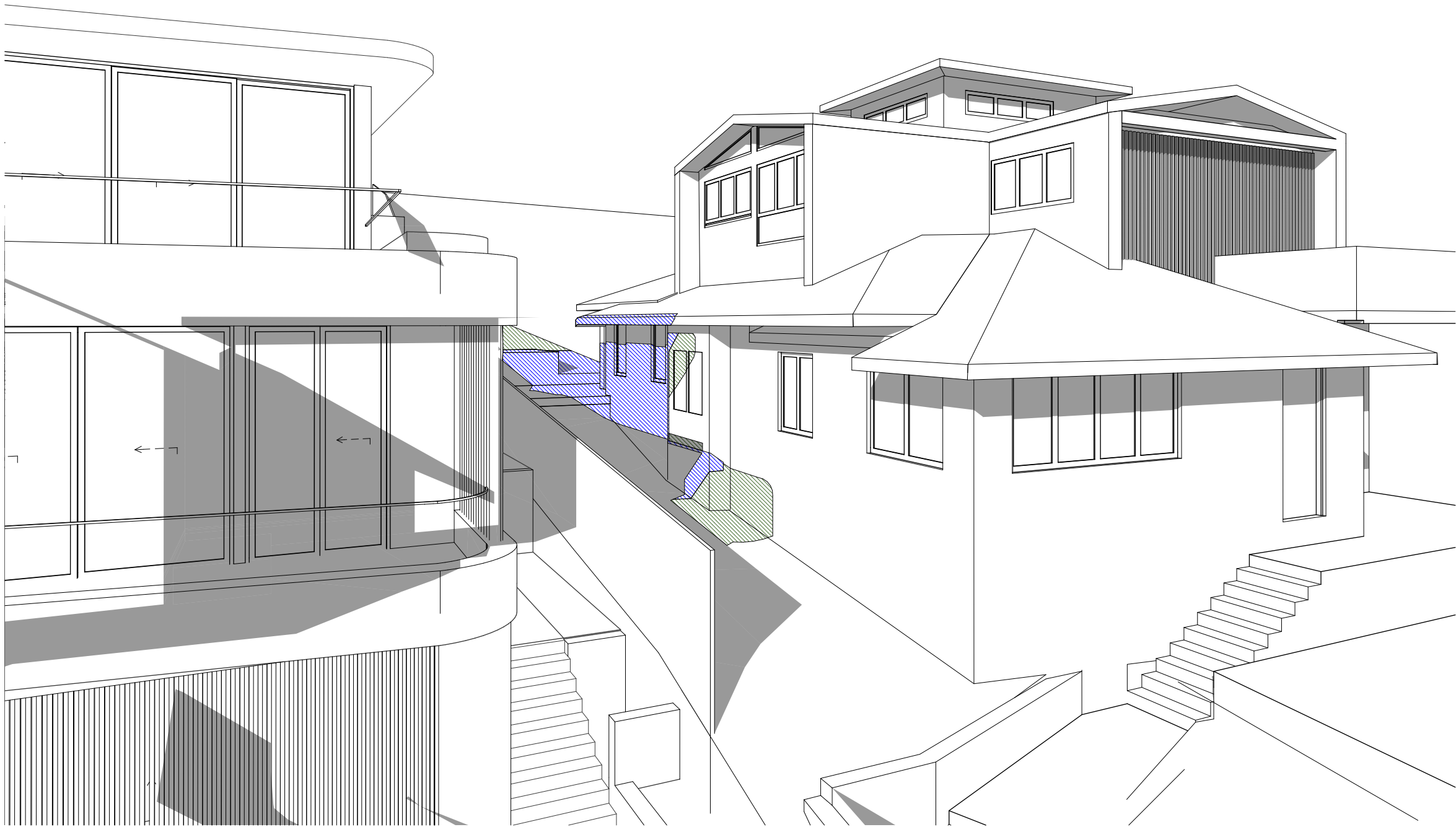
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revision	H





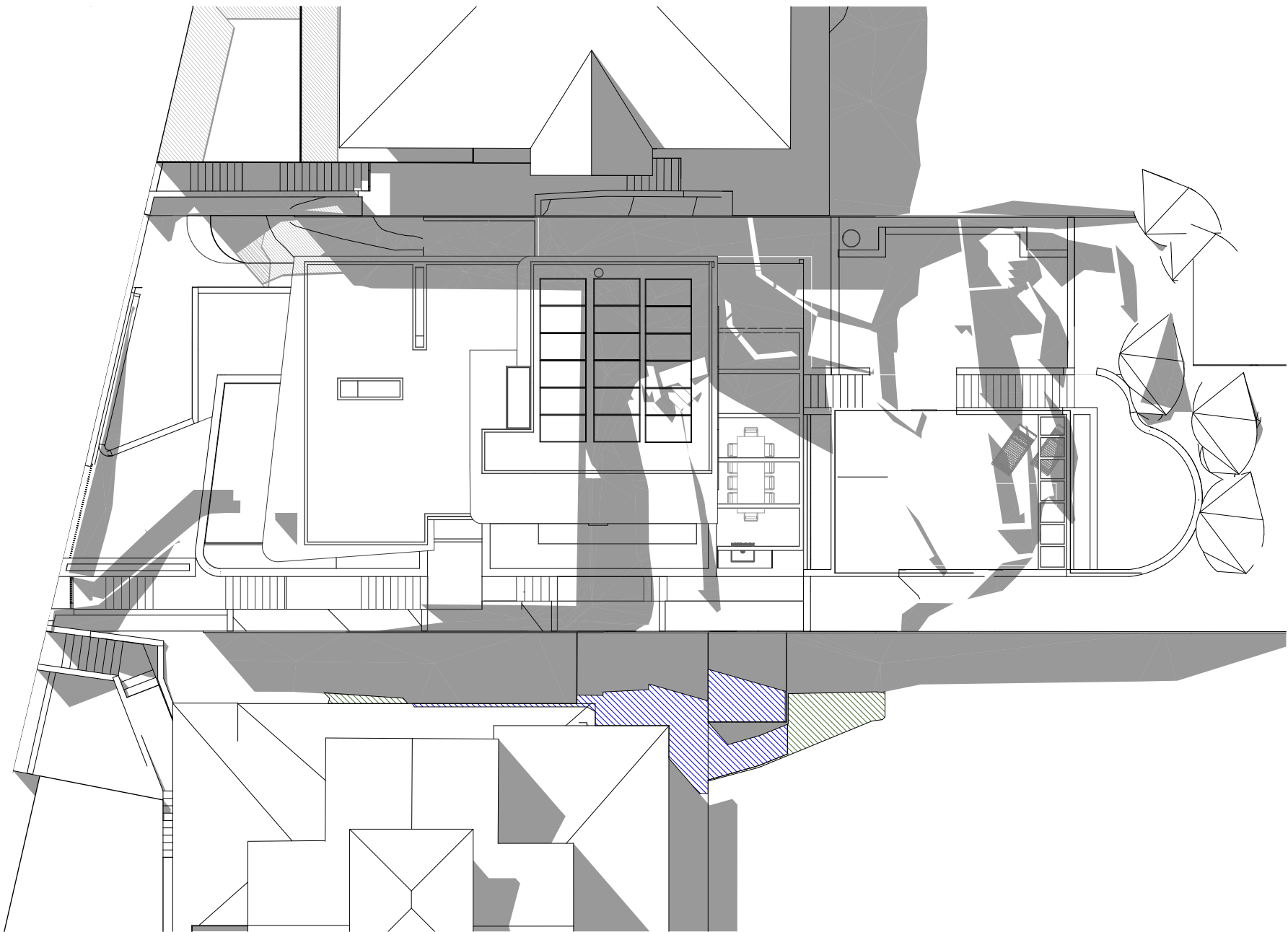
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1  
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Elevation NW June 21 2pm  
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1  
-

June 21 2pm  
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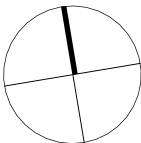
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- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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Rev	date	description
G	9/7/21	Additional Shadows
H	14/8/21	LEC Issue

notes

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Nominated Architect: Philip Corben (Reg.No. 4616)

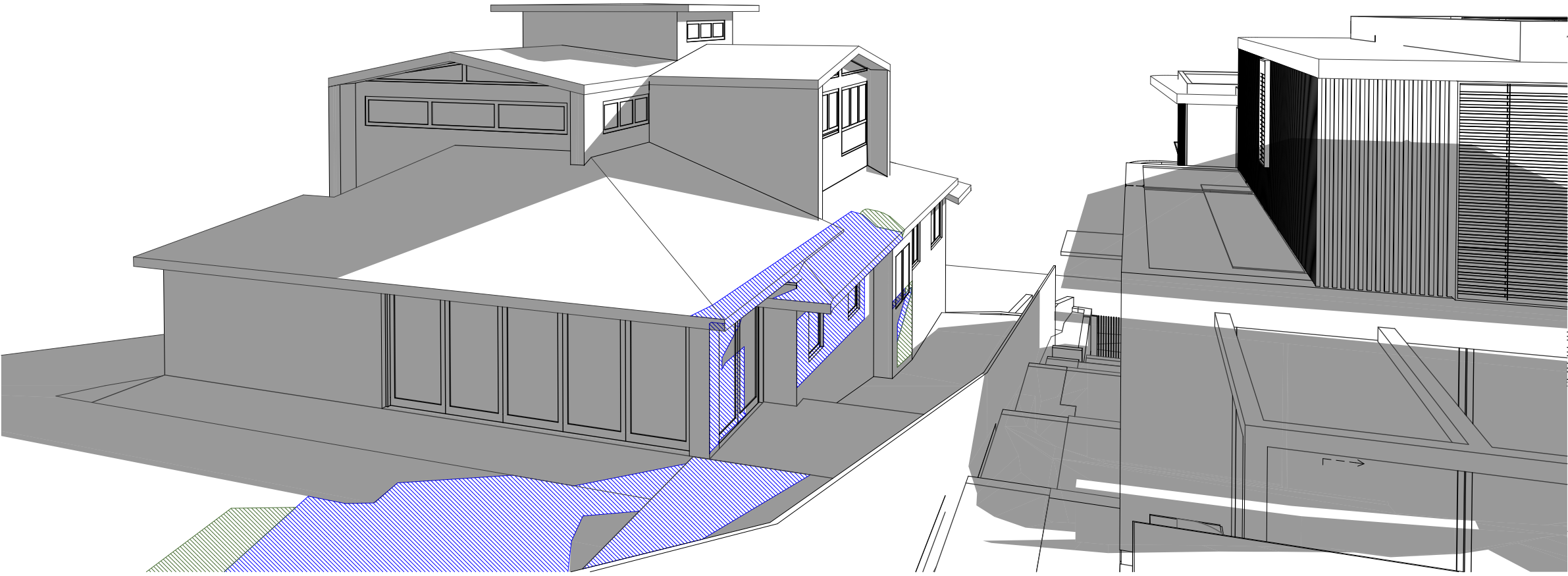
project	New House, Pool & Landscape Works
address	25 Cabban Street Mosman NSW
client	Needham Residence

title	Shadow Diagrams 2pm June 21st
issue	Development Application

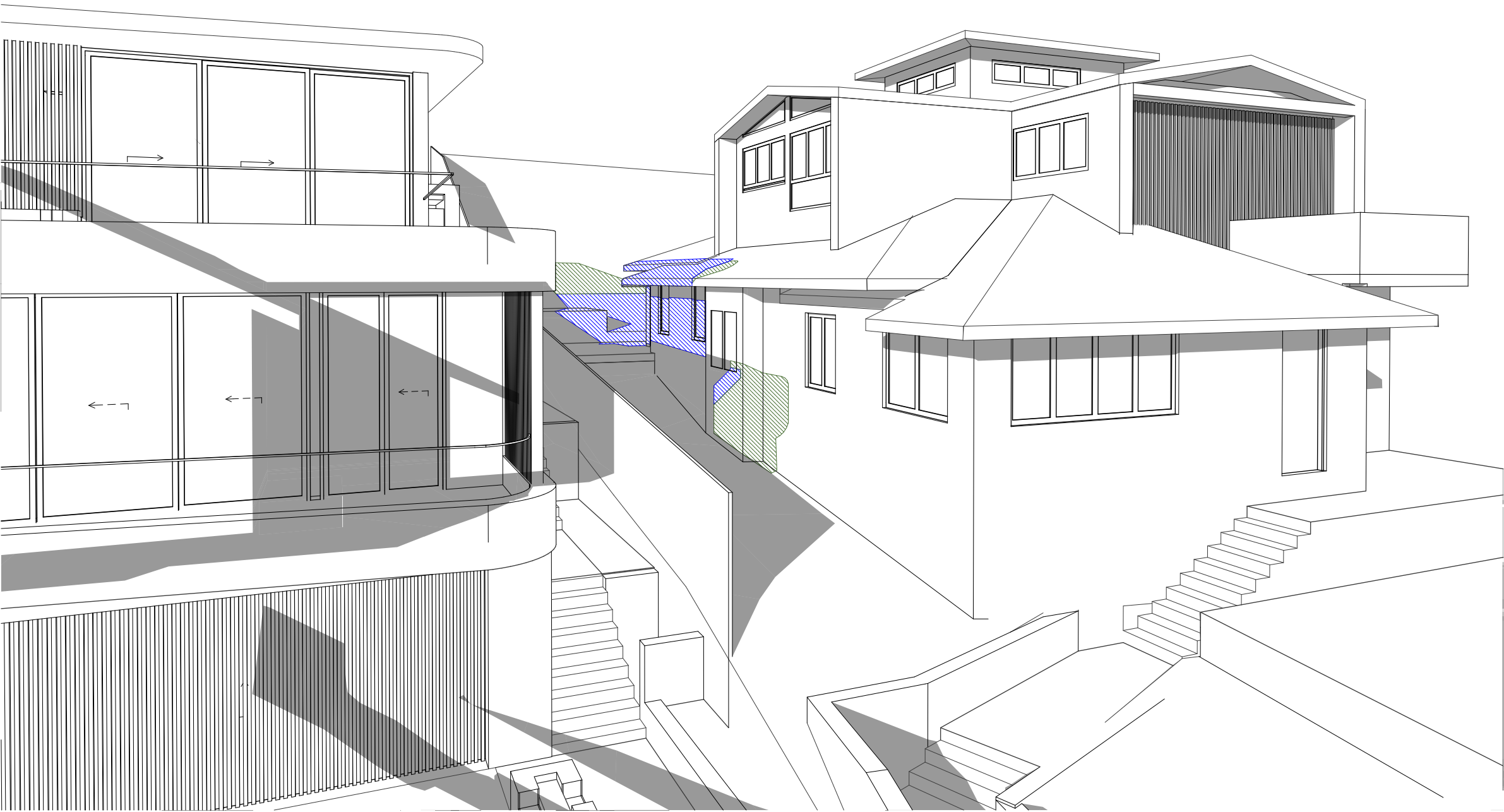
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checked	AV
scale	NTS @A2

dwg no.	DA20
revision	H

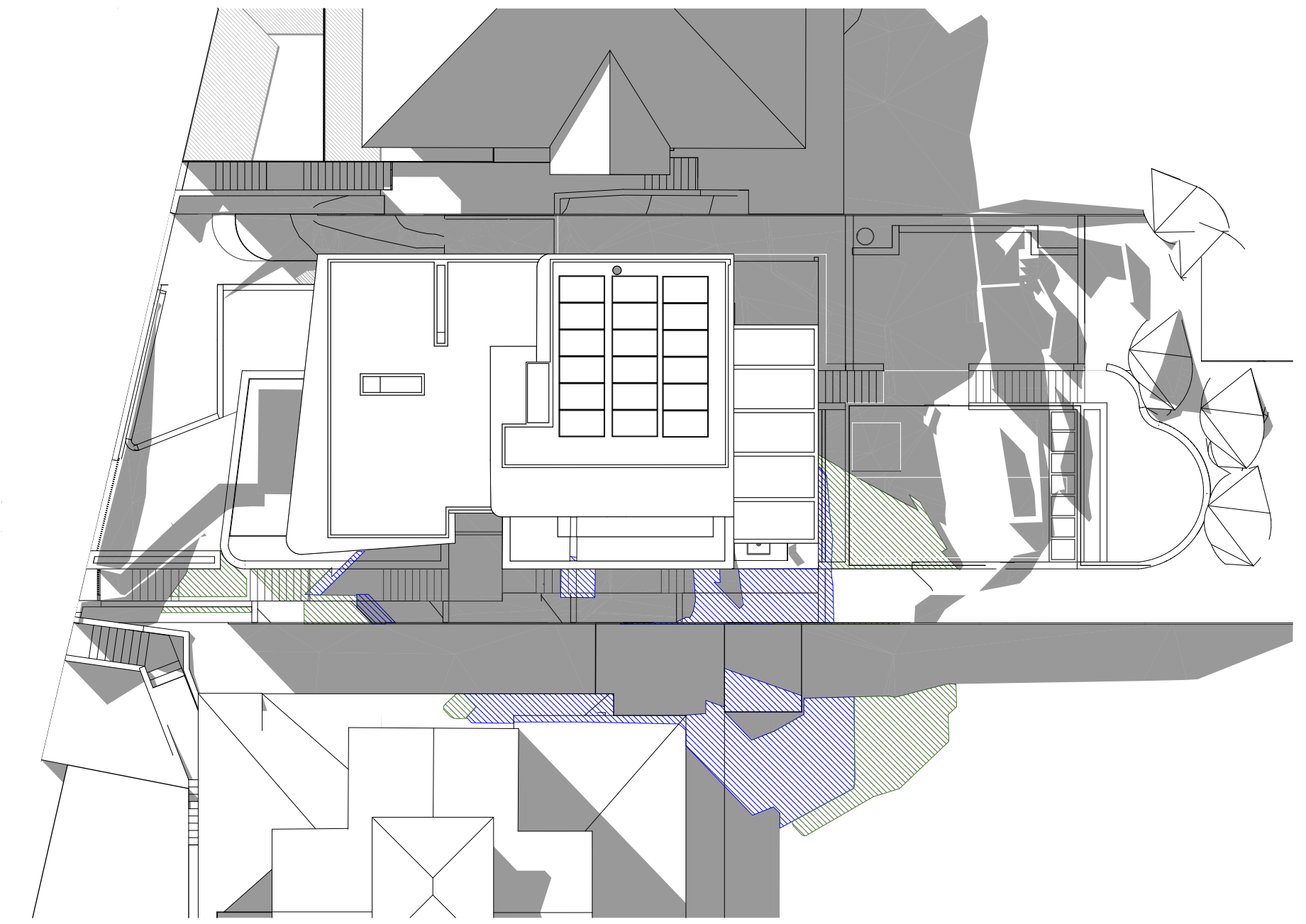




Shadow Elevation NE June 21 3pm



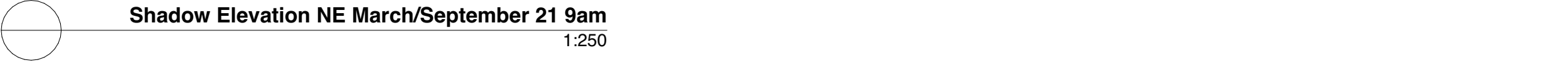
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Shadow June 21 3pm  
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- EXISTING SHADOW
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- DA 8.2019.110.1 APPROVED SHADOW

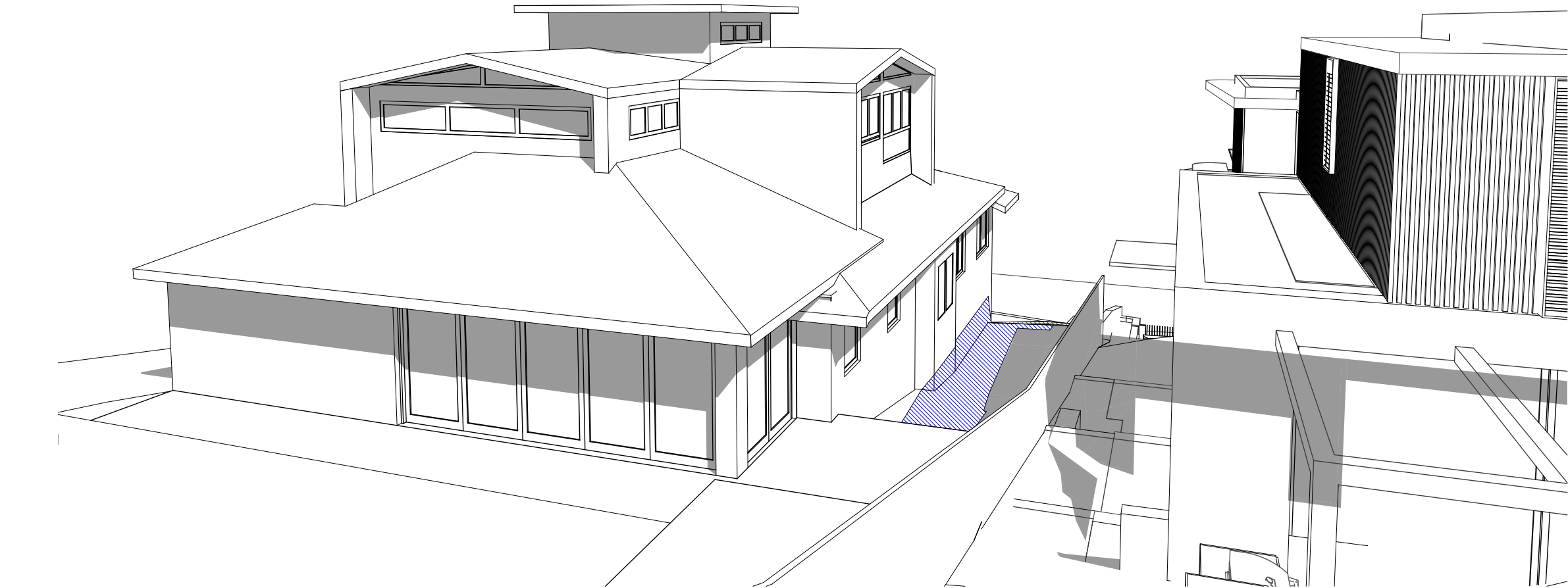




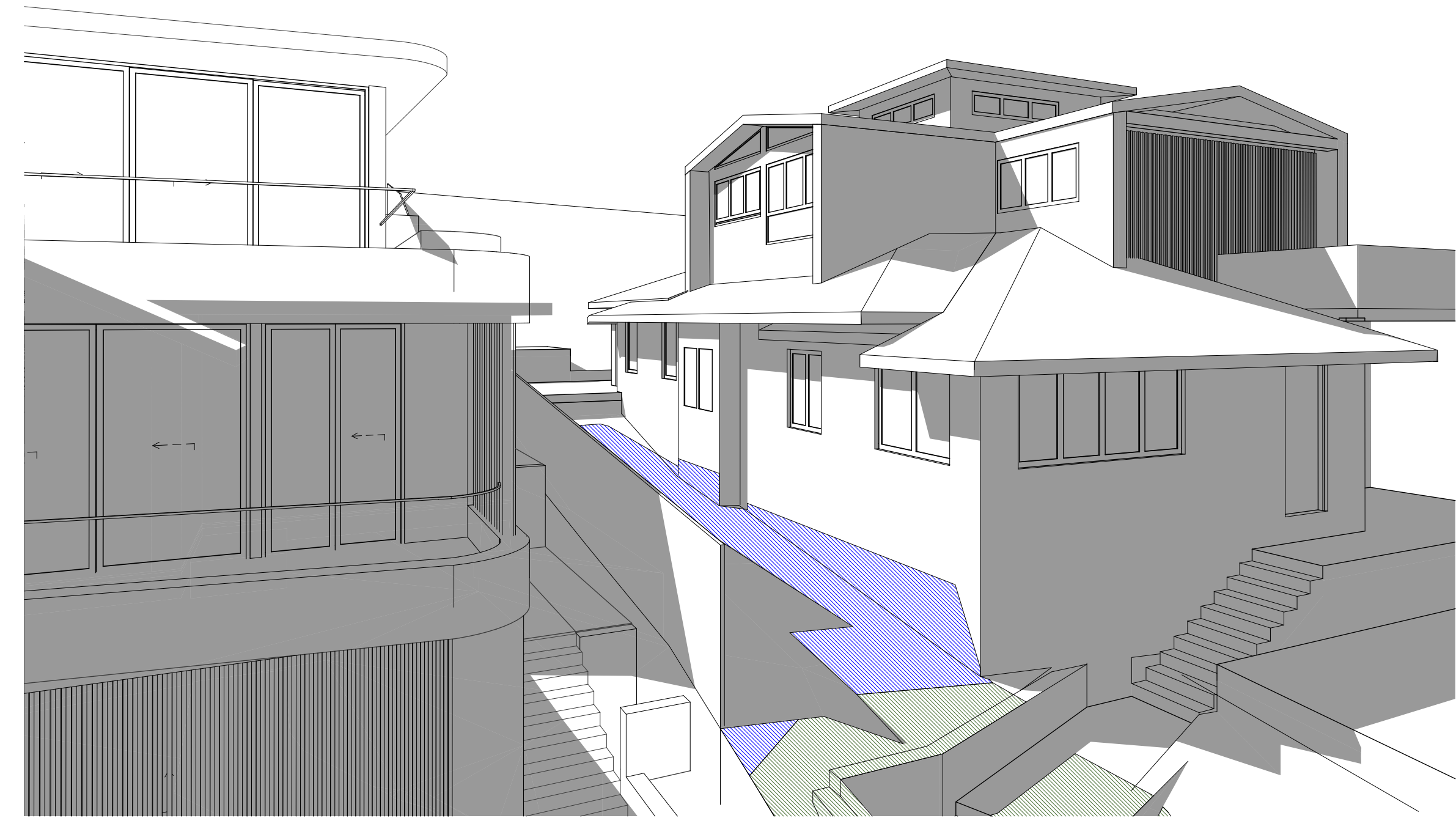
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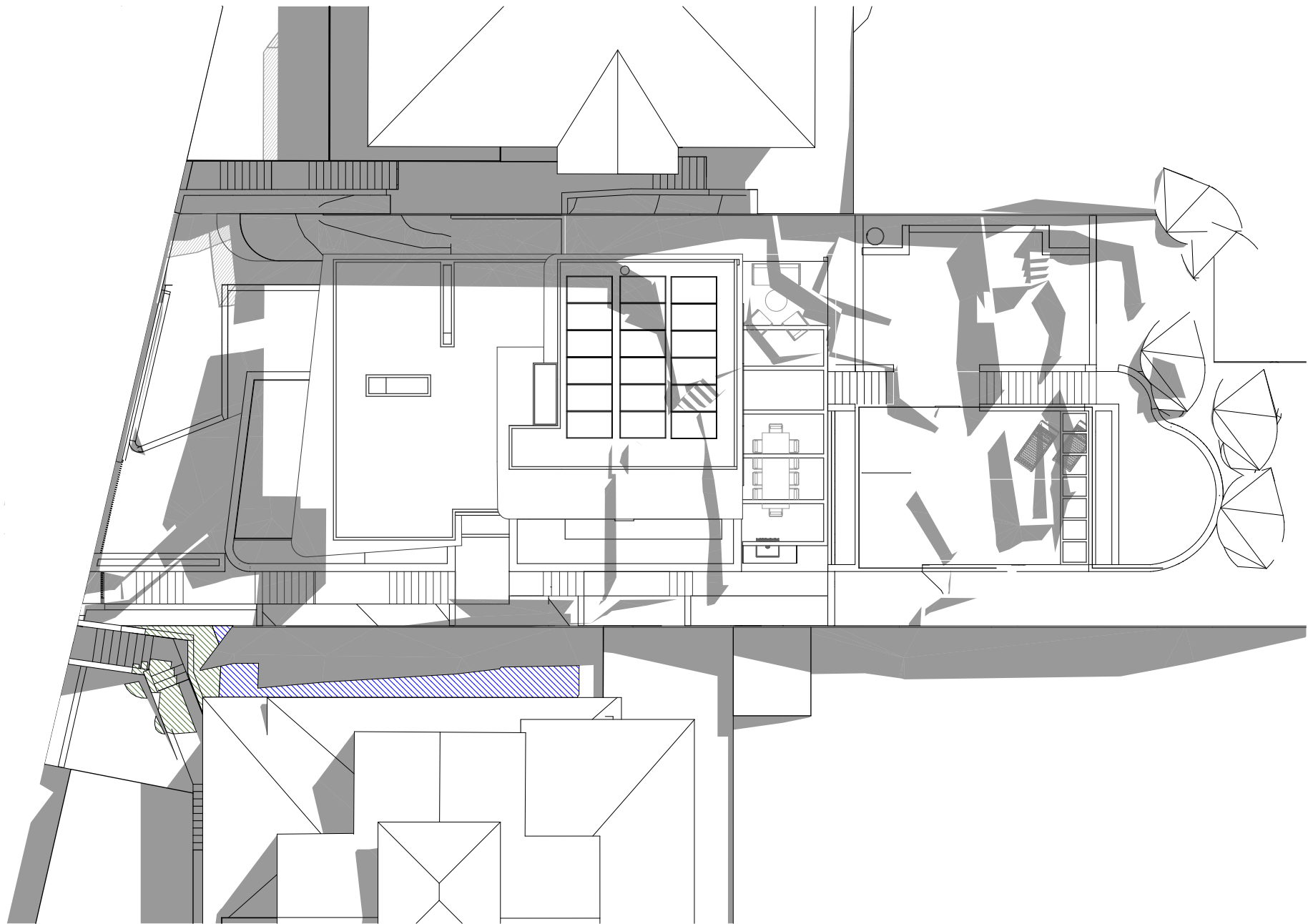




1  
-  
Elevation NE March/September 21 10am  
1:250



1  
-  
Elevation NW March/September 21 10am  
1:250



1  
-  
March/September 21 10am  
1:200

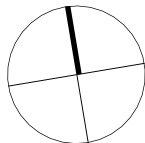
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- PROPOSED SHADOW
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Rev	date	description
G	9/7/21	Additional Shadows
H	14/8/21	LEC Issue

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file: PART6.2-210814 DA issue H.pln  
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address 25 Cabban Street Mosman NSW

client Needham Residence

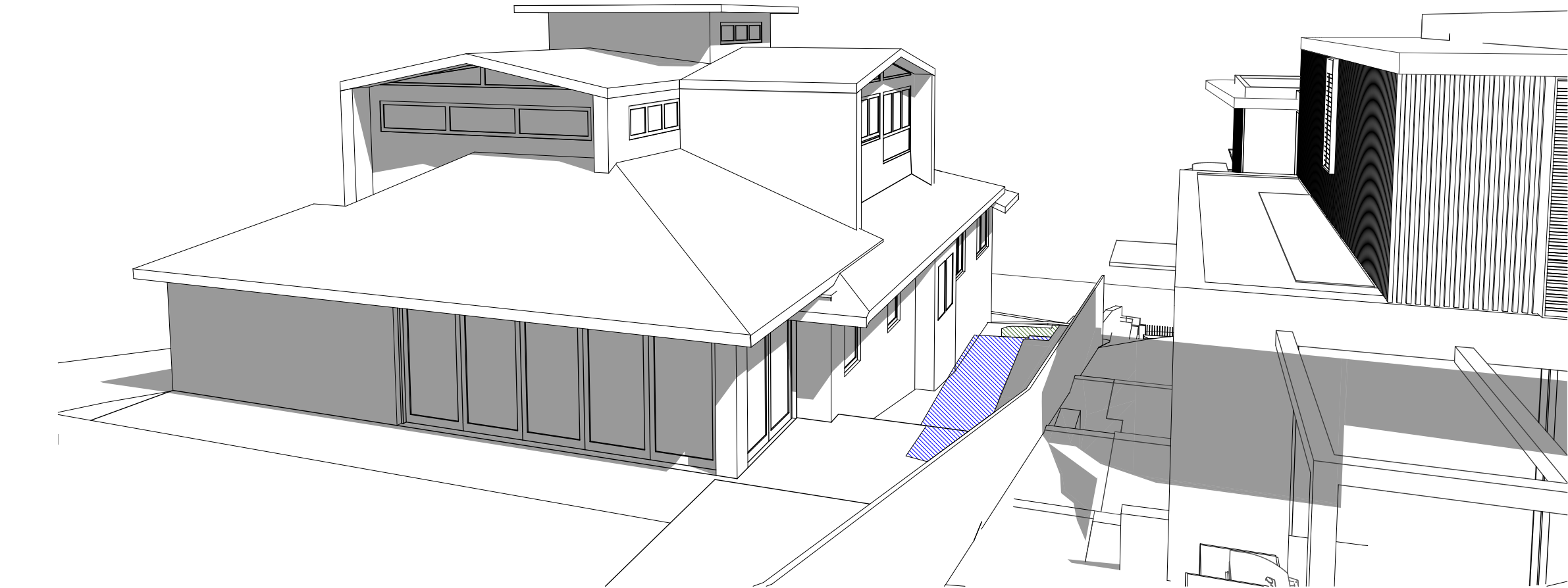
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issue Development Application

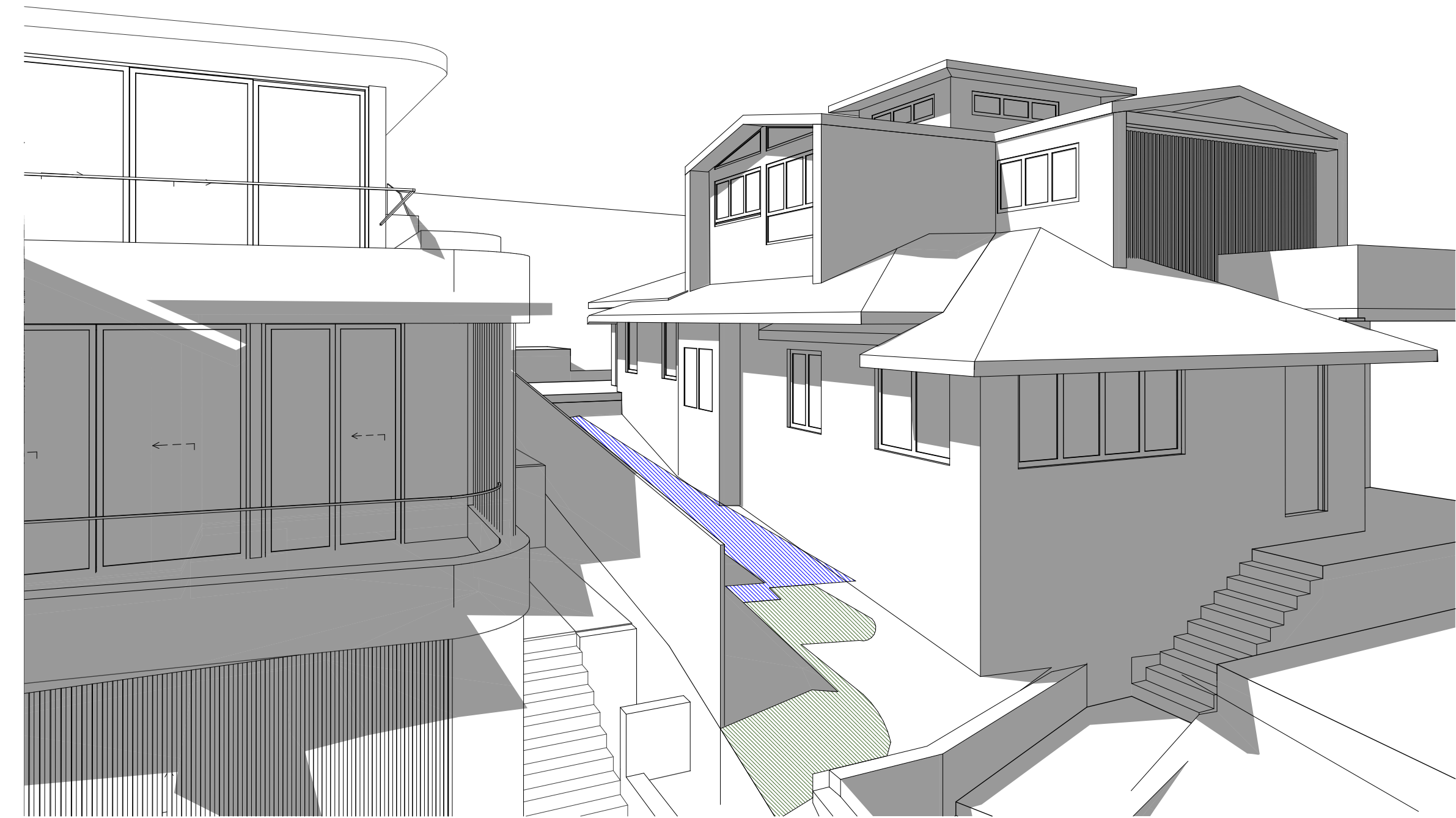
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dwg no. DA23  
revision H

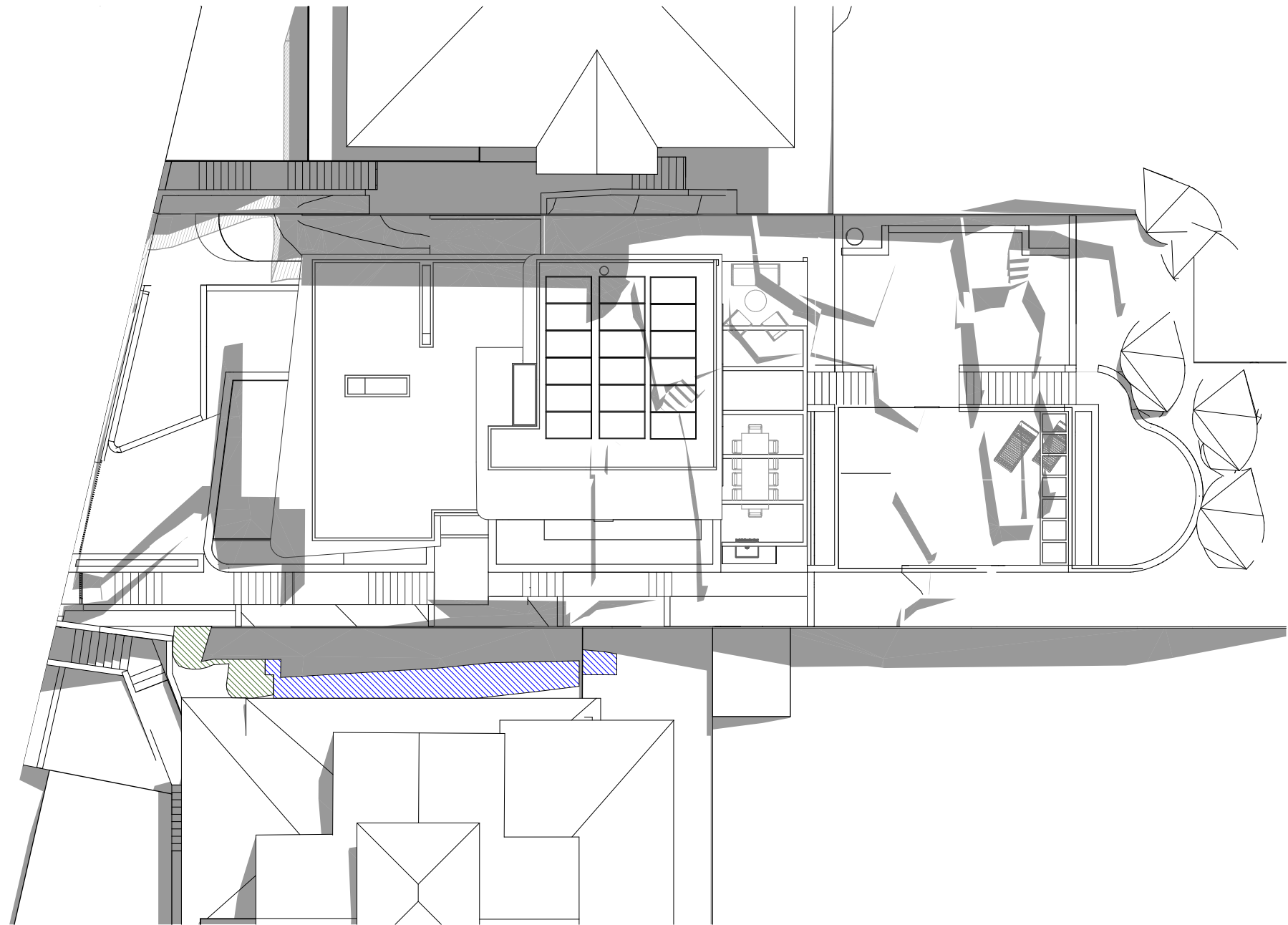




1  
-  
Elevation NE March/September 21 11am  
1:250



1  
-  
Elevation NW March/September 21 11am  
1:250



1  
-  
March/September 21 11am  
1:200

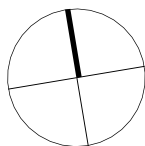
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- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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revisions		
Rev	date	description
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project New House, Pool & Landscape Works

address 25 Cabban Street Mosman NSW

client Needham Residence

title Shadow Diagrams Equinox March/September 11am




issue Development Application

job no. drawn ABZ  
checked AV  
scale NTS @A2

dwg no. DA24  
revision H





 EXISTING SHADOW  
 PROPOSED SHADOW  
 DA 8.2019.110.1 APPROVED SHADOW

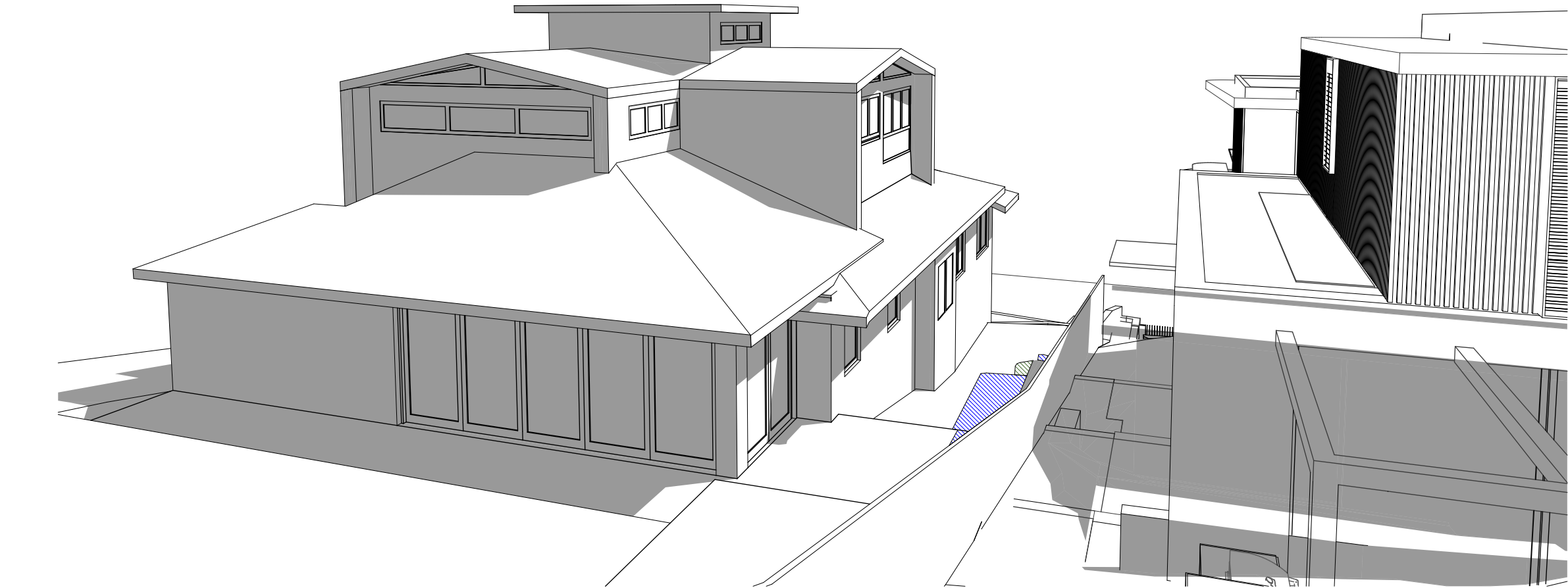
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<b>project</b>	New House, Pool & Landscape Works
<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

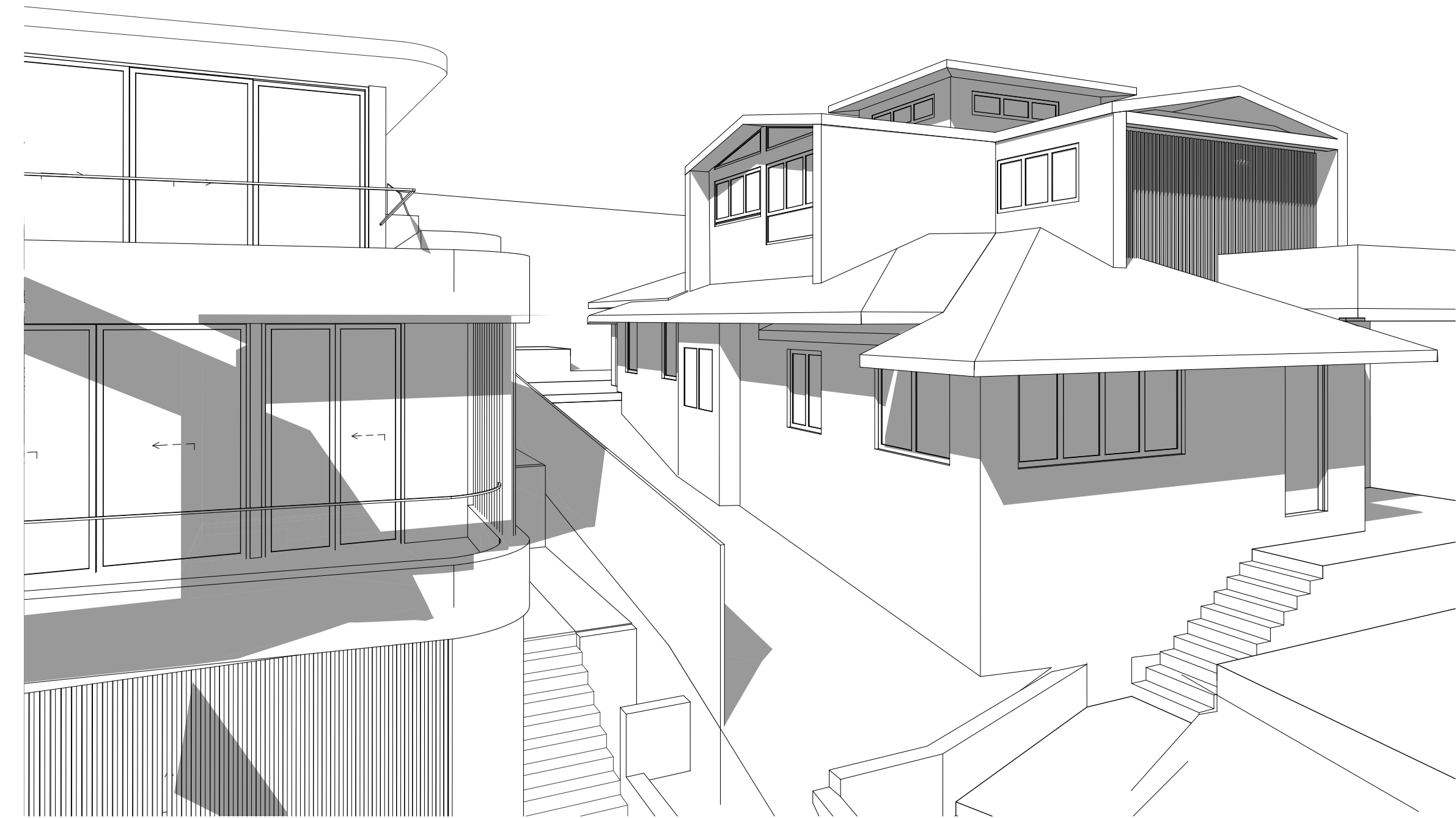
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drawn	ABZ
checked	AV
<b>scale</b>	NTS @A2

dwg no. **DA25**  
revision **H**

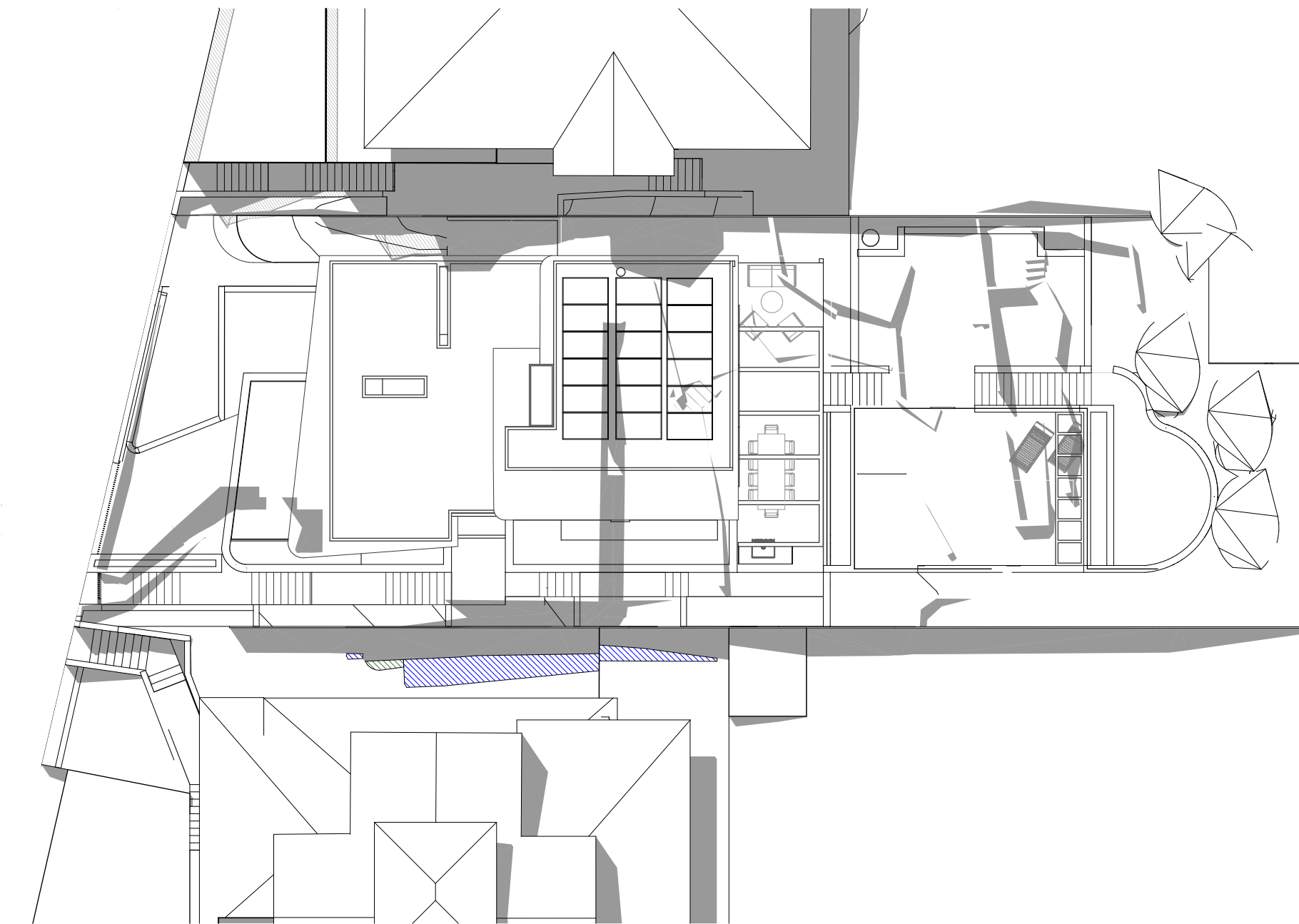




1  
-  
Elevation NE March/September 21 1pm  
1:250



1  
-  
Elevation NW March/September 21 1pm  
1:250



1  
-  
March/September 21 1pm  
1:200

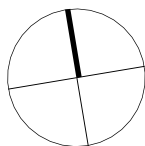
- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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revisions		
Rev	date	description
G	9/7/21	Additional Shadows
H	14/8/21	LEC Issue

notes

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print date & time: 14/8/21 @9:34 am



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project New House, Pool & Landscape Works

address 25 Cabban Street Mosman NSW

client Needham Residence

title Shadow Diagrams Equinox March/September 1pm

issue Development Application

job no. PART

drawn ABZ

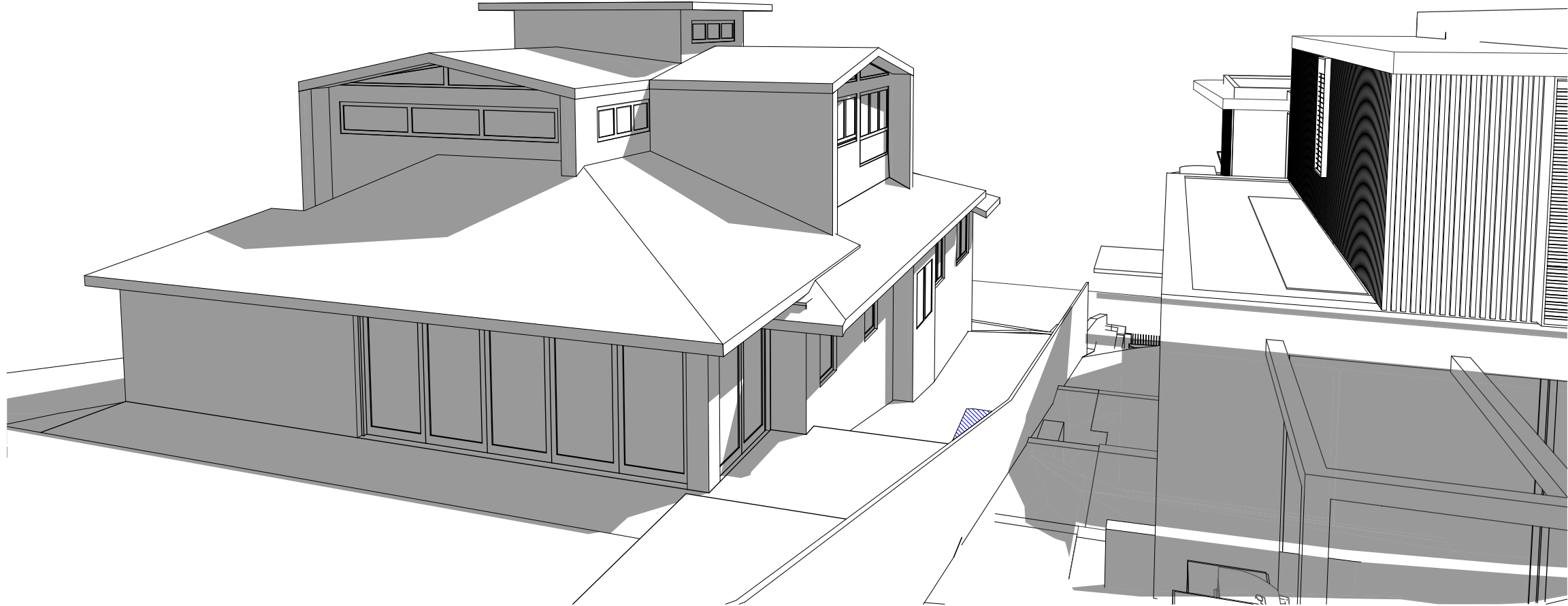
checked AV

scale NTS @A2

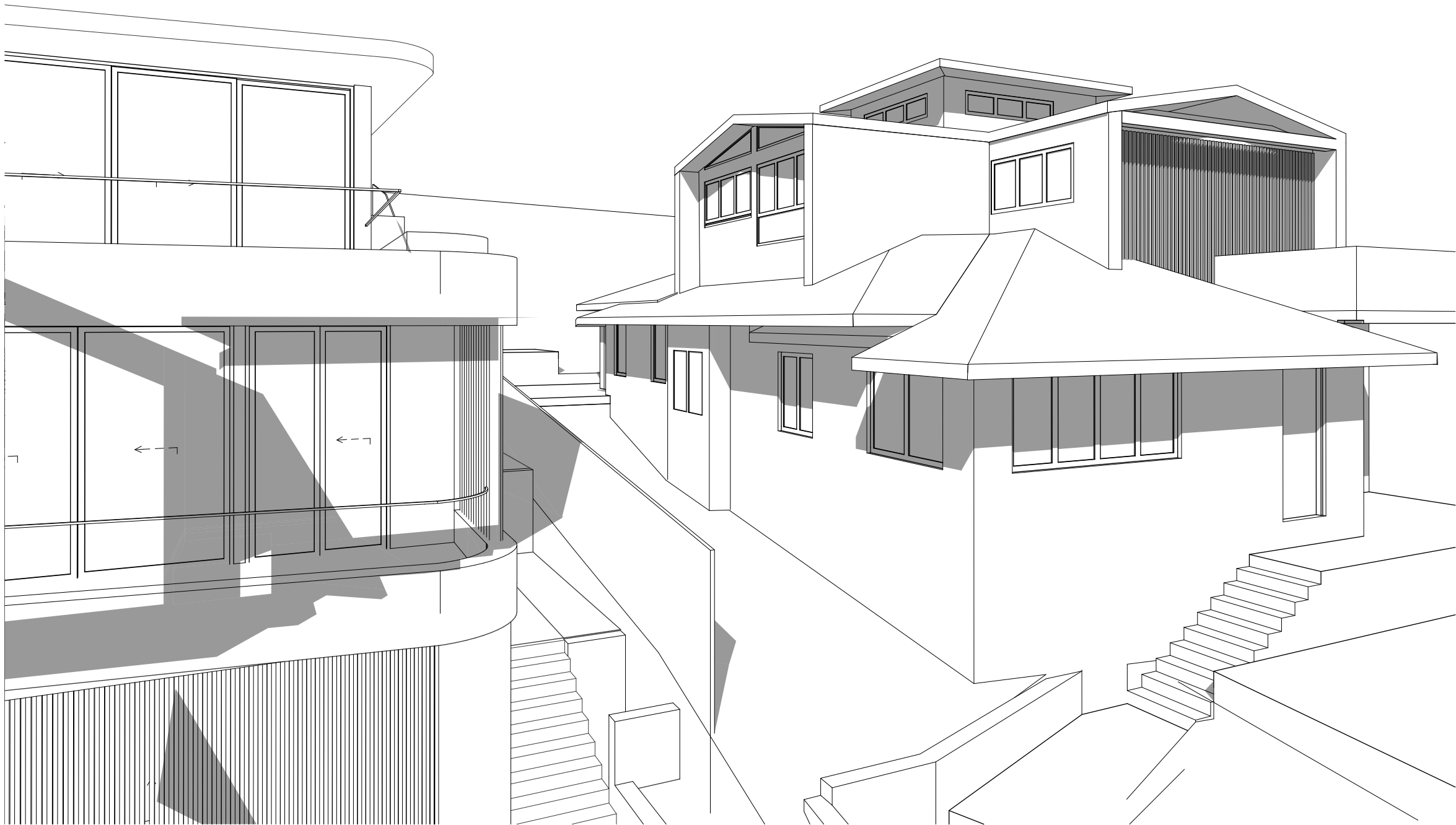
dwg no. DA26

revision H

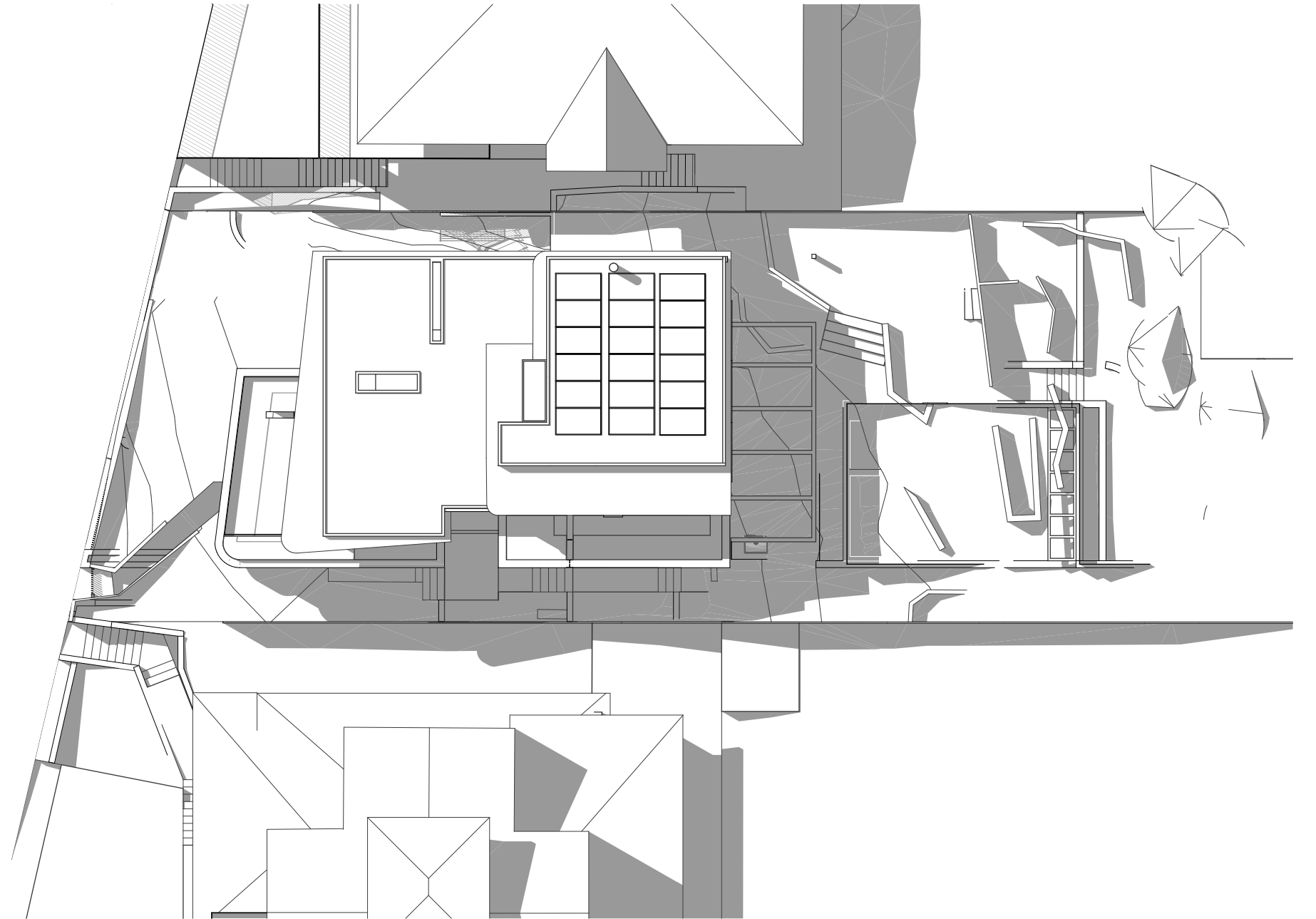




1  
-  
Elevation NE March/September 21 2pm  
1:250



1  
-  
Elevation NW March/September 21 2pm  
1:250



1  
-  
Shadow March/September 21 3pm  
1:200

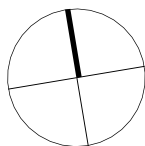
- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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revisions		
Rev	date	description
G	9/7/21	Additional Shadows
H	14/8/21	LEC Issue

notes

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Nominated Architect: Philip Corben (Reg.No. 4616)

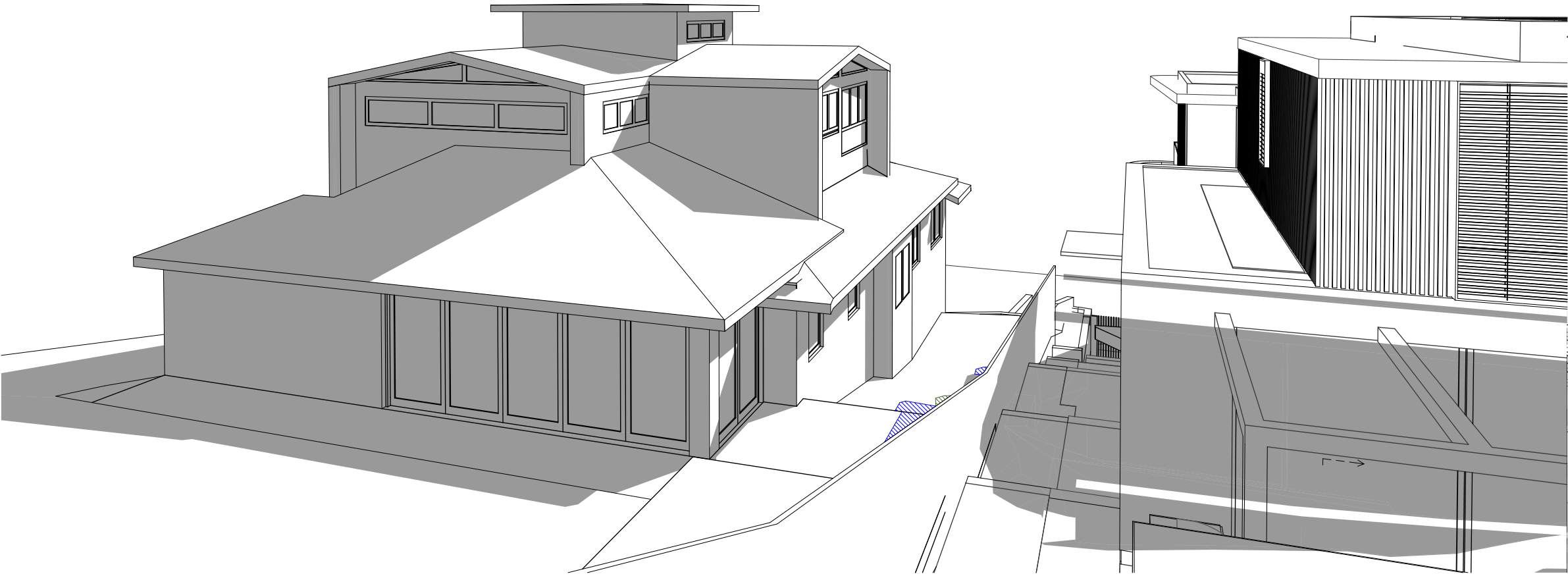
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address	25 Cabban Street Mosman NSW
client	Needham Residence

title	Shadow Diagrams Equinox March/September 2pm
issue	Development Application

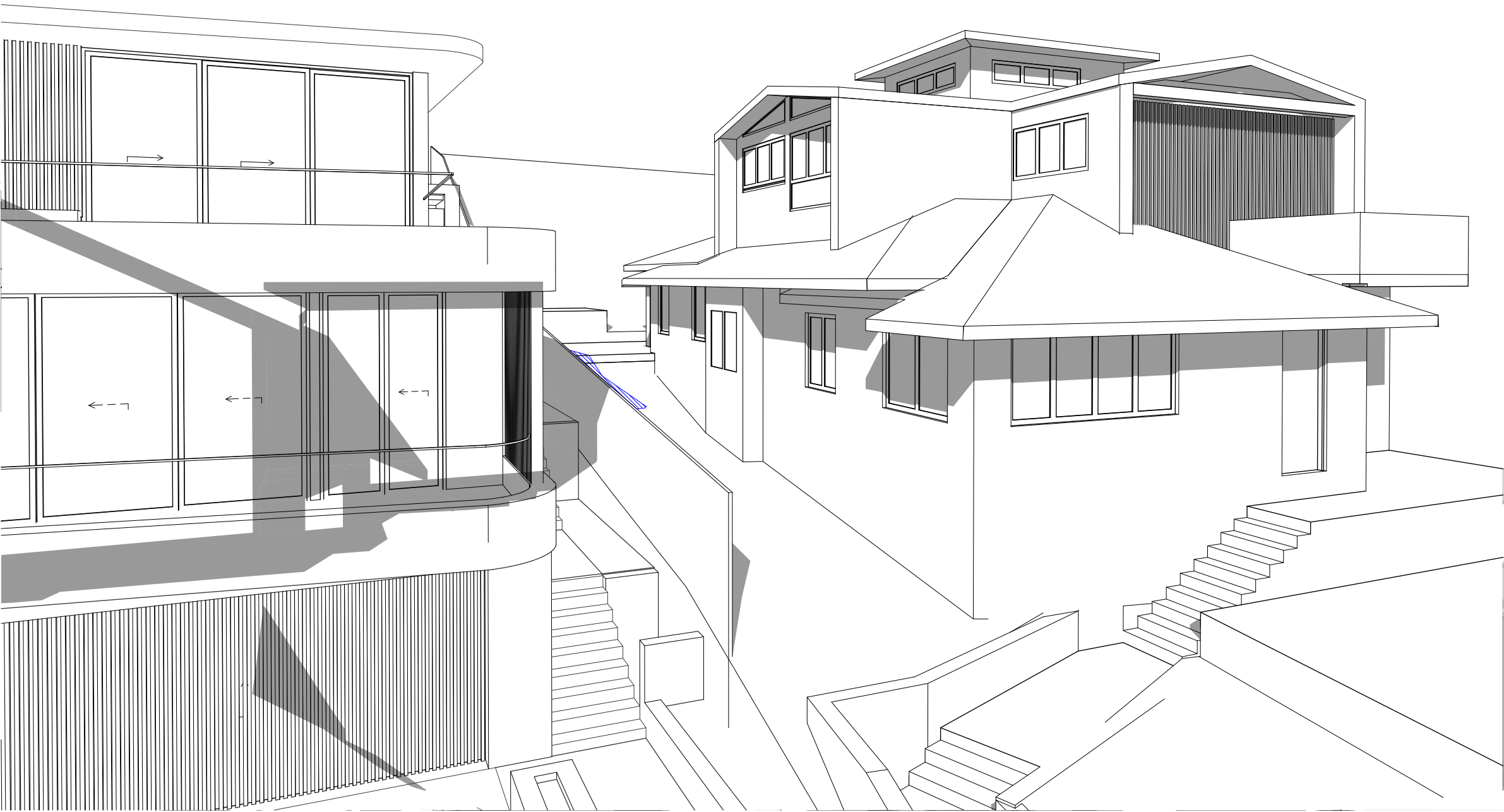
job no.	PART
drawn	ABZ
checked	AV
scale	NTS @A2

dwg no.	DA27
revision	H

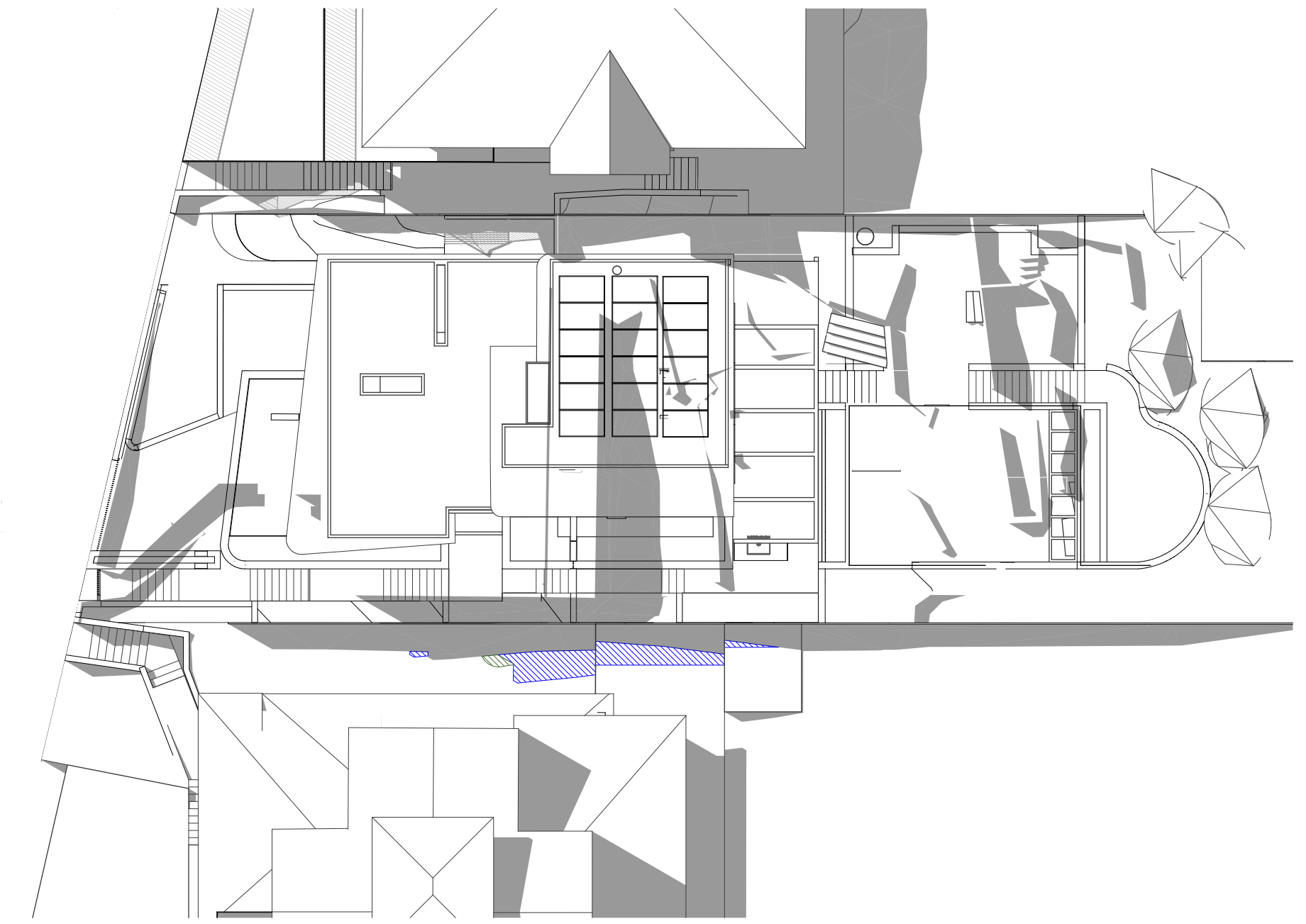




Shadow Elevation NE March/September 21 3pm  
1:250



Shadow Elevation NW March/September 21 3pm  
1:250

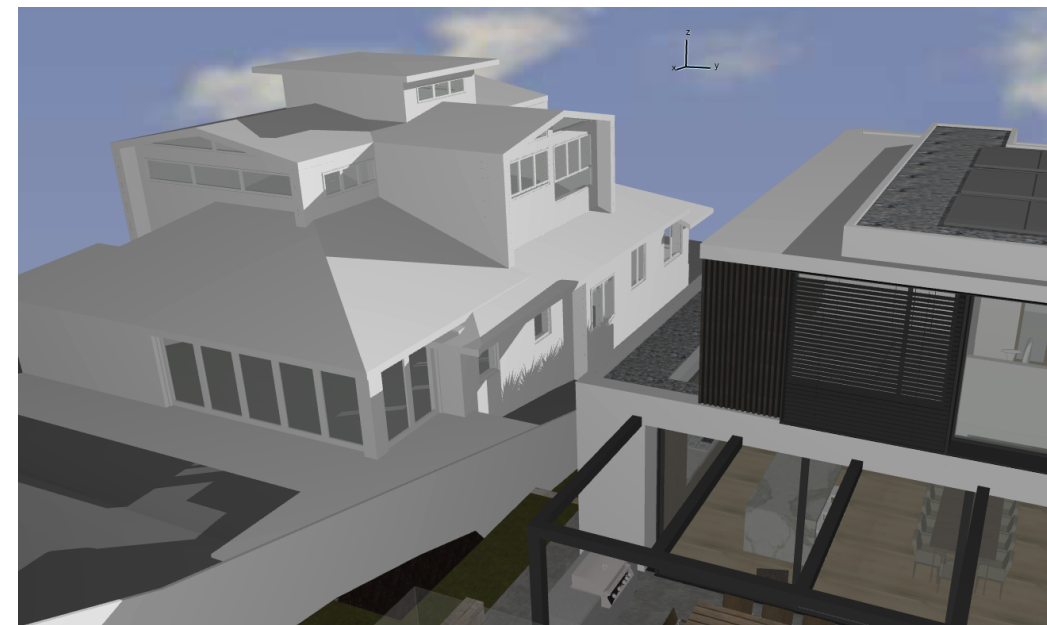
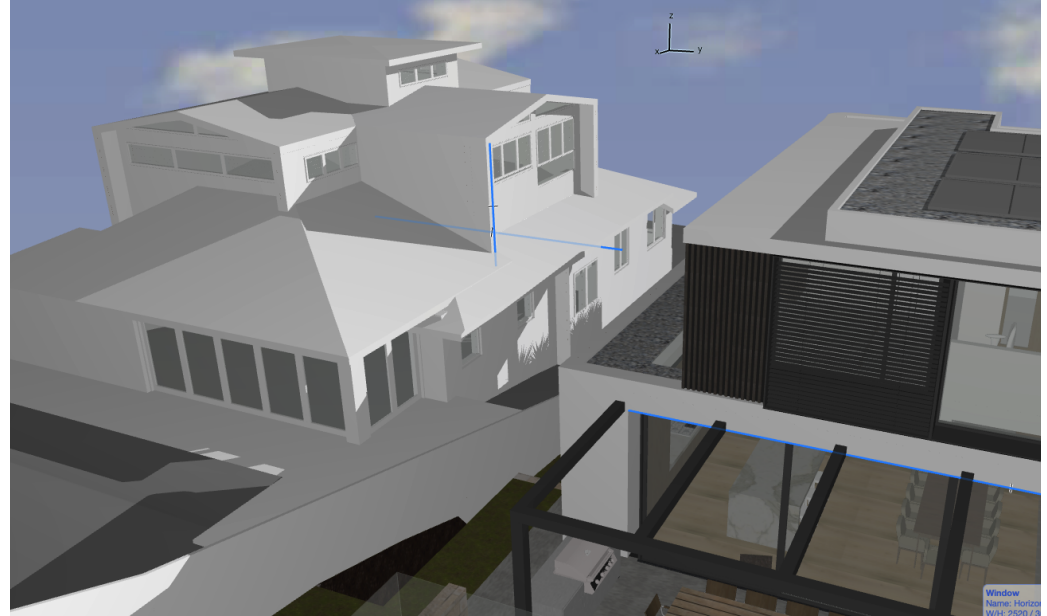
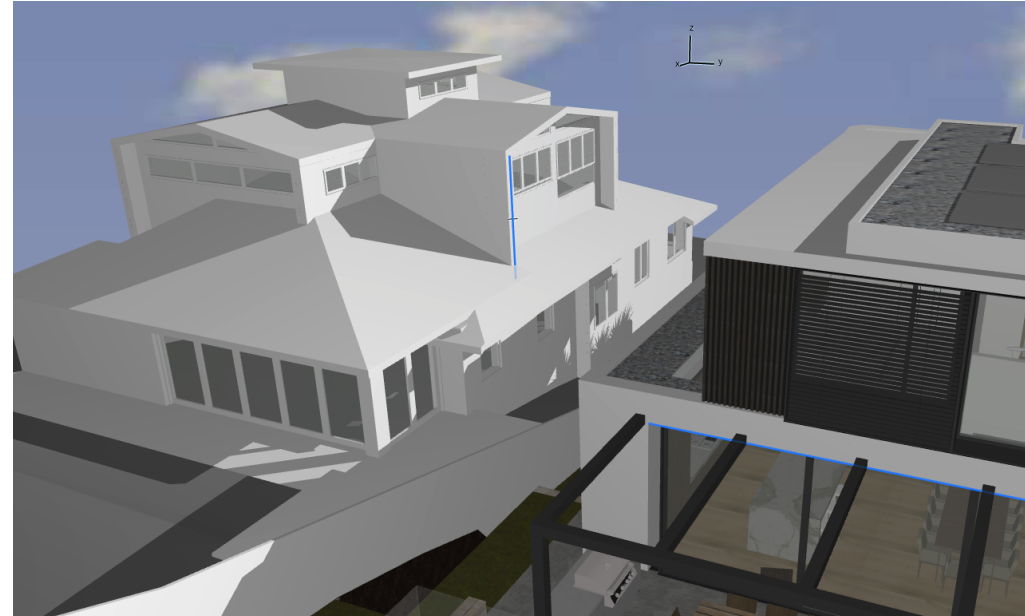
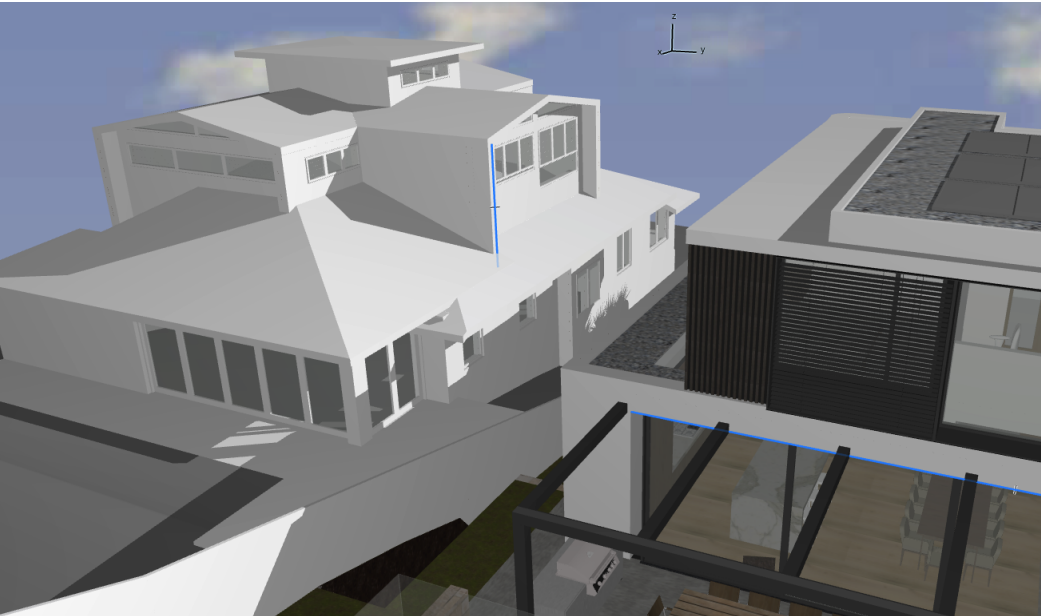
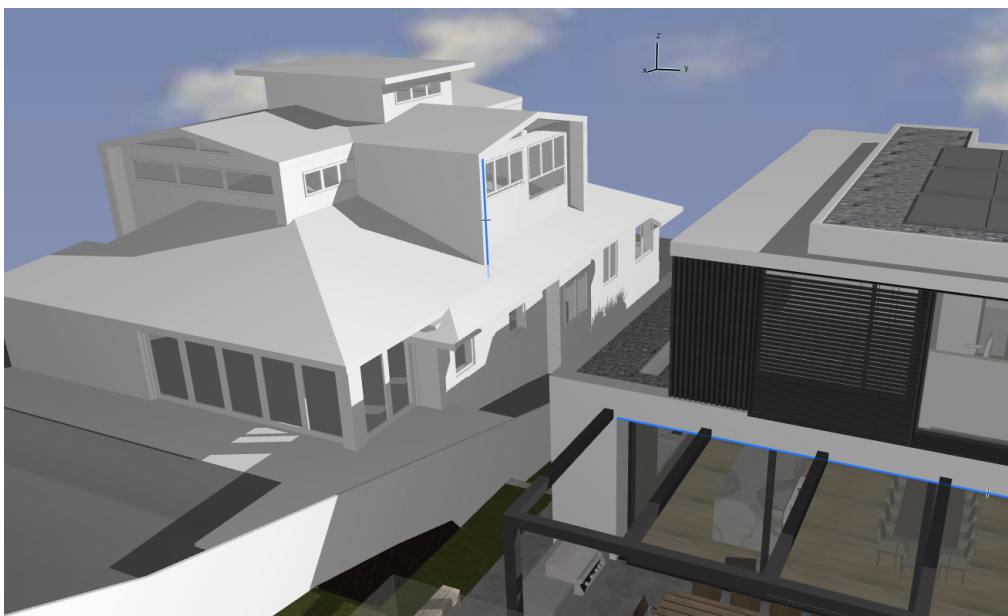
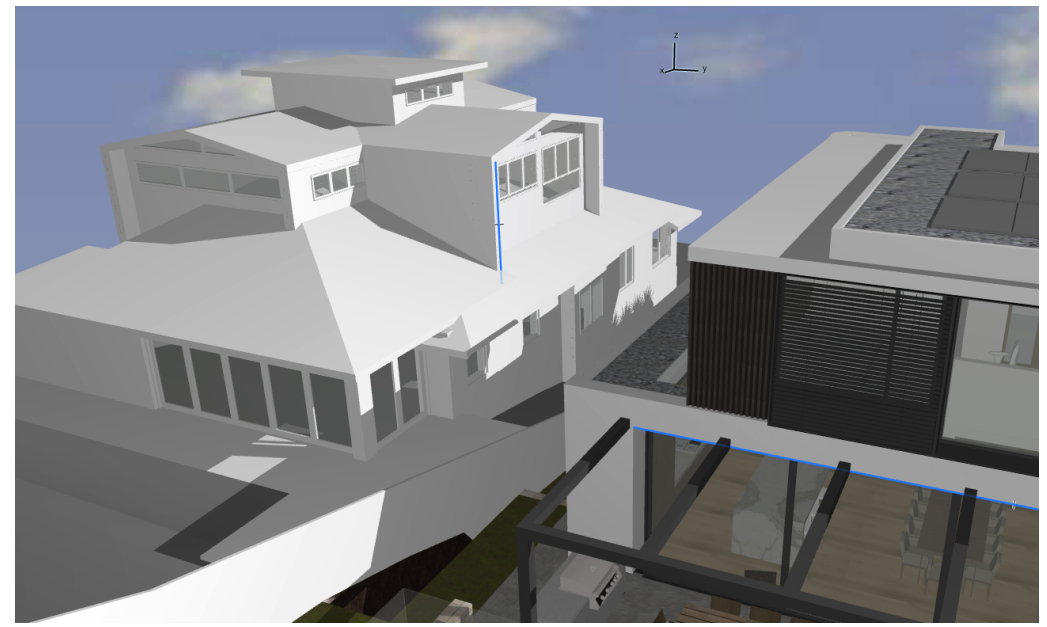
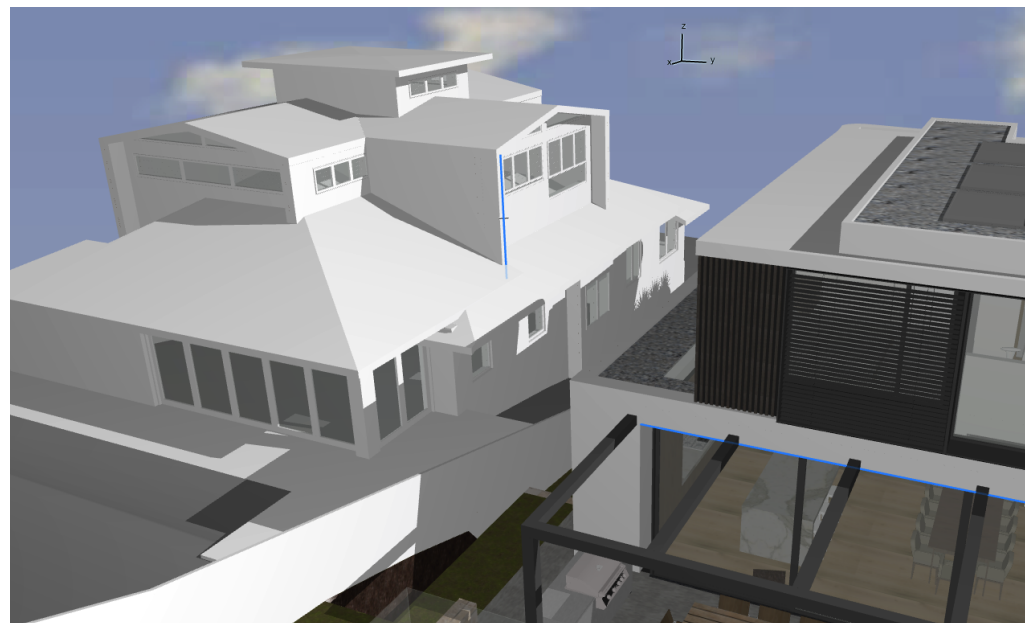
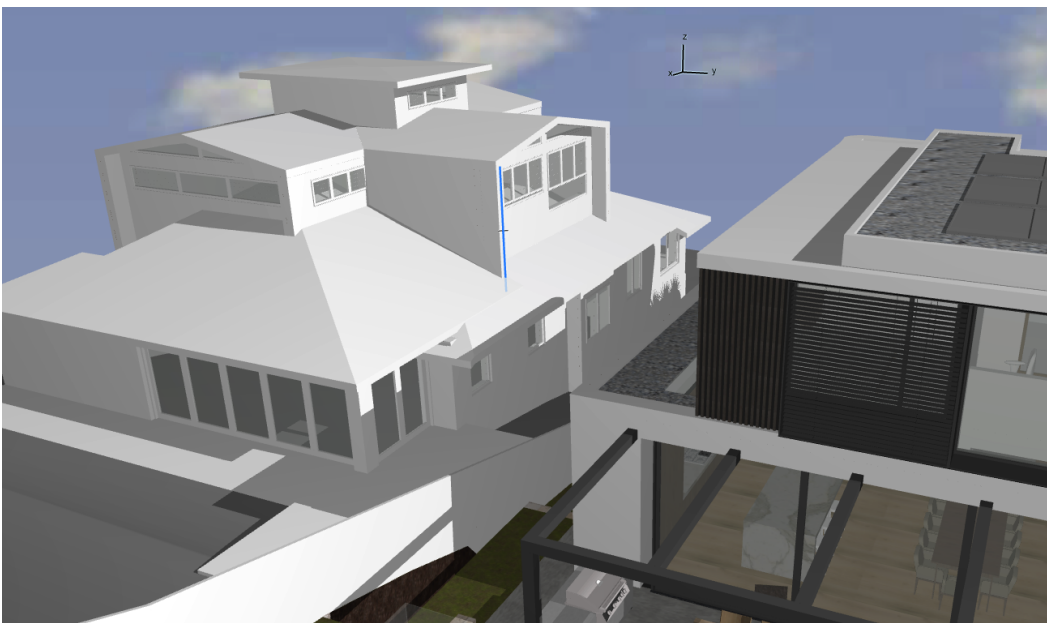
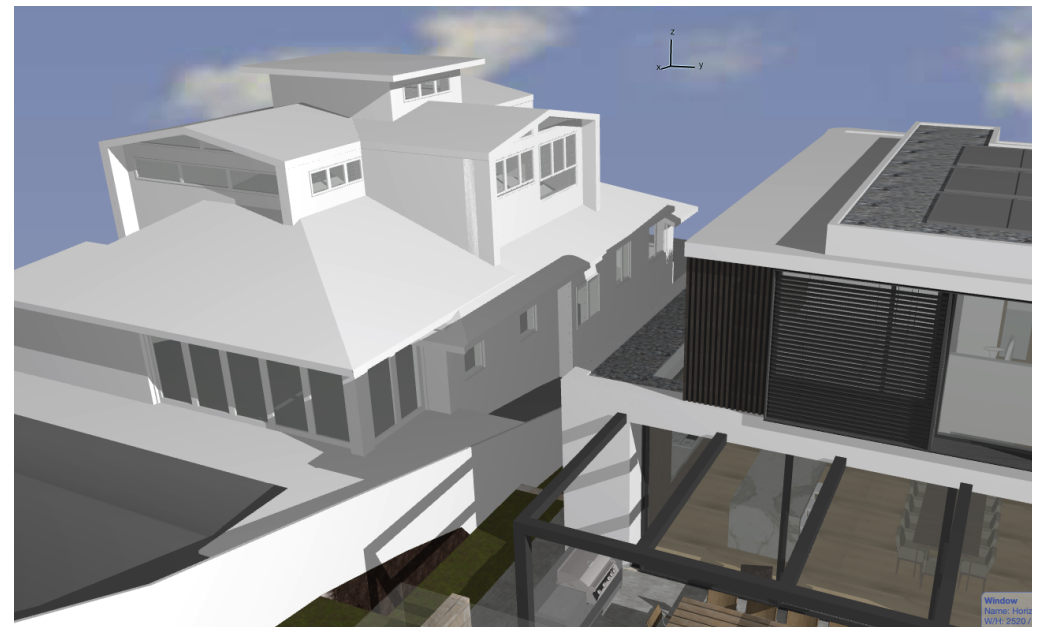
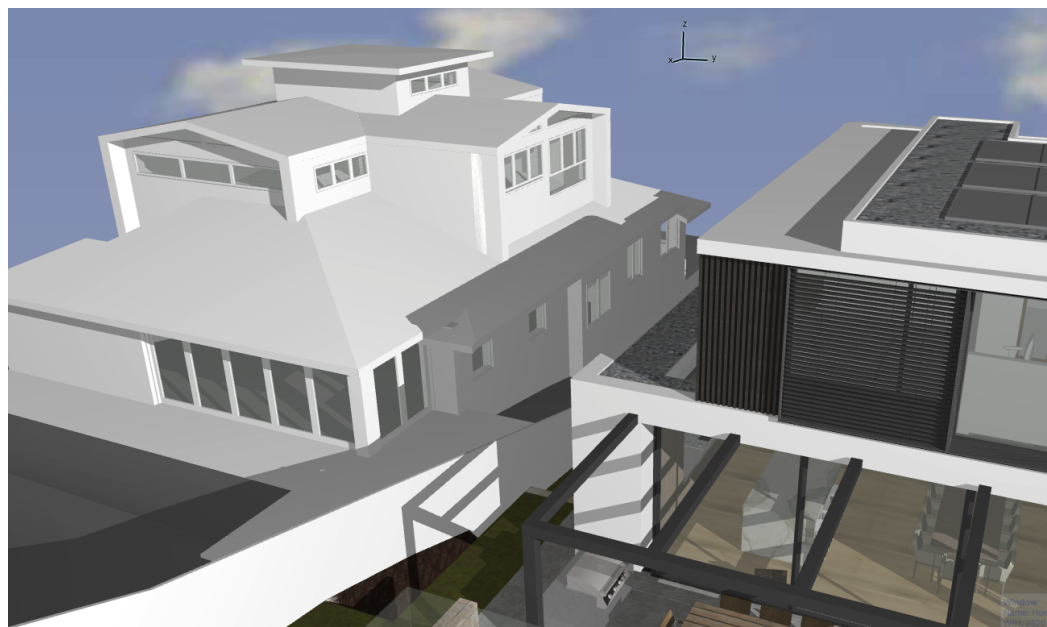
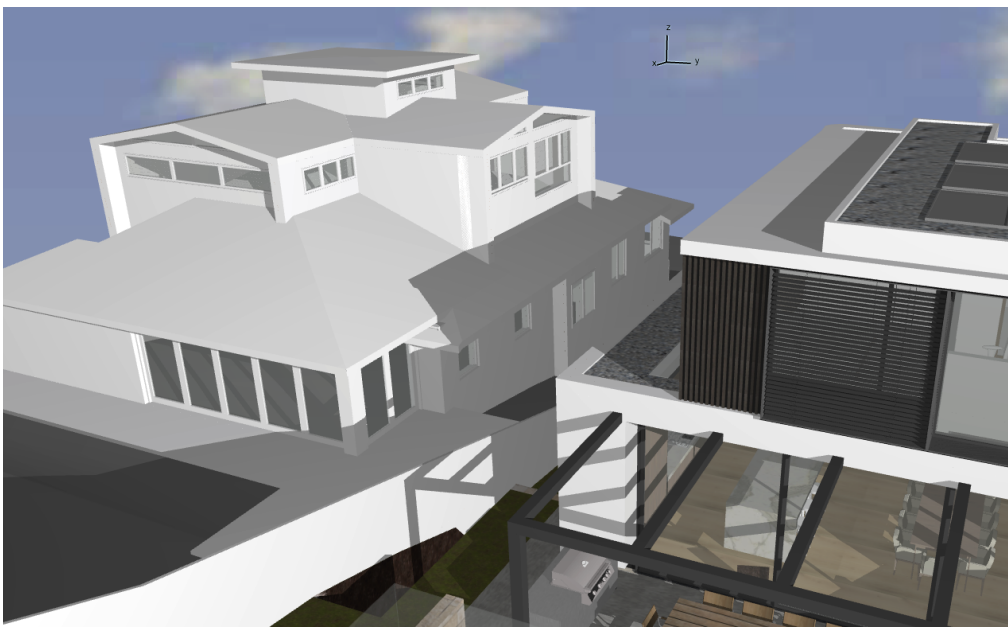


Shadow March/September 21 3pm  
1:200

- EXISTING SHADOW
- PROPOSED SHADOW
- DA 8.2019.110.1 APPROVED SHADOW

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	Rev	date	description											
	C	22/2/21	Section 8.2 Review Issue											
	D	5/5/21	Land Environment Court Appeal Issue											
	E	6/7/21	Updated Shadows - True North											
	H	14/8/21	LEC Issue											





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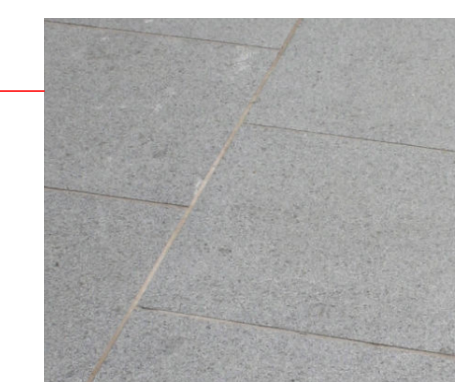
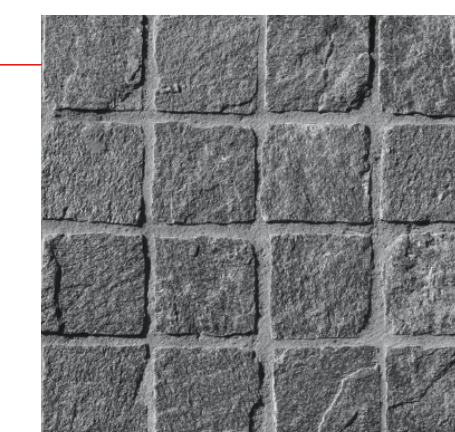
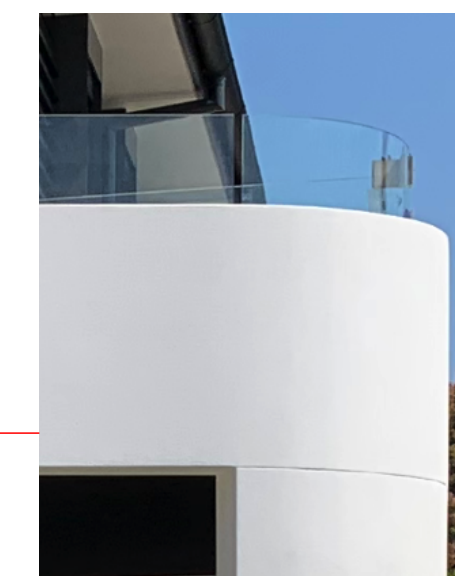
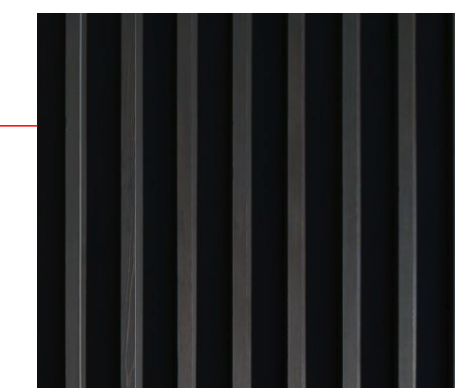
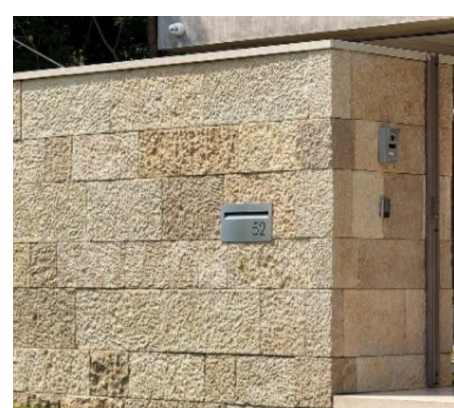
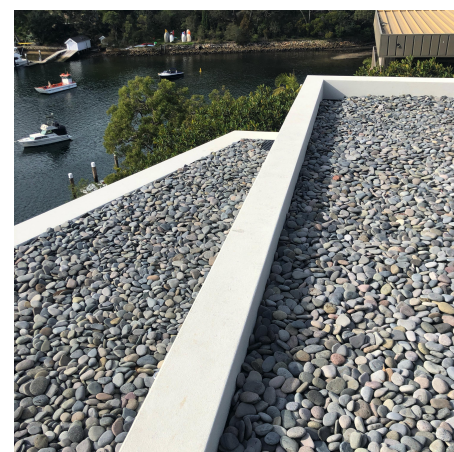
Nominated Architect: Philip Corben (Reg. No. 4616)

<b>project</b>	New House, Pool & Landscape Works
<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

<b>title</b>	Sun Study 21 June
<b>issue</b>	Development Application

<b>job no.</b>	PART	<b>dwg no.</b>
drawn	ABZ	DA29
checked	AV	revision
<b>scale</b>		H





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Rev	date	description
A	18/5/20	DA Issue 1
C	22/2/21	Section 8.2 Review Issue
D	5/5/21	Land Environment Court Appeal Issue
H	14/8/21	LEC Issue

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<b>project</b>	New House, Pool & Landscape Works
<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

<b>title</b>	Schedule of Finishes
<b>issue</b>	Development Application

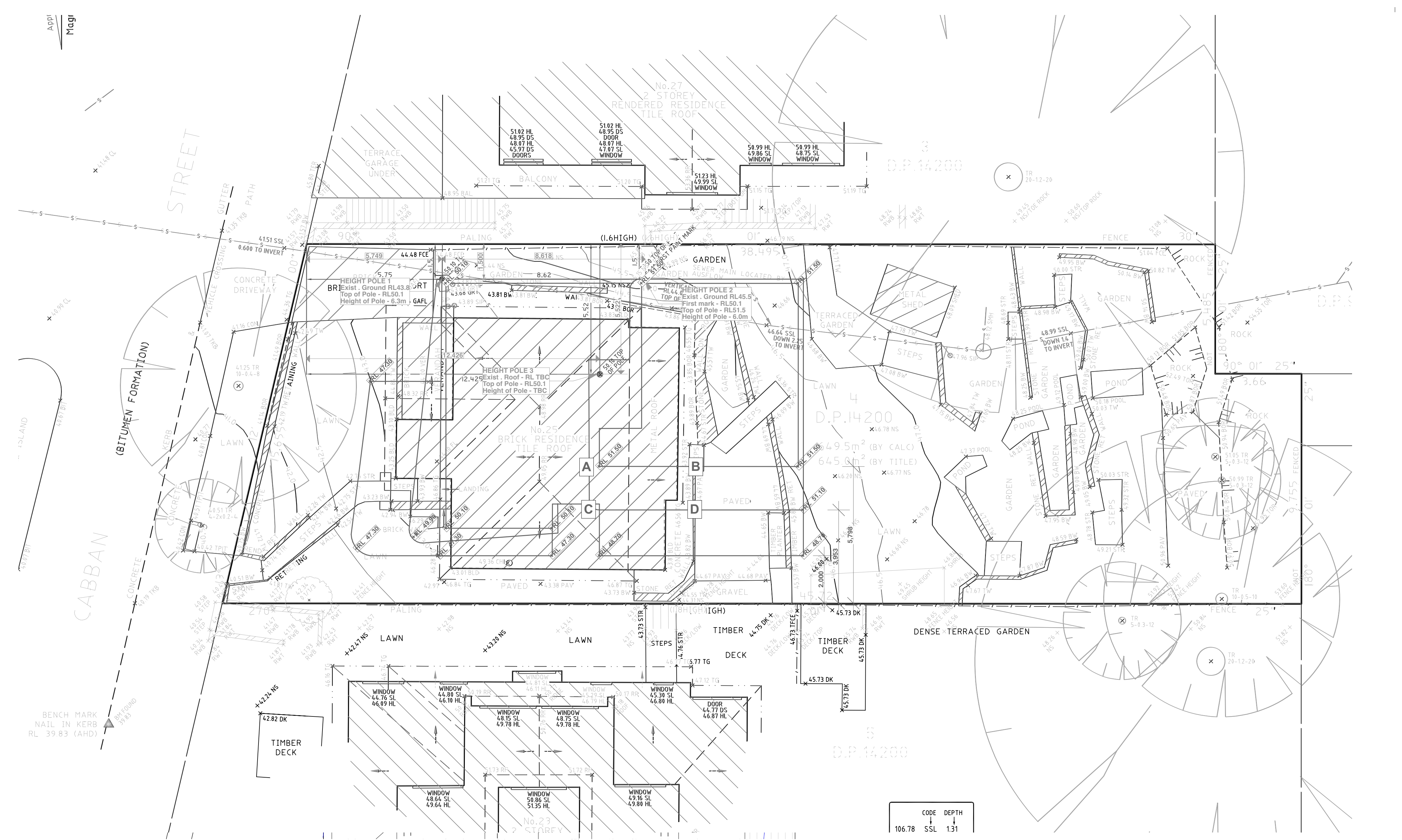
<b>job no.</b>	PART
drawn	ABZ
checked	AV
<b>scale</b>	NTS @A2

dwg no.  
**DA30**  
revision  
**H**









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Rev	date	description
H	14/8/21	LEC issue

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project	New House, Pool & Landscape Works
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client	Needham Residence

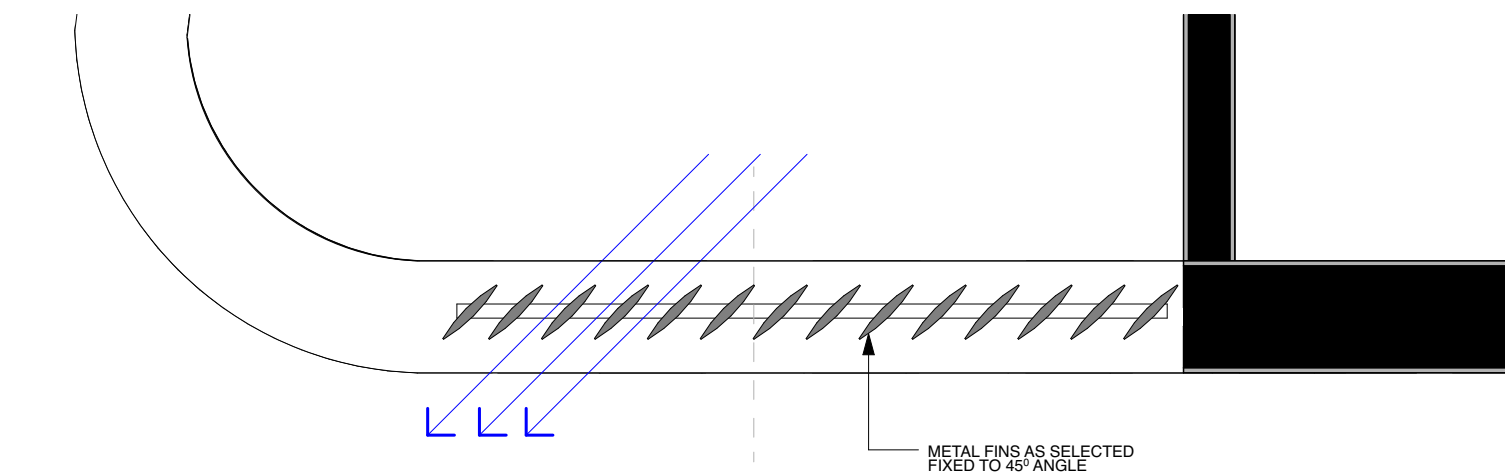
title	Survey 1/ Site Plan Overlay
issue	Development Application

job no.	PART	dwg no.
drawn	ABZ	DA32
checked	AV	revision
scale	1:100 @A2	H

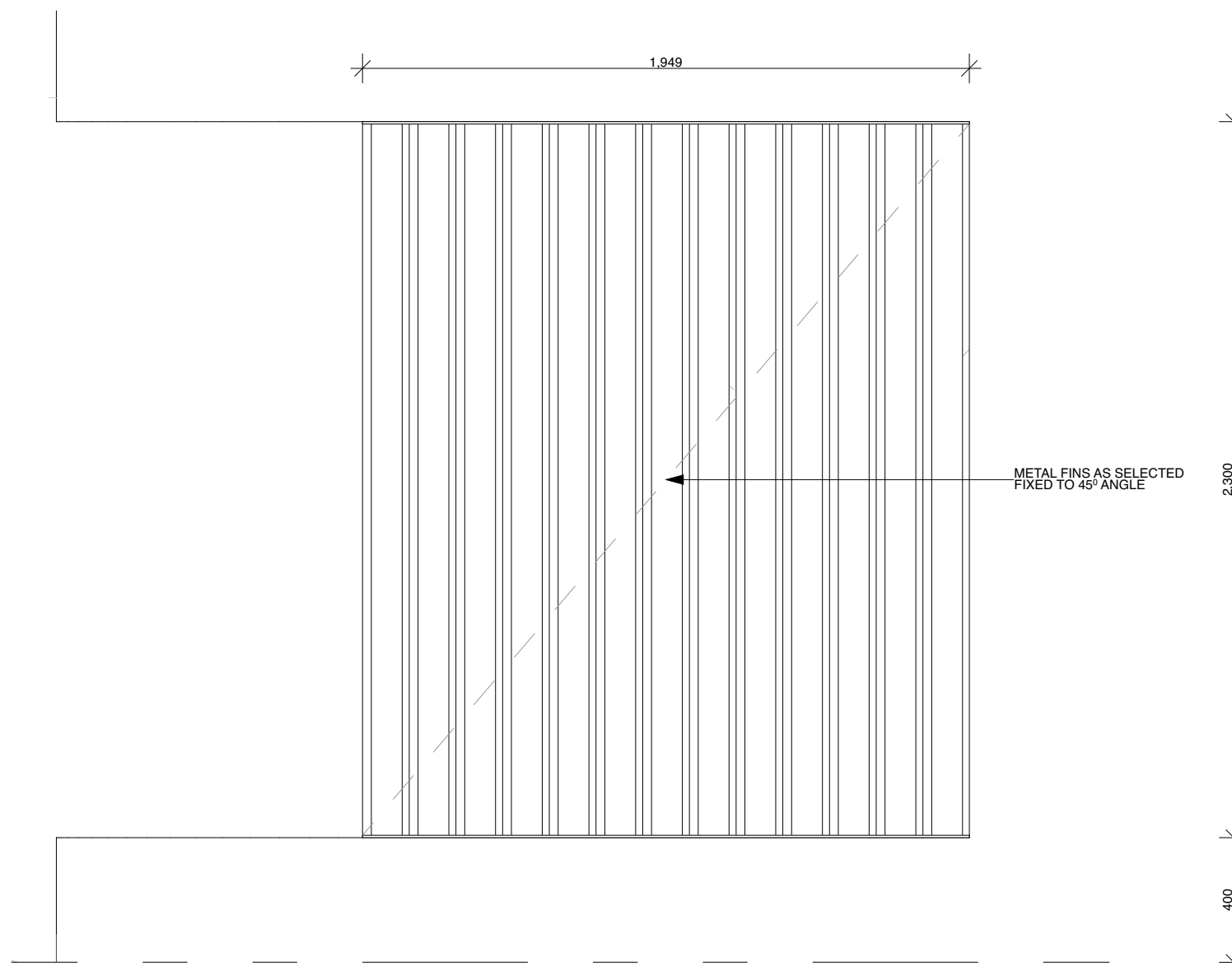




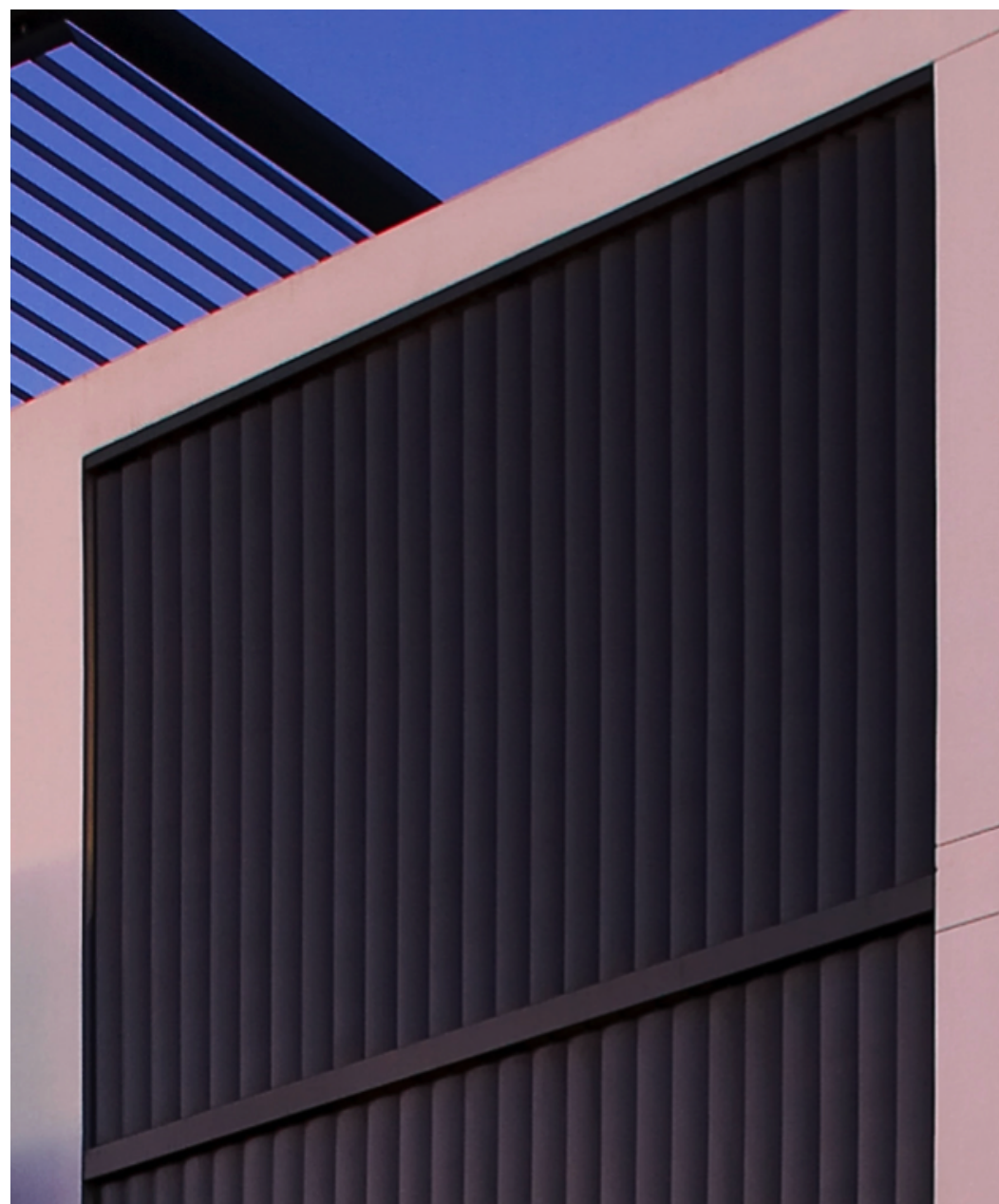




Level 2 Privacy Screens Plan  
1:20



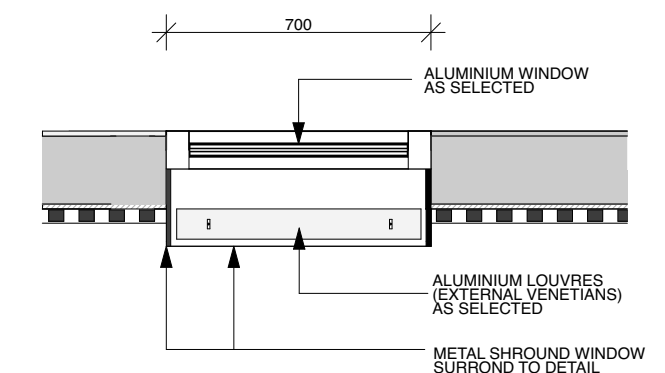
1 Level 2 Privacy Screens Elevation 1:20



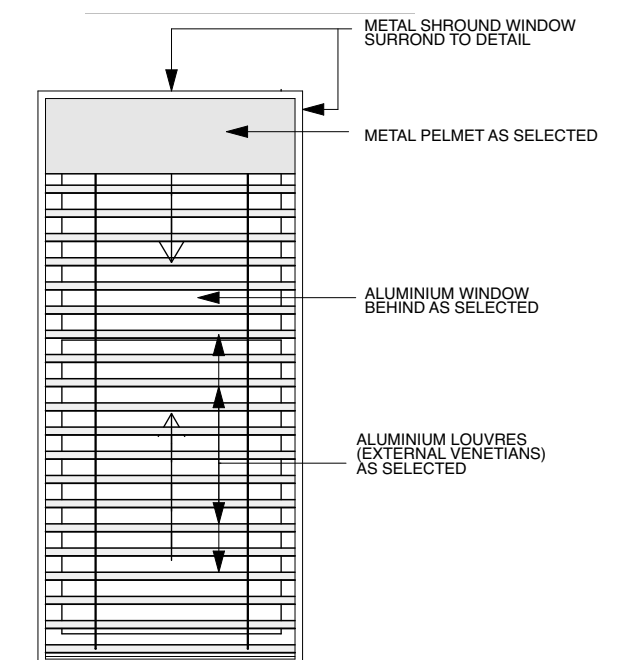
## 1 Level 2 Privacy Screens



### 1 Level 3 Window Louvres (External Venetians)



Level 3 Window Detail Plan  
1:20

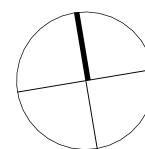


1  
- Level 3 Window Detail Elevation 1:20

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Nominated Architect: Philip Corben (Reg. No. 4616)

**project** | New House, Pool & Landscape Works

<b>address</b>	25 Cabban Street Mosman NSW
----------------	--------------------------------

<b>client</b>	Needham Residence
---------------	-------------------

<b> title</b>	Screen Details
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<b>issue</b>	Development Application
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|job no. |PART

drawn	ABZ
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checked	AV
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<b>scale</b>	1:20 @A2
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**dwg no.**

DA34

revision

H

DA34

revision

H





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<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

<b>title</b>	Street Views
<b>issue</b>	Development Application

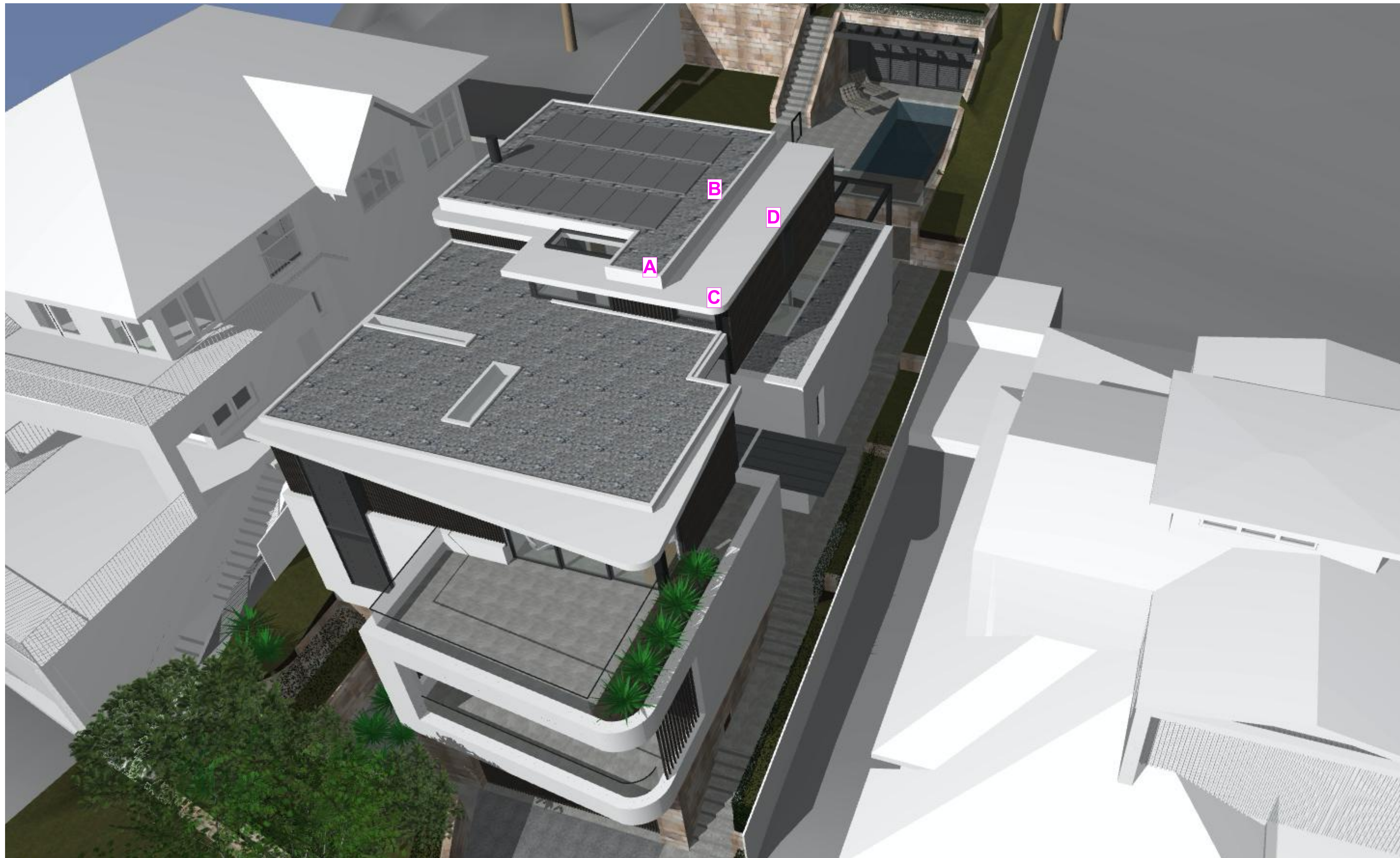
job no.	PART	dwg no.
drawn	ABZ	<b>DA35</b>
checked	AV	revision
<b>scale</b>		<b>H</b>

dwg no.  
DA35  
revision  
H

PART
ABZ
AV

dwg no.  
DA35  
revision  
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Nominated Architect: Philip Corben (Reg. No. 4616)

<b>project</b>	New House, Pool & Landscape Works
<b>address</b>	25 Cabban Street Mosman NSW
<b>client</b>	Needham Residence

<b>title</b>	External View
<b>issue</b>	Development Application

<b>job no.</b>	<b>PART</b>	<b>dwg no.</b>
drawn	ABZ	DA36
checked	AV	revision
<b>scale</b>		H