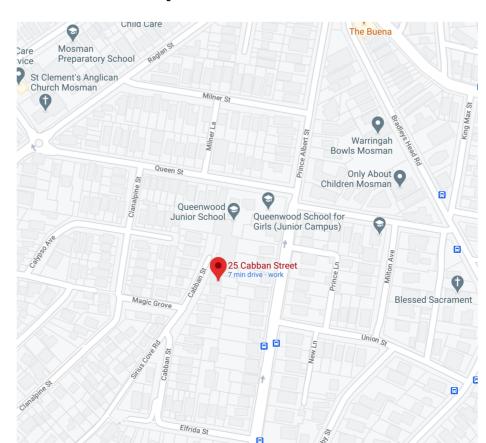
list of abbreviations

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
С	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 SWP	steel
FCL	finished ceiling level	T	sewer pipe
FFL	finished floor level	TB	timber bettens
FGL	finished ground level	TD	timber- battens timber door
FP	fixed panel	TF	timber door timber- frame
FR	freezer	TFB	timber- floorboards
FRL FSL	fire resistance level	THR	timber- handrail
FS	finish structural level Fixed shelf	TOF	top of fence
FS FW	floor waste	TOW	top of wall
G		TRH	toilet roll holder
GBL	glass/ glazing	TS	timber screen
GL	glass balustrade glass- louvre	U/S	underside
GO	glass- obscure	VN	timber veneer
GALV	galvanised	VP	vent pipe
GALV	grated drain	WB	weatherboards
GPO	general purpose outlet	WC	toilet
GR		WM	washing machine
GU	gravel gutter	WPM	water proof membrane
HR	hanging rail	WRC	western red cedar
HT			
HTR	hose tap heated towel rail		
HWU	hot water unit		
HDY	hydraulic		
INT	internal		
LAM	laminate		
LAW	laundry		
LIN	linen		
LIIN			

BASIX Commitments

Proposed:	t Commitments		
•	Single dwelling		
Address:	25 Cabban Street, Mosman NSV	1	
Lot No / DP:	4/14200		
Nater (All dwe	llings)		
ixtures			Specification
Shower head ra	ating		3 star (> 7.5 but <= 9 L/min)
Toilet rating			3 star
Kitchen taps rat	-		5 star
Bathroom taps	rating		5 star
Alternative wat	er details		
Rainwater tank			20000L
Connected to:	Garden and lawn areas		Yes
	All toilets		Yes
	Laundry		No
Thermal Comfo	ort		
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, dire	ect fix plasterboard		R2.0 Bulk insulation
Ceiling			
	- Concrete, plasterboard		R6.0 bulk insulation
Internal ceiling		Between Garage and	R2.5 bulk insulation
		Conditoned zone above	
Roof			
Corrugated iror	1		Dark Colour (solar absorptance >0.70)
			Anticon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)
Floors			
Concrete slab o	n ground		No insulation
Suspended con	crete slab	To floors open to air	R2.5 Bulk insulation
Windows			
	no ALM 004 02	All laures during	Double glazed, Air Fill, High Solar Gain Low-e with U-value 4.3 and SHGC 0.53 for Group
Aluminium fran	ne ALM-004-03	All louvred windows	windows (double hung, fixed, louvres and sliding type windows/doors)
Aluminium fran	ne 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 Gro
		•	windows (double hung, fixed, louvres and sliding type windows/doors)
	details		Adjoining units calculated into model calculations
Overshadowing	, uctails		
	quetans		
Site			As shown on plans
Site	nominal north elevation		As shown on plans
Site Orientation of r	nominal north elevation	n specified, which can be ful	As shown on plans Iy covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to
Site Orientation of r * Approved fire	nominal north elevation		ly covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to
Site Orientation of r * Approved fire bathrooms, e	nominal north elevation proof downlight covers HAVE bee nsuites and internal laundry's) at t	he rate of 0.04 meters squar	ly covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to
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location map



drawing list

 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

revisions Rev date

DA00	Cover Sheet
2 Documentation	
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

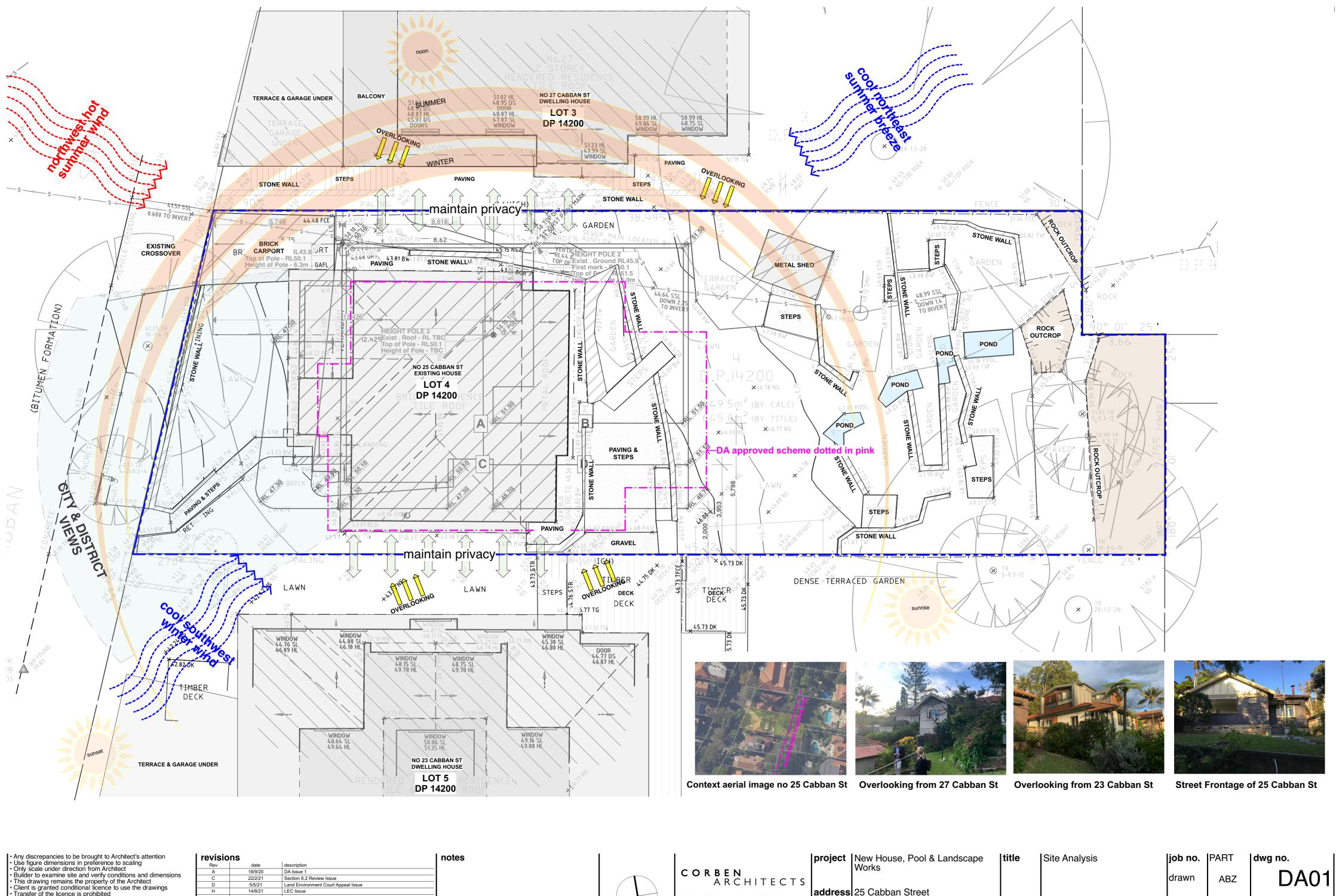
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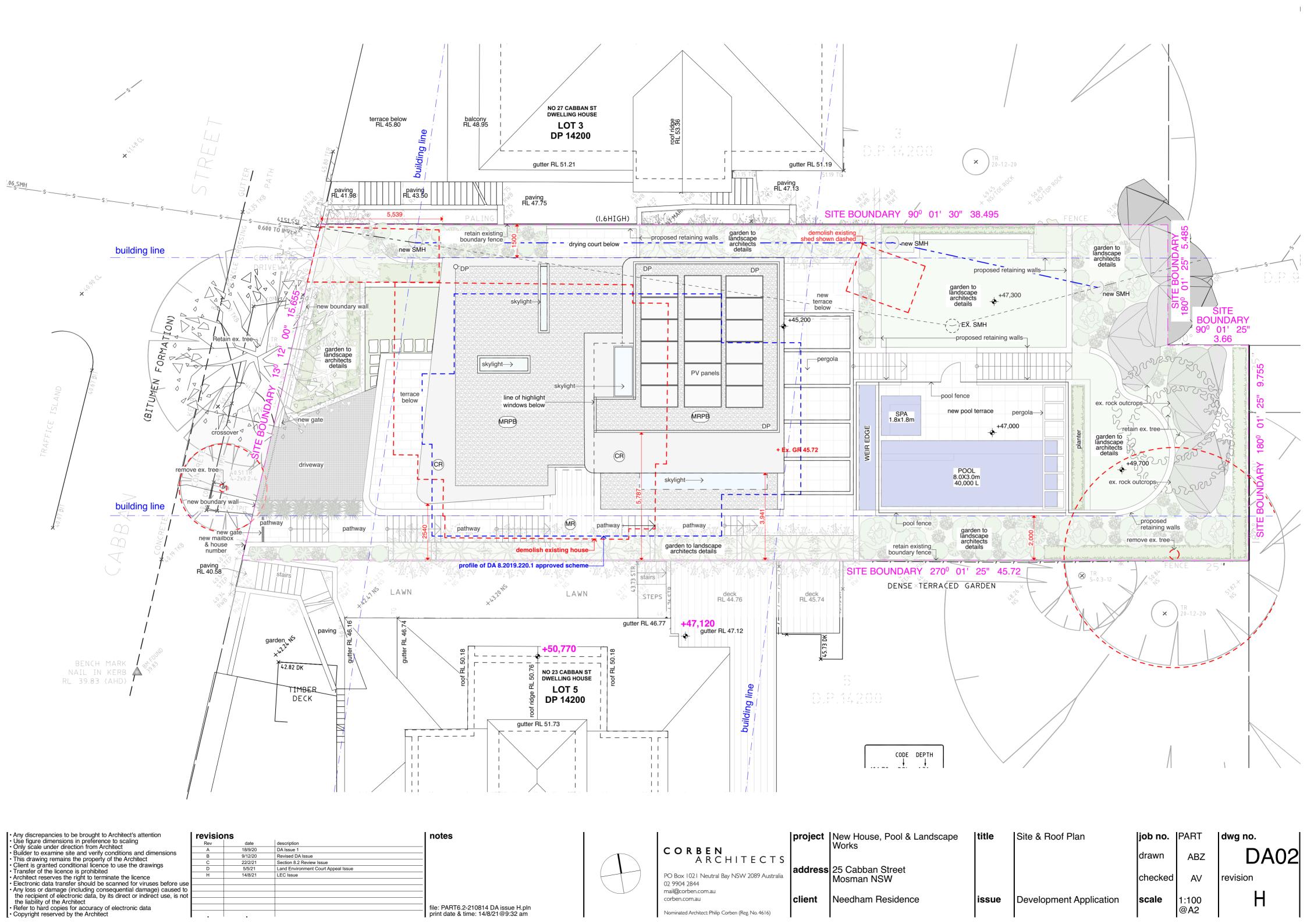
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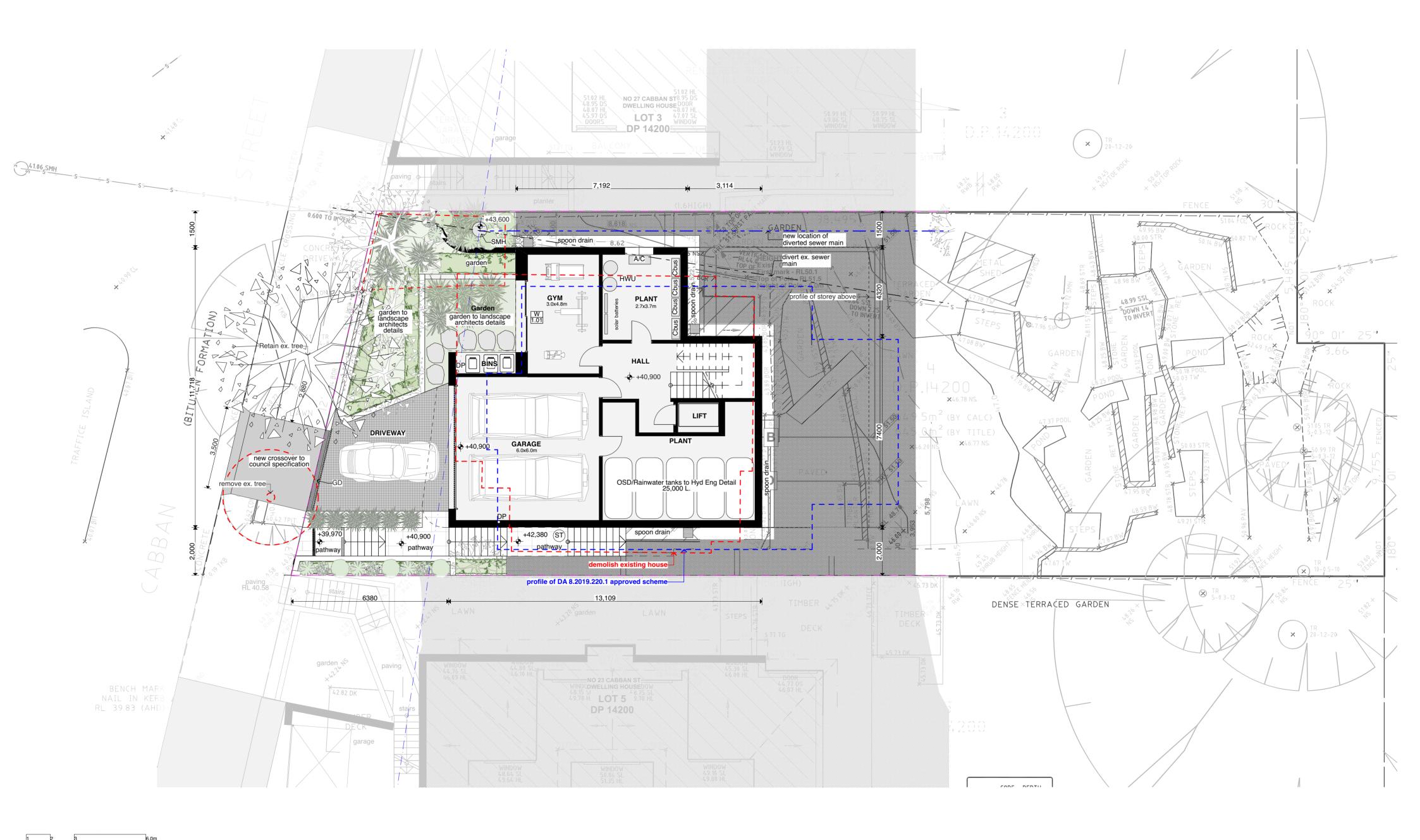
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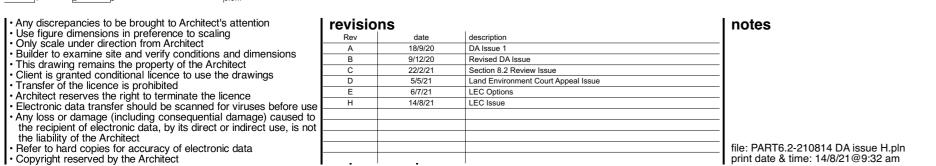
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Nominated Architect: Philip Corben (Reg. No. 4616)		@A2	

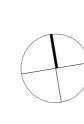


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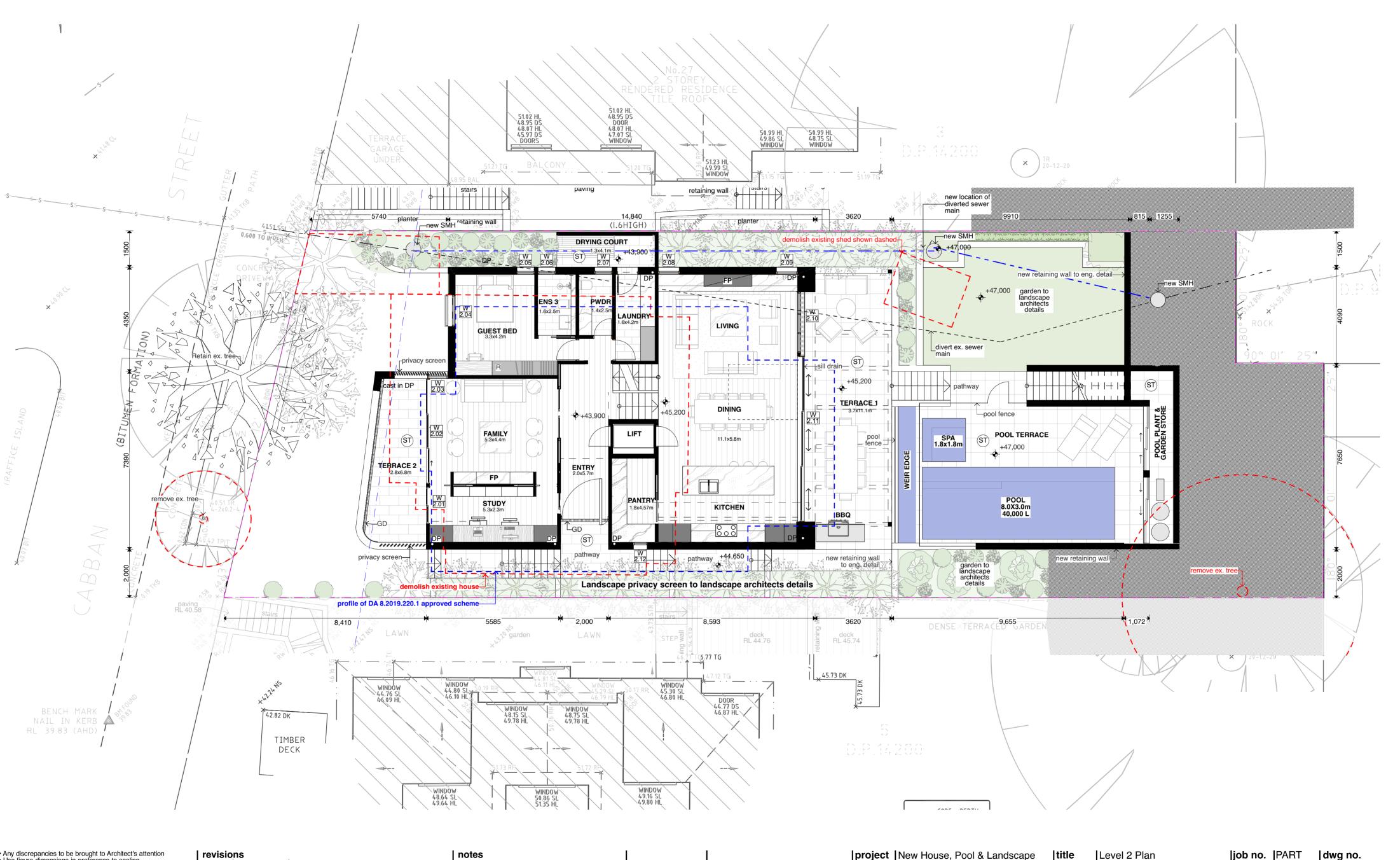
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	CORBEN ARCHITECTS					drawn	ABZ
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	mail@corben.com.au corben.com.au	client	Needham Residence	issue	Development Application	scale	1:100

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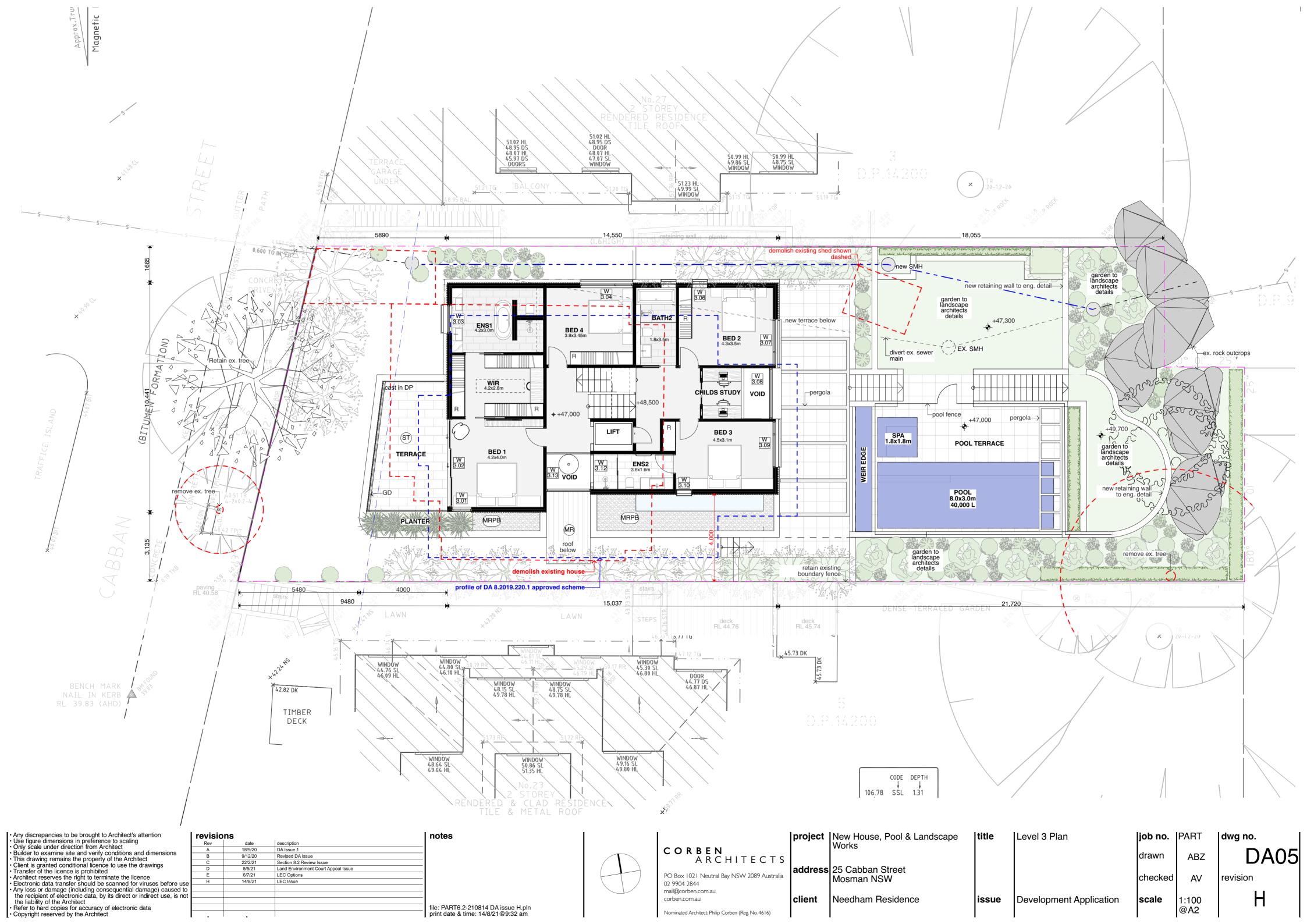
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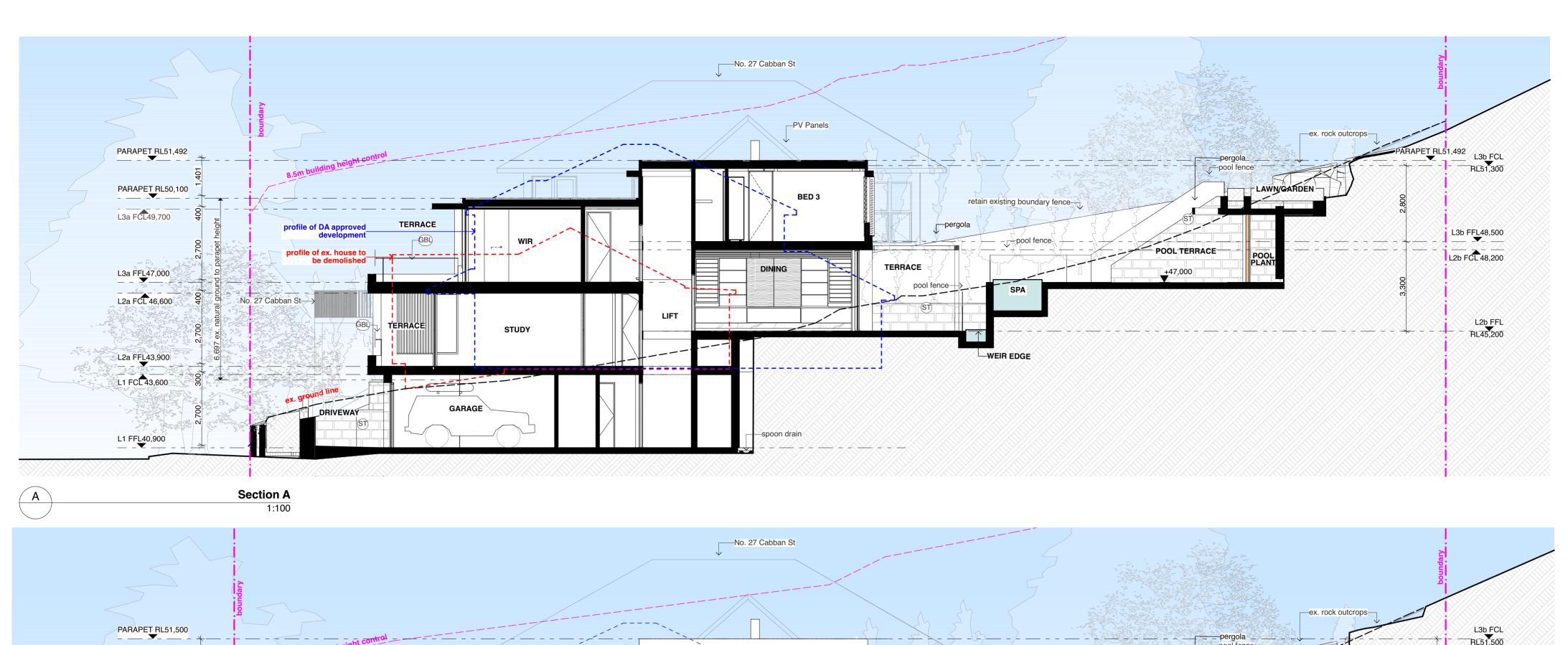
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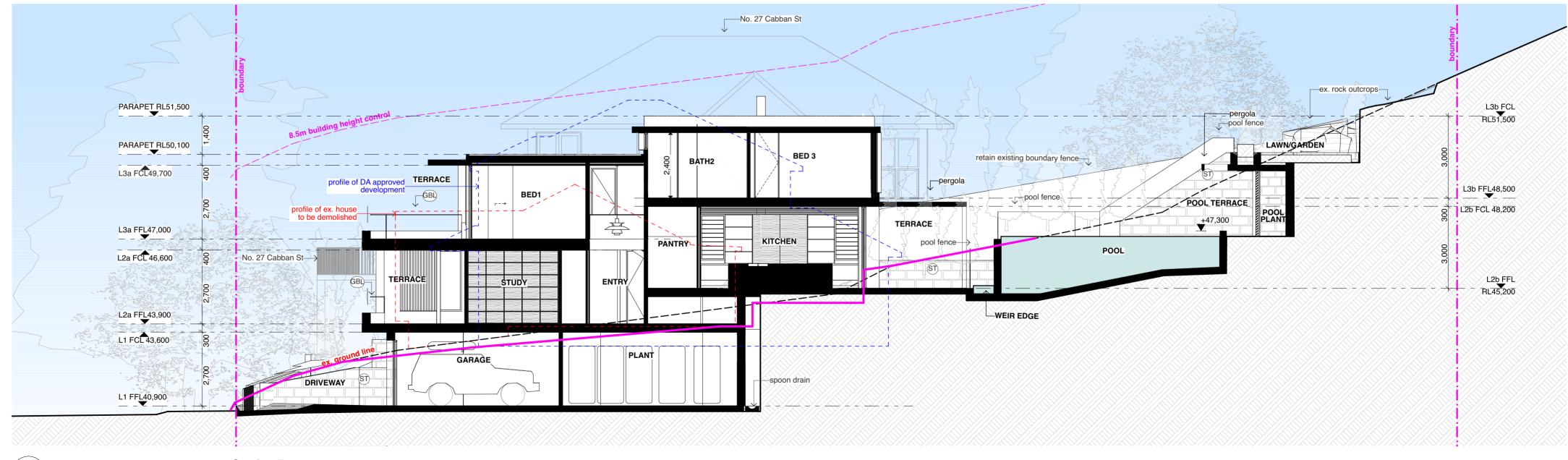


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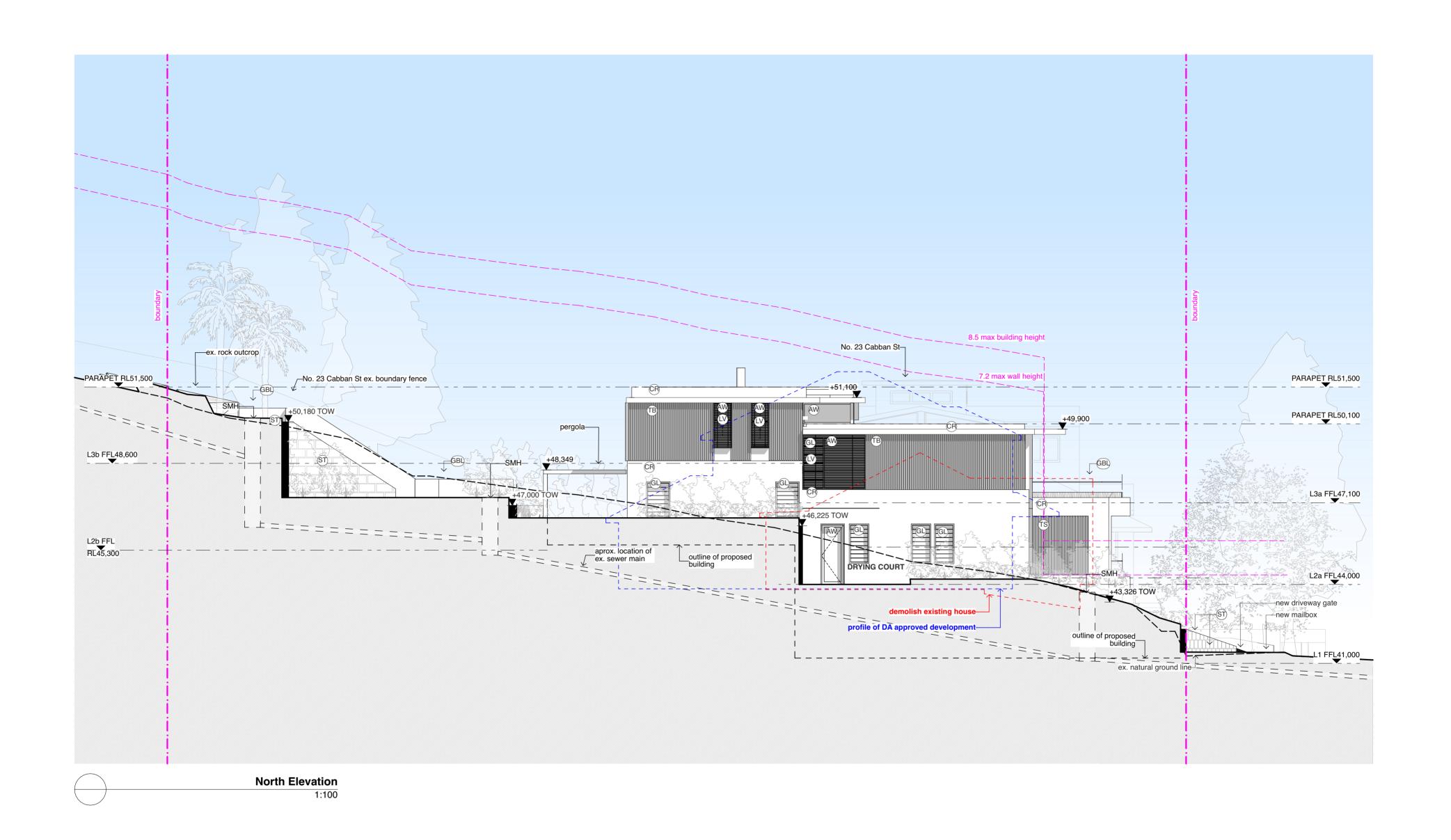




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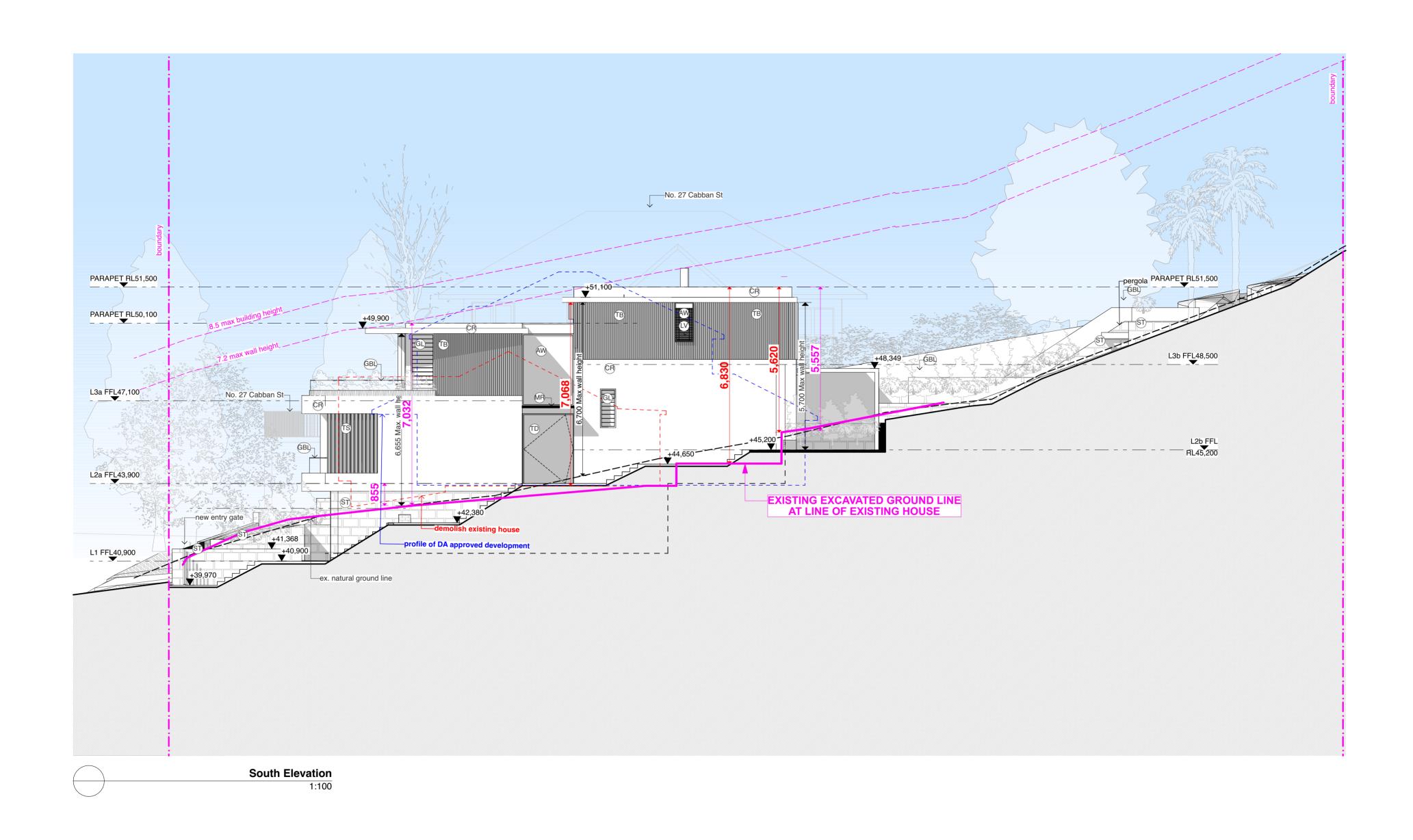
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Only scale under direction from Architect Builder to examine site and verify conditions and dimensions	Α	18/9/20	DA Issue 1	
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mail@corben.com.au corben.com.au	client	Needham Residence	issue	Development Application	scale	1:100	Н
Nominated Architect: Philip Corben (Reg. No. 4616)						@A2	[]



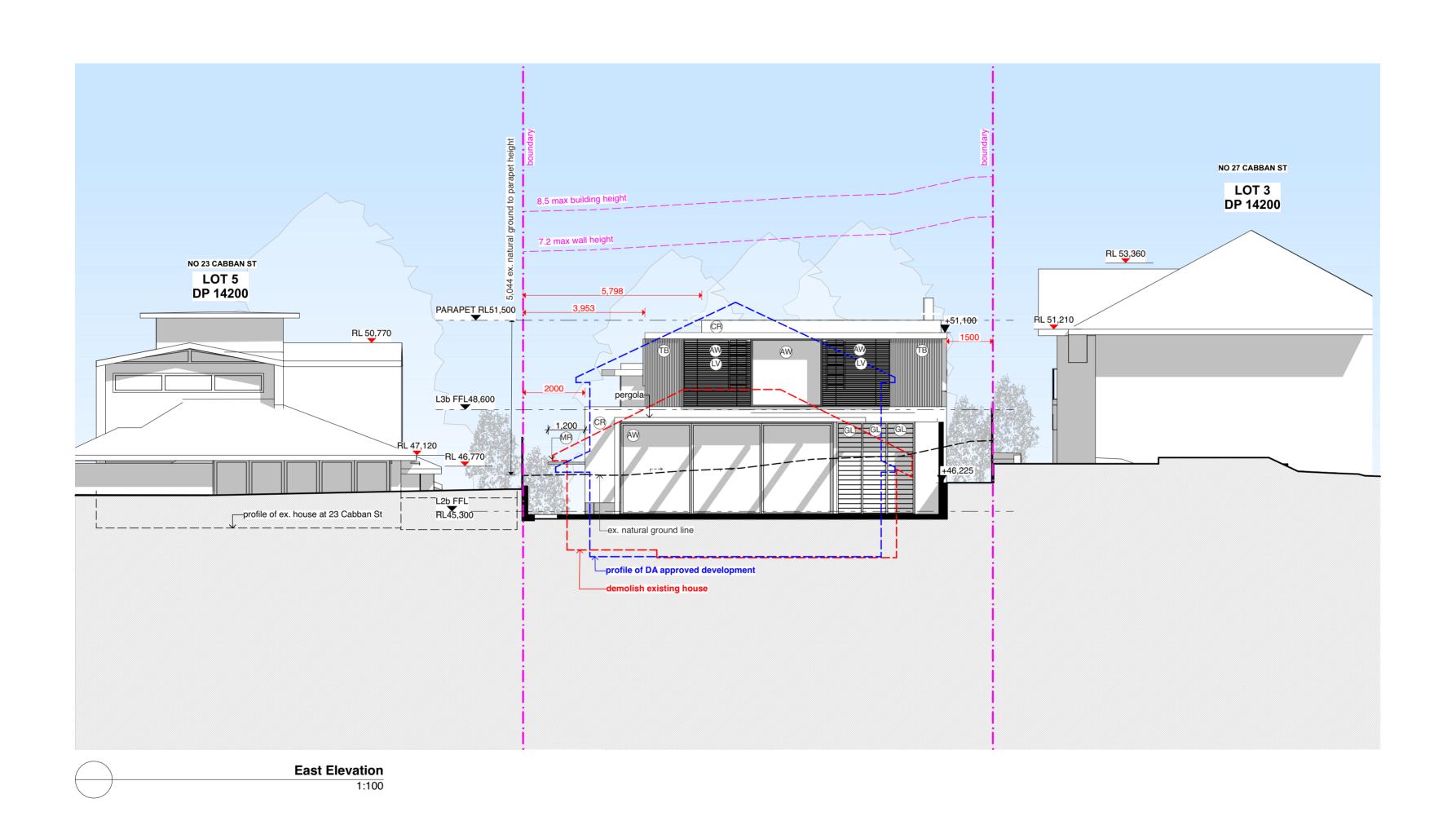
Any discrepancies to be brought to Architect's attention	revisio	ns		notes
Use figure dimensions in preference to scaling Only scale under direction from Architect	Rev	date	description	
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	project		title	North Elevation	job no.	PART	dwg no.	
CORBEN ARCHITECTS		Works			drawn	ABZ	DA07	
PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844		25 Cabban Street Mosman NSW			checked	AV	revision	
mail@corben.com.au corben.com.au Nominated Architect: Philip Corben (Rev. No. 4616)	client	Needham Residence	issue	Development Application		1:100 @A2	Н	



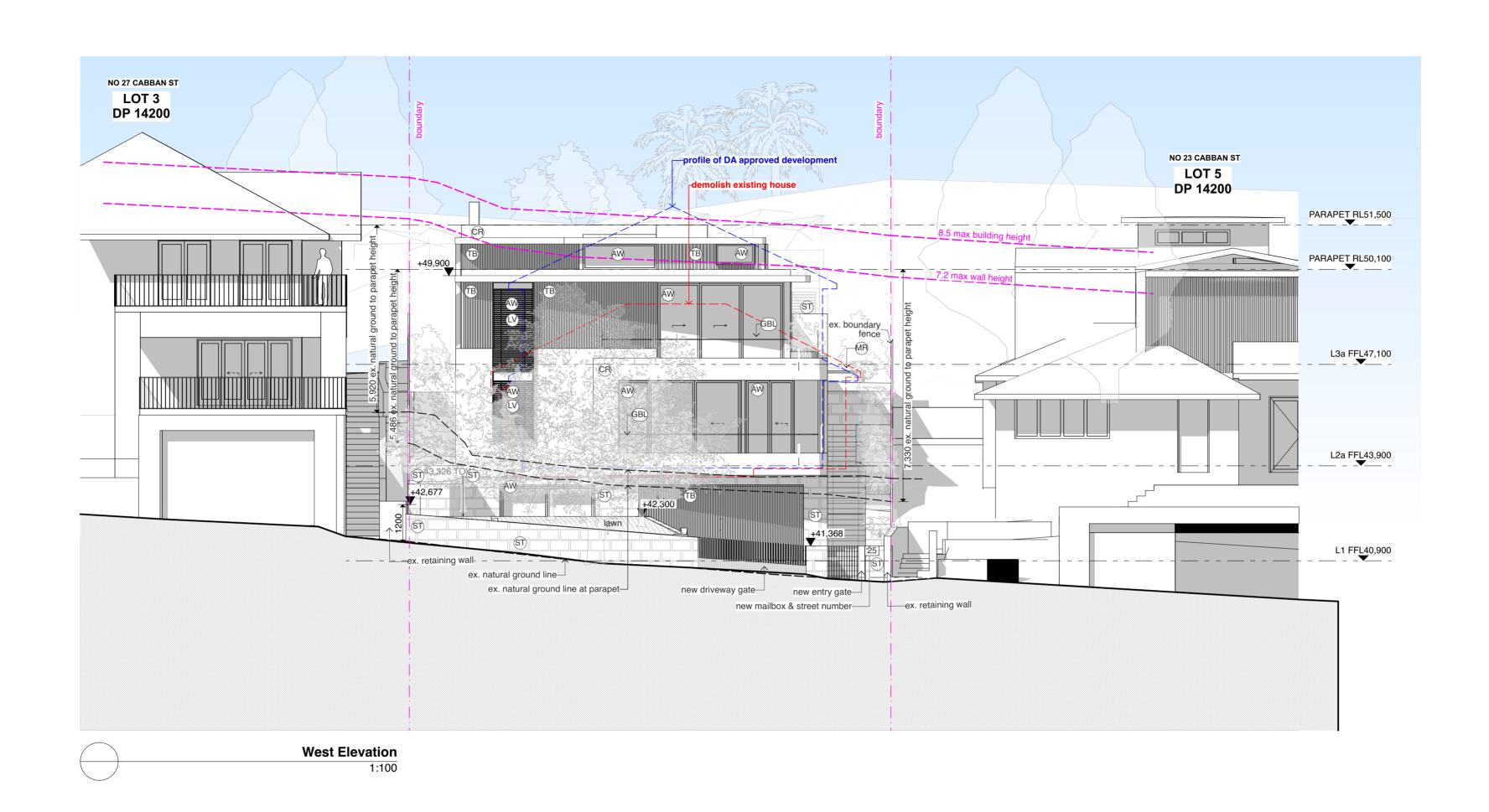
· Any discrepancies to be brought to Architect's attention	revisio	ns		notes
Use figure dimensions in preference to scaling Only scale under direction from Architect.	Rev	date	description	
Only scale under direction from Architect Builder to examine site and verify conditions and dimensions	Α	18/9/20	DA Issue 1	
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Architect reserves the right to terminate the licence	E	6/7/21	LEC Options	
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	1			title	South Elevation	job no.	PART	dwg no.
	CORBEN ARCHITECTS		Works			drawn	ABZ	DA08
	PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844		25 Cabban Street Mosman NSW			checked	AV	revision
	mail@corben.com.au	client	Needham Residence	issue	Development Application	scale	1:100	Н [[
ı	Nominated Architect: Philip Corben (Reg. No. 4616)	l				1	@A2	l



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	project		title	East Elevation	job no.	PART	dwg no.	
CORBEN ARCHITECTS		Works			drawn	ABZ	DA09	
PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844		25 Cabban Street Mosman NSW			checked	AV	revision	
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			title	West Elevation	job no.	PART	dwg no.
CORBEN ARCHITECTS		Works			drawn	ABZ	DA10
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Land Environment Court Appeal Issue
LEC Issue 9/12/20 22/2/21 5/5/21 14/8/21 file: PART6.2-210814 DA issue H.pln print date & time: 14/8/21@9:33 am

notes

	project	New House, Pool & Landscape Works	title	External Views	job no.	PART
CORBEN ARCHITECTS					drawn	ABZ
PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844 mail@corben.com.au		25 Cabban Street Mosman NSW			checked	AV

issue

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client Needham Residence

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dwg no.

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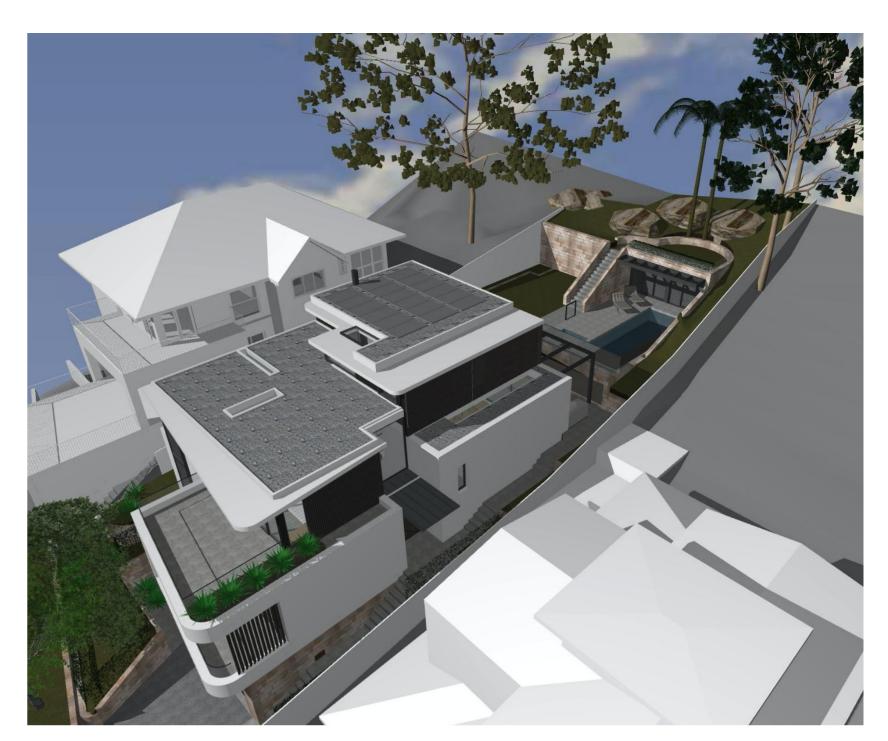
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Nominated Architect: Philip Corben (Reg. No. 4616)

project New House, Pool & Landscape

		vvorks
S		
	address	25 Cabban Street
lia		Mosman NSW

Needham Residence

client

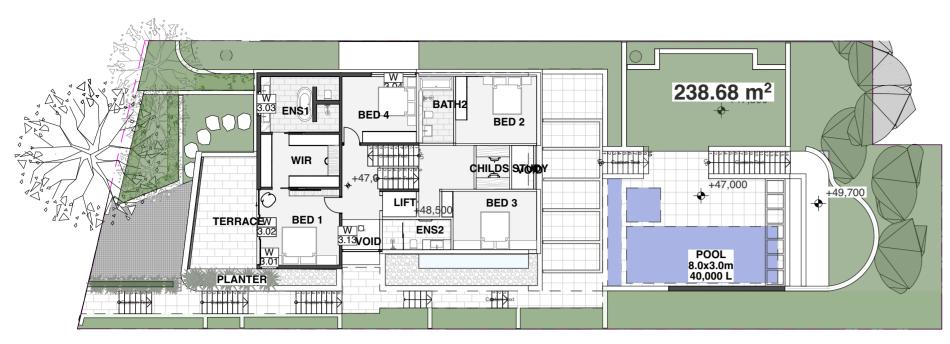
External Views

issue

job no. |PART dwg no. ABZ drawn checked AVDevelopment Application scale

@A2

DA12 revision Η



Landscape Area L3 1:200

Area Calculations	
Site Area	645m2
Mosman LEP & DCP Controls Maximum FSR 0.5 Minimum Landscape Area 35% Proposed Areas	322.5m2 225.8m2
Level 1 GFA Level 2 GFA Level 3 GFA	36.5m2 163.5m2 122.5m2 322.5m2 (0.5) COMPLIES
I andscane Δrea	238 7m2 (37%) COMPLIES

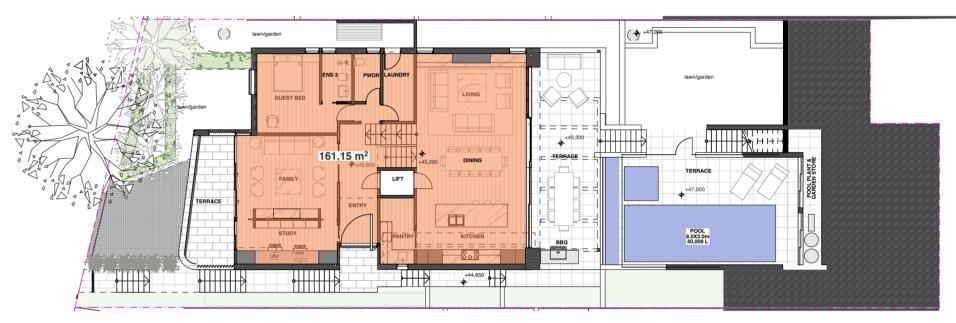
Landscape Area 238./m2 (3/%) **COMPLIES**

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Level 1 - GFA Plan 1:200

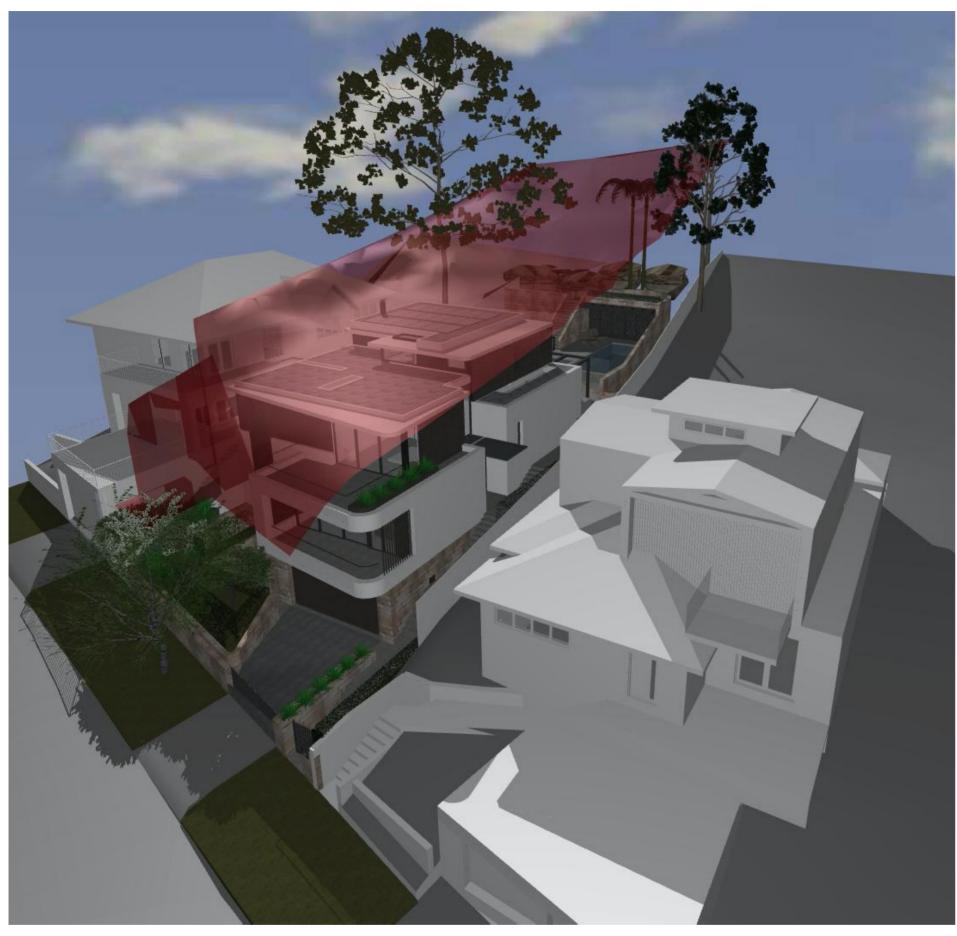


Level 2 - GFA Plan 1:200



Level 3 - GFA Plan 1:200

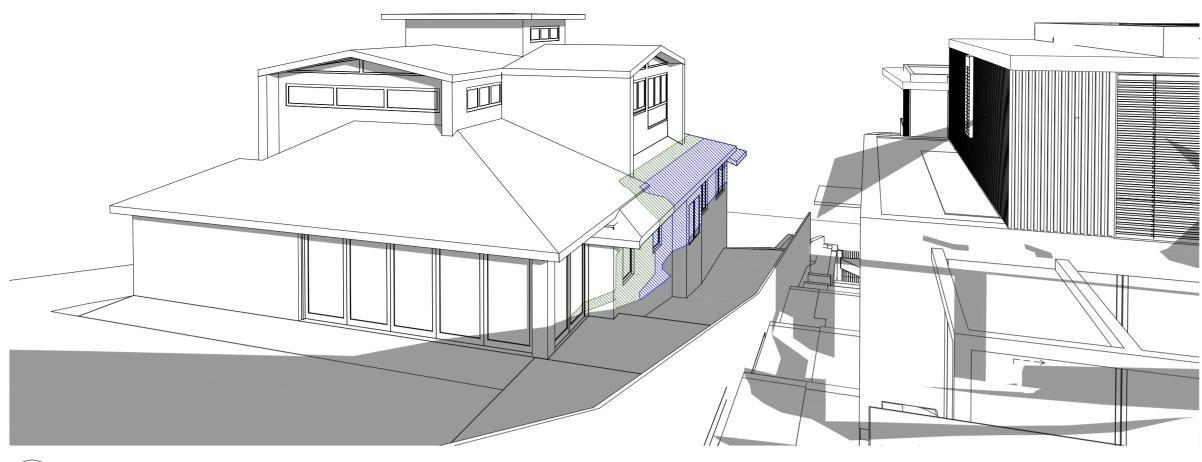
I		project	New House, Pool & Landscape Works	title	Area Calculations	job no.	PART	dwg no.
١	CORBEN ARCHITECTS		WOIKS			drawn	ABZ	DA13
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	mail@corben.com.au corben.com.au Nominated Architect: Philip Corben (Reg. No. 4616)	client	Needham Residence	issue	Development Application	scale	1:200 @A2	Н



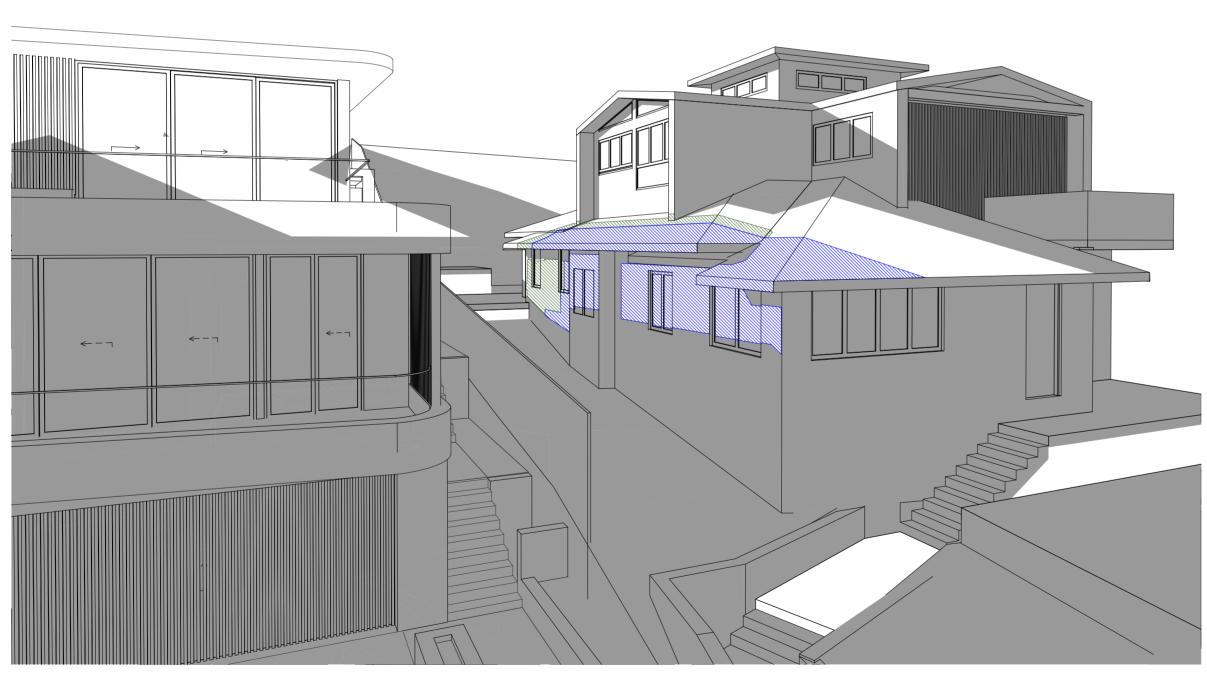
8.5m Maximum Height Plane

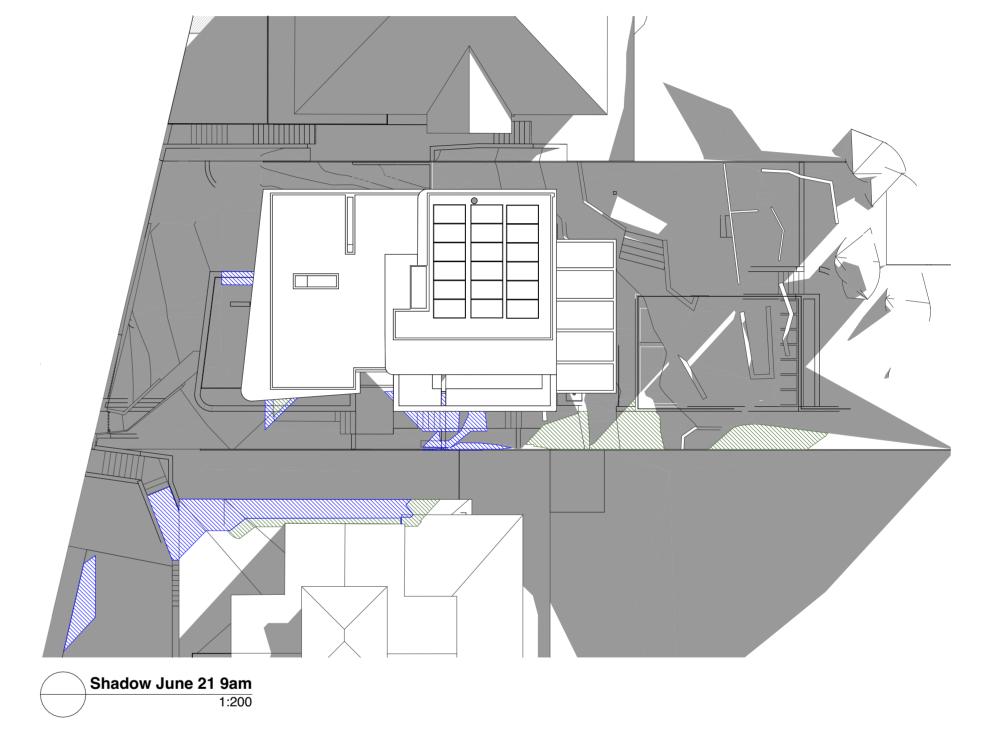
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	project		title	8.5m Height Plane Sheet 1	job no.	PART	dwg no.
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client

DA 8.2019.110.1 APPROVED SHADOW

Shadow Elevation NW June 21 9am

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

| project | New House, Pool & Landscape Works address 25 Cabban Street

Mosman NSW

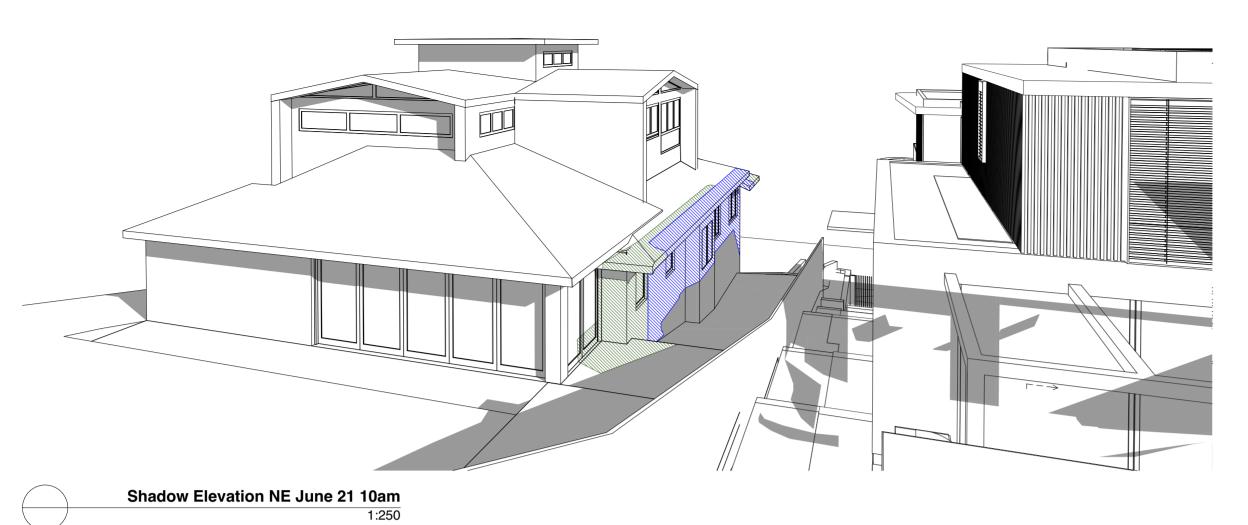
Needham Residence

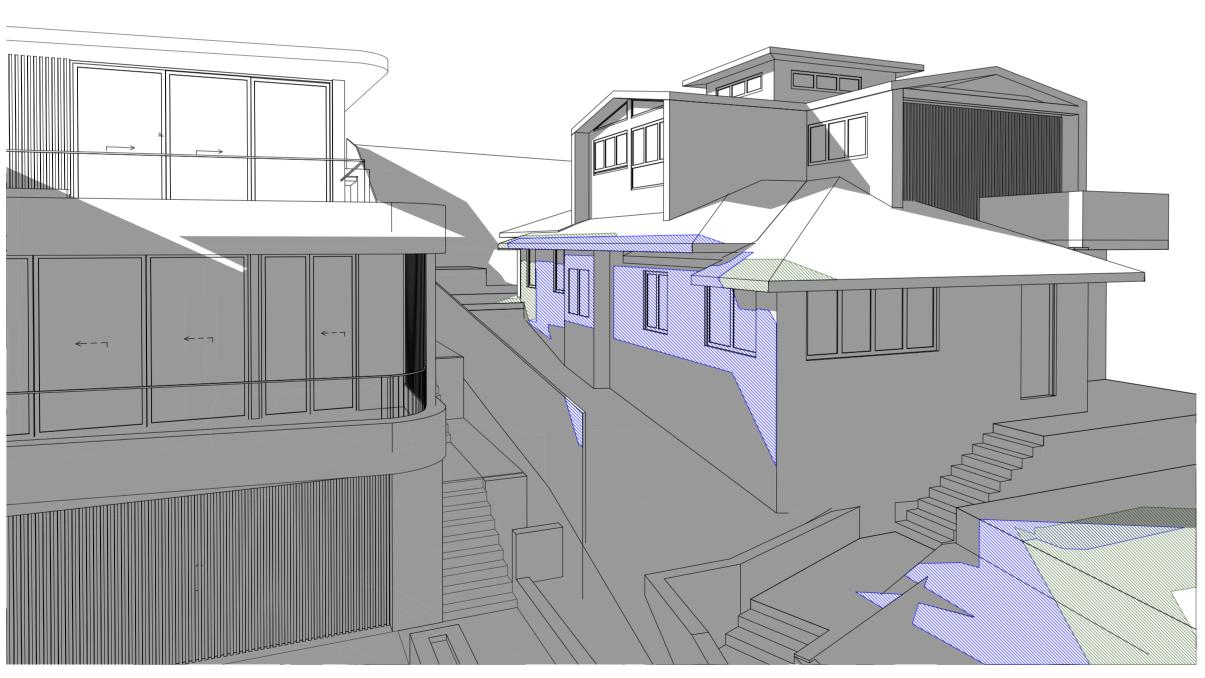
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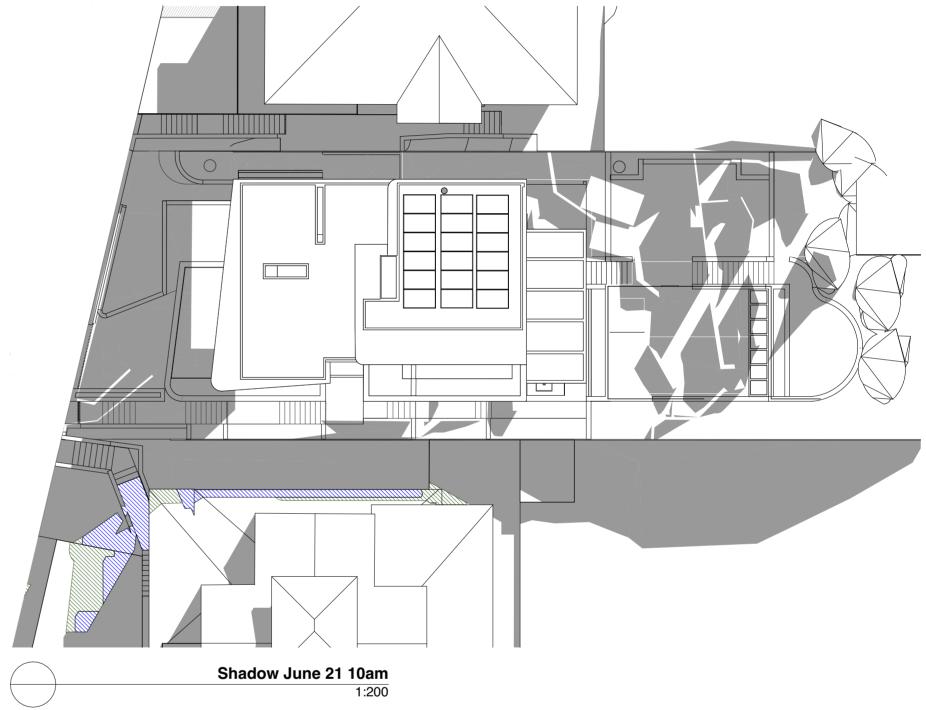
issue

job no. PART dwg no. DA15 drawn ABZ revision checked AVΗ **Development Application** scale NTS

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PROPOSED SHADOW

DA 8.2019.110.1 APPROVED SHADOW

Shadow Elevation NW June 21 10am

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С	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	
Н	14/8/21	LEC Issue	
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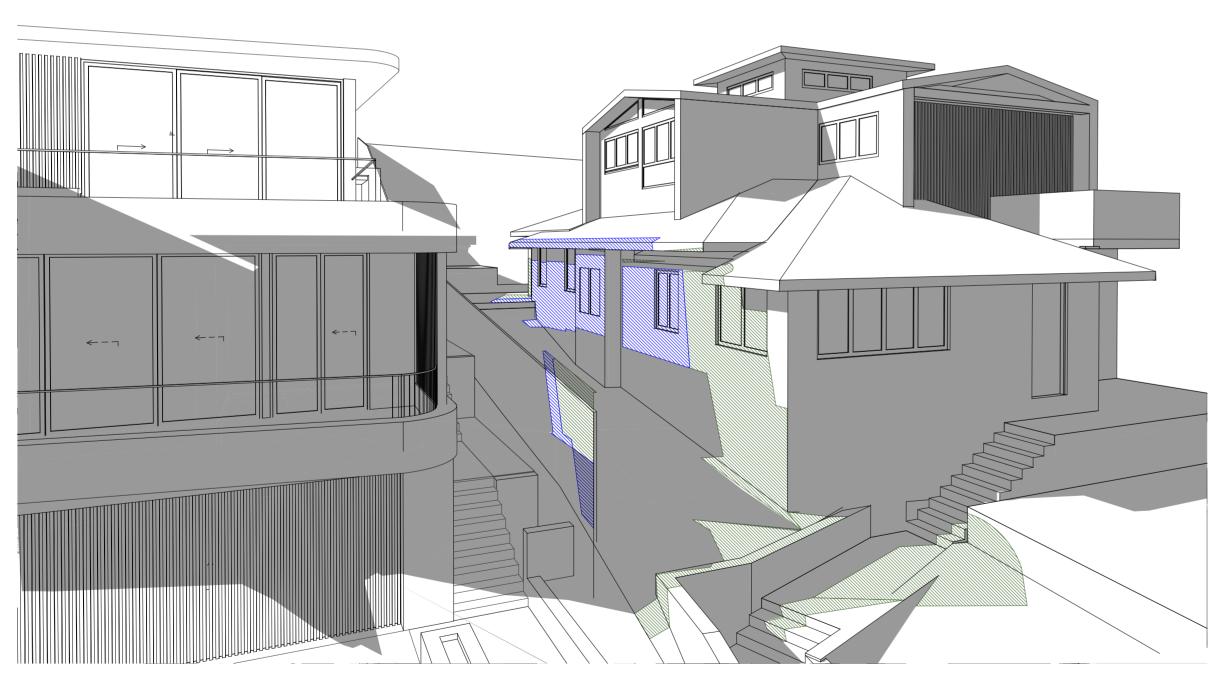


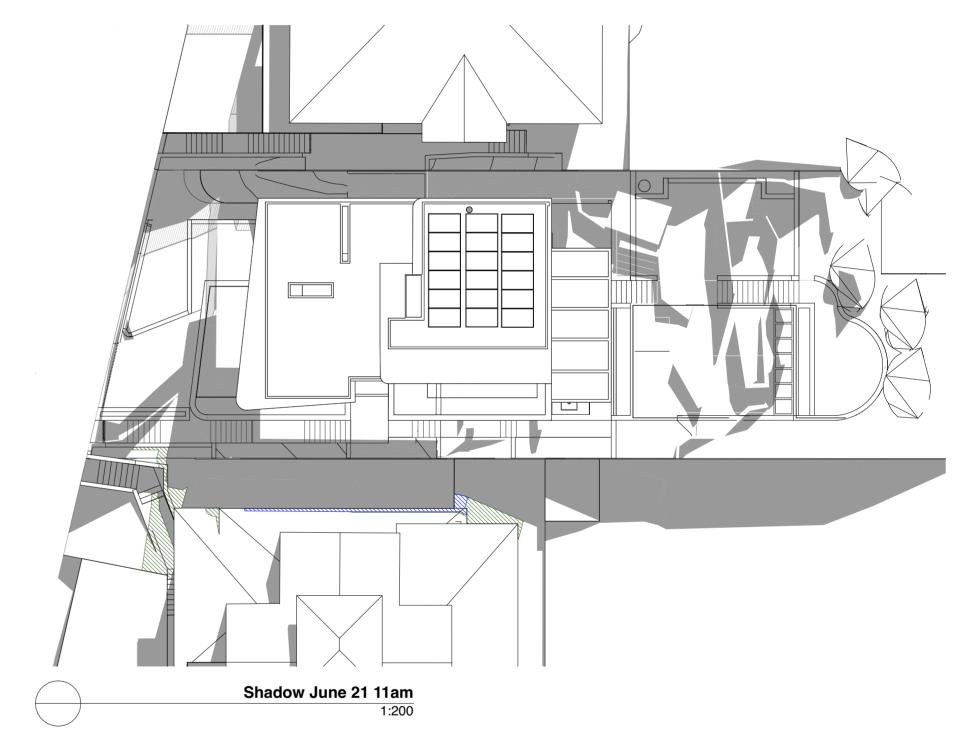
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mail@corben.com.au corben.com.au	client	Ne

(CORBEN ARCHITECTS		New House, Pool & Landscape Works 25 Cabban Street	title	Shadow Diagrams 10am June 21st	job no. drawn	PART ABZ	dwg no. DA16
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Shadow Elevation NE June 21 11am





EXISTING SHADOW

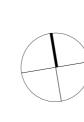
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Shadow Elevation NW June 21 11am

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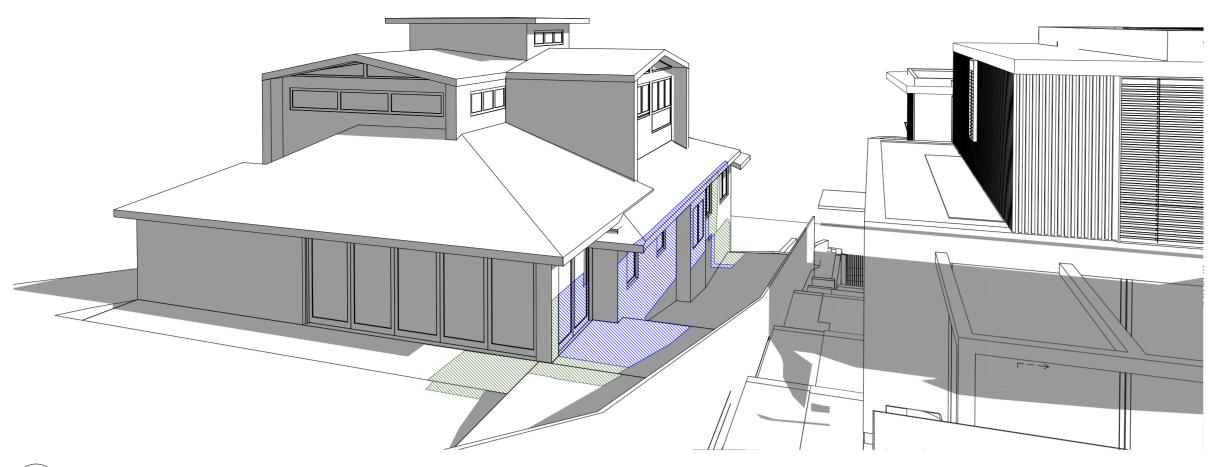
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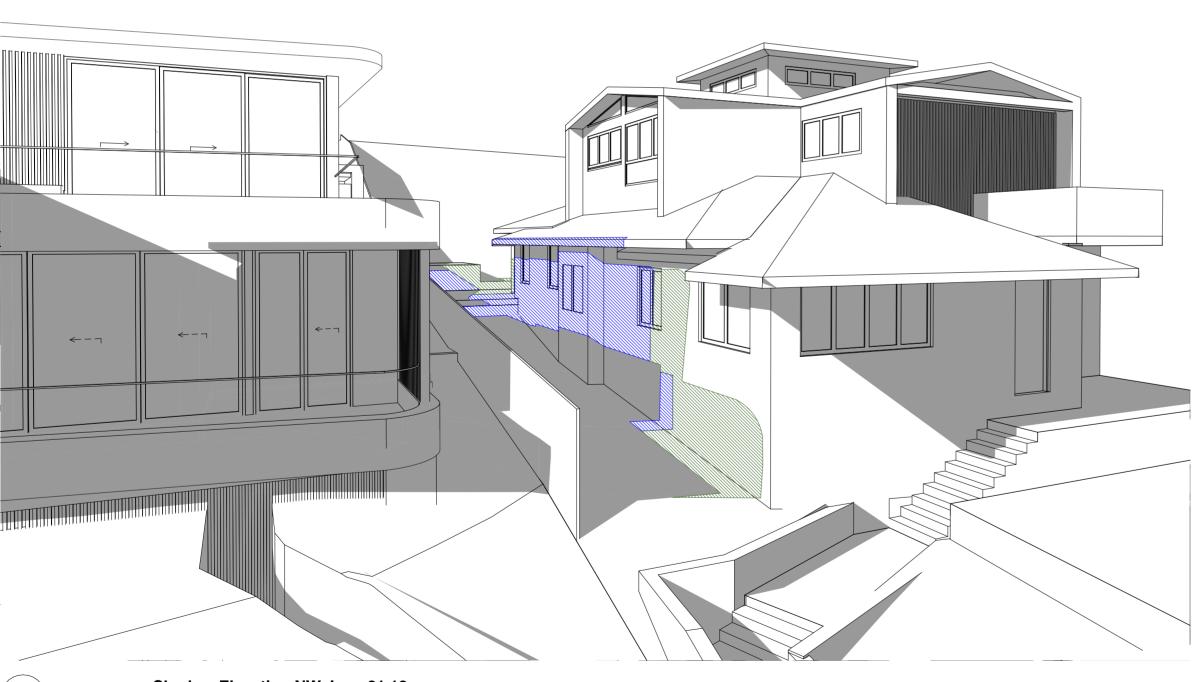
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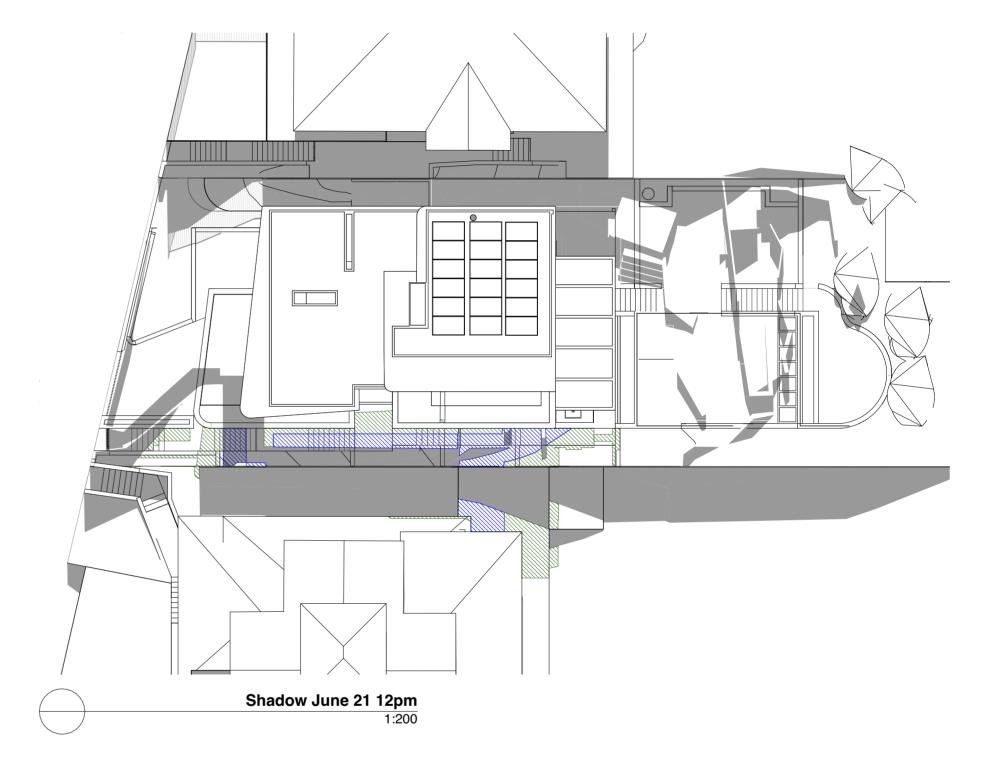
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PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844	address	25 Cabban Street Mosman NSW		
mail@corben.com.au corben.com.au	client	Needham Residence	issue	Develo

project	New House, Pool & Landscape Works	title	June 21st	job no. drawn	PART ABZ	dwg no. DA17
	25 Cabban Street Mosman NSW			checked	AV	revision
client	Needham Residence	issue	Development Application	scale	NTS @A2	Н









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Shadow Elevation NW June 21 12pm

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

	project	New House, Pool & Landscape Works		Shadow Diagrams 12pm June 21st	job no.	PART
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alia		Mosman NSW			checked	AV
	client	Needham Residence	issue	Development Application		NTS @A2

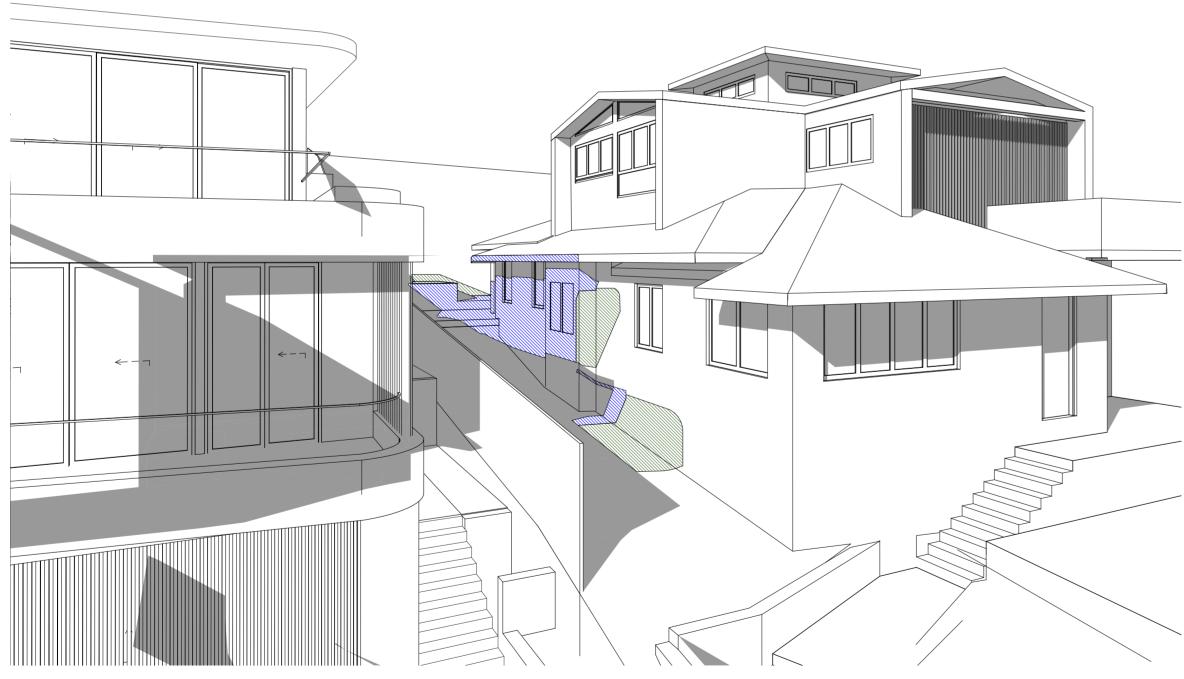
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Elevation NE June 21 1pm 1:250



June 21 1pm 1:200

EXISTING SHADOW

PROPOSED SHADOW

client

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Elevation NW June 21 1pm 1:250

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| project | New House, Pool & Landscape Works address 25 Cabban Street Mosman NSW

Needham Residence

Shadow Diagrams 1pm June 21st

Development Application

issue

job no. PART drawn ABZ checked AVscale NTS

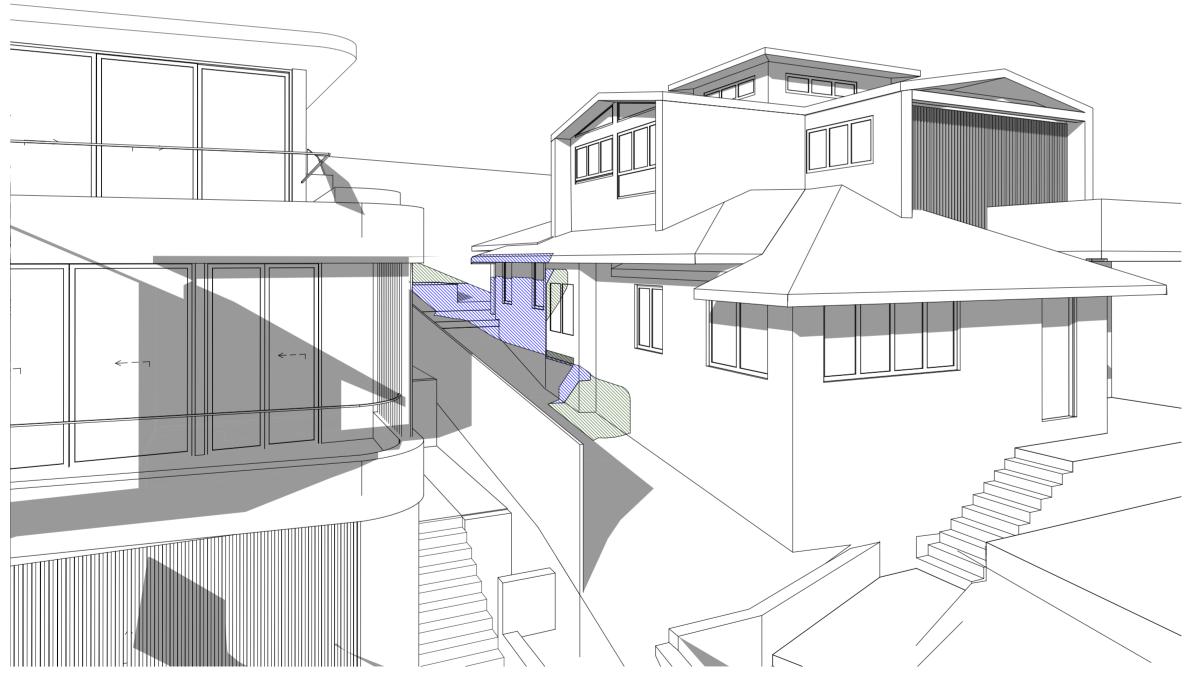
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dwg no.



Elevation NE June 21 2pm 1:250



June 21 2pm 1:200

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PROPOSED SHADOW

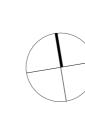
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Elevation NW June 21 2pm 1:250

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

	project	New House, Pool & Landscape Works
T S estralia	address	25 Cabban Street Mosman NSW

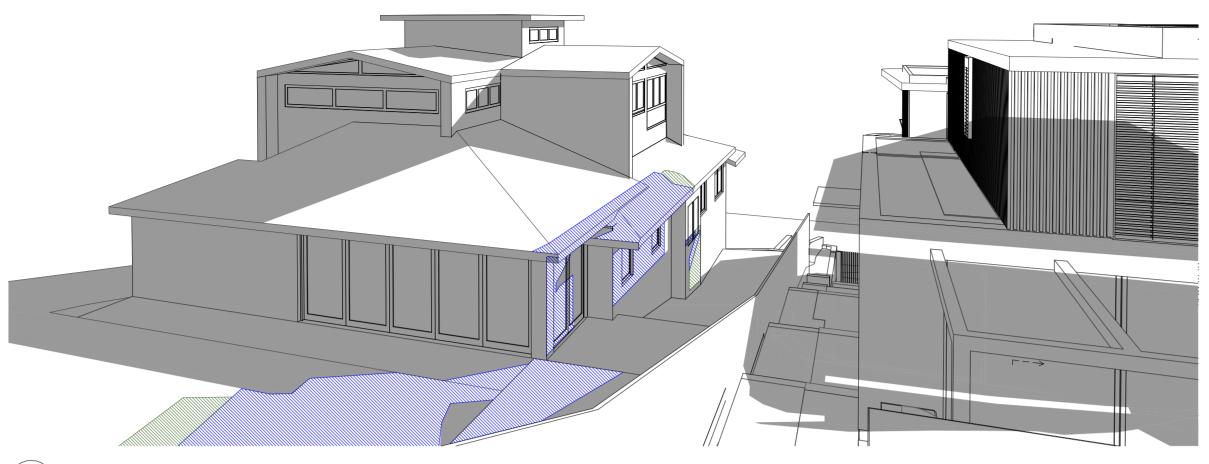
Needham Residence

Shadow Diagrams 2pm June 21st

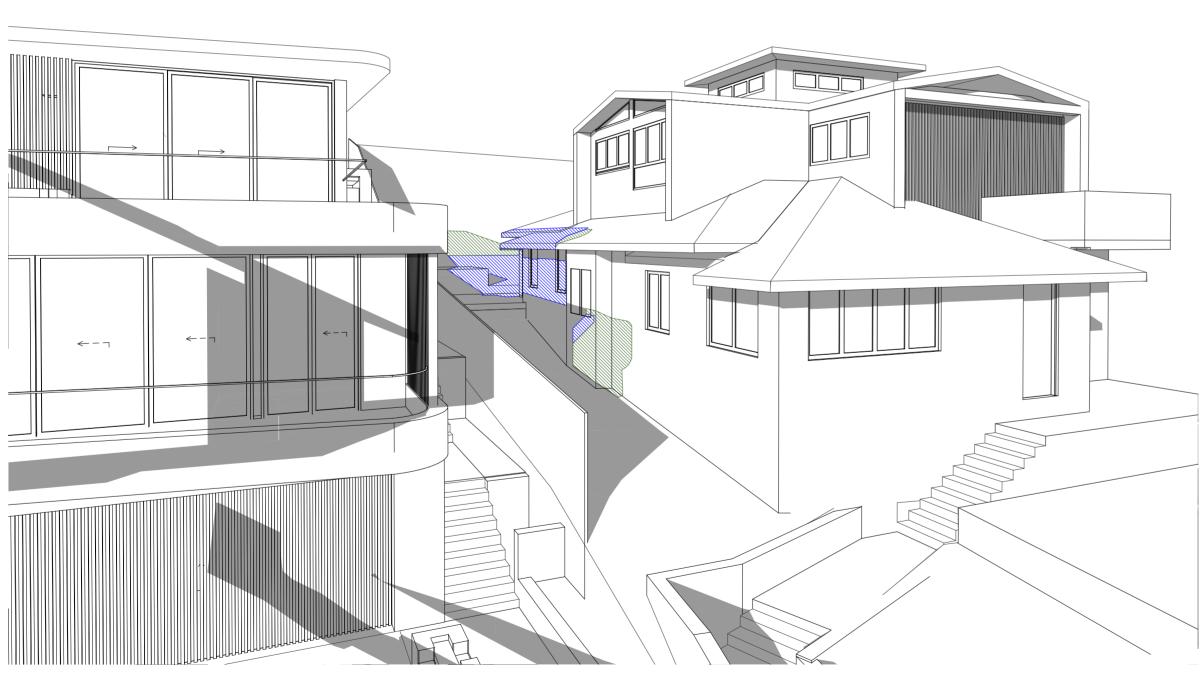
issue

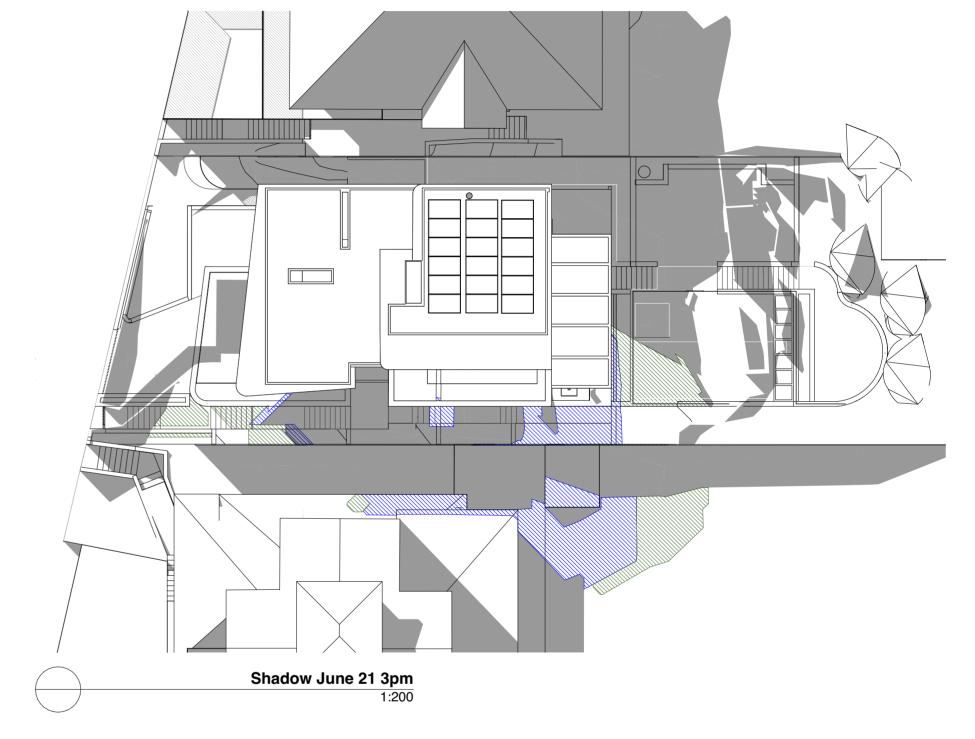
job no. PART dwg no. drawn ABZ revision checked AVΗ **Development Application** scale NTS

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Shadow Elevation NE June 21 3pm





EXISTING SHADOW

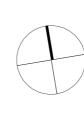
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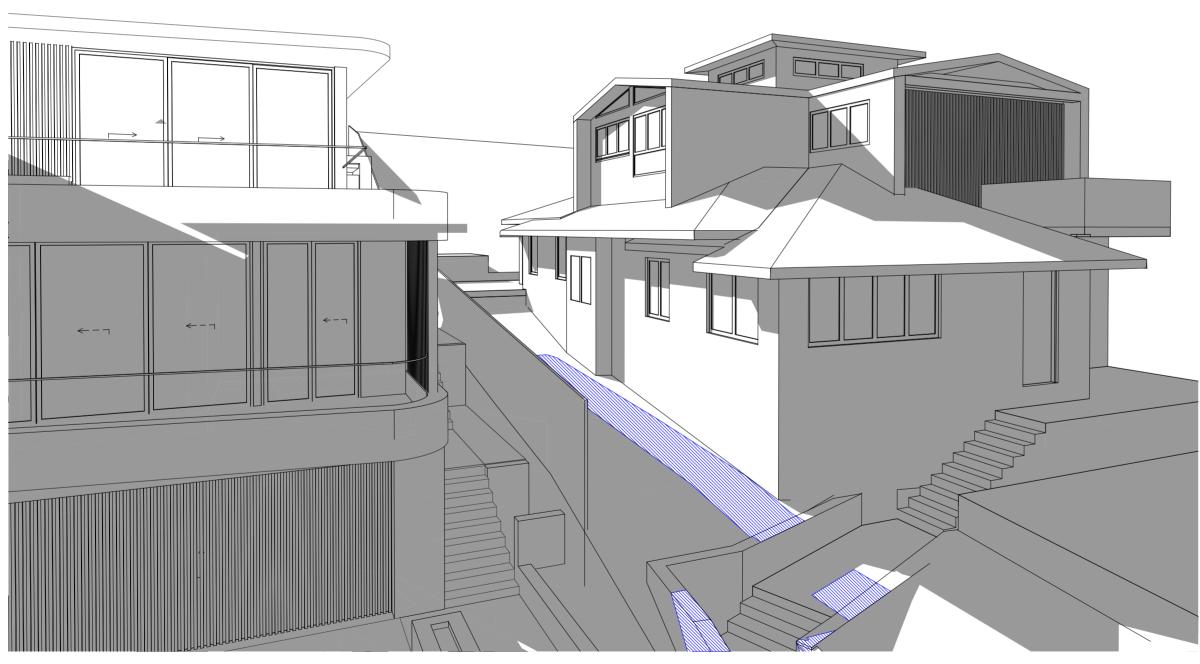
Nominated Architect: Philip Corben (Reg. No. 4616)

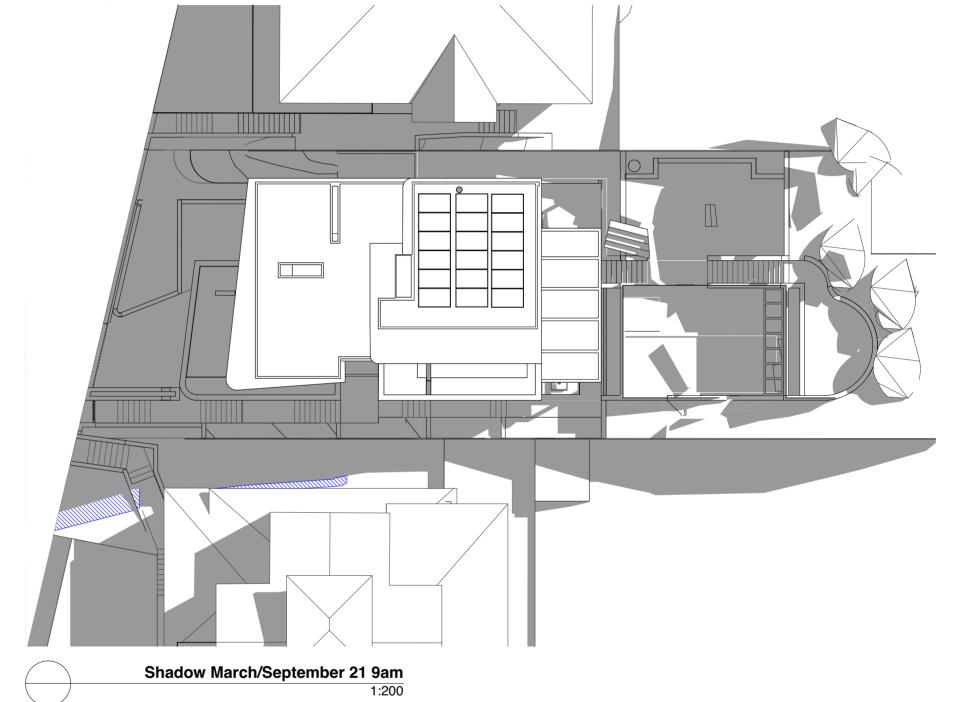
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S	project	New House, Pool & Landscape Works	title	June 21st	job no. drawn	PART ABZ	dwg no.
alia		25 Cabban Street Mosman NSW			checked	AV	revision
	client	Needham Residence	issue	Development Application		NTS @A2	Н









EXISTING SHADOW

PROPOSED SHADOW

DA 8.2019.110.1 APPROVED SHADOW

Shadow Elevation NW March/September 21 9am

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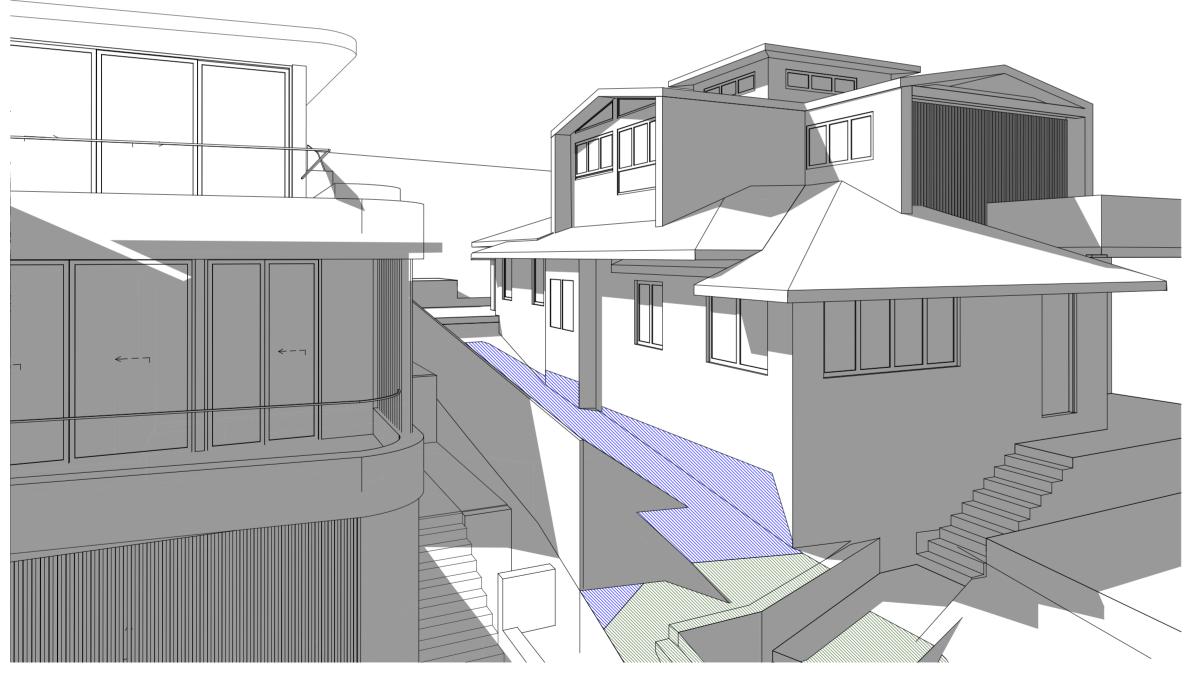


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mail@corben.com.au corben.com.au	client	Needham Residence	issue	De

CORBEN ARCHITECTS		Works	title	Shadow Diagrams Equinox March/September 9am	job no. drawn	PART ABZ	dwg no. DA22
PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844		25 Cabban Street Mosman NSW			checked	AV	revision
mail@corben.com.au corben.com.au Nominated Architect: Philip Corben (Reg. No. 4616)	client	Needham Residence	issue	Development Application	scale	NTS @A2	Н



Elevation NE March/September 21 10am 1:250



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March/September 21 10am 1:200

EXISTING SHADOW

PROPOSED SHADOW

client

DA 8.2019.110.1 APPROVED SHADOW

Elevation NW March/September 21 10am 1:250

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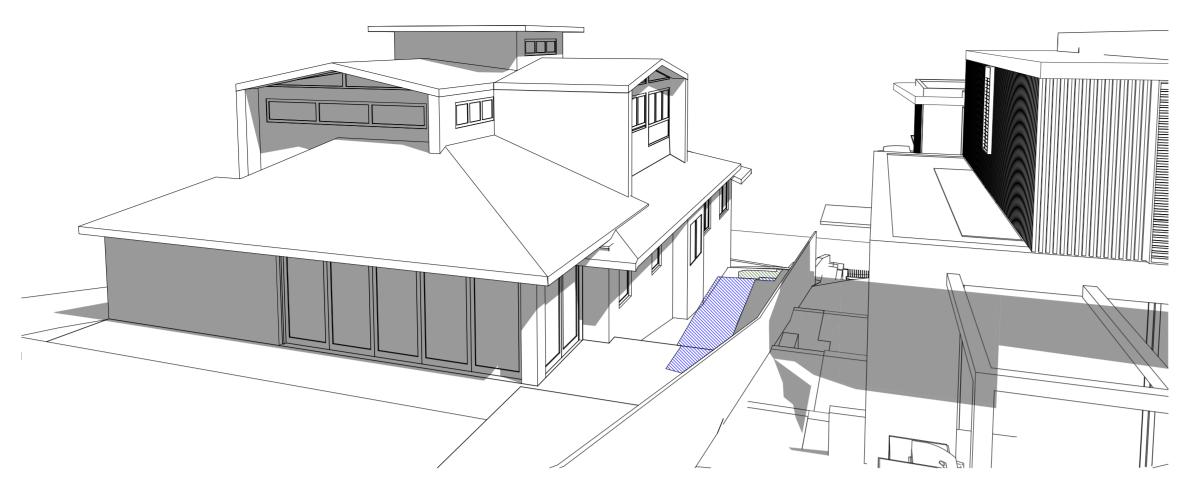
Needham Residence

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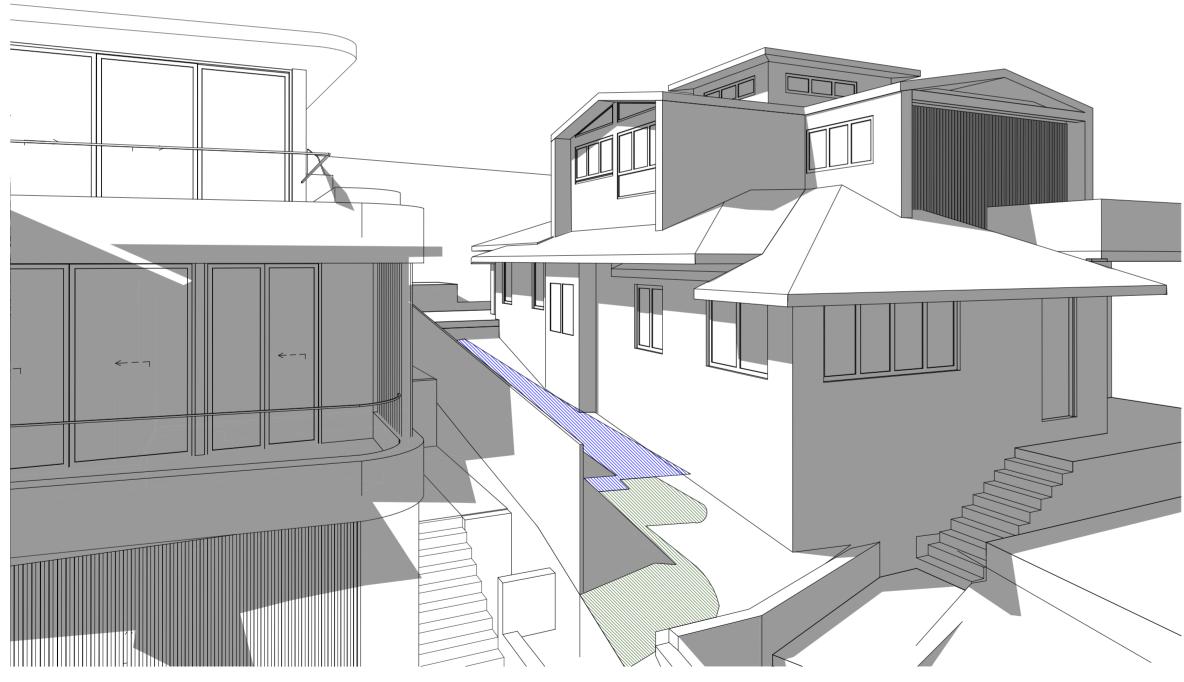
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Elevation NE March/September 21 11am 1:250



March/September 21 11am 1:200

EXISTING SHADOW

PROPOSED SHADOW

DA 8.2019.110.1 APPROVED SHADOW

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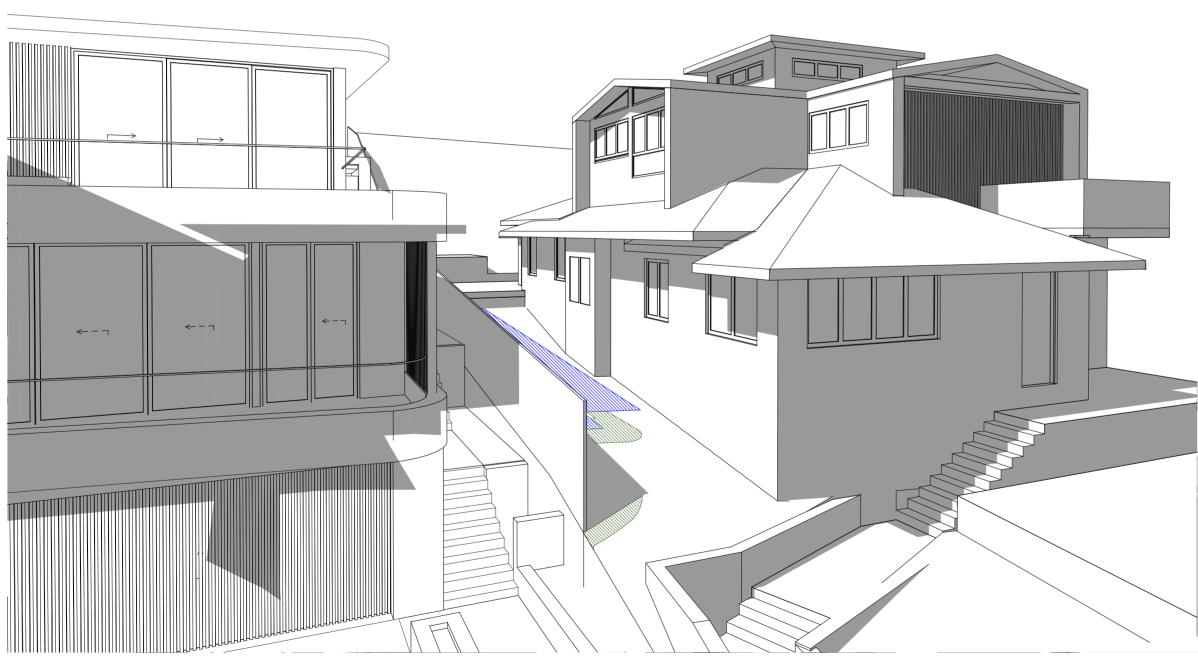
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clie	mail@corben.com.au corben.com.au

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a		25 Cabban Street Mosman NSW			checked	AV	revision
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Shadow Elevation NE March/September 21 12pm



Shadow March/September 21 12pm

EXISTING SHADOW

PROPOSED SHADOW

client

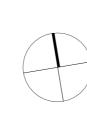
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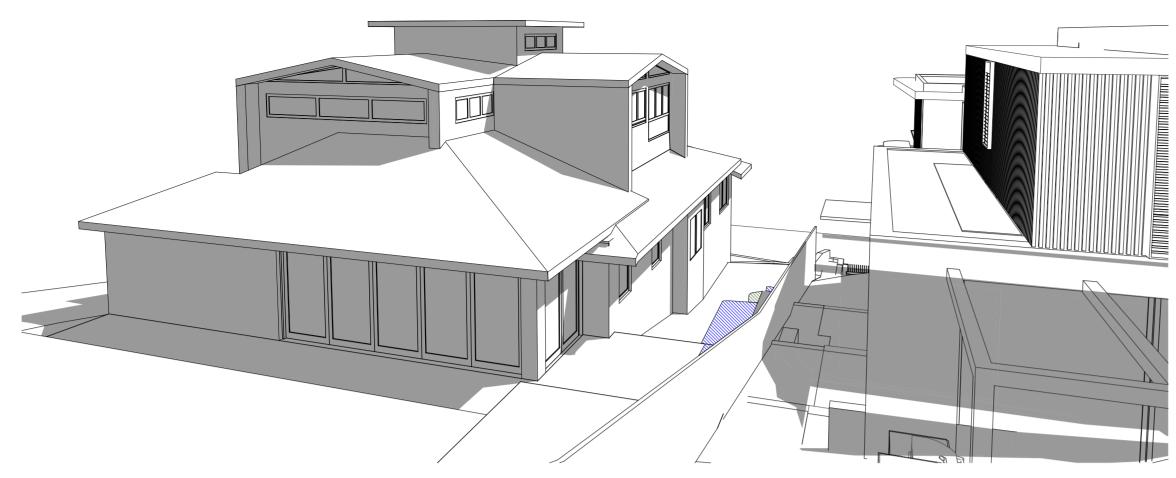
| project | New House, Pool & Landscape Works address 25 Cabban Street Mosman NSW

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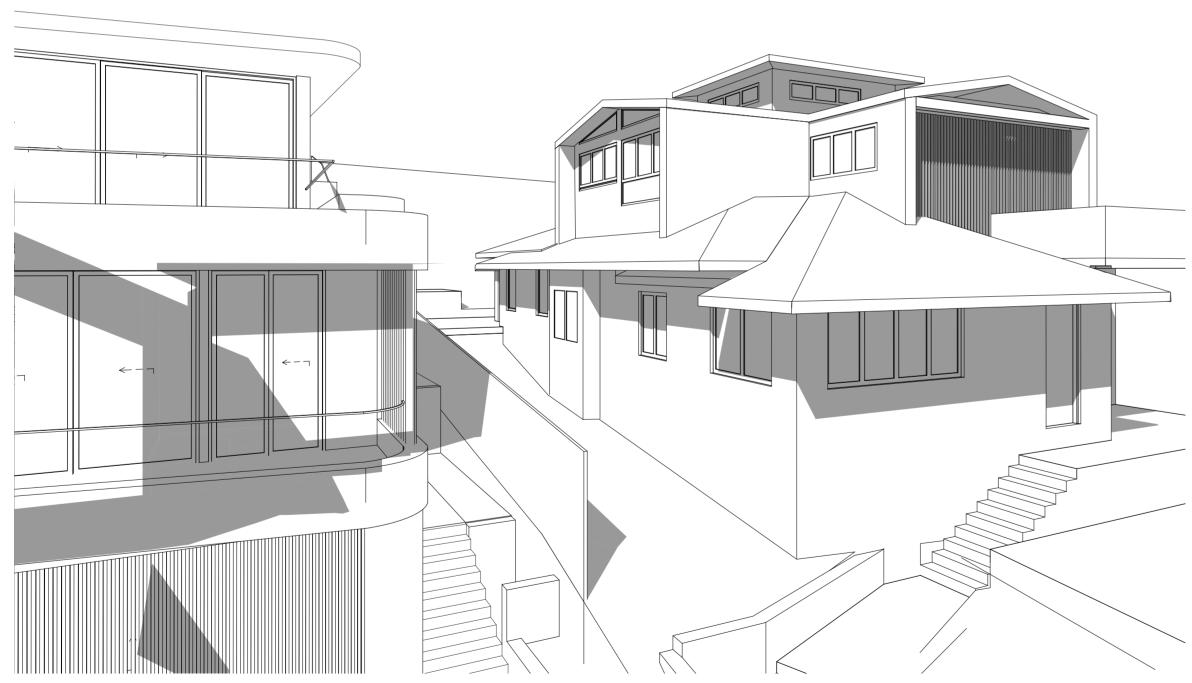
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Elevation NE March/September 21 1pm
1:250



1 March/September 21 1pm 1:200

PROPOSED SHADOW

EXISTING SHADOW

client

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Elevation NW March/September 21 1pm 1:250

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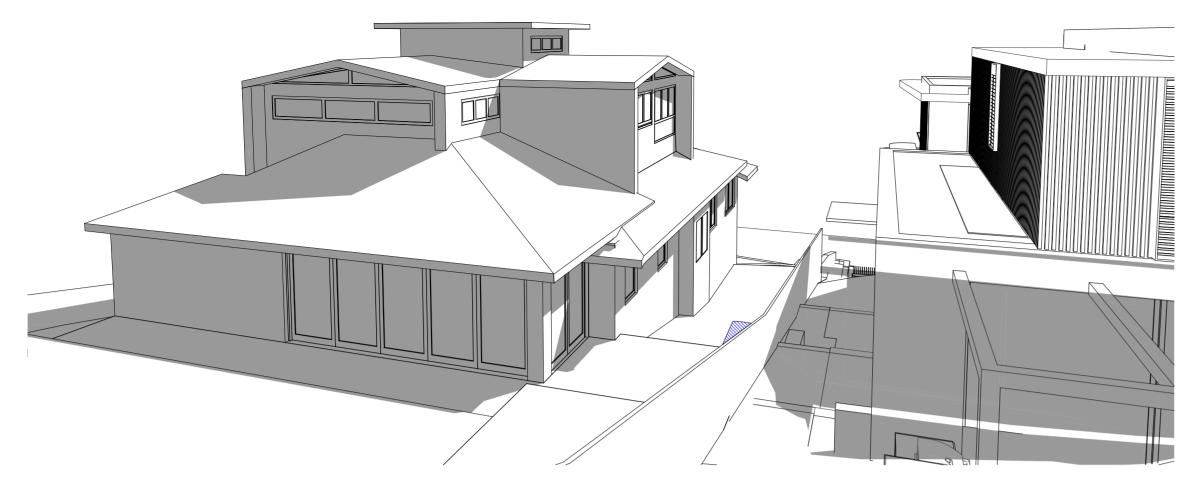
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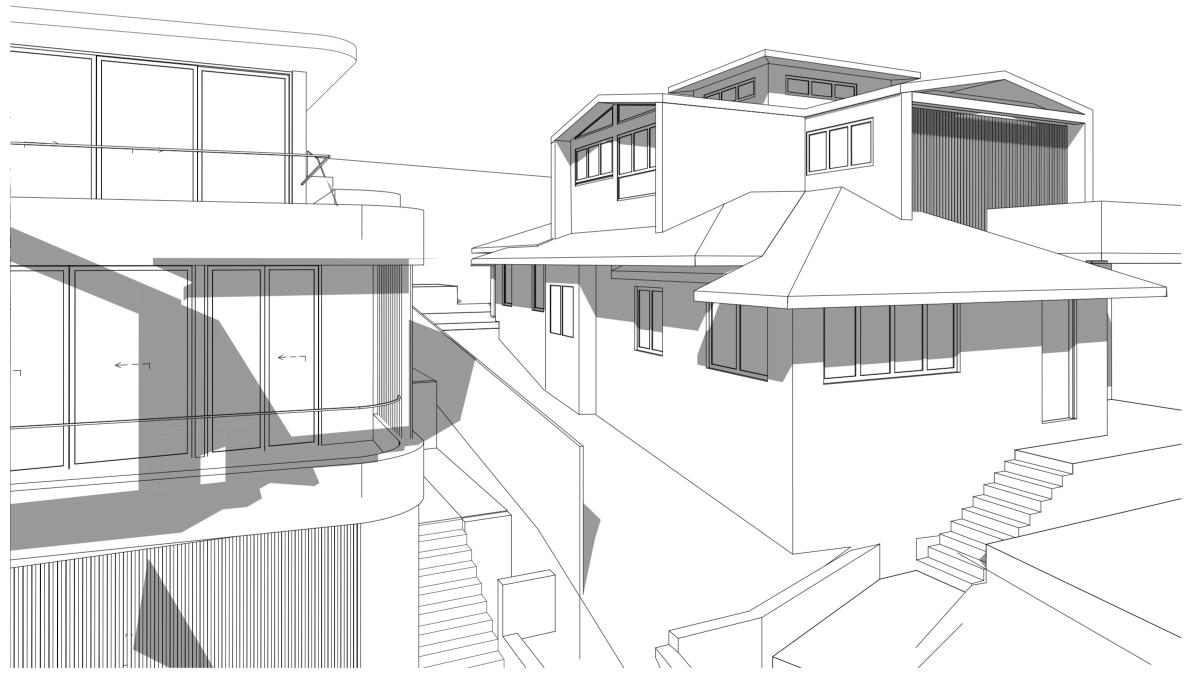
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Elevation NE March/September 21 2pm 1:250



Shadow March/September 21 3pm 1:200

EXISTING SHADOW

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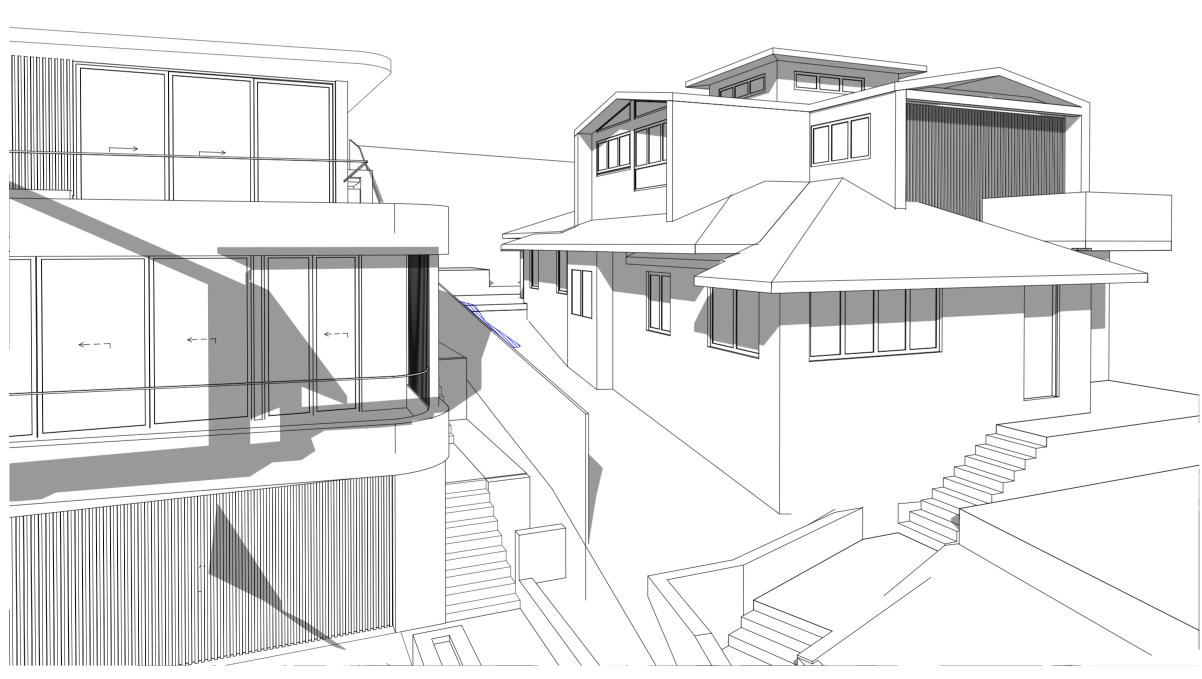
| project | New House, Pool & Landscape Works address 25 Cabban Street Mosman NSW

Needham Residence

issue

Shadow Diagrams Equinox | **job no.** | PART | March/September 2pm dwg no. drawn ABZ checked AVrevision Н **Development Application** scale NTS @A2





Shadow March/September 21 3pm

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Updated Shadows - True North
LEC Issue 5/5/21 6/7/21 14/8/21 file: PART6.2-210814 DA issue H.pln print date & time: 14/8/21@9:34 am



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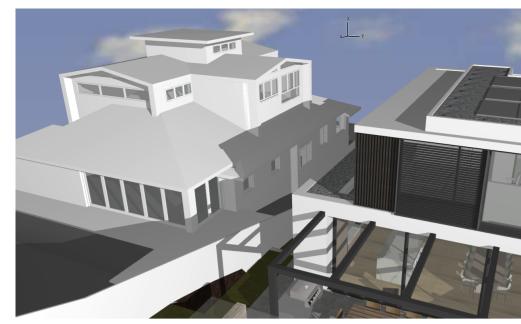
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	project	New House, Pool & Landscape Works
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stralia	address	25 Cabban Street Mosman NSW

Needham Residence

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21 June - 9.00am



21 June - 9.30am



21 June - 10.00am



21 June - 10.30am



21 June - 11.00am



21 June - 11.30am



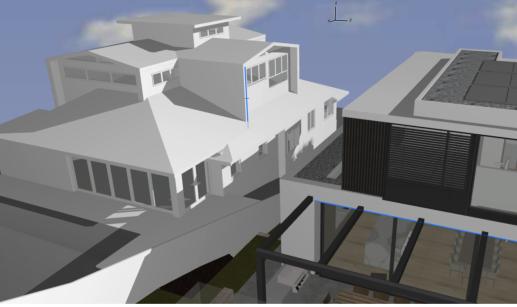
21 June - 12.00pm



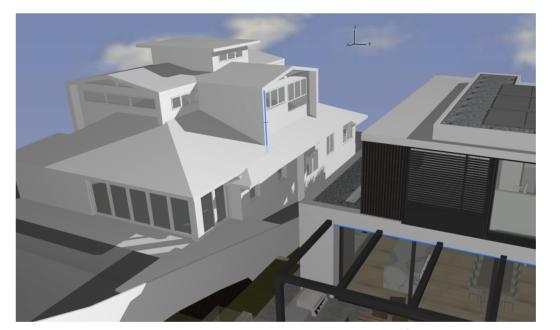
21 June - 12.30pm



21 June - 1.00pm



21 June - 1.30pm



21 June - 2.00pm



21 June - 2.30pm



21 June - 3.00pm

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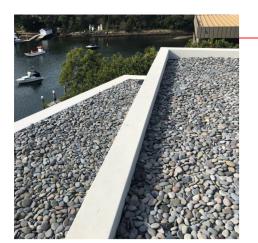
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Sun Study 21 June

issue

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Painted Rendered Concrete & Gravel Roof



External Aluminium Window Frames



External Aluminium Venetians



Feature Stone Cladding & Front Wall





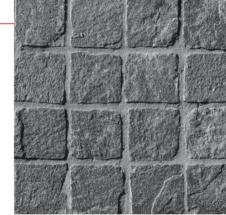
Timber Cladding



Painted Rendered Walls



Aluminium Windows & Doors



Driveway Cobblestones



Neutral Toned Pavers

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project	New House, Pool & Landscap Works
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client Needham Residence

ape |address|25 Cabban Street Mosman NSW

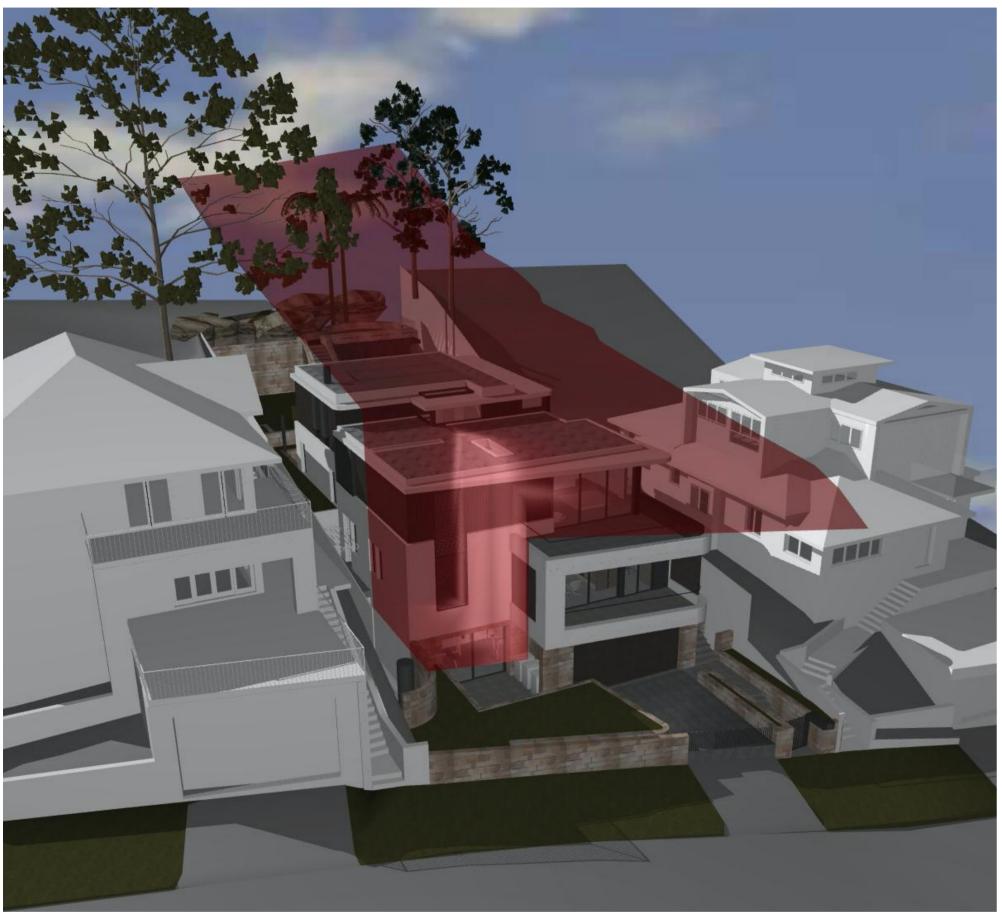
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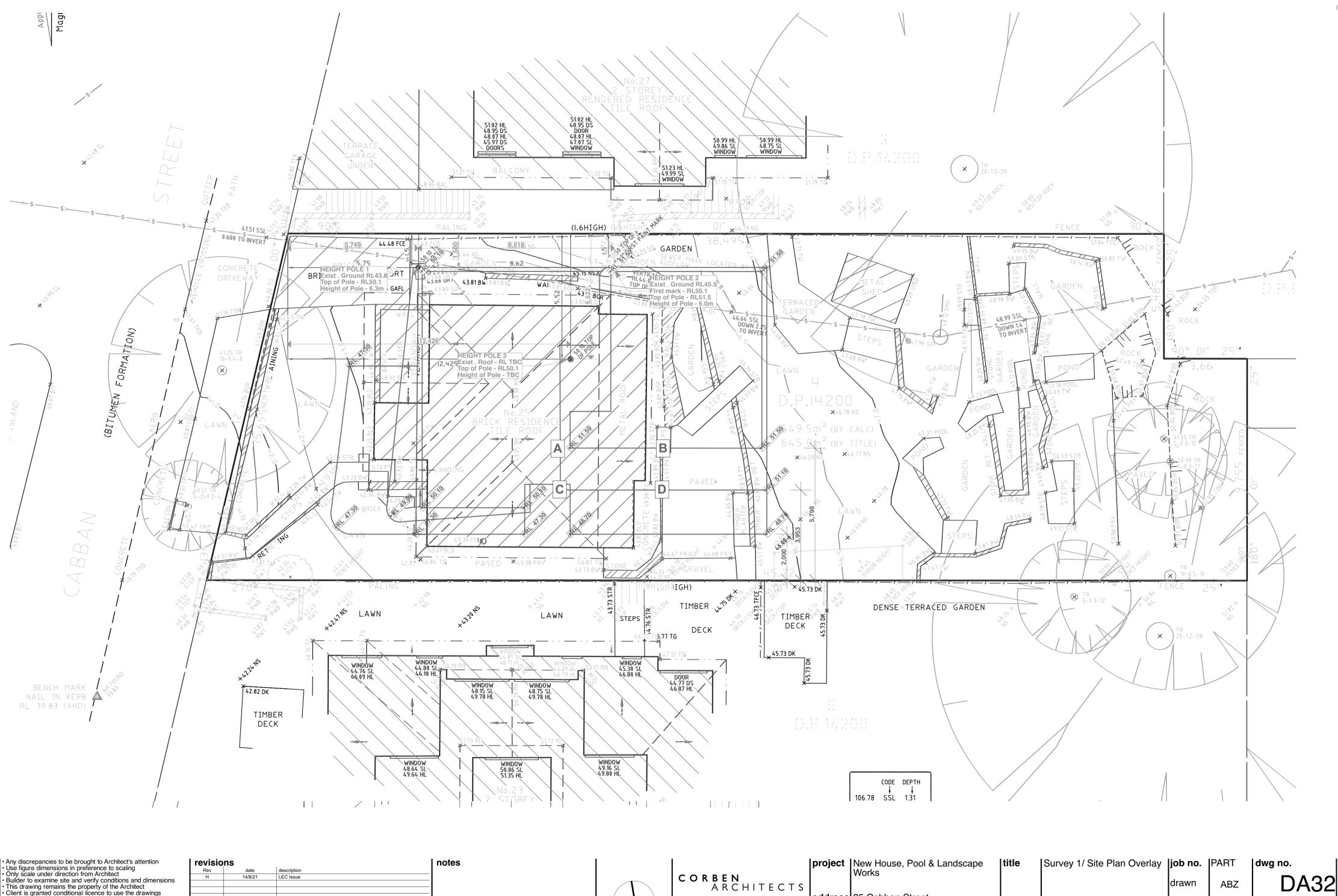


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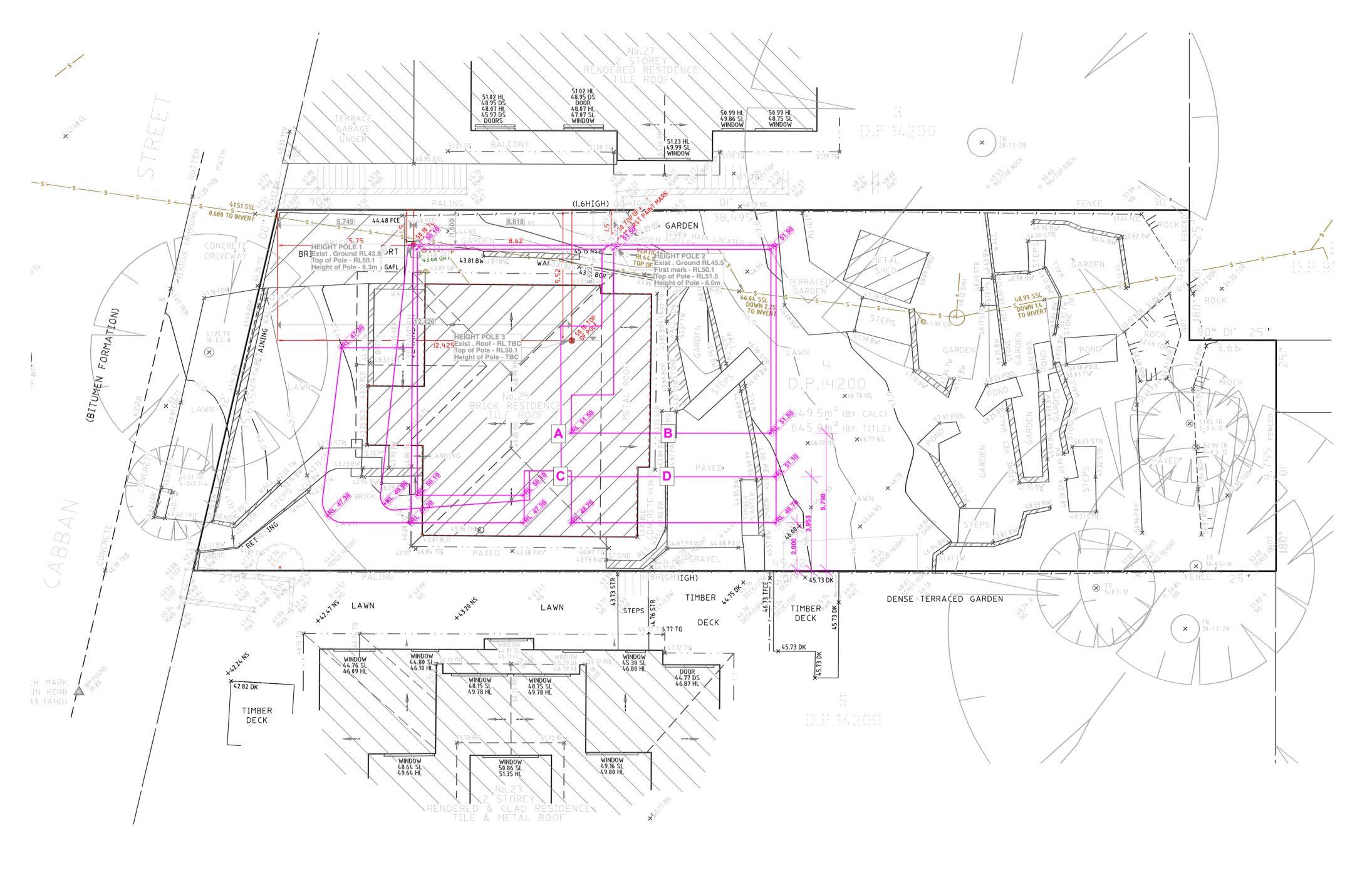
Building Height Perspective B

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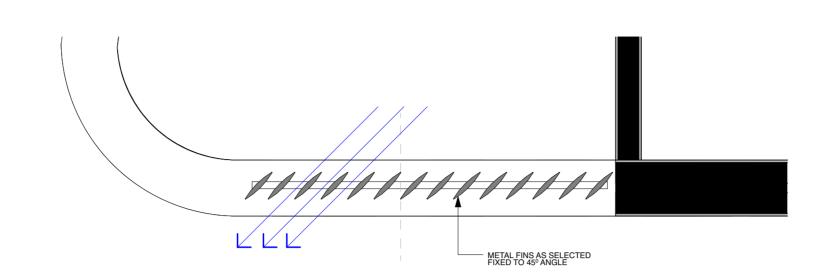
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mail@corben.com.au corben.com.au	client	Needham Residence	issue	Development Application		NTS @A2	H



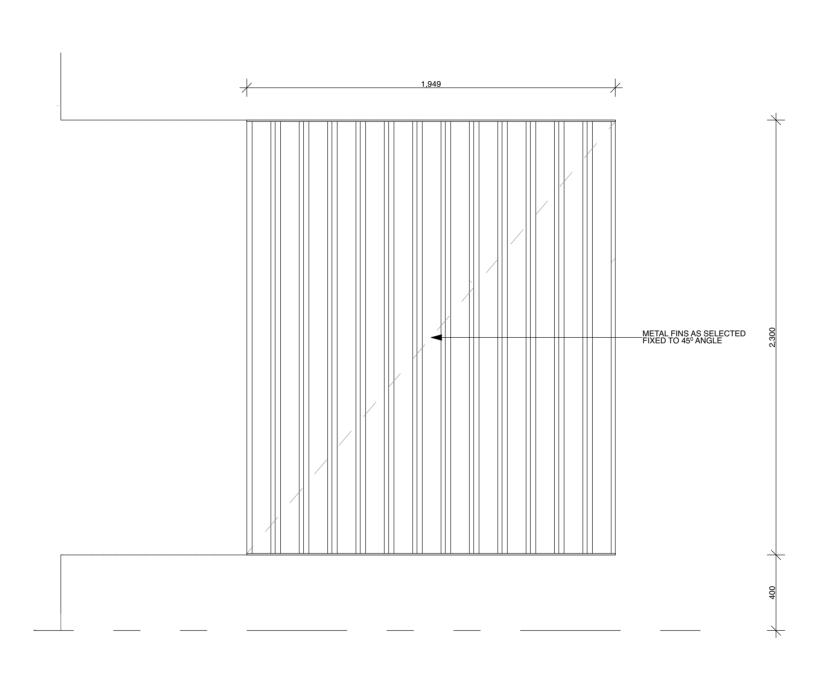
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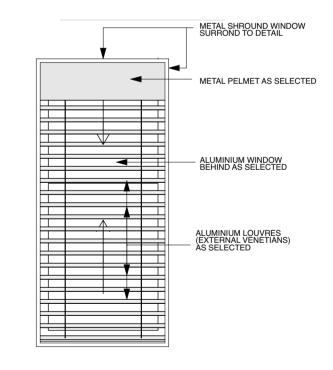
Level 2 Privacy Screens Elevation 1:20



Level 3 Window Louvres (External Venetians)

ALUMINIUM WINDOW AS SELECTED ALUMINIUM LOUVRES - (EXTERNAL VENETIANS) AS SELECTED METAL SHROUND WINDOW SURROND TO DETAIL

Level 3 Window Detail Plan 1:20



dwg no.

revision

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Level 3 Window Detail Elevation 1:20

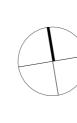
Level 2 Privacy Screens

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

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Street View from South West



Street View from North West

revision

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address 25 Cabban Street Mosman NSW Needham Residence client issue

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	project		title	External View	job no.	PART	dwg no.
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PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 2844		25 Cabban Street Mosman NSW			checked	AV	revision
mail@corben.com.au corben.com.au	client	Needham Residence	issue	Development Application	scale		Н
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