

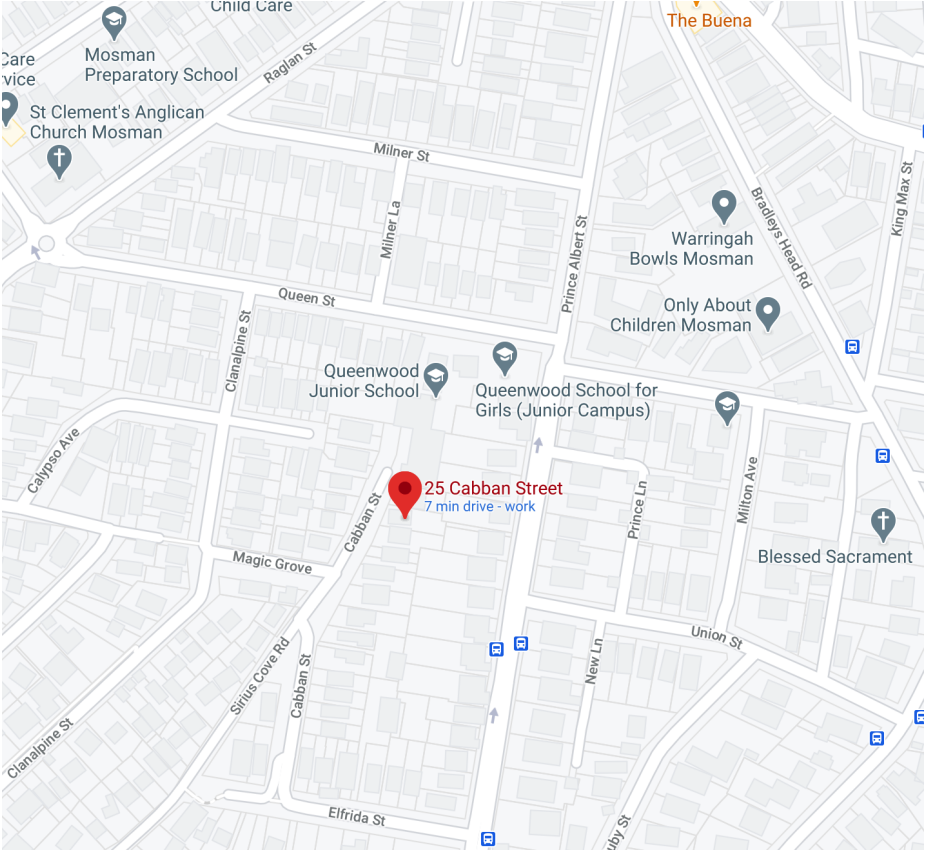
list of abbreviations

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	laminated		
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)		
Features	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	Yes
	All toilets	Yes
	Laundry	No
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 absorbance >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	

location map



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H	14/8/21	LEC Issue

drawing list

DA00	Cover Sheet
<b>A2 Documentation Sheet</b>	
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
DA37	21 March/September 9am Solar Calculation
DA38	21 March/September 10am Solar Calculation
DA39	21 March/September 11am Solar Calculation
DA40	21 March/September 12pm Solar Calculation
DA41	21 March/September 1pm Solar Calculation
DA42	21 March/September 2pm Solar Calculation
DA43	21 March/September 3pm Solar Calculation
DA44	21 June 9am Solar Calculation
DA45	21 June 10am Solar Calculation
DA46	21 June 11am Solar Calculation
DA47	21 June 12pm Solar Calculation
DA48	21 June 1pm Solar Calculation
DA49	21 June 2pm Solar Calculation
DA50	21 June 3pm Solar Calculation
DA51	Bed 1 Terrace Diagram
DA52	Boundary Wall Section

Development Application

New House, Pool & Landscape Works

at

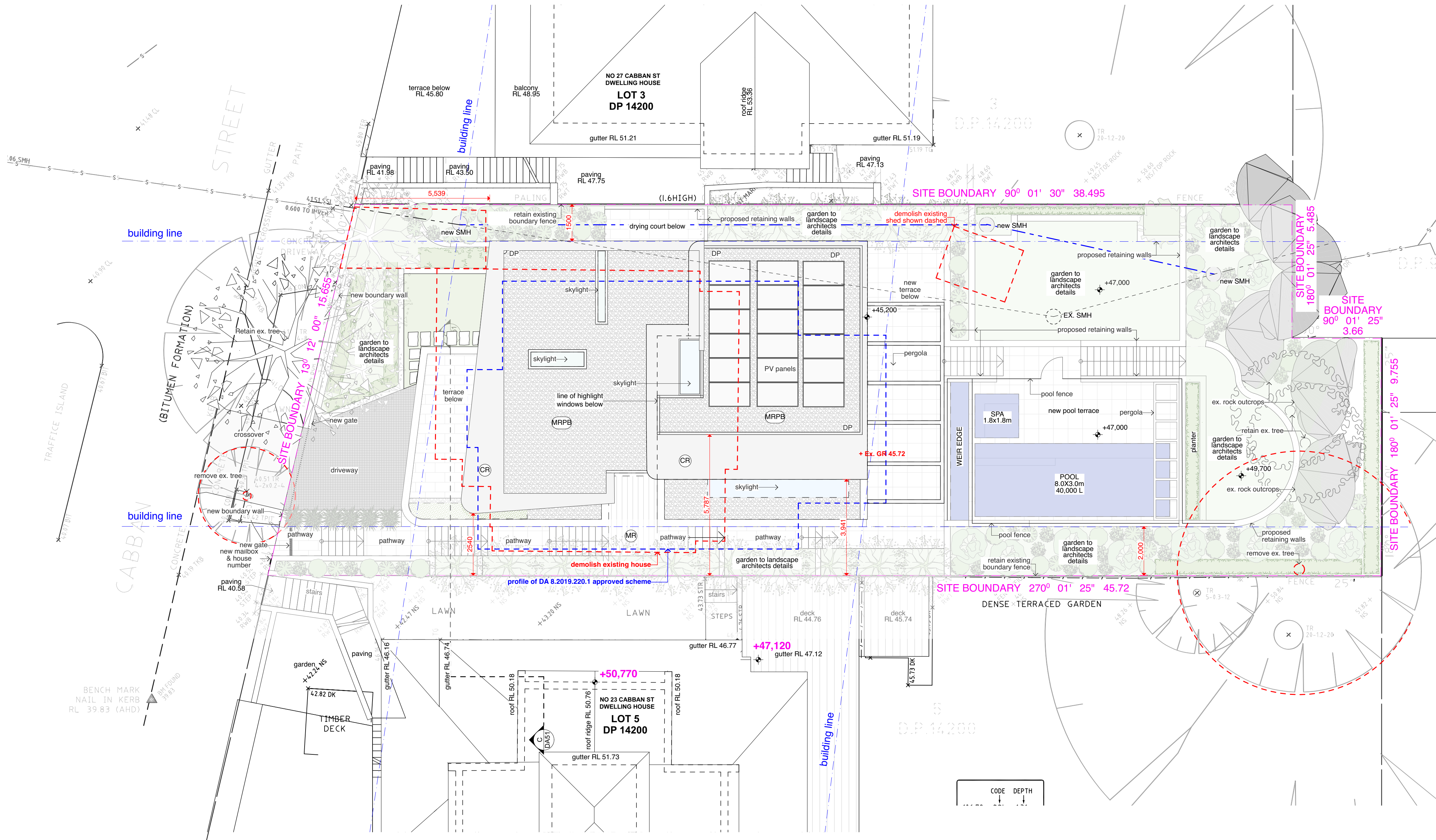
25 Cabban Street, Mosman

for

Needham Residence

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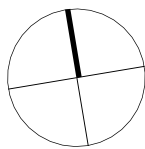


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notes

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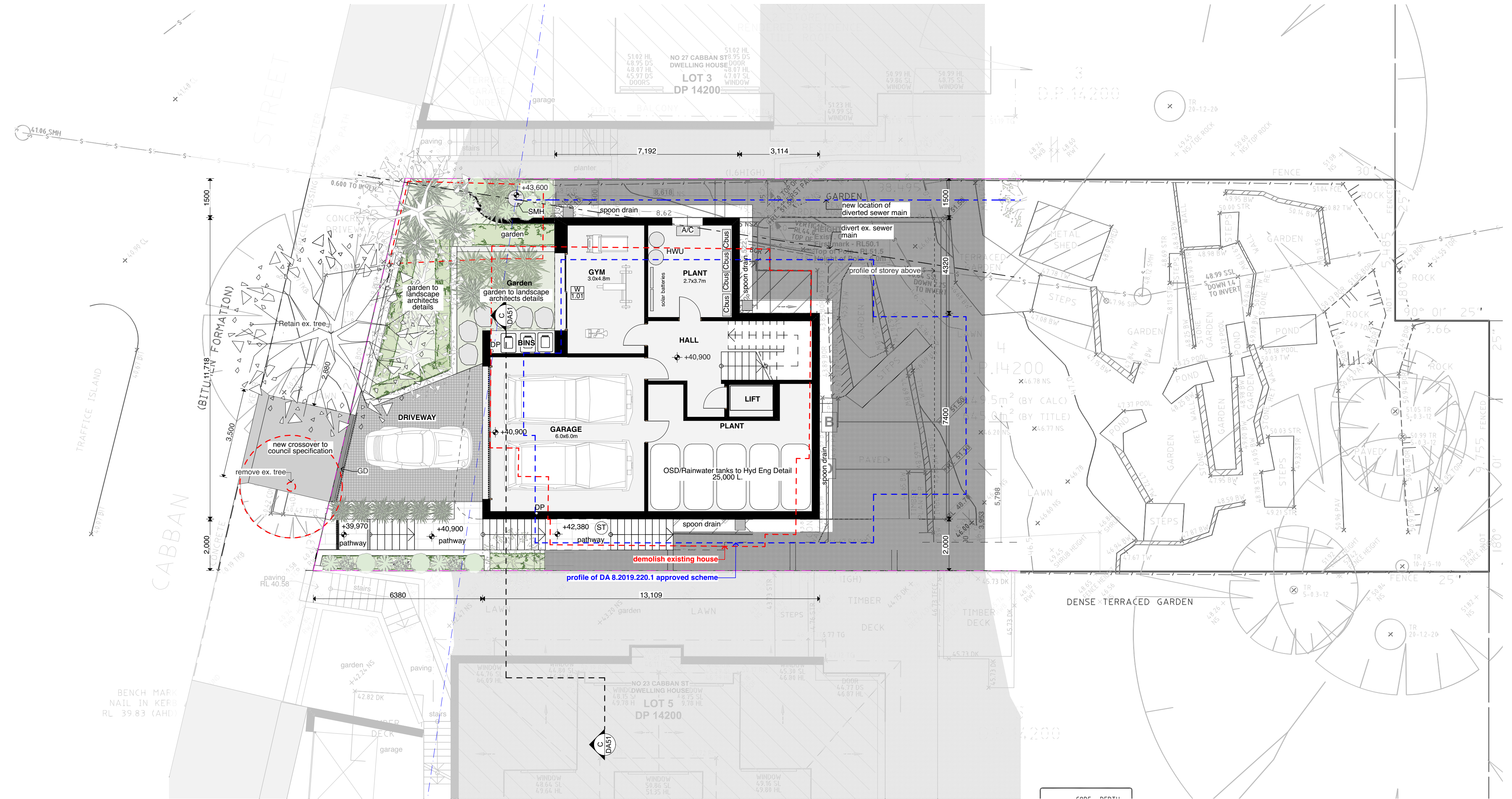
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corben.com.au  
Nominated Architect: Philip Corben (Reg.No.4616)

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

**title** Site & Roof Plan  
**issue** Development Application

<b>job no.</b>	<b>PART</b>	<b>dwg no.</b>
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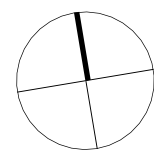
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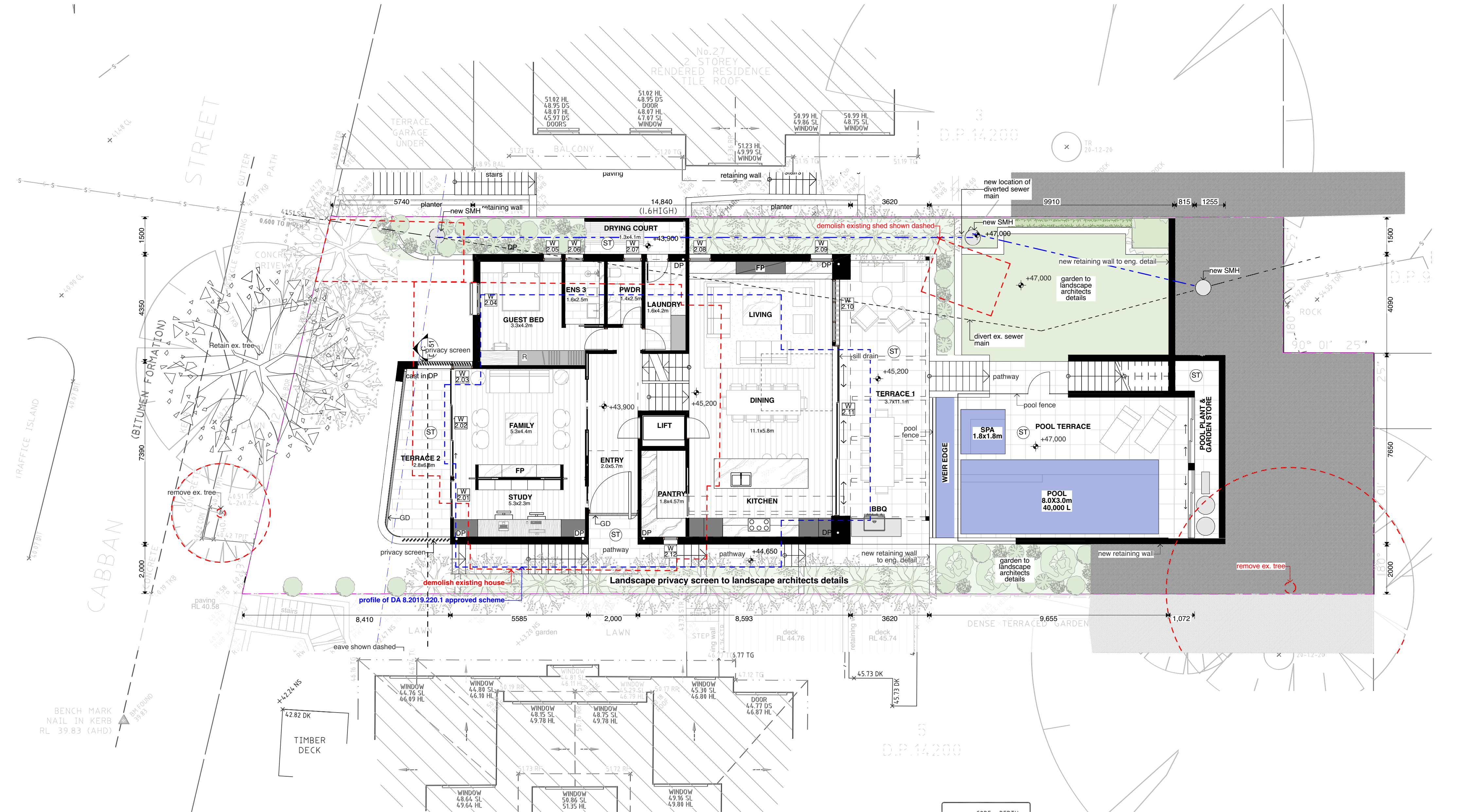
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**project** New House, Pool & Landscape Works  
**address** 25 Cabban Street Mosman NSW  
**client** Needham Residence

**title** Level 1 Plan  
**issue** Development Application

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

**address** 25 Cabban Street  
Mosman NSW

**client** Needham Residence

**title** Level 2 Plan

**issue** Development Application

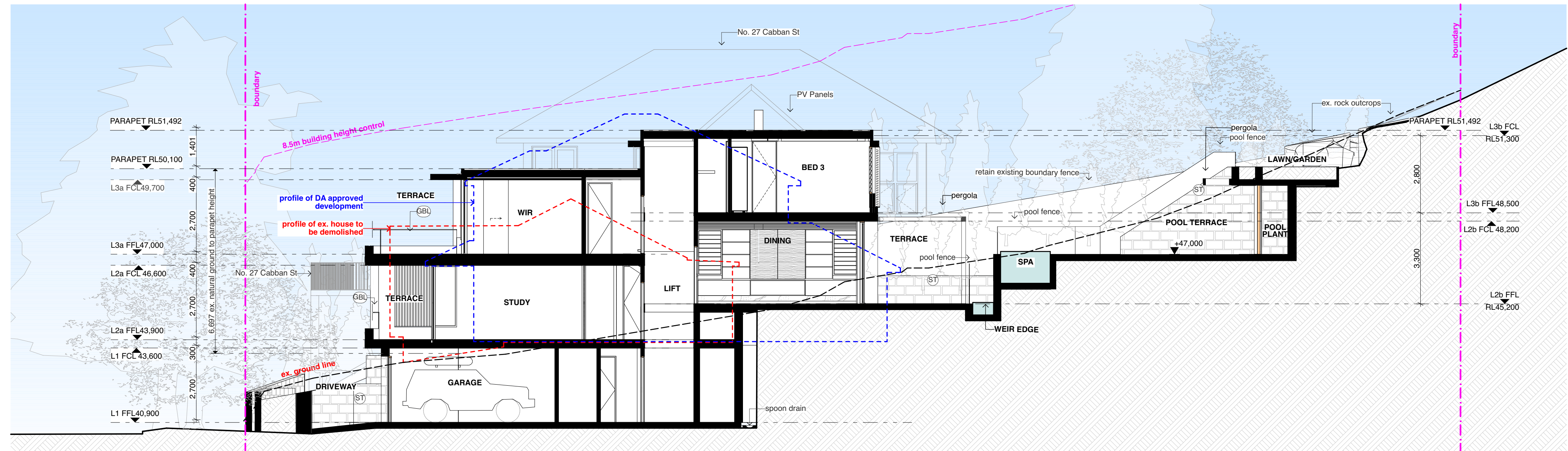
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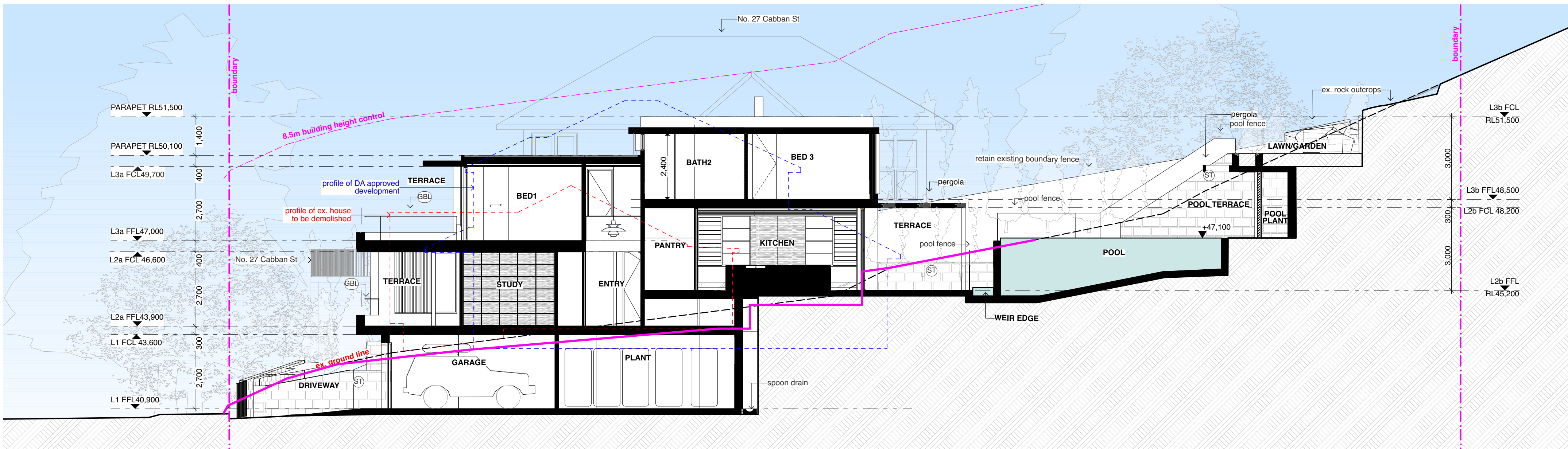






A

Section A  
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1

Section B  
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title  
Sections  
issue Development Application

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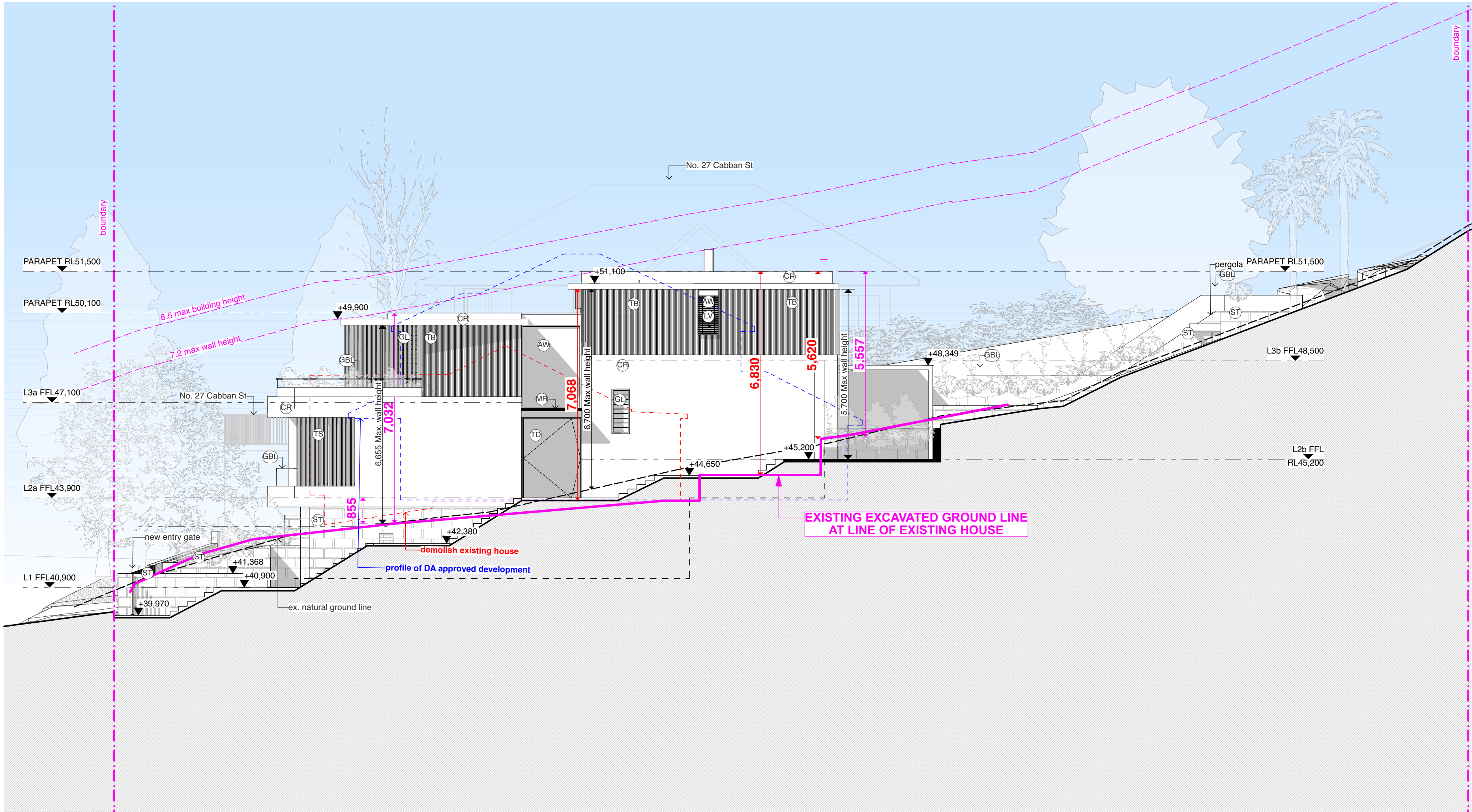
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South Elevation  
1:100

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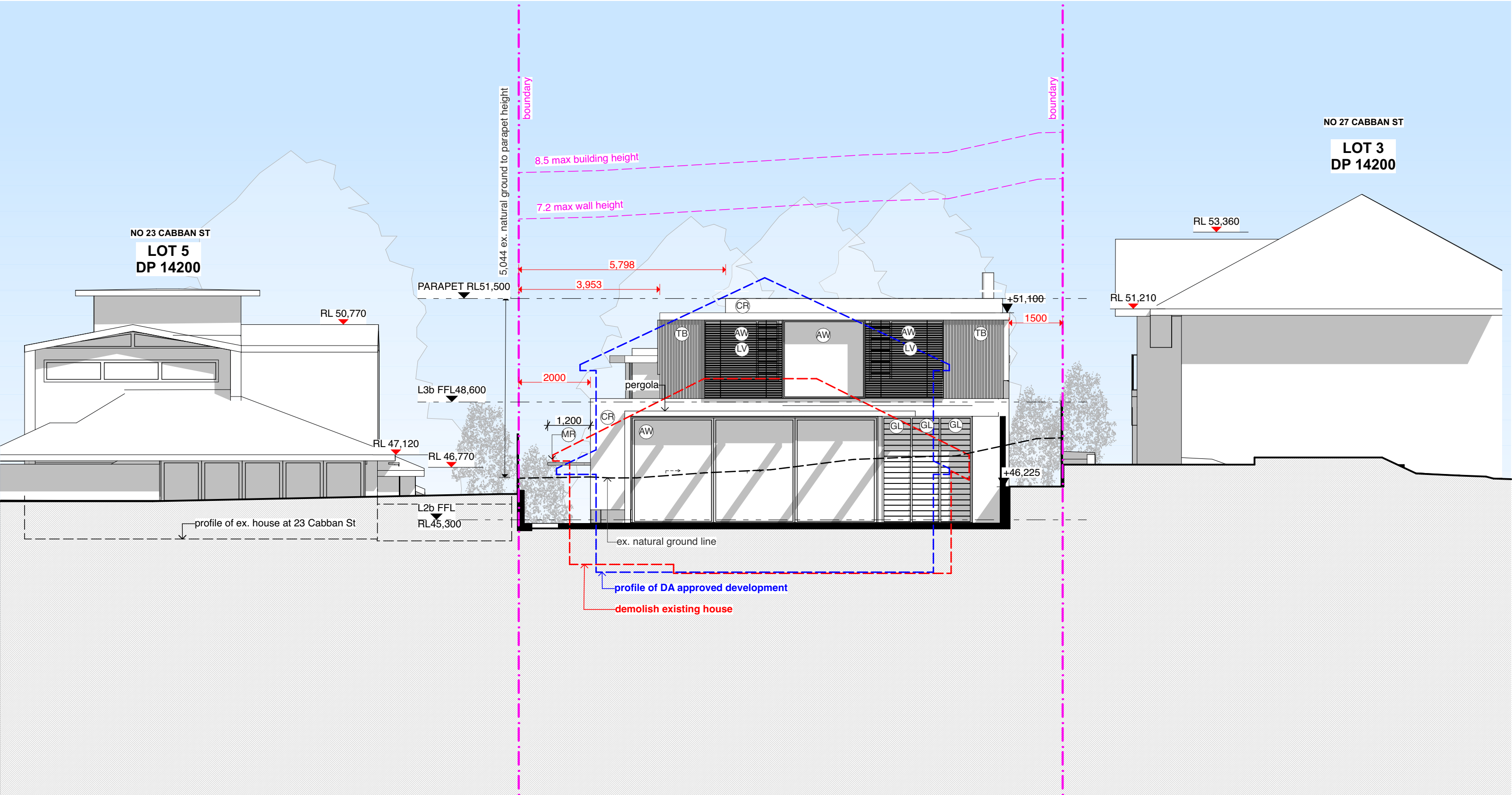
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East Elevation  
1:100

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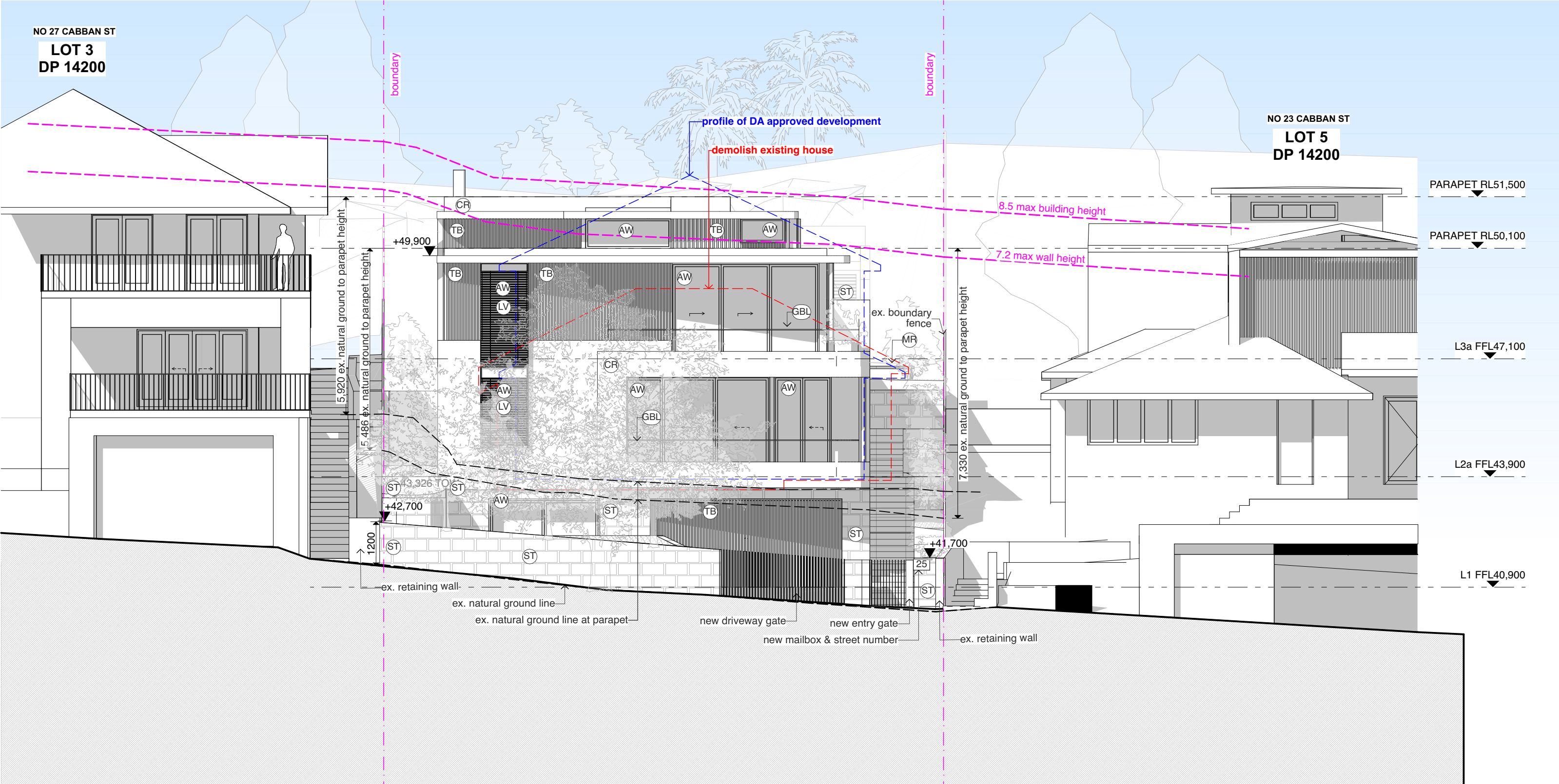
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title East Elevation

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West Elevation  
1:100

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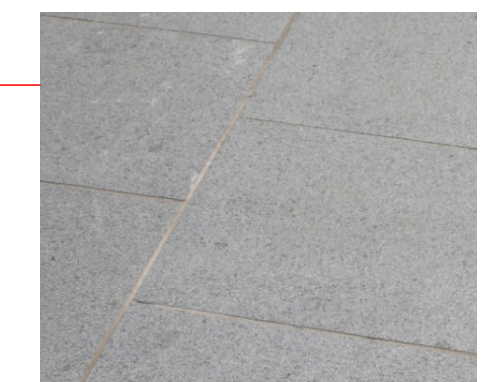
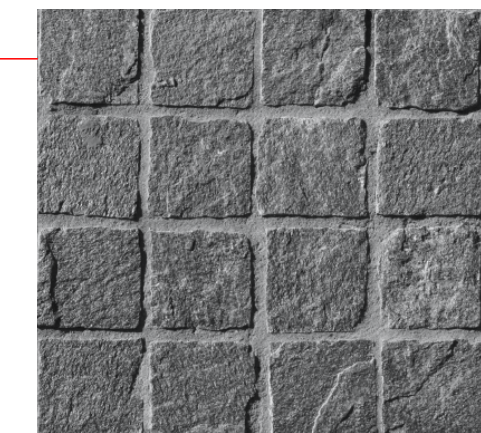
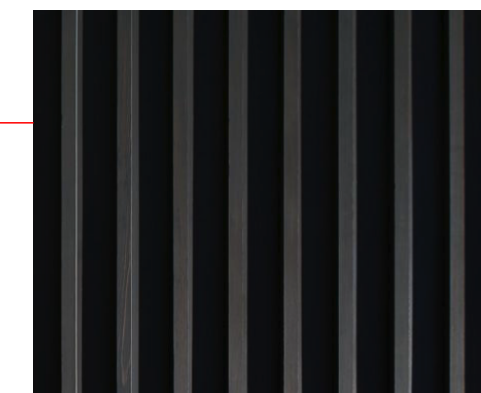
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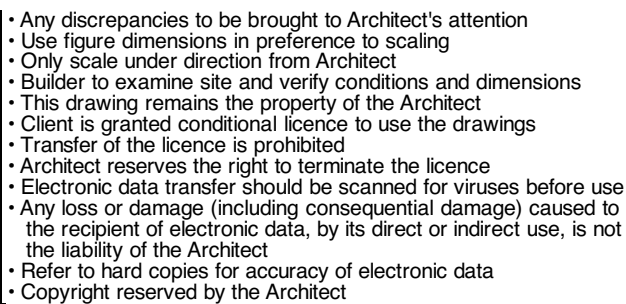
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	Rev	date	description																																								
	A	18/9/20	DA Issue 1																																								
	C	22/2/21	Section 9.2 Review Issue																																								
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	H	14/8/21	LEC Issue																																								





# notes

file: PART6.2-210917 DA issue J - Solar  
Analysis.pln  
print date & time: 17/9/21@12:11 pm



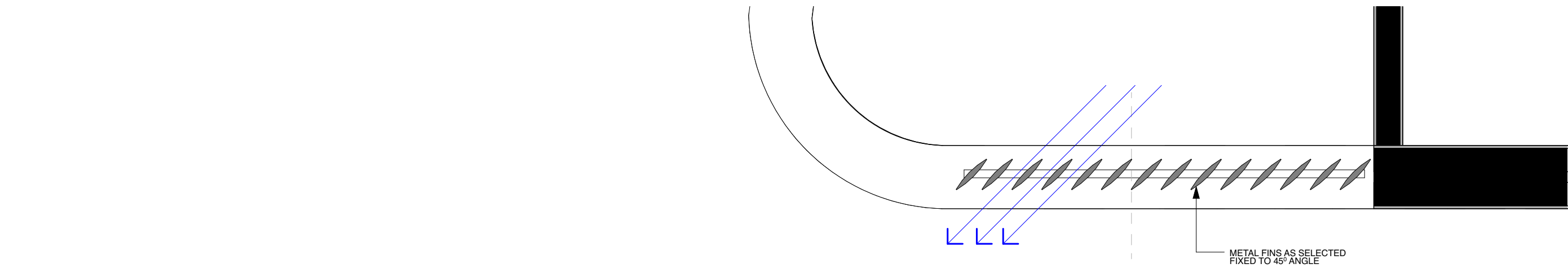
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<b>issue</b>	Development Application

<b>job no.</b>	PART	<b>dwg no.</b>
drawn	ABZ	<b>DA32</b>
checked	AV	revision
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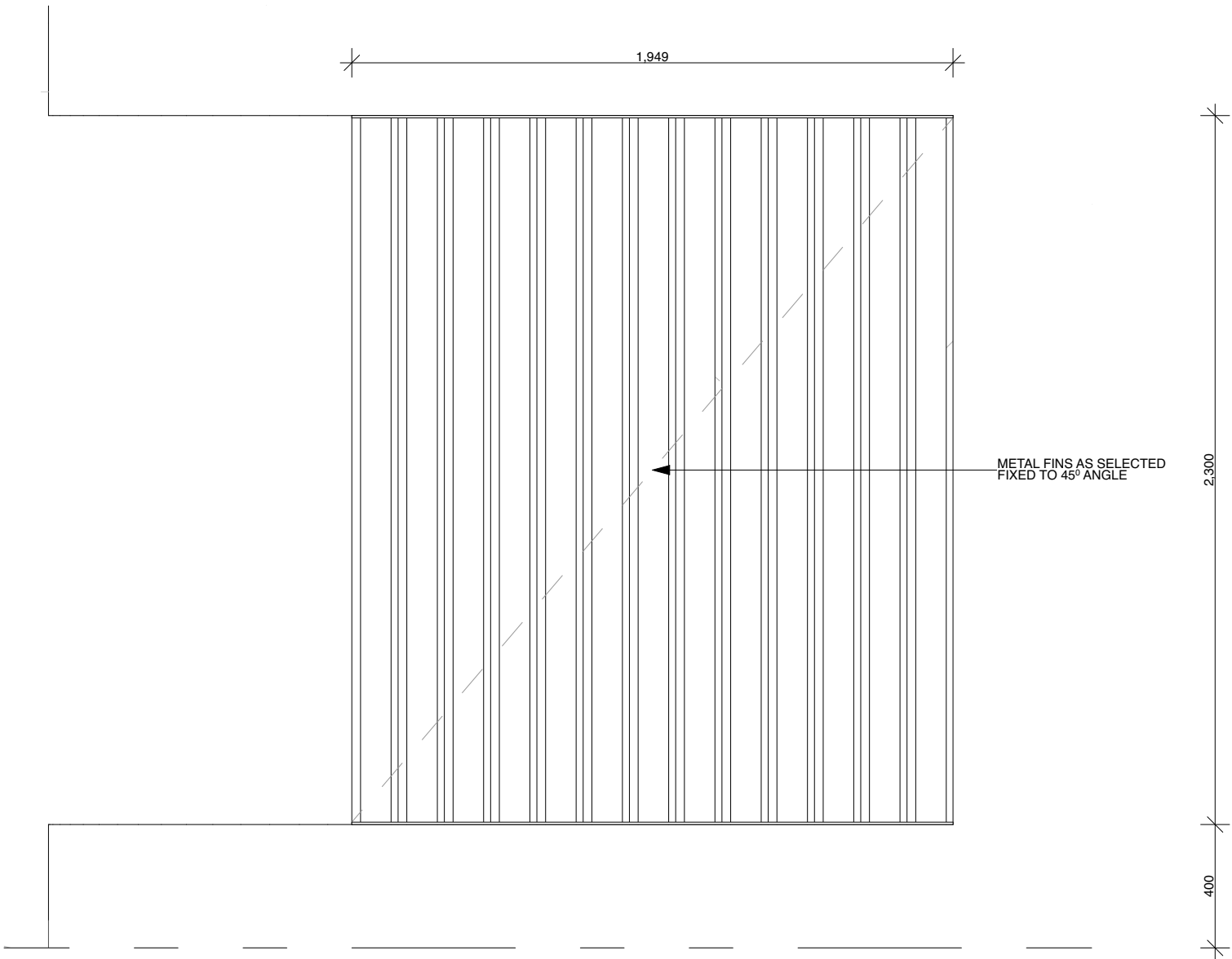








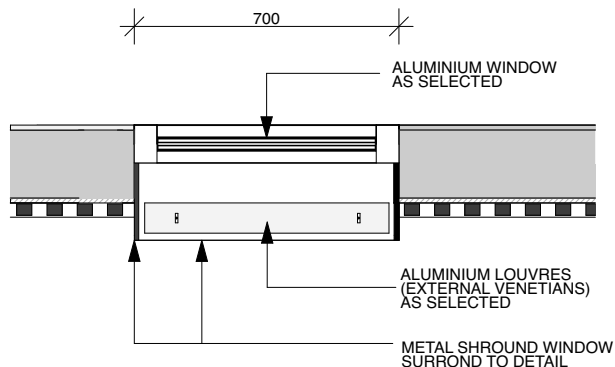
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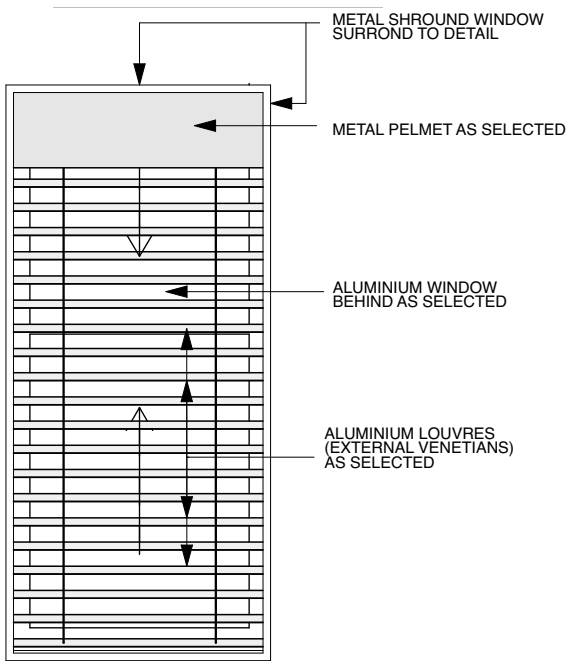
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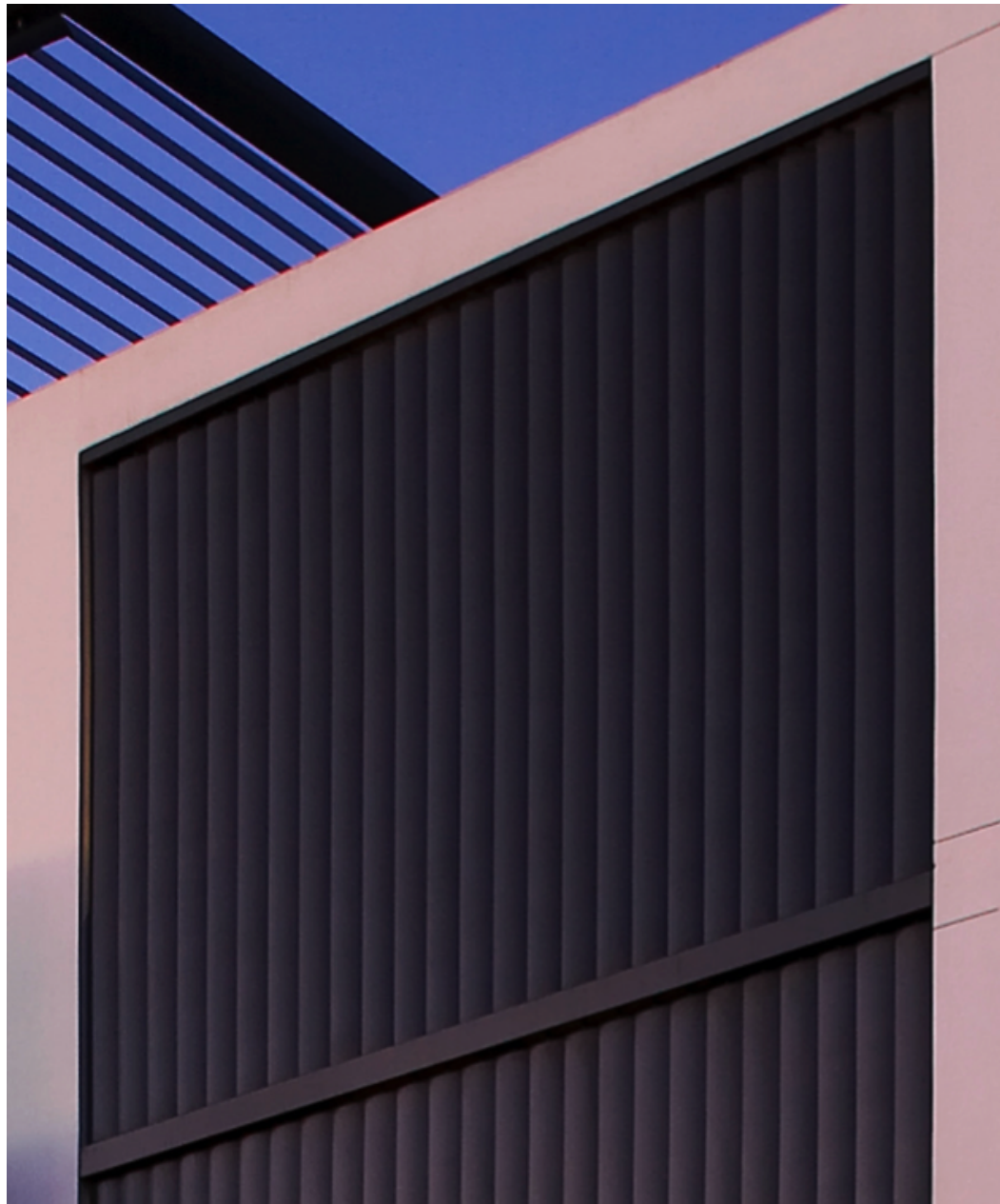
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Level 3 Window Detail Plan  
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1  
-  
Level 3 Window Detail Elevation  
1:20



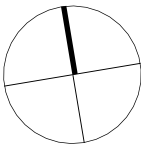
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Level 2 Privacy Screens

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Rev	date	description
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notes

file: PART6.2-210917 DA issue J - Solar Analysis.pln  
print date & time: 17/9/21 @ 12:11 pm



**CORBEN**  
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia  
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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

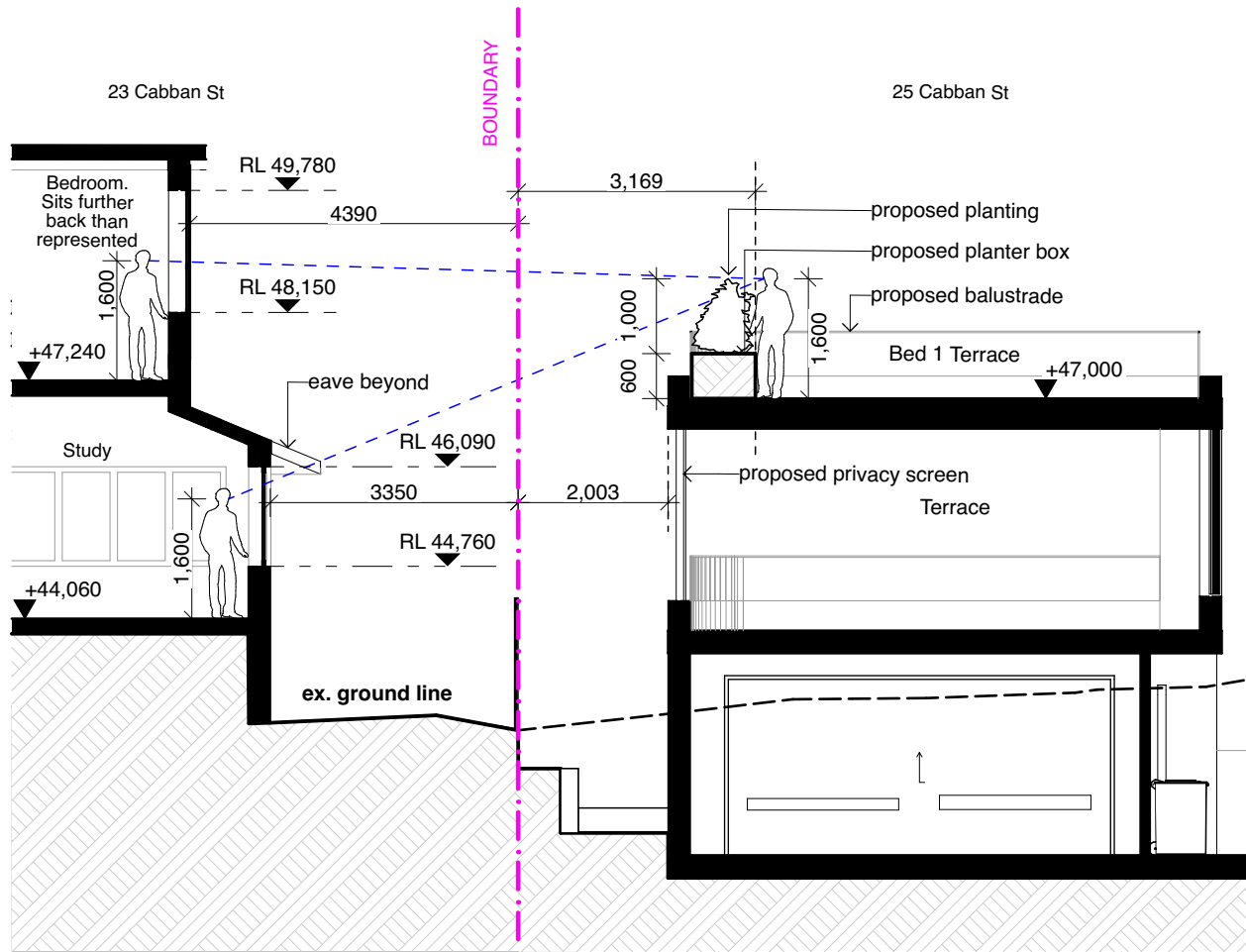
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**issue** Development Application

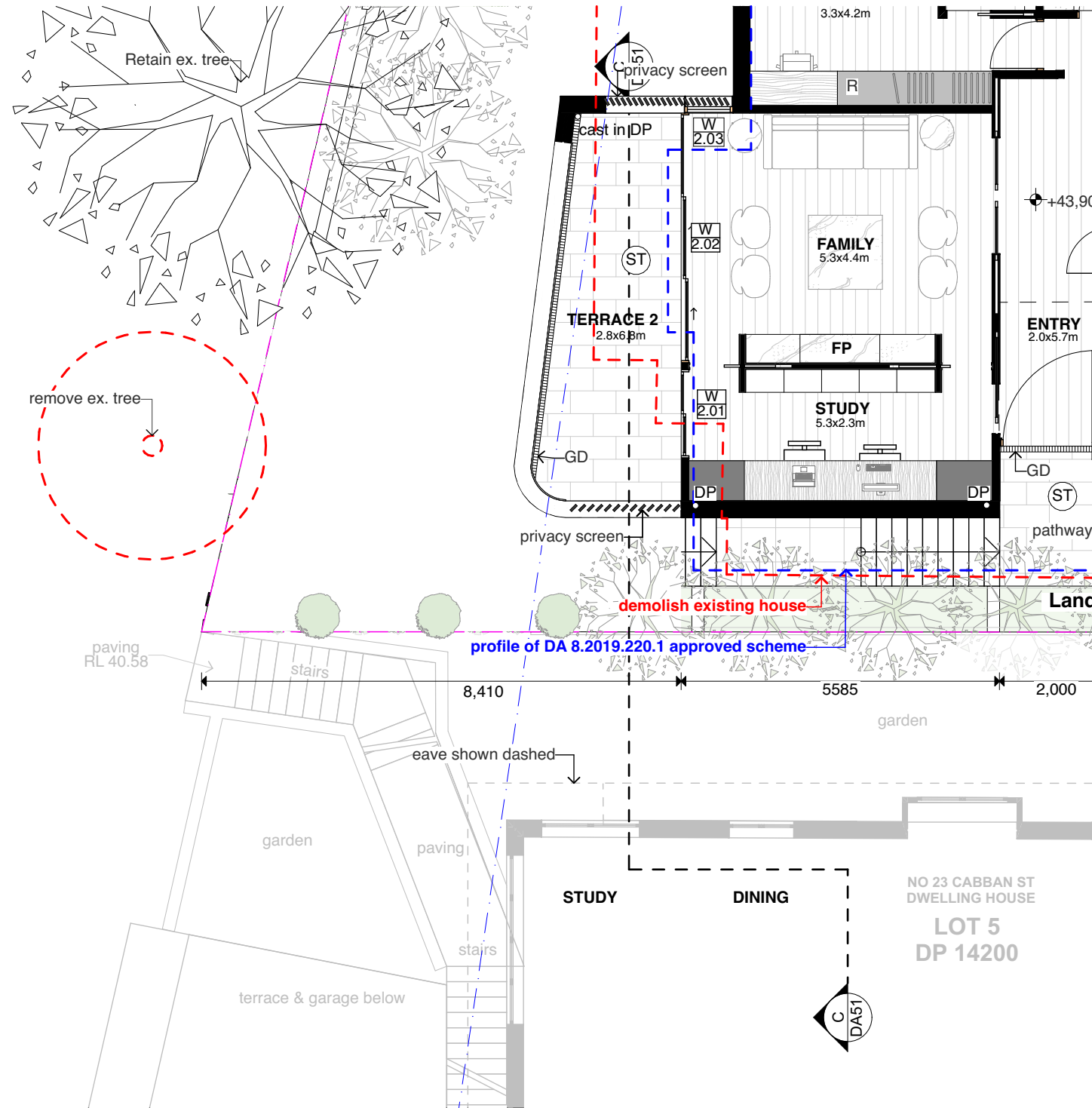
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**dwg no.** DA34  
revision H

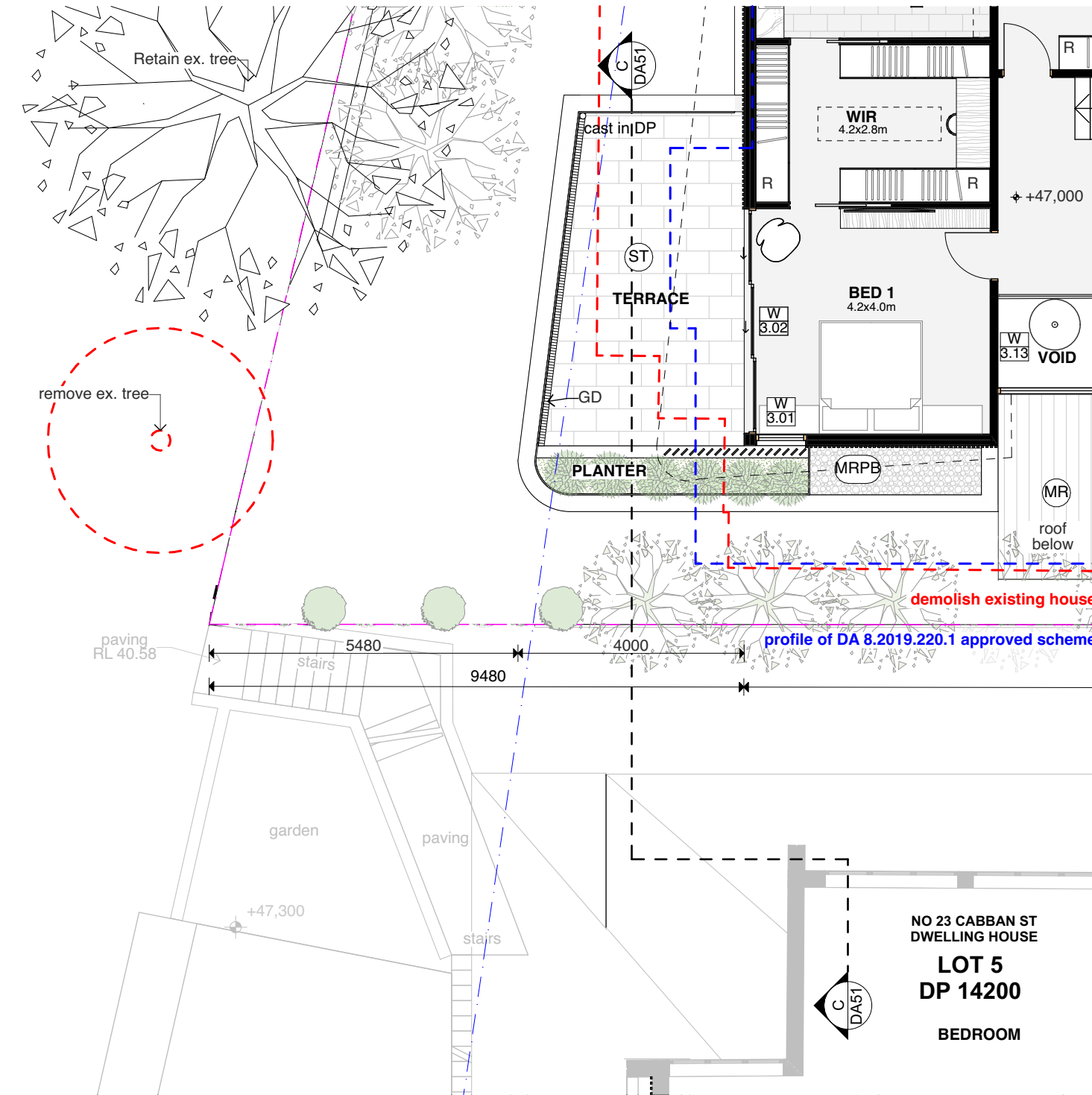




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Level 2  
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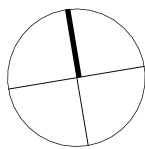
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Rev	date	description
J	17/9/21	LEC Amendments Issue 2
K	21/9/21	LEC Amendments Issue 3

notes

file: PART6.2-210921 DA Issue J DA00-DA14.pln  
print date & time: 21/9/21 @2:13 pm



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address 25 Cabban Street  
Mosman NSW

client Needham Residence

title Bed 1 Terrace Diagram

issue Development Application

job no. PART

drawn ABZ

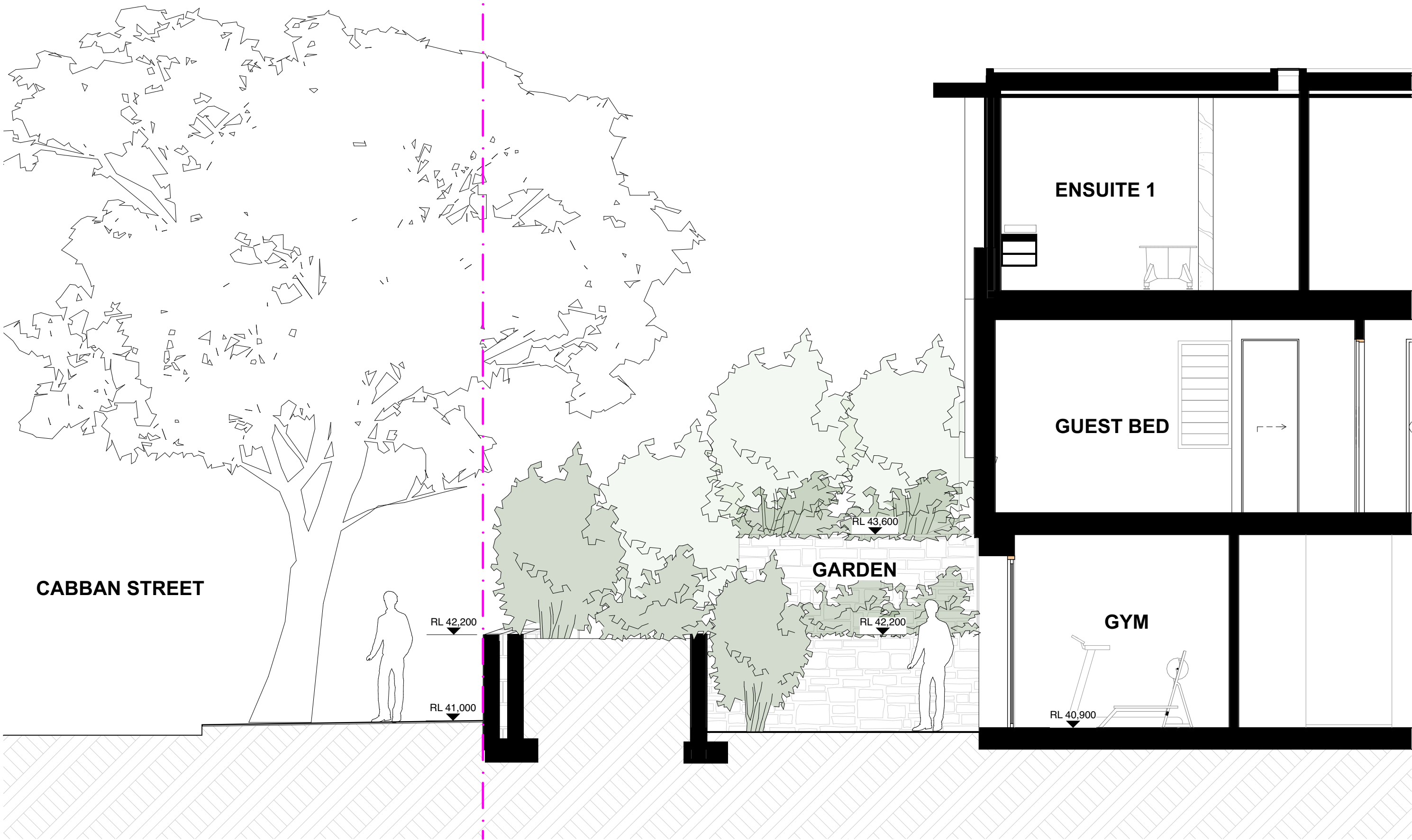
checked AV

scale 1:100  
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dwg no. DA51

revision K





1  
-  
Boundary Wall Section  
1:50

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no.	date	description
J	28/8/21	LEC Issue

notes

file: PART6.2-210824 DA issue H.pln  
print date & time: 16/9/21@11:49 am

CORBEN  
ARCHITECTS

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02 9904 2844  
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Nominated Architect: Philip Corben (Reg. No. 4616)

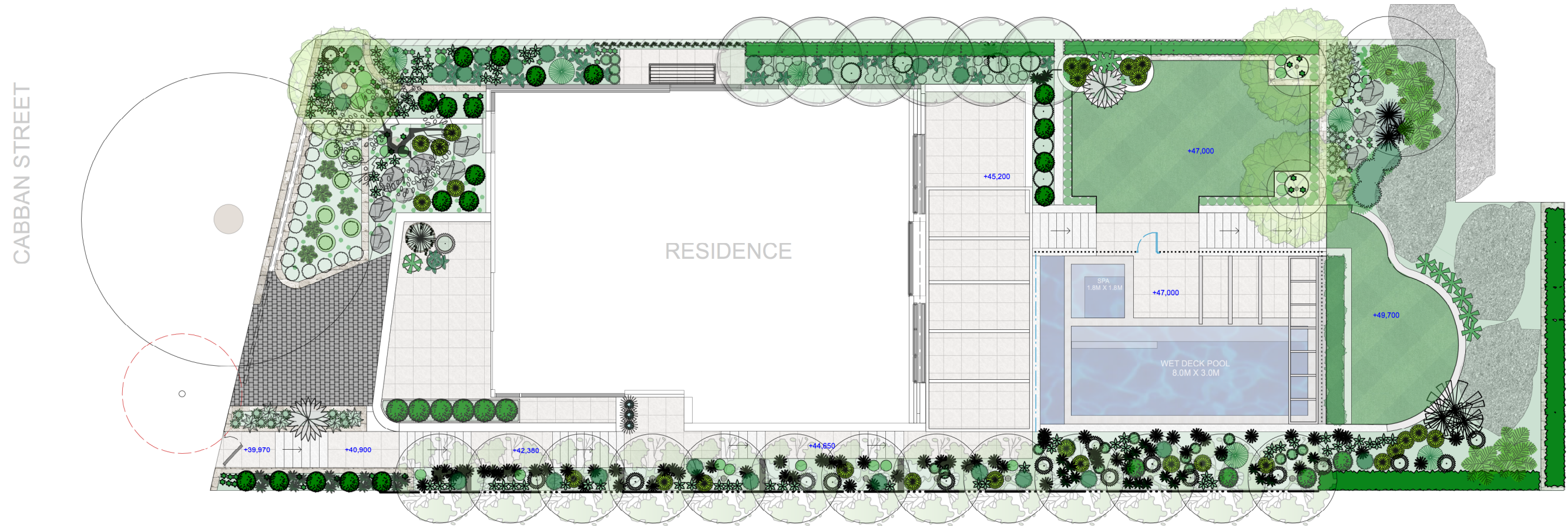
project New House, Pool & Landscape Works  
address 25 Cabban Street Mosman NSW  
client Needham Residence

title Boundary Wall Section  
issue Development Application

job no. PART  
drawn ABZ  
checked Chris Needham  
scale 1:50 @A3

dwg no. DA52  
revision J





1. Pleached Trees in a formal setting  
2. Arbor Style Structures in Design  
3. Lighting at Night

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0m 5m 10m  
SCALE 1:100 @ A1

TITLE:  
**LANDSCAPE DESIGN MASTERPLAN**

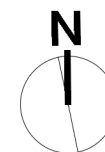
CLIENT:  
**PARTRIDGE & NEEDHAM RESIDENCE**

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**25 CABBAN STREET, MOSMAN**

DWG:  
**LD-03**

DATE:  
**21.09.2021**

REV:  
**F**



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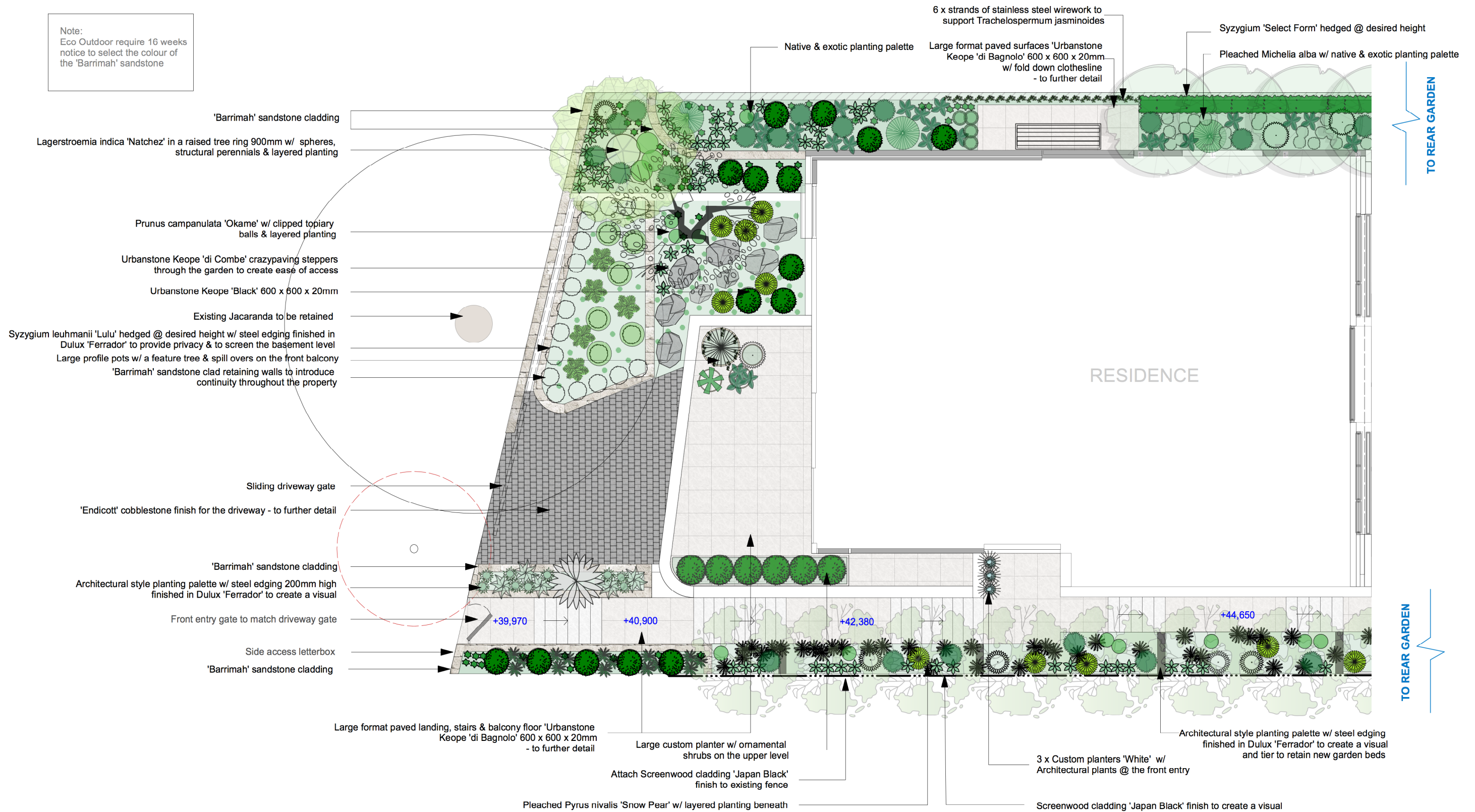


## LANDSCAPE DESIGN PLAN - Front Garden

Scale 1:100@A1

Note:  
Eco Outdoor require 16 weeks  
notice to select the colour of  
the 'Barrimah' sandstone

CABBAN STREET



## NOTE:

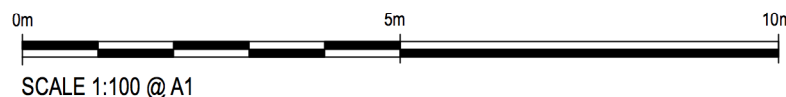
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TITLE:  
**LANDSCAPE DESIGN PLAN - FRONT**

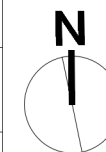
CLIENT:  
**PARTRIDGE & NEEDHAM RESIDENCE**

ADDRESS:  
**25 CABBAN STREET, MOSMAN**

DWG:  
**LD-04**

DATE:  
**21.09.2021**

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**F**



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## LANDSCAPE DESIGN PLAN - Rear Garden

Scale 1:100@A1

## NOTE:

In accordance with the Arborist report the *Archontophoenix cunninghamiana* (5 & 6) are to be retained & transplanted.

## NOTE:

Wet Deck Pool, Spa & Reservoir:  
Paving to be Urbanstone Keope 'di Bagnolo'  
Coping & Interior Urbanstone Keope 'di Combe'

Acer palmatum in a raised tree ring 900mm  
w/ clipped topiary balls & layered planting

Architectural style planting palette  
to create a visual

Acer palmatum in a raised tree ring 900mm  
w/ clipped topiary balls & layered planting

Self closing glass pool gate to AS 1926

Aluminium powder coated pool fence to AS 1926

Arbor style structure painted  
w/ Dulux 'Ferrador'  
- to further detail

Curved retaining wall w/ white render finish

Raised planter bed clad in 'Barrimah' w/ Syzygium  
'Select Form' hedged @ desired height

Artemis 'Sentousai STS13' cladding  
to contrast - to be confirmed

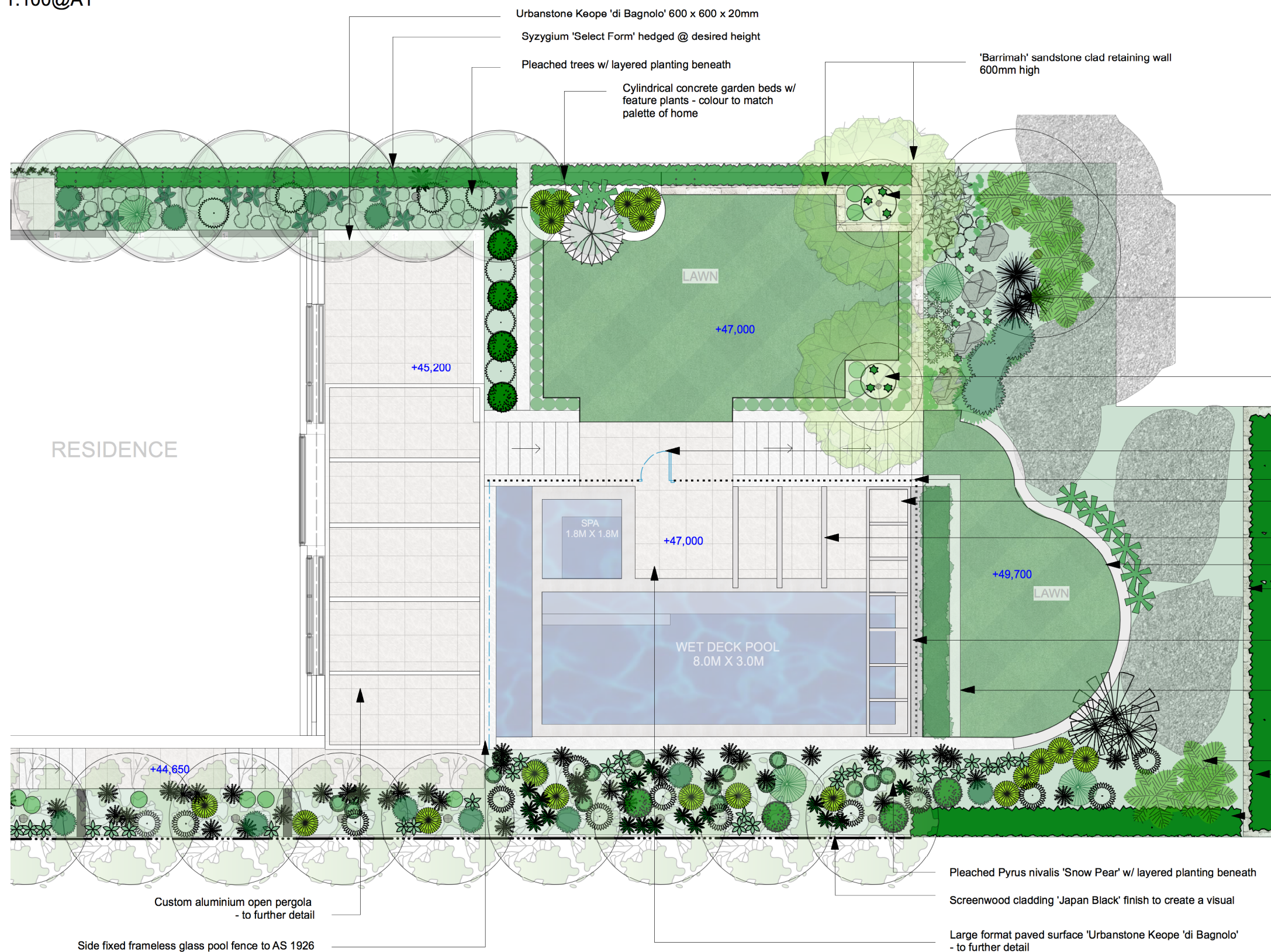
Raised planter - to further detail

Architectural style planting palette  
to create a visual

Screening plants hedged @ desired height

TO FRONT GARDEN

TO FRONT GARDEN



## NOTE:

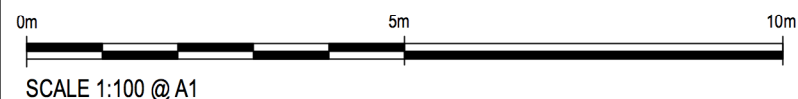
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TITLE:  
LANDSCAPE DESIGN PLAN - REAR

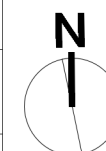
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25 CABBAN STREET, MOSMAN

DWG:  
LD-05

DATE:  
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REV:  
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# PLANTING PLAN - Front Garden

Scale 1:100@A1

## Note:

Existing boundary fences are to remain in situ.

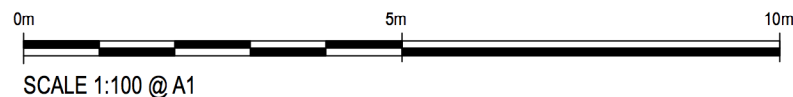
CABBAN STREET



Plant List		ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Notes
Trees									
	AcSe	3	Coral Bark Maple	Acer palmatum 'Sensu'		100L	5.0 - 10.0m	3.5 - 6m	Autumn Colour
	BNo	1	Bismarck Palm	Bismarckia nobilis		100L	7.0m	4.0m	Palm w/ Silver Fan Leaves
	DrDr	2	Dragon Tree	Dracaena draco		200L	10.0m	4.0m	Architectural Plant
	MAI	6	White Champaca	Michelia alba		200L	5.0 - 10.0m	3.5 - 6.0m	Lush Lime Green Foliage
	PrCa	1	Flowering Cherry	Prunus campanulata 'Okame'		200L	5.0 - 10.0m	3.5 - 6.0m	Pink Cherry Blossoms
	PyNe	13	Ornamental Pear	Pyrus nivalis		200L	5.0 - 10.0m	3.5 - 6.0m	Deciduous Tree w/ Blossoms
	XaJu	3	Glossy Tree	Xanthorrhoea johnsonii		100L	1.20m	0.2m	Architectural Native Tree
Shrubs									
	BuMi	19	Buxus Ball	Buxus microphylla 'Japanica'		300mm	0.6m	0.6m	Topiary Balls
	ChUn	3	Geraldton Wax	Chamaelacium uncinatum		300mm	2.0m	1.50m	Native Shrub
	CrSa	16	Wax Flower	Crocos saligna 'Roe's Glow'		200mm	1.0m	1.0m	Native Shrub w/ Pink Flowers
	CyRe	7	Sago Palm	Cycas revoluta		40L	1.50 - 3.0m	2.0 - 3.0m	Structural Palm
	HyMa	6	Hydrangea	Hydrangea macrophylla 'Endless Summer'		300mm	1.0m	1.0m	Lush Foliage & Blooms
	HyFi	27	Dwarf Frangipani	Hymenocarpus fraxinum 'Gold Nugget'		300mm	1.0m	1.0m	Sphere w/ perfumed flowers
	RIOP	32	Raphiolepis indica 'Oriental Pearl'	Raphiolepis indica 'Oriental Pearl'		300mm	1.0m	1.0m	Ornamental Shrub
	SaCh	40	Dwarf Lavender Cotton	Santolina chamaecyparissus 'Nana'		140mm	0.4m	1.0m	Yellow Button Flowers
	SyAu	82	Lili Pili	Syzygium australe 'Select Form'		75L	3.0m	3.0m	Hedge @ desired height
	SyLu	17	Small-leaf Lilly Pilly	Syzygium luehmannii 'Luli'		300mm	2.0-4.0m	1.0-2.0m	Hedge @ desired height
	Weir	28	Coastal Rosemary	Westringia fruticosa 'Jervis Gem'		300mm	0.6m	0.6m	Spherical Growth habit
Ground Covers									
	MyPa	73	Carpet Spreading Myoporum	Myoporum parvifolium		140mm	0.45 - 0.6m	0.9 - 1.2m	Native w/ white star flowers
	PIAr	67	Silver Spurflower	Plectanthus argentatus		140mm	0.5m	1.5m	Grey/Green Groundcover
	SeMa	50	Blue Chalk Sticks	Senecio mandraliscae 'Blue Chalk Sticks'		140mm	0.1m	0.1m	Grey/Green Succulent
	Vine	54	Native Violets	Viola hederacea		140mm	0.1m	0.1m	Native Ground Cover
Grasses									
	DICa-1	45	Blue Flax-lily	Dianella caerulea		140mm	0.45 - 0.6m	0.3 - 0.6m	Native Grass
Climbers									
	TrJa	18	Chinese Star Jasmine	Trachelospermum jasminoides		300mm	0.4m	3.0-6.0m	Climber w/ perfumed flowers
Perennials									
	DoEx	7	Gymea Lily	Doryanthes excelsa		300mm	2.0-4.0m	2.0-3.0m	Feature Plant
	BgSL	5	Silver Lady Fern	Blechnum gibbum 'Silver Lady'		200mm	0.9 - 1.5m	0.9 - 1.2m	Fern w/ spiral habit
Succulents									
	AgAt	10	Fossil Agave	Agave attenuata		300mm	0.45 - 0.6m	0.6 - 0.9m	Structural Succulent
	AIHy	18	Aloe	Aloe hybrid 'Gemini'		175mm	0.3m	0.3m	Succulent
	AIOr	14	Aloe Outback Orange	Aloe hybrid 'Outback Orange'		300mm	1.0m	0.5m	Succulent w/ stunning flowers
	CrUn	21	Jade Plant	Crassula undulatifolia 'Max Creek'		300mm	0.6m	0.6m	Grey/Green Succulent
	EuTi	3	Firesticks	Euphorbia tirucalli 'Firesticks'		300mm	0.45 - 0.6m	0.9 - 1.2m	Architectural Succulent
	KaOr	8	Copper Spoon	Kalanchoe orzyella 'Copper Spoon'		200mm	1.0m	1.0m	Succulent
	StTr	82	Snake Plant	Sansevieria trifasciata 'Moonshine'		200mm	0.4	0.4	Succulent
	SeLa	36	Snake Plant	Sansevieria trifasciata 'Laurentii'		300mm	1.20m	1.0m	Succulent
	SeTo	20	Snake Plant	Sansevieria trifasciata 'Robusta'		175mm	0.7m	0.5m	Architectural style plant
Total		845							

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TITLE:  
LD: PLANTING PLAN - FRONT GARDEN

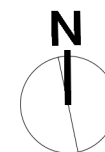
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PARTRIDGE & NEEDHAM RESIDENCE

ADDRESS:  
25 CABBAN STREET, MOSMAN

DWG:  
LD-06

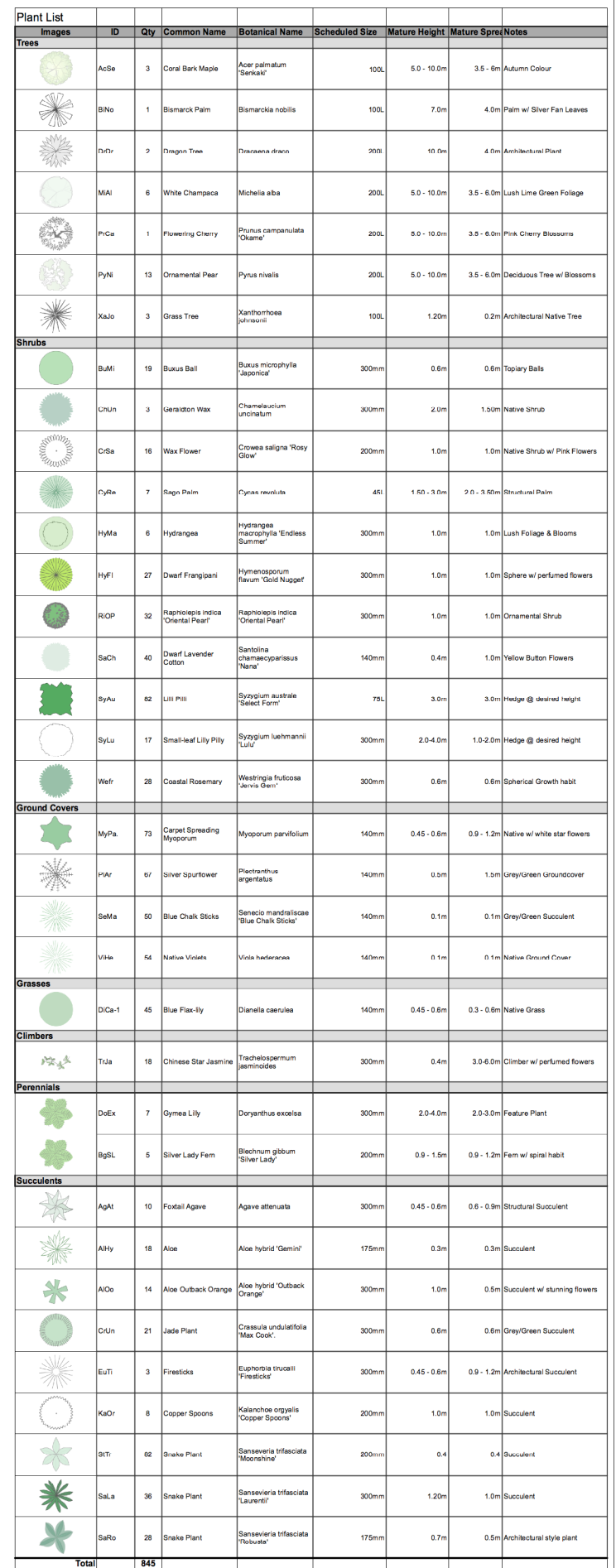
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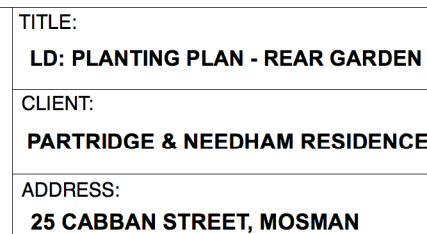
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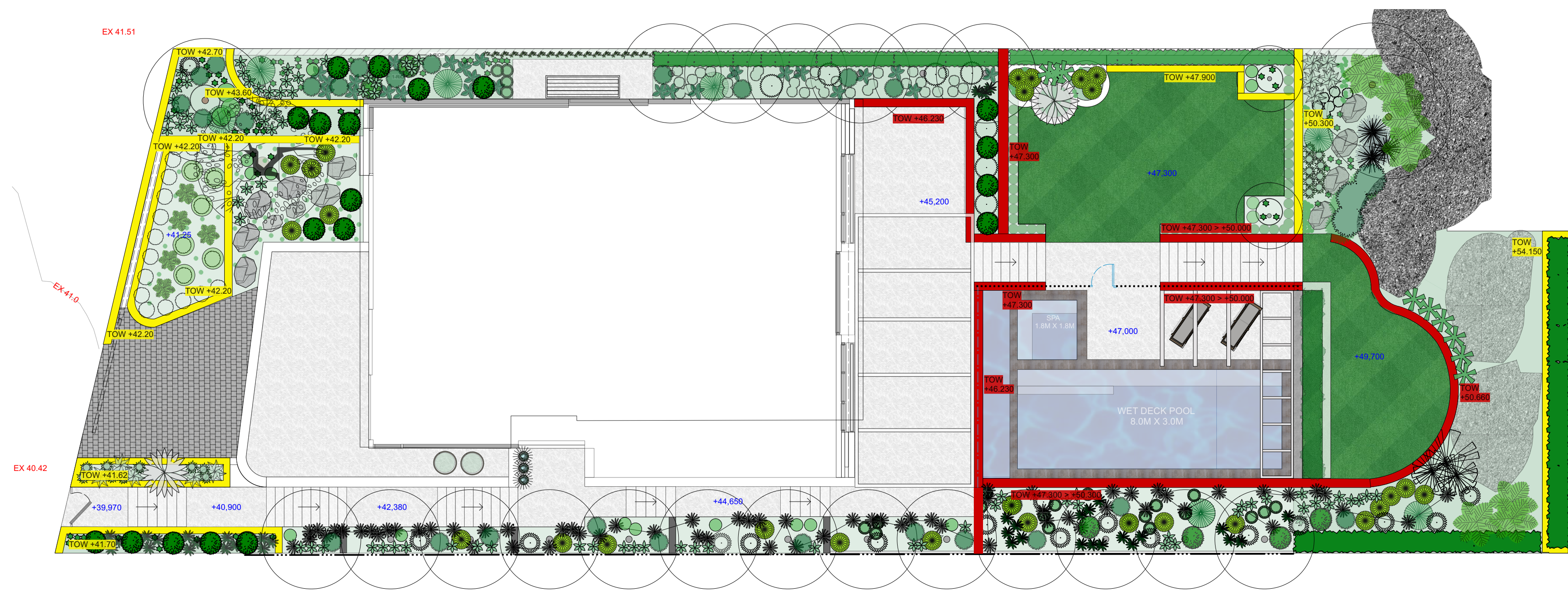
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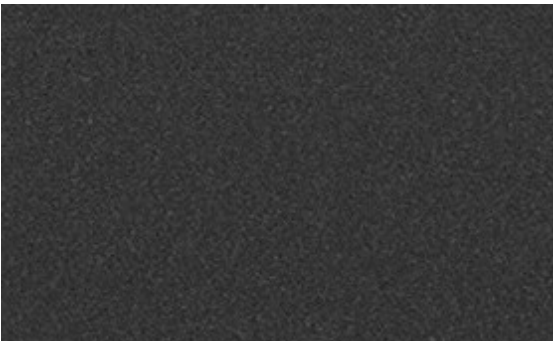


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LEGEND - RETAINING WALL FINISHES



EDGE: STEEL  
FINISH: DULUX 'FERRADOR'



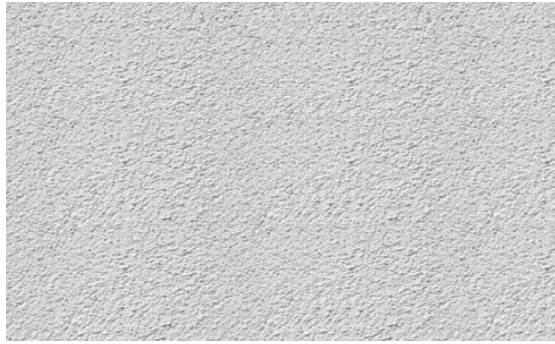
WALL: MASONRY  
FINISH: 'BARRIMAH' NATURAL SANDSTONE CLADDING



CYLINDRICAL CONCRETE PLANTERS  
FINISH: TBC PALETTE TO MATCH THE HOUSE  
1. 500MM HIGH  
2. 900MM HIGH  
3. 700MM HIGH



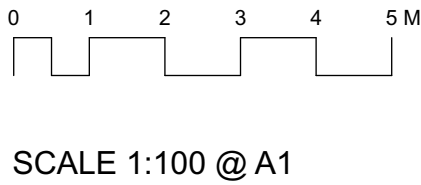
WALL: MASONRY  
FINISH: ARTEDOMUS 'SENTOUSAI STS13' CLADDING



WALL: MASONRY  
FINISH: WHITE RENDERED FINISH

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TITLE:  
RETAINING WALL & LEVELS PLAN

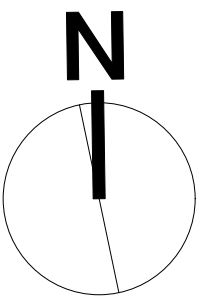
SITE:  
LOT 4 - DP 14200

ADDRESS:  
25 CABBAN STREET, MOSMAN NSW 2088

DWG:  
DA - RW & LP

DATE:  
22.07.2021

REV:  
E



GROWING|ROOMS  
landscapes for outdoor living



PIPEWORK

- STW STORMWATER
- SS SUBSOIL
- DP DOWNPIPE
- RD ROOF DRAINAGE
- EXISTING SERVICE
- EXISTING SERVICE TO BE DISCONNECTED AND REMOVED

PIPEWORK SYMBOLS

- R RISER
- D DROPPER
- COF CAPPED OFF
- HP HORIZONTAL PENETRATION
- DOF DIRECTION OF FLOW
- NC NEW CONNECTION
- C CONTINUATION
- MH MAN HOLE
- CO CLEAR OUT
- STWKP STORMWATER KERB INLET PIT
- STWIP STORMWATER INLET PIT
- GRD GRATED DRAIN
- SO SAFETY OVERFLOW
- SP SPREADER
- RWO RAINWATER OUTLET
- BRWO BALCONY RAINWATER OUTLET
- PRWO PLANTER RAINWATER OUTLET
- SRWO SPOON DRAIN RAINWATER OUTLET

ABBREVIATIONS

- FFL FINISH FLOOR LEVEL
- IL INVERT LEVEL
- RL REDUCED LEVEL
- UPVC UNPLASTICIZED POLYVINYL CHLORIDE
- NTS NOT TO SCALE
- UNO UNLESS NOTED OTHERWISE
- SQ SQUARE
- mm MILLIMETRES
- m METRES
- m2 SQUARE METRES
- m3 CUBIC METRES
- /sec PER SECOND
- MIN MINIMUM
- MAX MAXIMUM
- APPR APPROXIMATELY
- DIA DIAMETER
- EX EXISTING
- AHD AUSTRALIAN HEIGHT DATUM

STORMWATER

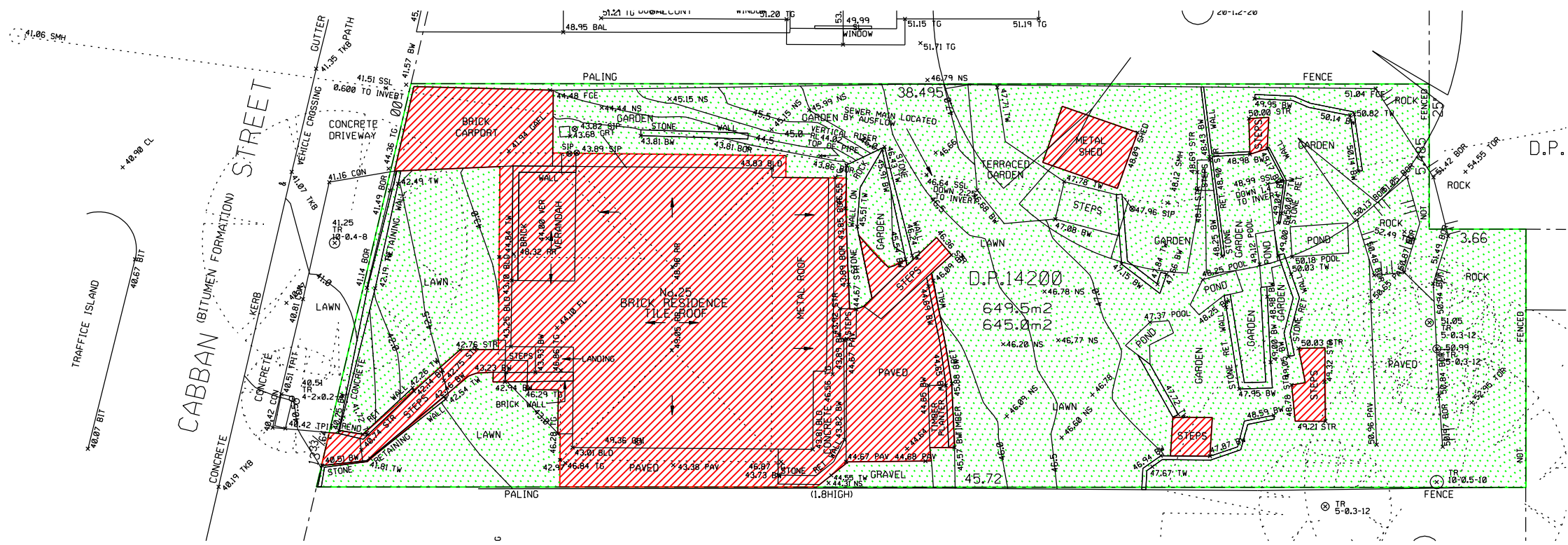
GENERAL NOTES  
ALL IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS

PIPEWORK DESIGN  
ALL PIPEWORK IS SIZED AND DESIGNED TO HANDLE A 1:100 YEAR EVENT RAINFALL

PIPEWORK  
ALL PIPEWORK TO BE 100mm @ 1% FALL (UNO)

STORMWATER PIT SIZES

MINIMUM INTERNAL MEASUREMENTS:				
DEPTH TO BASE OF CHAMBER	RECTANGULAR WIDTH	RECTANGULAR LENGTH	CIRCULAR	LADDER / STEP IRON
SWALLER THAN 600	450	450	600	NO
601 TO 900	600	600	900	NO
901 TO 1200	600	900	1050	NO
GREATER THAN 1200	900	900	1050	YES



SYMBOL	CATCHMENT	IMPERVIOUS AREA	PERVIOUS AREA	PERCENTAGE
[Red Hatched]	ROOF AND PAVED AREAS	217.8m2	-	33.5%
[Green Dotted]	DEEPSOIL LANDSCAPING	-	431.7m2	66.5%
TOTAL		649.5m2		100%

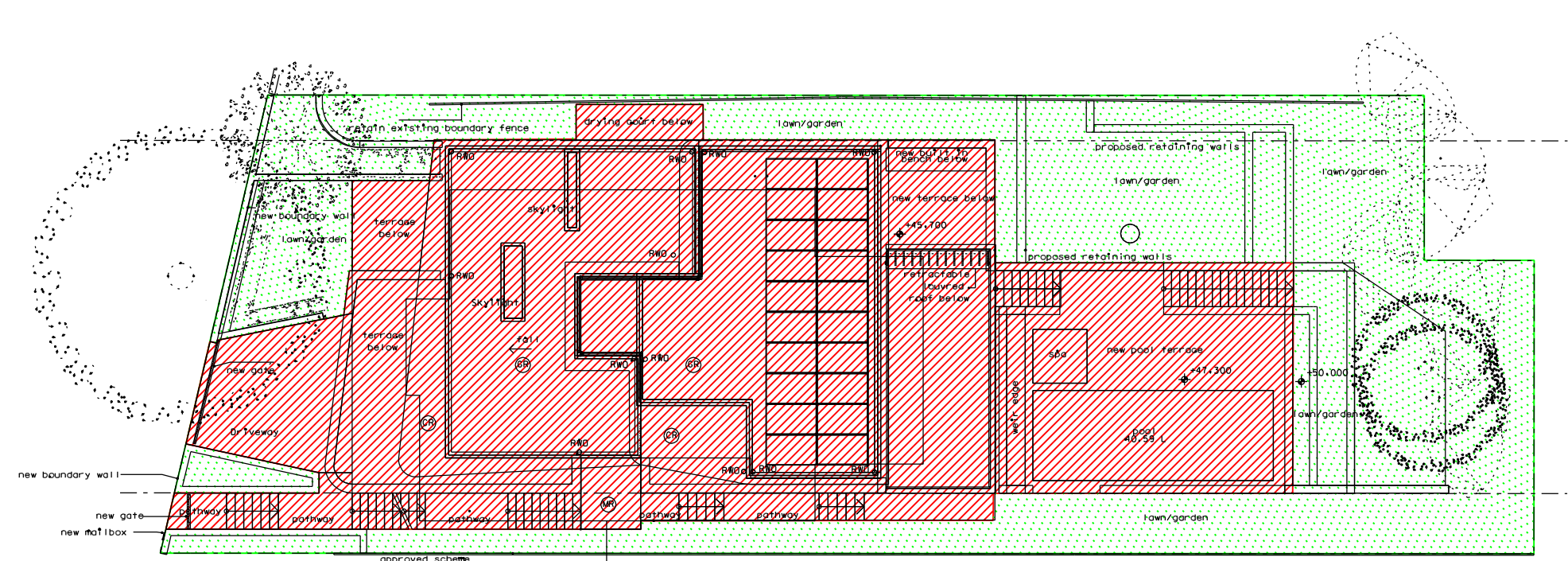
PRE DEVELOPED CATCHMENT AREAS

DETENTION & PSD

IN ACCORDANCE WITH MOSMAN COUNCIL'S STORMWATER POLICY:  
ON SITE DETENTION VOLUME REQUIRED: 6.9m3  
PERMISSIBLE SITE DISCHARGE: 16.2 ltrs / sec  
SIZED FOR THE 1:20 YEAR ARI RAINFALL EVENT

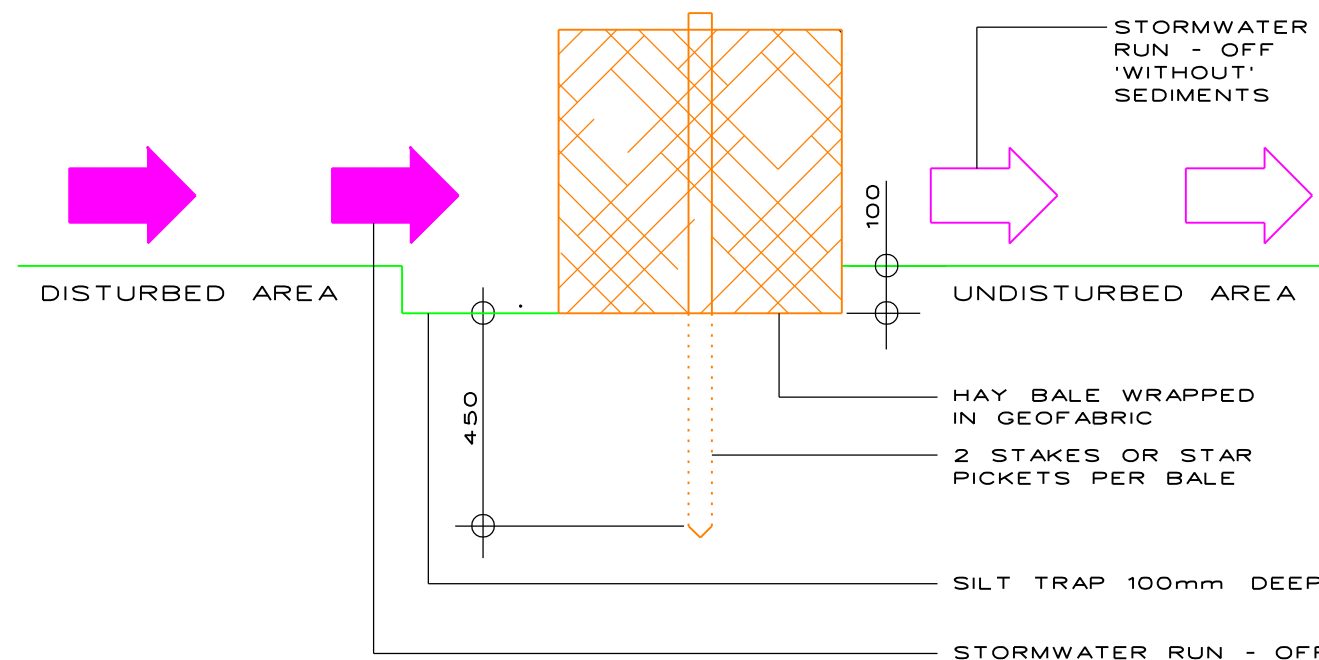
RAINWATER COLLECTION

IN ACCORDANCE WITH MOSMAN COUNCIL'S STORMWATER POLICY:  
ON SITE DETENTION CAN BE AVOIDED IF RAINWATER COLLECTION WITH A TOTAL EFFECTIVE VOLUME OF 3 TIMES THE DETENTION VOLUME IS PROVIDED  
3 x 6.9m3 = 20.7m3  
RE - USE FOR WC FLUSHING AND SUPPLY TO THE CLOTH WASHING MACHINE AND HOSE TAPS / IRRIGATION

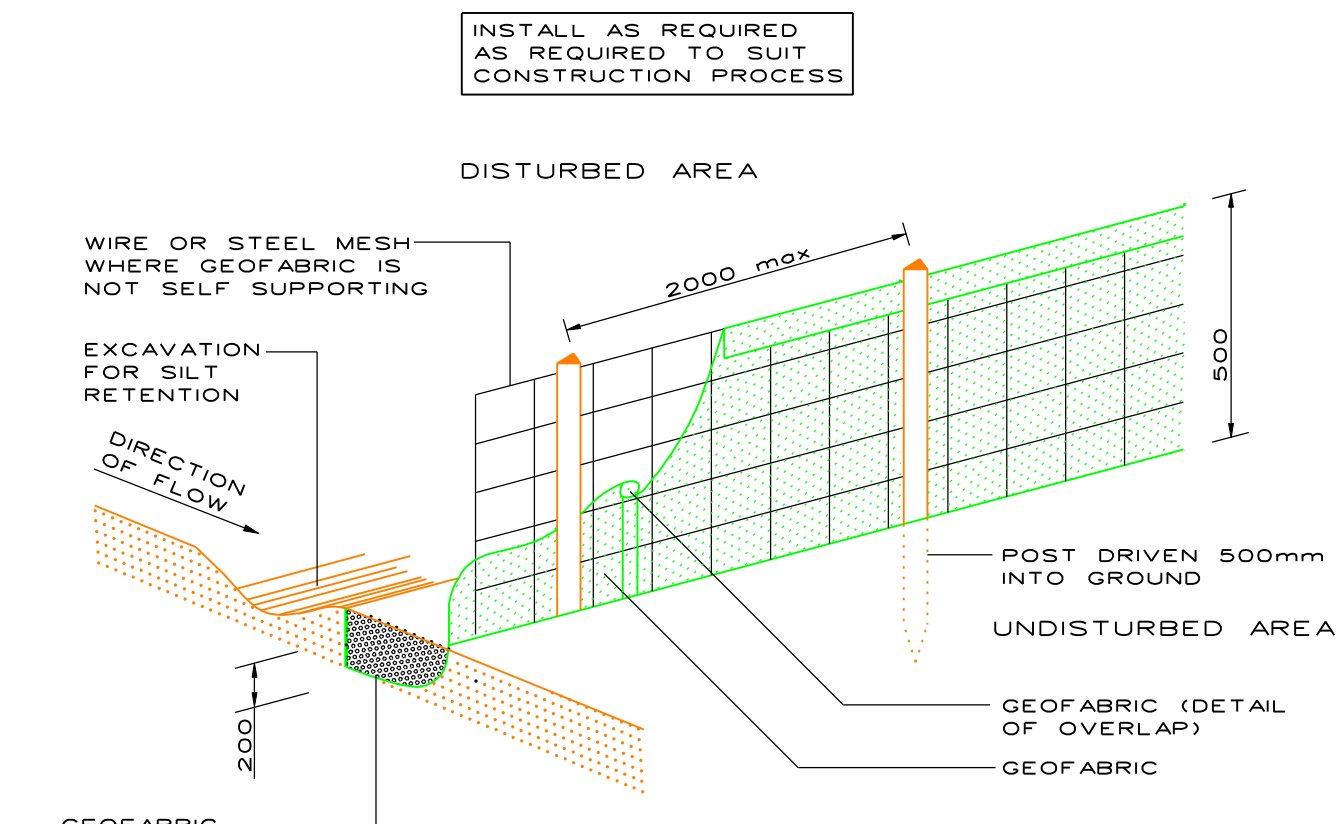


SYMBOL	CATCHMENT	IMPERVIOUS AREA	PERVIOUS AREA	PERCENTAGE
[Red Hatched]	ROOF AND PAVED AREAS (INCL. POOL)	382.1m2	-	58.8%
[Green Dotted]	DEEPSOIL LANDSCAPING	-	267.4m2	41.2%
TOTAL		649.5m2		100%

POST DEVELOPED CATCHMENT AREAS



DETAIL 1: HAY BALE BARRIER  
NTS



DETAIL 2: SILT FENCE  
NTS

TYPICAL NOTE:  
EXISTING WALL / FENCE  
(PREVENTS RUN OFF ONTO  
NEIGHBOURING PROPERTY)

TYPICAL NOTE:  
OVERLAND FLOW  
'WITHOUT' SEDIMENTS

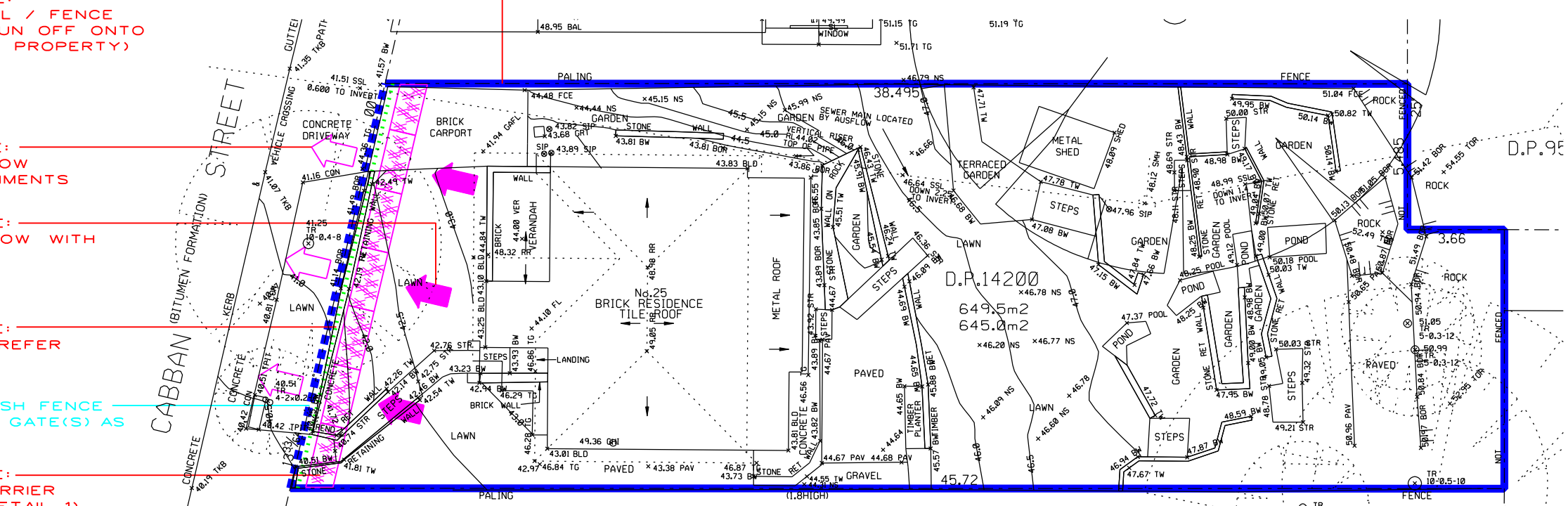
TYPICAL NOTE:  
OVERLAND FLOW WITH  
SEDIMENTS

TYPICAL NOTE:  
SILT FENCE (REFER  
TO DETAIL 2)

CHAINWIRE MESH FENCE  
WITH ACCESS GATE(S) AS  
REQUIRED

TYPICAL NOTE:  
HAY BALE BARRIER  
(REFER TO DETAIL 1)

SEDIMENTATION CONTROL DURING CONSTRUCTION



APPROVAL

CLIENTS  
STEPHANIE PARTRIDGE  
& CHRIS NEEDHAM

ARCHITECT  
CORBEN ARCHITECTS

itmdesign  
consulting hydraulic engineers  
unit 6 / 3 apollo st, warriewood nsw 2102  
po box 1438 mono vale nsw 1660  
tel: (02) 9997 1566 fax: (02) 9997 3266  
email: markus@itmdesign.com.au

PROJECT  
25 CABBAN  
STREET  
MOSMAN

DRAWING TITLE  
LEGEND, CATCHMENT  
CALCS. AND SED.  
CONTROL

SCALE  
1:200 @ A1 / 1:400 @ A3  
JOB No  
20/67

DISCIPLINE  
HYD  
DRAWING No  
H-DA-00  
REVISION  
B

REV  
DESCRIPTION  
DATE

B RE - ISSUED FOR DA 15.09.20  
A ISSUED FOR DA 11.09.20  
REV DESCRIPTION DATE



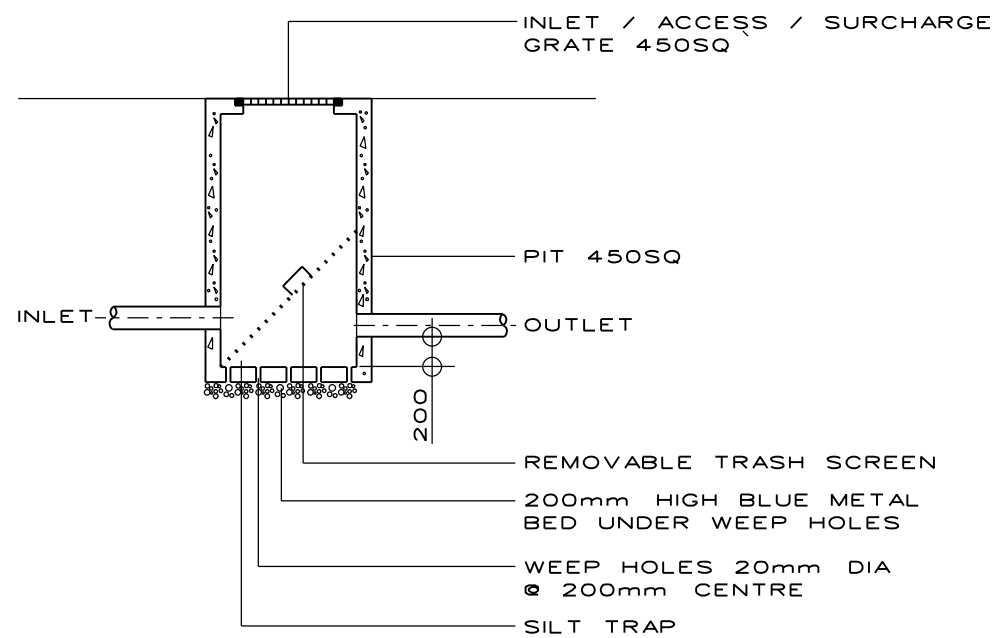
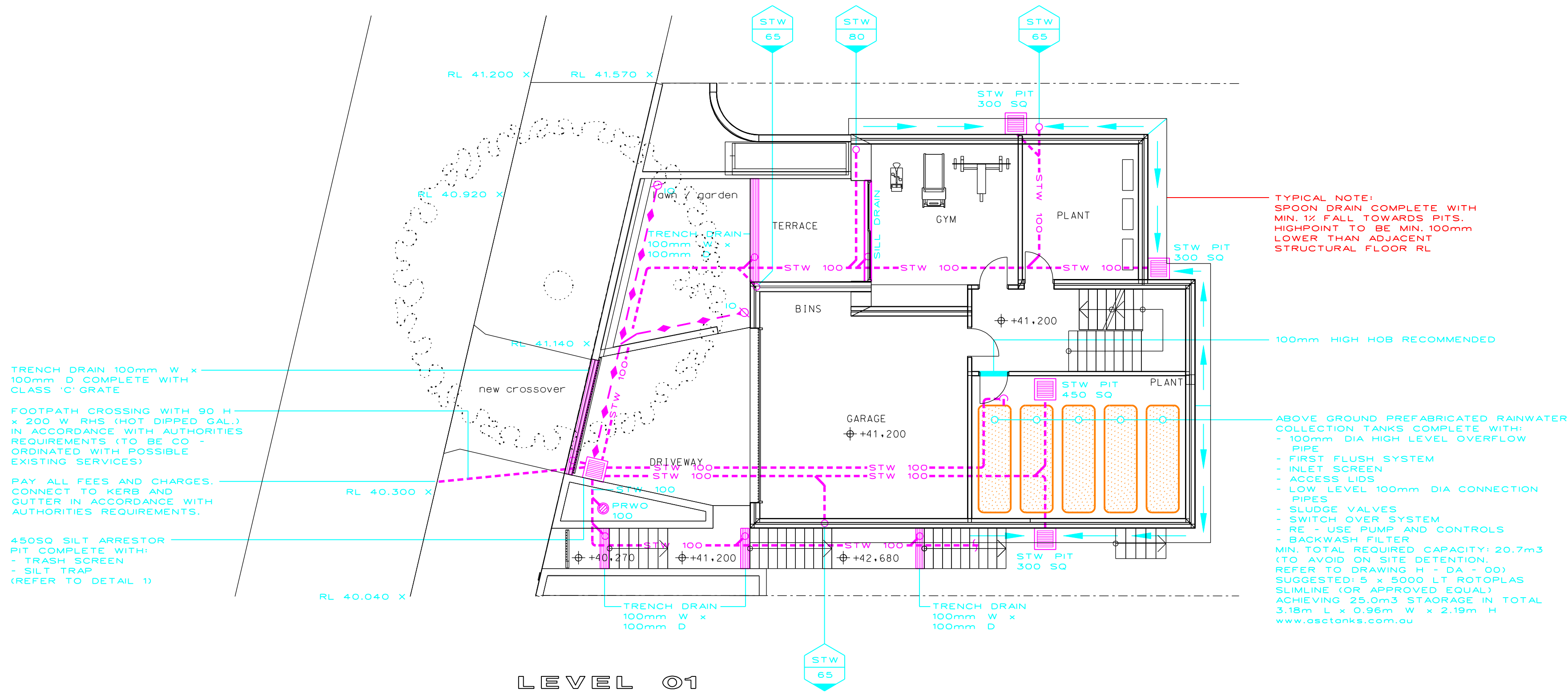
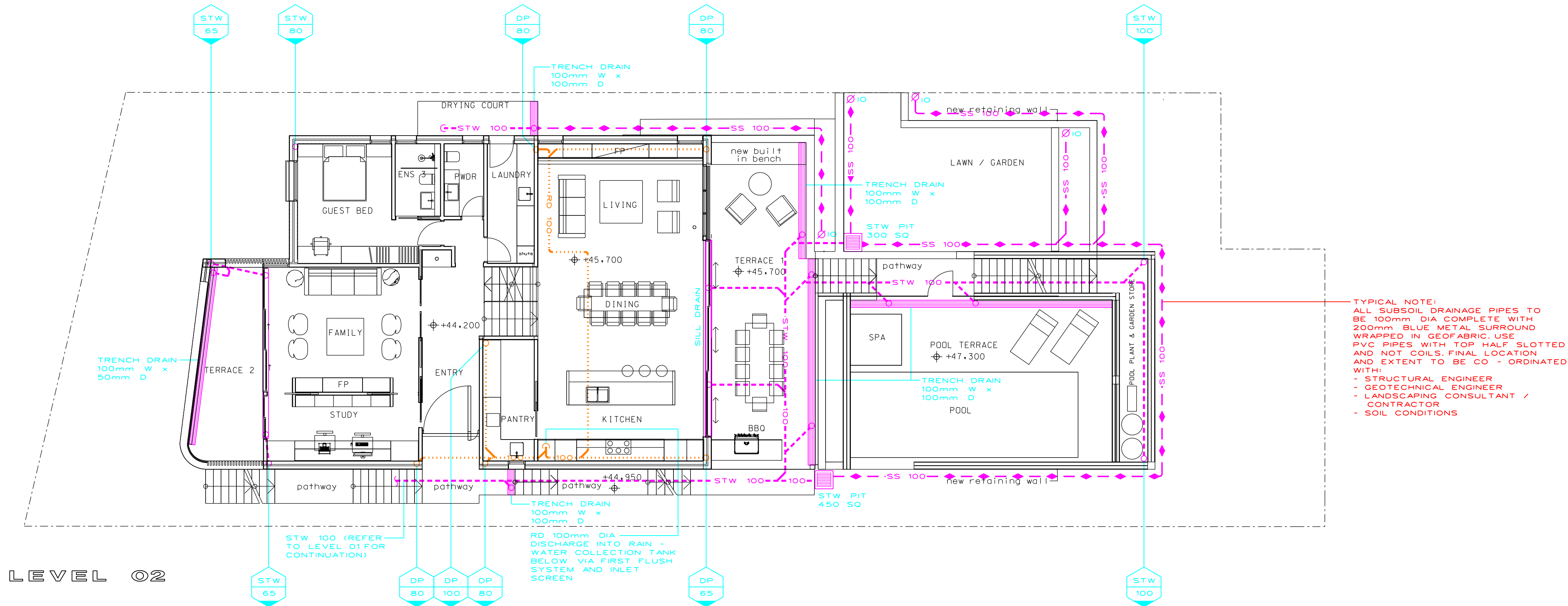
STORMWATER DA  
DRAWING ONLY

- NOT FOR CONSTRUCTION  
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS  
AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION  
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

LANDSCAPING DRAINAGE

ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS  
TO BE EQUIPPED WITH WATERPROOFING MEMBRANE,  
DRAINAGE CELL AND GEOFABRIC

NOTES  
FOR GENERAL NOTES AND LEGEND  
REFER TO DRAWING H - DA - 00



APPROVAL

CLIENTS  
STEPHANIE PARTRIDGE  
& CHRIS NEEDHAM

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CORBEN ARCHITECTS

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email: markus@itmdesign.com.au

PROJECT  
25 CABBAN  
STREET  
MOSMAN

DRAWING TITLE  
LEVELS 01 & 02  
STORMWATER  
DRAINAGE

SCALE  
1:100 @ A1 / 1:200 @ A3

DISCIPLINE  
HYD

DRAWING No  
H-DA-01

REVISION  
B

REV  
DESCRIPTION  
DATE

B RE - ISSUED FOR DA 15.09.20

A ISSUED FOR DA 11.09.20

REV DESCRIPTION DATE



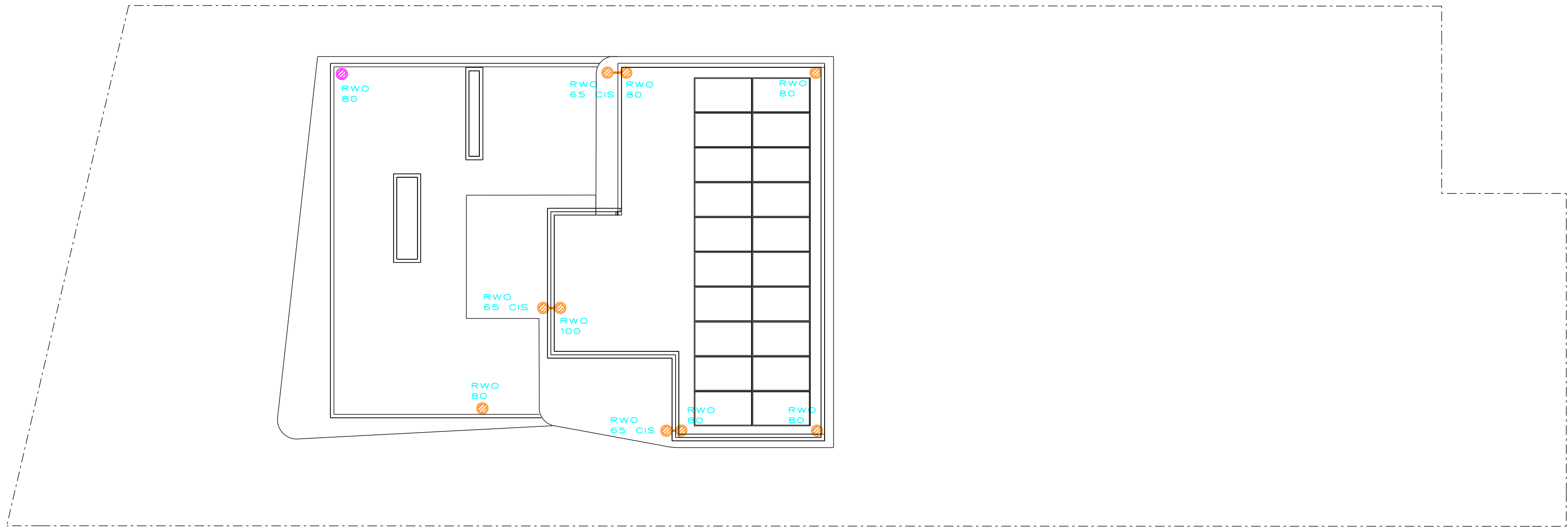
STORMWATER DA  
DRAWING ONLY

- NOT FOR CONSTRUCTION  
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS  
AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION  
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

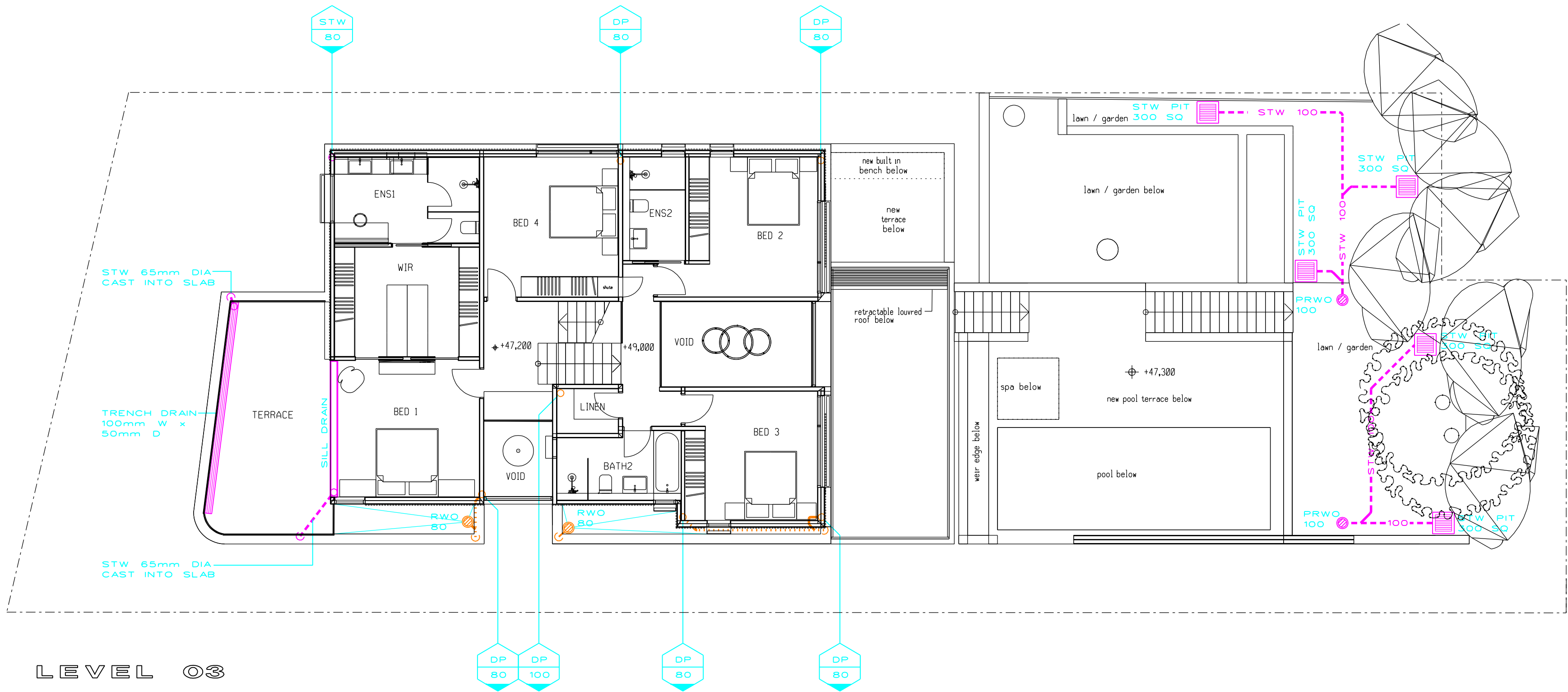
LANDSCAPING DRAINAGE

ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS  
TO BE EQUIPPED WITH WATERPROOFING MEMBRANE,  
DRAINAGE CELL AND GEOFABRIC

NOTES  
FOR GENERAL NOTES AND LEGEND  
REFER TO DRAWING H - DA - 00

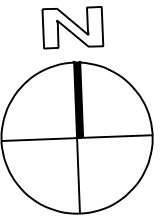


ROOF



LEVEL 03

APPROVAL



B	RE - ISSUED FOR DA	15.09.20
A	ISSUED FOR DA	11.09.20
REV	DESCRIPTION	DATE

CLIENTS  
STEPHANIE PARTRIDGE  
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CORBEN ARCHITECTS

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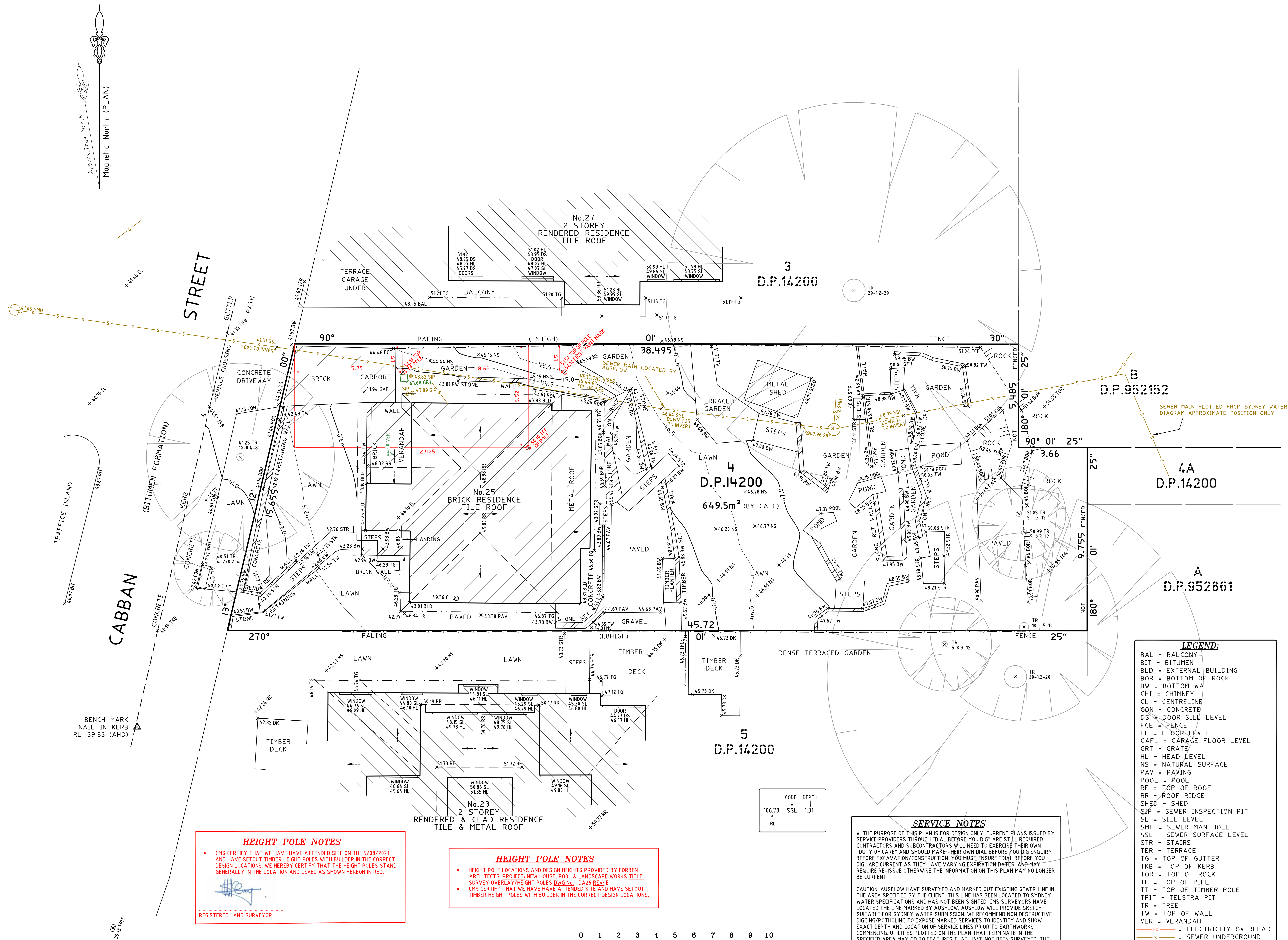
PROJECT  
25 CABBAN  
STREET  
MOSMAN

DRAWING TITLE  
LEVEL 03 & ROOF  
STORMWATER  
DRAINAGE

SCALE  
1:100 @ A1 / 1:200 @ A3  
JOB No  
20/67

DISCIPLINE  
HYD  
DRAWING No  
H-DA-02  
REVISION  
B





## NOTES

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF STEPHANIE PARTRIDGE & CHRIS NEEDHAM.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN HAS BEEN TRACED BY AUSFLOW AND SURVEYED BY CMS.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: ASSUMED  
MARKS ADOPTED: N/A

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM 8863  
R.L. 44.190 (ORDER L2)  
SOURCE: S.C.I.M.S. (12/06/18)

2	HEIGHT POLES ADDED & EXTRA ADJOINING RLS ADDED	10/08/2021
1	FIRST ISSUE	19/08/2020

**CLIENT:**  
**STEPHANIE PARTRIDGE  
& CHRIS NEEDHAM**  
**25 CABBAN STREET**  
**MOSMAN NSW 2088**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS**  
**OVER LOT 4 IN D.P.14200**  
**25 CABBAN STREET**  
**MOSMAN NSW 2088**

**C.M.S. Surveyors**  
**Pty Limited**

ACN: 096 240 201

PO Box 463 Dee Why  
NSW 2099  
2/99A South Creek Road,  
Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

LGA: MOSMAN			SHEET   OF	
SURVEYED HC/MB	DRAWN RN/GP	CHECKED HC/MB	APPROVED DR/AF/SM	
SURVEY INSTRUCTION 17844A	SCALE 1:100	DATE OF SURVEY 22/06/18 & 18/08/20	5/08/2021	
DRAWING NAME 17844Adetail				ISSUE 2
CAD FILE 17844Adetail 2.dwg				