

Development Application

21 Moore Street, Clontarf

Alterations & additions to existing dwelling

June 2022

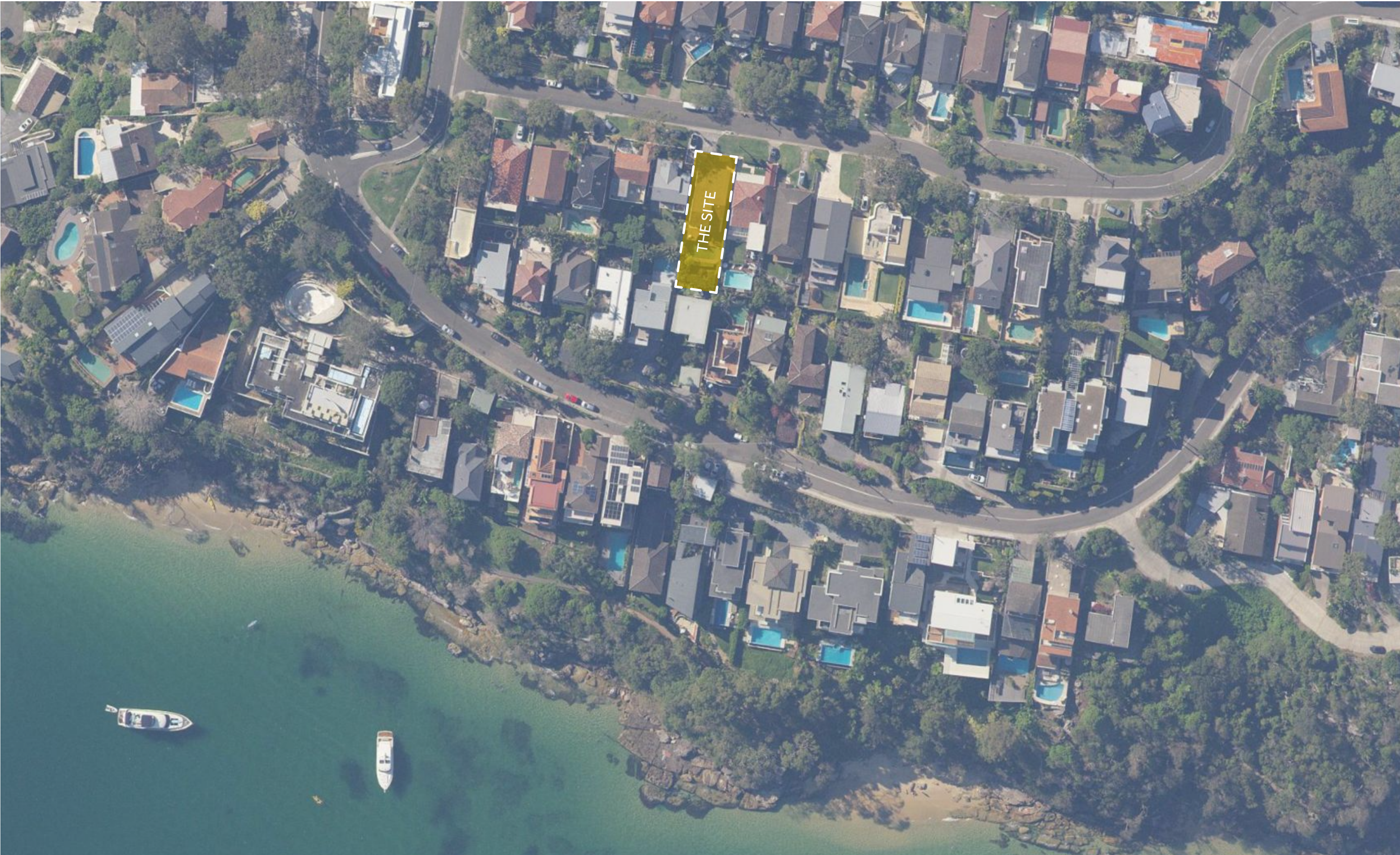
Submitted for Rod & Natalie Pindar

Natalie Sciberras

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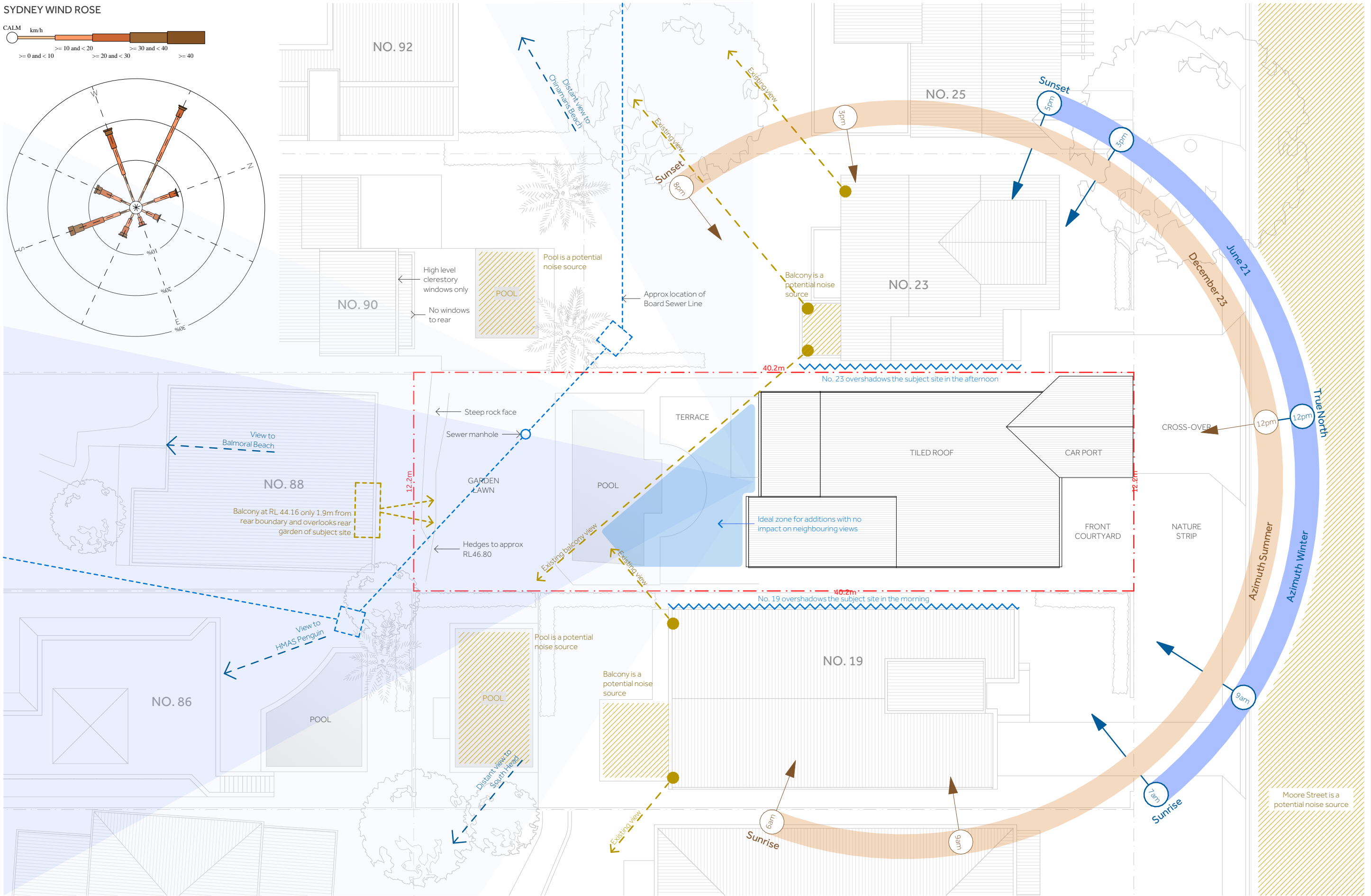
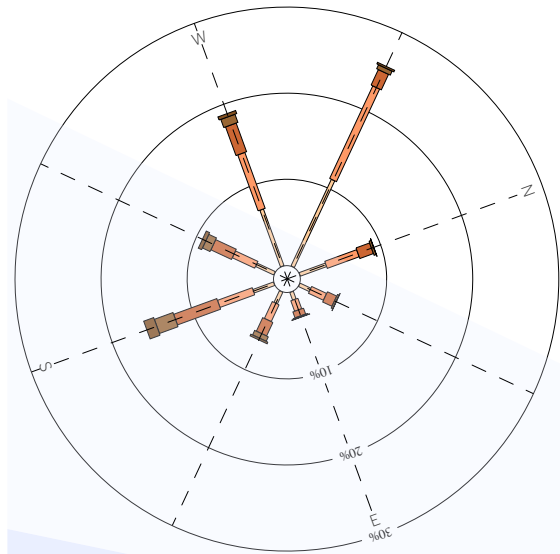
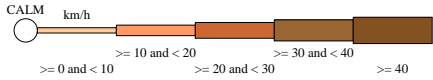
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project Alterations & Additions
address 21 Moore Street
Clontarf
client Rod & Natalie Pindar
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title Location Plan
scale 1:1000 @ A3
date 27 June 2022
drawing no. DA-02
issue C

SYDNEY WIND ROSE



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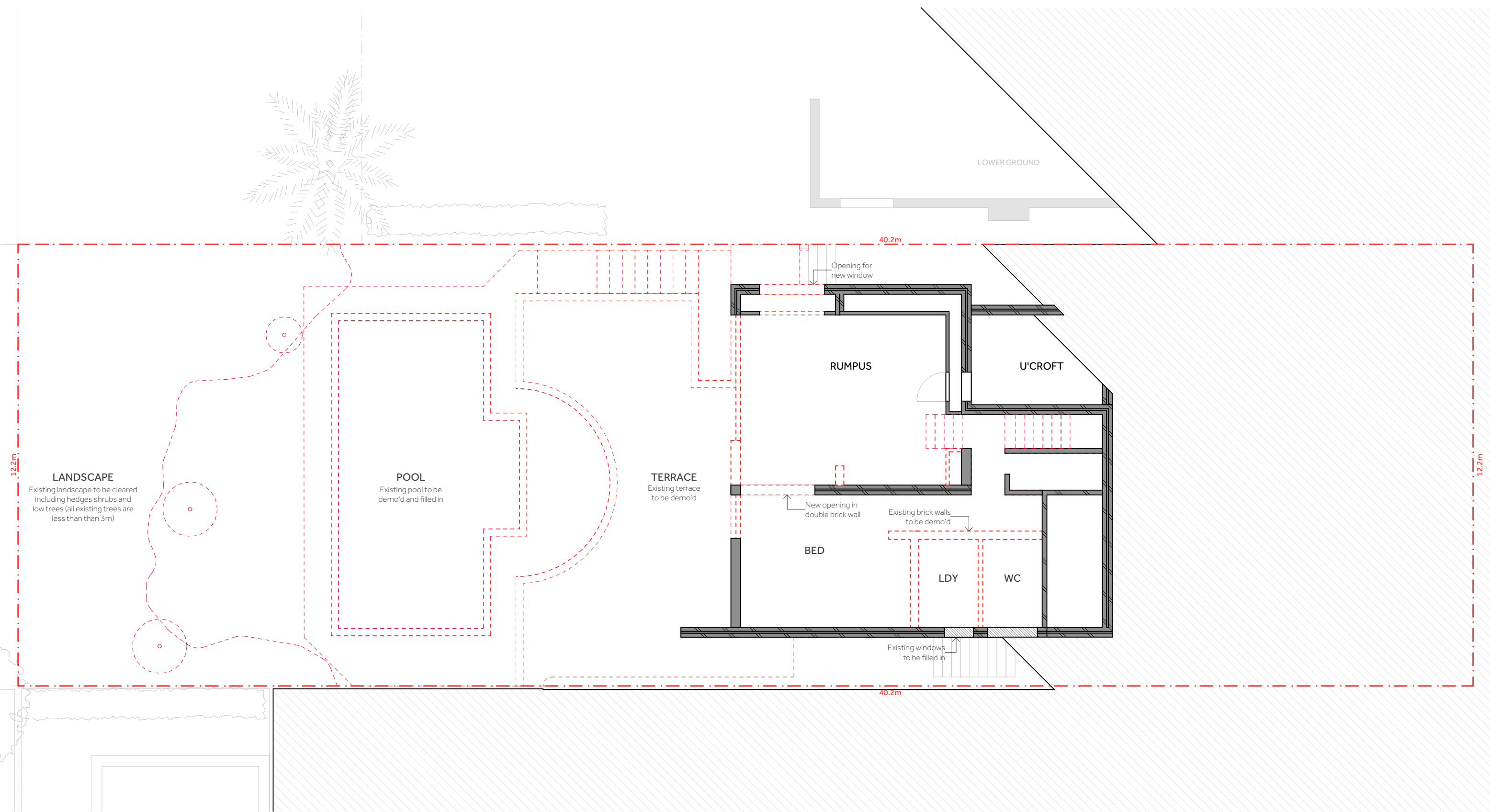
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title
scale
date
drawing no.
issue

Site Analysis
1:200 @ A3
27 June 2022
DA-03
C



LEGEND

- Walls to be demolished dashed red
- Walls to be retained shown in grey
- Portion of existing house to be demolished

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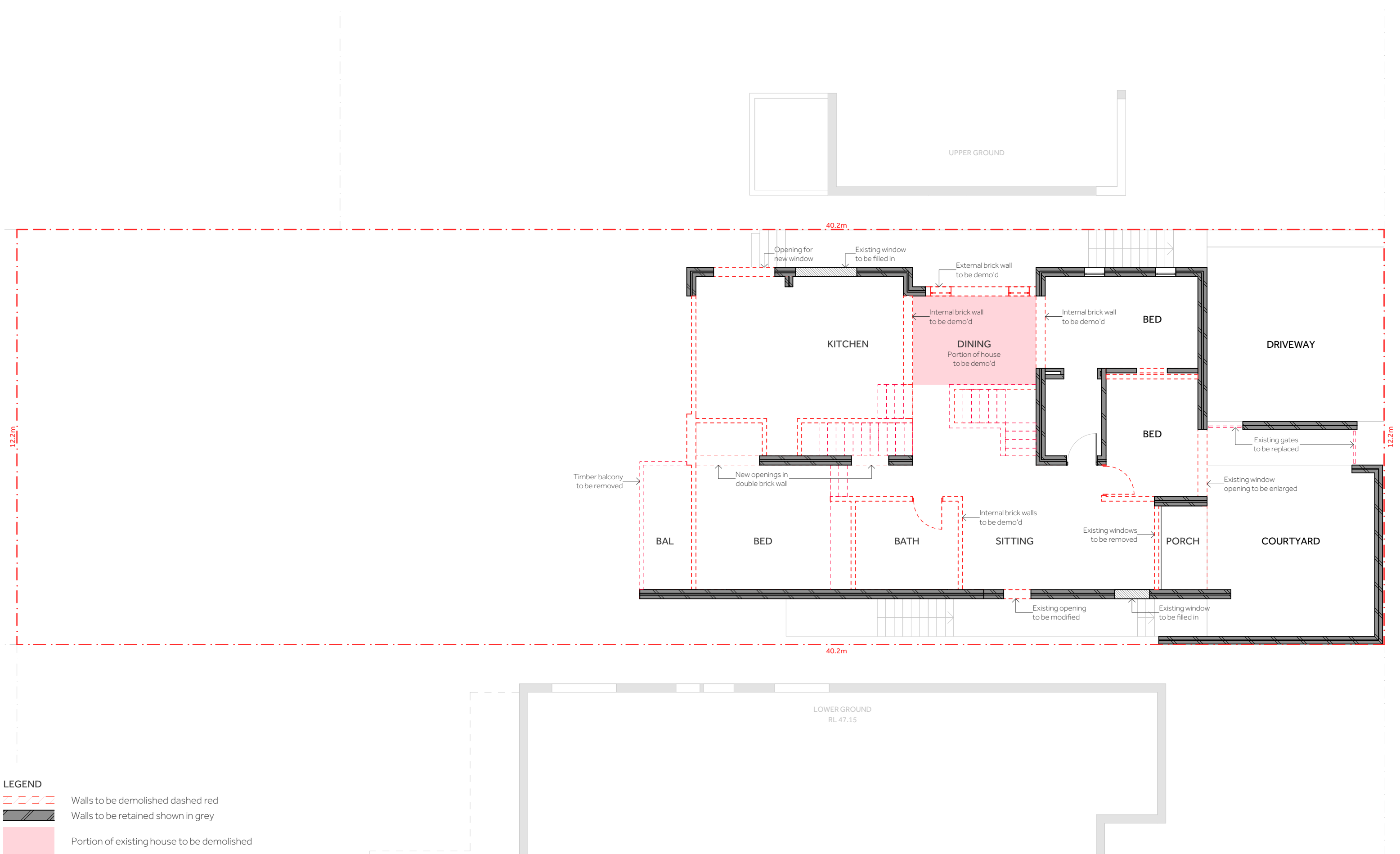
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title Lower Level Demolition Plan
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-04
issue C



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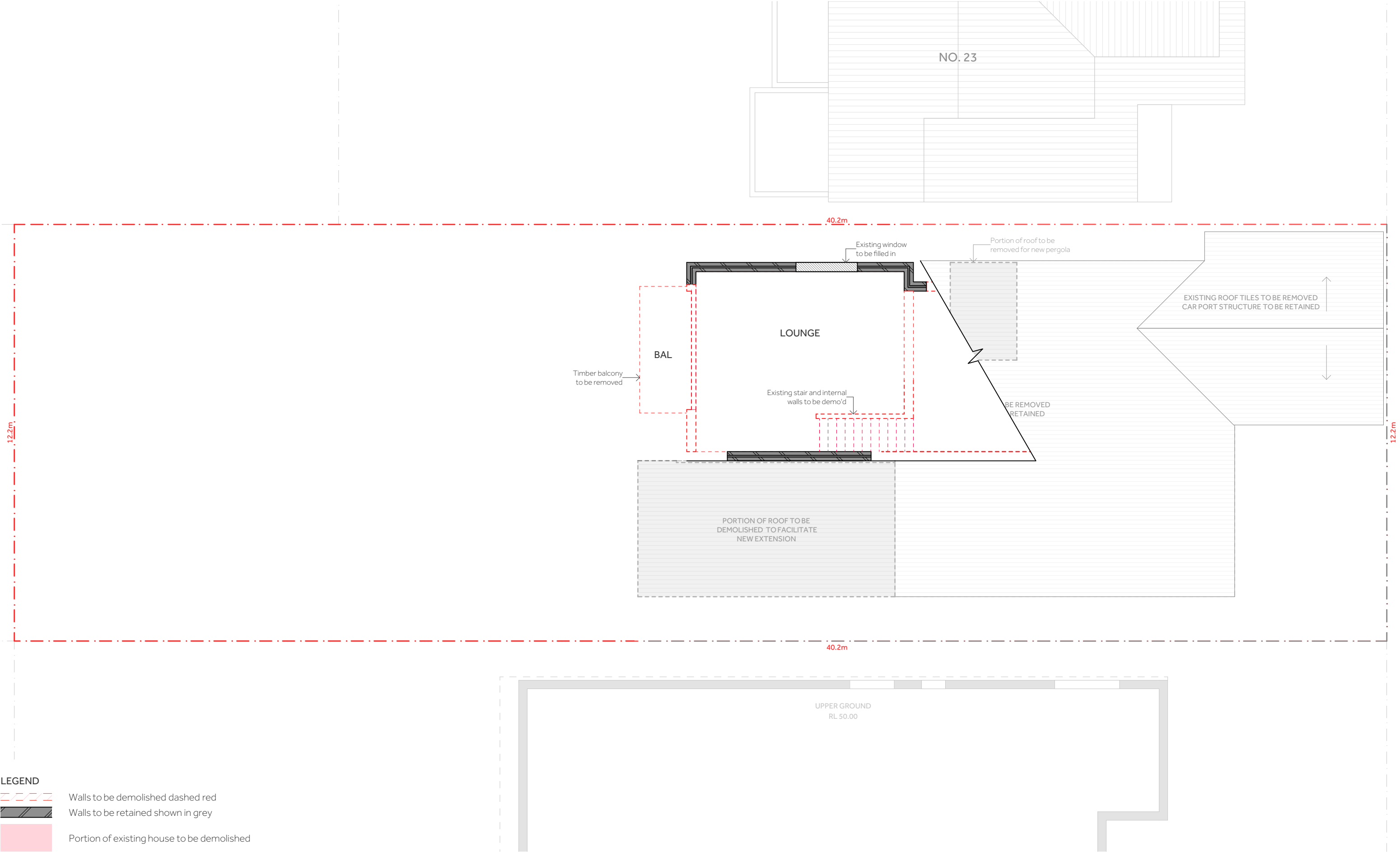
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title Ground Level Demolition Plan
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-05
issue C



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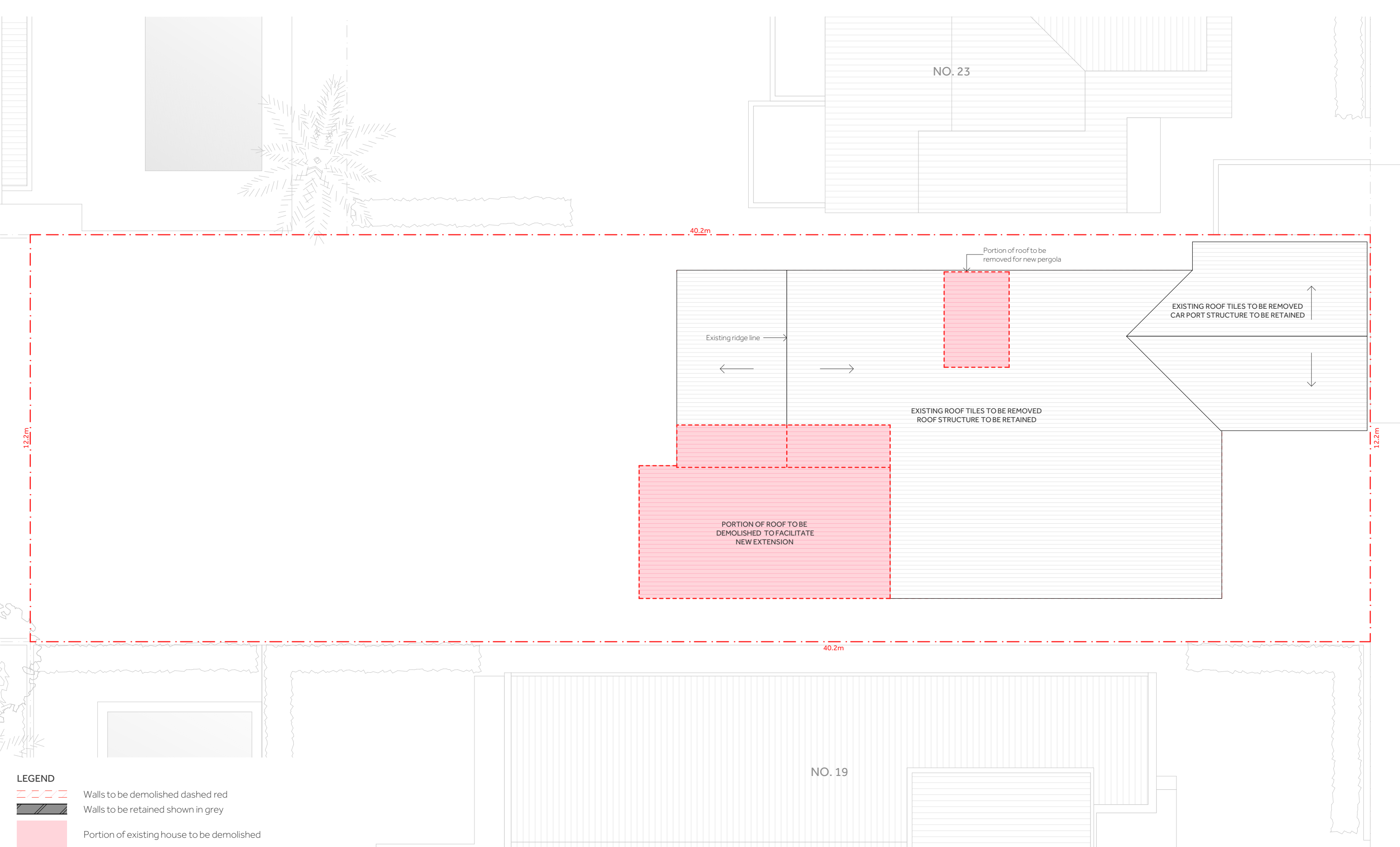
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title Upper Level Demolition Plan
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-06
issue C



LEGEND

Walls to be demolished dashed red

Walls to be retained shown in grey

Portion of existing house to be demolished

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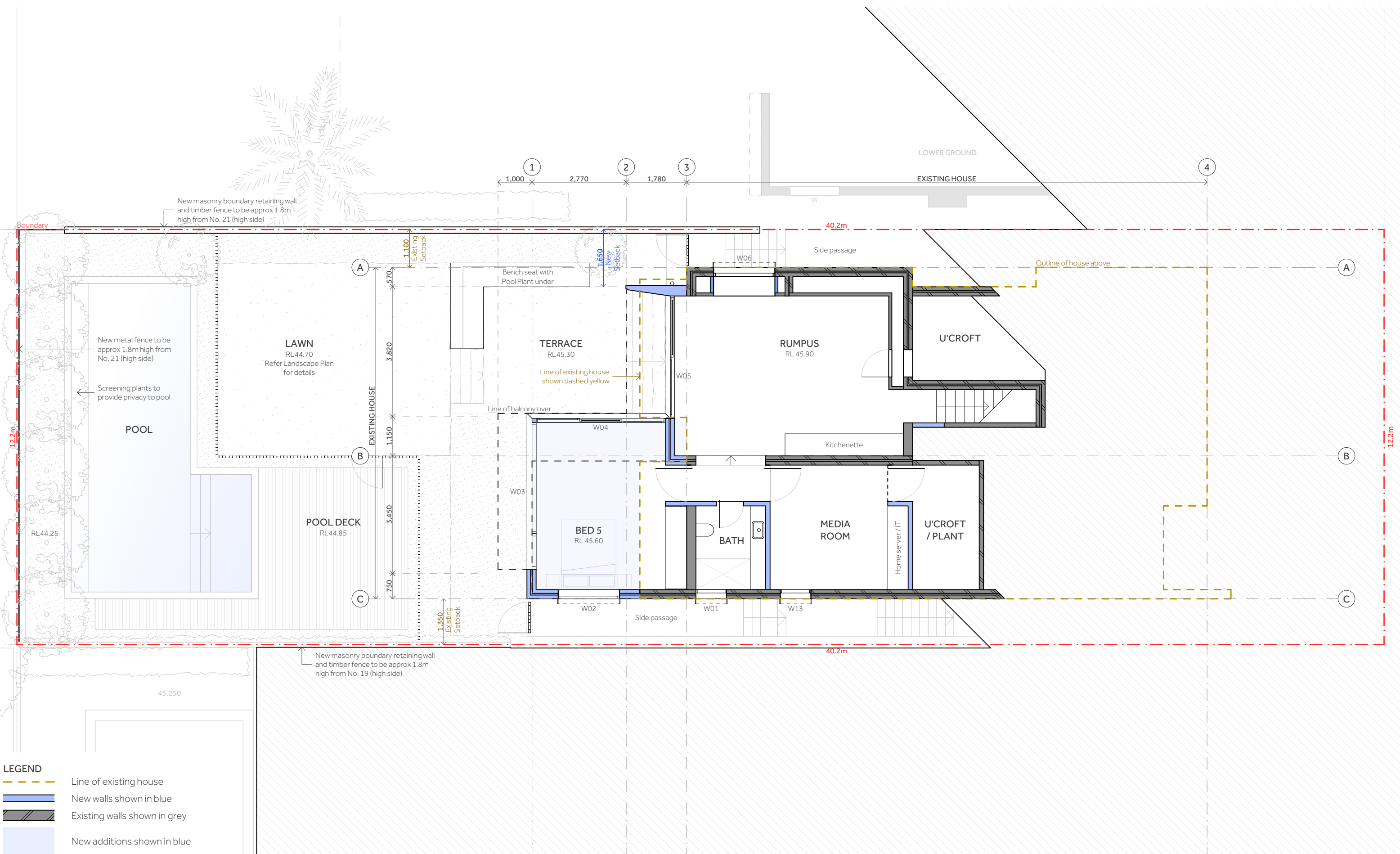
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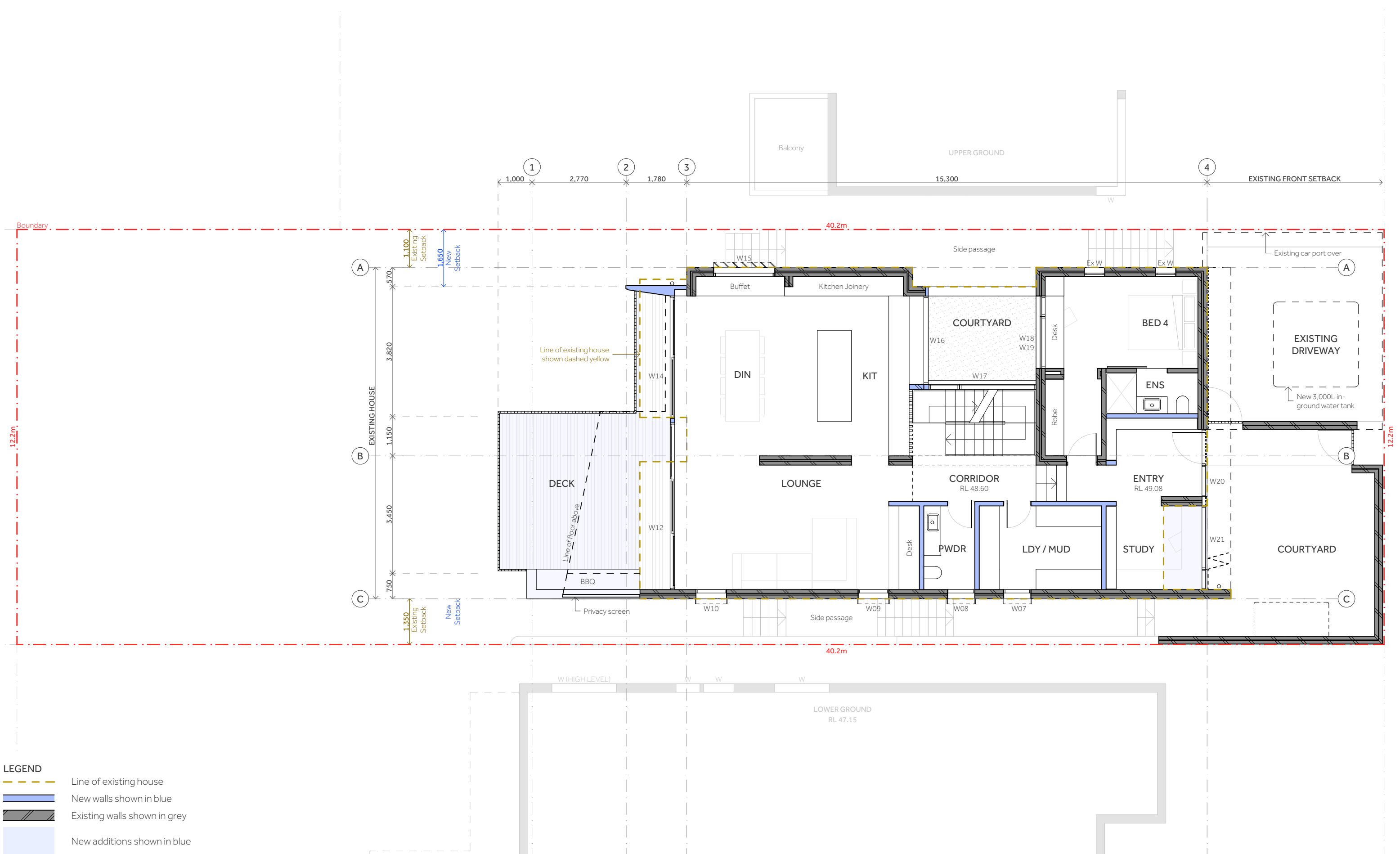
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title Roof Level Demolition Plan
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-07
issue C



LEGEND

- Line of existing house
- New walls shown in blue
- Existing walls shown in grey
- New additions shown in blue



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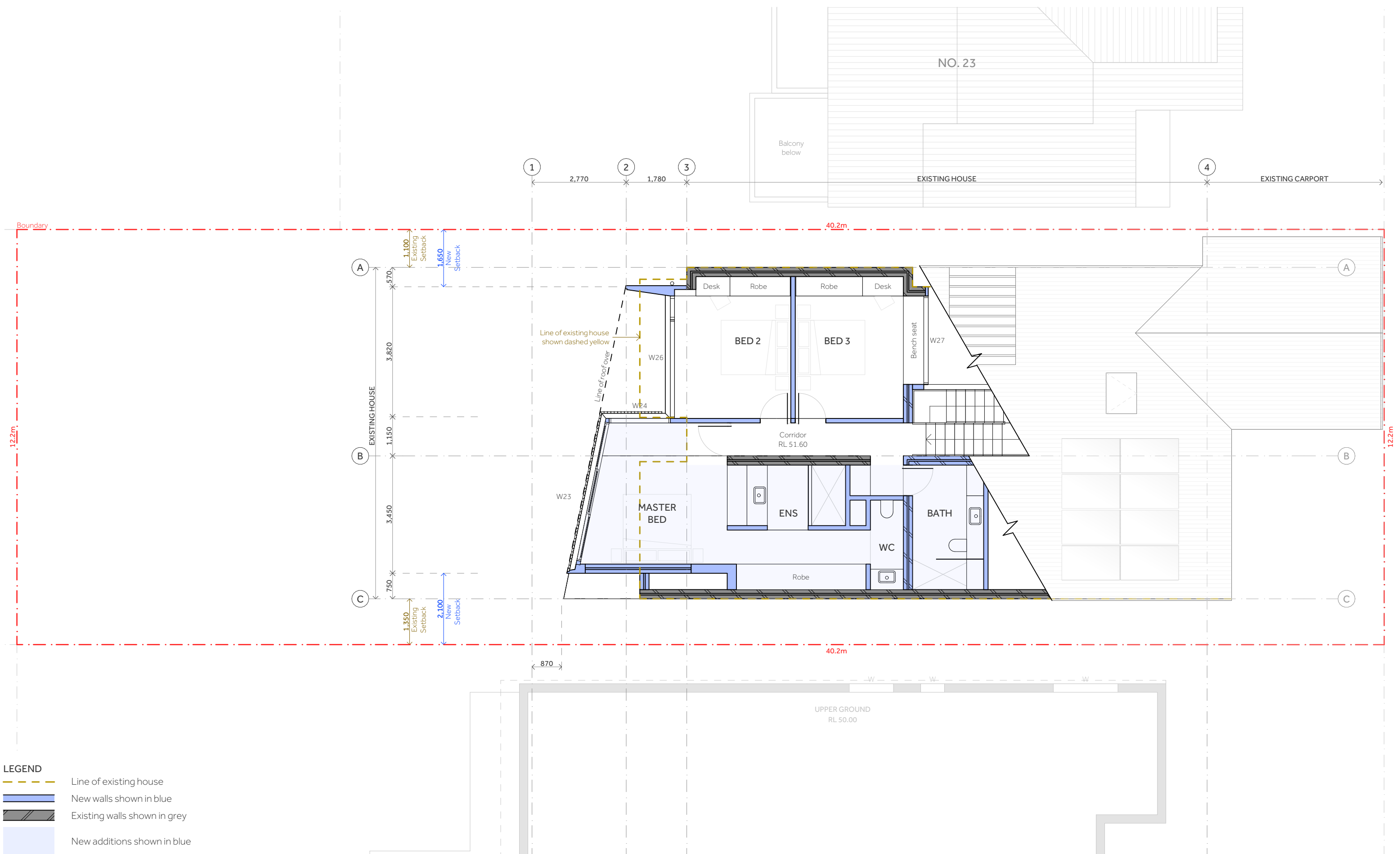
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title Ground Level Plan
scale 1:100 @ A3
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drawing no. DA-10
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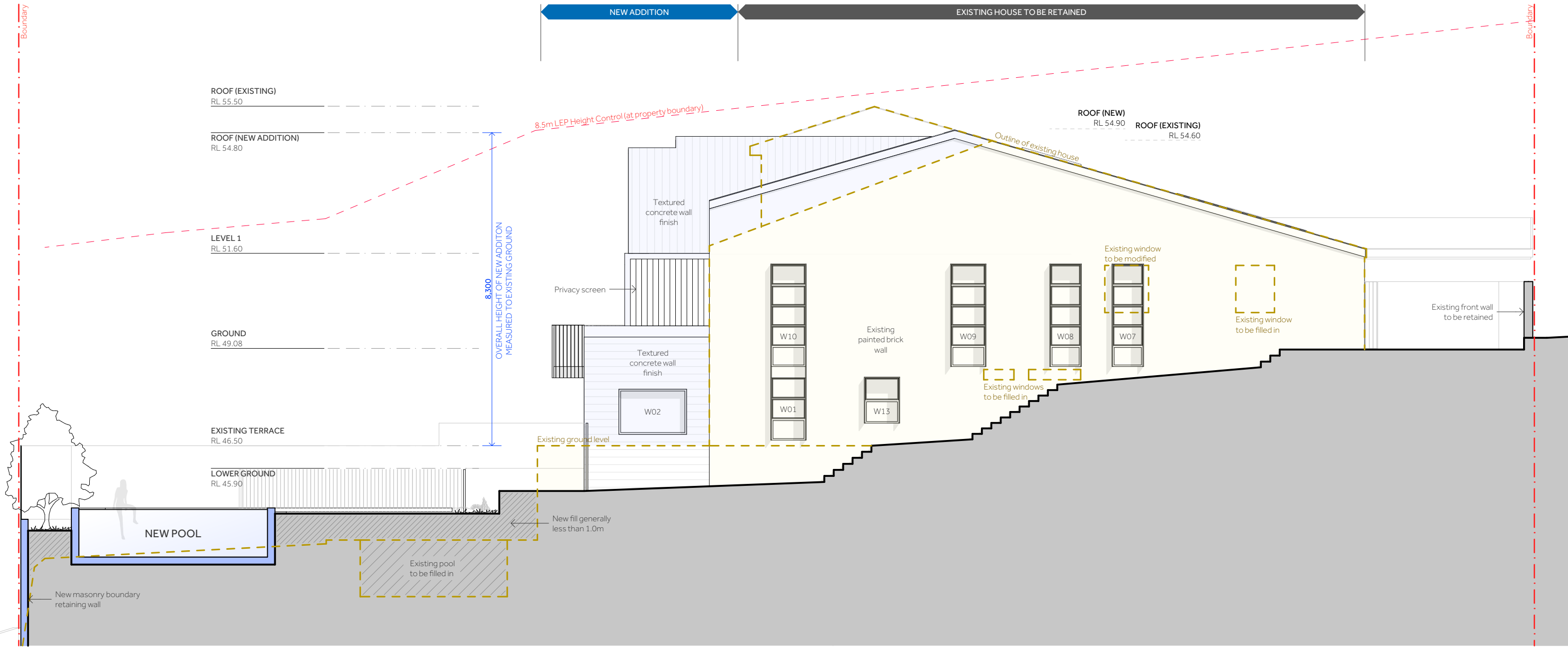
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date
drawing no.
issue

Level 1 Plan
1:100 @ A3
27 June 2022
DA-11
C



- LEGEND
- Outline of existing house
 - Existing house shown in yellow
 - New additions shown in blue

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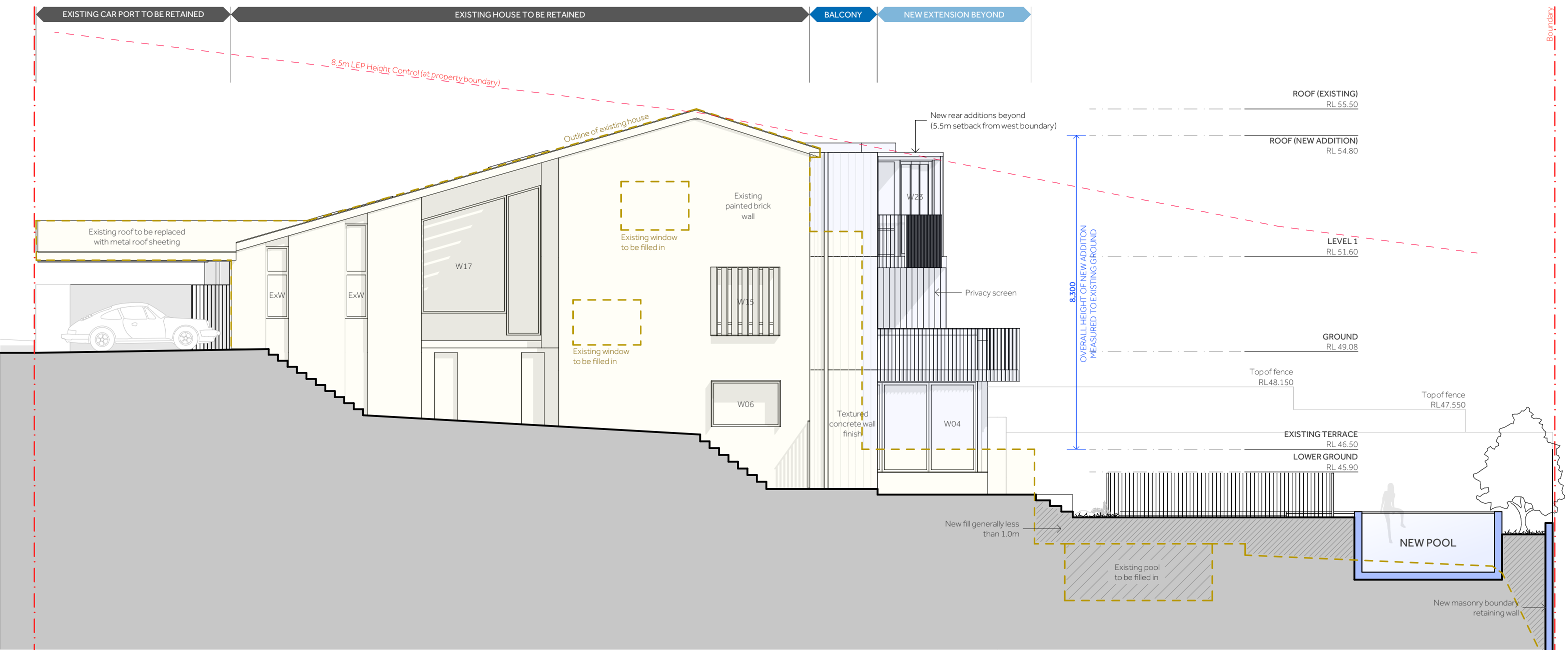
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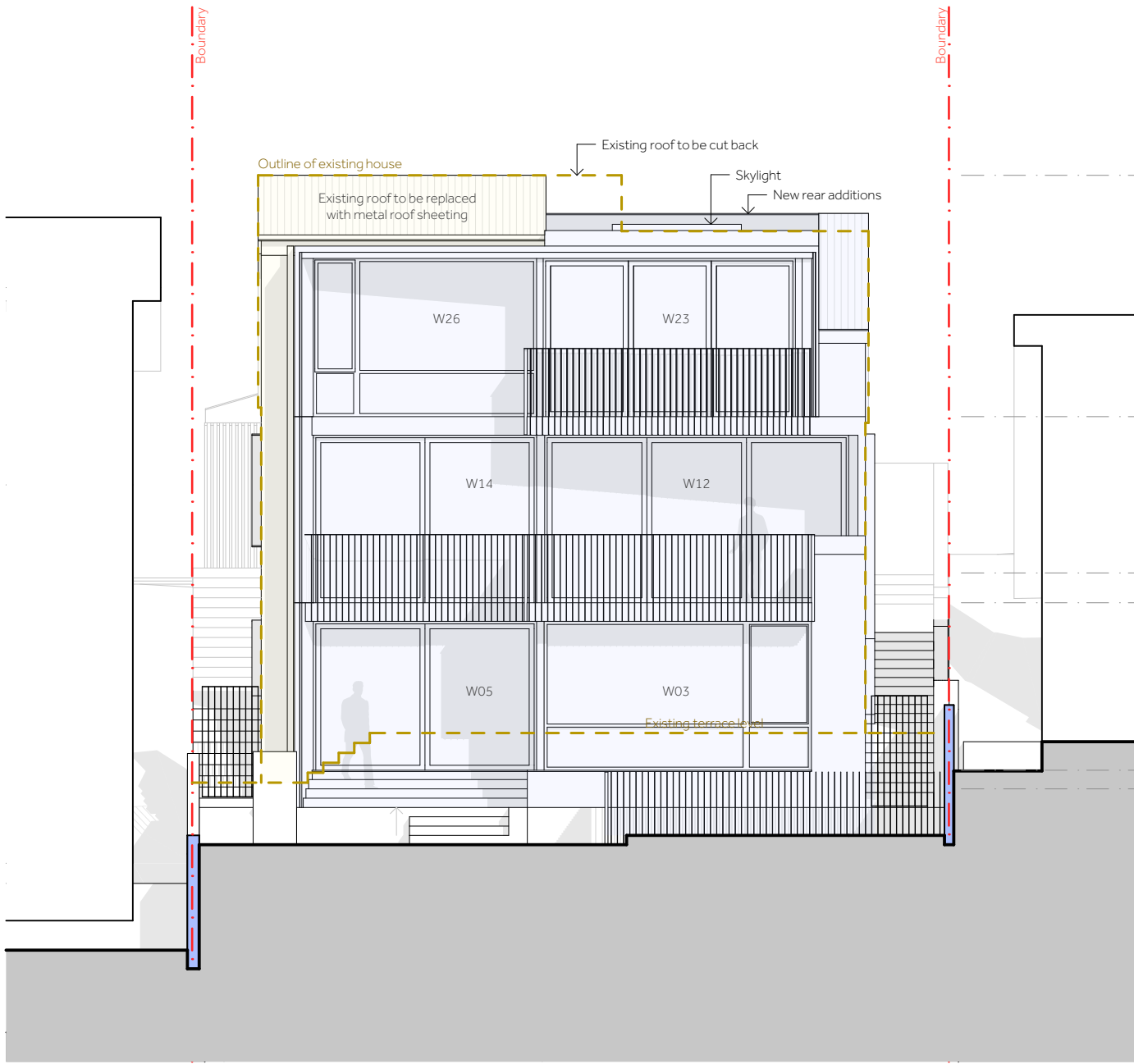
Do not scale these drawings. Verify all dimensions on site.

title East Elevation
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-12
issue C

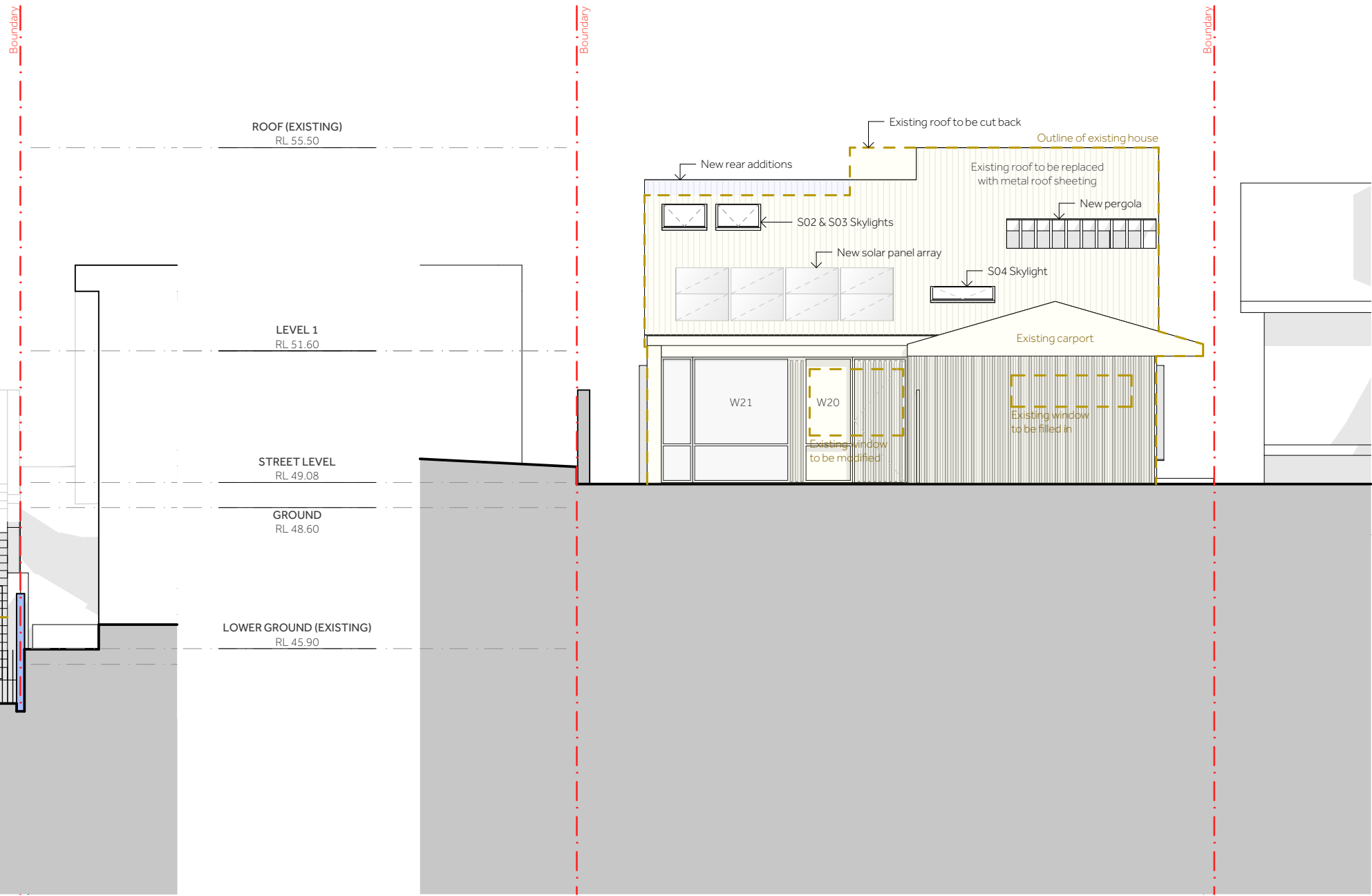


LEGEND

- Outline of existing house
- Existing house shown in yellow
- New additions shown in blue



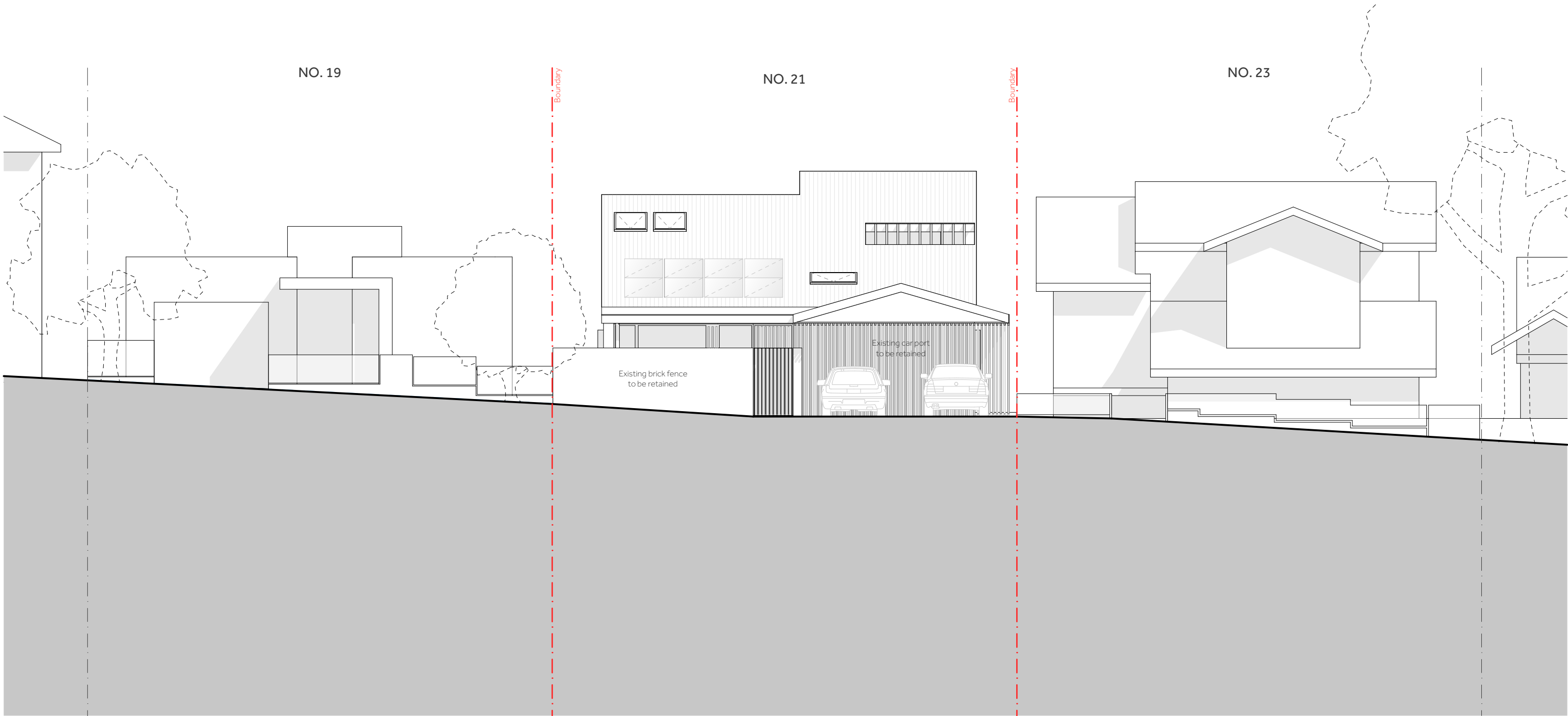
South Elevation



North Elevation

LEGEND

- Outline of existing house
- Existing house shown in yellow
- New additions shown in blue



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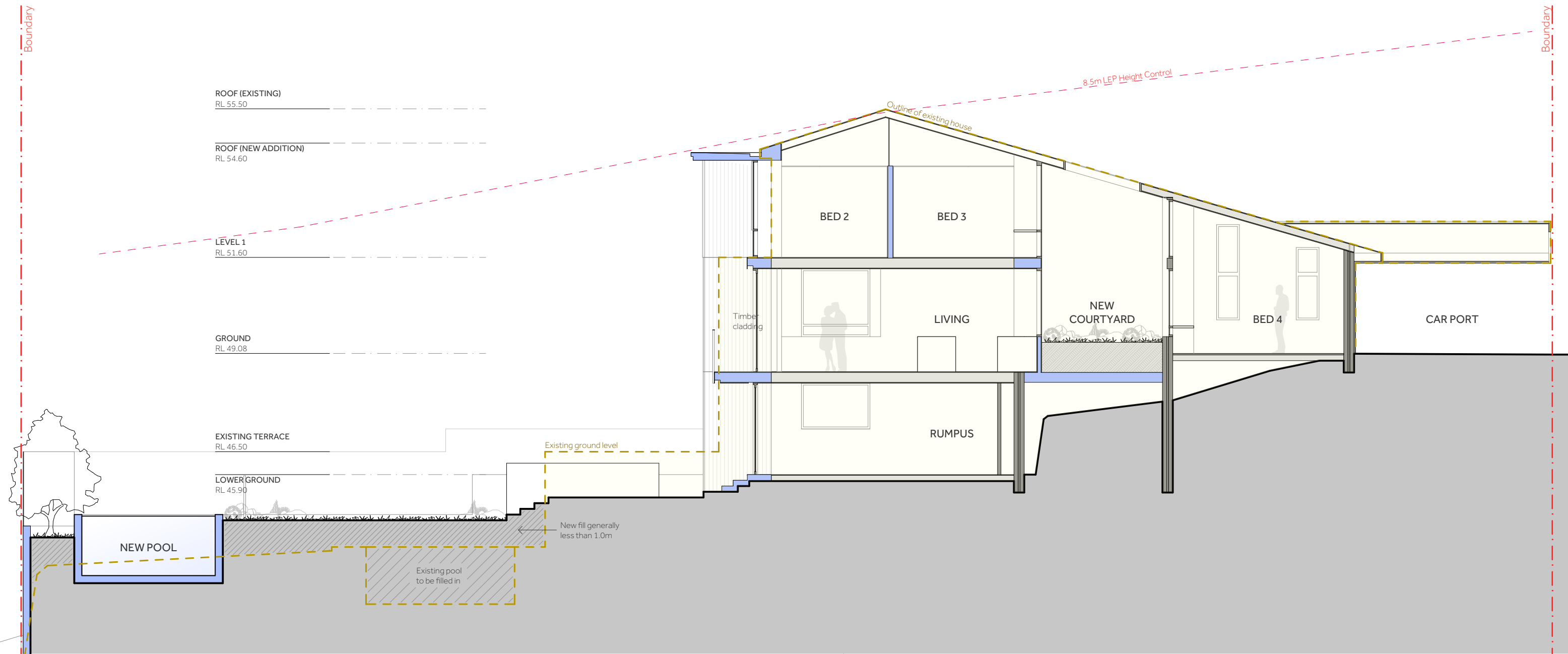
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title Street Elevation
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-15
issue C



LEGEND	
	Outline of existing house
	Existing house shown in yellow
	New additions shown in blue
	New walls shown in blue
	Existing walls shown in grey

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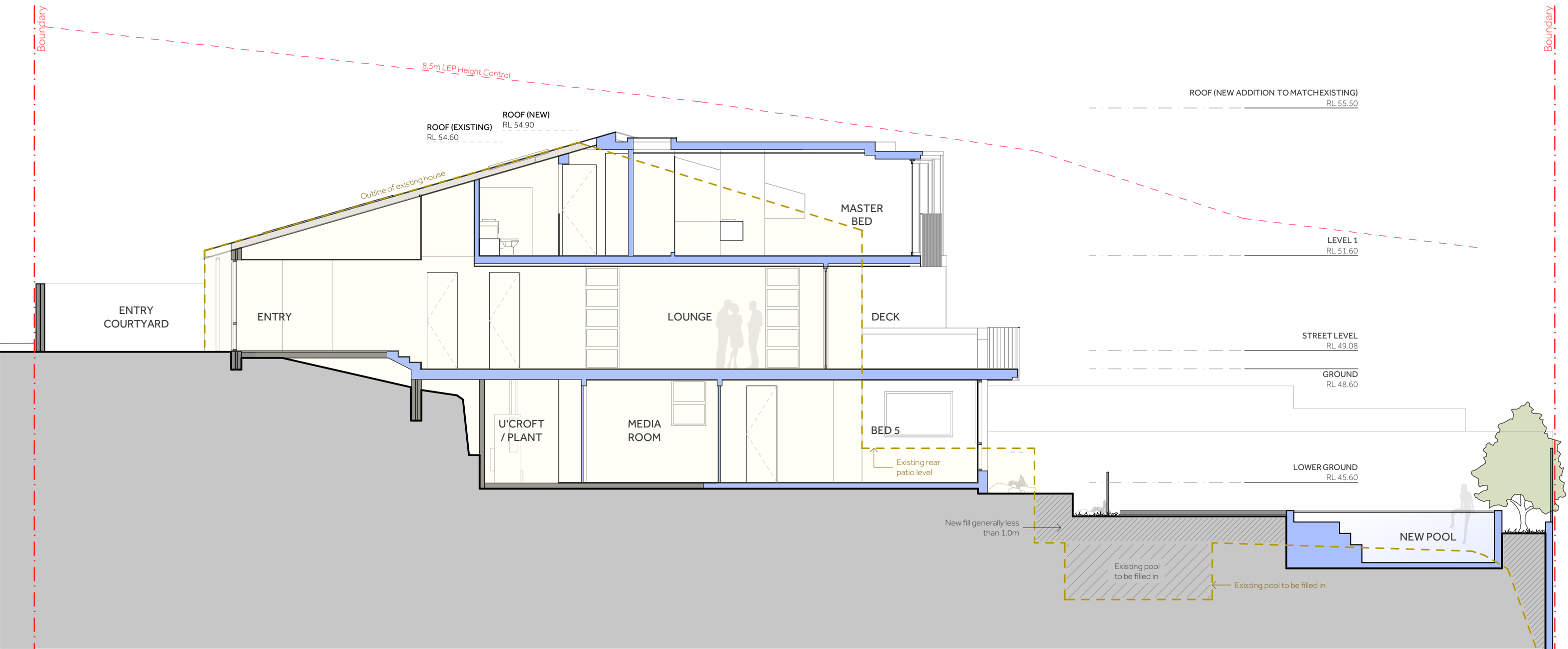
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title Section AA
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-16
issue C



LEGEND	
	Outline of existing house
	Existing house shown in yellow
	New additions shown in blue
	New walls shown in blue
	Existing walls shown in grey

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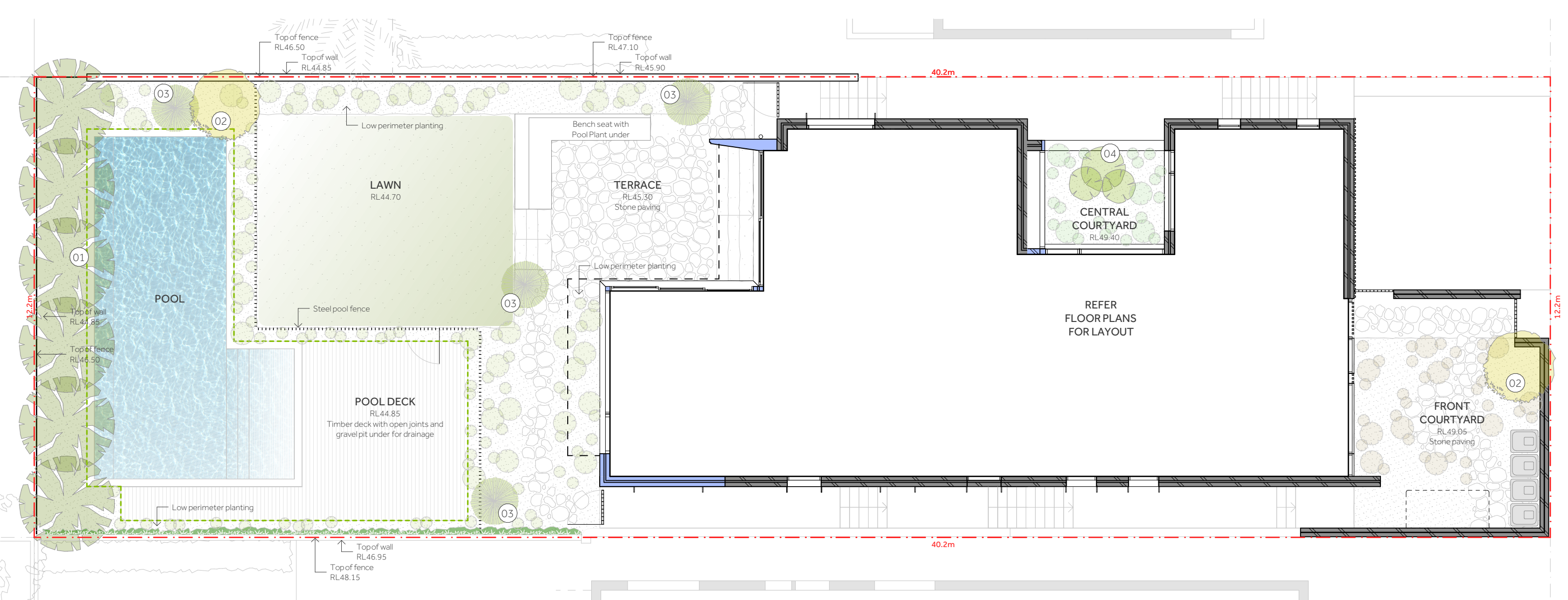
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title
scale
date
drawing no.
issue

Section BB
1:100 @ A3
27 June 2022
DA-17
C



FEATURE PLANTS

01	<i>Olea europaea</i>	Olive tree	25 Ltr	*6m	6
02	<i>Dracaena Draco</i>	Dragon Tree	100 Ltr	5m	3
03	<i>Doryanthes Palmeri</i>	Giant Spear Lily	200mm	1m	2
04	<i>Cyathea Cooperi</i>	Native Tree Fern	400mm	2m	1

*Olive trees to be used as hedging and maintained at a maximum of 3m

REAR GARDEN

<i>Cuasarina Glauca</i>	Green Wave	200mm	<1m	20
<i>Ficina Nodosa</i>	Club Rush	200mm	<1m	6
<i>Leucophyta Brownii</i>	Cushion Bush	200mm	<1m	10
<i>Westringia Fruticosa</i>	Native Rosemary	200mm	<1m	6
<i>Senecio Mandraliscae</i>	Blue Chalksticks	200mm	<1m	30
<i>Senecio Taliniodes</i>	Narrow Leaf Chalksticks	200mm	0.4	10
<i>Agave Angustifolia</i>	Marginata	200mm	<1m	4
<i>Zoysia Tenuifolia</i>	Long growing grass	200mm	<1m	10

CENTRAL COURTYARD

<i>Asplenium australasicum</i>	Bird's Nest Fern	200mm	1.5m	2
<i>Cycas Revoluta</i>	Cycad	200mm	<1m	3
<i>Alcantarea Imperialis</i>	Imperial Bromeliad	200mm	<1m	2
<i>Ctenanthe Burle-Marxii</i>	Fishbone Prayer Plant	200mm	<1m	6
<i>Ligularia Reniformis</i>	Tractor Seat Plant	200mm	<1m	10

FRONT COURTYARD

<i>Senecio Mandraliscae</i>	Blue Chalksticks	200mm	<1m	20
<i>Cotyledon rbiculata</i>	Pig's ear	200mm	<1m	10
<i>Agave Pygmae</i>	Dragon Toes	200mm	<1m	2
<i>Agave</i>	Blue Glow	200mm	<1m	4
<i>Agave Angustifolia</i>	Caribbean Agave	200mm	<1m	2
<i>Sedum Mexicanum</i>	Gold Mound	200mm	<1m	8
<i>Zoysia Tenuifolia</i>	Long growing grass	200mm	<1m	10
<i>Kalanchoe Tomentosa</i>	Panda Plant	200mm	<1m	6
<i>Agave Geminiflora</i>	Twin Flower Agave	200mm	<1m	2



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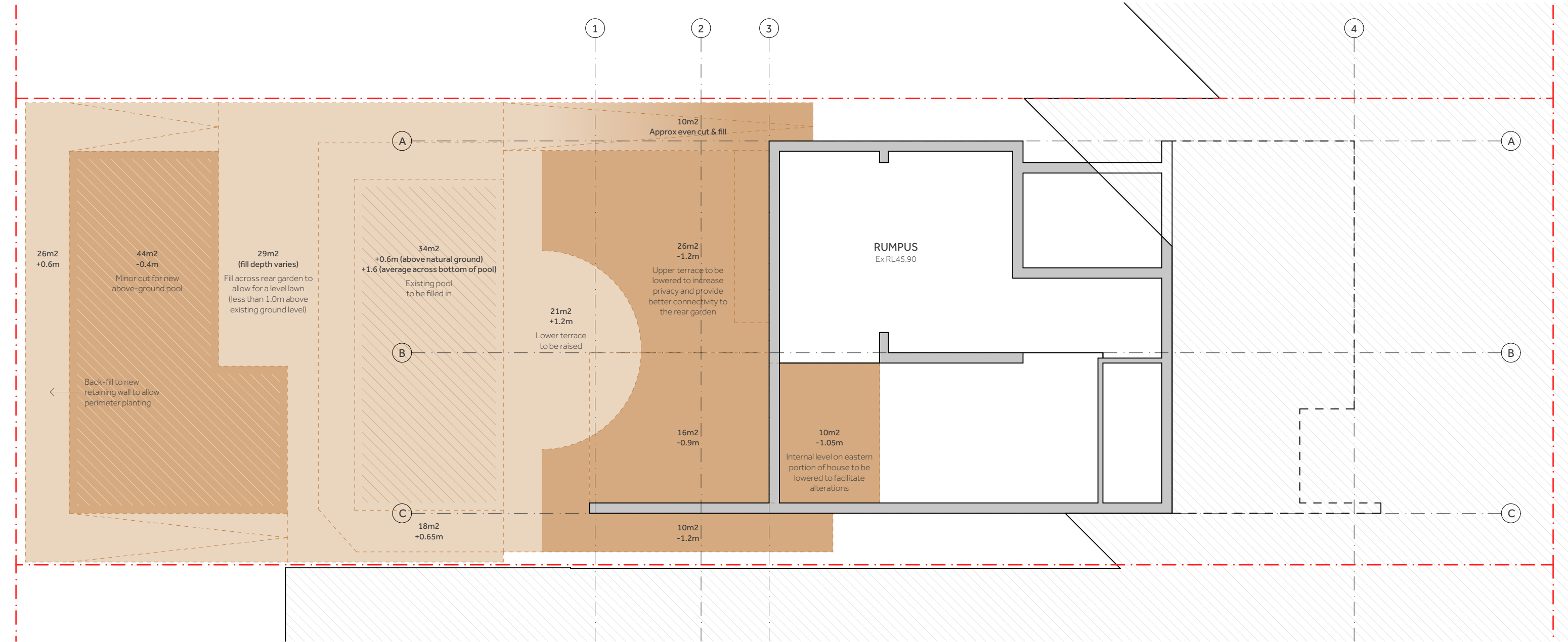
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title Landscape Plan
scale 1:100, 1:15.64, 1:1.40, 1:8.72 @ A3
date 27 June 2022
drawing no. DA-18
issue C



SUMMARY OF CUT AND FILL

Total excavated material	approx 85m ³
Total fill material	approx 90m ³
Existing pool fill back to natural ground level	approx 35m ³

Notes:

- 1) Excavated material is to be used as fill where possible such as the infill of the existing pool.
- 2) The majority of new material is to be soil for new landscaping, levelling the rear lawn and for new planters.
- 3) Fill is typically less than 1.0m across the rear garden.

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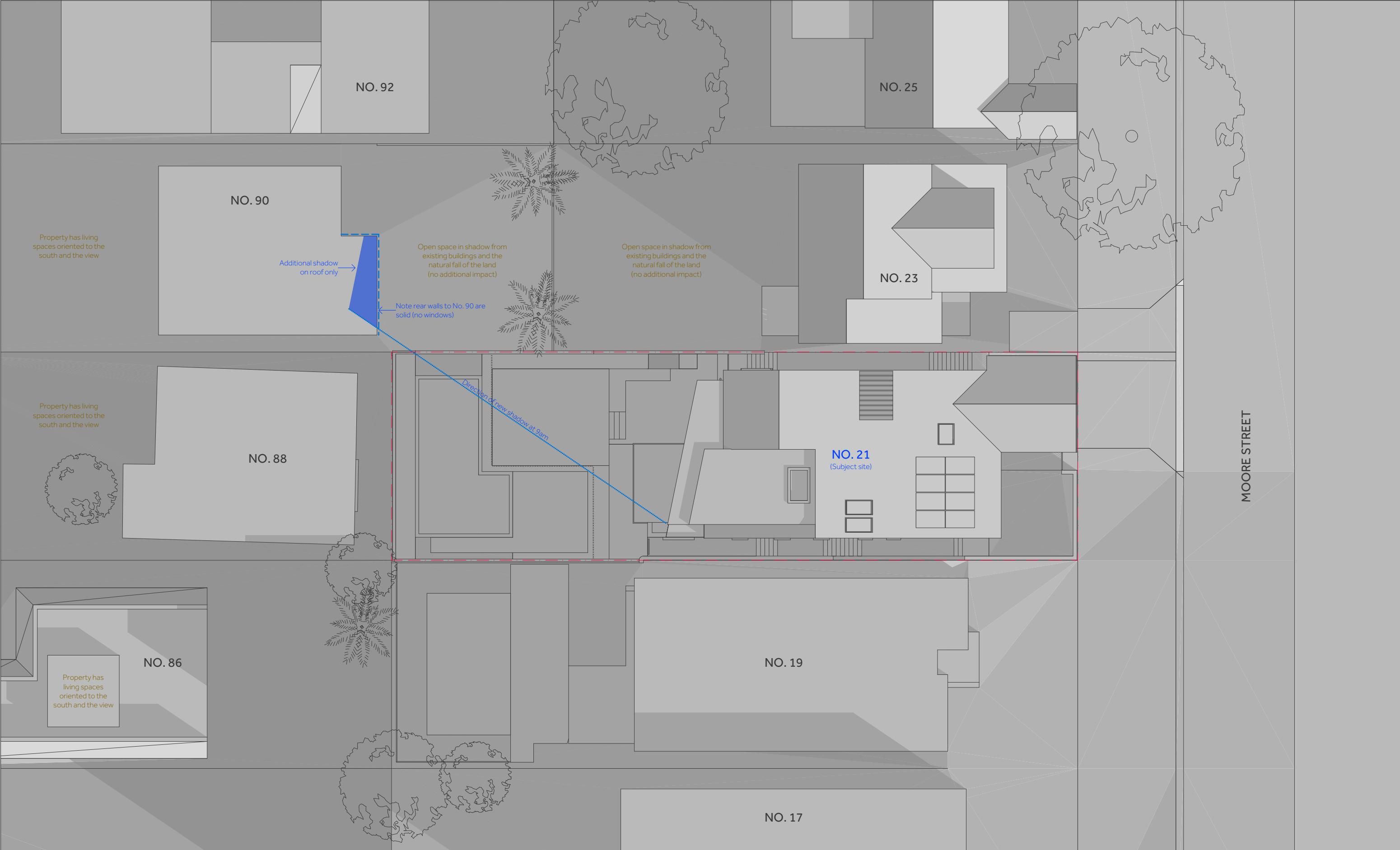
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title Excavation & Fill Plan
scale 1:100 @ A3
date 27 June 2022
drawing no. DA-20
issue C



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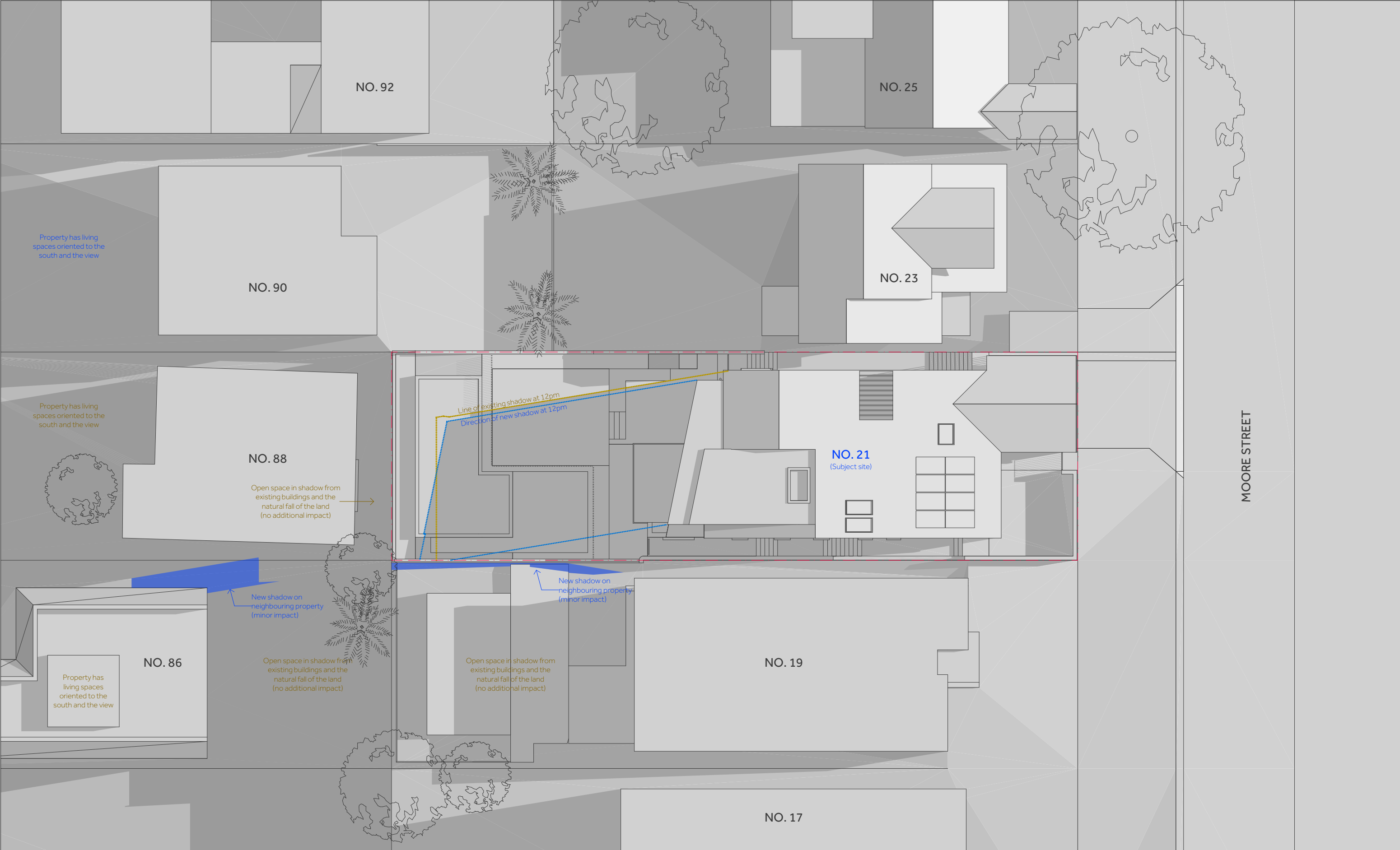
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title Shadow Analysis 9am
scale 1:200 @ A3
date 27 June 2022
drawing no. DA-21
issue C



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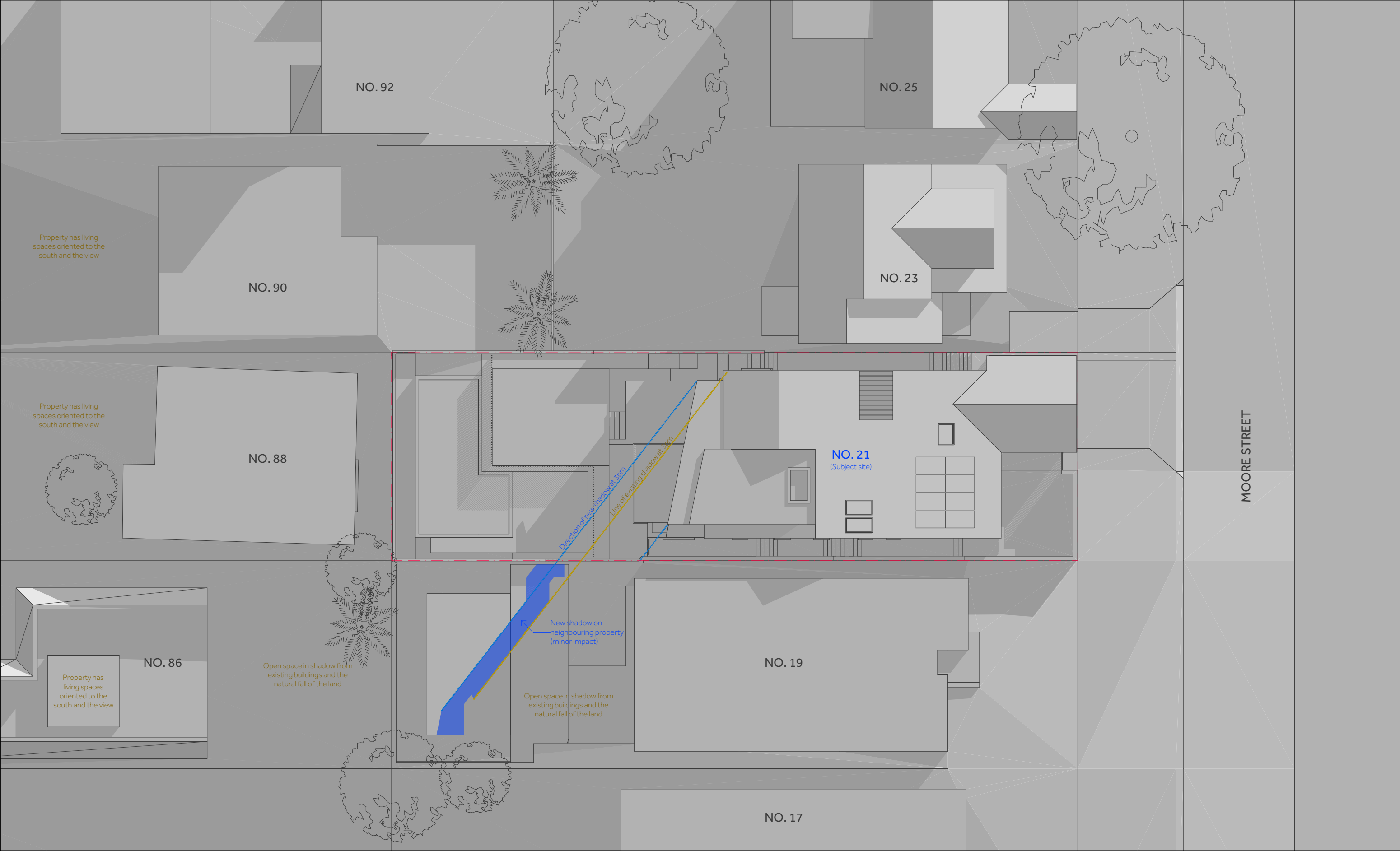
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title Shadow Analysis 12pm
scale 1:200 @ A3
date 27 June 2022
drawing no. DA-22
issue C



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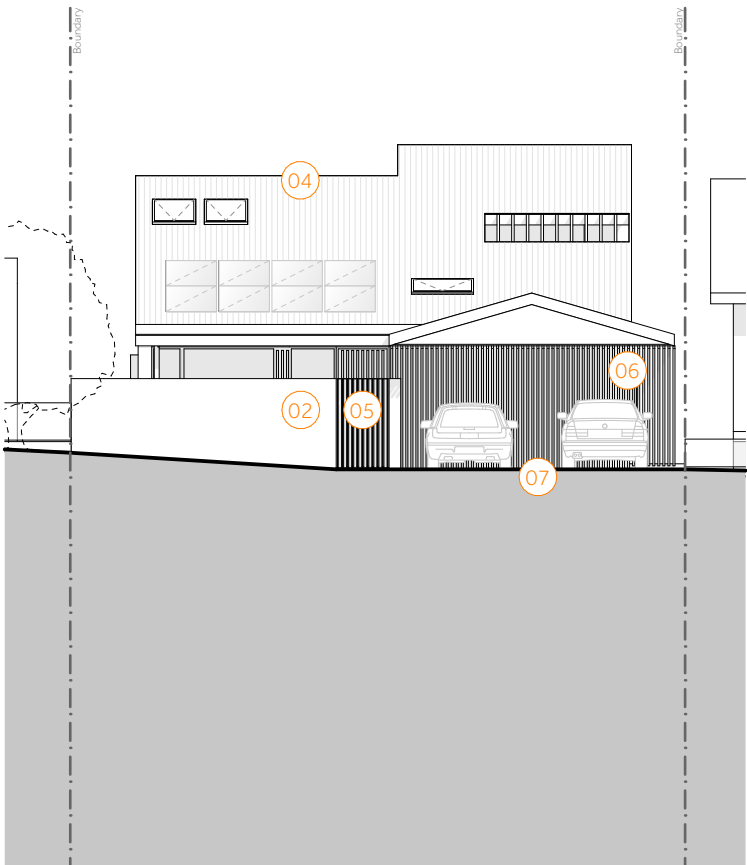
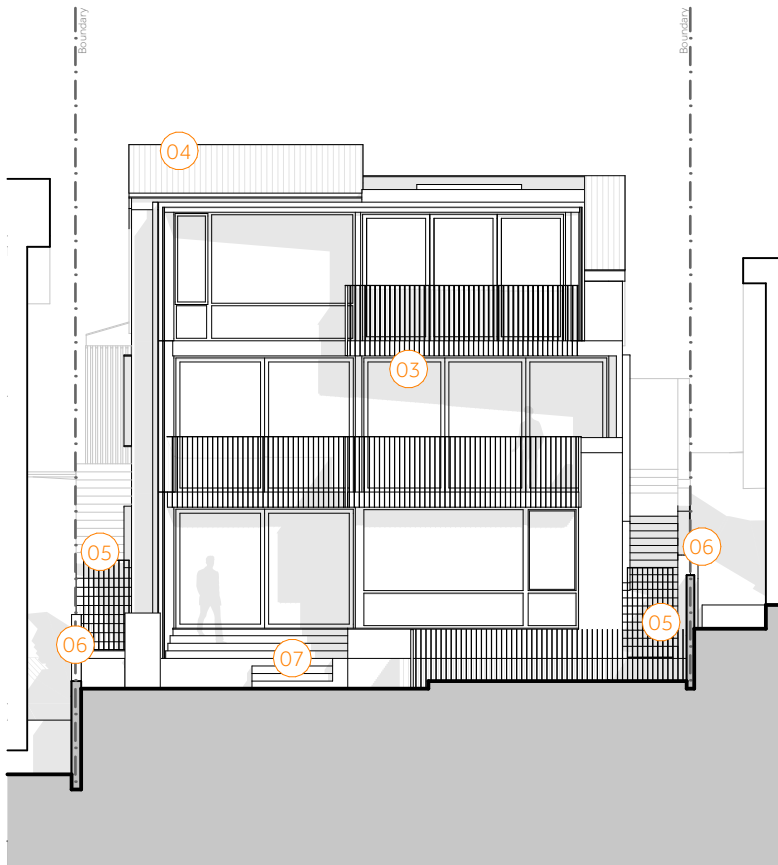
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title Shadow Analysis 3pm
scale 1:200 @ A3
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drawing no. DA-23
issue C



01

Material: Textured concrete wall finish
Colour: Natural

A textured concrete wall finish is proposed for the new rear addition. The texture of the concrete will present a colour palette consistent with a durable, sandy coastal aesthetic.



02

Material: Painted brickwork
Colour: White

The existing house comprises painted brick facades which are to be retained. This materiality will be continued through various internal and external parts of the proposed alterations and additions.



03

Material: Hardwood timber
Colour: Natural oil finish

The soffits of the new addition and rear balconies are proposed to be hardwood timber boards to provide a warm, natural aesthetic and provide a soft contrast to the textured concrete walls.



04

Material: Metal roofing
Colour: Surfmist

Metal roofing is proposed for the new rear addition and to replace the existing roof tiles. A light colour (Surfmist) is proposed to minimise solar heat gain and present a colour palette consistent with a coastal aesthetic.



05

Material: Painted steel balustrade
Colour: White

Gates and fencing is proposed to be steel flat bar with a durable white paint finish. This is in keeping with a coastal aesthetic and allows high visibility through to showcase plants and landscaping.



06

Material: Hardwood timber fencing
Colour: Natural oil finish

Side perimeter fencing is proposed to be hardwood timber with a natural oil finish. This is in keeping with the recently constructed fencing to No. 19 adjacent and provides a natural backdrop to perimeter planting.



07

Material: Stone Paving
Colour: Porphyry

Front and rear paving is proposed to be Porphyry stone crazy-paving. Porphyry is durable and hardwearing and combined with the landscape design contributes to the overall natural, coastal aesthetic.



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title Schedule of Materials, Colours & Finishes
scale 1:150, 1:5 @ A3
date 27 June 2022
drawing no. DA-24
issue C