

Natalie Sciberras

Architecture & Interior Design

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Development Application

21 Moore Street, Clontarf

THIS DA REFERENCES PREVIOUS APPROVED ALTERATIONS& ADDITIONS

REFER APPROVED DA2022/0005

Alterations and additions to a dwelling house including a swimming pool

October 2023

Submitted for Rod & Natalie Pindar





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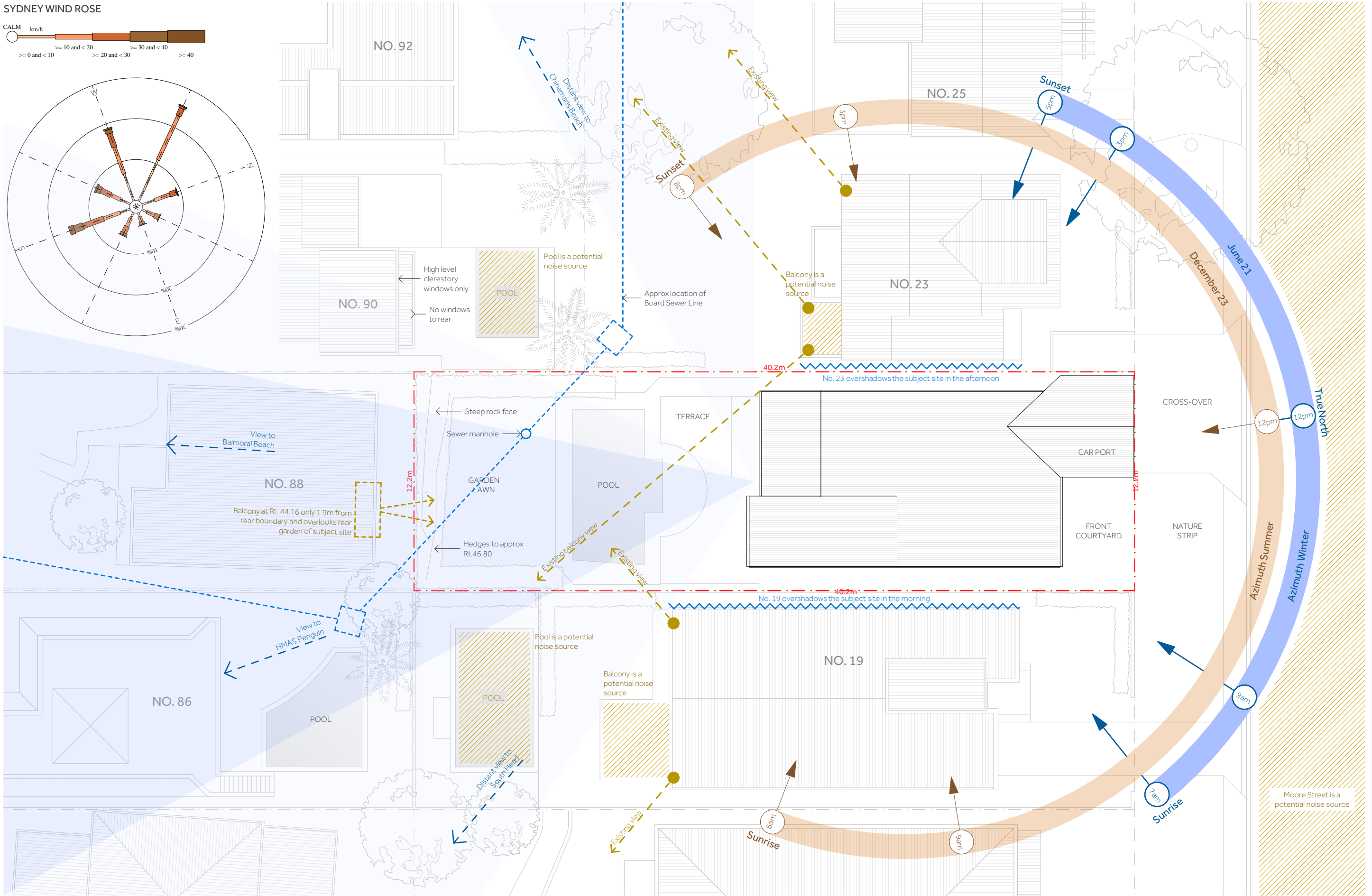
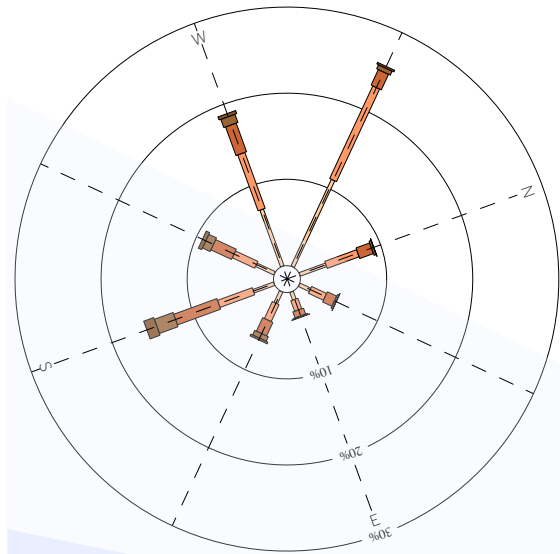
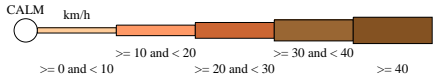
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project Alterations & Additions
address 21 Moore Street
client Clontarf
Rod & Natalie Pindar
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title Location Plan
scale 1:1000 @ A3
date 15 October 2023
drawing no. DA-02
issue A

SYDNEY WIND ROSE



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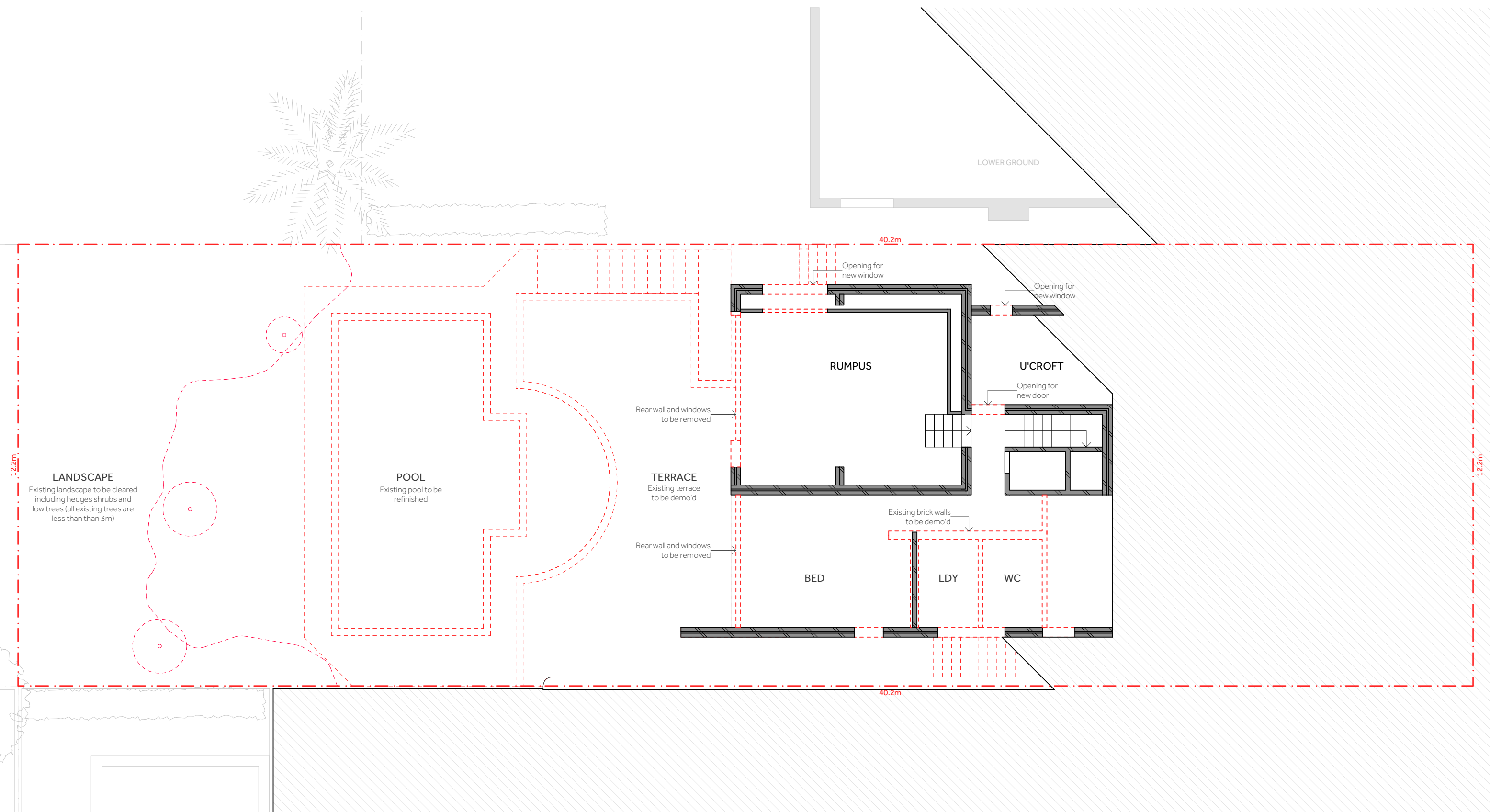
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title
scale
date
drawing no.
issue

Site Analysis
1:200 @ A3
15 October 2023
DA-03
A



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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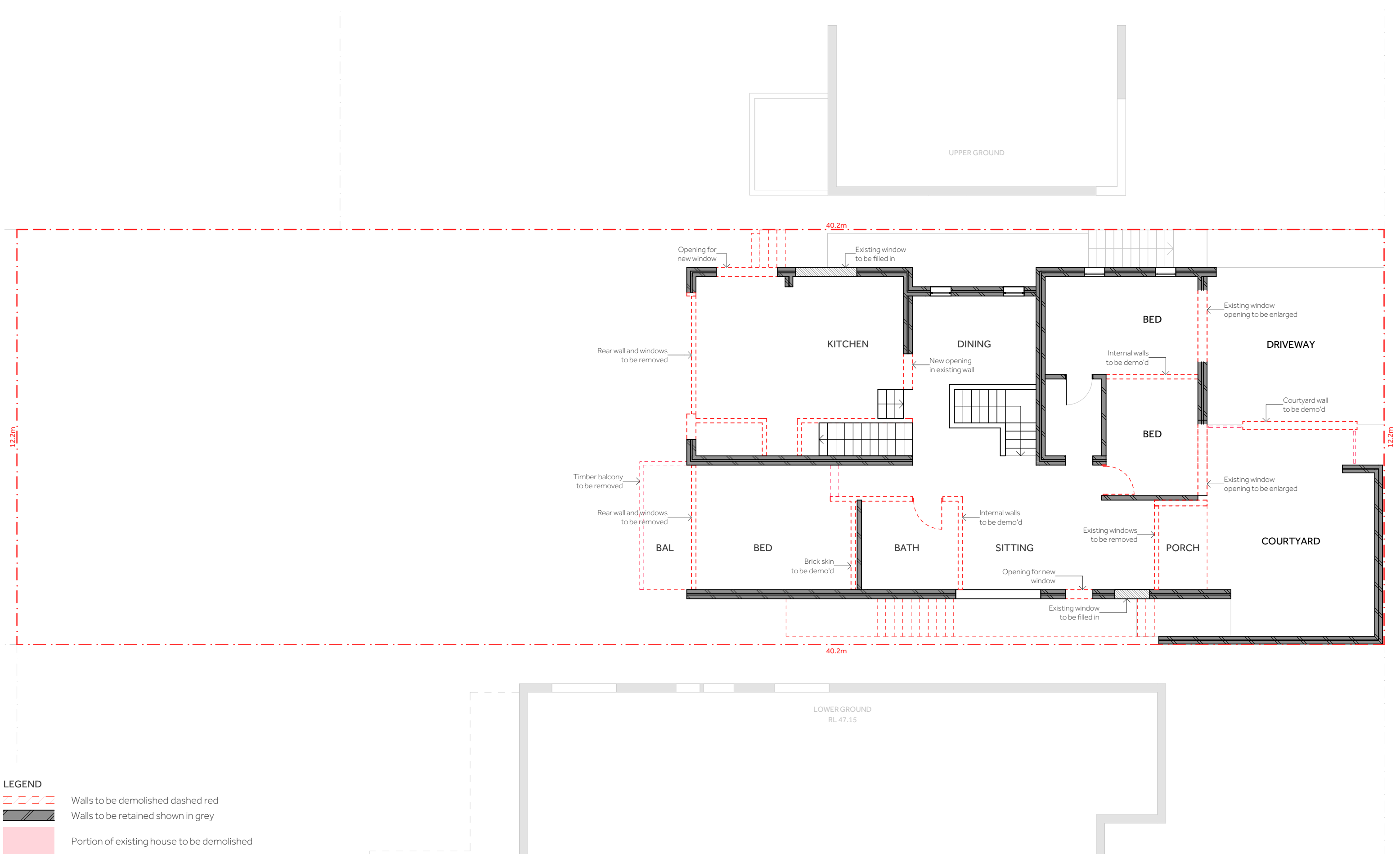
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title Lower Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-04
issue A

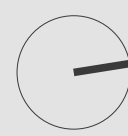


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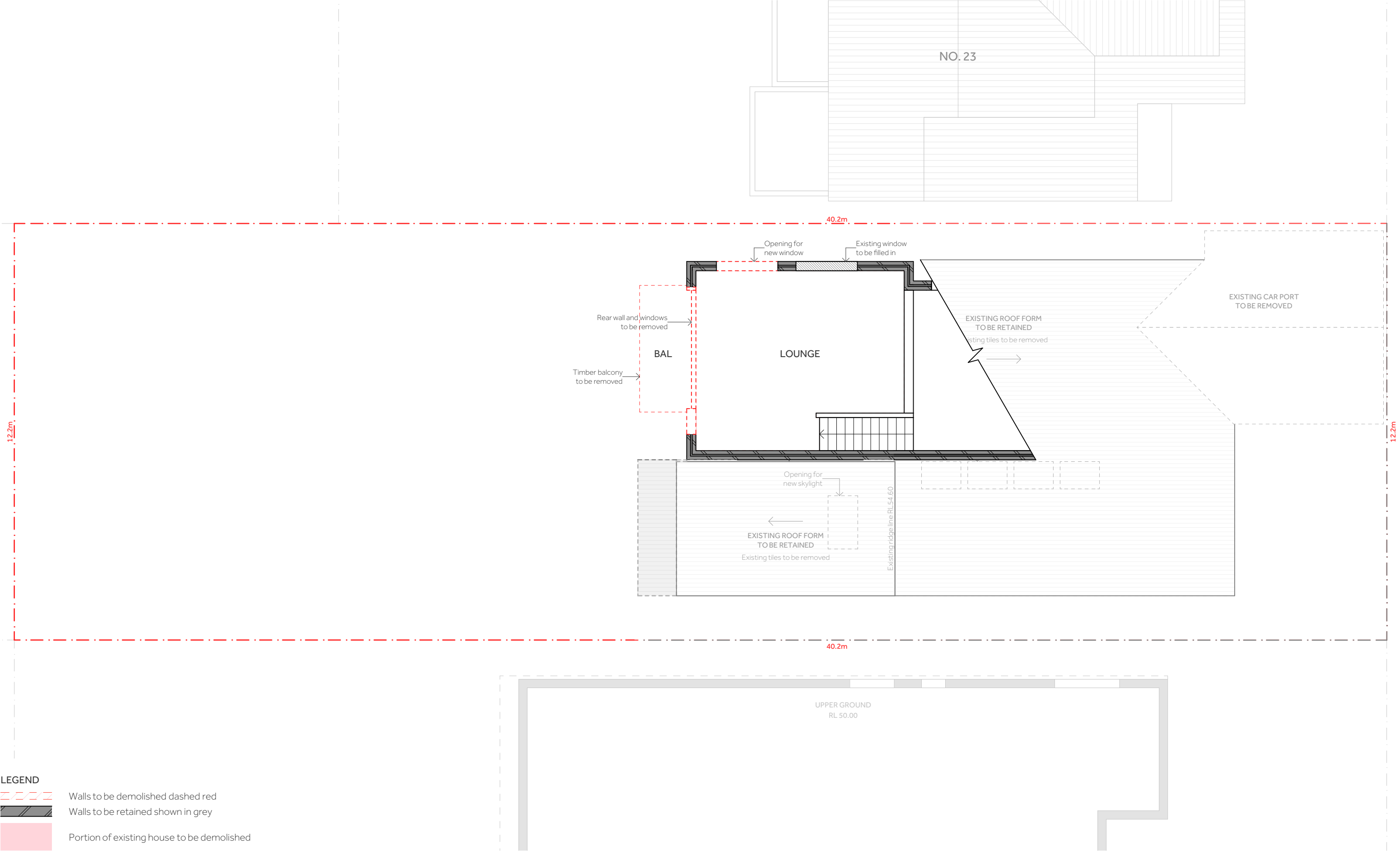
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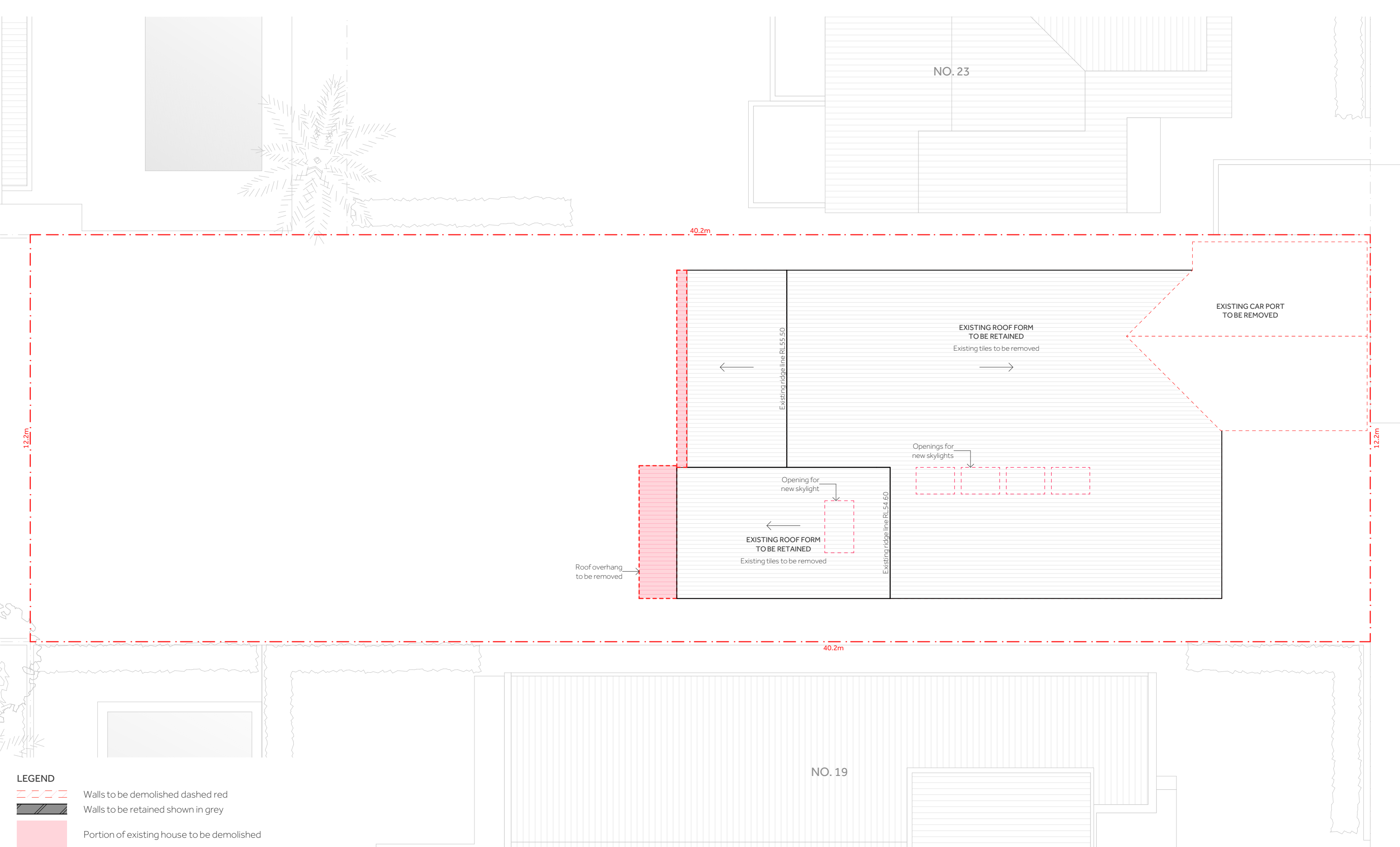
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title Ground Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-05
issue A





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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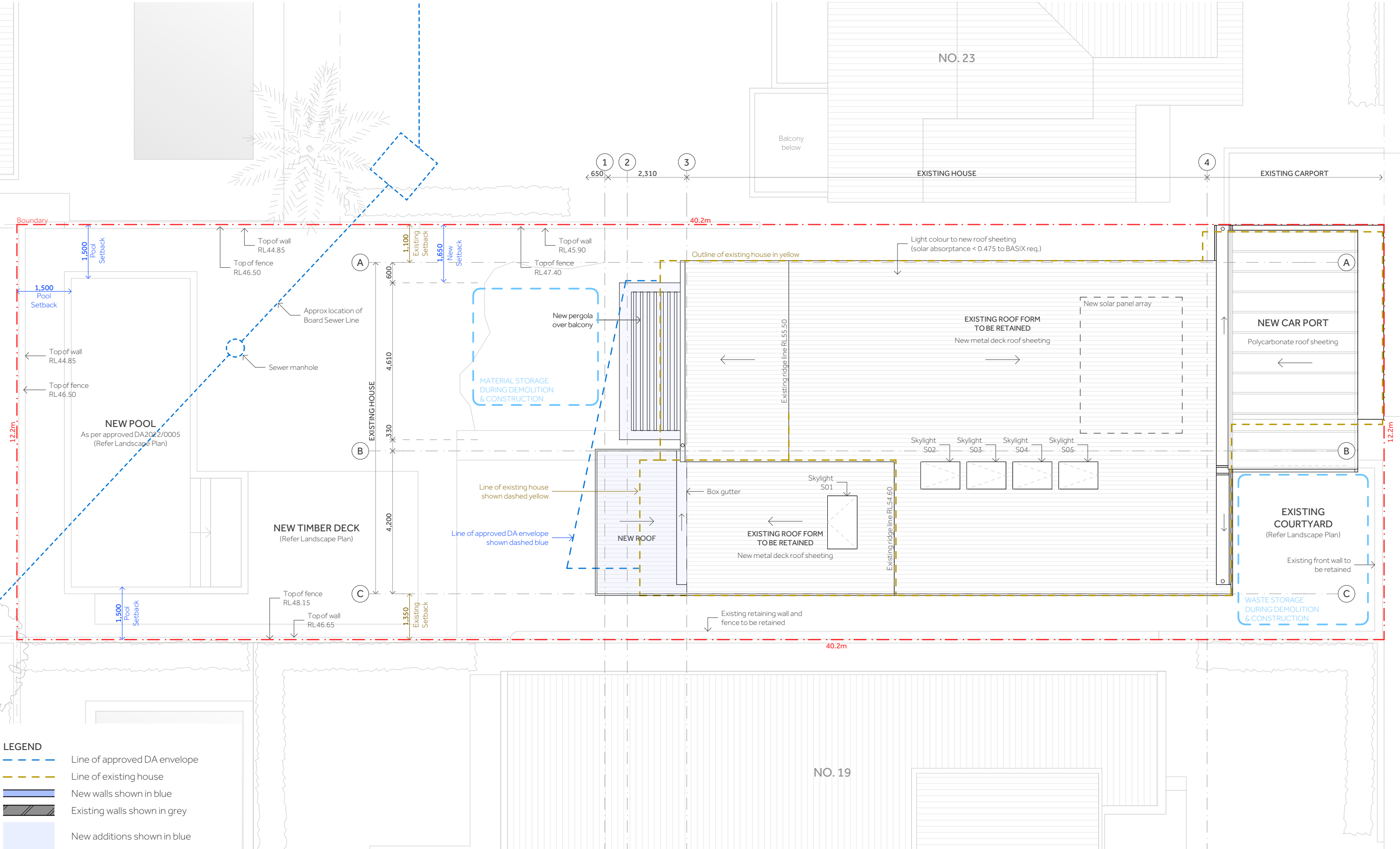
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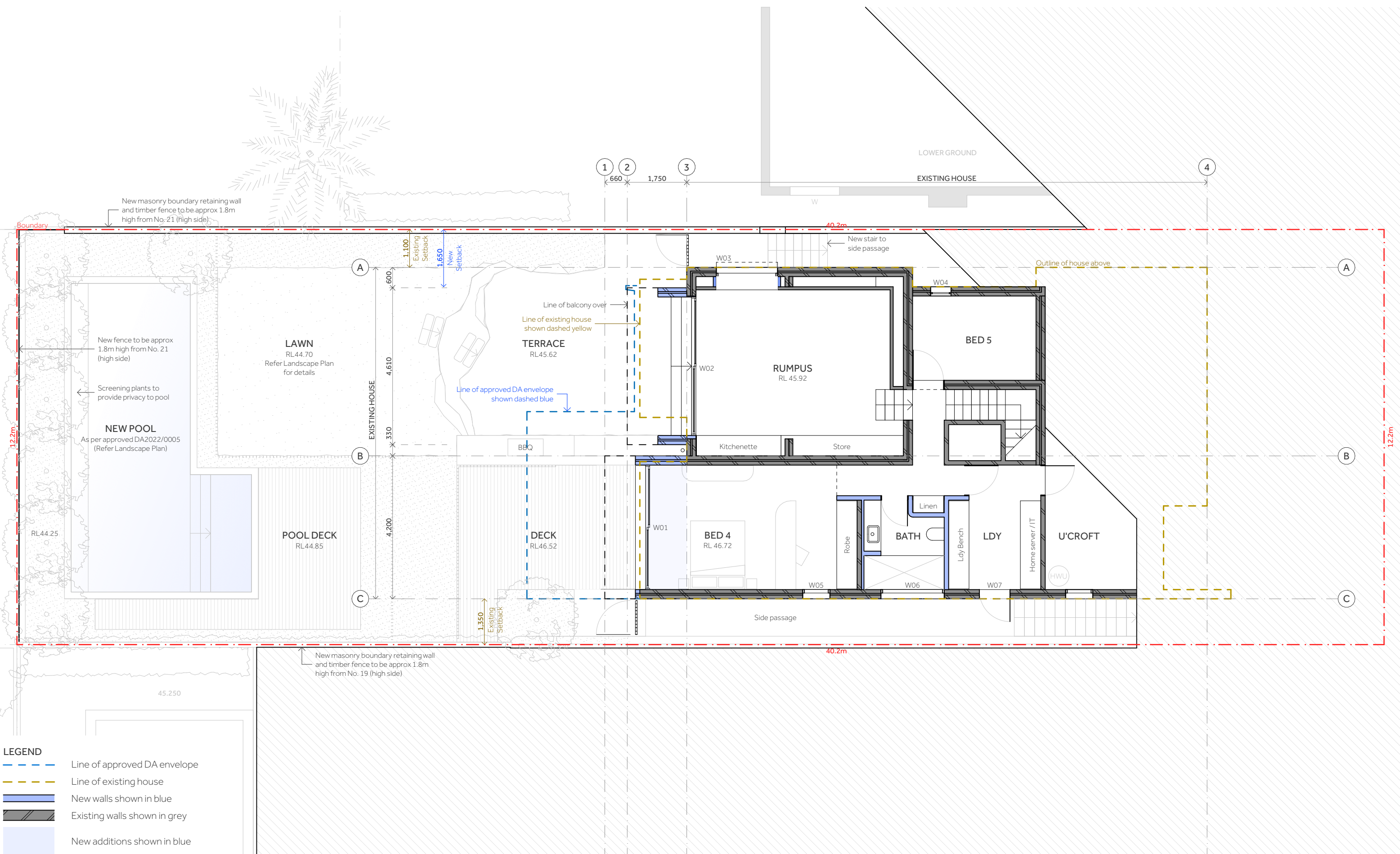
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title Roof Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-07
issue A





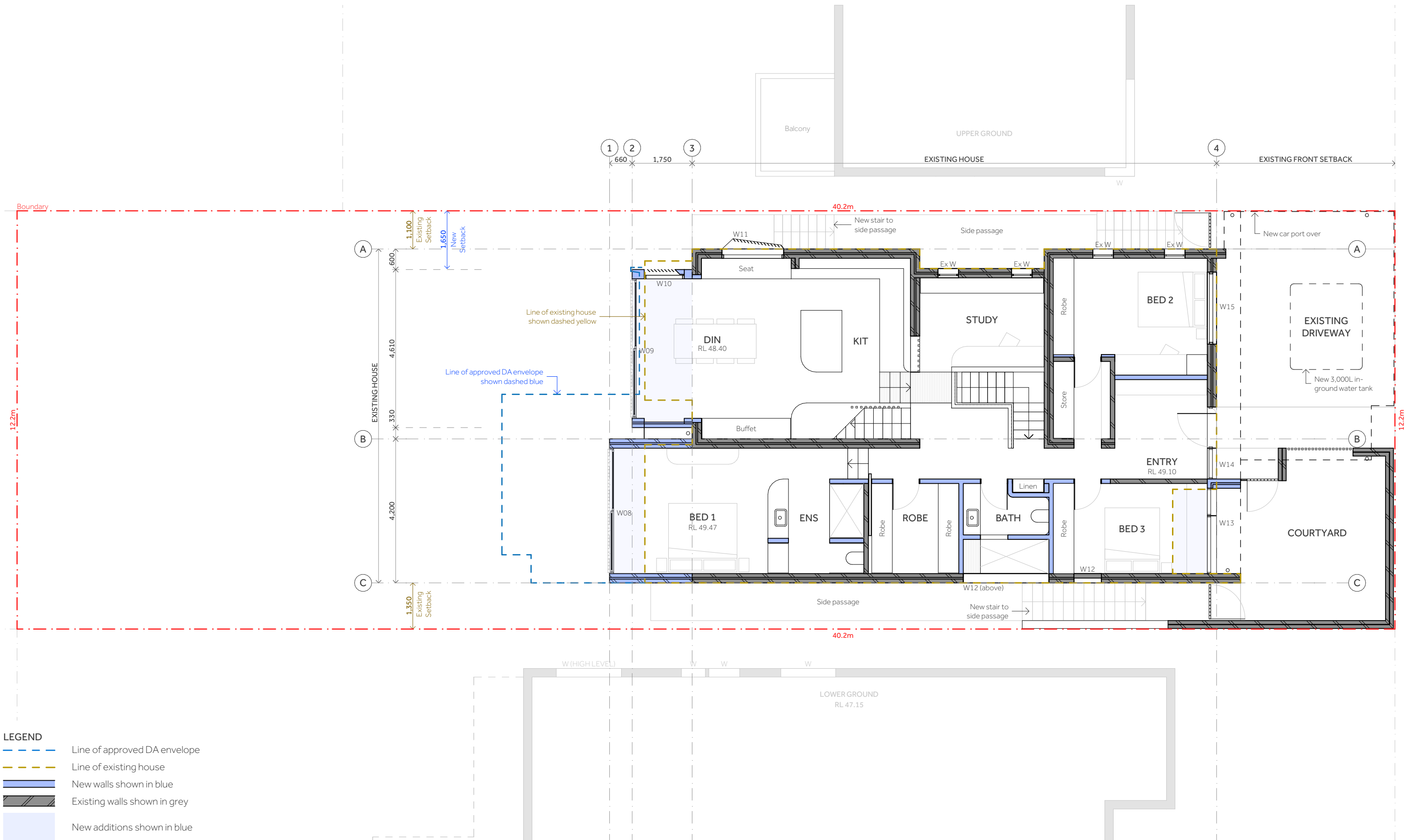
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title Lower Level Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-09
issue A

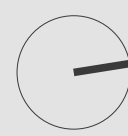


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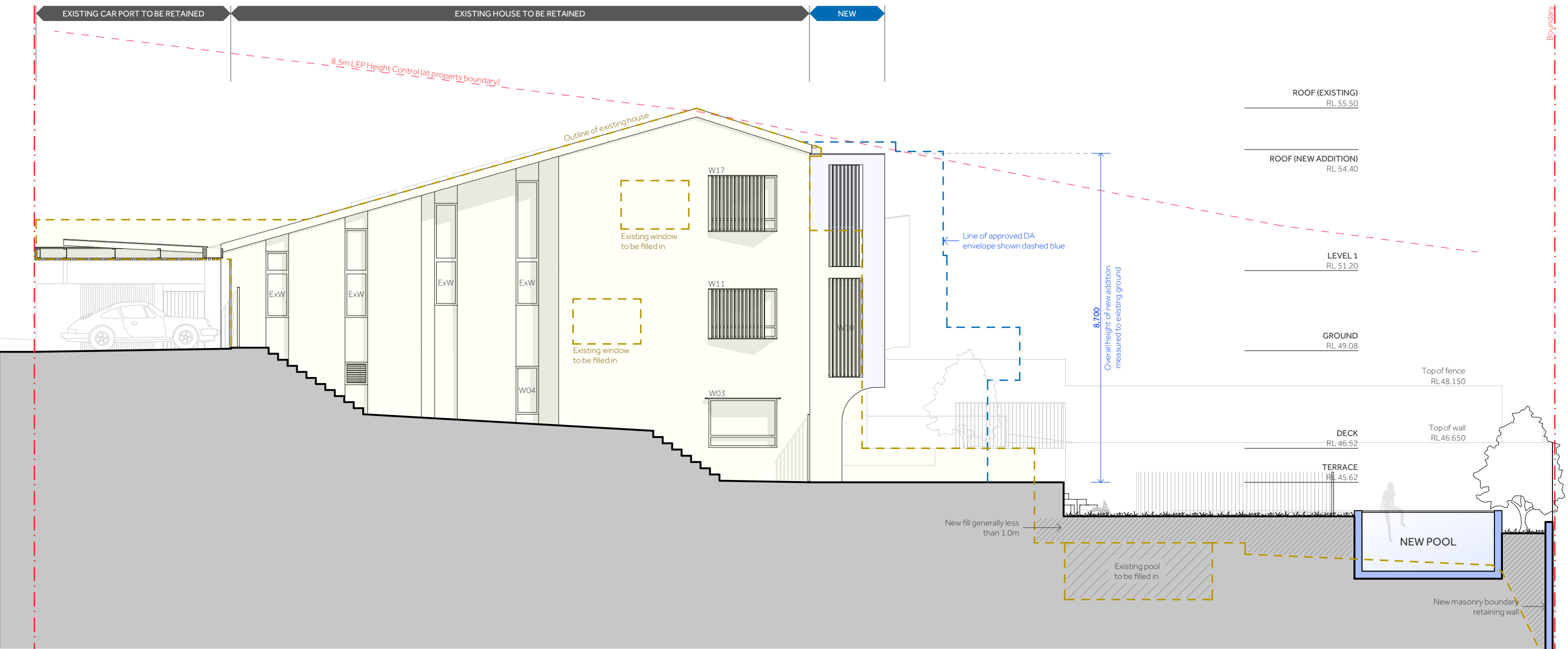
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title Ground Level Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-10
issue A



LEGEND

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



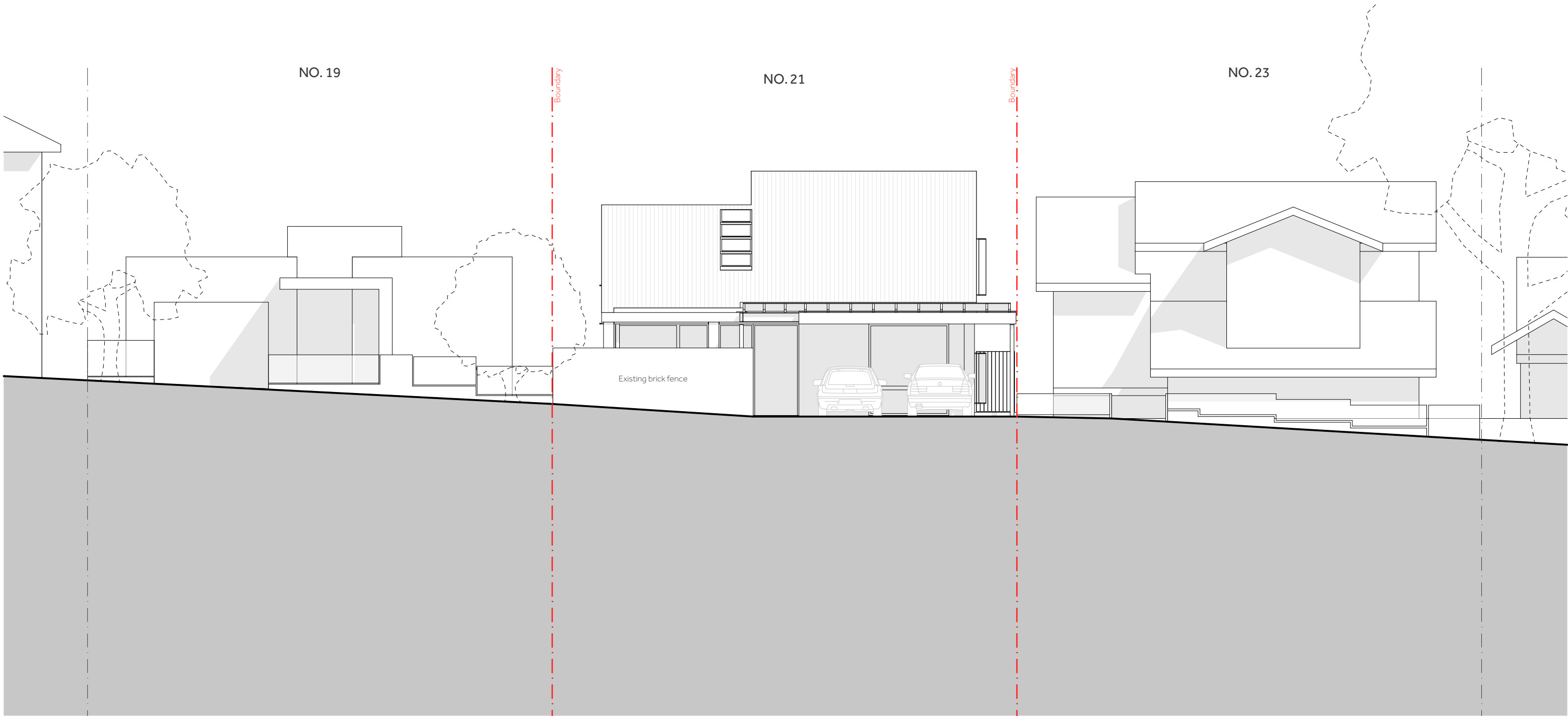
South Elevation



North Elevation

LEGEND

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



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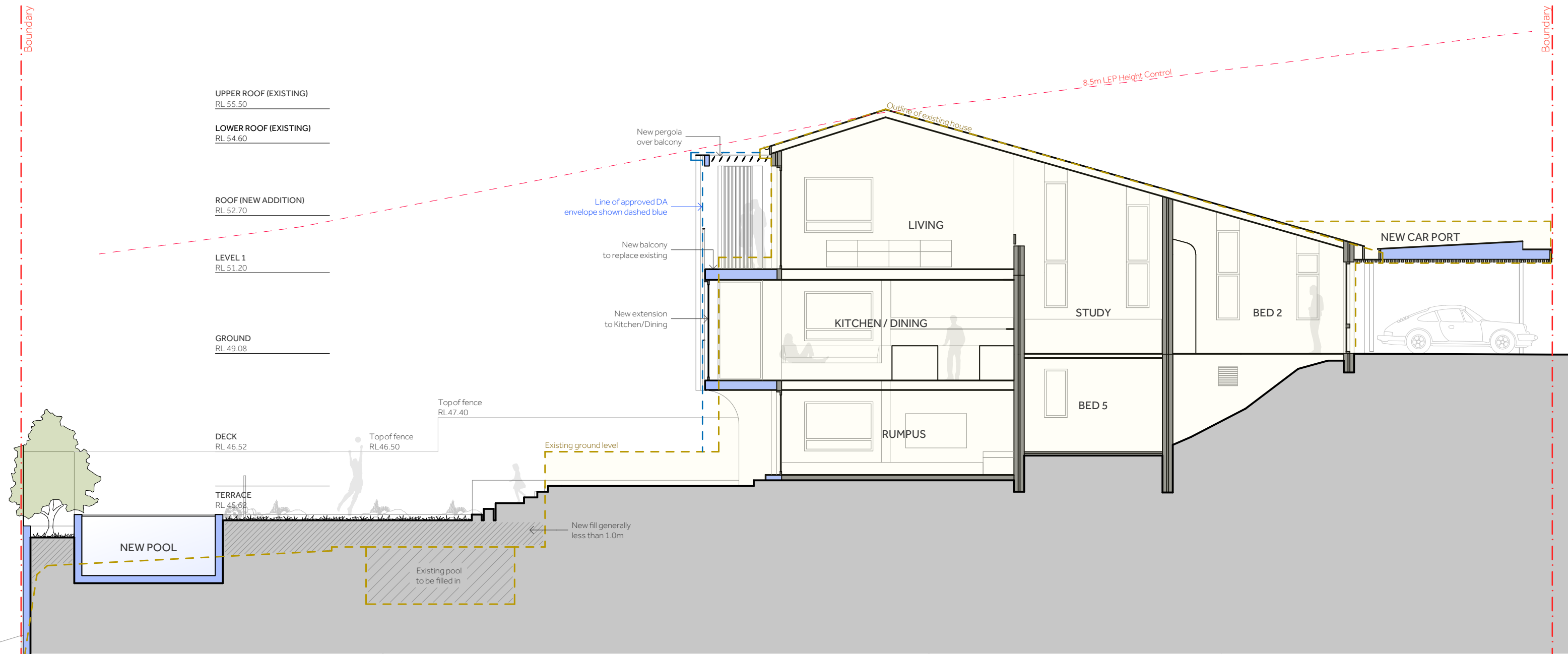
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title Street Elevation
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-15
issue A



LEGEND			
	Outline of approved DA envelope		
	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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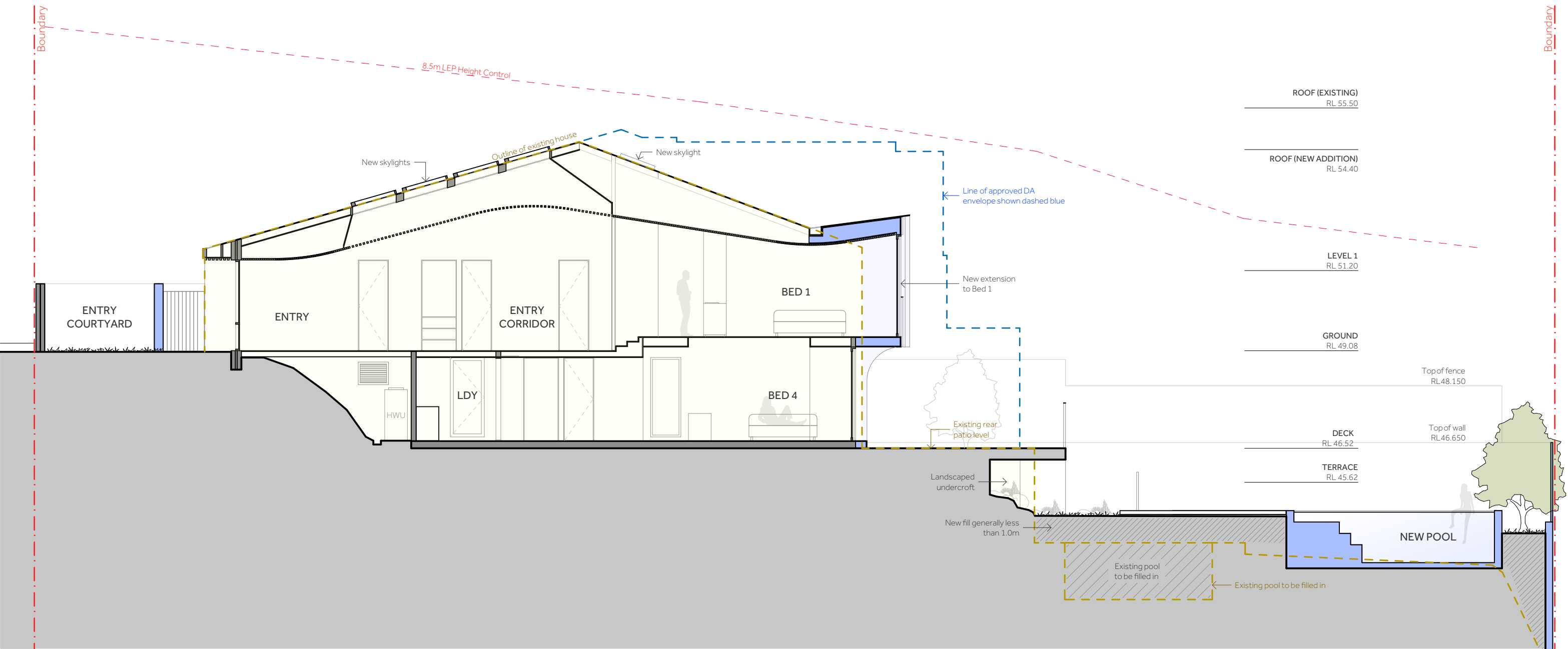
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title Section AA
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-16
issue A



LEGEND			
	Outline of approved DA envelope		
	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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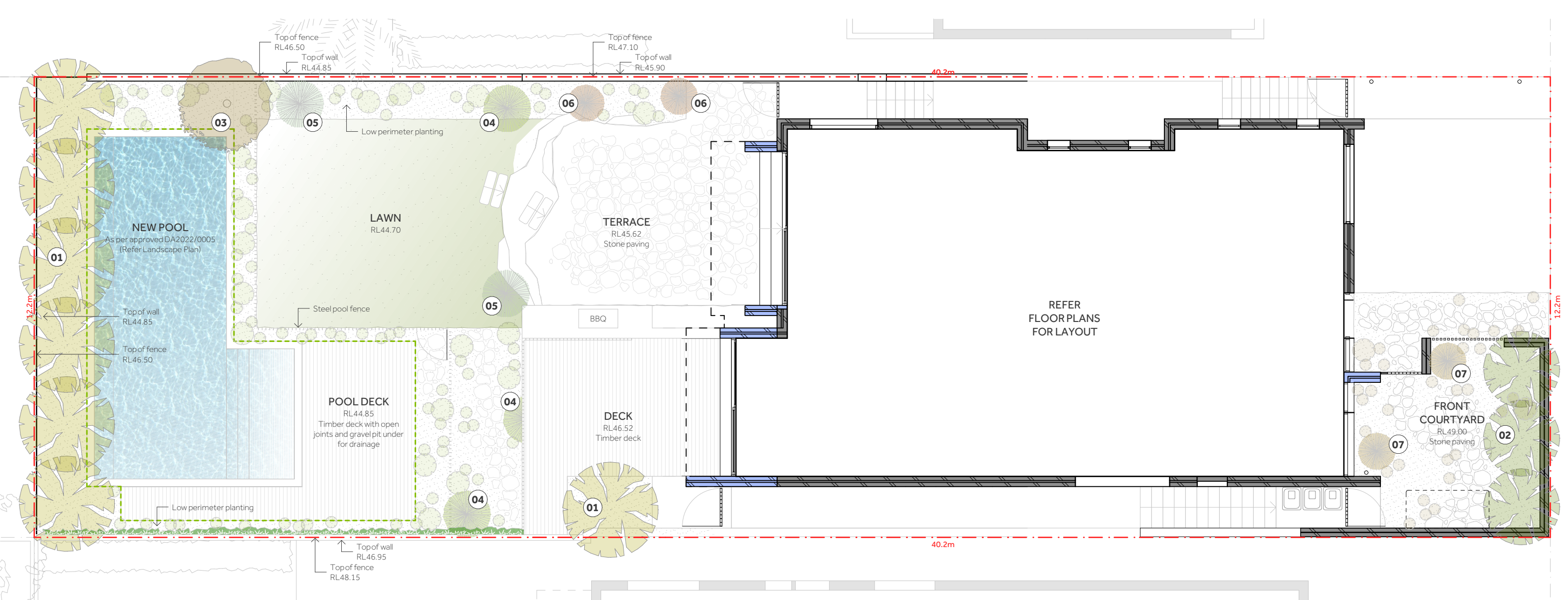
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title Section BB
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-17
issue A



FEATURE PLANTS

01	Dypsis Lutescens	Golden Cane Palm	45 Ltr	3-4m	7
02	Strelitzia Nicolai	Banana Tree	25 Ltr	6m	3
03	Dracaena Draco	Dragon Tree	100 Ltr	5m	1
04	Doryanthes Palmeri	Giant Spear Lily	200mm	1m	6

* Golden Cane Palms to be used as hedging and maintained at a maximum of 3-4m

REAR GARDEN

Cycas Revoluta	Cycad	200mm	<1m	3
Alcantarea Imperialis	Imperial Bromeliad	200mm	<1m	2
Cuasarina Glauca	Green Wave	200mm	<1m	20
Leucophyta Brownii	Cushion Bush	200mm	<1m	10
Westringia Fruticosa	Native Rosemary	200mm	<1m	6
Senecio Mandraliscae	Blue Chalksticks	200mm	<1m	30
Senecio Talinodes	Narrow Leaf Chalksticks	200mm	0.4	10
Zoysia Tenuifolia	Long growing grass	200mm	<1m	10

FRONT COURTYARD

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



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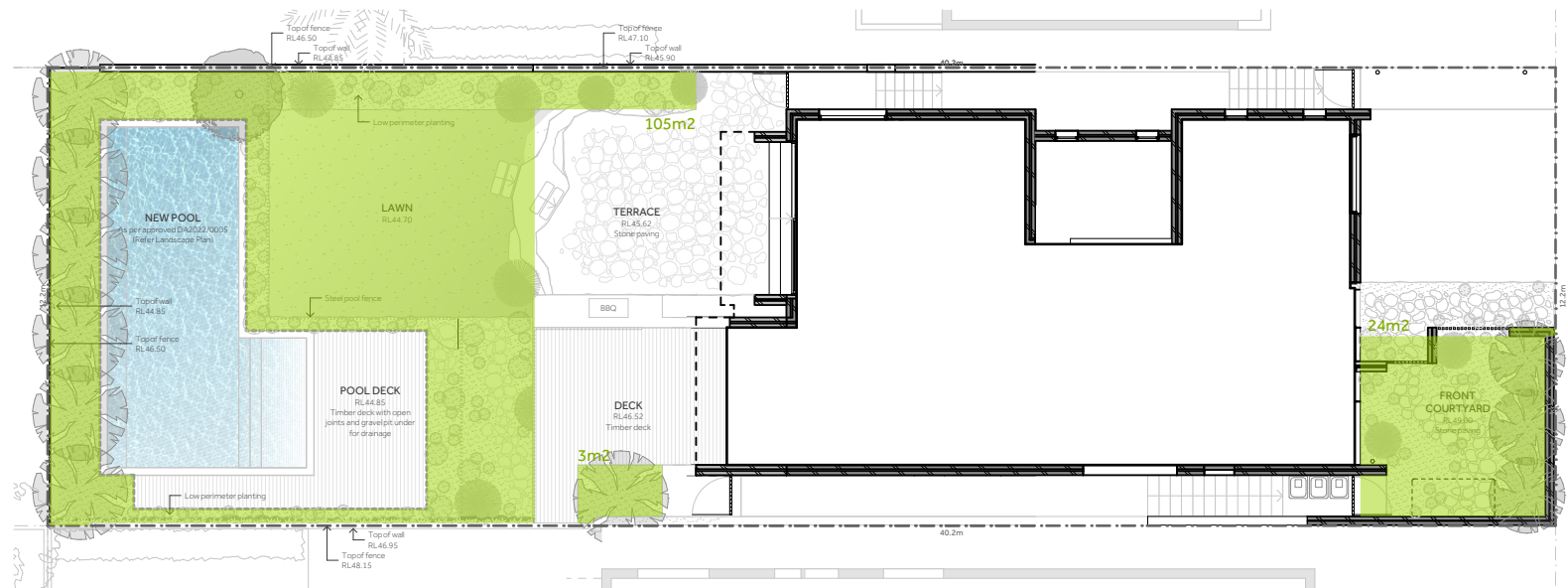
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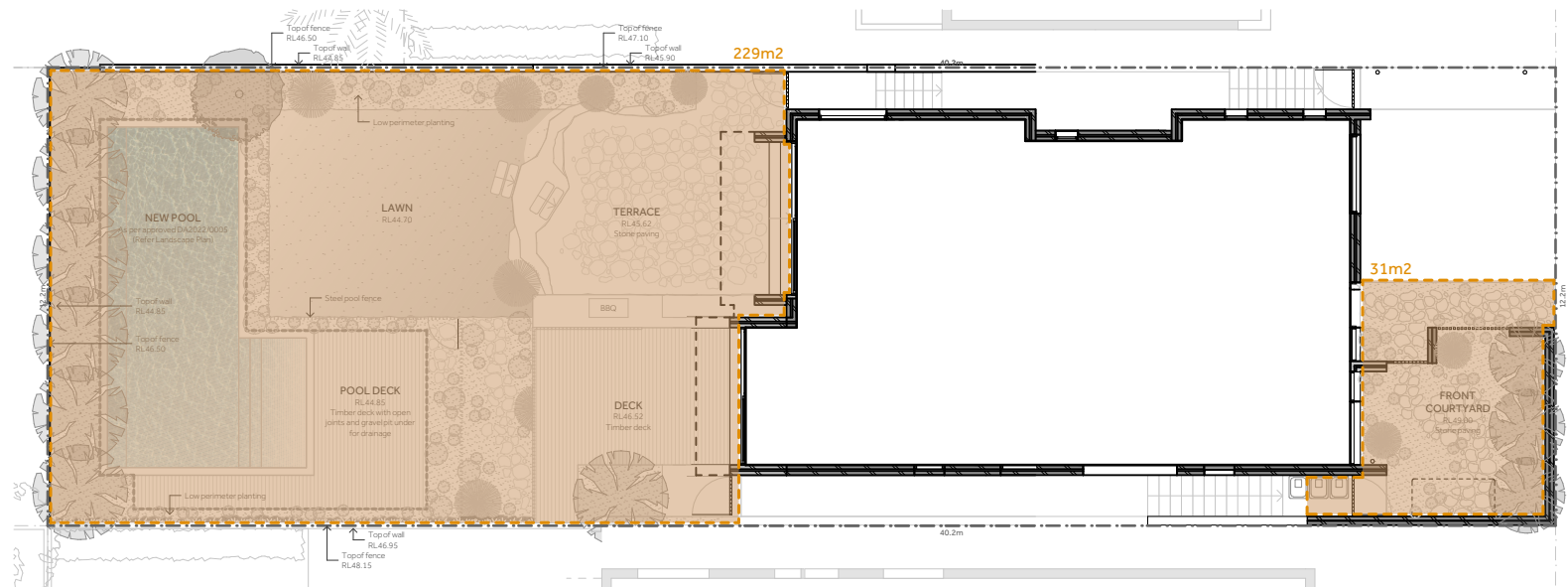
Do not scale these drawings. Verify all dimensions on site.

title Landscape Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-18
issue A



Landscape Area

Total landscaped area = 132m²

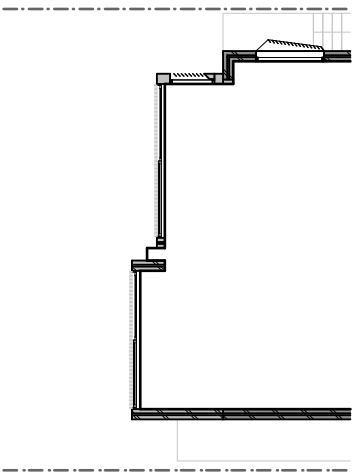


Open Space

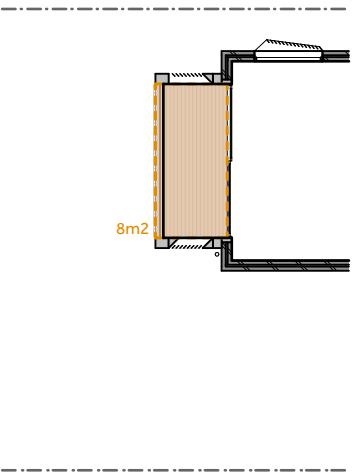
Open space (on-grade) = 260m²

Open space (balconies) = 8m²

Total open space = 268m²



Open Space (Upper Ground)



Open Space (Level 1)

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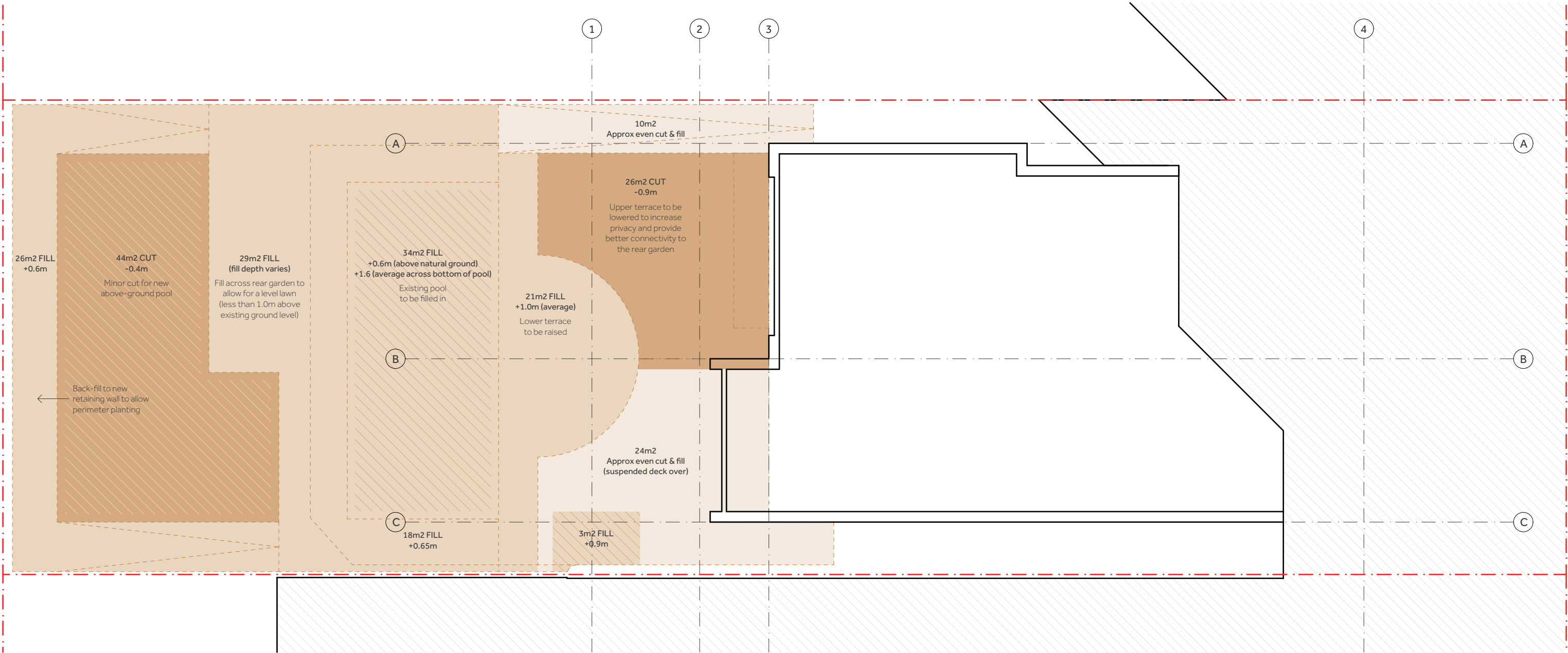
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title Landscape Area Summary
scale 1:200 @ A3
date 15 October 2023
drawing no. DA-19
issue A



SUMMARY OF CUT AND FILL

Total excavated material	approx 95m ³
Total fill material	approx 40m 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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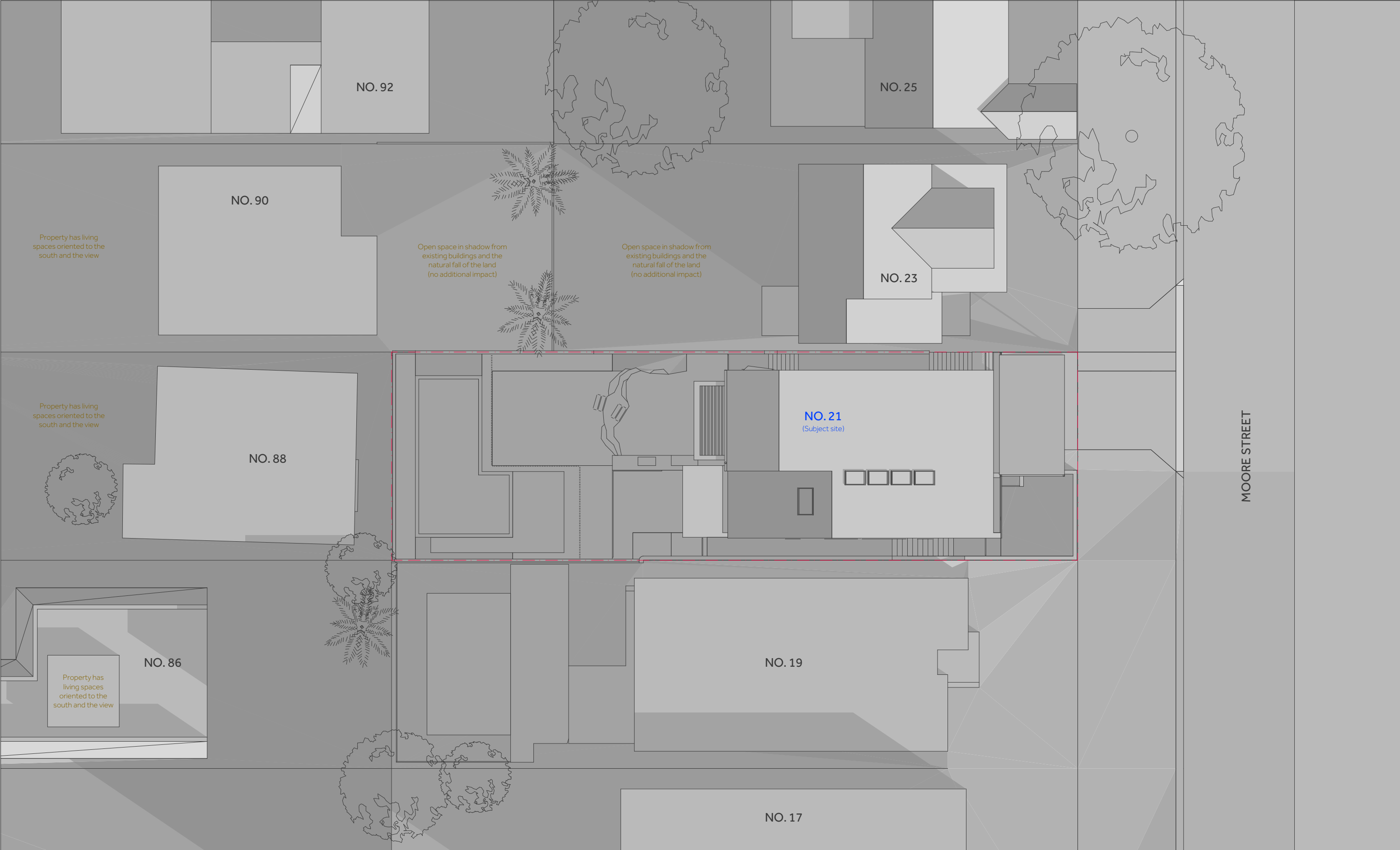
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title Excavation & Fill Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-20
issue A



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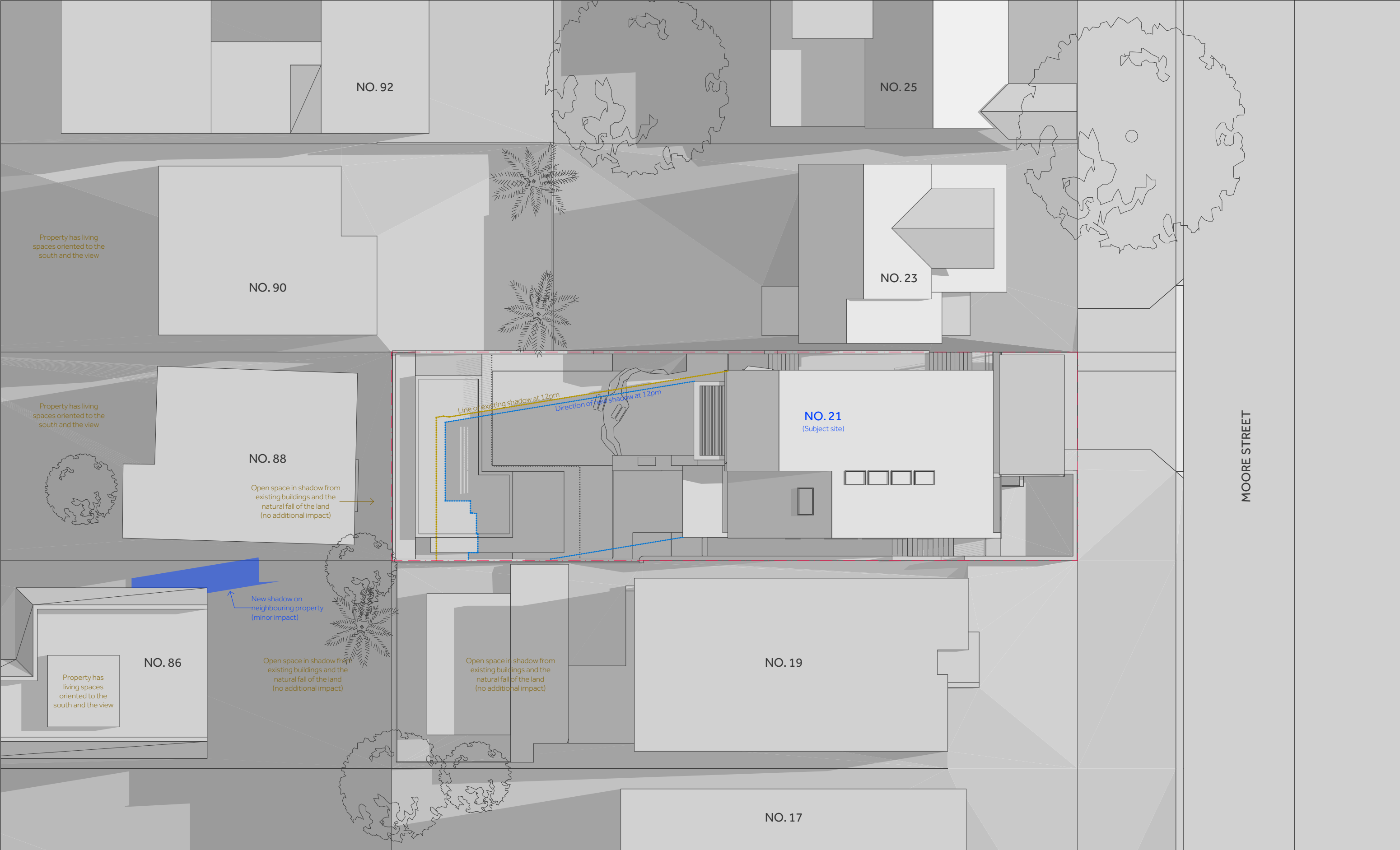
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title Shadow Analysis 9am
scale 1:200 @ A3
date 15 October 2023
drawing no. DA-21
issue A



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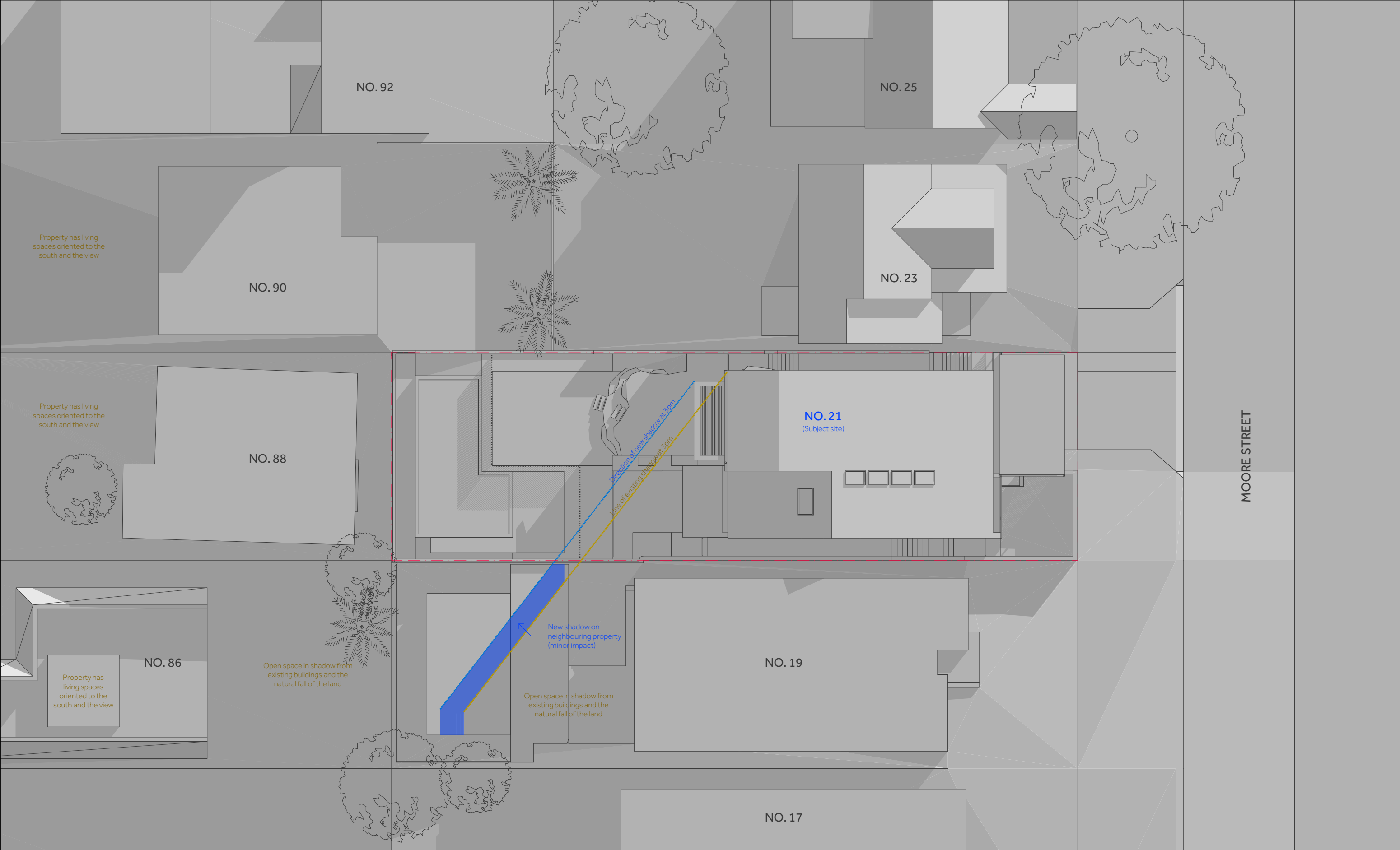
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title Shadow Analysis 12pm
scale 1:200 @ A3
date 15 October 2023
drawing no. DA-22
issue A



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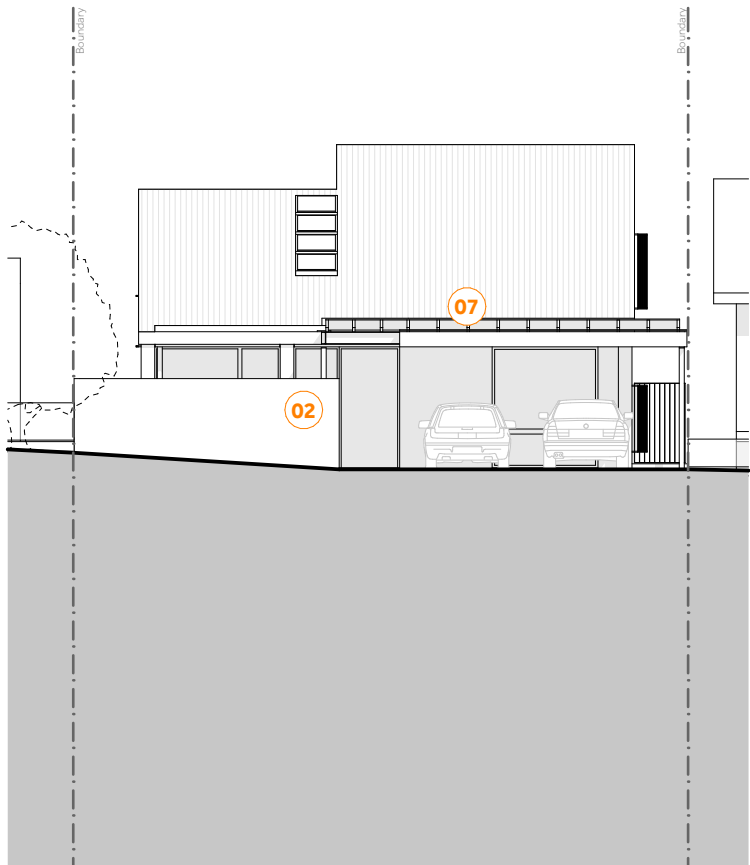
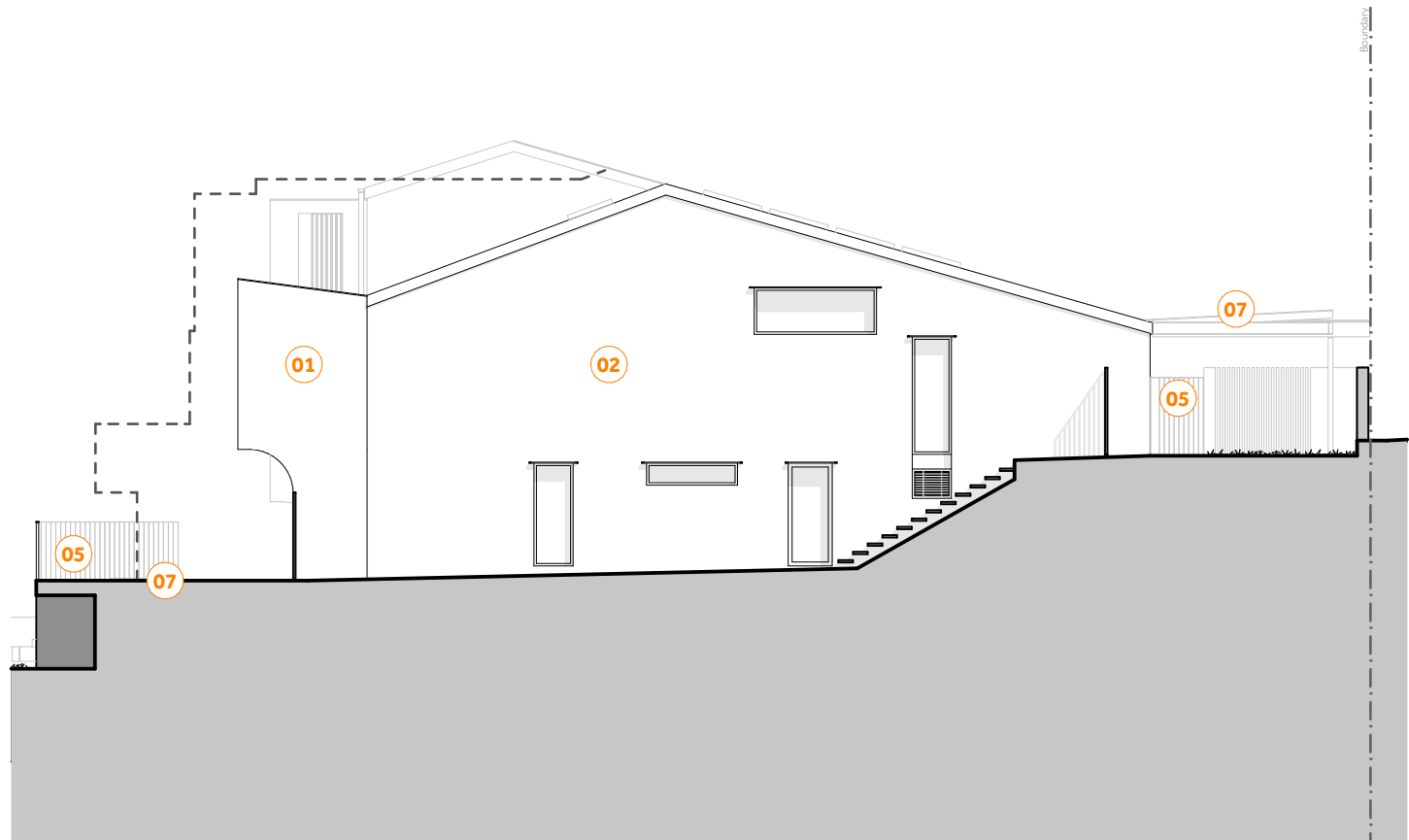
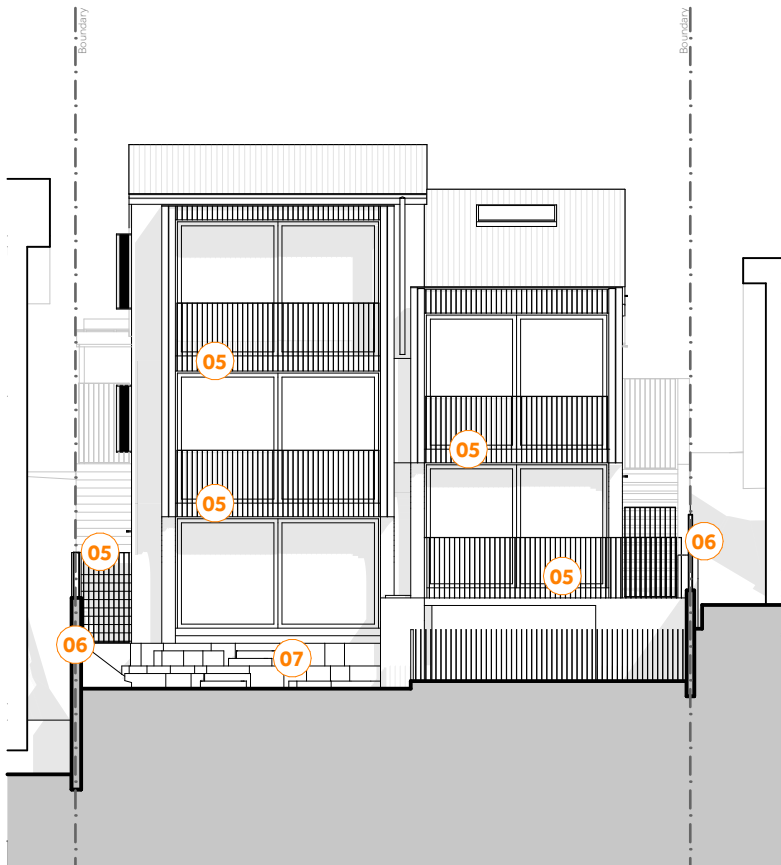
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title Shadow Analysis 3pm
scale 1:200 @ A3
date 15 October 2023
drawing no. DA-23
issue A



01

Material: Face brickwork
Colour: Blonde

Facebrickwork is proposed for the new rear addition. A natural, light colour (blonde) is proposed to minimise solar heat gain and present a colour palette consistent with a 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

Certain elements of the new rear addition are proposed to be hardwood timber boards to provide a warm, natural aesthetic. These areas include all balcony floor decking and soffit cladding.



04

Material: Painted steel balustrade
Colour: White

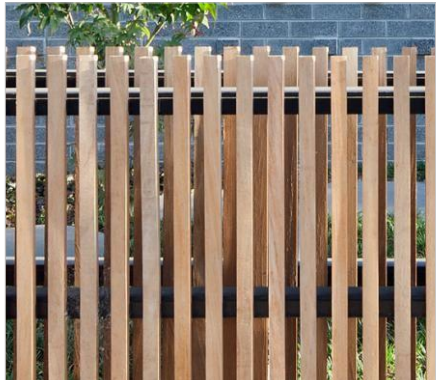
Gates and fencing is proposed to be steel flat bar with a durable white paint finish. This is in keeping with a coastal aesthetic and allows high visibility through to showcase plants and landscaping.



05

Material: Hardwood timber fencing
Colour: Natural oil finish

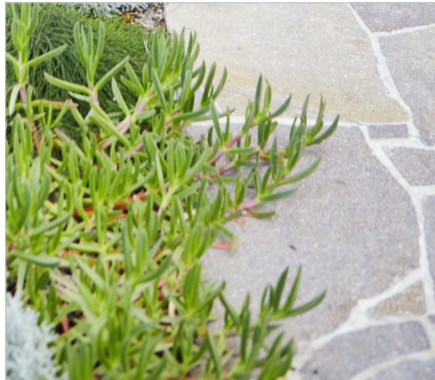
Side perimeter fencing is proposed to be hardwood timber with a natural oil finish. This is in keeping with the recently constructed fencing to No. 19 adjacent and provides a natural backdrop to perimeter planting.



06

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.



07

Material: Polycarbonate
Colour: Clear

Polycarbonate sheeting is proposed to be used for the roof of the new car port. The use of a translucent material will allow additional light into the front of the house and the north-facing window to Bed 2.



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title Schedule of Materials, Colours & Finishes
scale 1:150, 1:1.48 @ A3
date 15 October 2023
drawing no. DA-24
issue A