

Development Application

21 Moore Street, Clontarf

Alterations & additions to existing dwelling

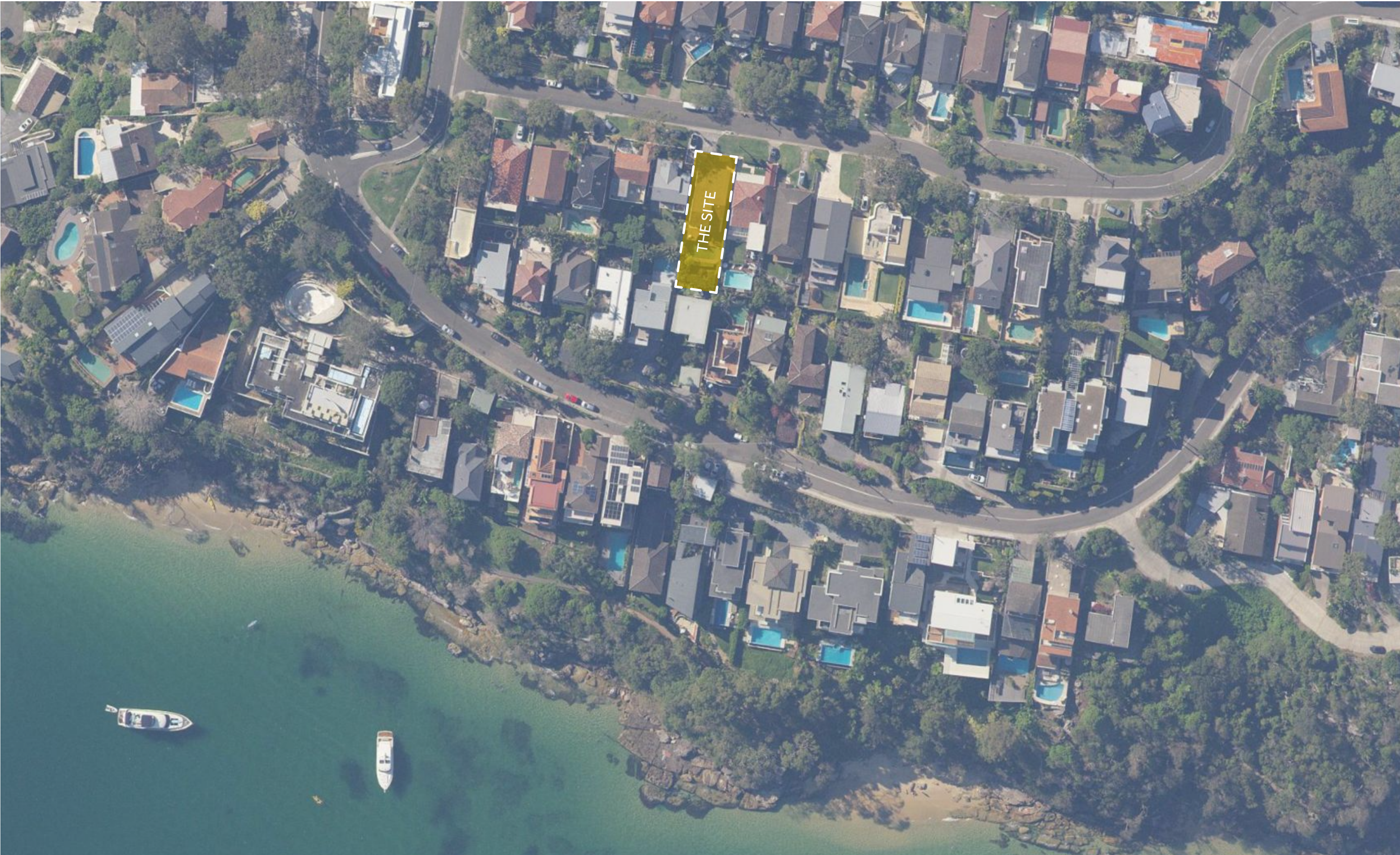
May 2022

Submitted for Rod & Natalie Pindar

Natalie Sciberras

Architecture and Interior Design

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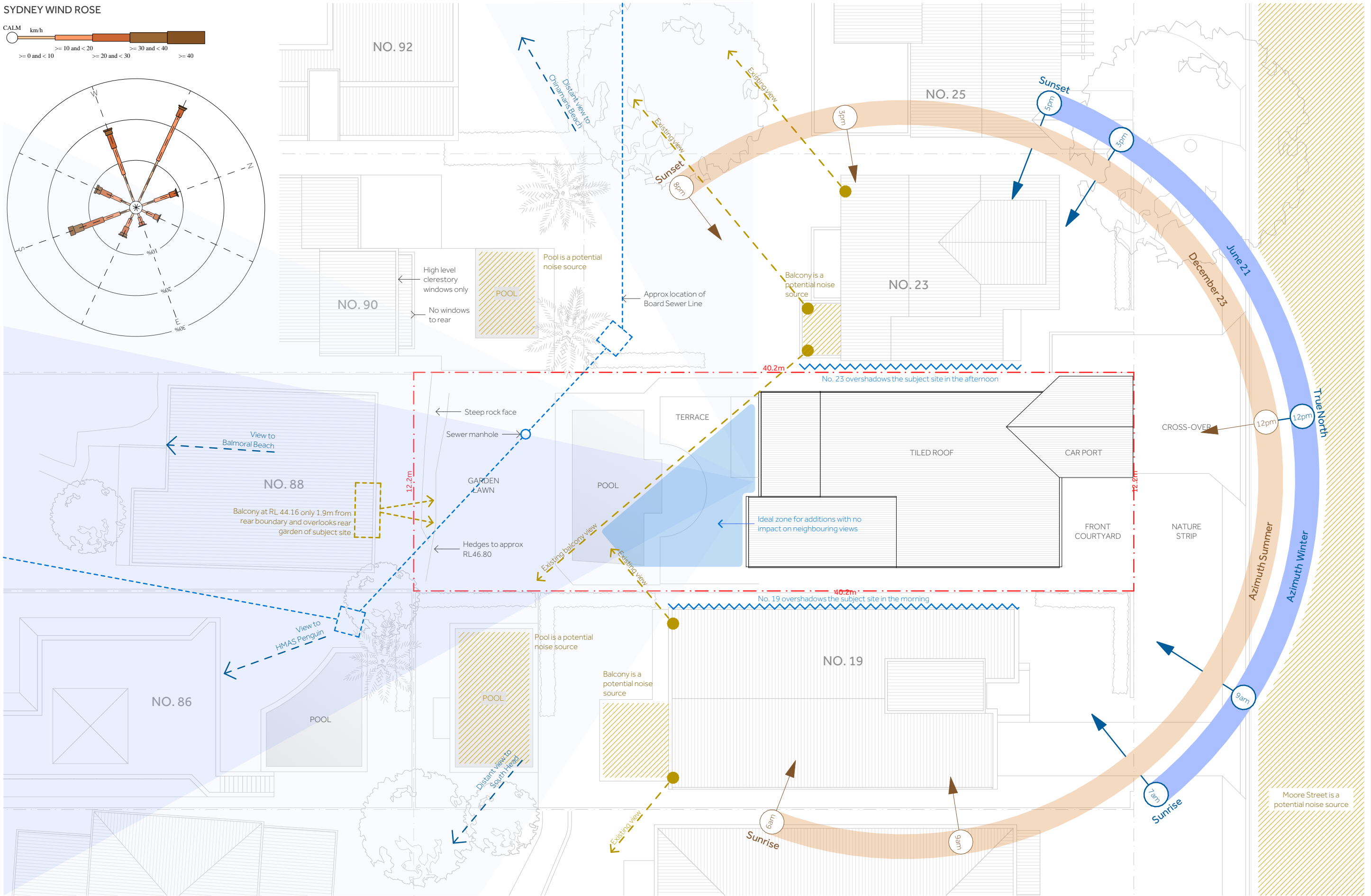
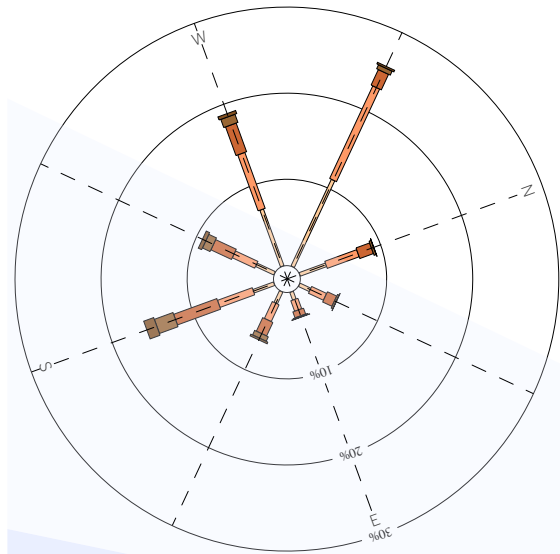
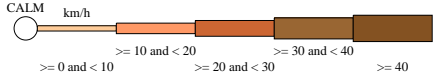
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project Alterations & Additions
address 21 Moore Street
Clontarf
client Rod & Natalie Pindar
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title Location Plan
scale 1:1000 @ A3
date 28 May 2022
drawing no. DA-02
issue B

SYDNEY WIND ROSE



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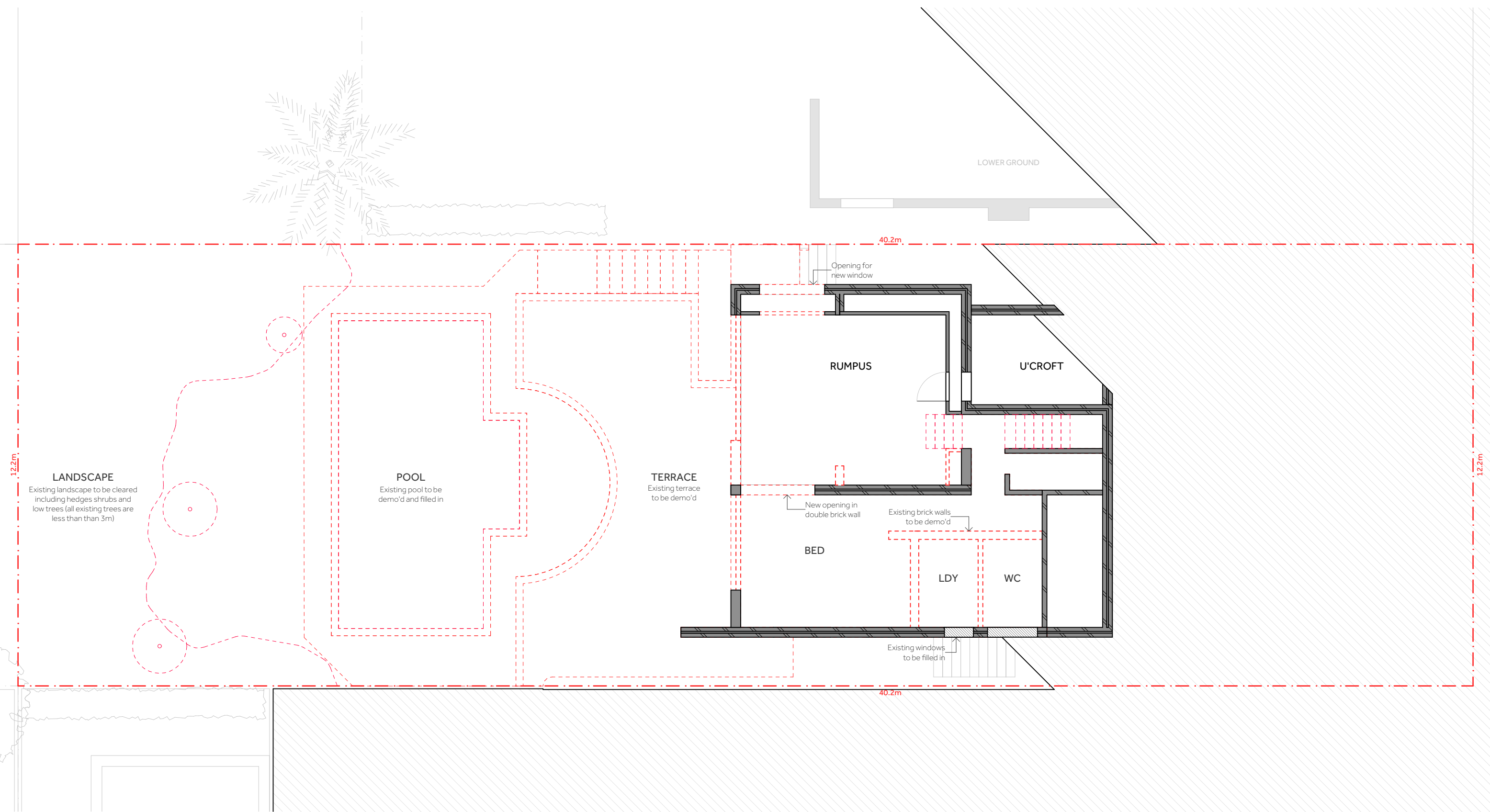
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title Site Analysis
scale 1:200 @ A3
date 28 May 2022
drawing no. DA-03
issue B



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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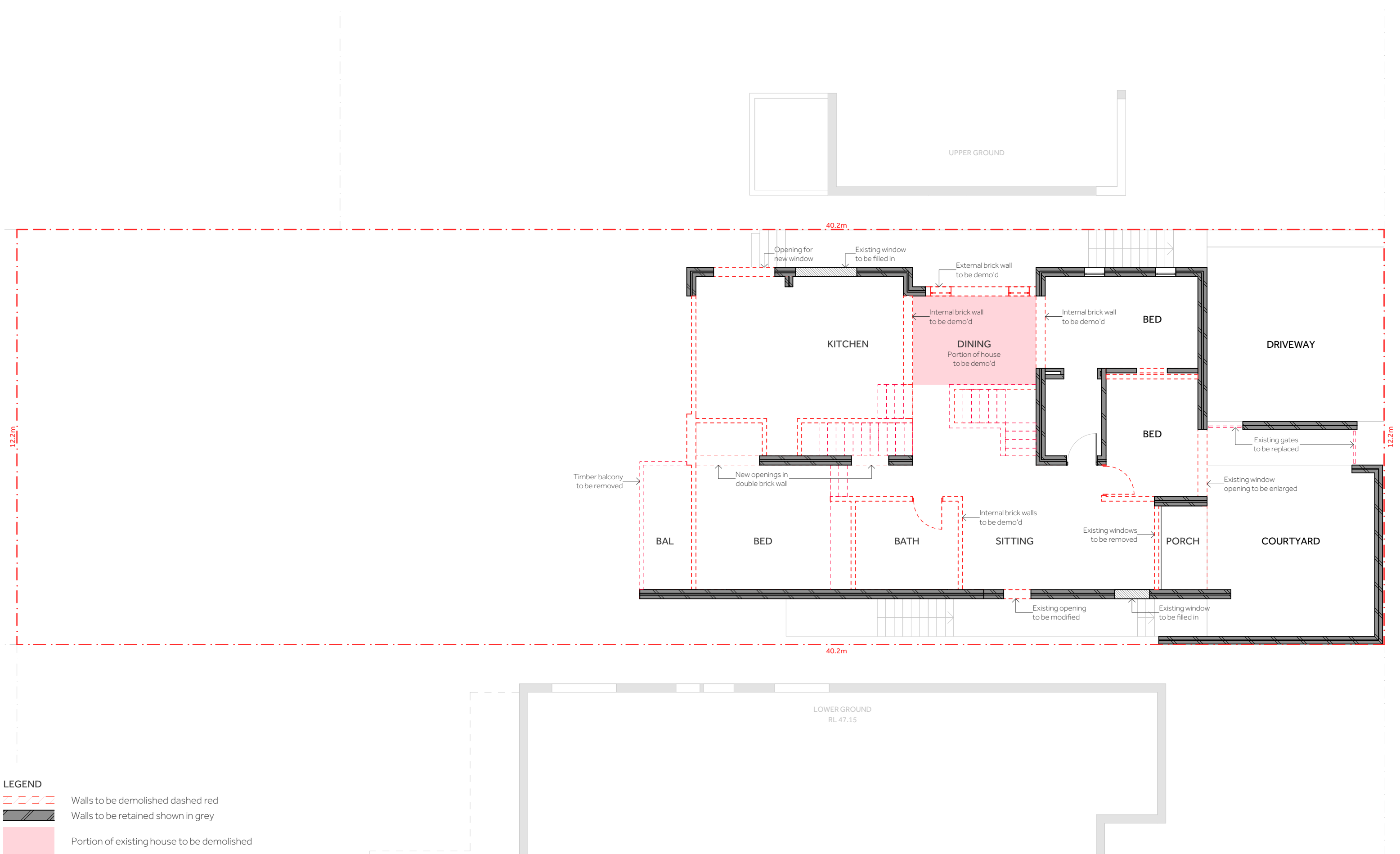
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title Lower Level Demolition Plan
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-04
issue B



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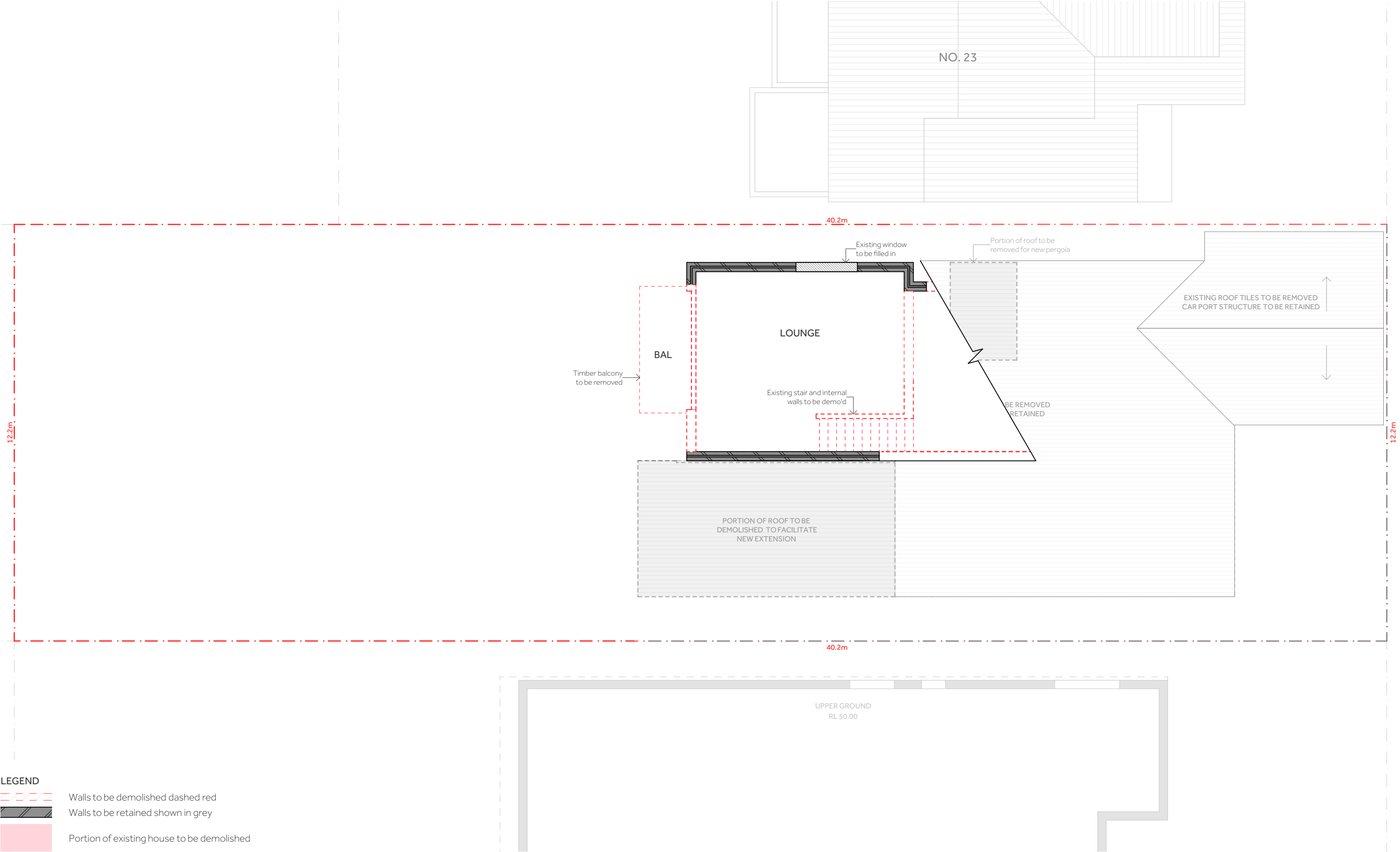
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title Ground Level Demolition Plan
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-05
issue B



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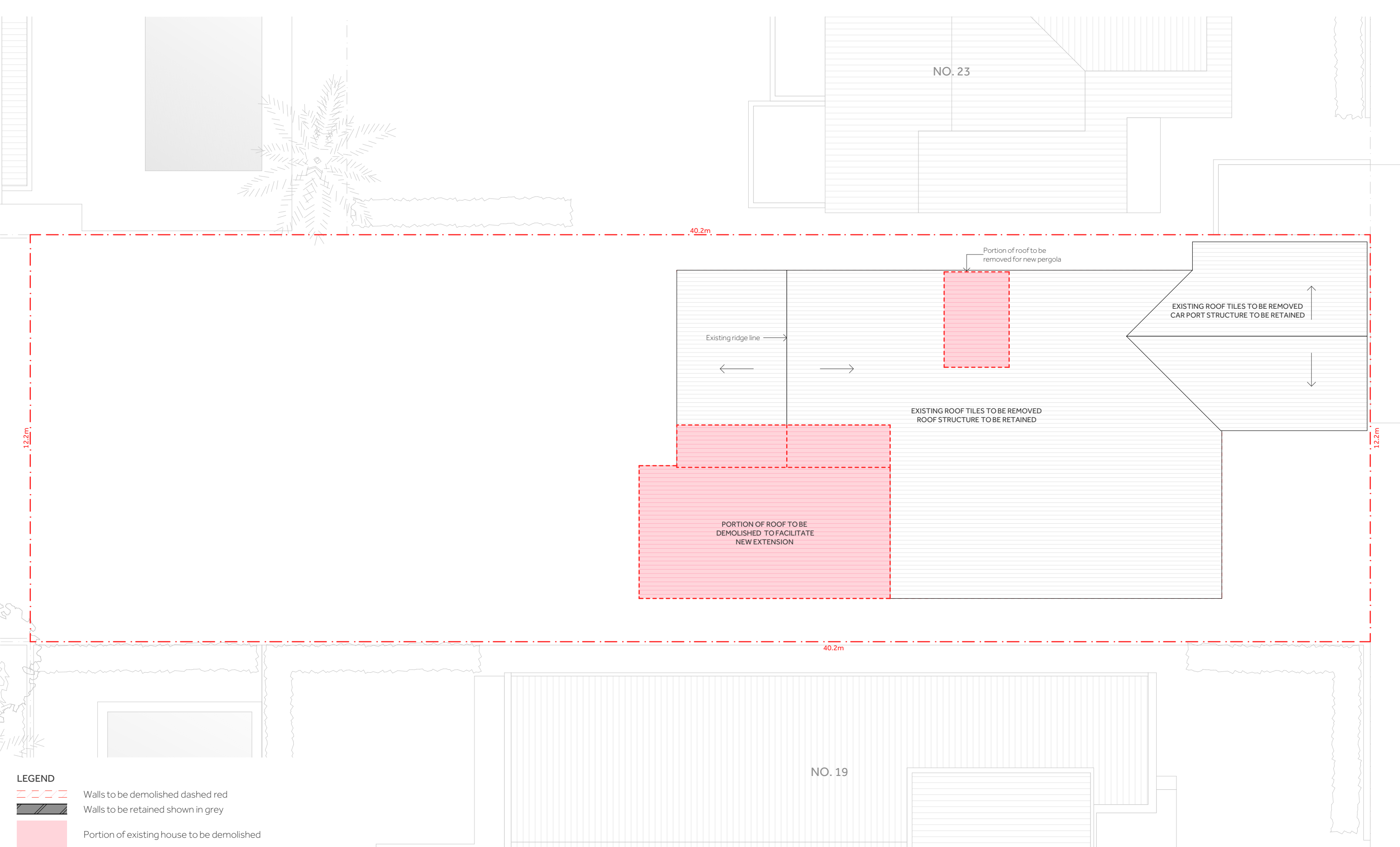
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title Upper Level Demolition Plan
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-06
issue B



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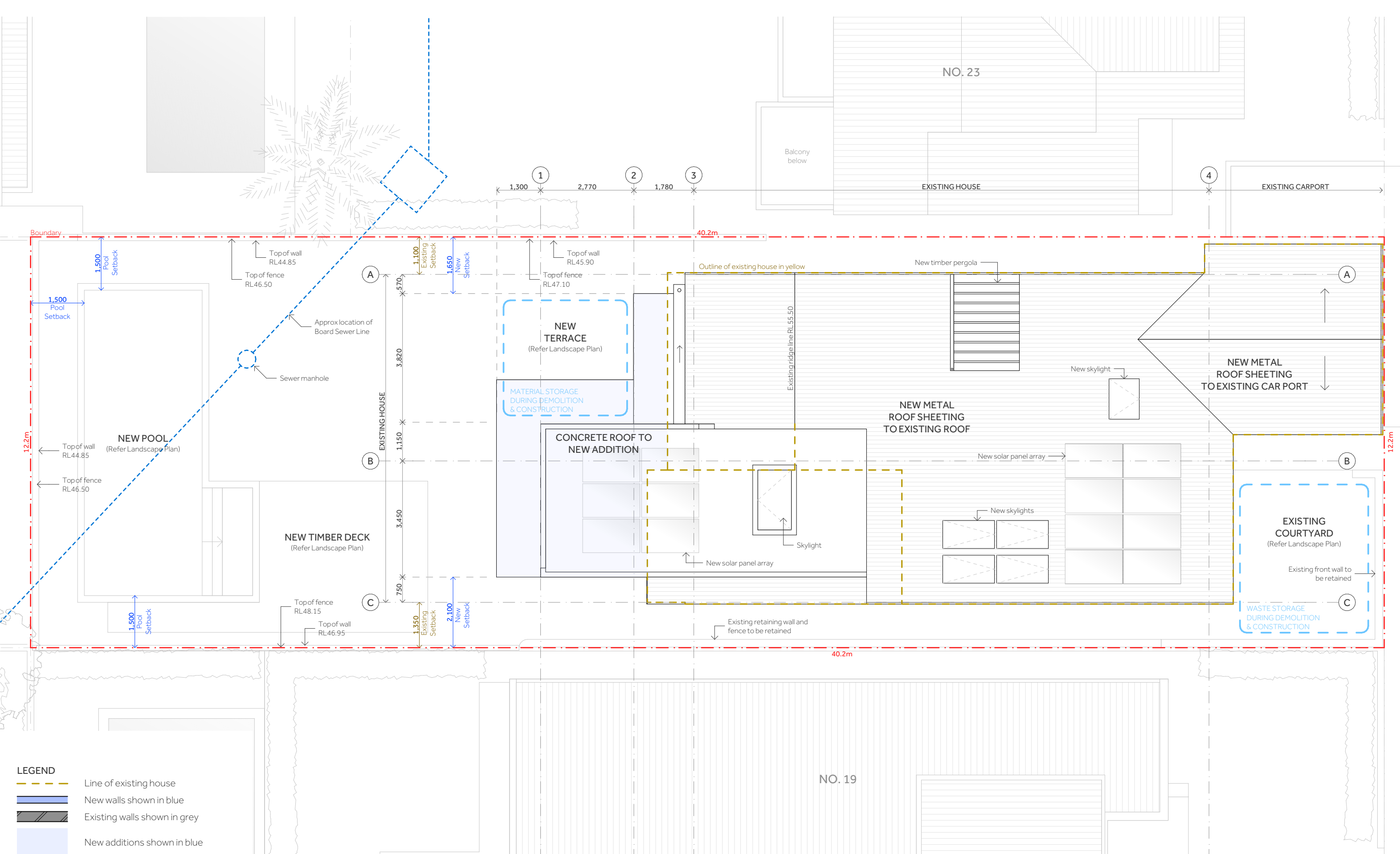
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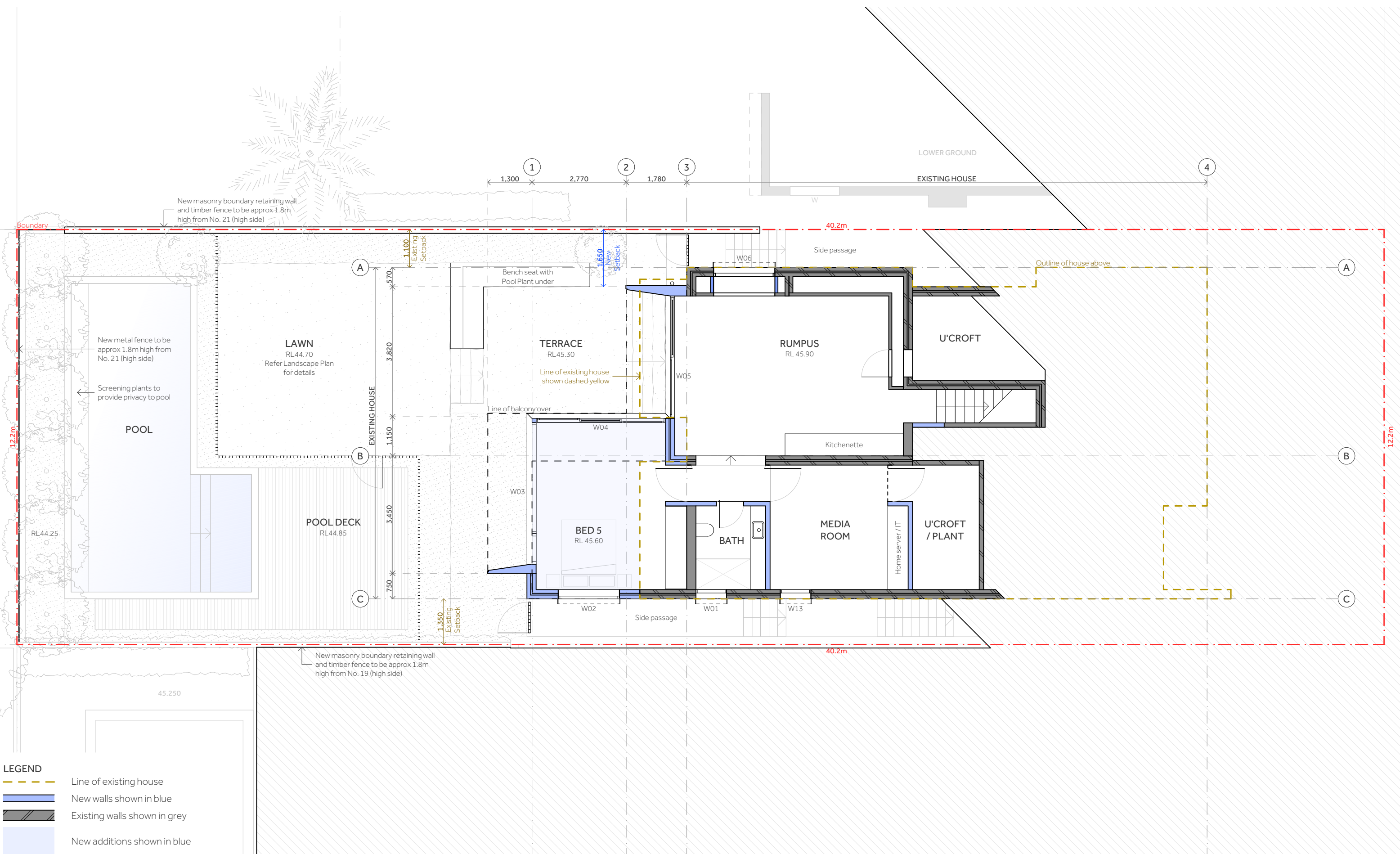
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title Roof Level Demolition Plan
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-07
issue B



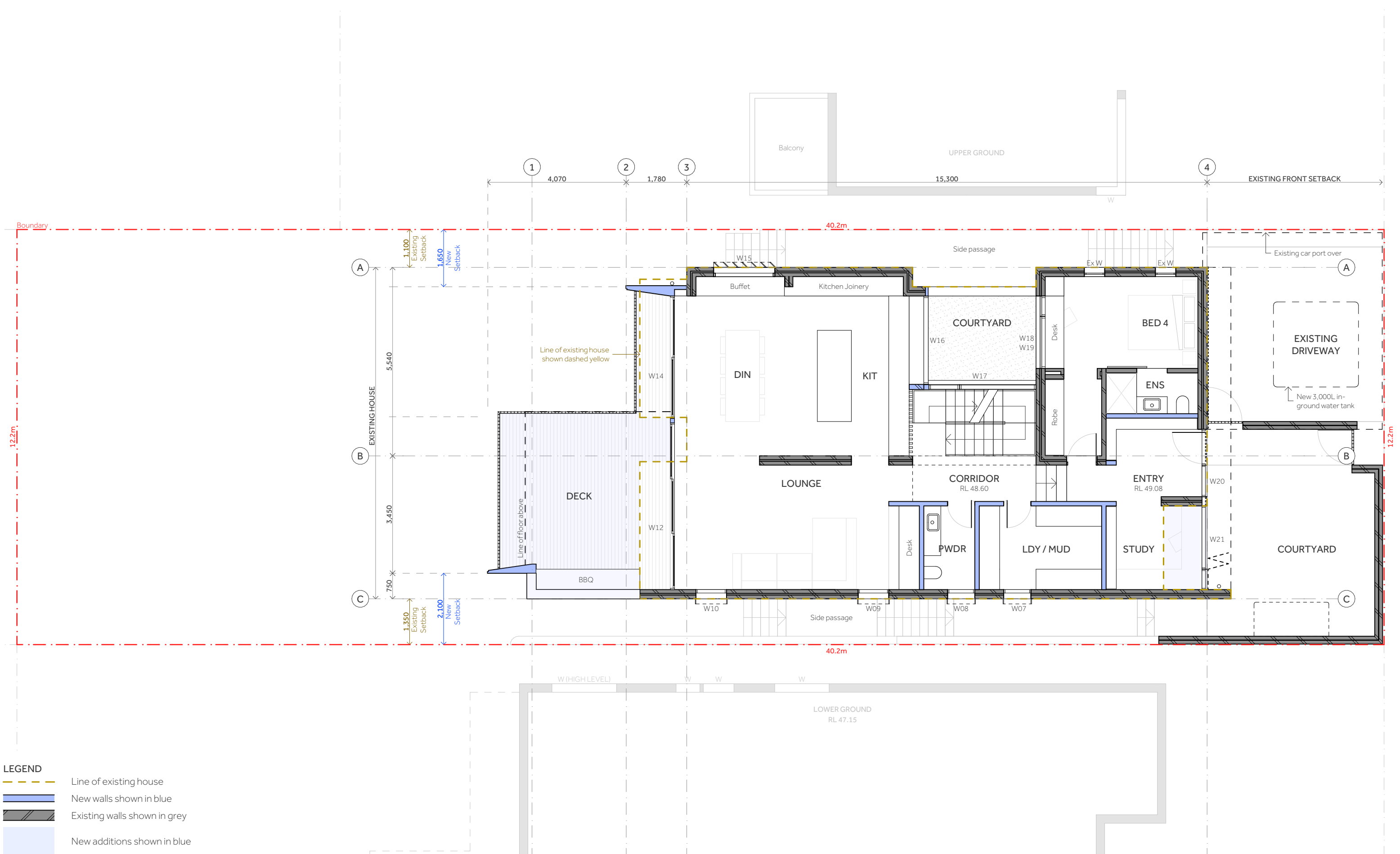
LEGEND

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



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- Line of existing house
- New walls shown in blue
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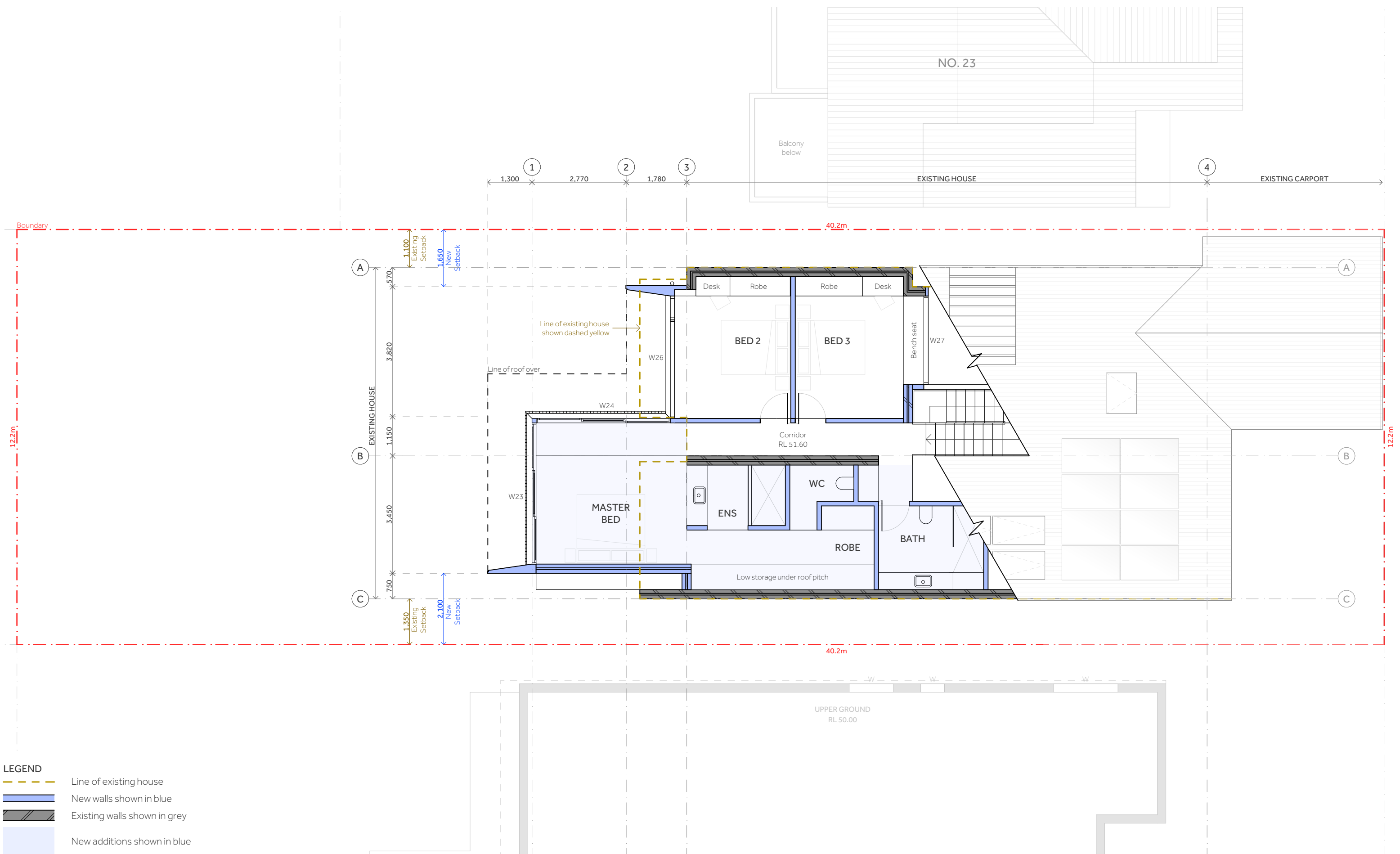
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title Ground Level Plan
scale 1:100 @ A3
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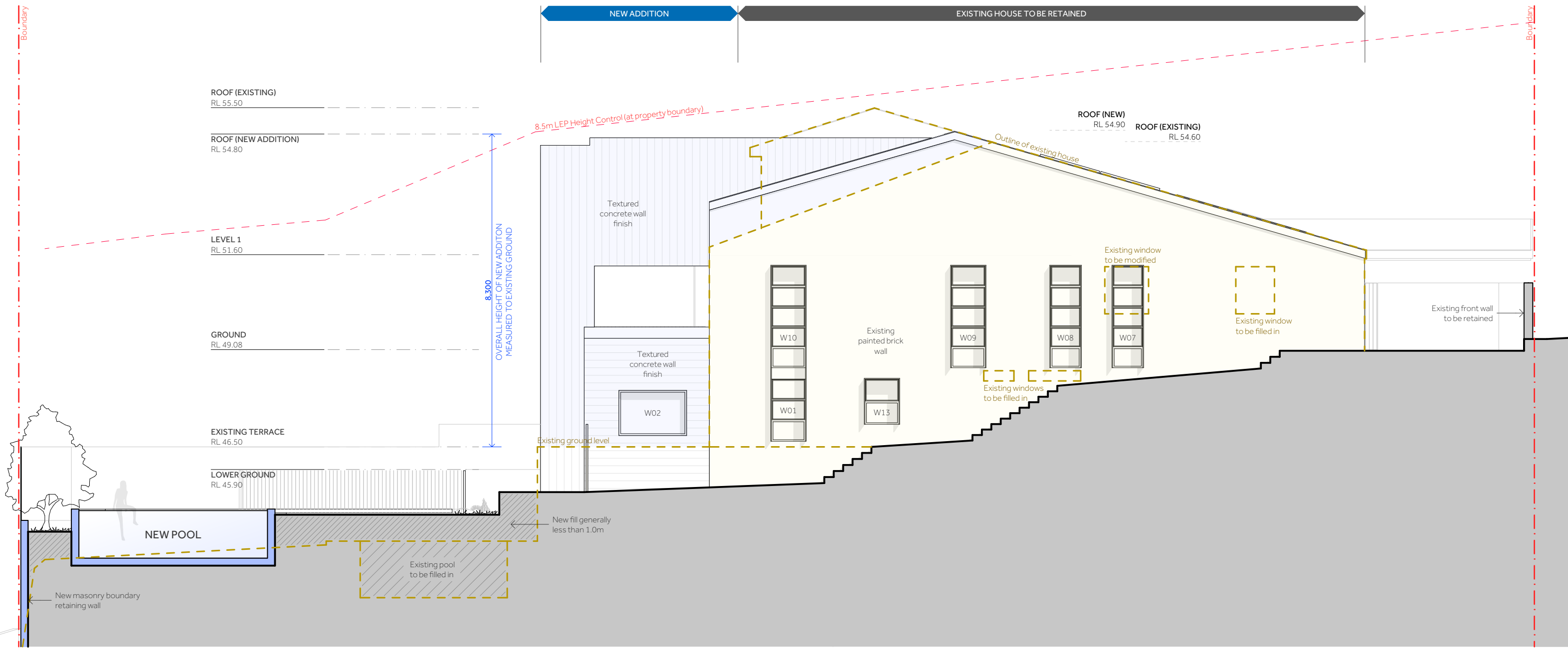
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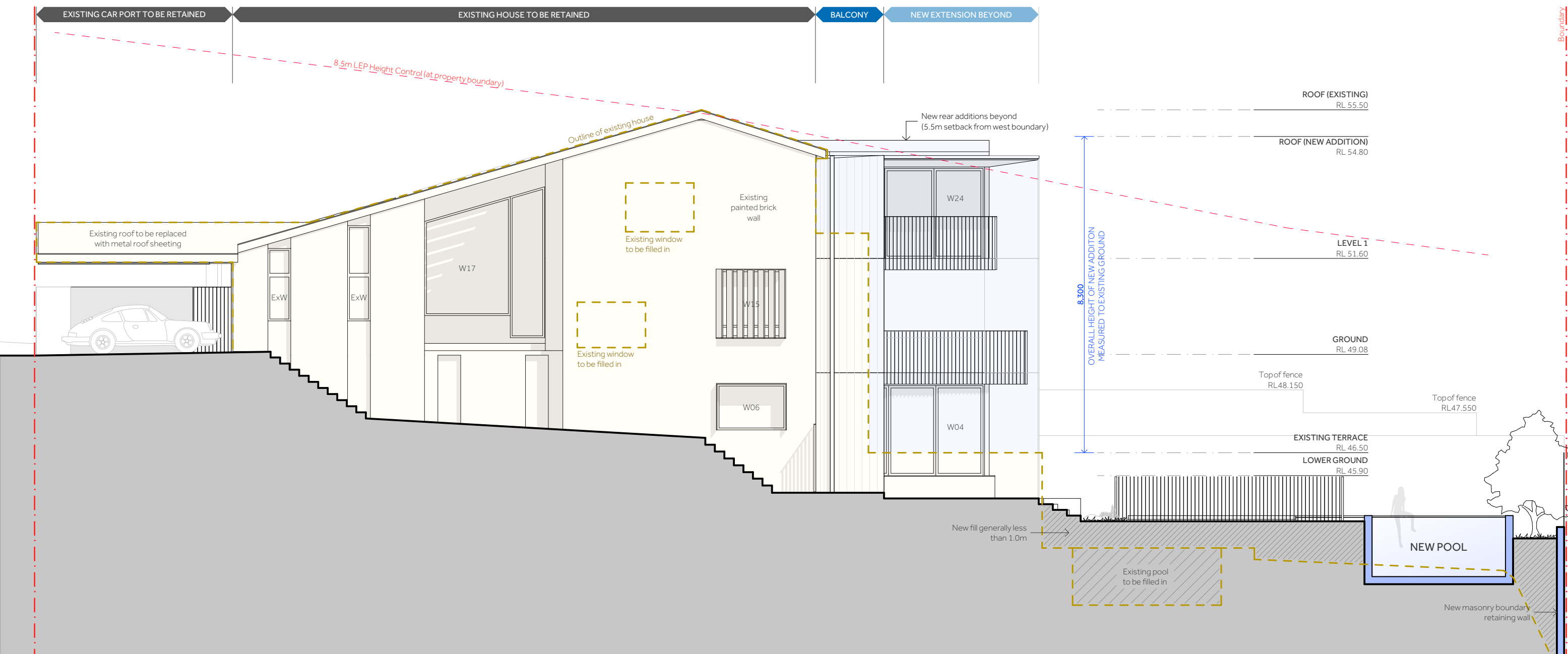
title
scale
date
drawing no.
issue

Level 1 Plan
1:100 @ A3
28 May 2022
DA-11
B



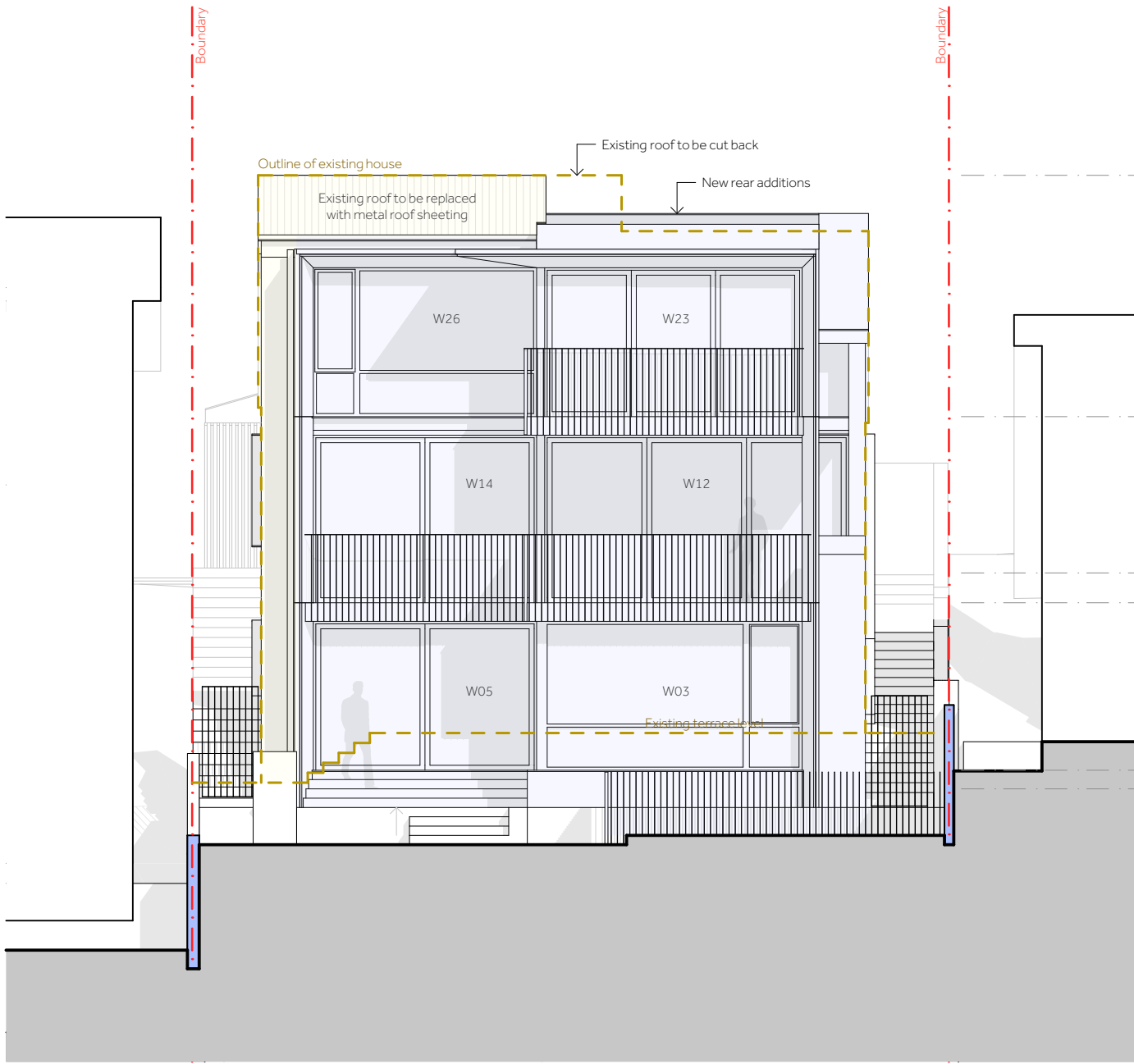
LEGEND

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

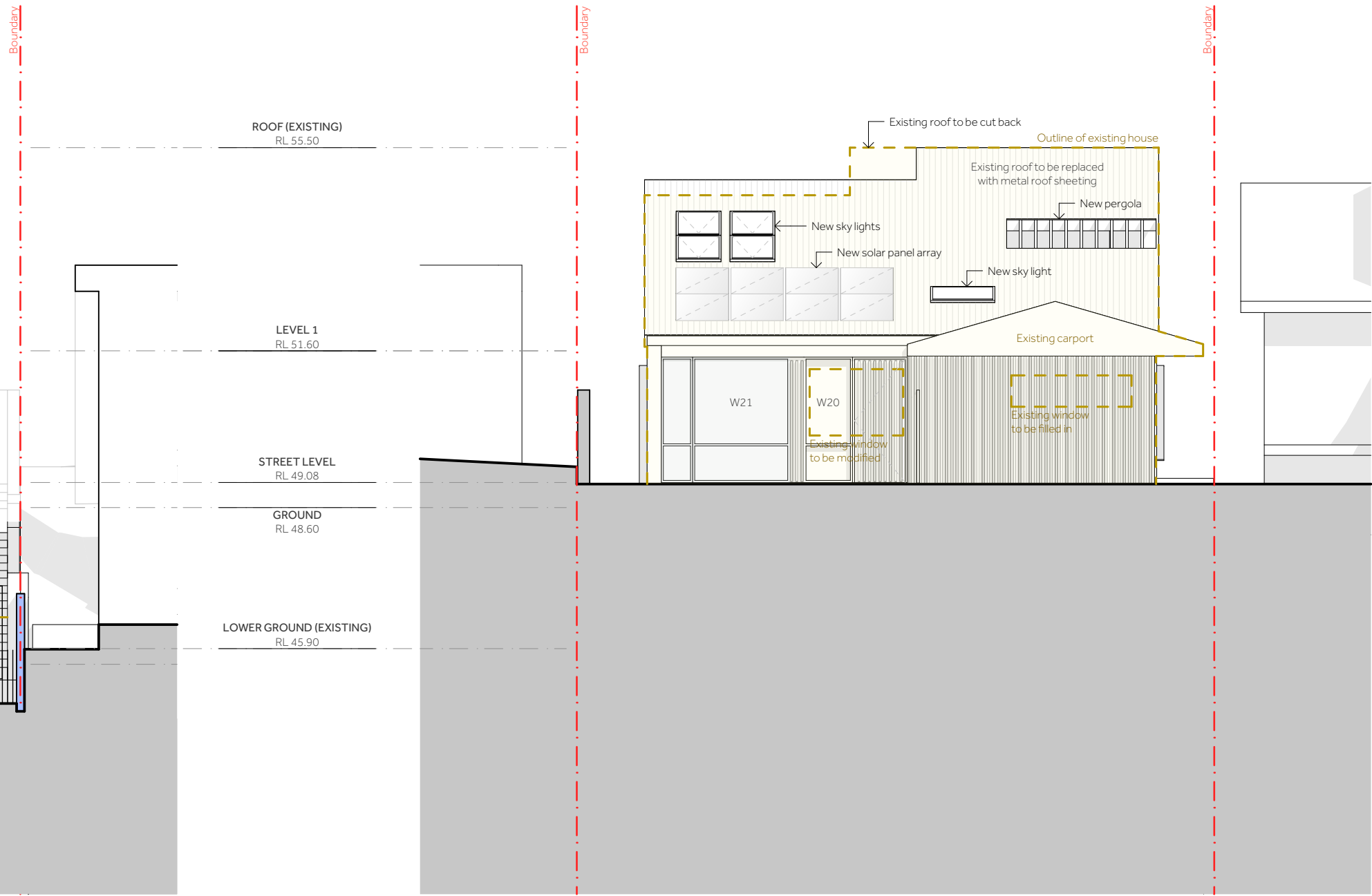


LEGEND

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



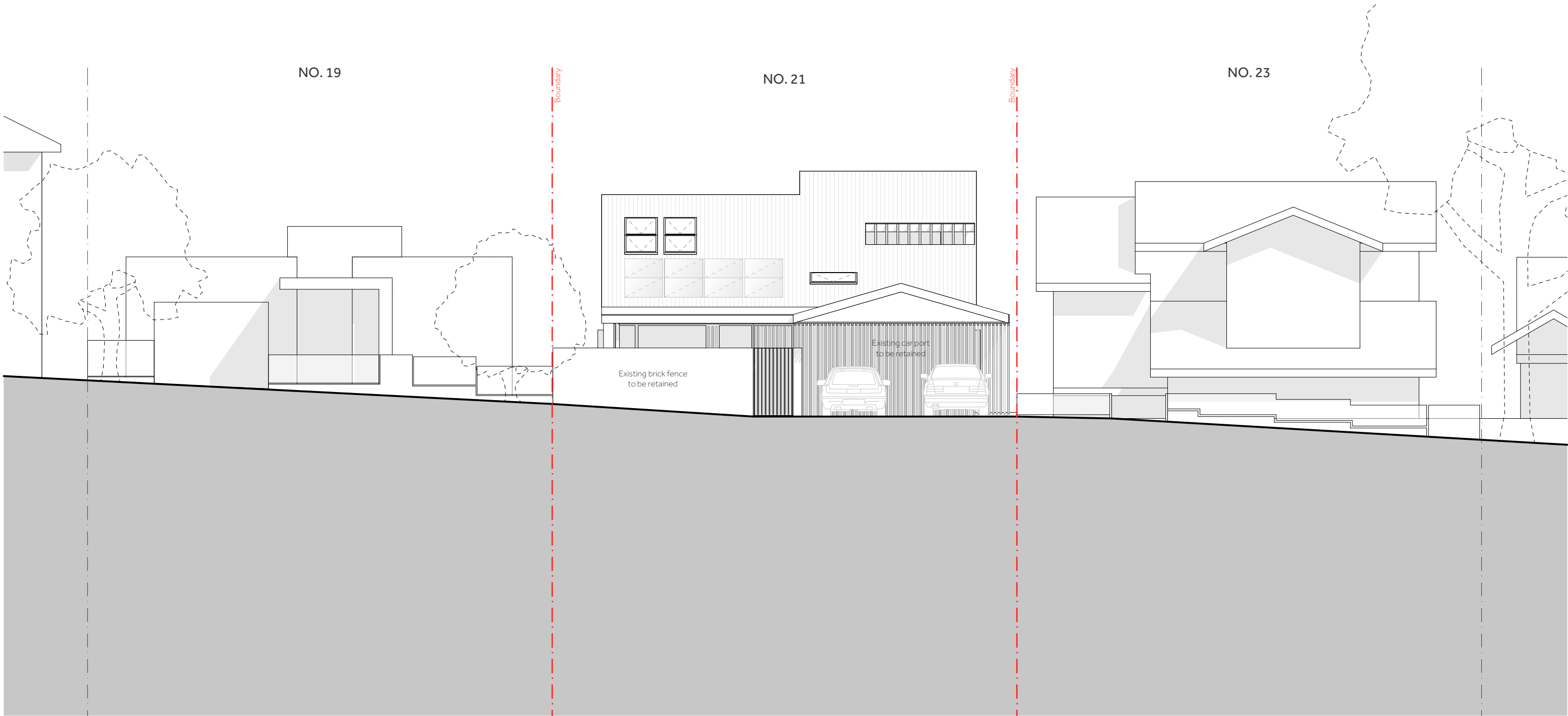
South Elevation



North Elevation

LEGEND

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



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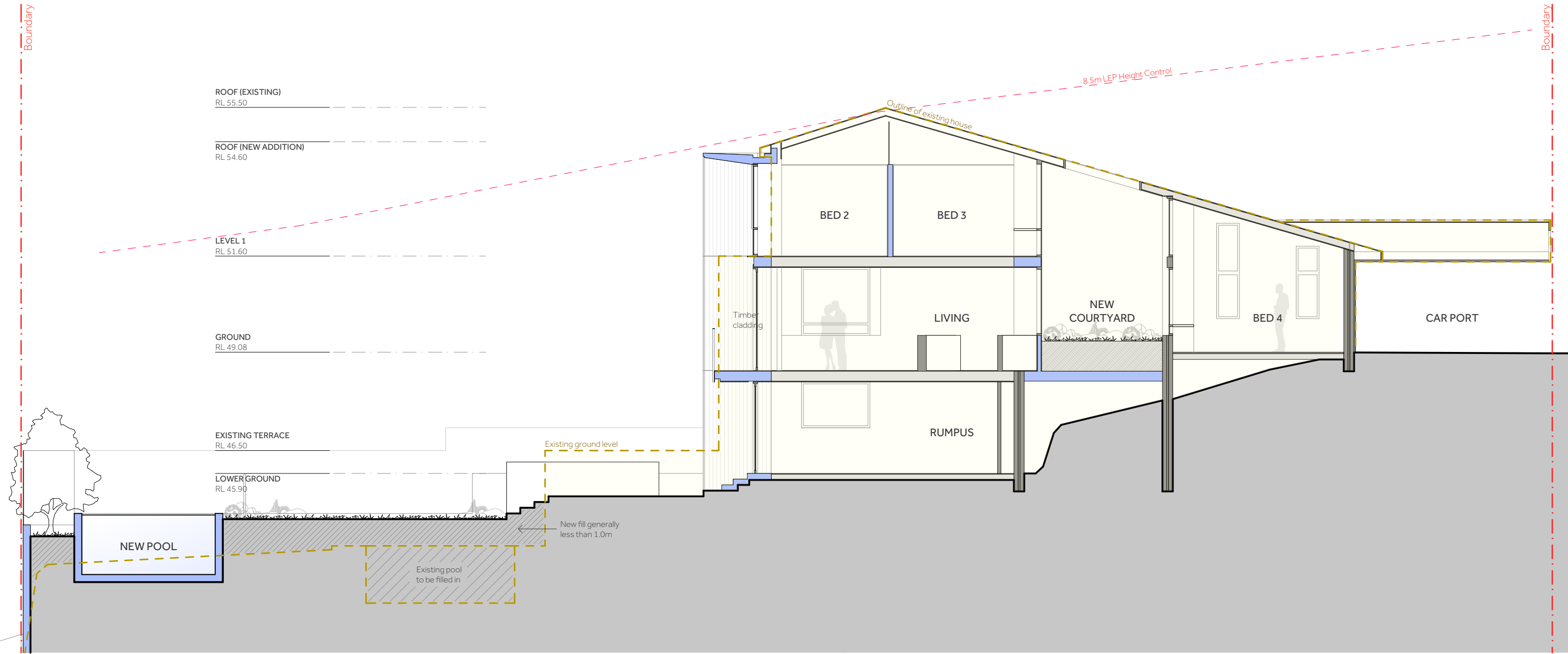
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title Street Elevation
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-15
issue B



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

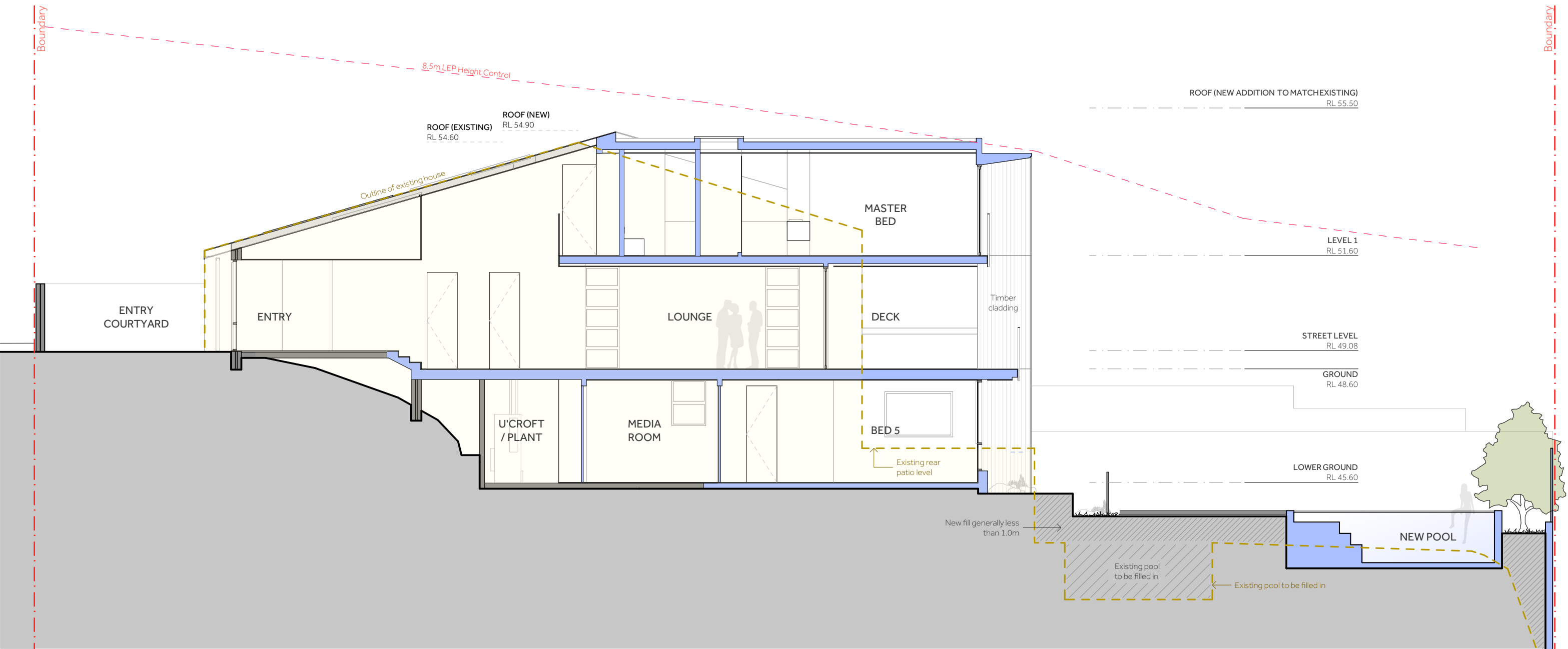
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title Section AA
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-16
issue B



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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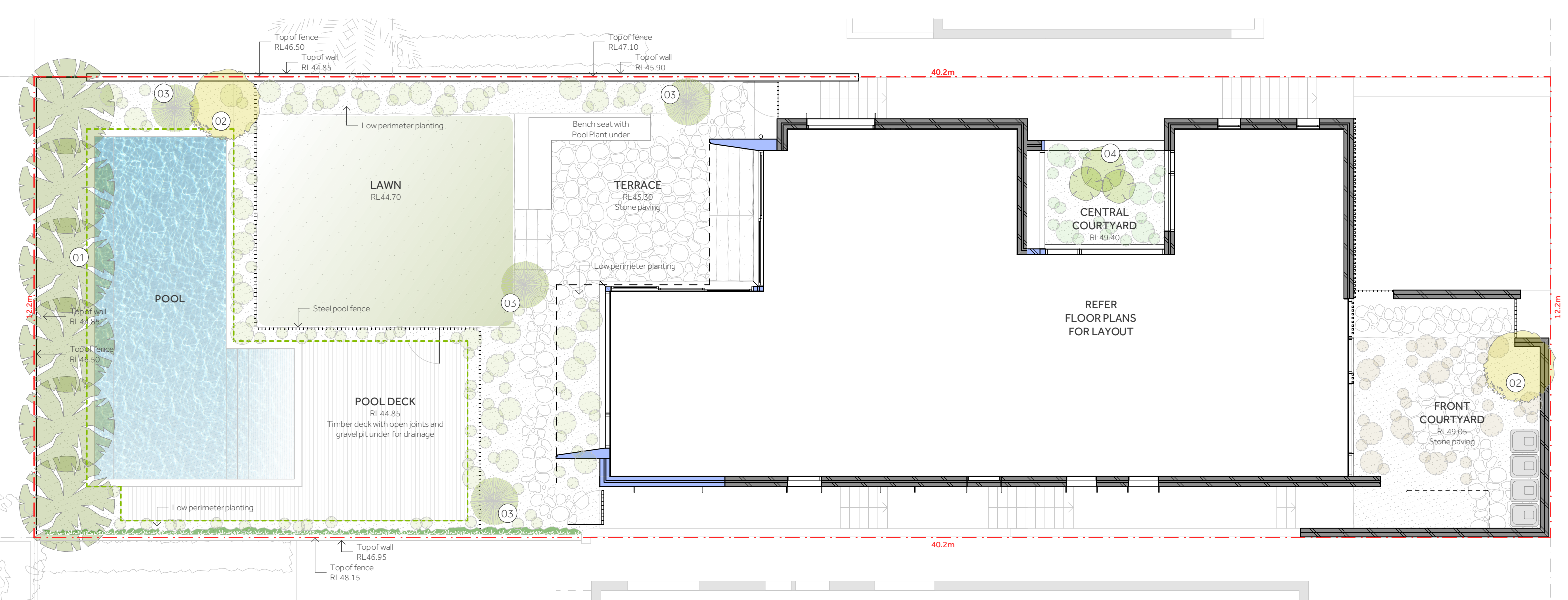
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title
scale
date
drawing no.
issue

Section BB
1:100 @ A3
28 May 2022
DA-17
B



FEATURE PLANTS

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

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

REAR GARDEN

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

CENTRAL COURTYARD

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

FRONT COURTYARD

Senecio Mandraliscae	Blue Chalksticks	200mm	<1m	20
Cotyledon rbiculata	Pig's ear	200mm	<1m	10
Agave Pygmae	Dragon Toes	200mm	<1m	2
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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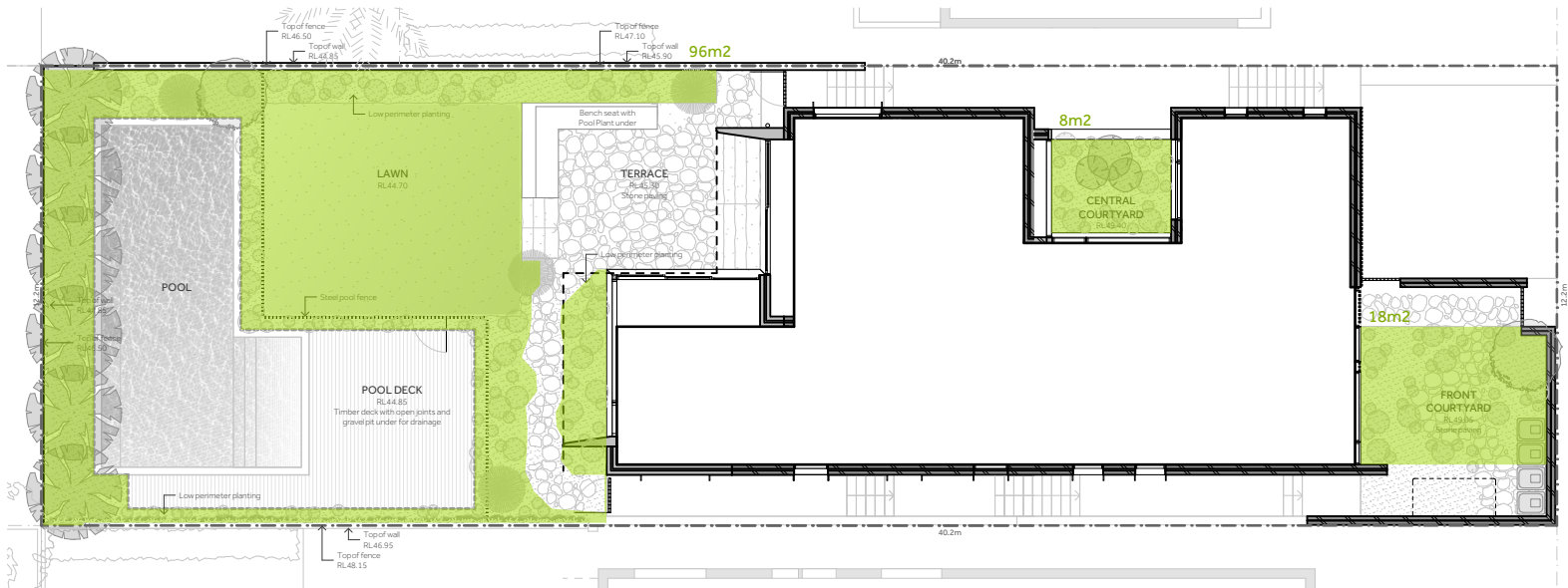
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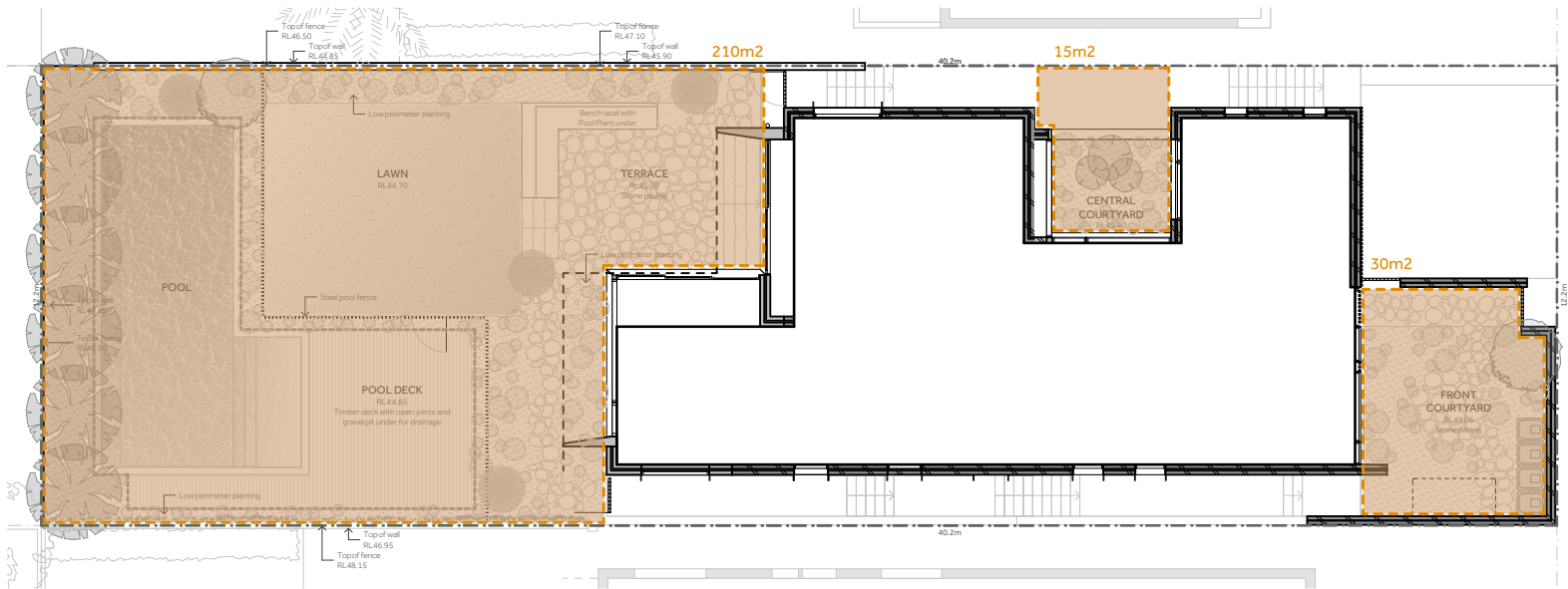
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title Landscape Plan
scale 1:100, 1:15.64, 1:1.40, 1:8.72 @ A3
date 28 May 2022
drawing no. DA-18
issue B



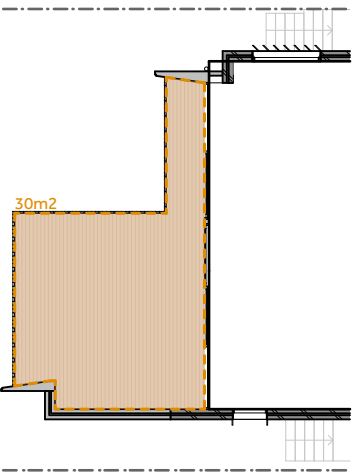
Landscaped Area

Total landscaped area = 122m²



Open Space

Open space (on-grade) = 255m²
Open space (balconies) = 30m²
Total open space = 285m²



Open Space (Upper Ground)

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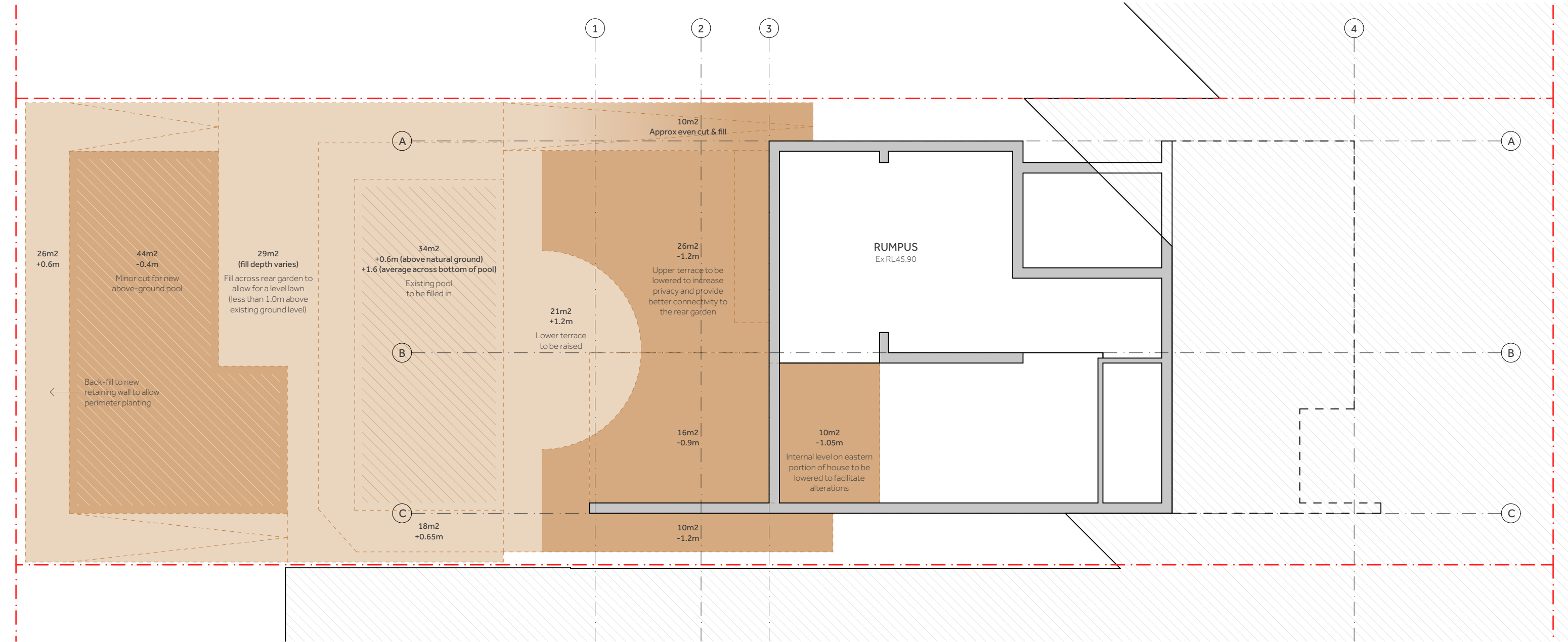
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title Landscape Area Summary
scale 1:200 @ A3
date 28 May 2022
drawing no. DA-19
issue B



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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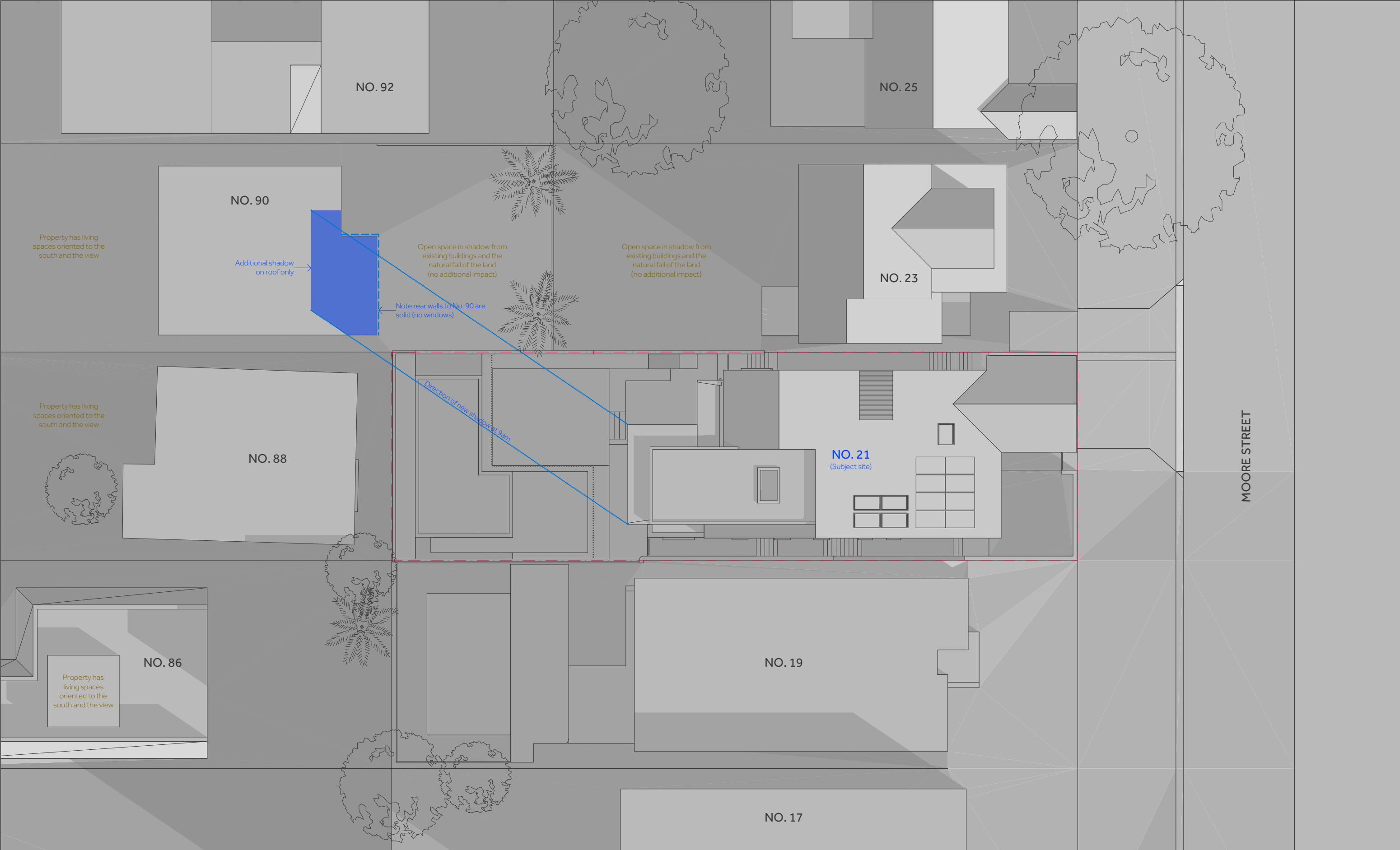
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title Excavation & Fill Plan
scale 1:100 @ A3
date 28 May 2022
drawing no. DA-20
issue B



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title Shadow Analysis 9am
scale 1:200 @ A3
date 28 May 2022
drawing no. DA-21
issue B



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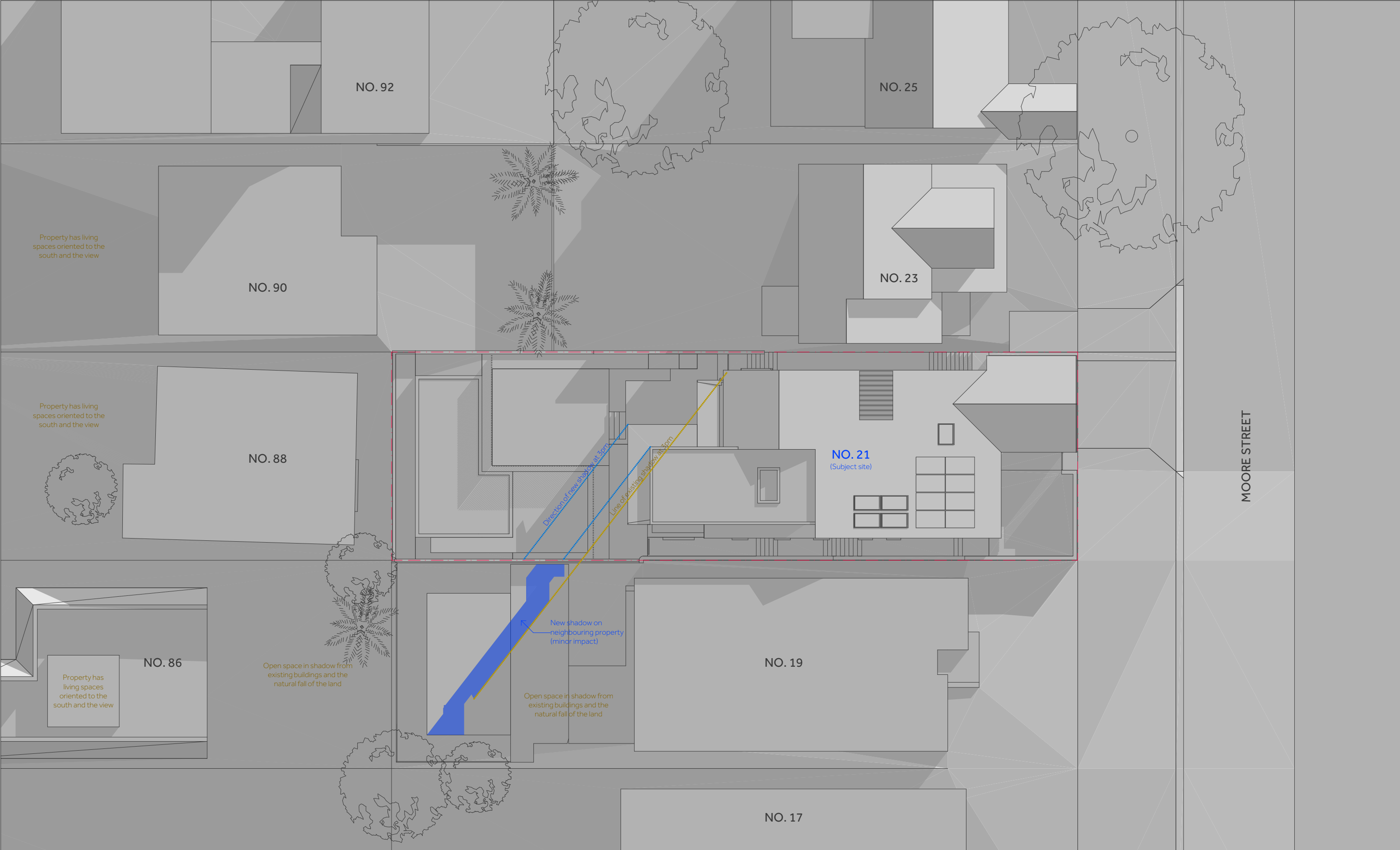
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title Shadow Analysis 12pm
scale 1:200 @ A3
date 28 May 2022
drawing no. DA-22
issue B



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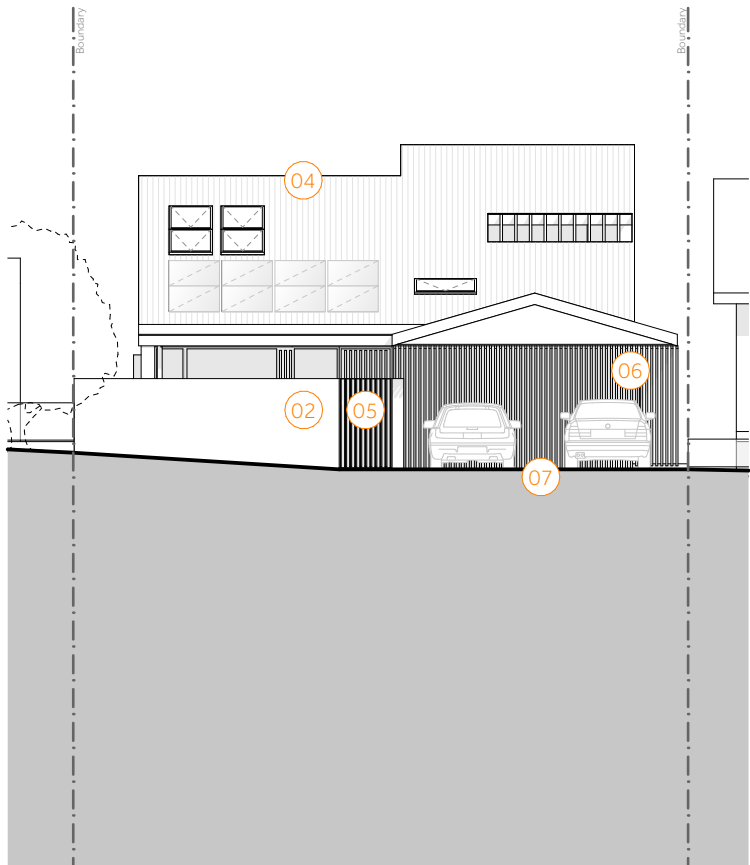
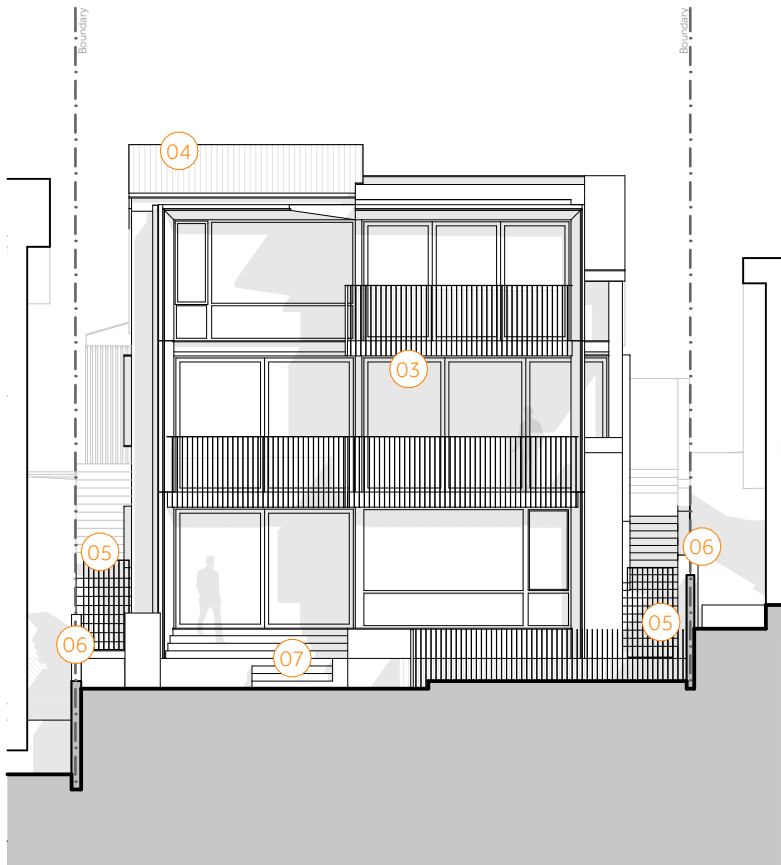
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title Shadow Analysis 3pm
scale 1:200 @ A3
date 28 May 2022
drawing no. DA-23
issue B



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: Surf mist

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 28 May 2022
drawing no. DA-24
issue B