

Natalie Sciberras

Architecture and Interior Design

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project Alterations & Additions
address 21 Moore Street
Clontarf
client Rod & Natalie Pindar




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

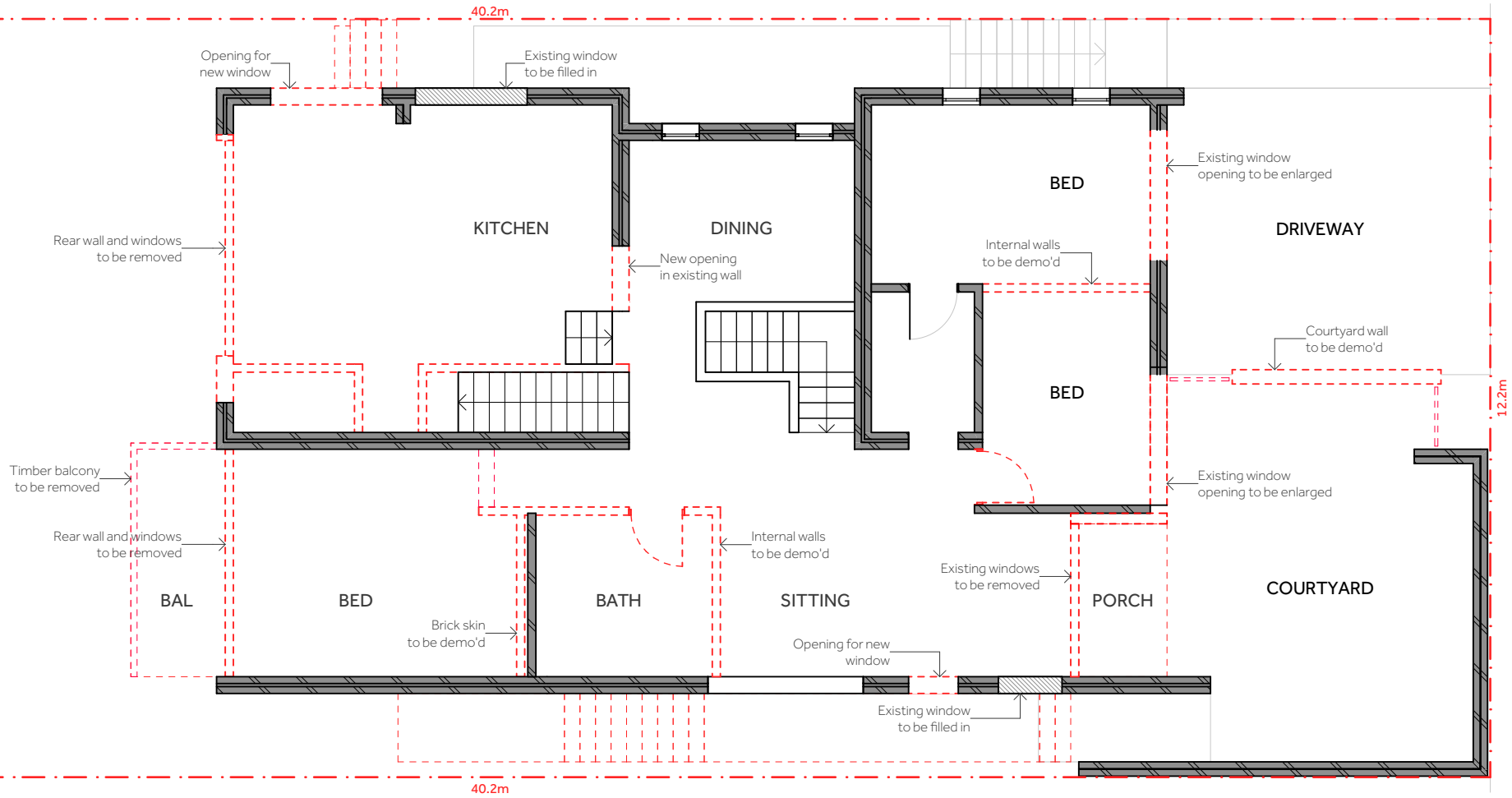
title Lower Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-04
issue A

 **northern
beaches
council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/1578

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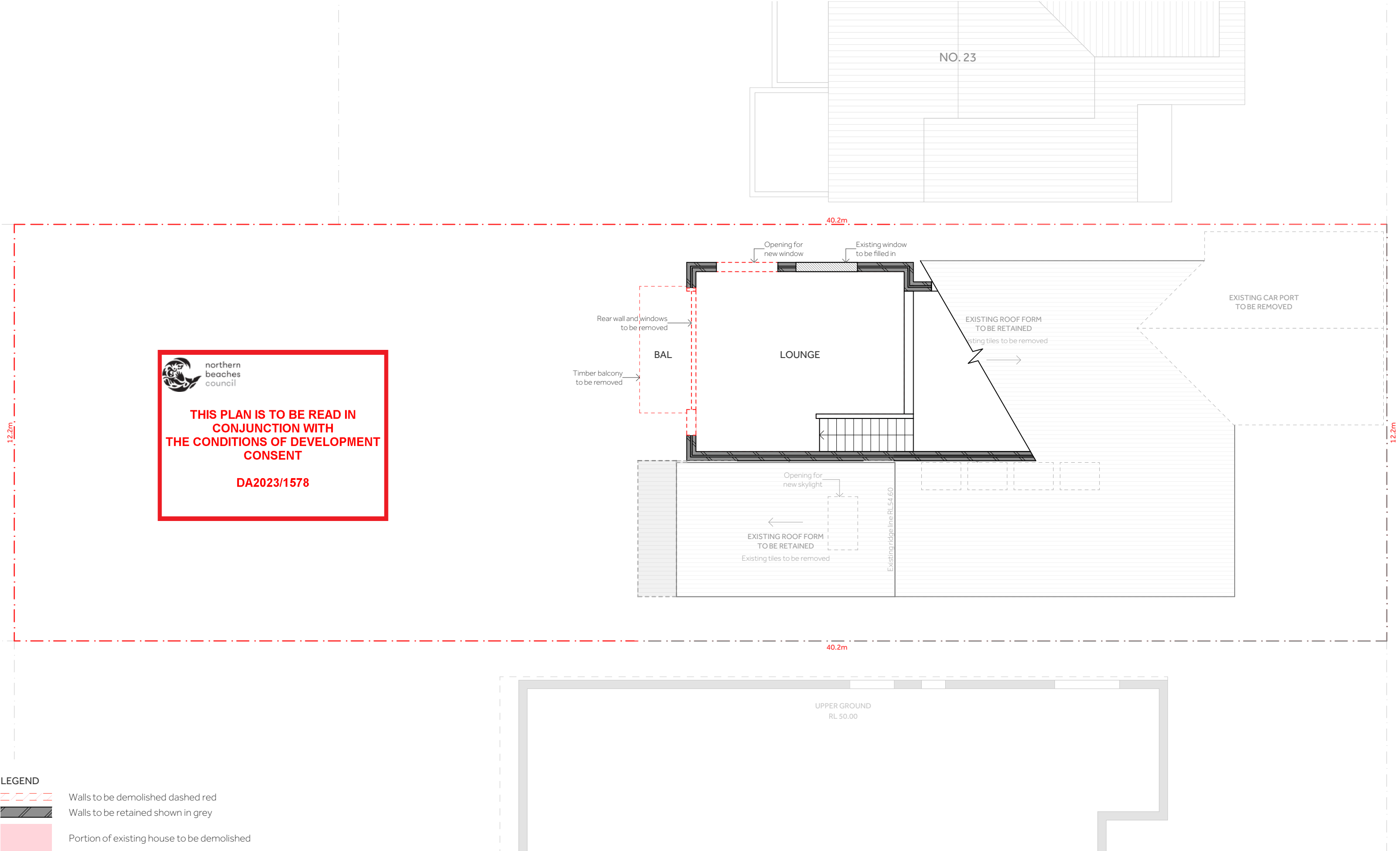
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title Ground Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-05
issue A



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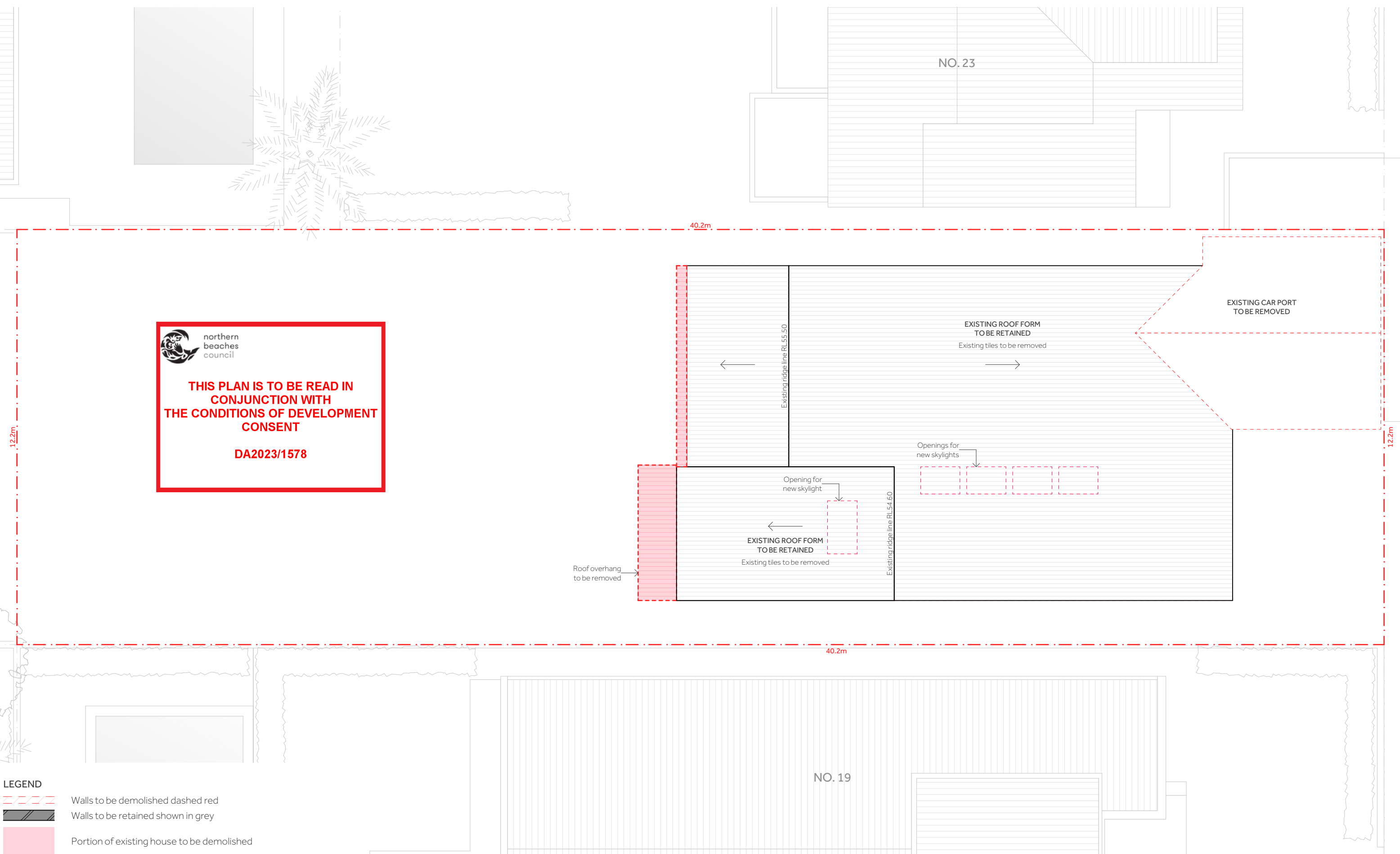
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title Upper Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-06
issue A



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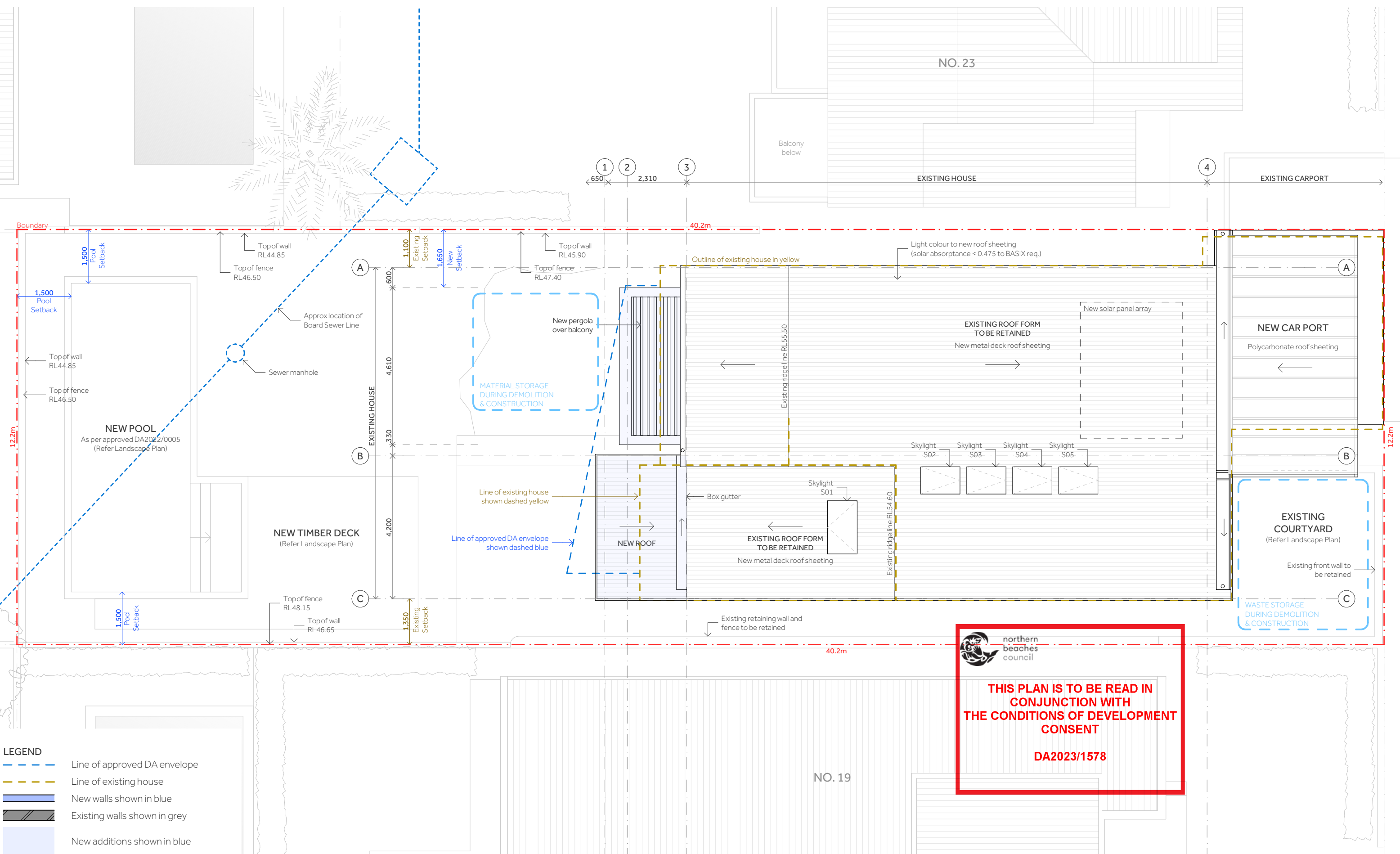
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title Roof Level Demolition Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-07
issue A



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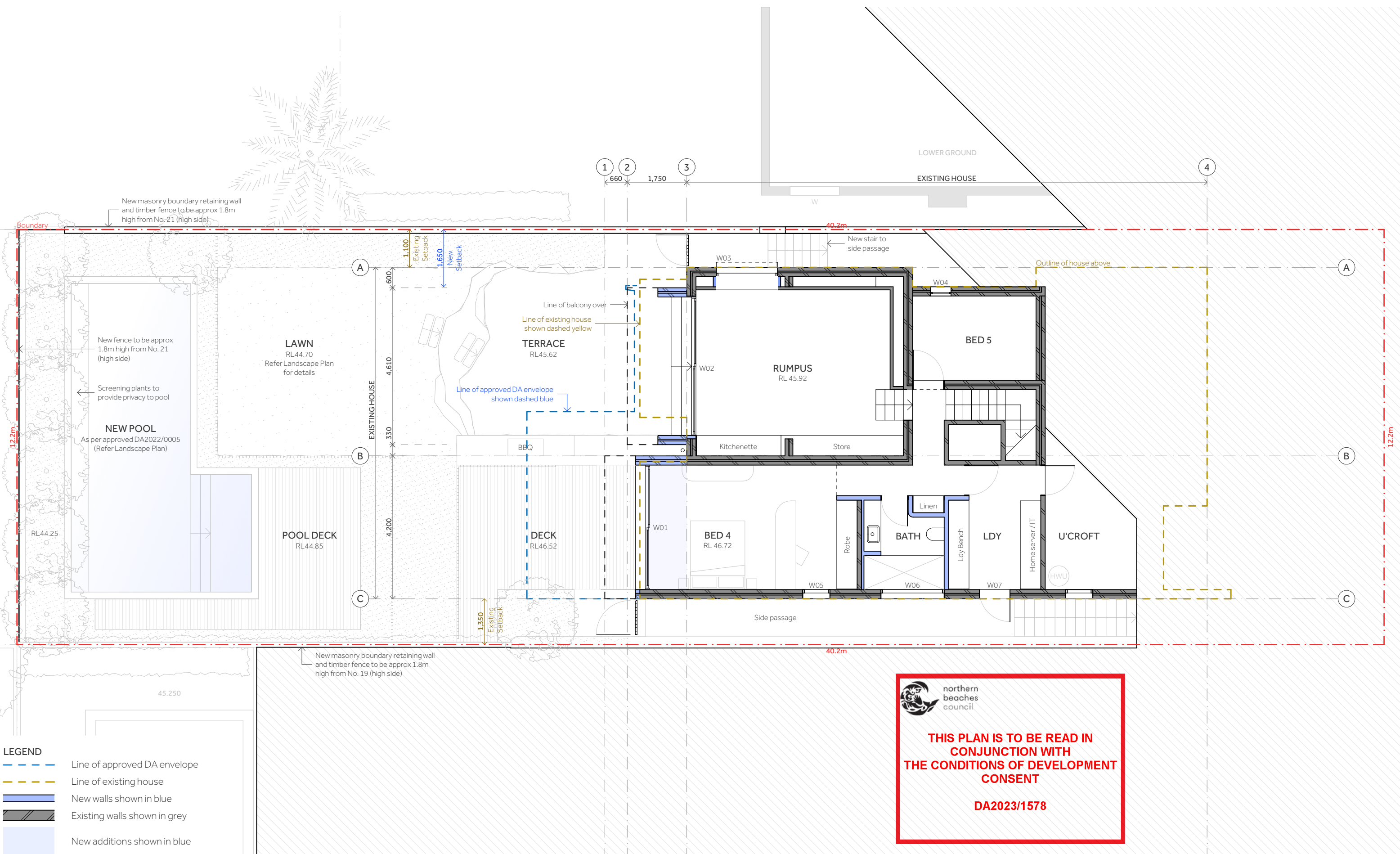
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title Site & Roof Level Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-08
issue A



LEGEND

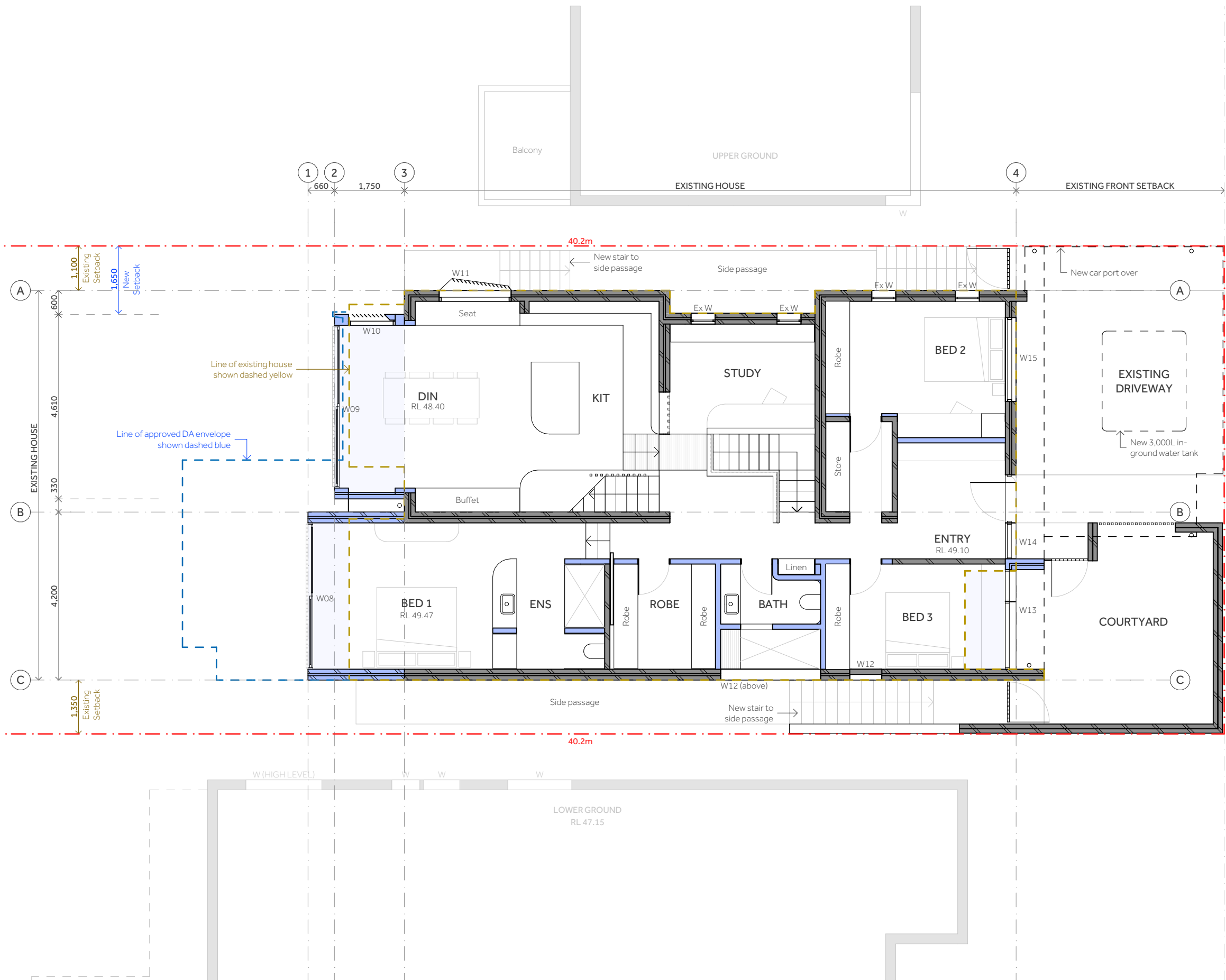
- Line of approved DA envelope
- Line of existing house
- New walls shown in blue
- Existing walls shown in grey
- New additions shown in blue



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LEGEND

- Line of approved DA envelope
- Line of existing house
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Alterations & Additions

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Rod & Natalie Pindar

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title

scale

date

drawing no.

issue

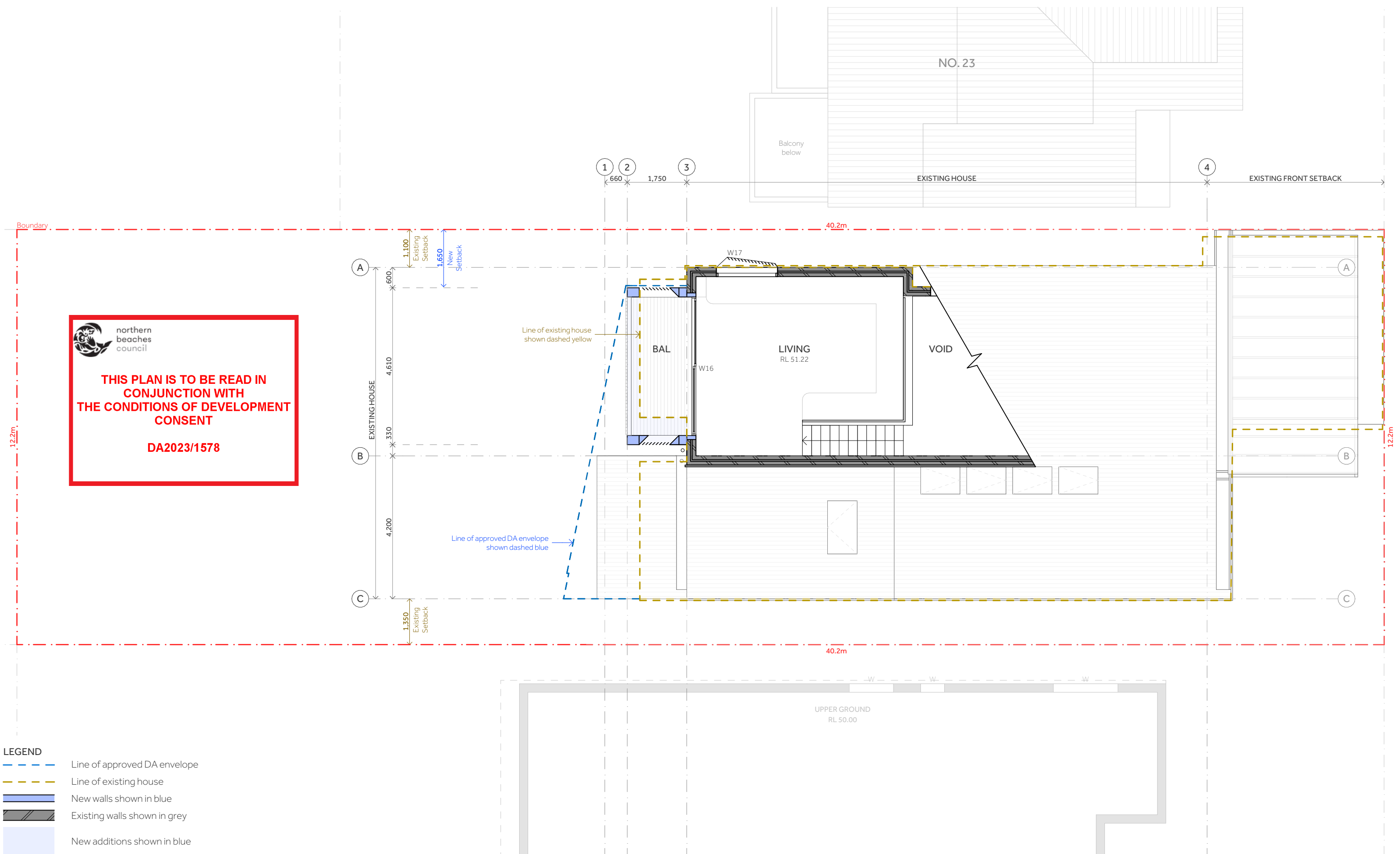
Ground Level Plan

1:100 @ A3

15 October 2023

DA-10

A

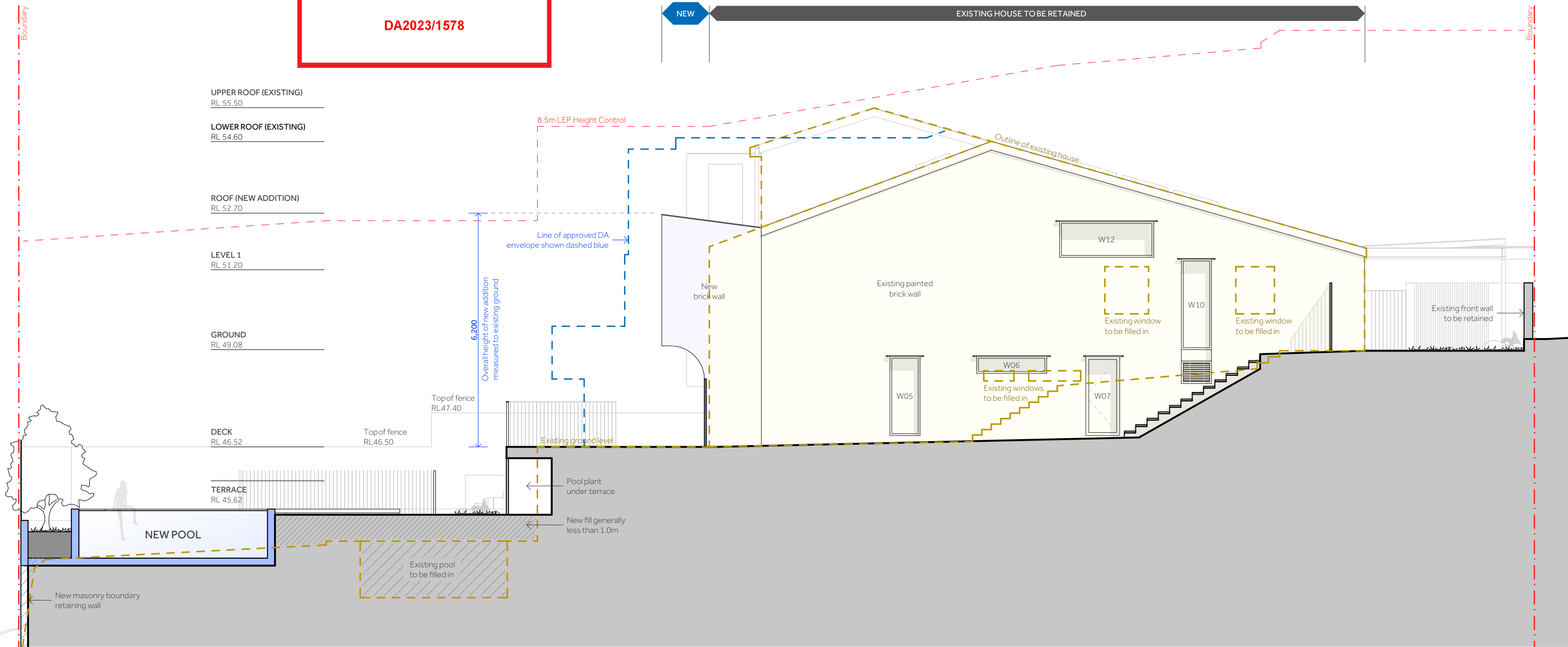




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LEGEND

Outline of approved DA envelope

Outline of existing house

Existing house shown in yellow

New additions shown in blue

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title

East Elevation

scale

1:100 @ A3

date

15 October 2023

drawing no.

DA-12

issue

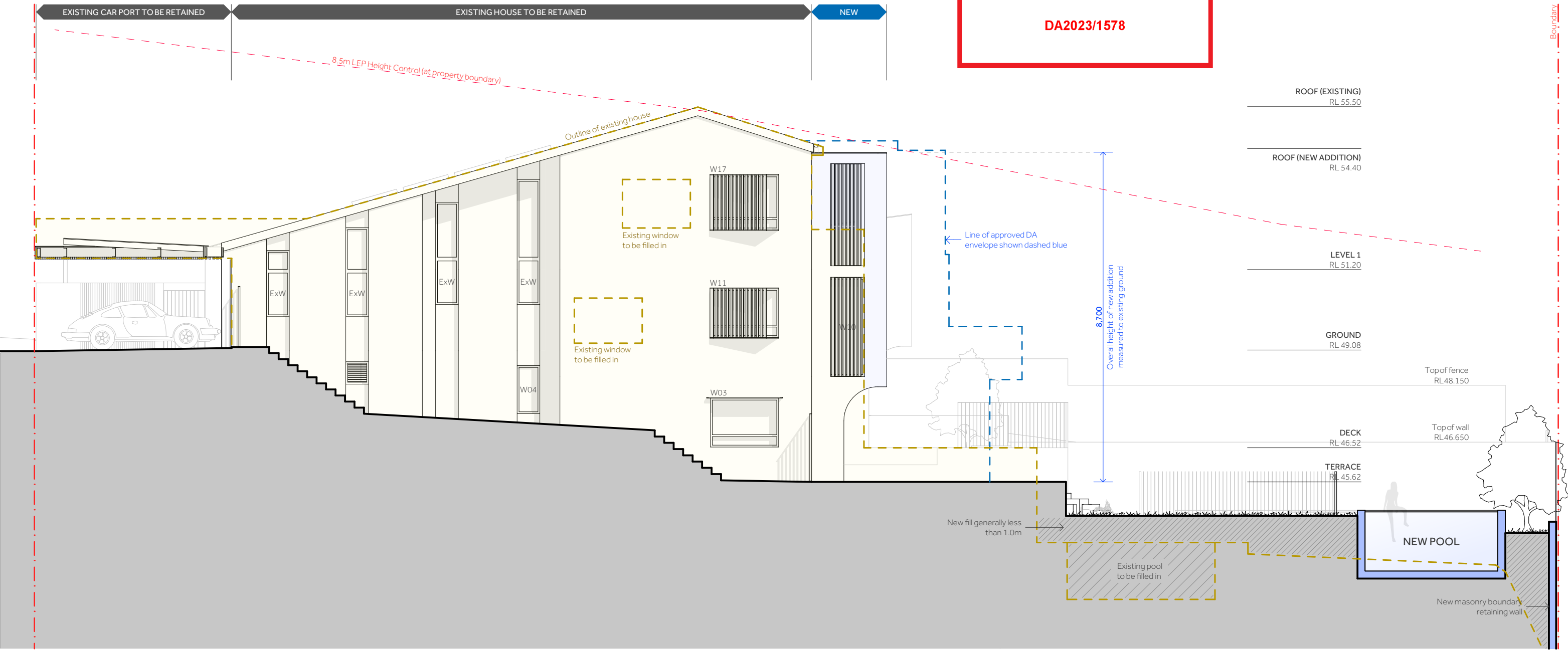
A



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LEGEND

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title

scale 1:100 @ A3

date 15 October 2023

drawing no. DA-13

issue A

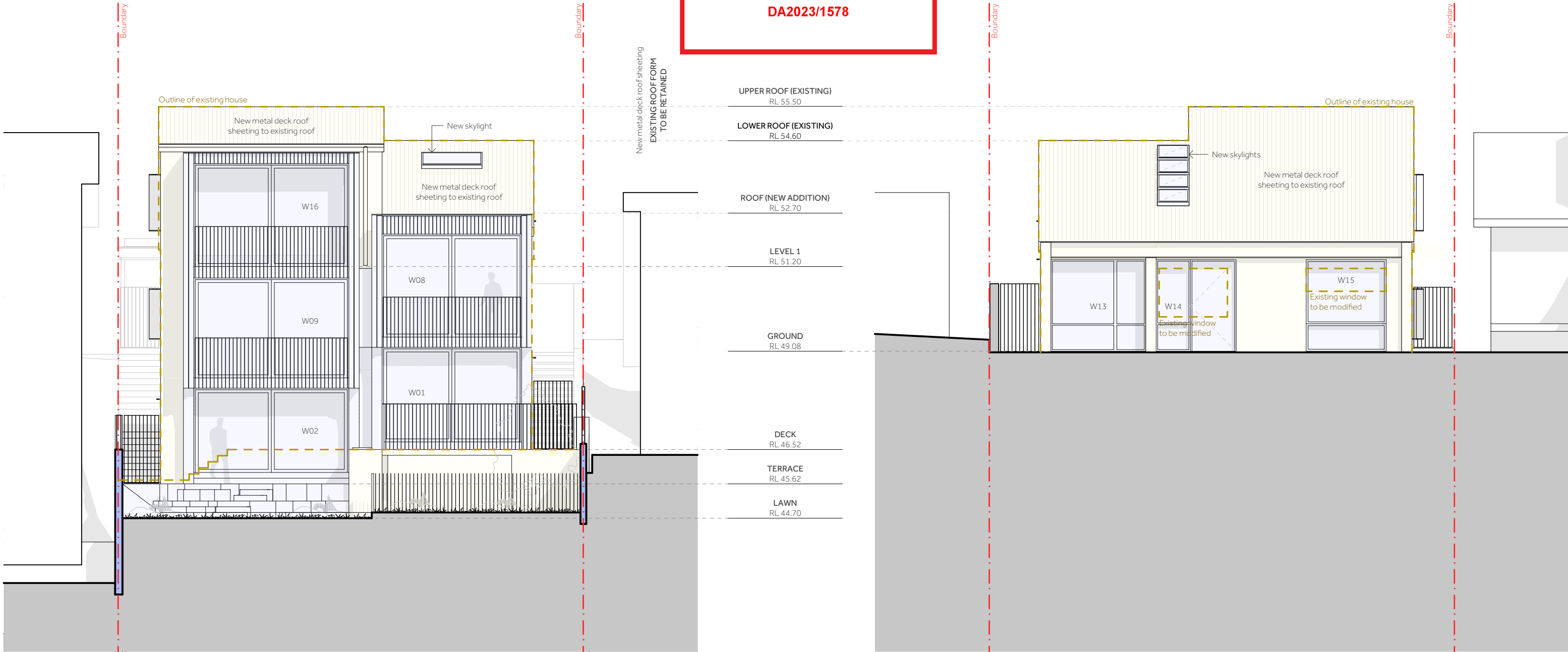
West Elevation



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South Elevation

North Elevation

LEGEND

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title North & South Elevations
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-14
issue A



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NO. 19

NO. 21

NO. 23

Boundary

Boundary

Existing brick fence

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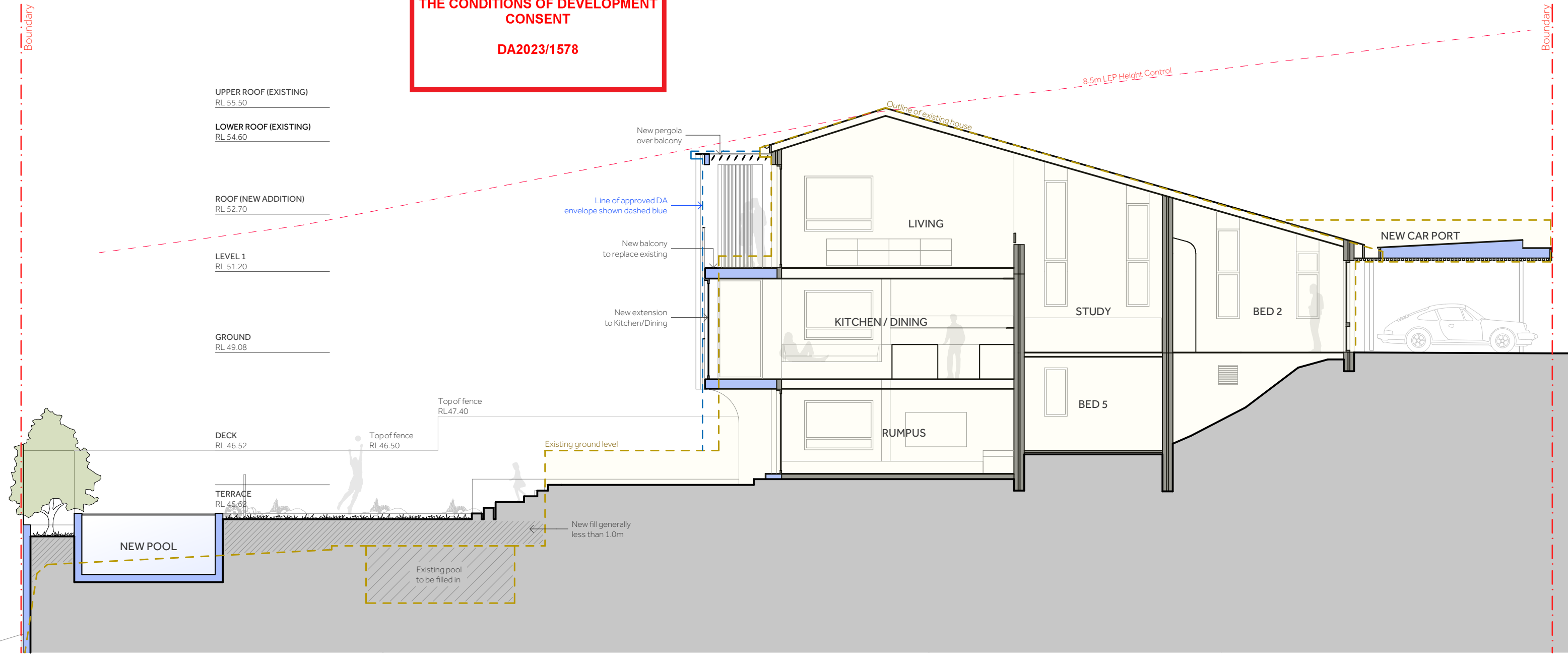
title Street Elevation
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-15
issue A



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LEGEND

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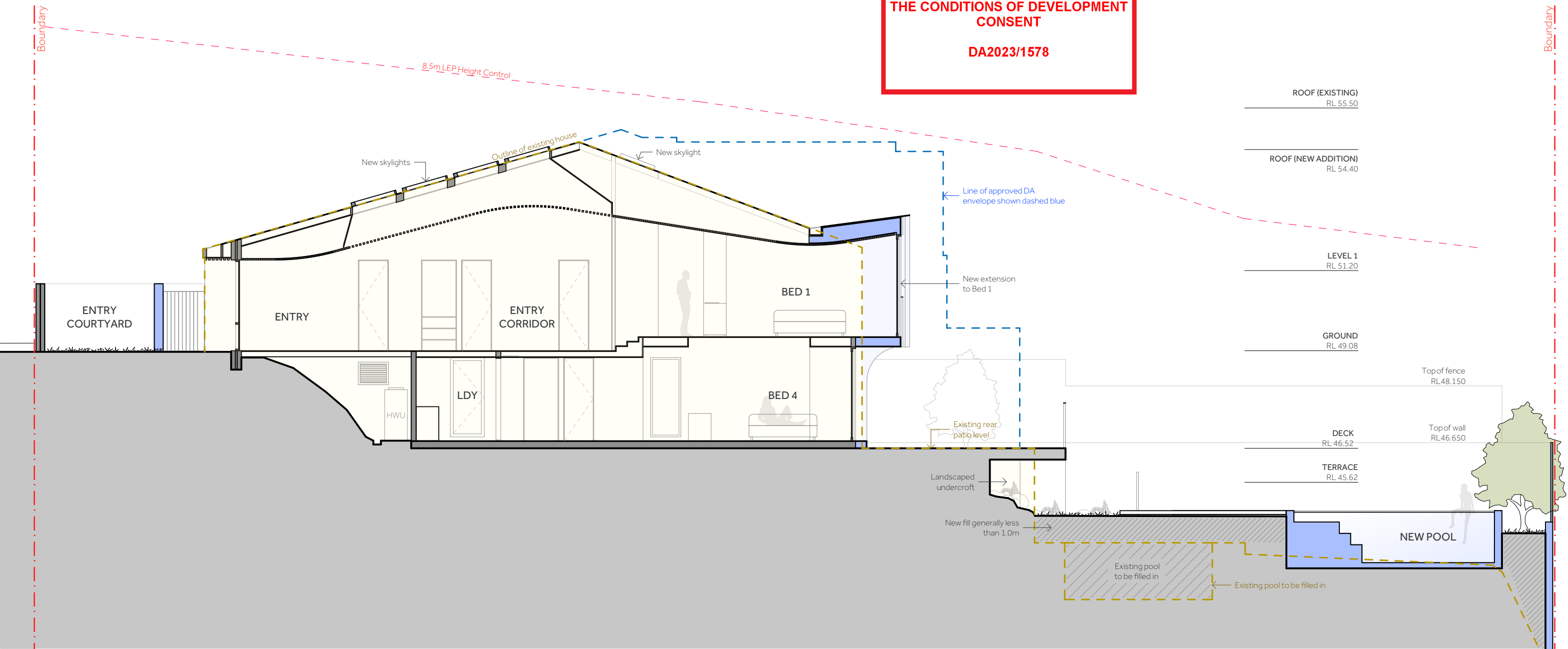
title Section AA
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-16
issue A



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LEGEND

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Outline of existing house

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New additions shown in blue

New walls shown in blue

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Alterations & Additions

21 Moore Street

Clontarf

Rod & Natalie Pindar

title

scale

date

drawing no.

issue

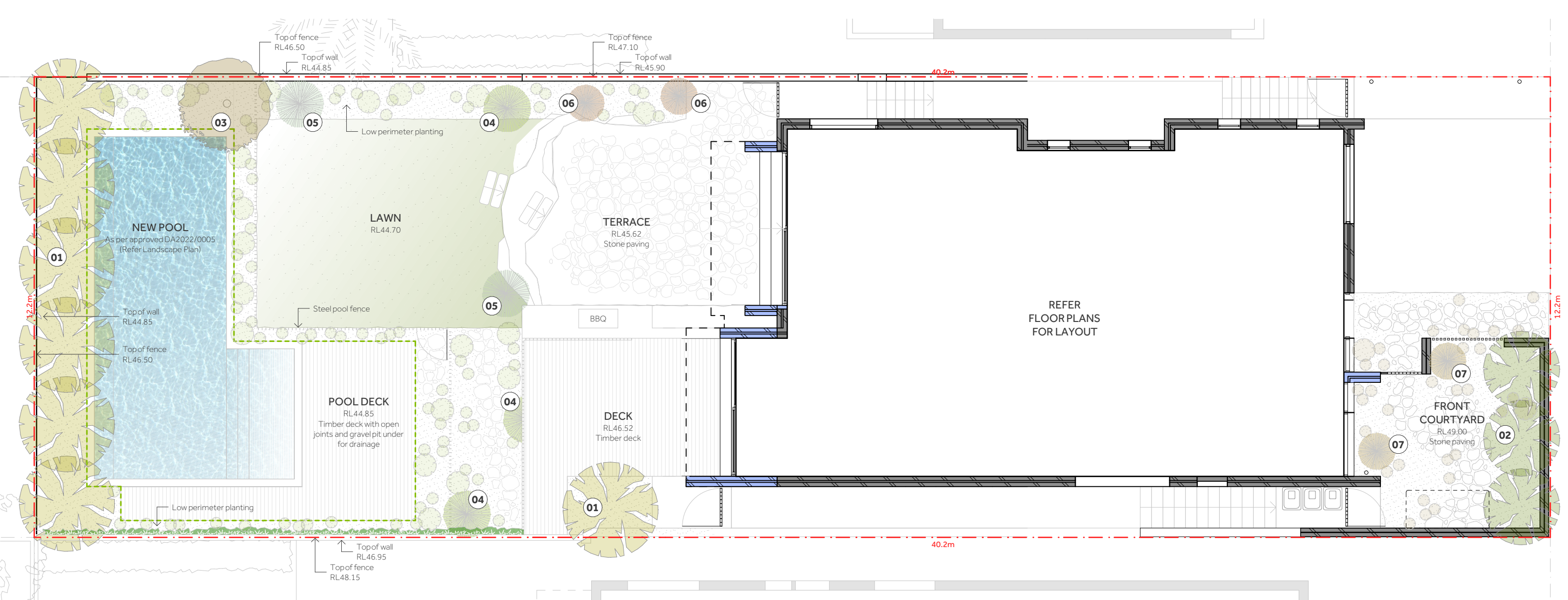
Section BB

1:100 @ A3

15 October 2023

DA-17

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

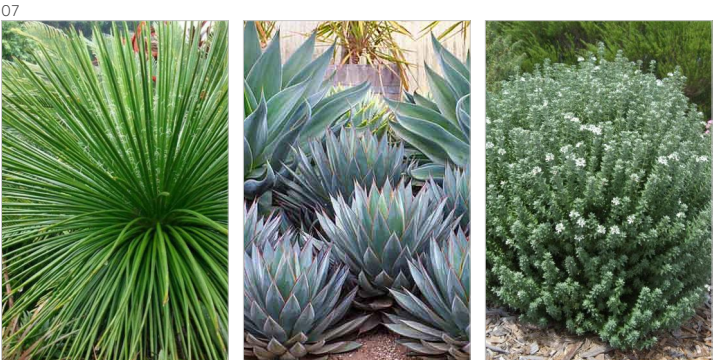
FRONT COURTYARD

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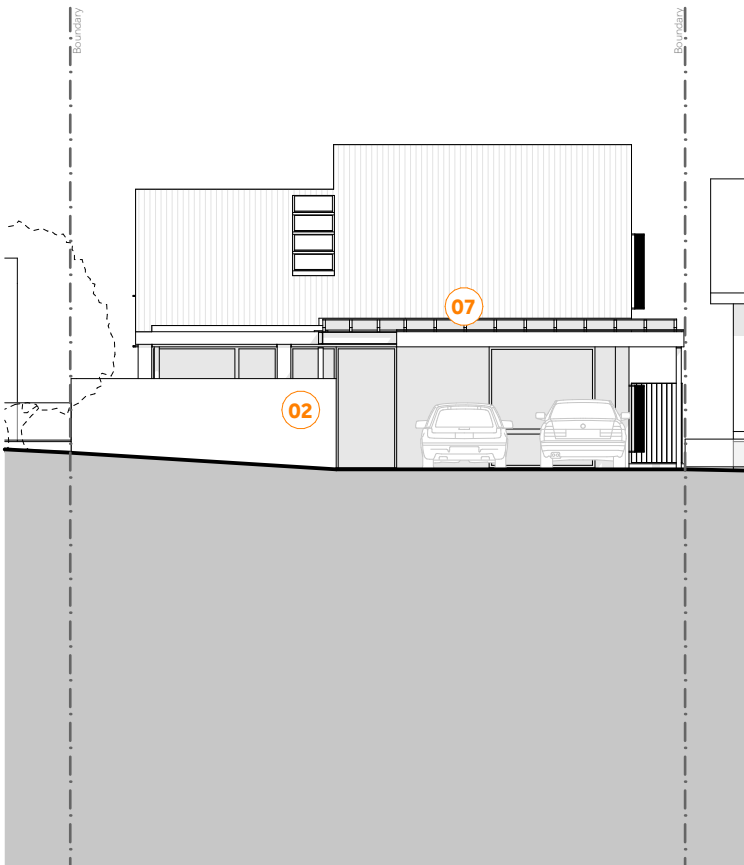
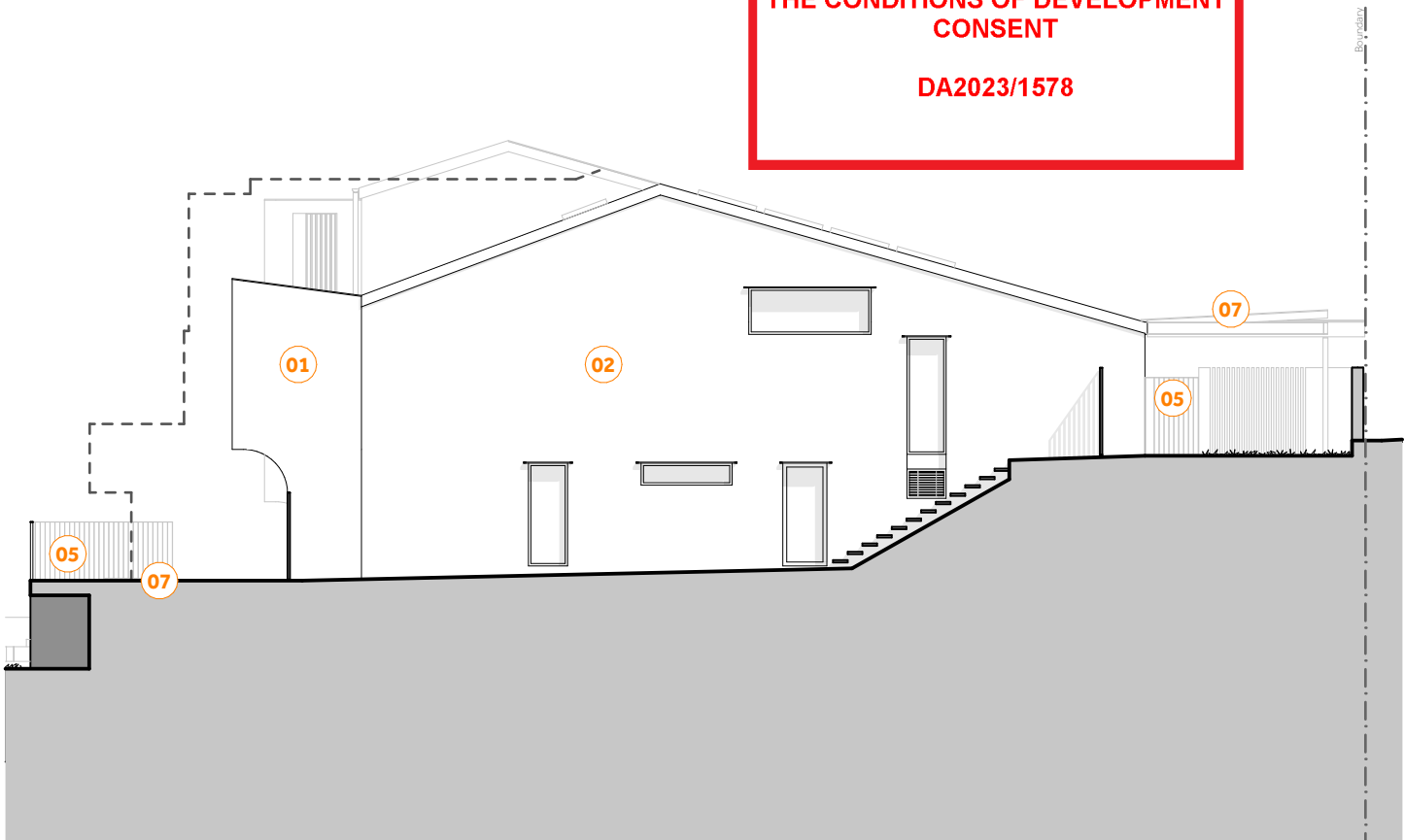
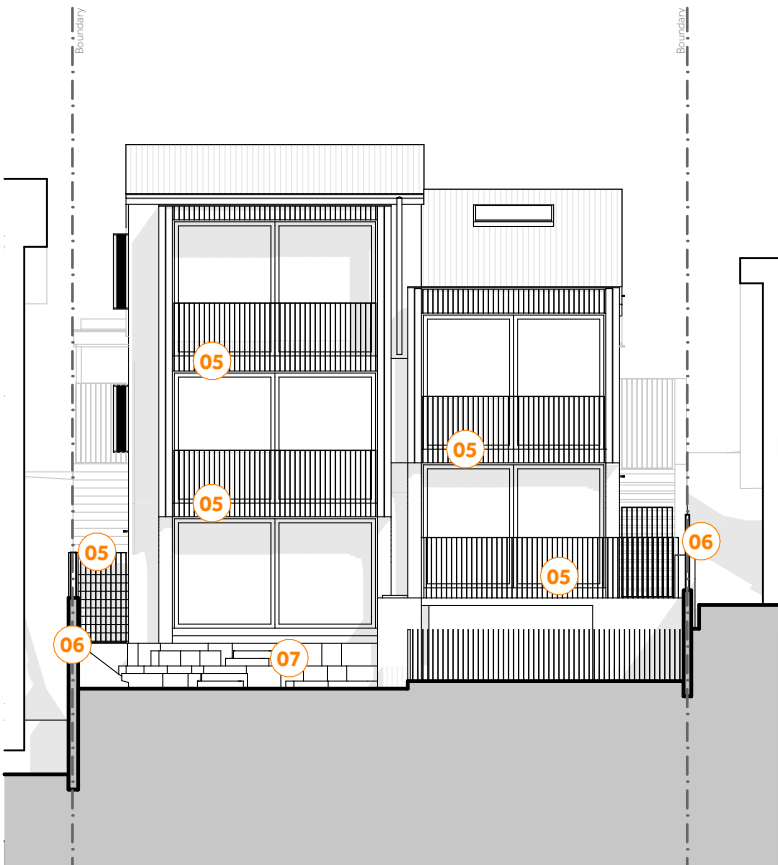
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title Landscape Plan
scale 1:100 @ A3
date 15 October 2023
drawing no. DA-18
issue A



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01

Material: Facebrickwork
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

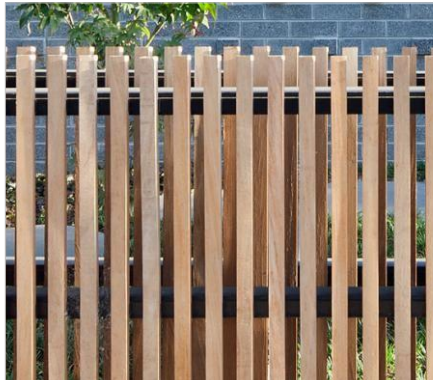
Gates and fencing is proposed to be steel flat bar with a durable white paint finish. This is in keeping with a coastal aesthetic and allows high visibility through to showcase plants and landscaping.



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