

S4.55(1A) MODIFICATION

21 Moore Street, Clontarf

THIS DA REFERENCES PREVIOUS APPROVED ALTERATIONS& ADDITIONS

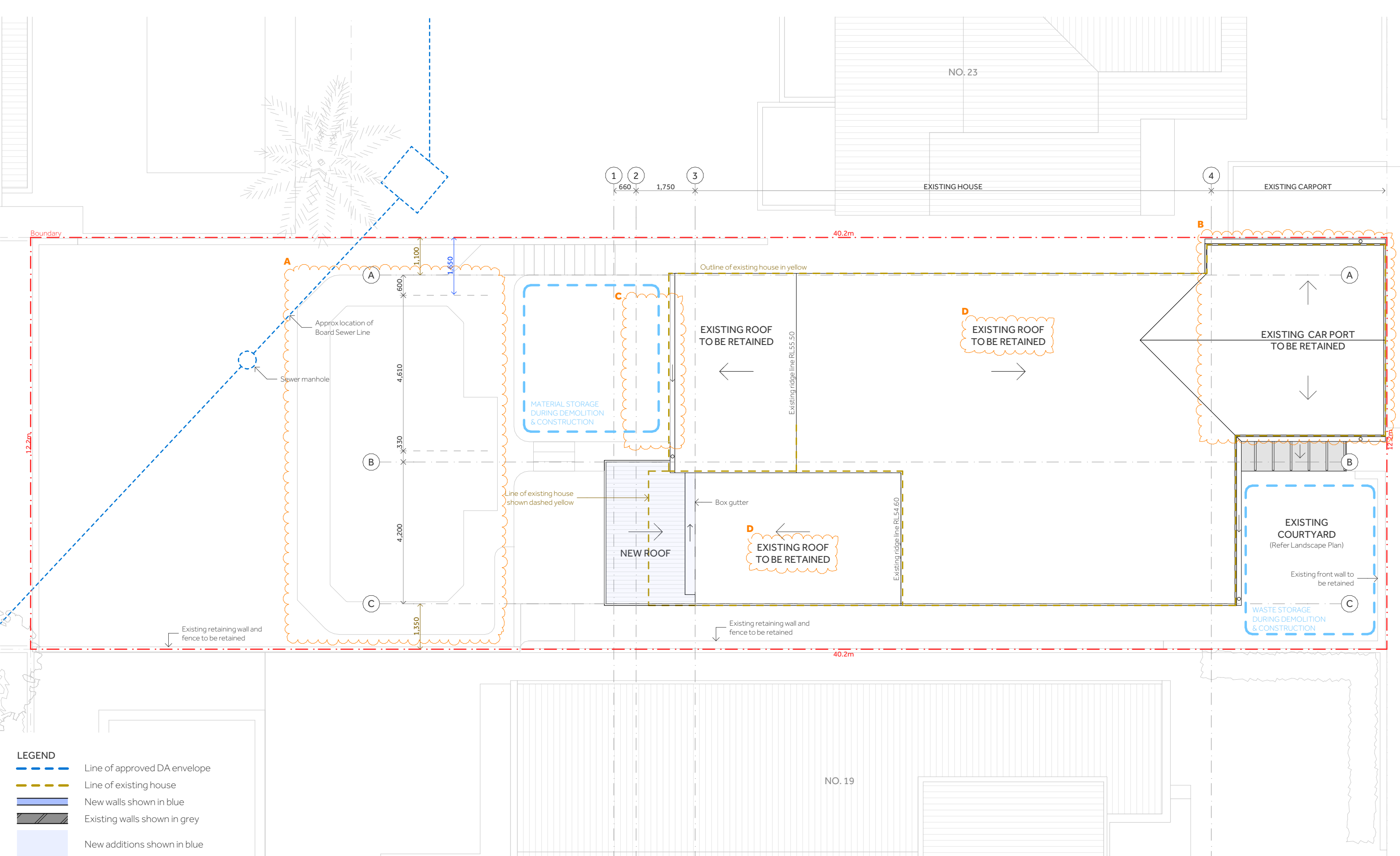
REFER APPROVED DA2023/1578

Alterations and additions to a dwelling house

November 2024

Submitted for Rod & Natalie Pindar





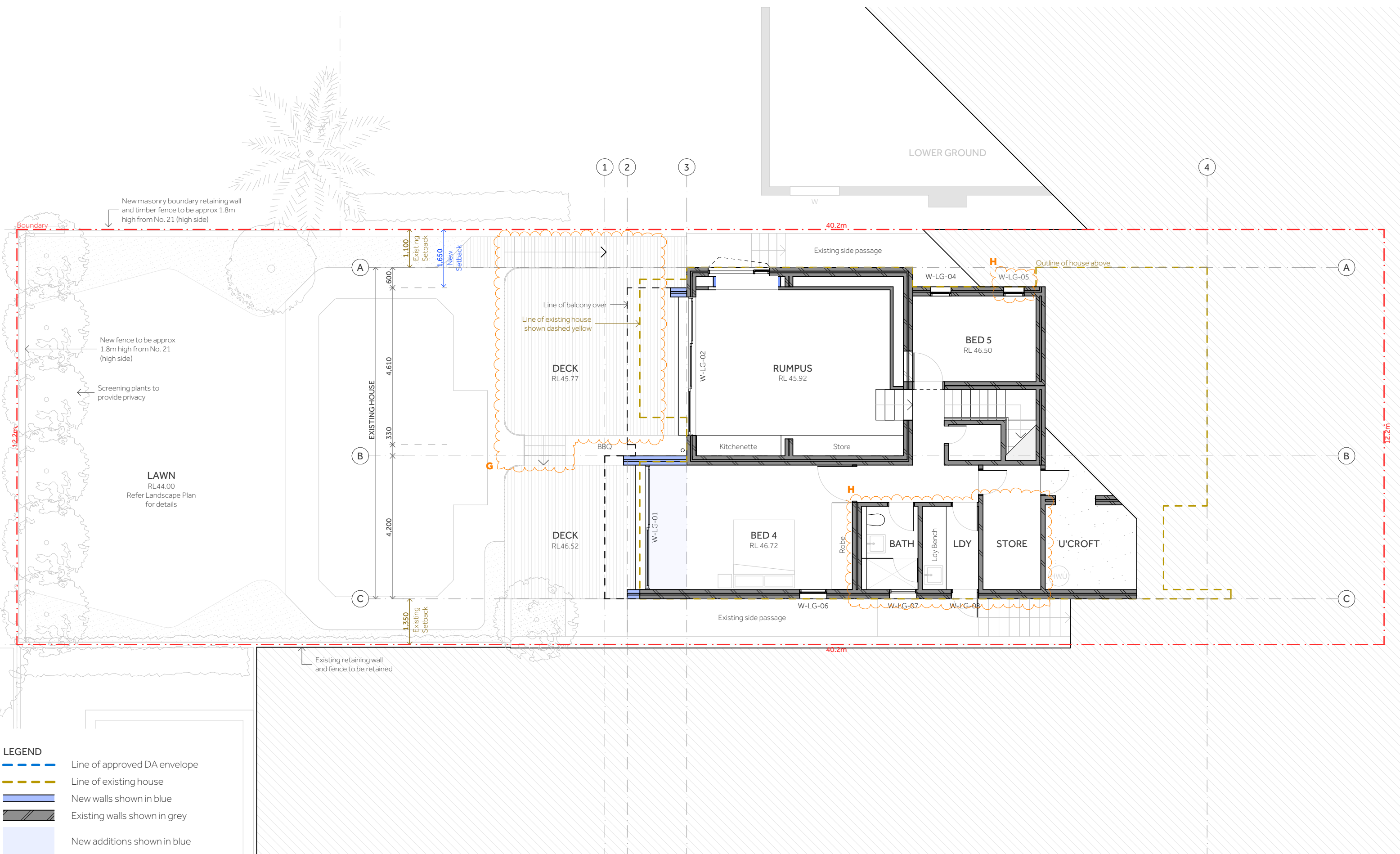
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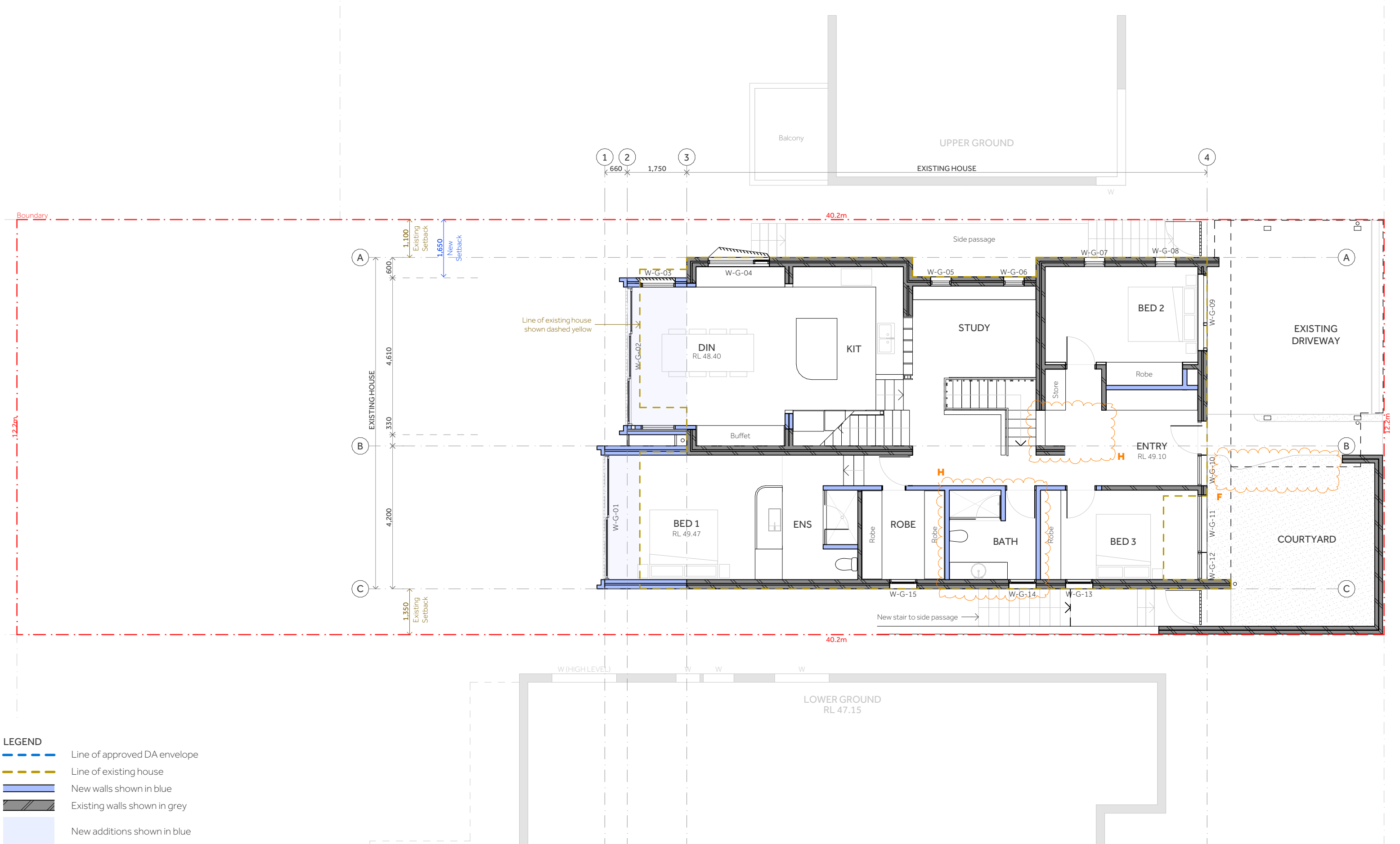
project Alterations & Additions
address 21 Moore Street
Clontarf
client Rod & Natalie Pindar
Do not scale these drawings. Verify all dimensions on site.

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



LEGEND

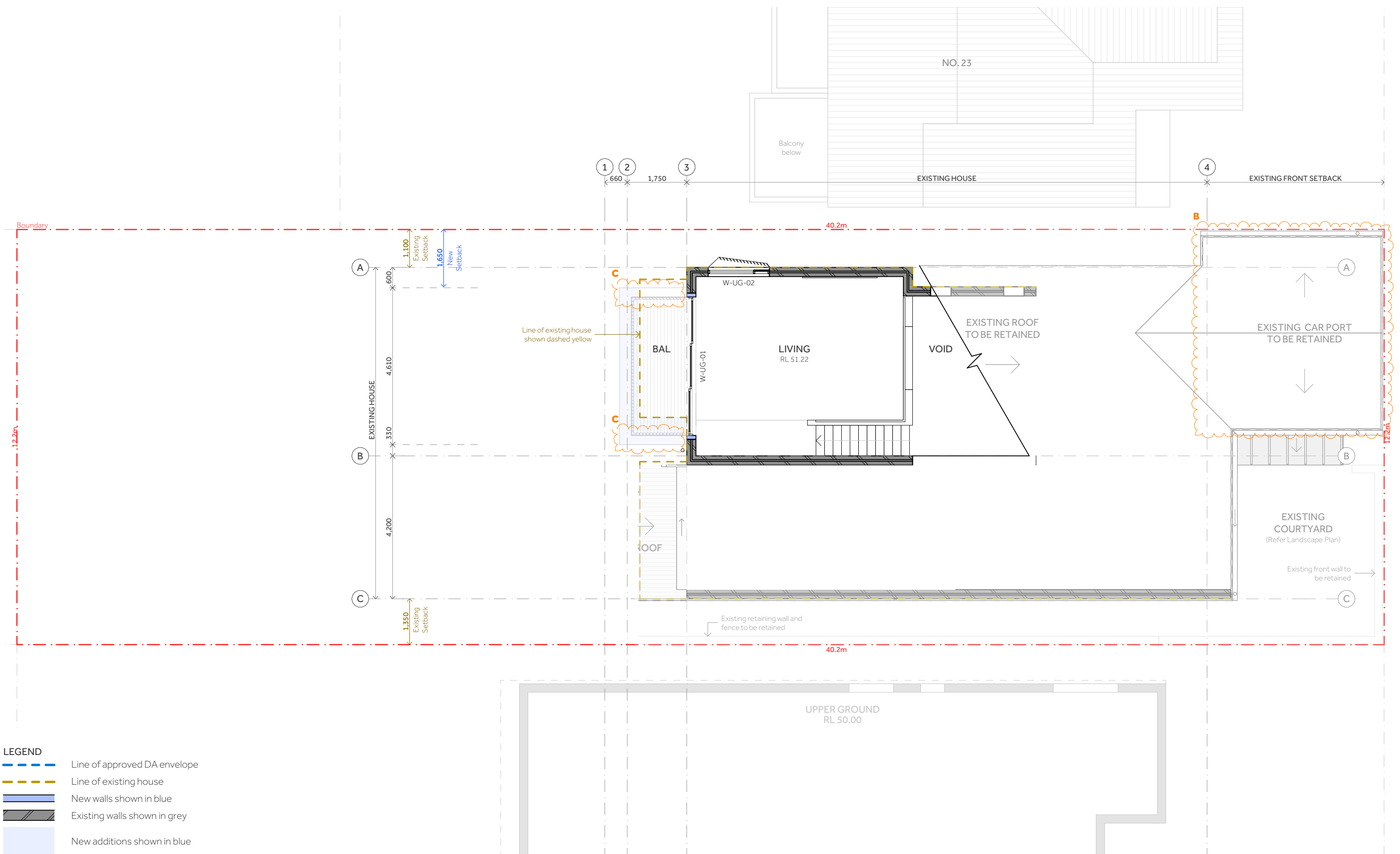
- Line of approved DA envelope
- Line of existing house
- New walls shown in blue
- Existing walls shown in grey
- New additions shown in blue

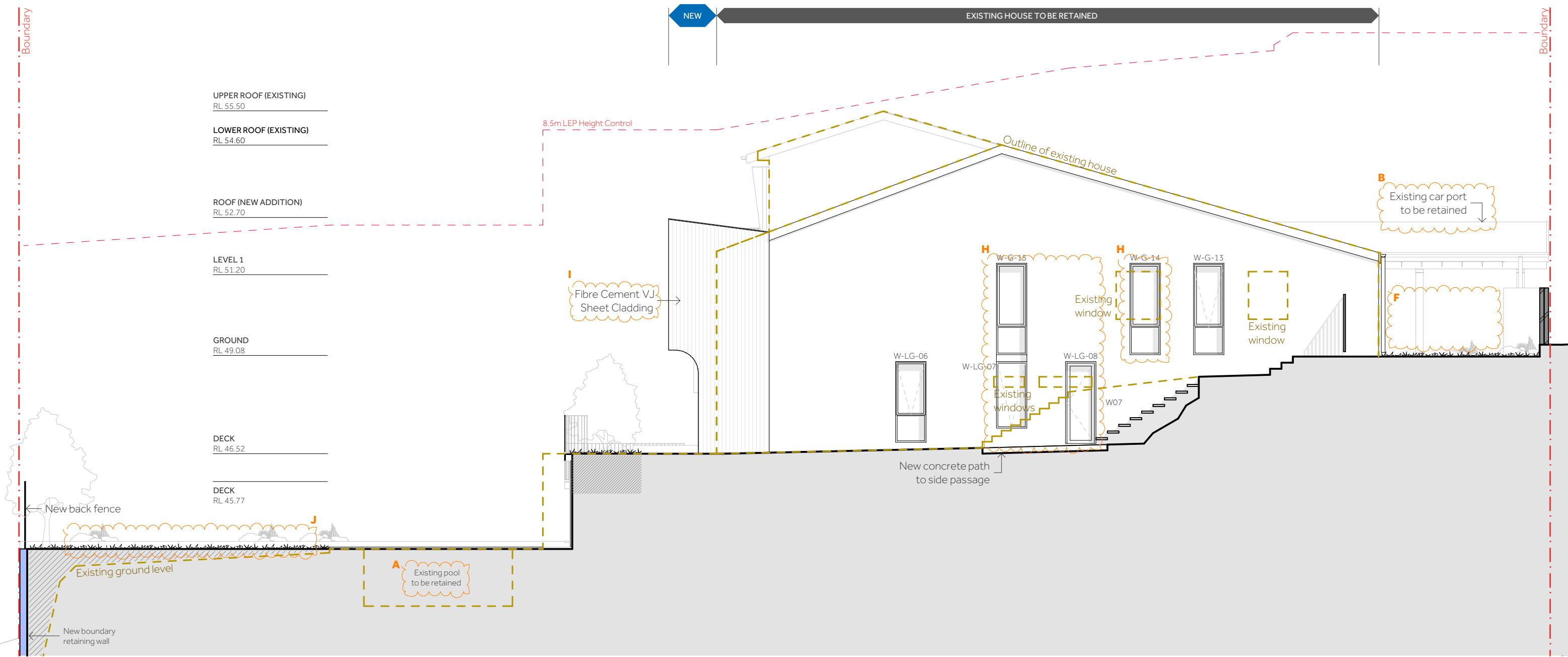


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LIST OF PROPOSED MODIFICATIONS

- a) Removal of proposed new pool (retain existing)
- b) Removal of proposed new car port (retain existing)
- c) Removal of proposed pergola and associated structure over Level 1 balcony
- d) Removal of proposed new roof lining, solar PV and skylights (retain existing)
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- g) Proposed new lower ground terrace replaced with new timber deck and stair
- h) Minor internal layout changes including associated changes to windows on elevations
- i) Material change to rear extension from brick to fibre cement VJ board cladding
- j) Minor landscaping modifications throughout

project

address

client

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Alterations & Additions

21 Moore Street

Clontarf

Rod & Natalie Pindar

title

scale

date

drawing no.

issue

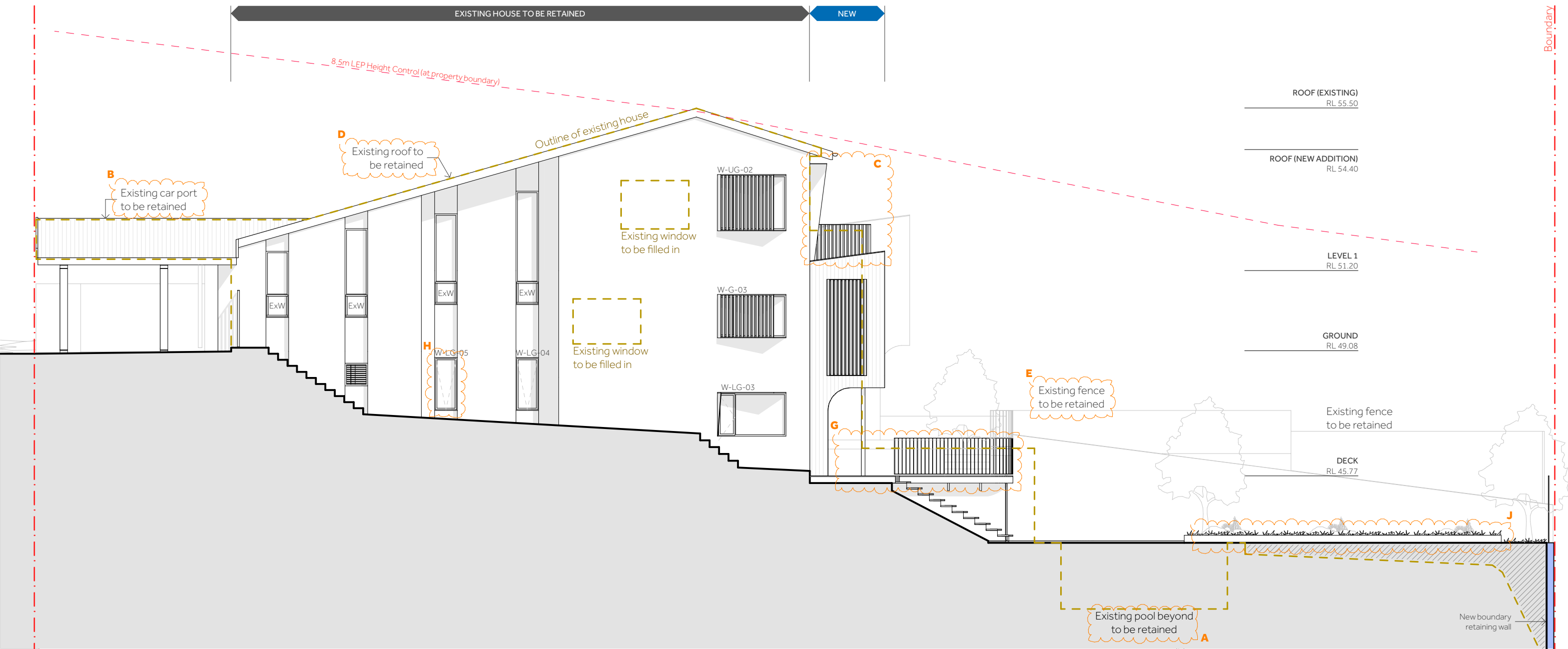
East Elevation

1:100 @ A3

15 October 2023

A-12

A



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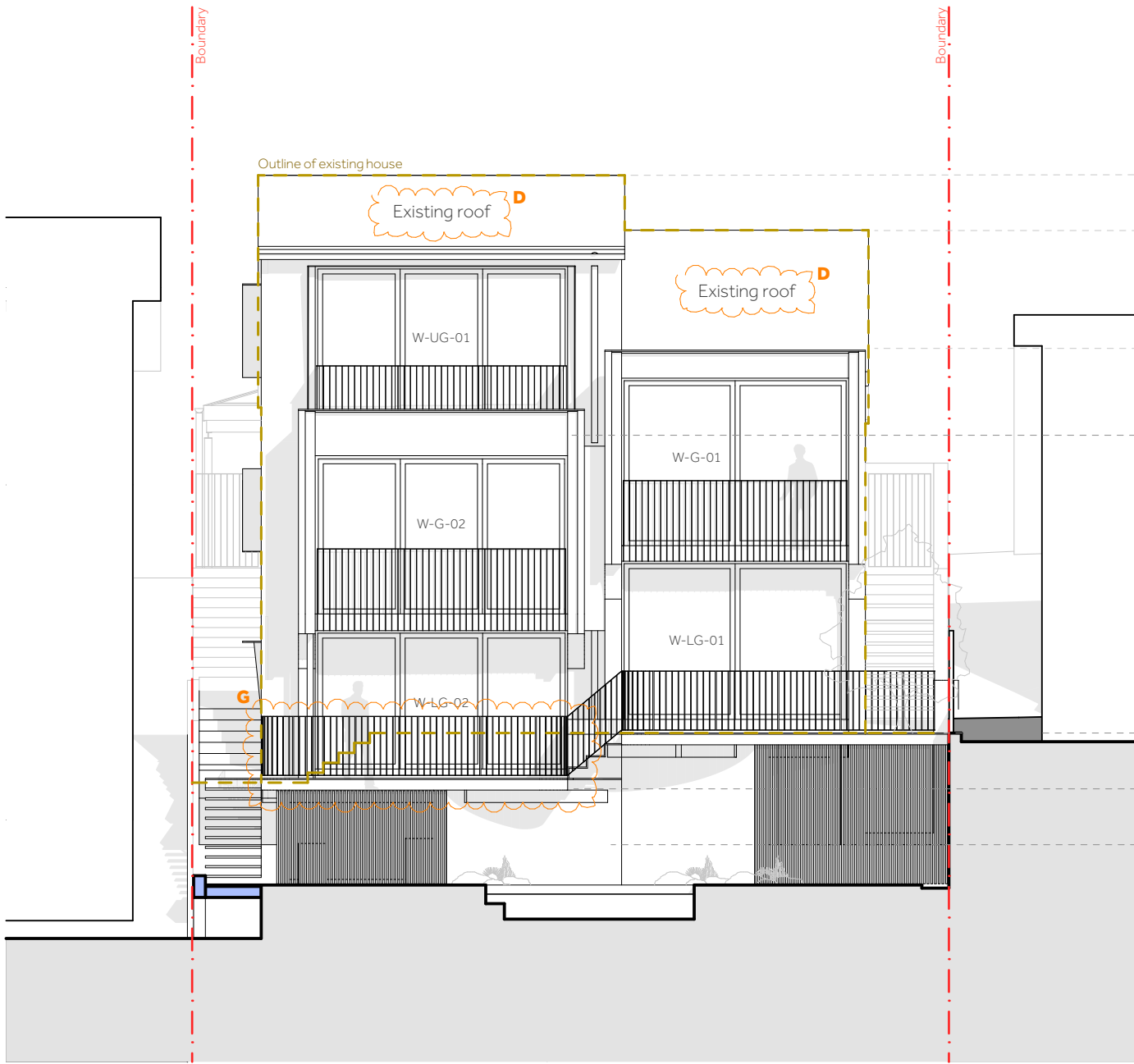
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title West Elevation
scale 1:100 @ A3
date 15 October 2023
drawing no. A-13
issue A



South Elevation

LEGEND

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- UPPER ROOF (EXISTING)
RL 55.50
- LOWER ROOF (EXISTING)
RL 54.60
- ROOF (NEW ADDITION)
RL 52.70
- LEVEL 1
RL 51.20
- GROUND
RL 49.08
- DECK
RL 46.52
- TERRACE
RL 45.62
- LAWN
RL 44.70



North Elevation

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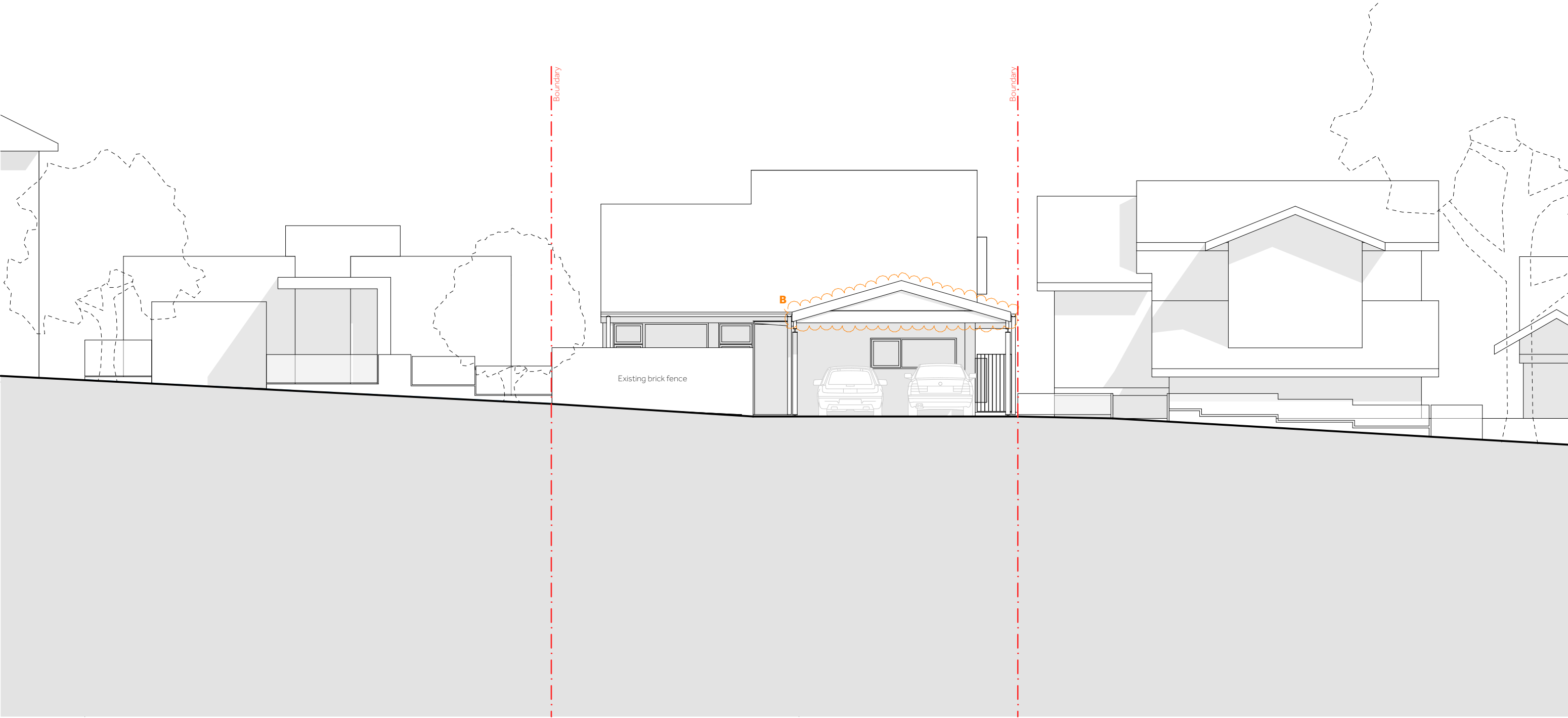
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title North & South Elevation
scale 1:100 @ A3
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drawing no. A-14
issue A



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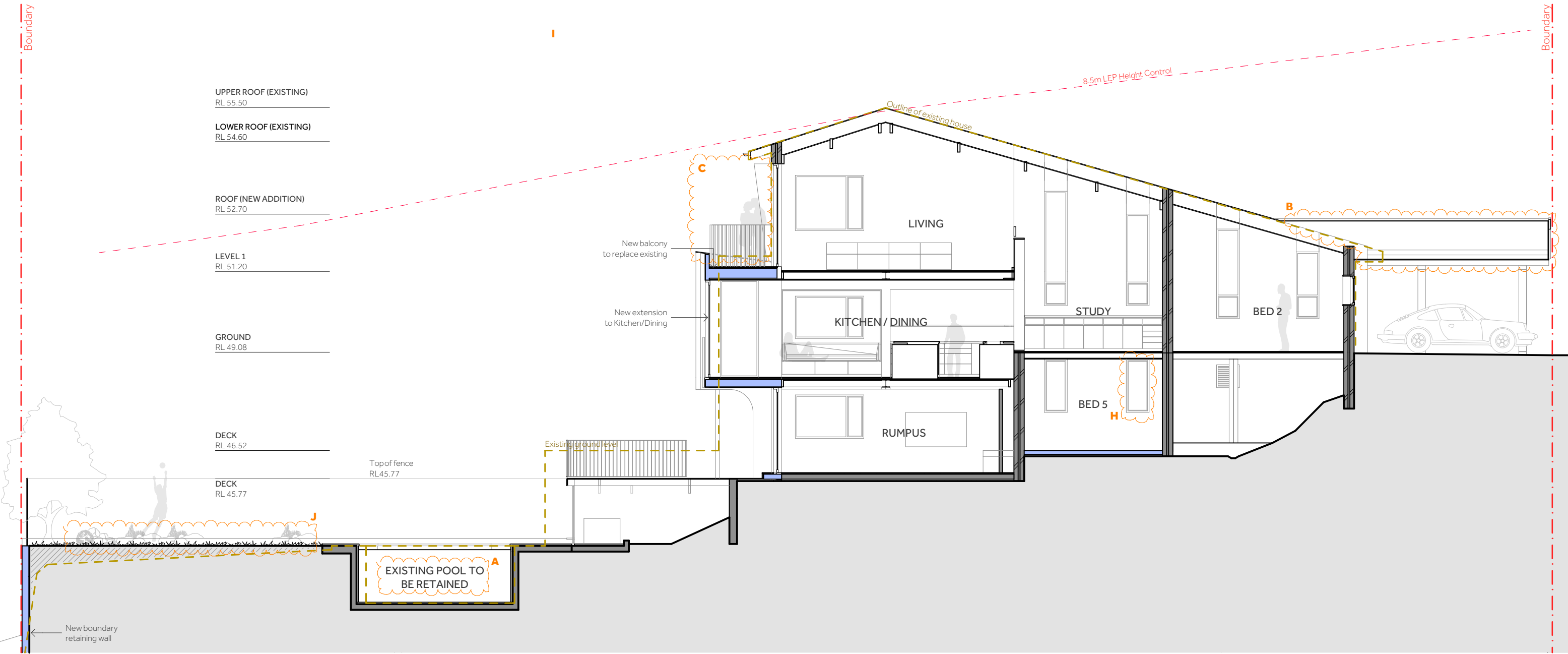
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title Street Elevation
scale 1:100 @ A3
date 15 October 2023
drawing no. A-15
issue A



LEGEND

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Outline of existing house

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New additions shown in blue

New walls shown in blue

Existing walls shown in grey

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h)

Minor internal layout changes including associated changes to windows on elevations

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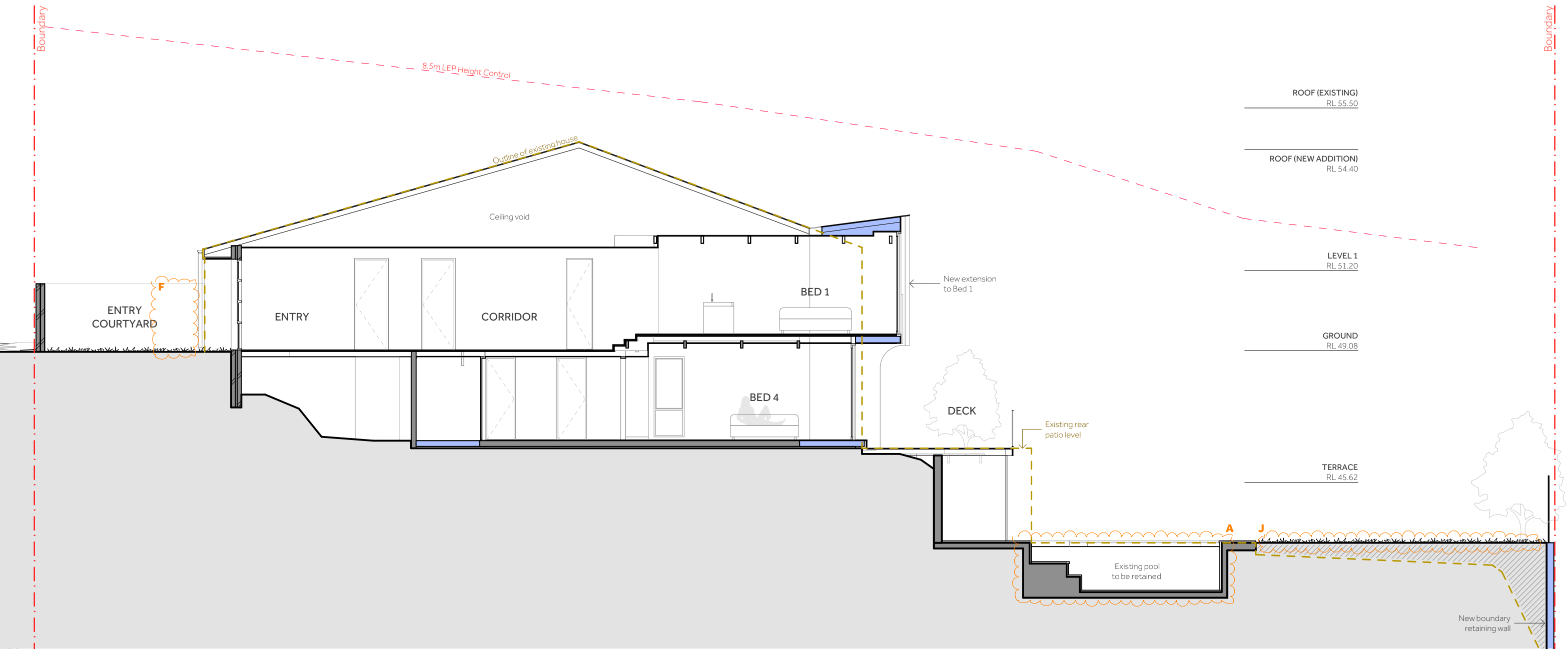
Section AA

1:100 @ A3

15 October 2023

A-16

A



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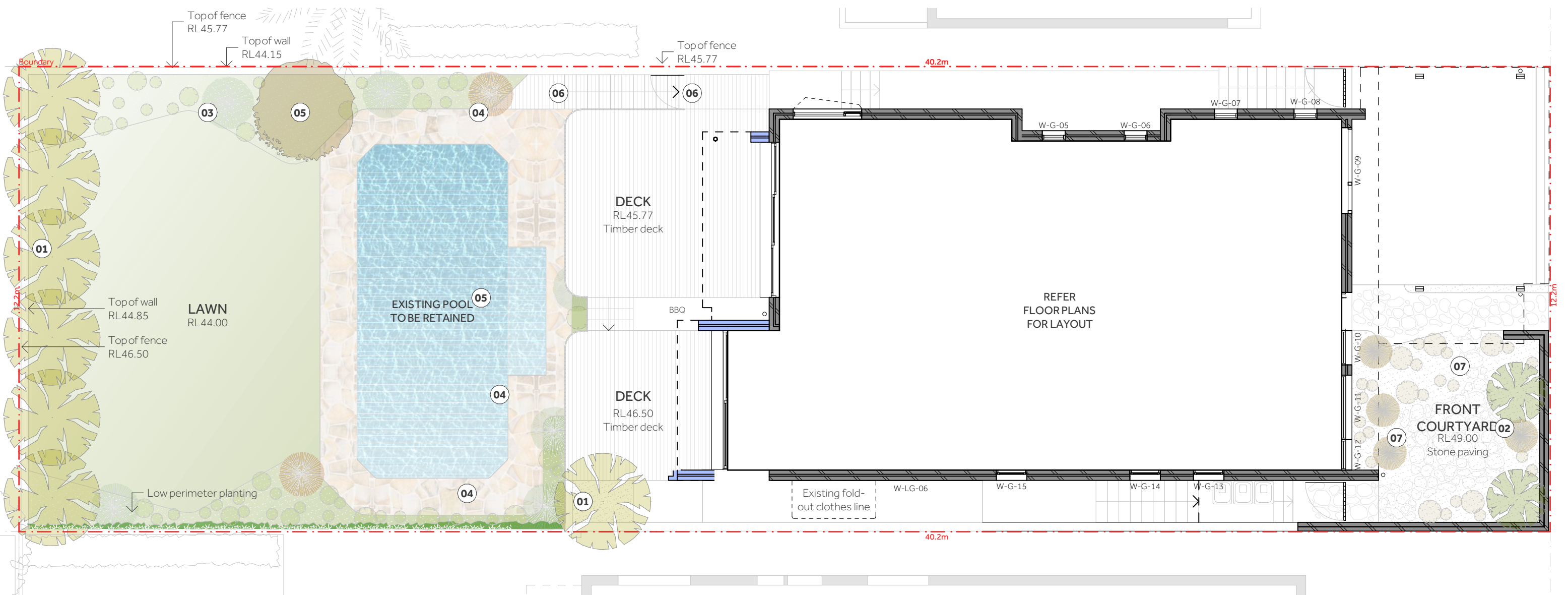
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Section BB
1:100 @ A3
15 October 2023
A-17
A



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
Cusarina 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 Taliniodes	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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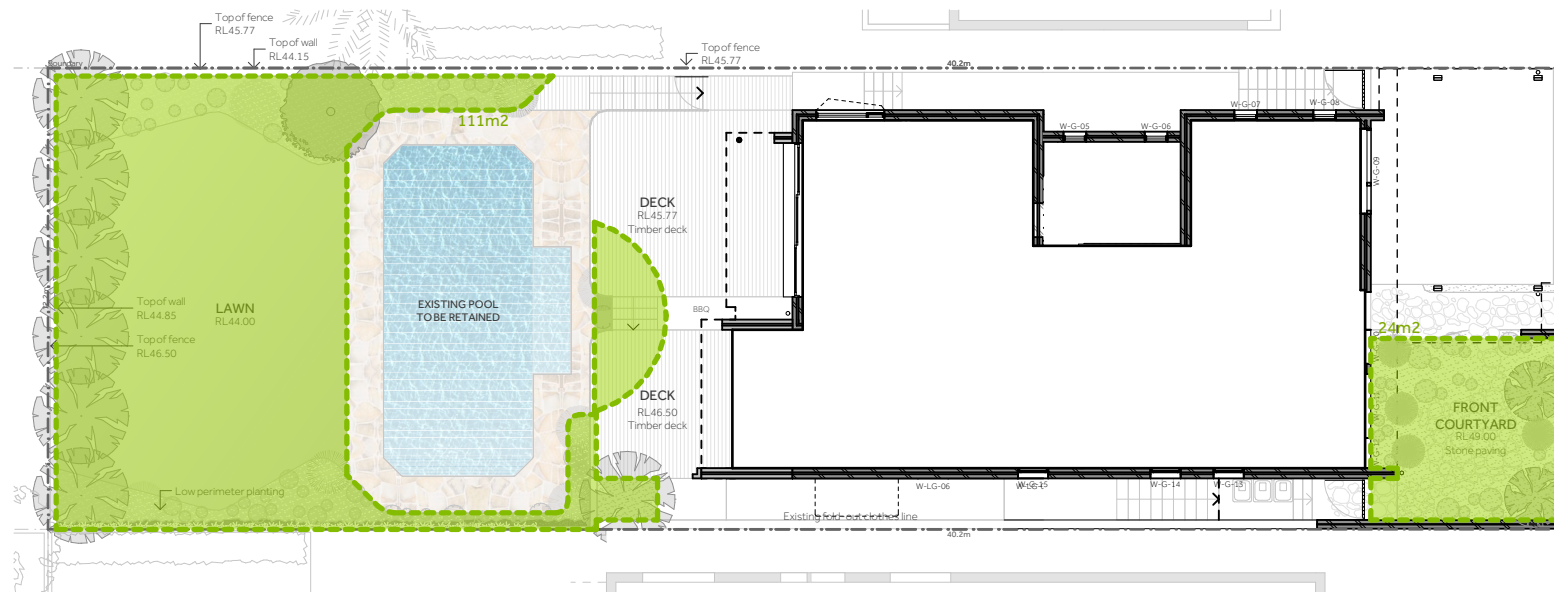
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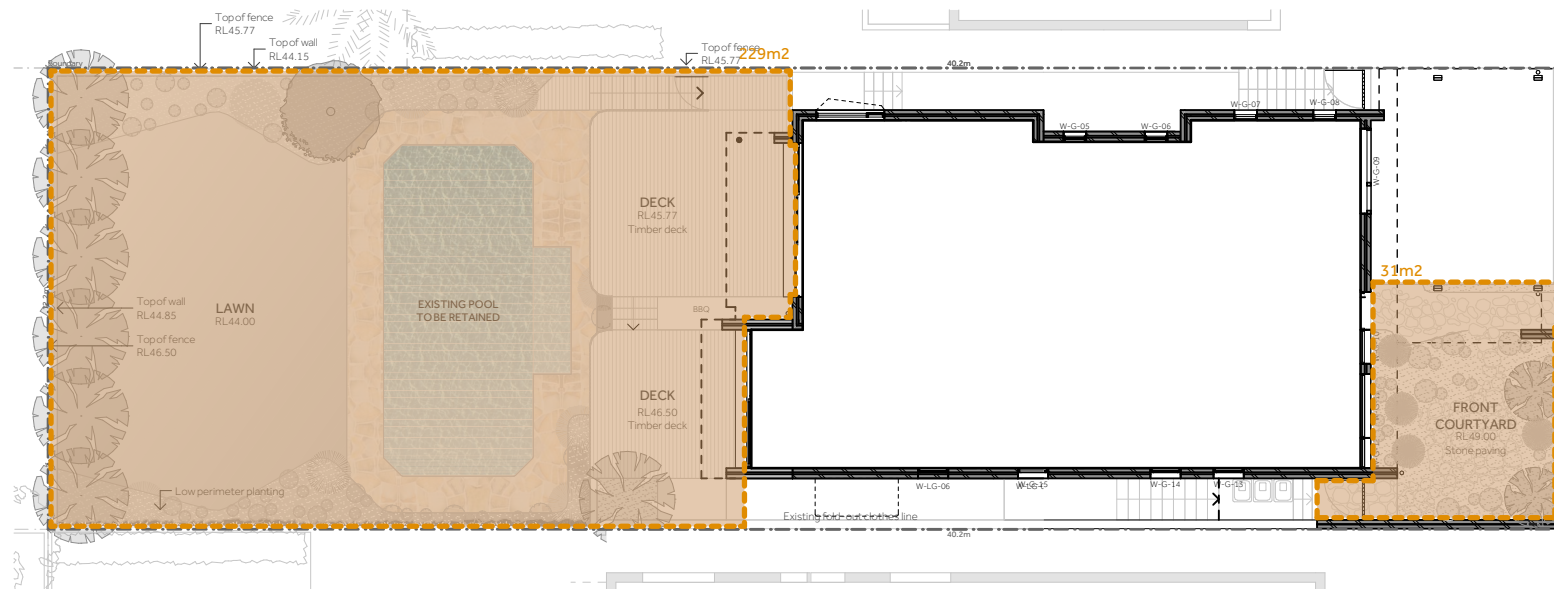
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title Landscape Plan
scale 1:100 @ A3
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drawing no. A-18
issue A



Landscaped Area

Total landscaped area = 135m2

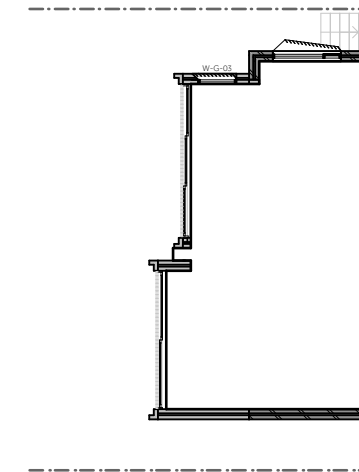


Open Space

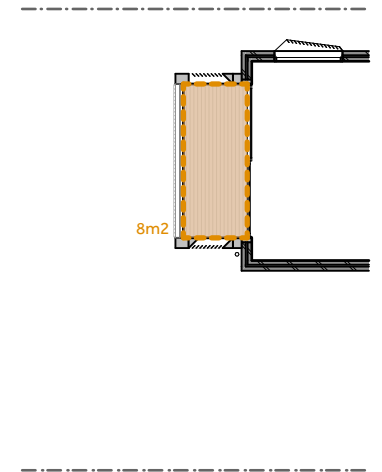
Open space (on-grade) = 260m2

Open space (balconies) = 8m2

Total open space = 268m2



Open Space (Upper Ground)



Open Space (Level 1)

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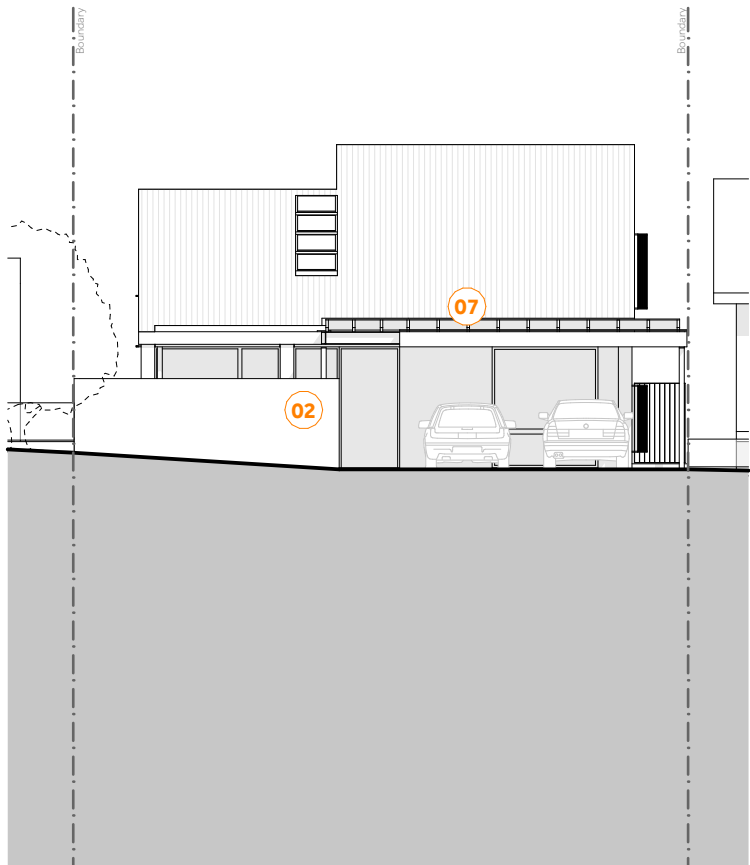
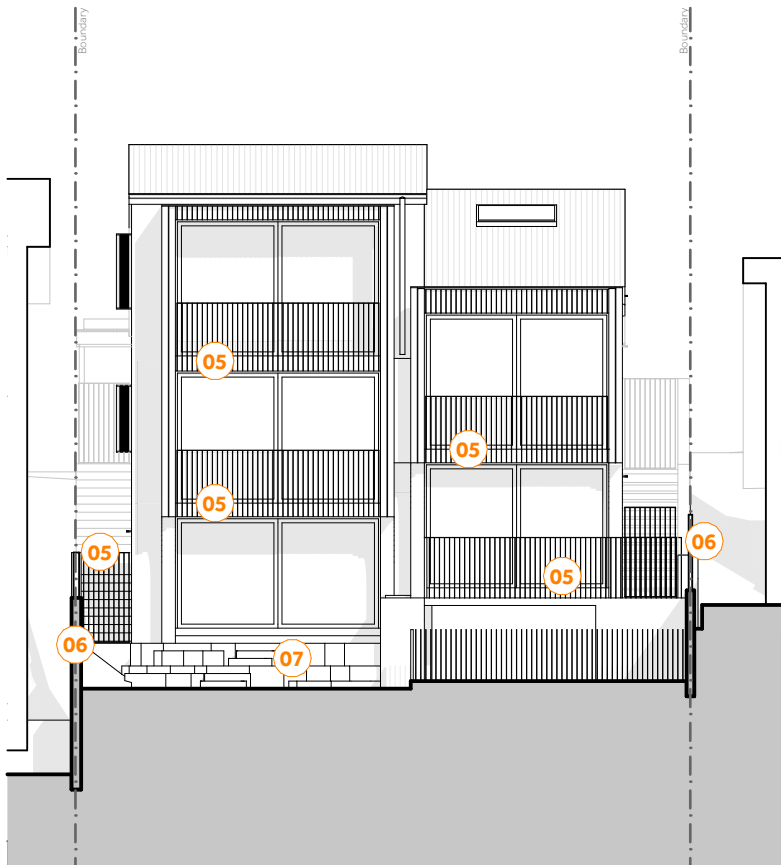
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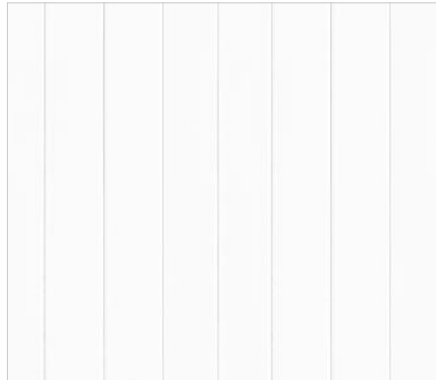
title Landscape Area Summary
scale 1:200 @ A3
date 15 October 2023
drawing no. A-19
issue A



01

Material: VJBoard Cladding
Colour: White

VJBoard Cladding (James Hardie Scyon Axon or similar) is proposed for the new rear addition. A light colour (white) 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: Limestone

Front and rear paving is proposed to be Limestone crazy-paving. Limestone 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 @ A3

date

15 October 2023

drawing no.

A-24

issue

A