

DEVELOPMENT APPLICATION

Alterations & Additions + Pool

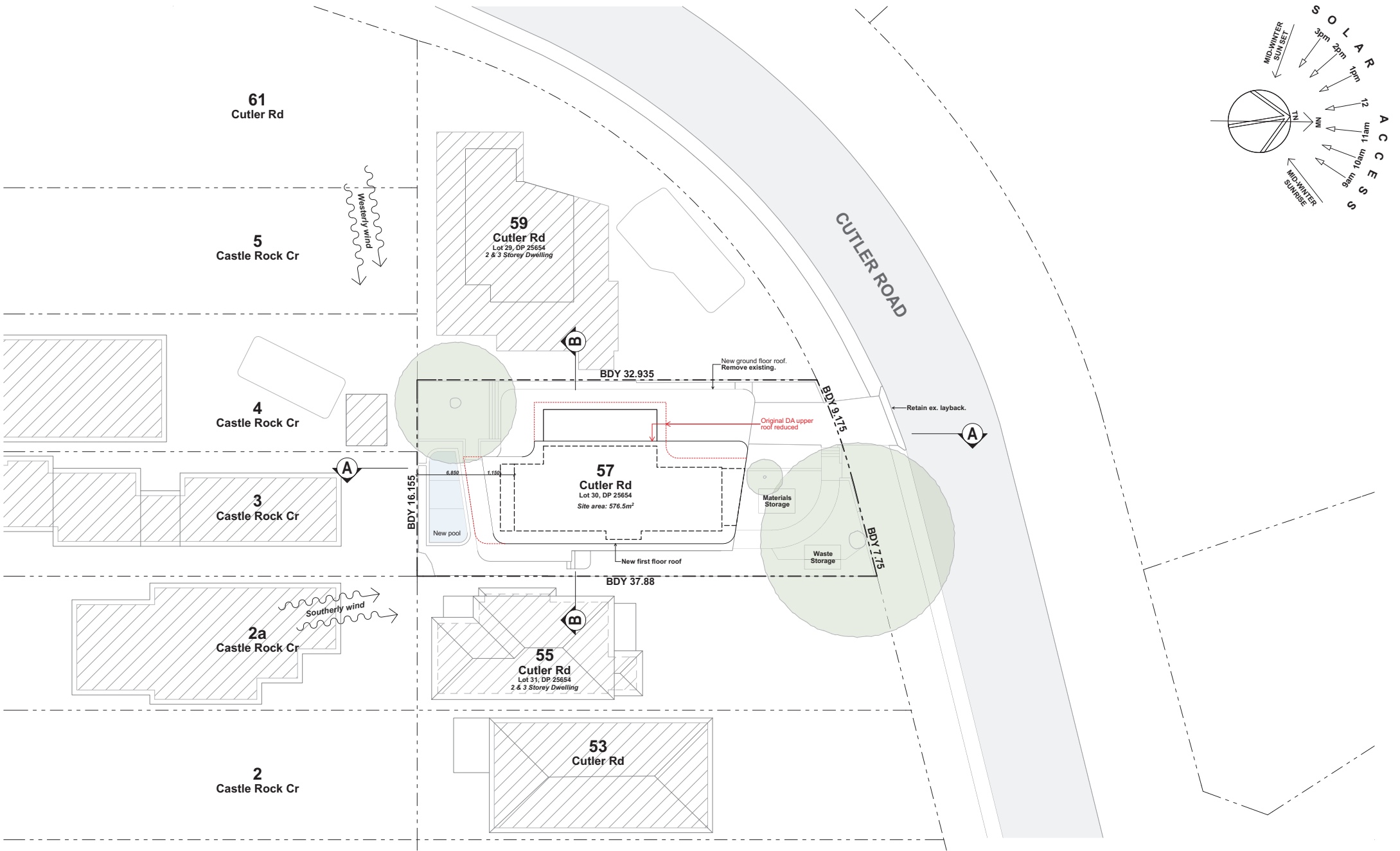
57 CUTLER RD, CLONTARF

DRAWING LIST	
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE PLAN + SITE ANALYSIS
A.02	LOWER GROUND
A.03	GROUND FLOOR
A.04	FIRST FLOOR
A.05	NORTH + EAST ELEVATION
A.06	SOUTH + WEST ELEVATION
A.07	SECTIONS
A.08	SITE CALCULATIONS
A.09	FSR CALCULATIONS
A.10	SHADOW DIAGRAMS

WINDOW SCHEDULE				
	Width	Height	Sill	Area
W1	1,300	2,700	0	3.51
W2	5,700	2,700	0	15.39
W3	2,510	2,700	0	6.78
W4	5,000	2,700	0	13.50
W5	2,800	1,800	900	5.04
W6	900	1,800	0	1.62
W6	1,000	2,400	0	2.40
W6	1,000	2,400	0	2.40
W7	900	1,800	900	1.62
W8	900	1,200	1,200	1.08
W9	2,400	1,200	1,200	2.88
W10	3,875	2,400	0	9.30
W11	3,910	2,700	0	10.56
W12	1,800	2,700	0	4.86
W13	4,000	2,200	500	8.80
W14	1,150	2,200	500	2.53
W15	3,200	1,500	1,200	4.80
W16	4,000	2,700	0	10.80
W17	2,750	2,100	600	5.78
W18	1,800	1,200	1,500	2.16
W19	800	1,200	1,500	0.96
W20	800	1,200	1,500	0.96
W21	1,100	1,200	1,500	1.32
W22	1,100	1,200	1,500	1.32
W23	2,000	2,700	0	5.40
W24a	2,150	2,700	0	5.81
W24b	2,300	2,700	0	6.21
W25	1,235	2,200	500	2.72
W26	3,100	2,400	170	7.44
				147.95 m²



VIEW FROM DRIVEWAY



DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
SITE PLAN + SITE ANALYSIS

PROJECT NO.
2212

SCALE
1:200 @ A2

DRAWN BY
LT/AB

DRAWING NO.
A.01

PLOT DATE
9/03/2023

REVISION
B

5
Castle Rock Cr

4
Castle Rock Cr

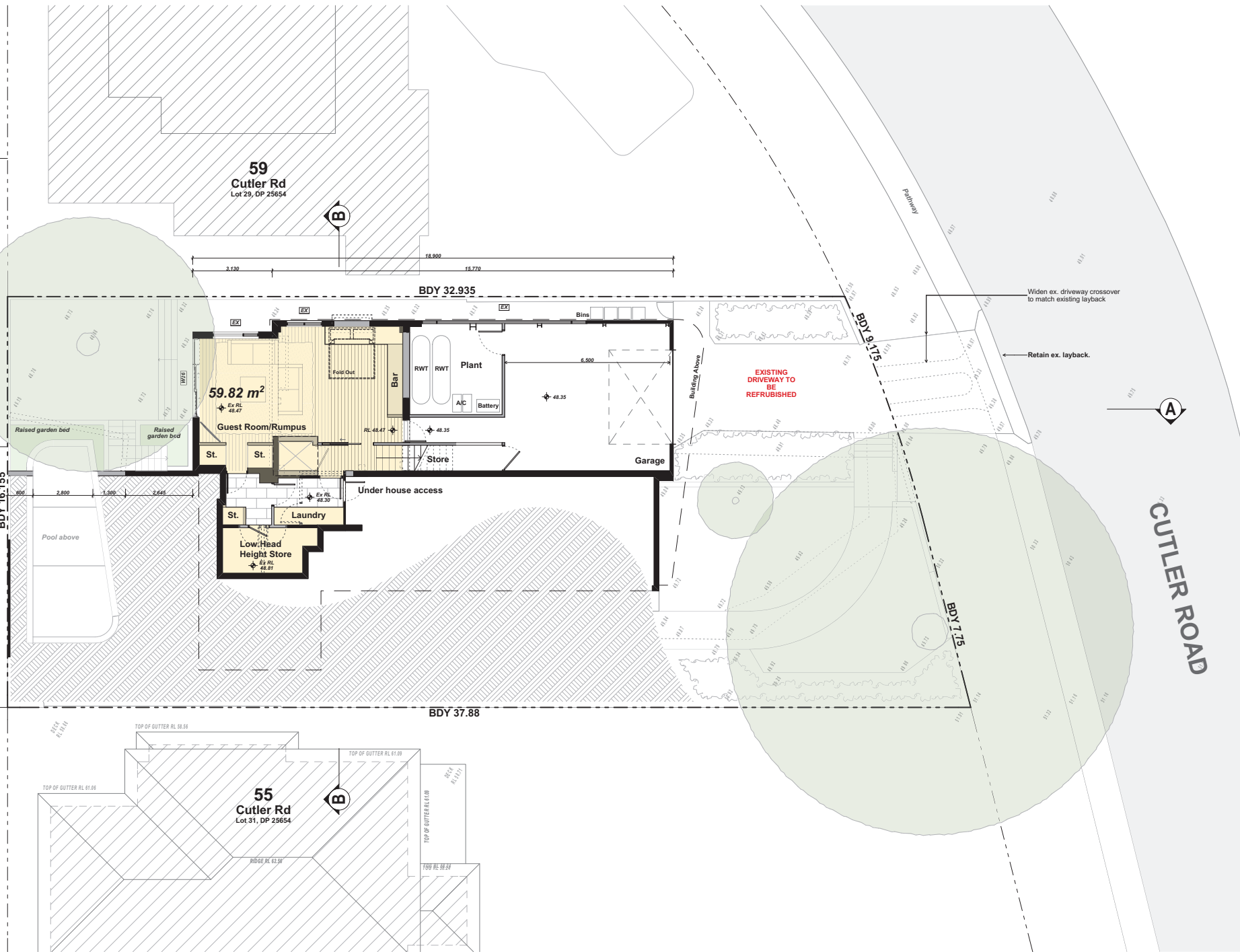
3
Castle Rock Cr

2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD



DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

PROJECT ALTERATIONS & ADDITIONS 57 CUTLER RD, CLONTARF, NSW 2093 LOT 30, DP 25654 FOR POPOVAC	DRAWING TITLE LOWER GROUND PROJECT NO. 2212 SCALE 1:100 @ A2 DRAWN BY LT/AB DRAWING NO. A.02	PLOT DATE 9/03/2023 REVISION B
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5
Castle Rock Cr

4
Castle Rock Cr

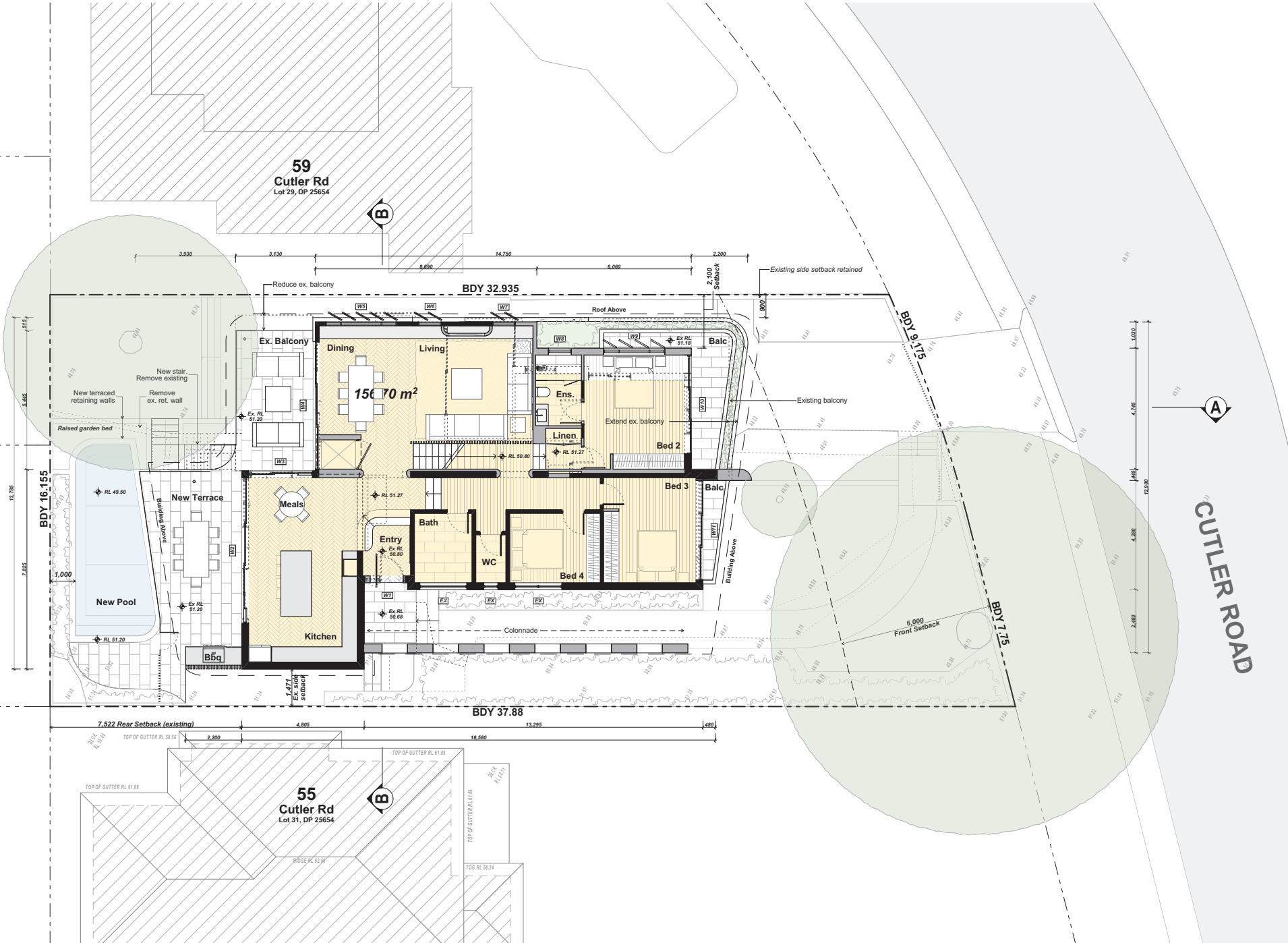
3
Castle Rock Cr

2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD



DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

PROJECT ALTERATIONS & ADDITIONS 57 CUTLER RD, CLONTARF, NSW 2093 LOT 30, DP 25654 FOR POPOVAC	DRAWING TITLE GROUND FLOOR PROJECT NO. 2212 SCALE 1:100 @ A2 DRAWN BY L7/AB DRAWING NO. A.03	PLOT DATE 9/03/2023 REVISION B
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5
Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

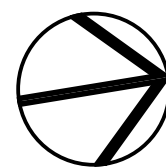
2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

0 5m



DATE	REV	DESCRIPTION
06/09/22	A	DA
09/03/23	B	REVISED DA
14/06/23	C	EASTERN ELEVATION WINDOWS AMENDED

PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
FIRST FLOOR

PROJECT NO.
2212

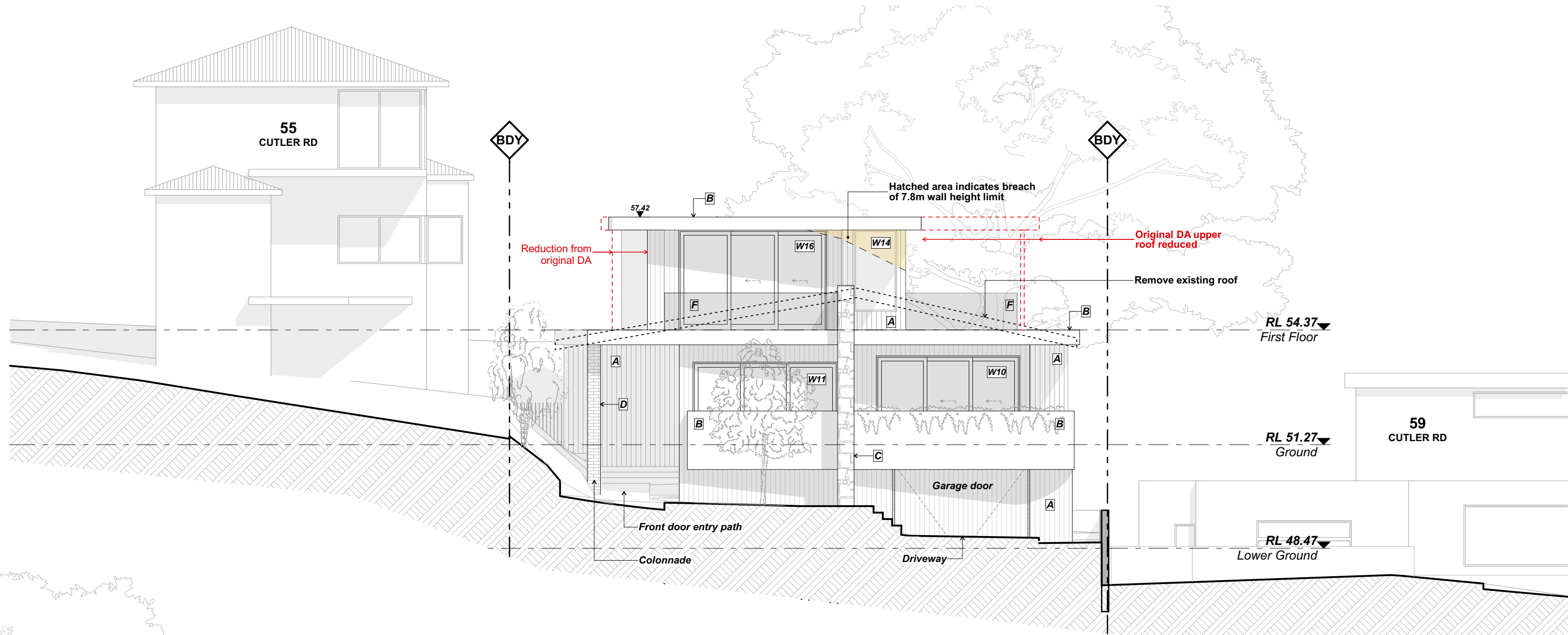
SCALE
1:100 @ A2

DRAWN BY
LT/AB

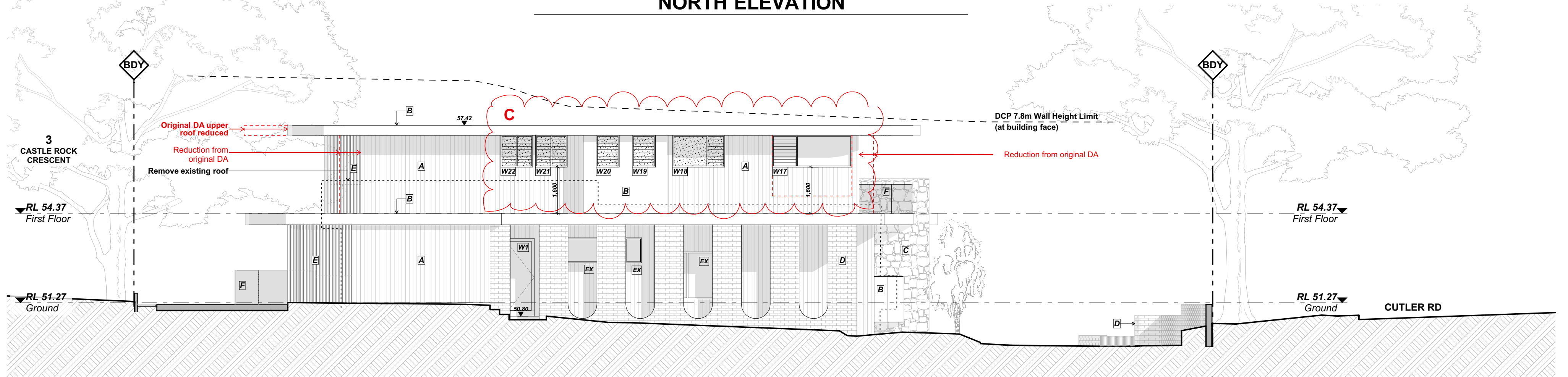
DRAWING NO.
A.04

PLOT DATE
15/06/2023

REVISION
C



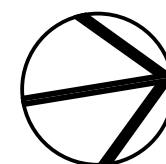
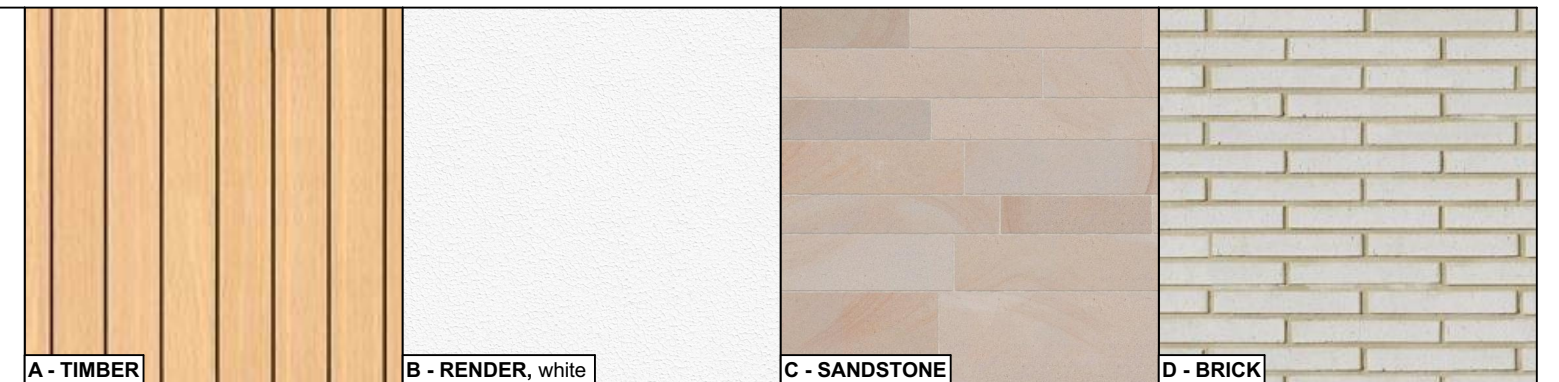
NORTH ELEVATION



EAST ELEVATION

EXTERIOR FINISHES LEGEND

- A TIMBER CLADDING, vertical
- B RENDER, white
- C SANDSTONE CLADDING
- D BRICK, off white
- E TIMBER SCREEN, vertical
- F GLASS



DATE	REV	DESCRIPTION
06/09/22	A	DA
09/03/23	B	REVISED DA
14/06/23	C	EASTERN ELEVATION WINDOWS AMENDED

PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

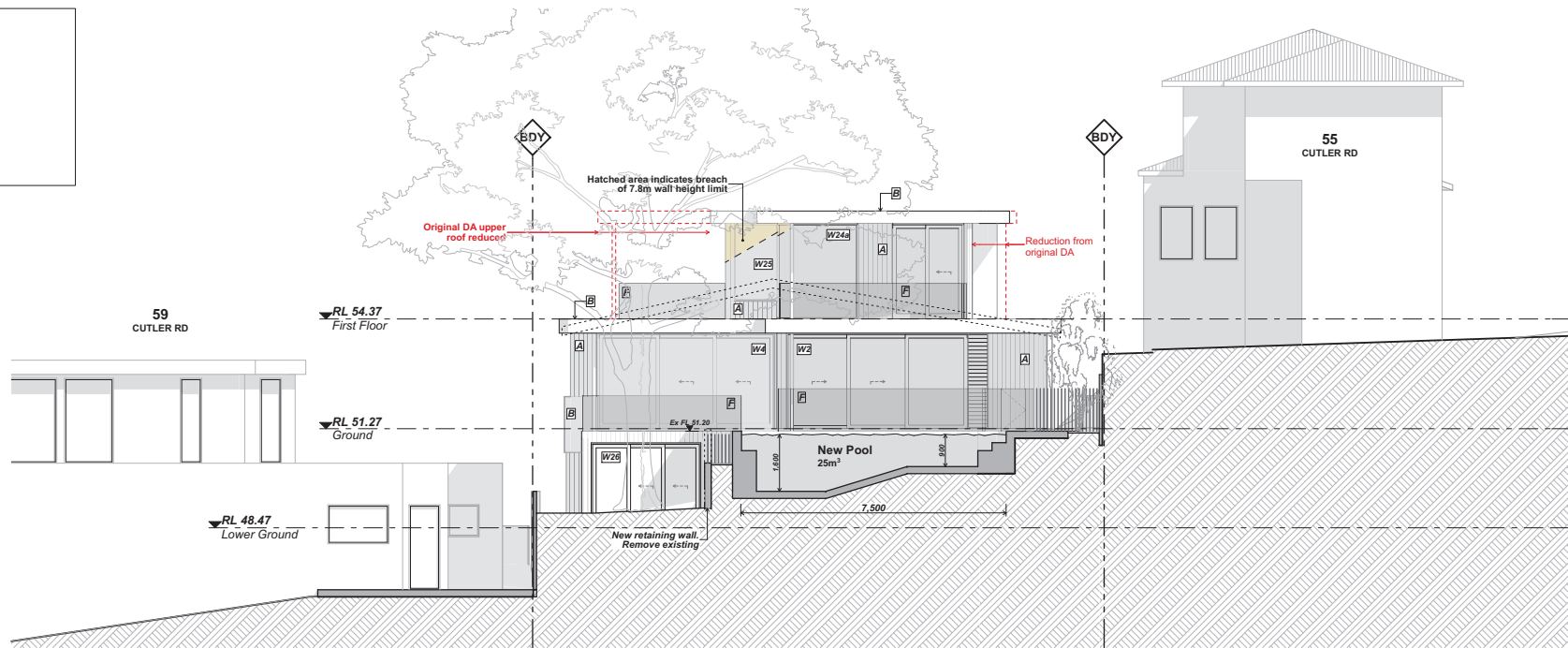
DRAWING TITLE
NORTH + EAST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.05

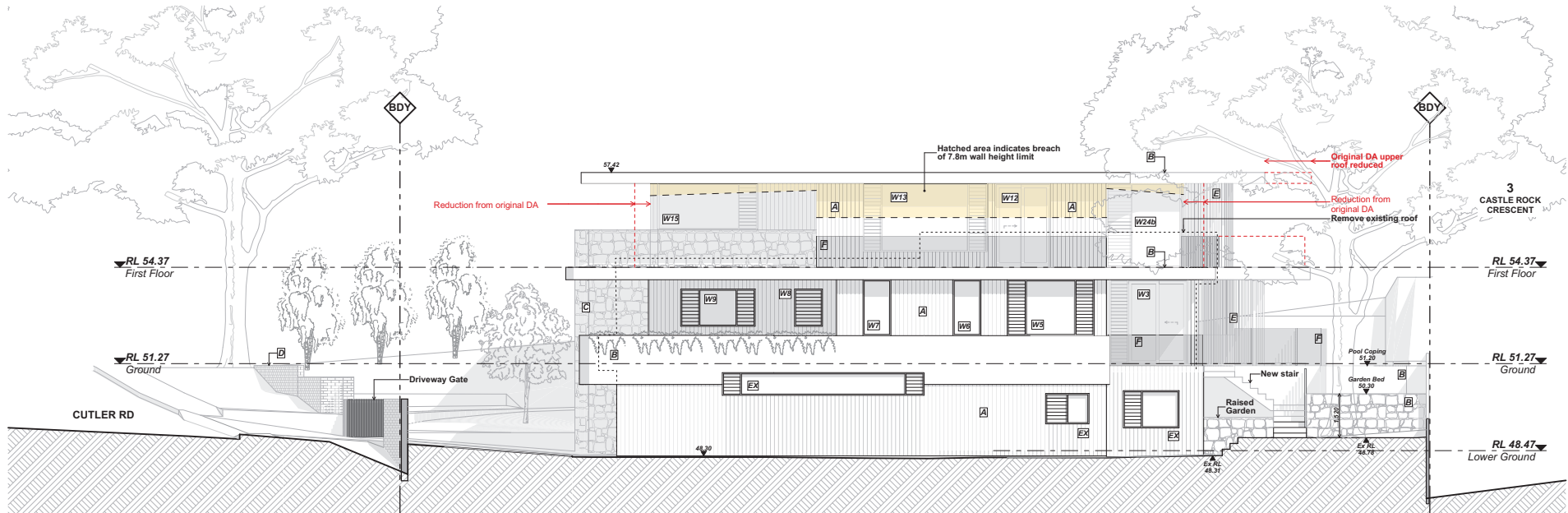
PLOT DATE
14/06/2023
REVISION
C

EXTERIOR FINISHES LEGEND

- A TIMBER CLADDING, vertical
- B RENDER, white
- C SANDSTONE CLADDING
- D BRICK, off white
- E TIMBER SCREEN, vertical
- F GLASS



SOUTH ELEVATION



WEST ELEVATION

GARTNERTROVATO

ARCHITECTS

A PITTSWATER PLACE
1/113 TO PARK STREET
PO BOX 1122
MORVA VALE, NSW 2103
P 02 9375 8411
E 02 9375 8300 AU



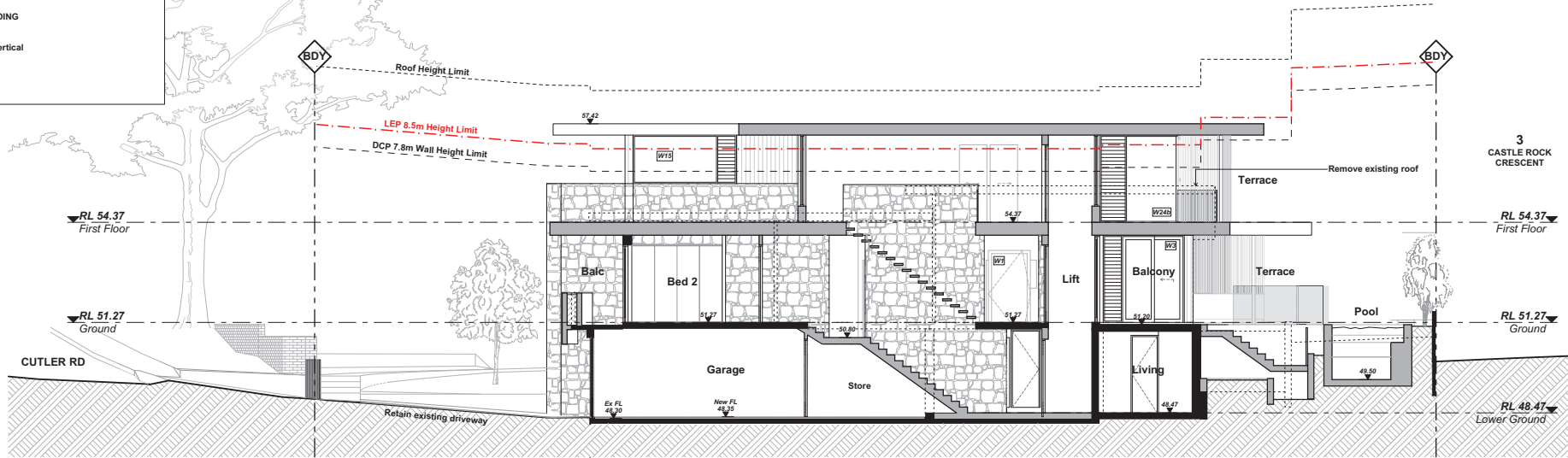
DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

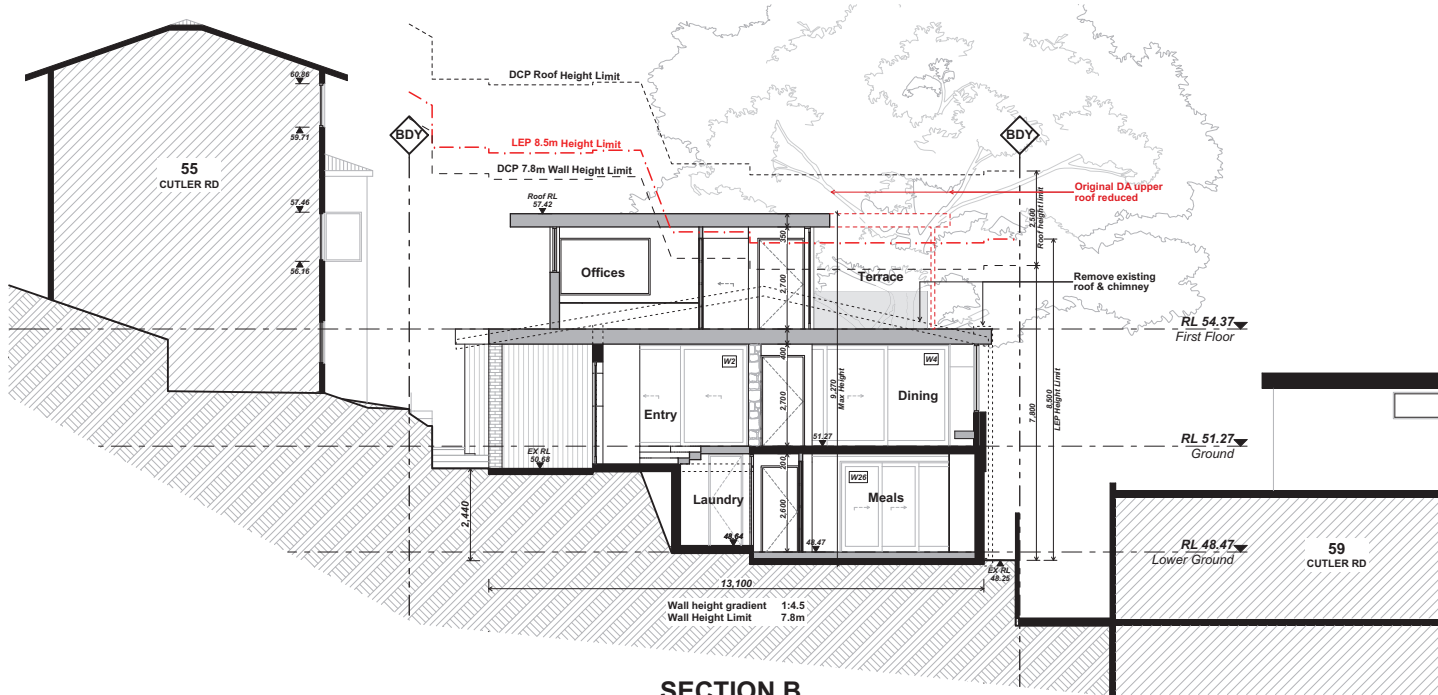
DRAWING TITLE
SOUTH + WEST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
A.06
PLOT DATE
9/03/2023
REVISION
B

EXTERIOR FINISHES LEGEND

- A] TIMBER CLADDING, vertical
- B] RENDER, white
- C] SANDSTONE CLADDING
- D] BRICK, off white
- E] TIMBER SCREEN, vertical
- F] GLASS



SECTION A



SECTION B

GARTNERTROVATO

ARCHITECTS

A] PITTSBURGH PLACE
1/113 TO PARK STREET
PO BOX 1122
MORRIS VALE, NSW 2212
P] 02 9375 8411
E] GARTNERTROVATO.COM.AU

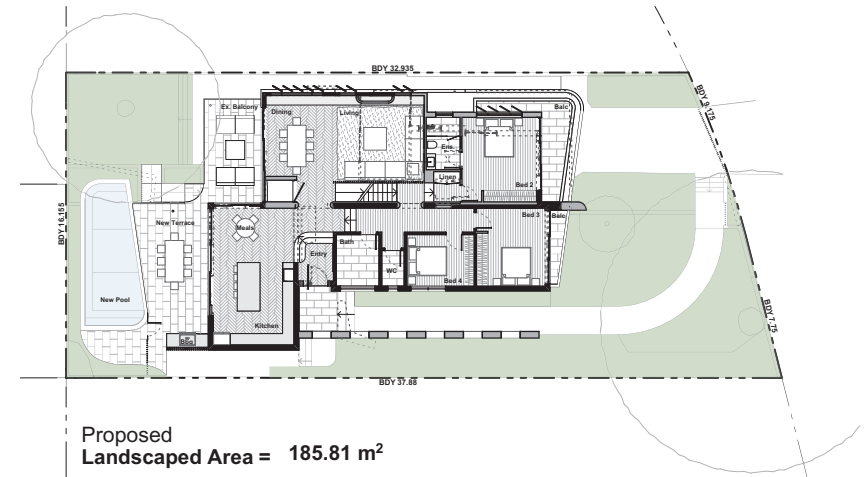
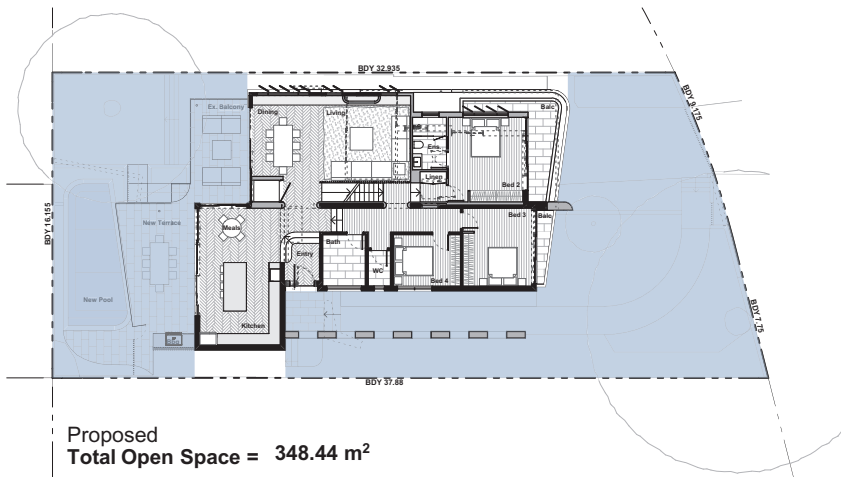
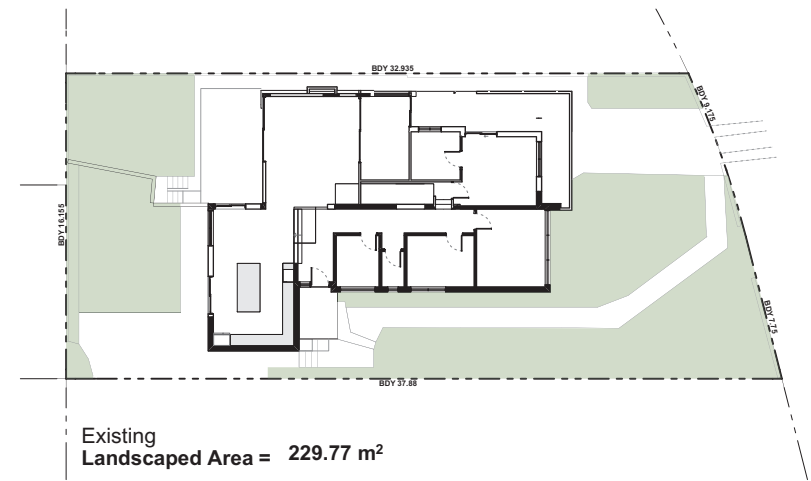
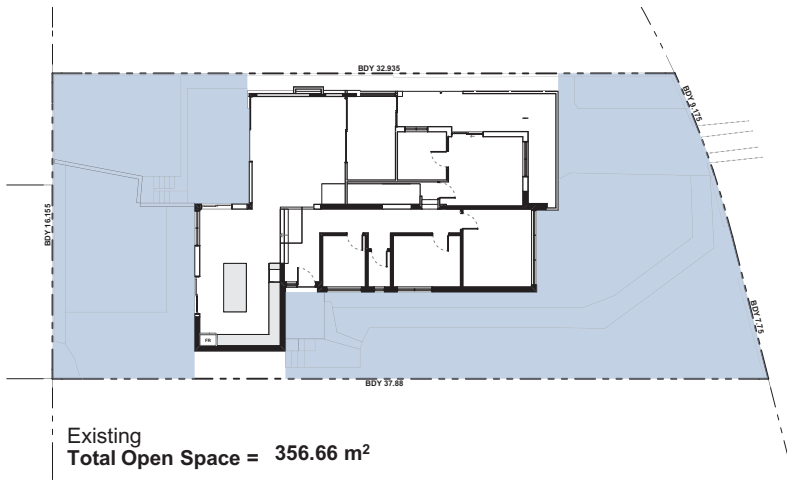
DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

DRAWING TITLE
SECTIONS
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.07

PLOT DATE
9/03/2023
REVISION
B



Total Site Area = 576.5m²

Total Open Space (OS4):

Required 345.9m² or 60%

Existing 356.66m or 61.8%

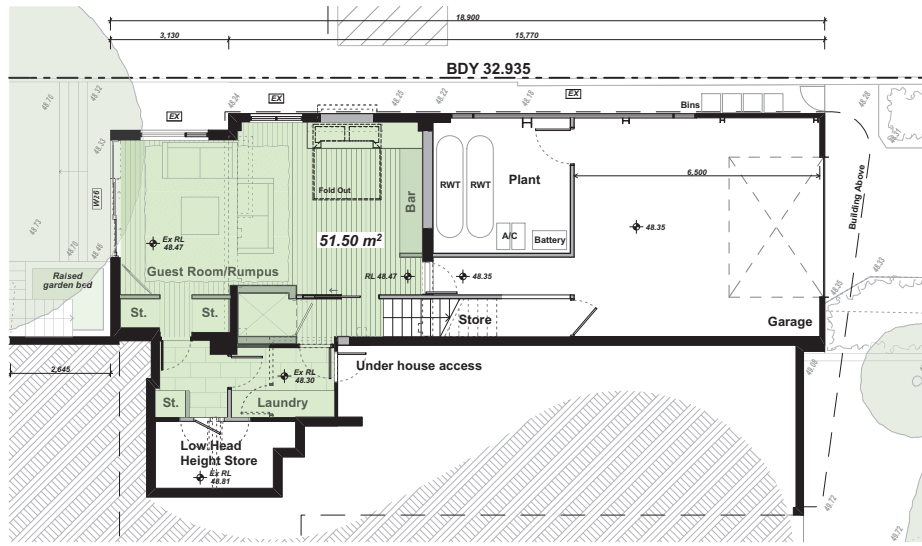
Proposed Total Open Space = 348.44 m² or 60.00%

Landscape areas:

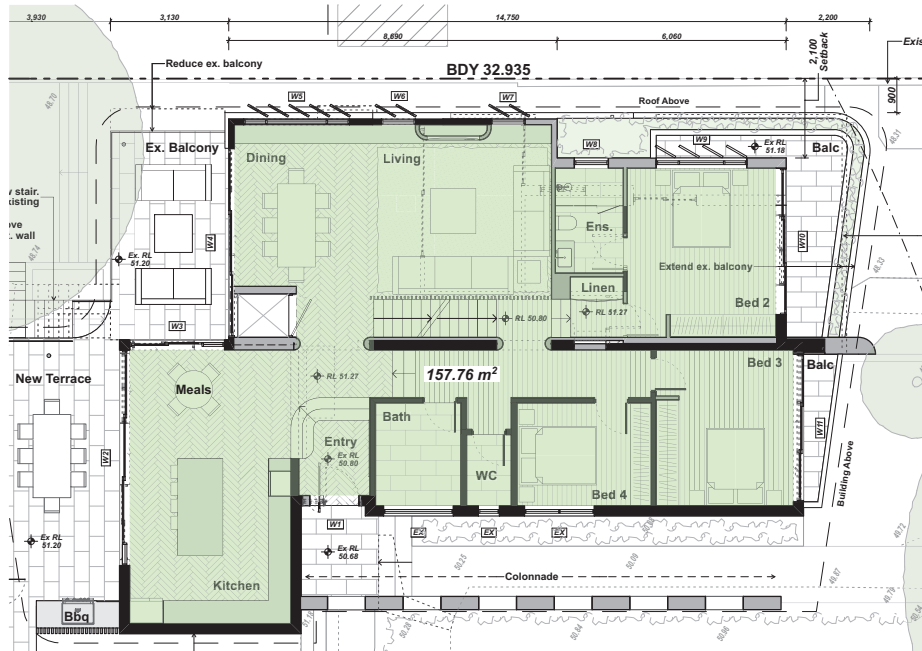
Required 138.02m² or 40% of Total Open Space

Existing 229.77m or 66.5%

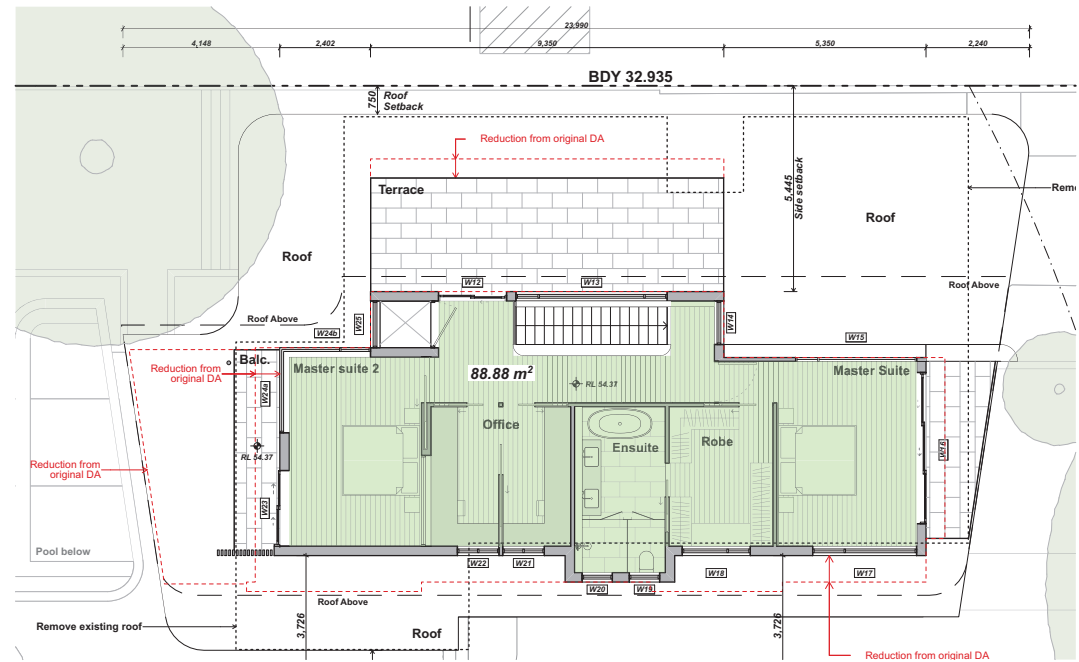
Total Proposed Landscape area = 185.81m² or 53.33%



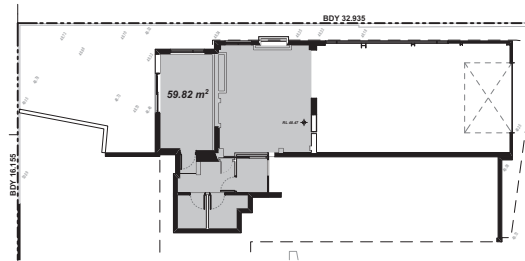
Lower Level GFA



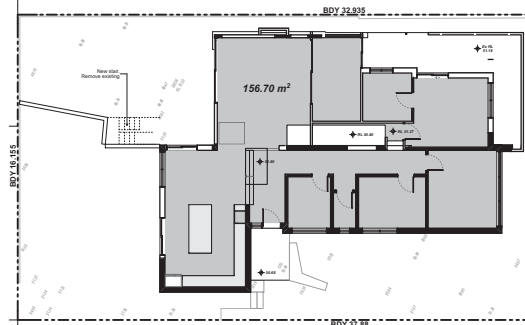
Entry Level GFA



Upper Level GFA



Lower Level GFA Existing



Entry Level GFA Existing

Total Site Area = 576.5m²

FSR: 0.40:1 (B) Floor Space Ratio Map Sheet FSR_004

EXISTING GFA= 216.52sqm

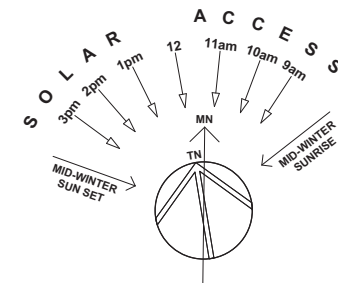
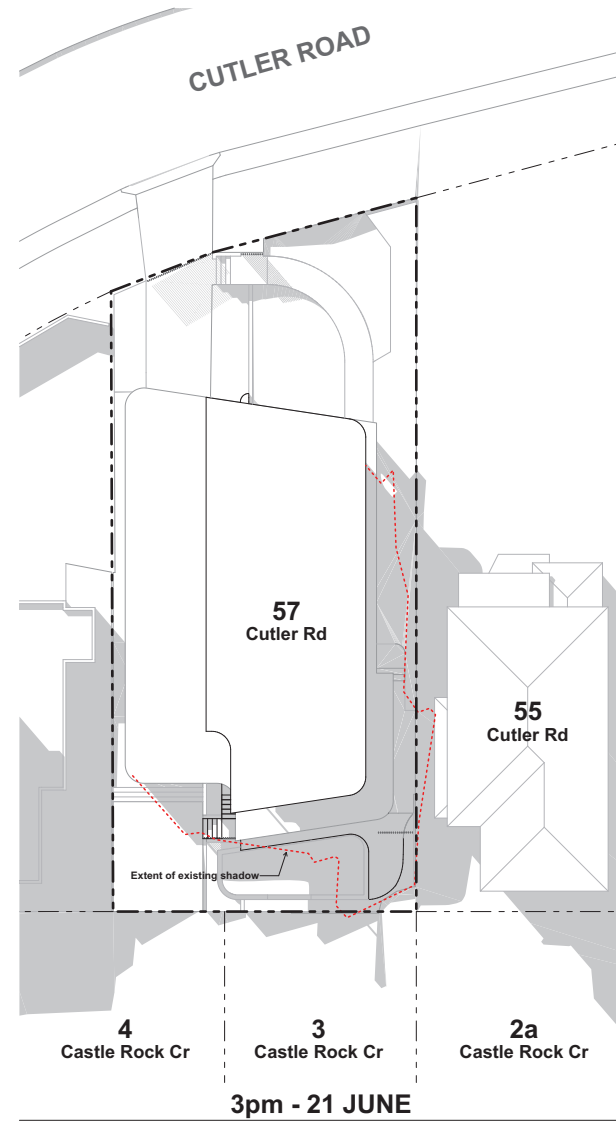
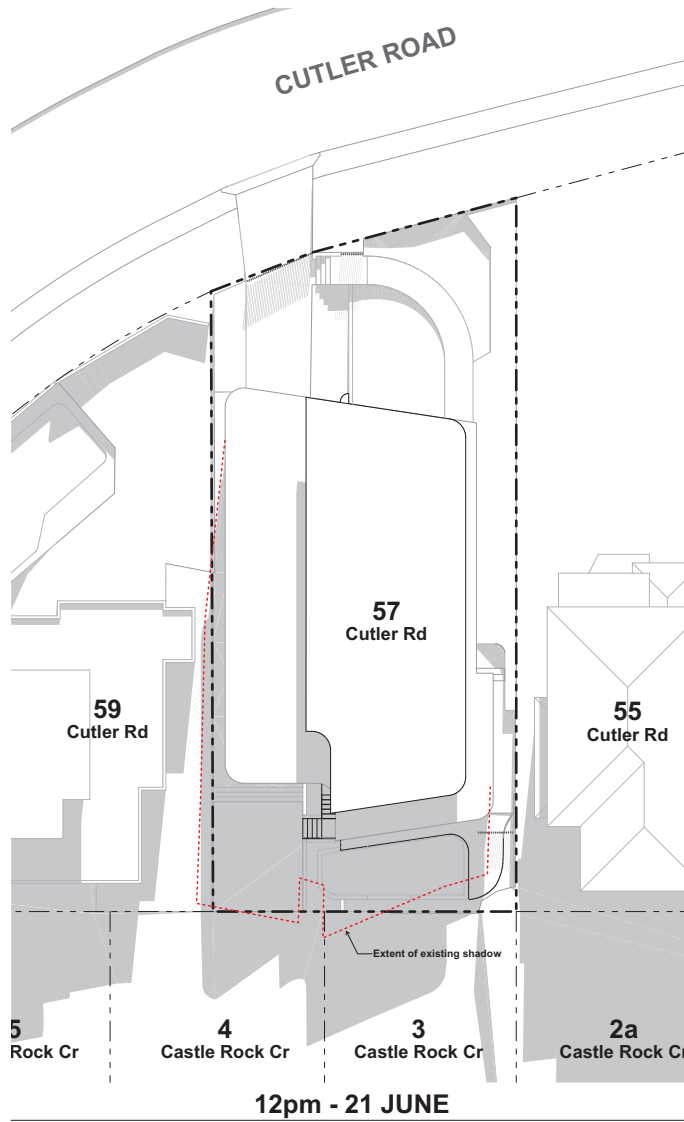
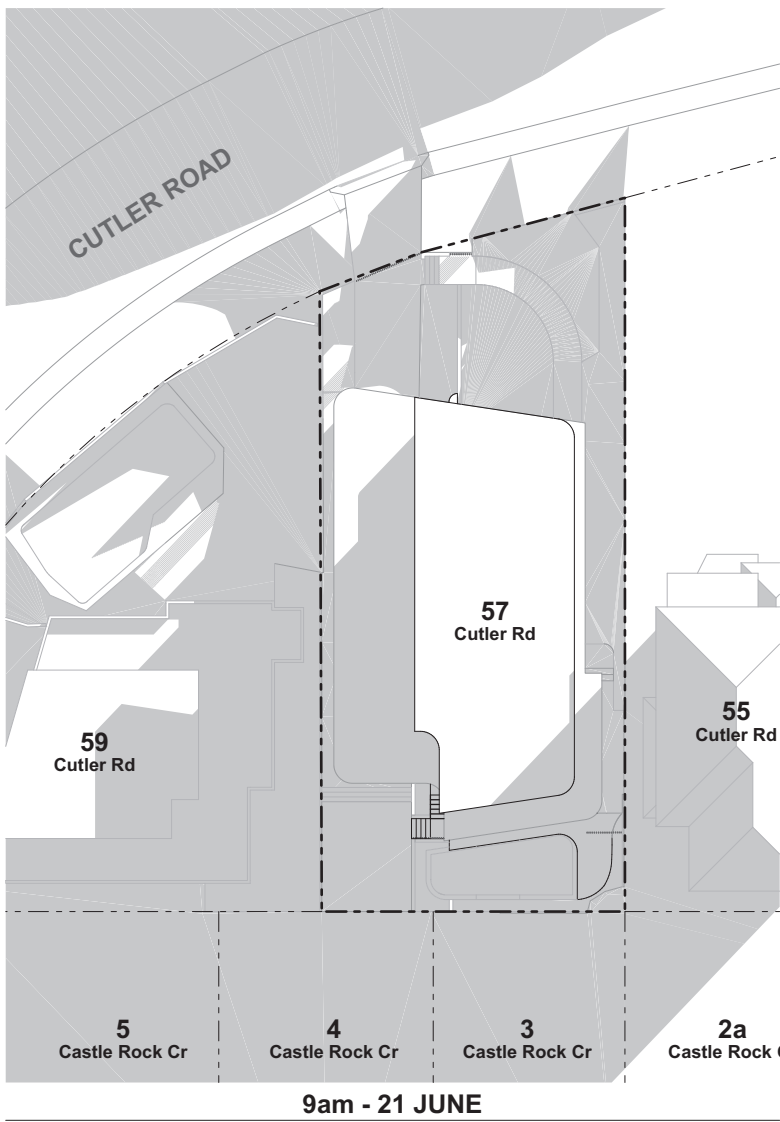
LOWER LEVEL GFA: 51.50 m²

ENTRY LEVEL GFA 157.76 m²

UPPER LEVEL GFA: 88.88 m²

Total GFA = 298.14 m²

PROPOSED - FSR: 0.51:1



DATE	REV	DESCRIPTION
06/09/22	A	DA
9/03/2023	B	REVISED DA

Original DA

View loss analysis (Window 5)



Revised DA

View loss analysis (Window 5)



Existing View