

57 CUTLER ROAD, CLONTARF, NSW

SECTION 4.55 APPLICATION

SITE DETAILS:

Council :	Northern Beaches Council
Address:	57 Cutler Road, Clontarf
Lot/Section/Plan no :	Lot 30, DP 25654, 576.5m ²

DRAWING LIST:

A.00	Cover sheet
A.01	Site plan + site analysis
A.02	plan - lower ground floor
A.03	plan - ground floor
A.04	plan - first floor
A.05	elevation - north, east
A.06	elevation - south, west
A.07	section - A, B
A.08	shadow diagrams
A.09	site calculations

WINDOW SCHEDULE

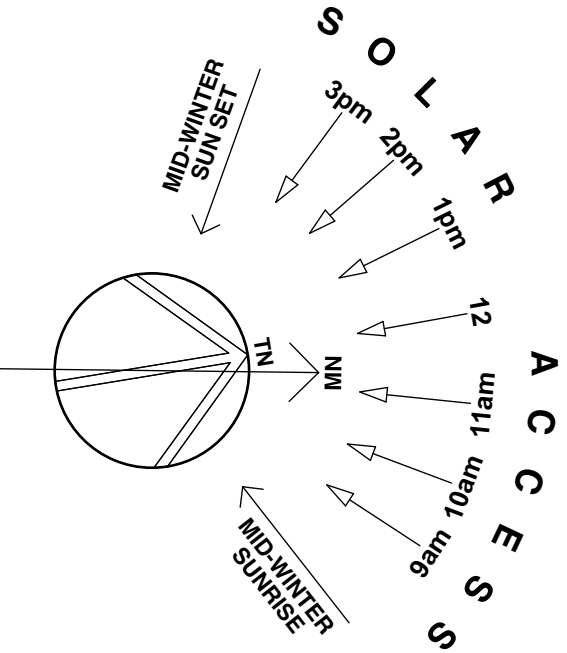
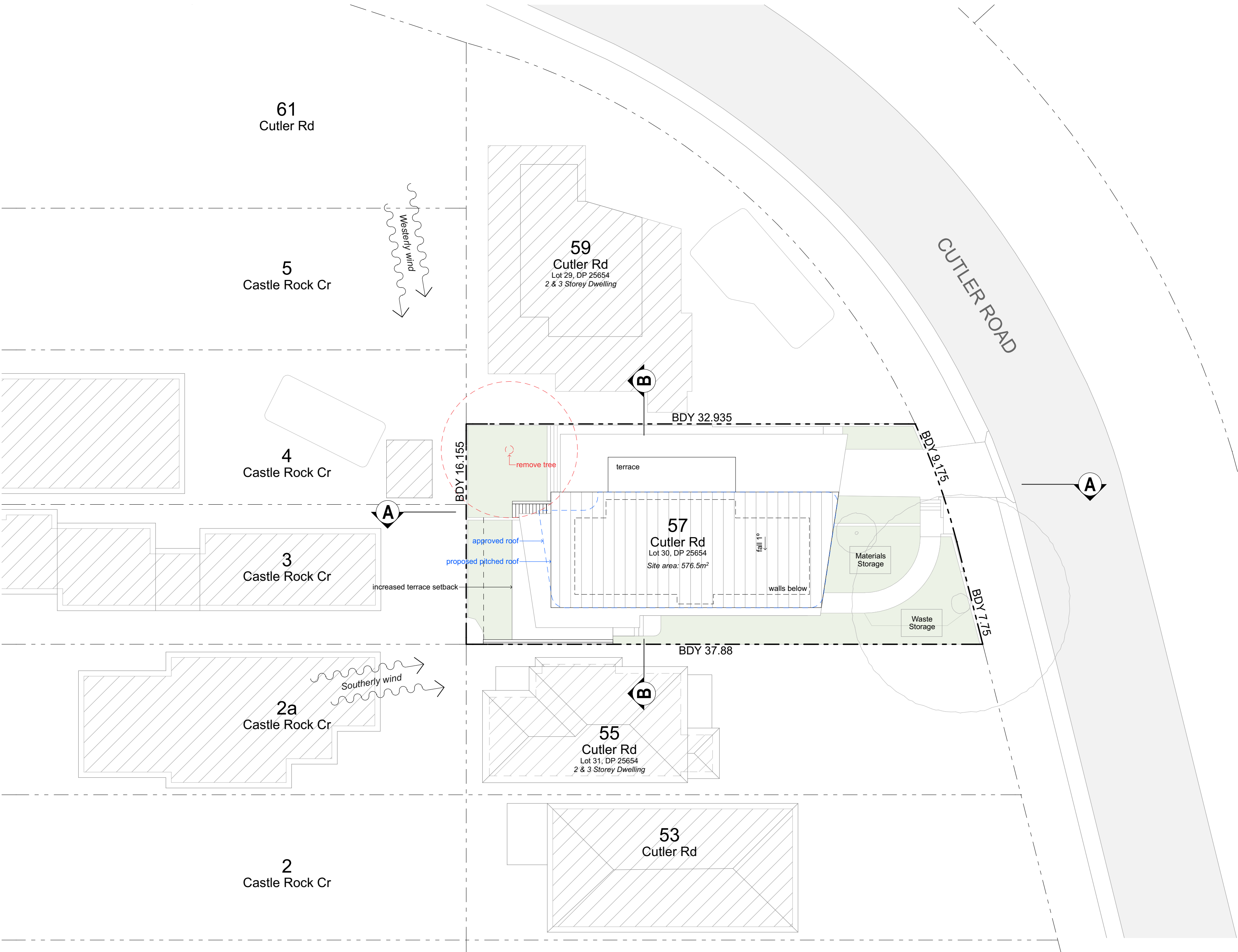
no	width	height	sill	area
W1	1,300	2,700	0	3.51
W2	5,700	2,700	0	15.39
W3	2,510	2,700	0	6.78
W4	5,000	2,700	0	13.50
W5	2,800	1,600	1,370	4.48
W6	900	1,600	3,870	1.44
W7	900	1,600	3,870	1.44
W8	900	1,200	1,200	1.08
W9	2,400	1,200	1,200	2.88
W10	3,875	2,400	0	9.30
W12	1,200	2,400	0	2.88
W13	4,000	1,900	500	7.60
W14	1,000	1,900	500	1.90
W15	3,200	1,200	1,200	3.84
W16	4,000	2,400	0	9.60
W17	2,750	800	1,600	2.20
W18	1,500	800	1,600	1.20
W19	800	800	1,600	0.64
W20	800	800	1,600	0.64
W21	1,100	800	1,600	0.88
W22	1,100	800	1,600	0.88
W23	1,200	2,400	40	2.88
W24a	2,085	2,200	200	4.59
W24b	2,075	2,200	200	4.57
W25	1,000	1,900	500	1.90
W26	3,100	2,400	170	7.44



Proposed front of house image - for illustrative purposes only



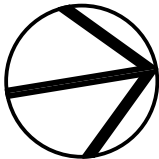
Current approval front of house image



LEGEND

approved elements to be modified

existing elements to be removed



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
4/12/24	B	S4.55 changes in response to RFI

PROJECT

Section 4.55
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
4/12/24

REVISION
A

5
Castle Rock Cr

4
Castle Rock Cr

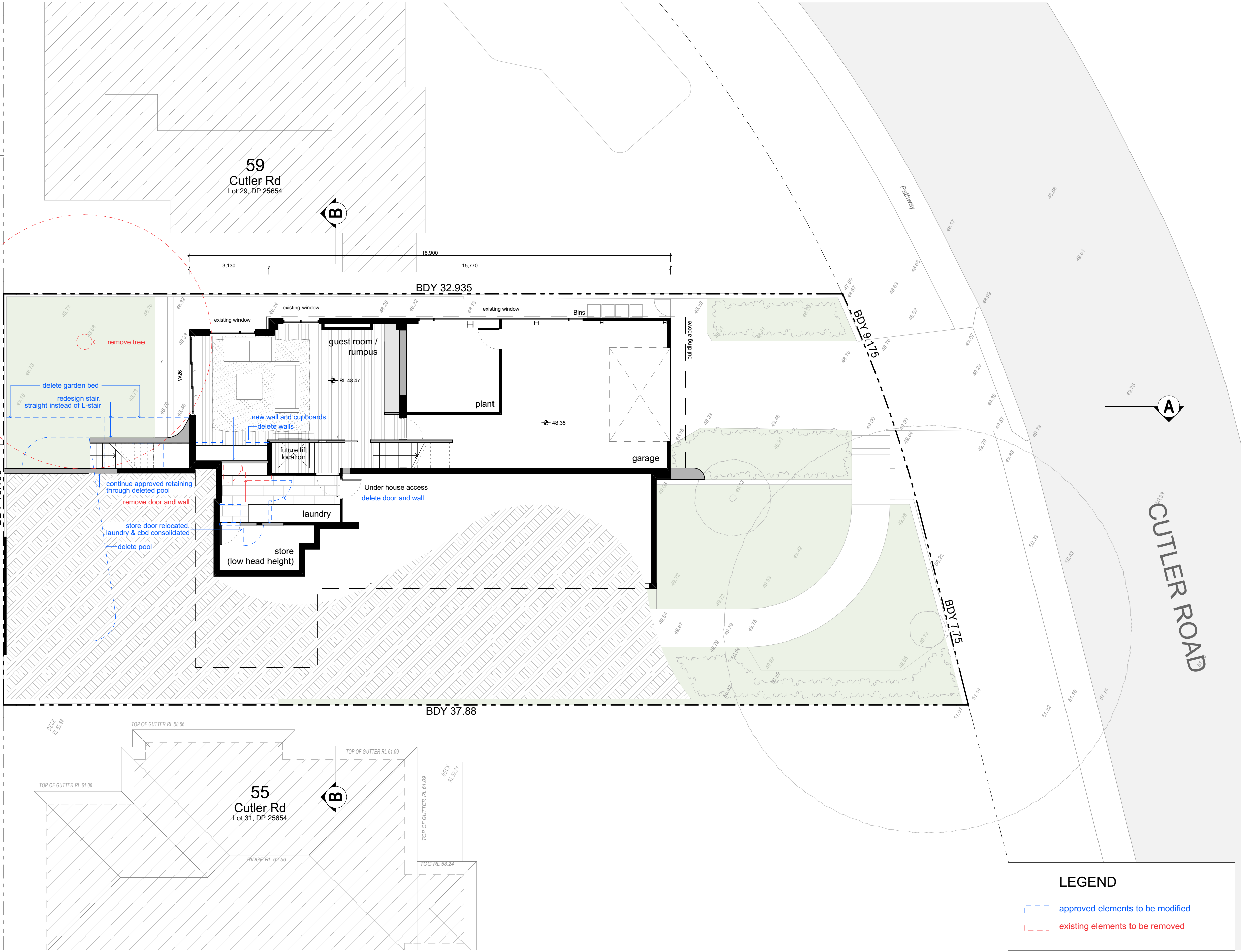
3
Castle Rock Cr

2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD



5
Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

2
Castle Rock Cr

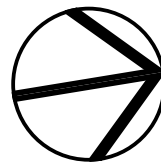
59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

LEGEND

- approved elements to be modified
- existing elements to be removed



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
4/12/24	B	S4.55 changes in response to RFI

PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
plan - ground floor

PROJECT NO.
2212

SCALE
1:100 @ A2

DRAWN BY
LT/AB

DRAWING NO.
A.03

PLOT DATE
4/12/24

REVISION
A

5
Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

2
Castle Rock Cr

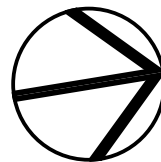
59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

LEGEND

- approved elements to be modified
- existing elements to be removed



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
4/12/24	B	S4.55 changes in response to RFI

PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
plan - first floor

PROJECT NO.
2212

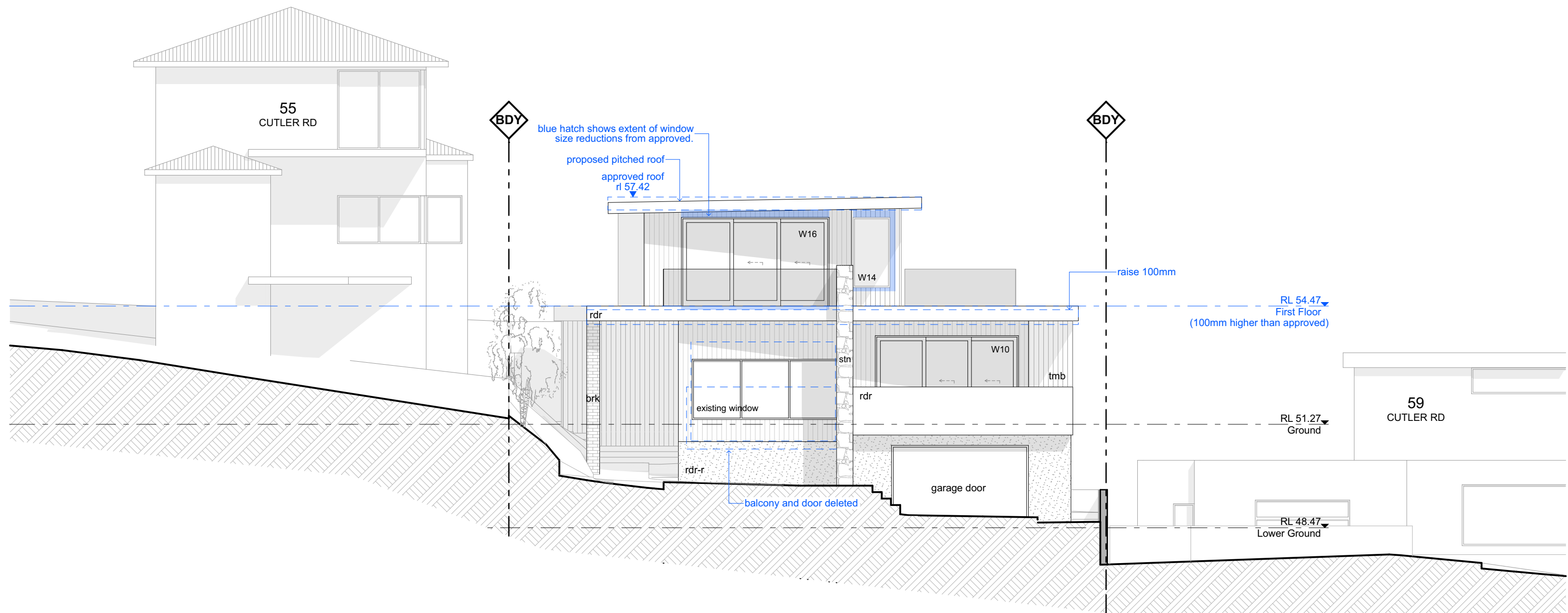
SCALE
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DRAWN BY
LT/AB

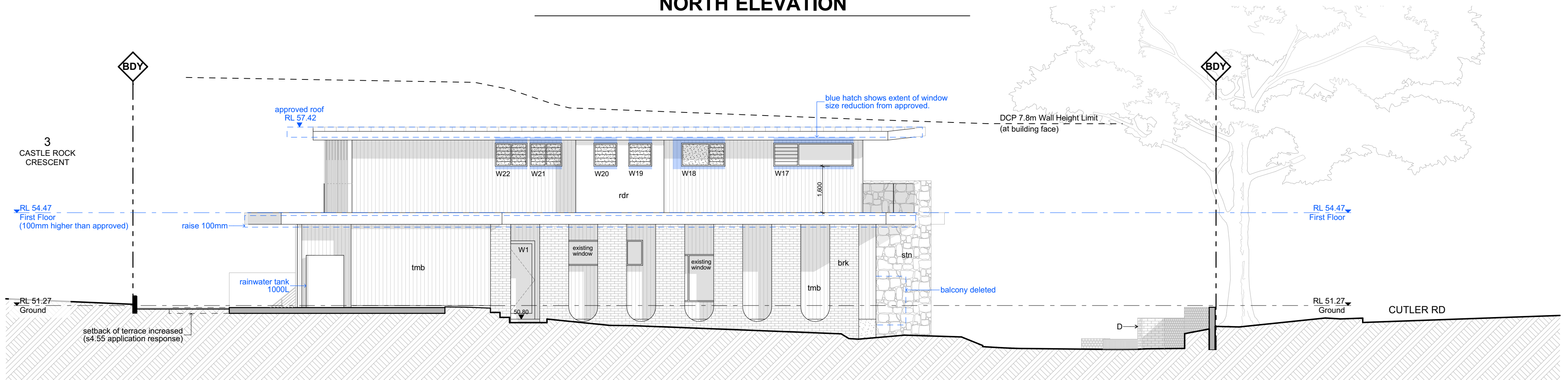
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A.04

PLOT DATE
4/12/24

REVISION
A

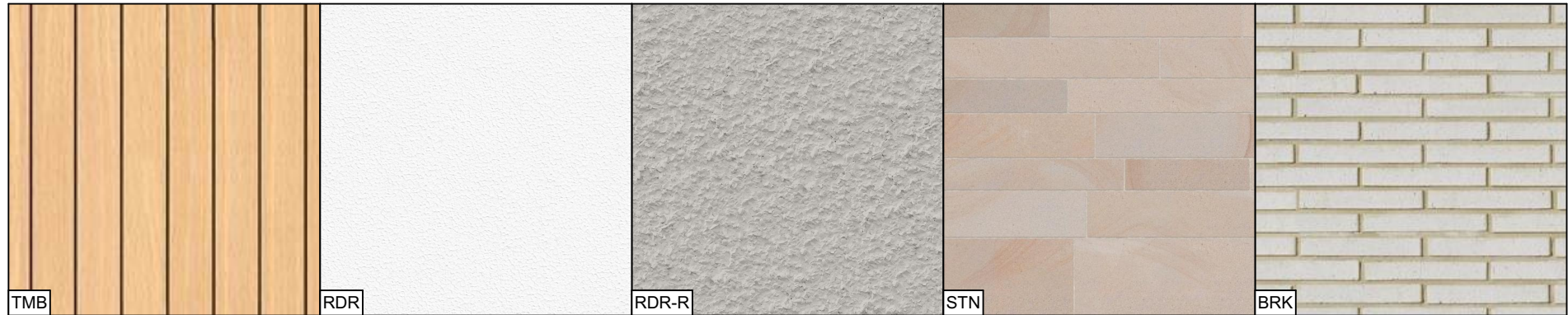


NORTH ELEVATION



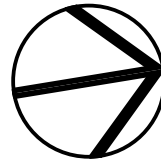
EAST ELEVATION

EXTERNAL				
CODE	COMPONENT	MATERIAL	FINISH	COLOUR
TMB	Timber-look vertical cladding			
RDR-R	Render - rough	Cement / Acrylic render	paint finish	Dulux - limed white half
RDR	Render	Cement / Acrylic render	paint finish	Dulux - natural white
BRK	Brick			
STN	Stone			



LEGEND

- approved elements to be modified
- existing elements to be removed



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
17/12/2024	B	S4.55 changes in response to RFI

PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
elevation - north, east

PROJECT NO.
2212

SCALE
1:100 @ A2

DRAWN BY
LT/AB

DRAWING NO.
A.05

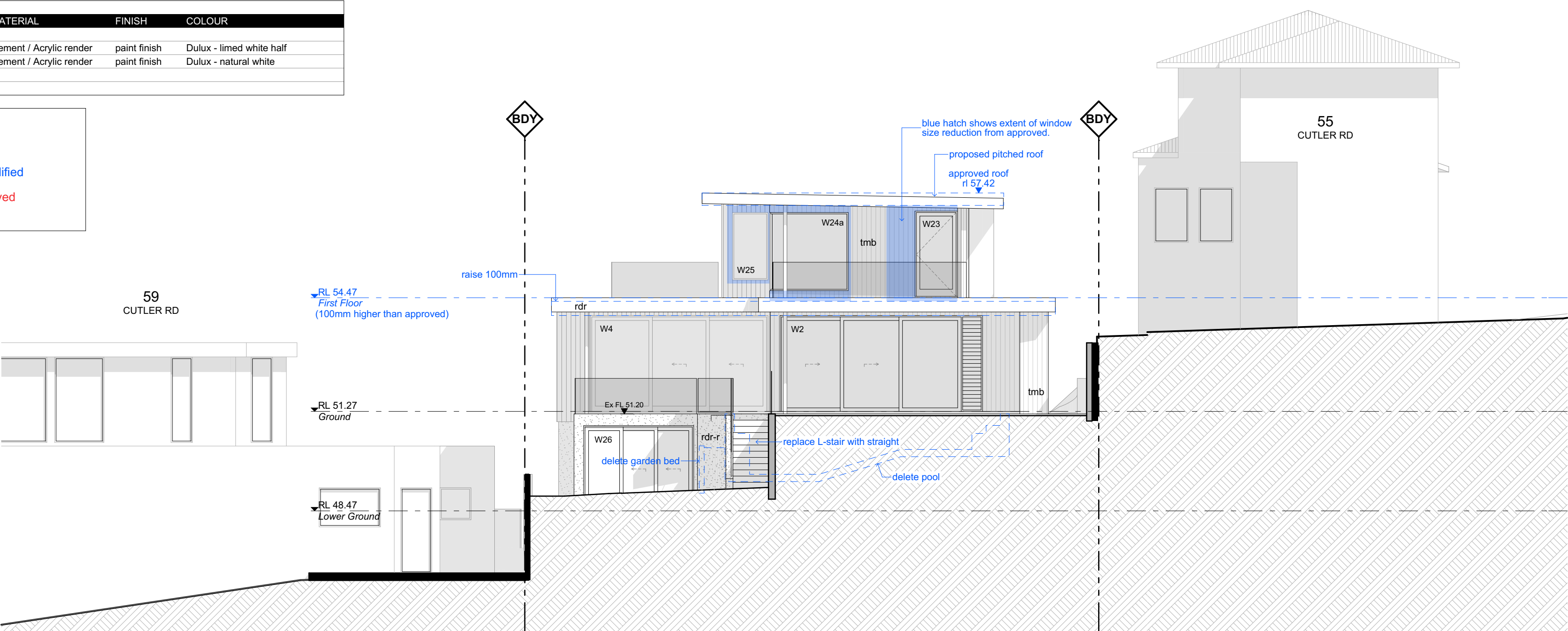
PLOT DATE
17/12/2024

REVISION
A

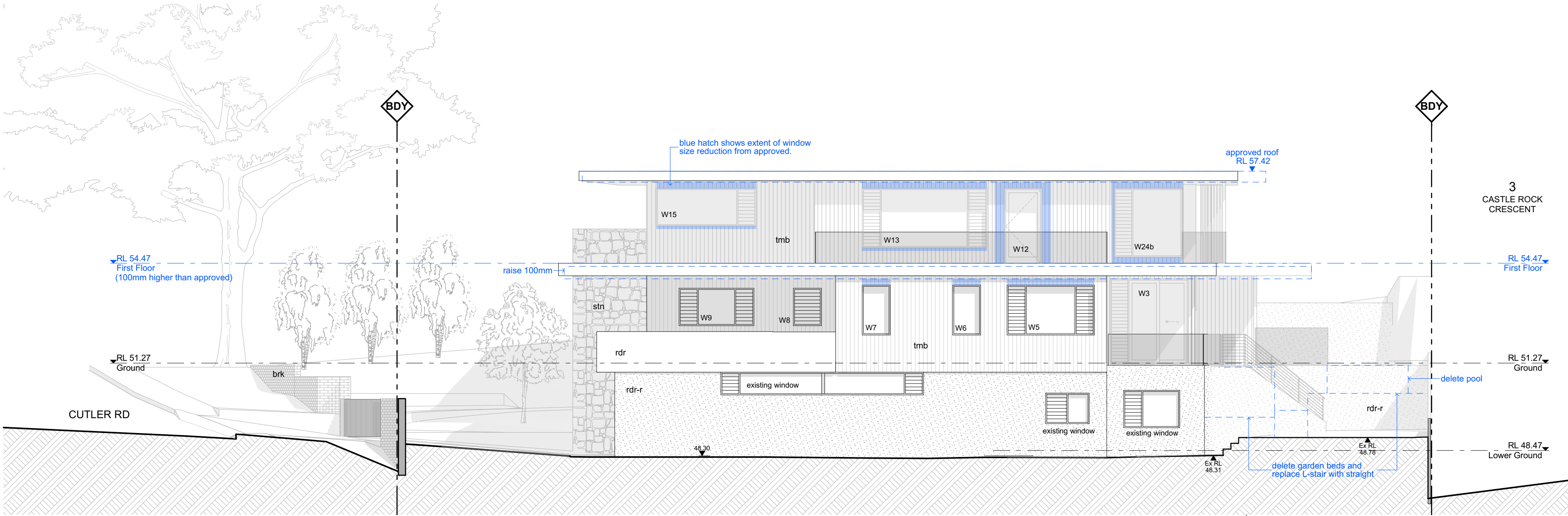
EXTERNAL				
CODE	COMPONENT	MATERIAL	FINISH	COLOUR
TMB	Timber-look vertical cladding			
RDR-R	Render - rough	Cement / Acrylic render	paint finish	Dulux - limed white half
RDR	Render	Cement / Acrylic render	paint finish	Dulux - natural white
BRK	Brick			
STN	Stone			

LEGEND

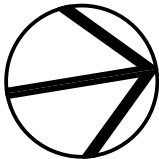
- approved elements to be modified
- existing elements to be removed



SOUTH ELEVATION



WEST ELEVATION



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
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PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
elevation - south, west

PROJECT NO.
2212

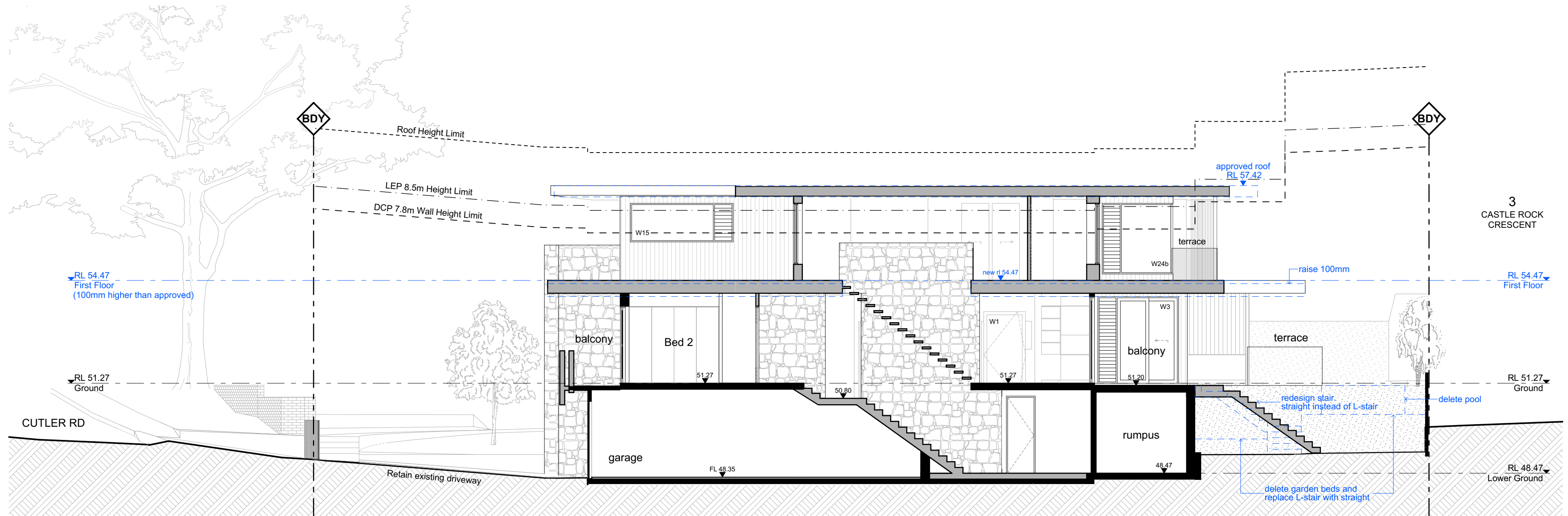
SCALE
1:100 @ A2

DRAWN BY
LT/AB

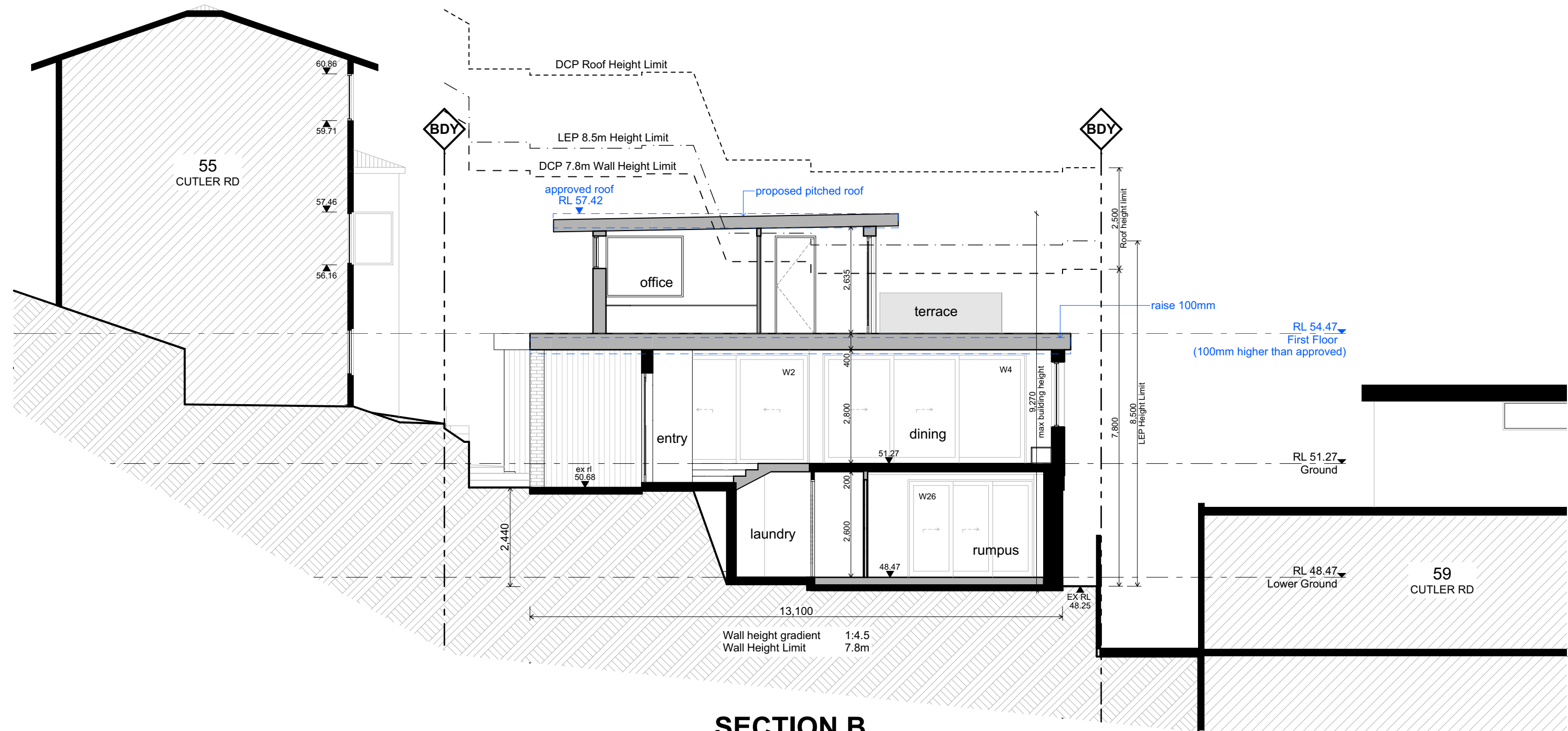
DRAWING NO.
A.06

PLOT DATE
17/12/2024

REVISION
A



SECTION A



SECTION B

LEGEND

 approved elements to be modified

 existing elements to be removed

DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
17/12/2024	B	S4.55 changes in response to RFI

PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
section - A, B

PROJECT NO.
2212

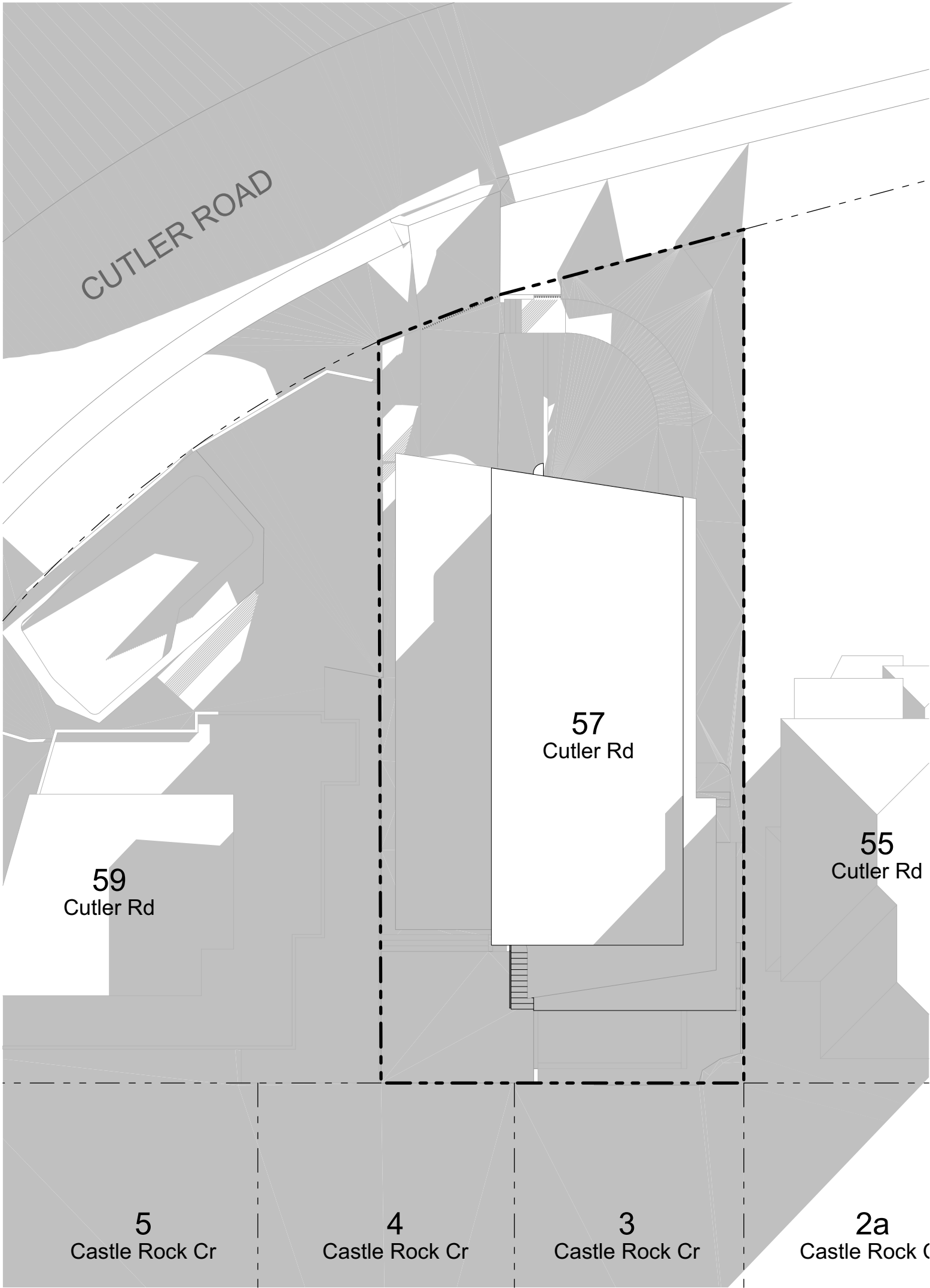
SCALE
1:100 @ A2

DRAWN BY
LT/AB

DRAWING NO.
A.07

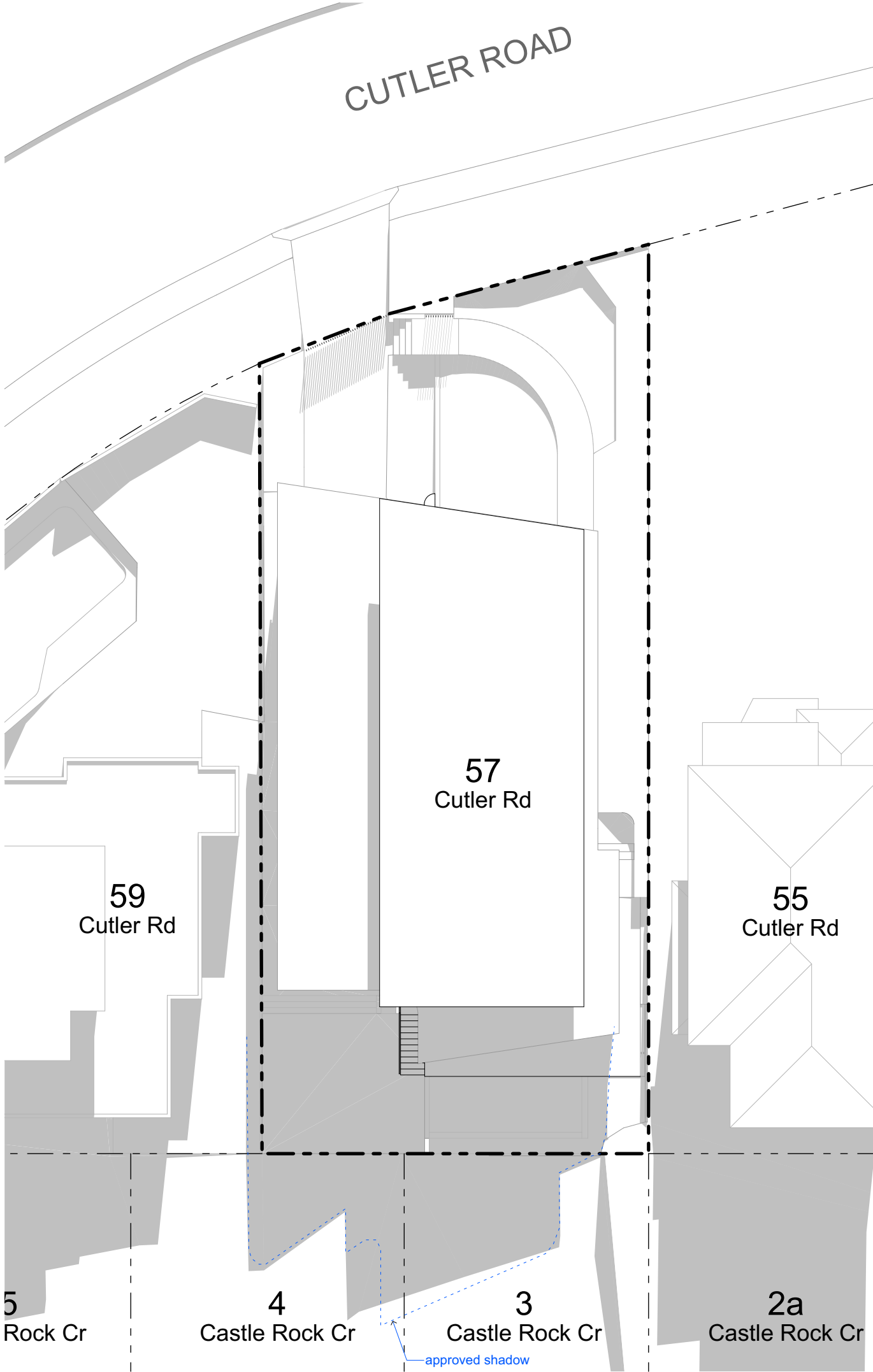
PLOT DATE
17/12/2024

REVISION
B

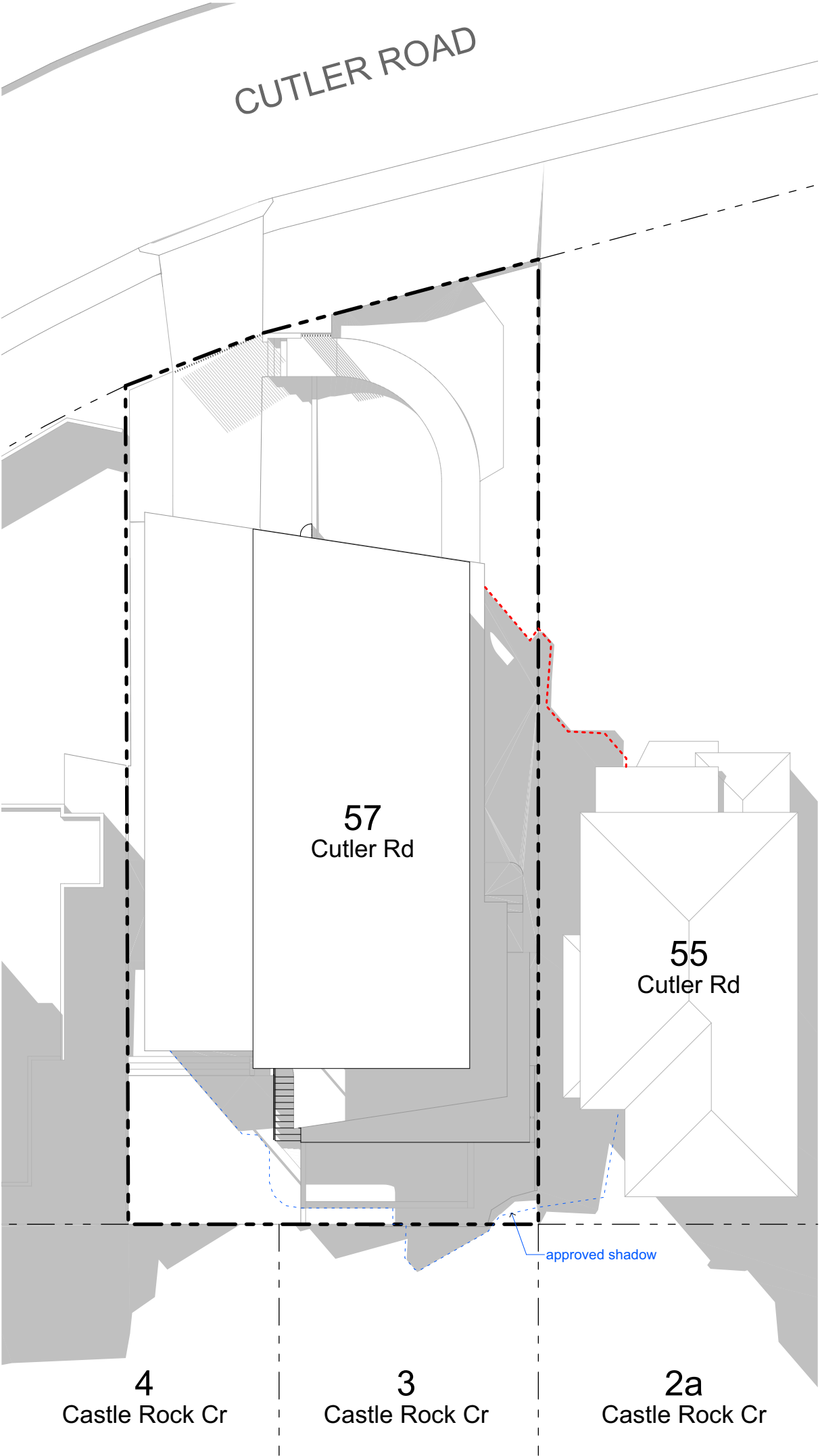


9am - 21 JUNE

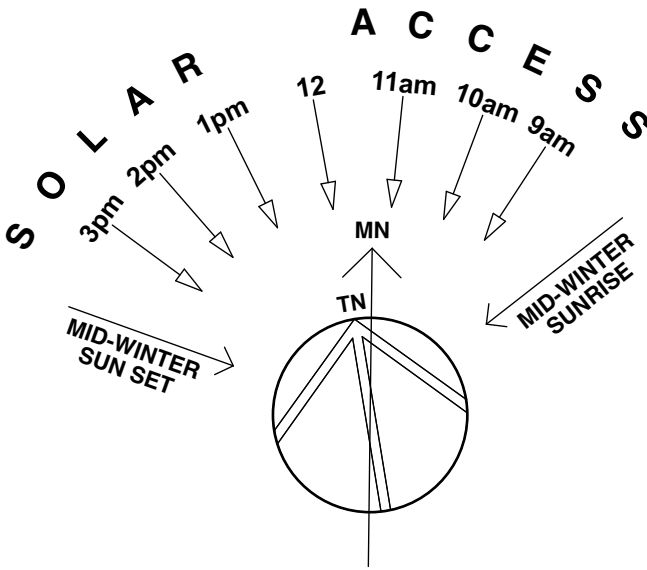
No additional shadow due
to topography



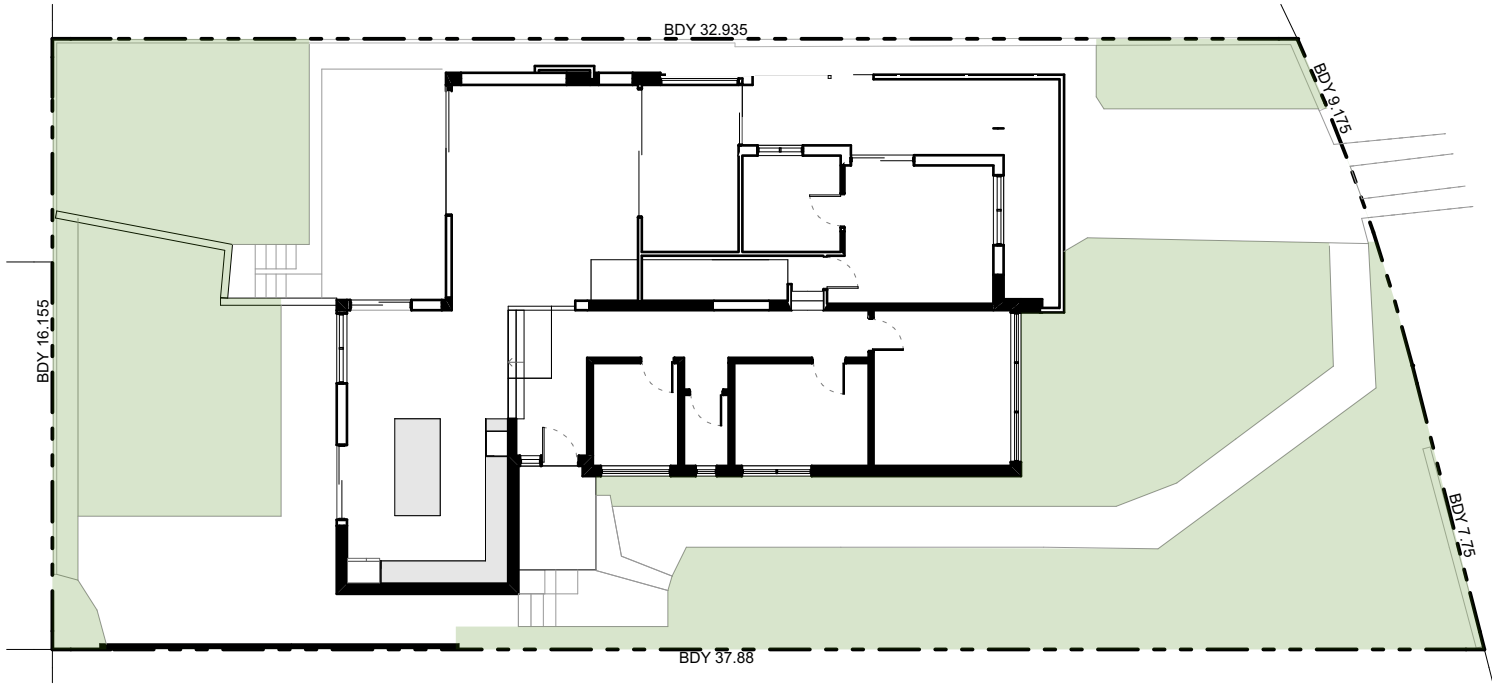
12pm - 21 JUNE



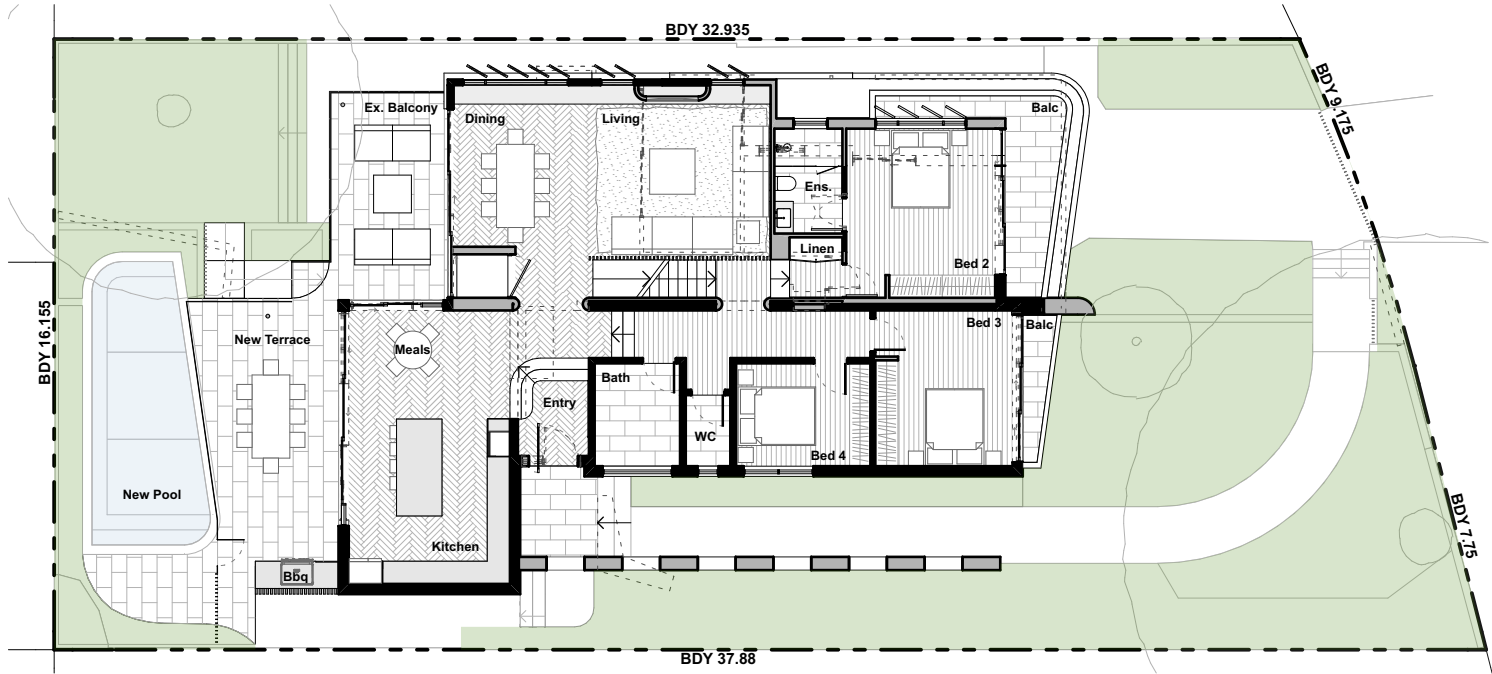
3pm - 21 JUNE



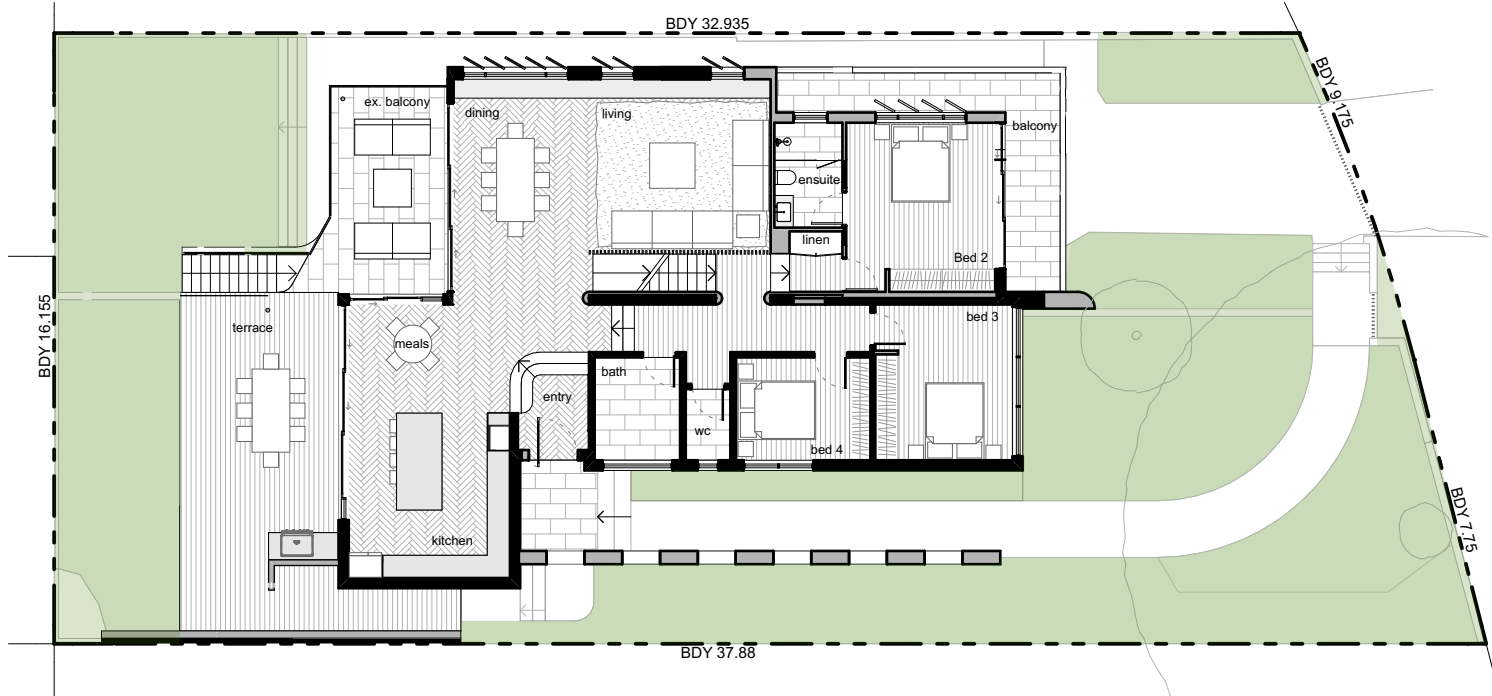
DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
4/12/24	B	S4.55 changes in response to RFI



Existing Landscape Area:
229.77m²



Approved Landscape Area:
185.81m²



Proposed Landscape Area:
211.67m²

DATE	REV	DESCRIPTION
4/12/24	B	S4.55 changes in response to RFI

PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
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FOR POPOVAC

DRAWING TITLE
site calculations

PROJECT NO.
2212
SCALE
1:200 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.09

PLOT DATE
4/12/24
REVISION
B