

DEVELOPMENT APPLICATION

Alterations & Additions + Pool

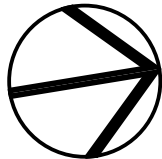
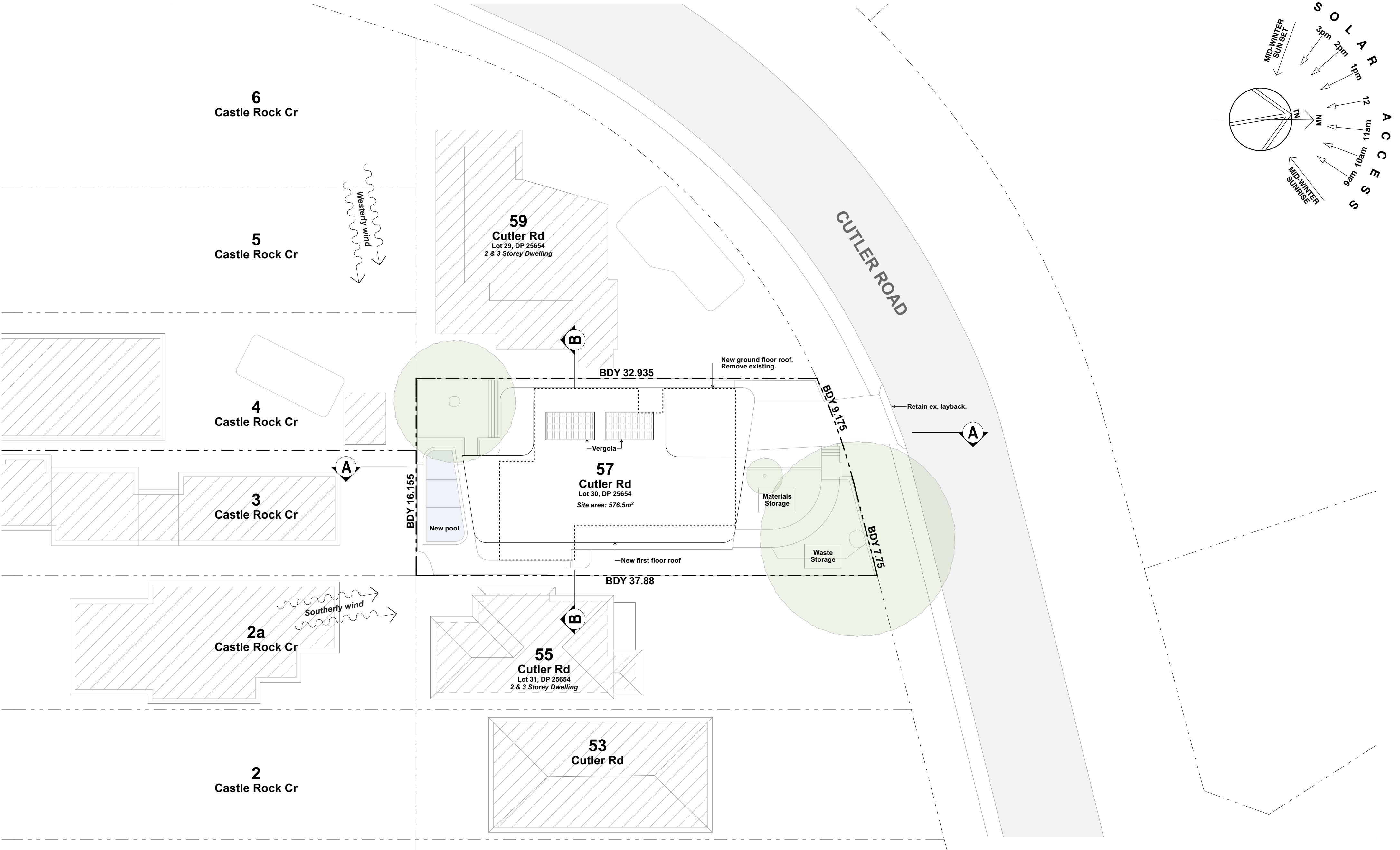
57 CUTLER RD, CLONTARF

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
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
W17a	900	2,200	500	1.98
W17b	2,250	2,200	500	4.95
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	2,350	2,700	0	6.35
W24a	2,150	2,700	0	5.81
W24b	3,400	2,700	0	9.18
W25	1,235	2,200	500	2.72
W26	3,100	2,400	170	7.44
				148.22 m²



VIEW FROM DRIVEWAY



DATE	REV	DESCRIPTION
6/9/22	A	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	DRAWN BY LT/AB
SCALE 1:200 @ A2	DRAWING NO. A.01
PLOT DATE 6/9/22	
REVISION A	

5
Castle Rock Cr

4
Castle Rock Cr

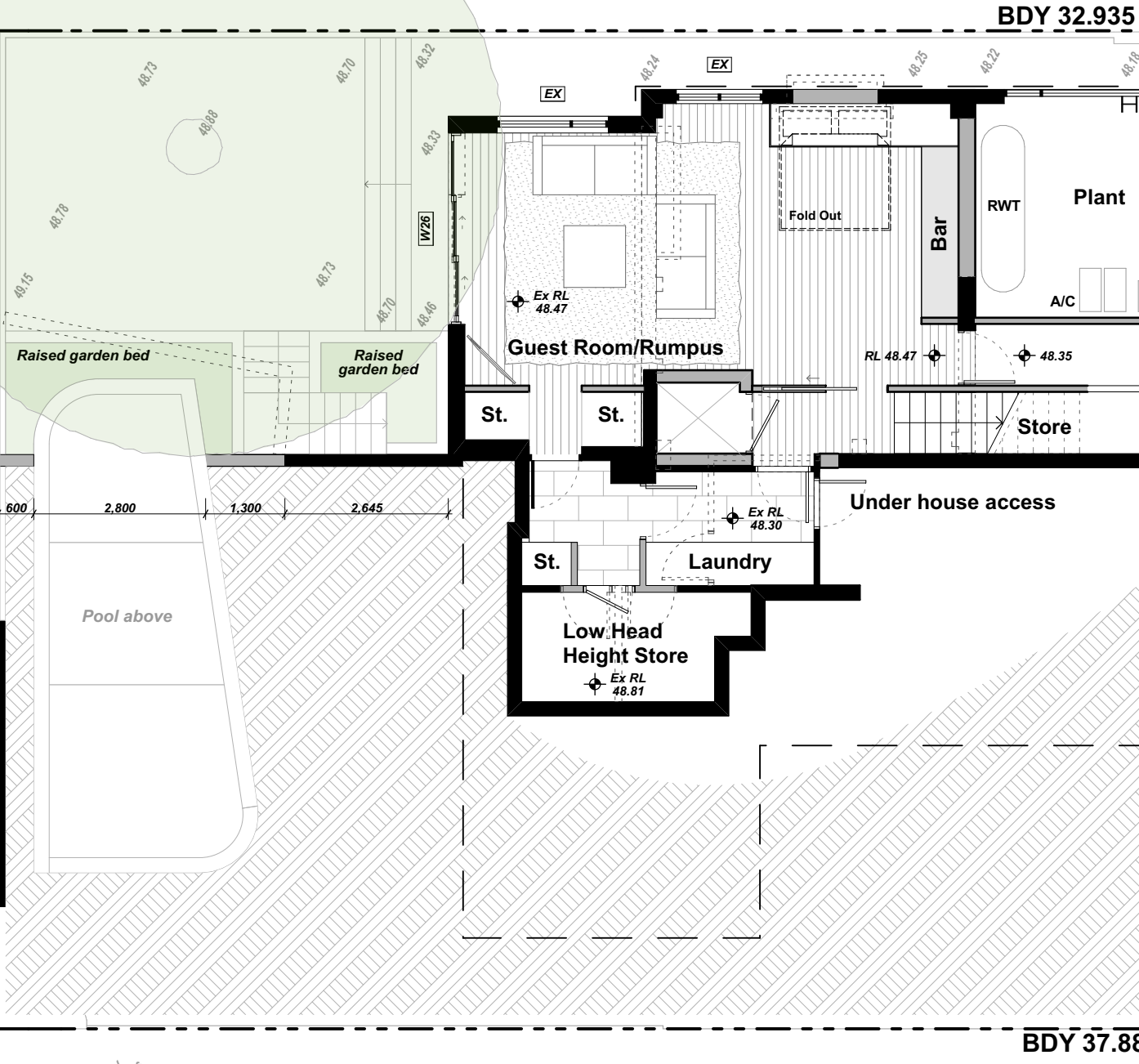
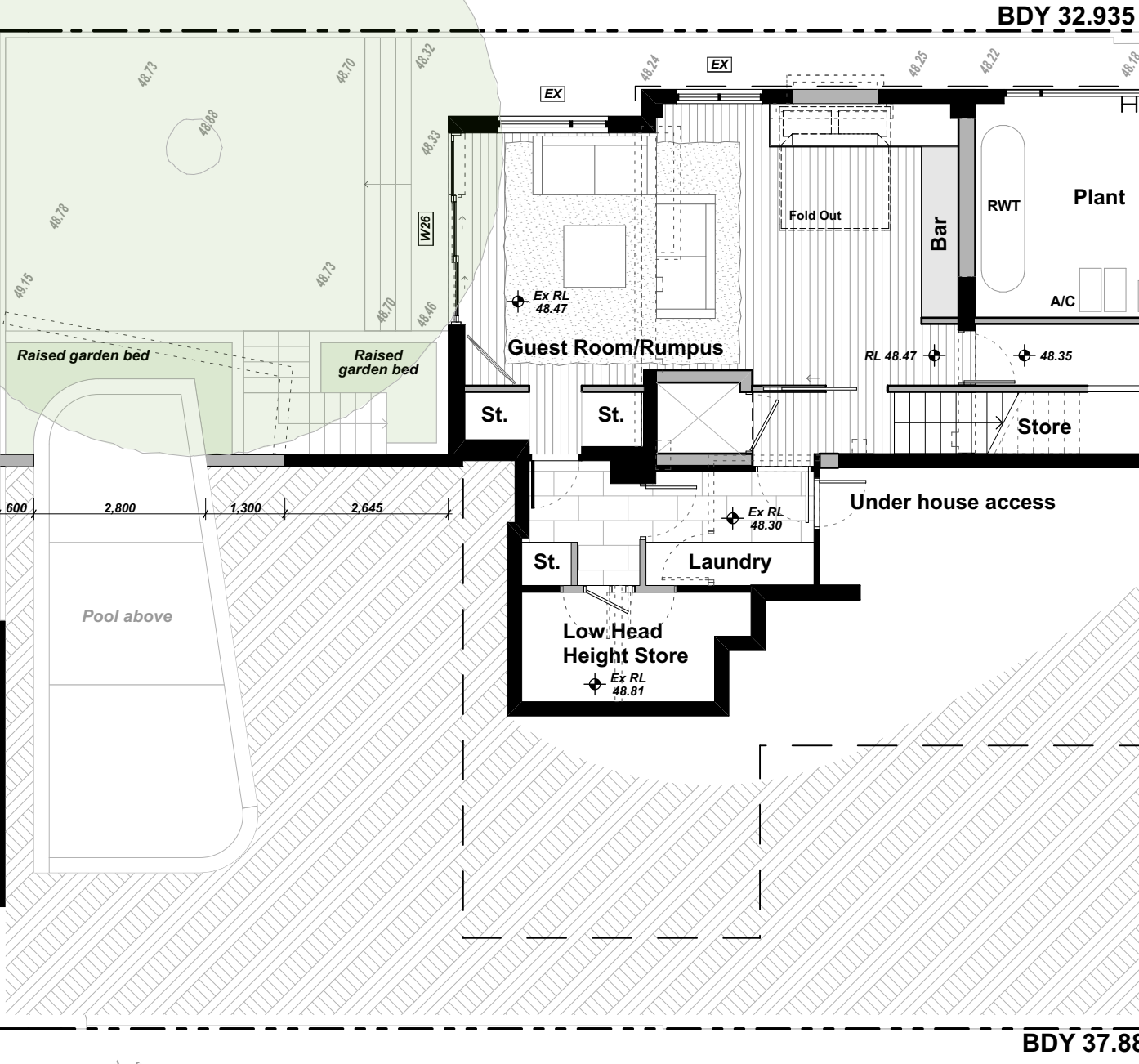
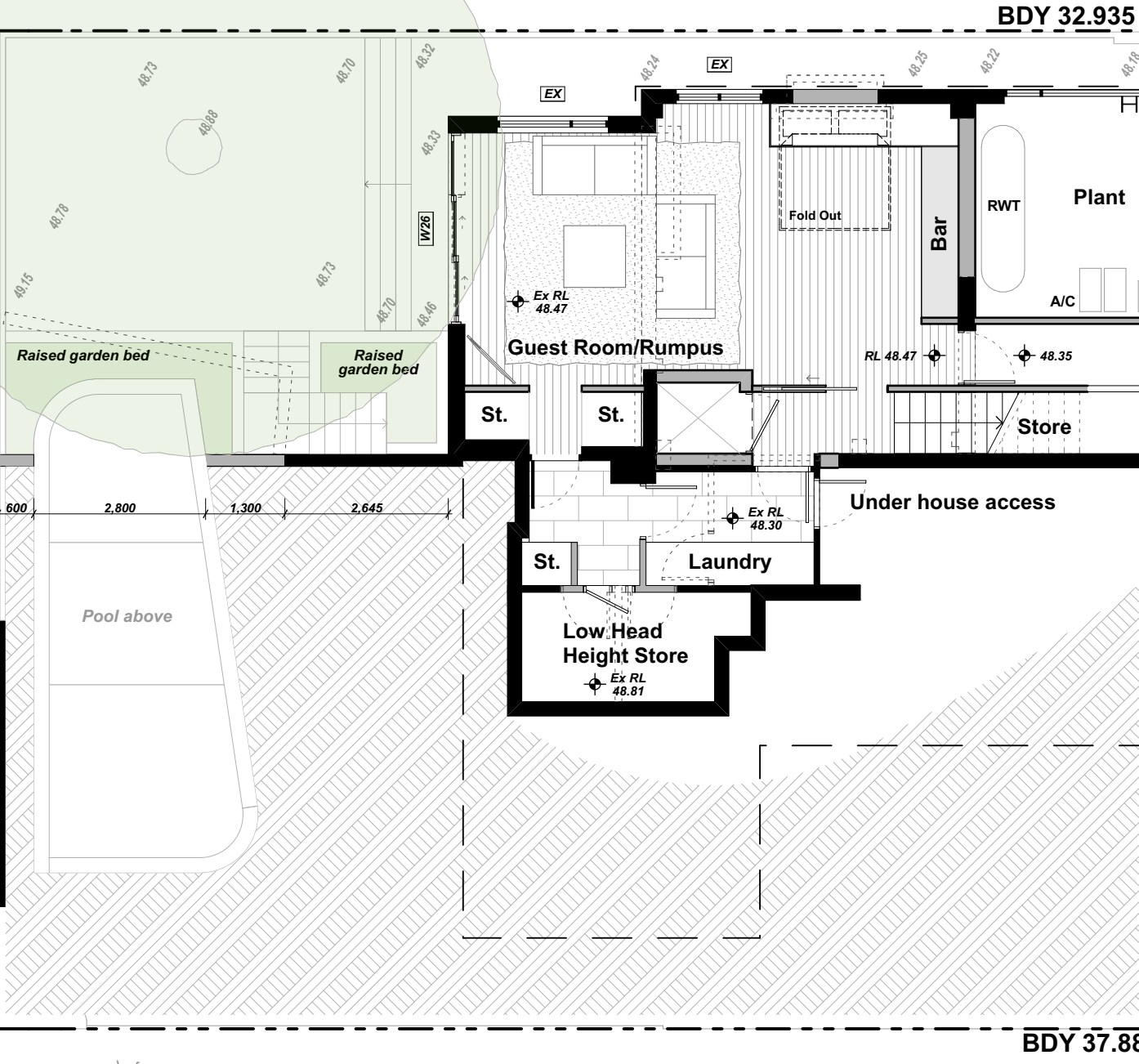
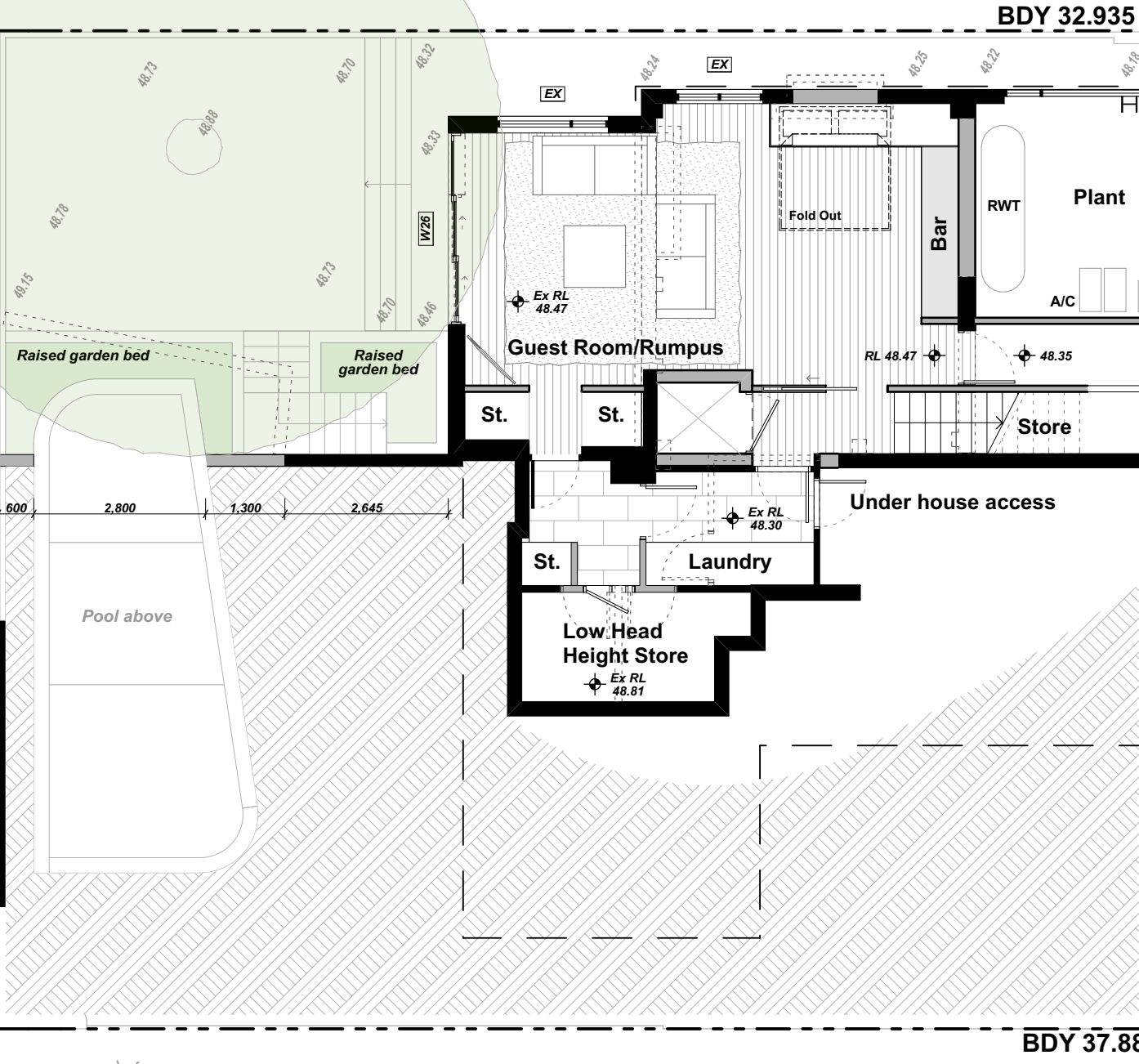
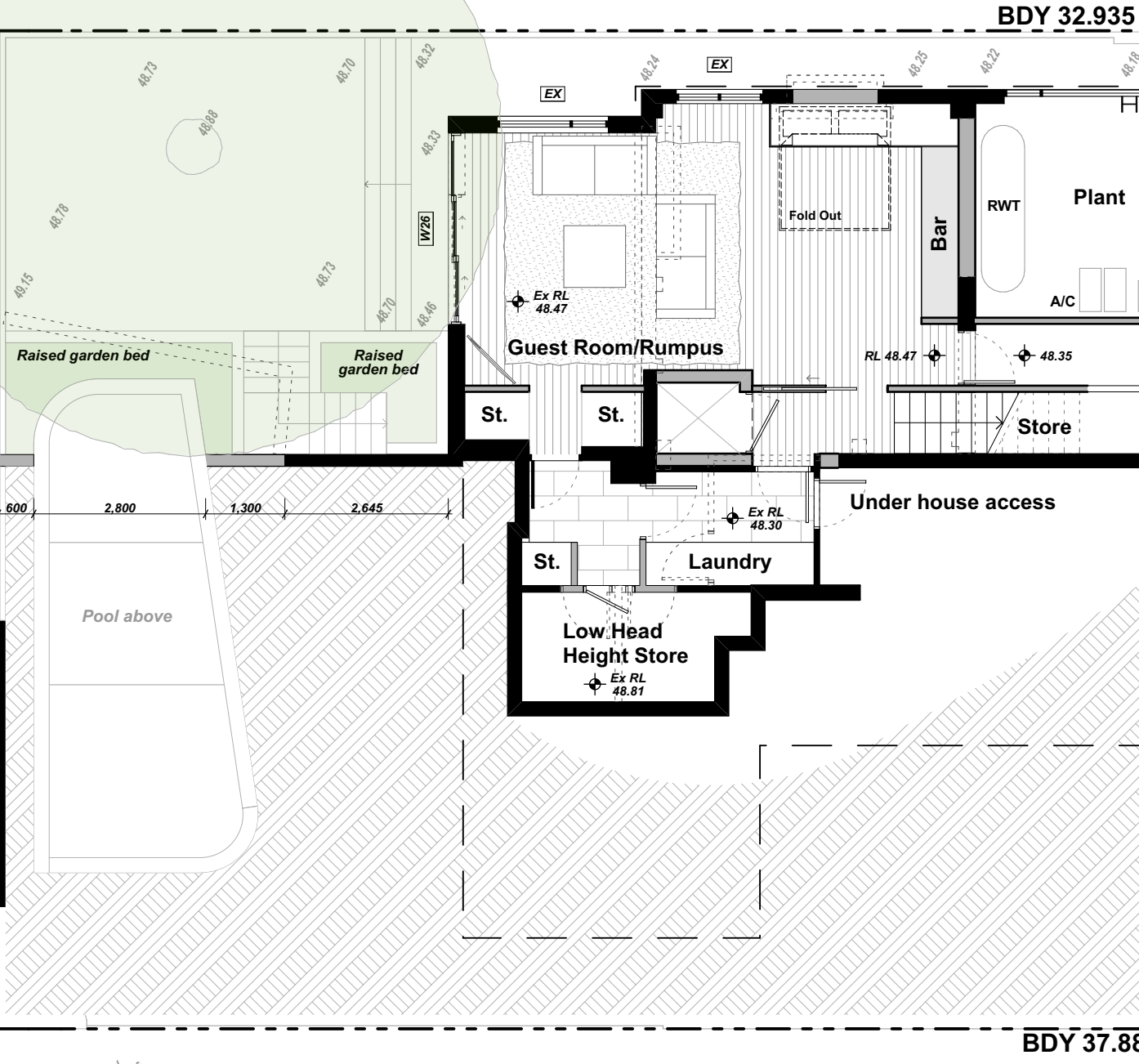
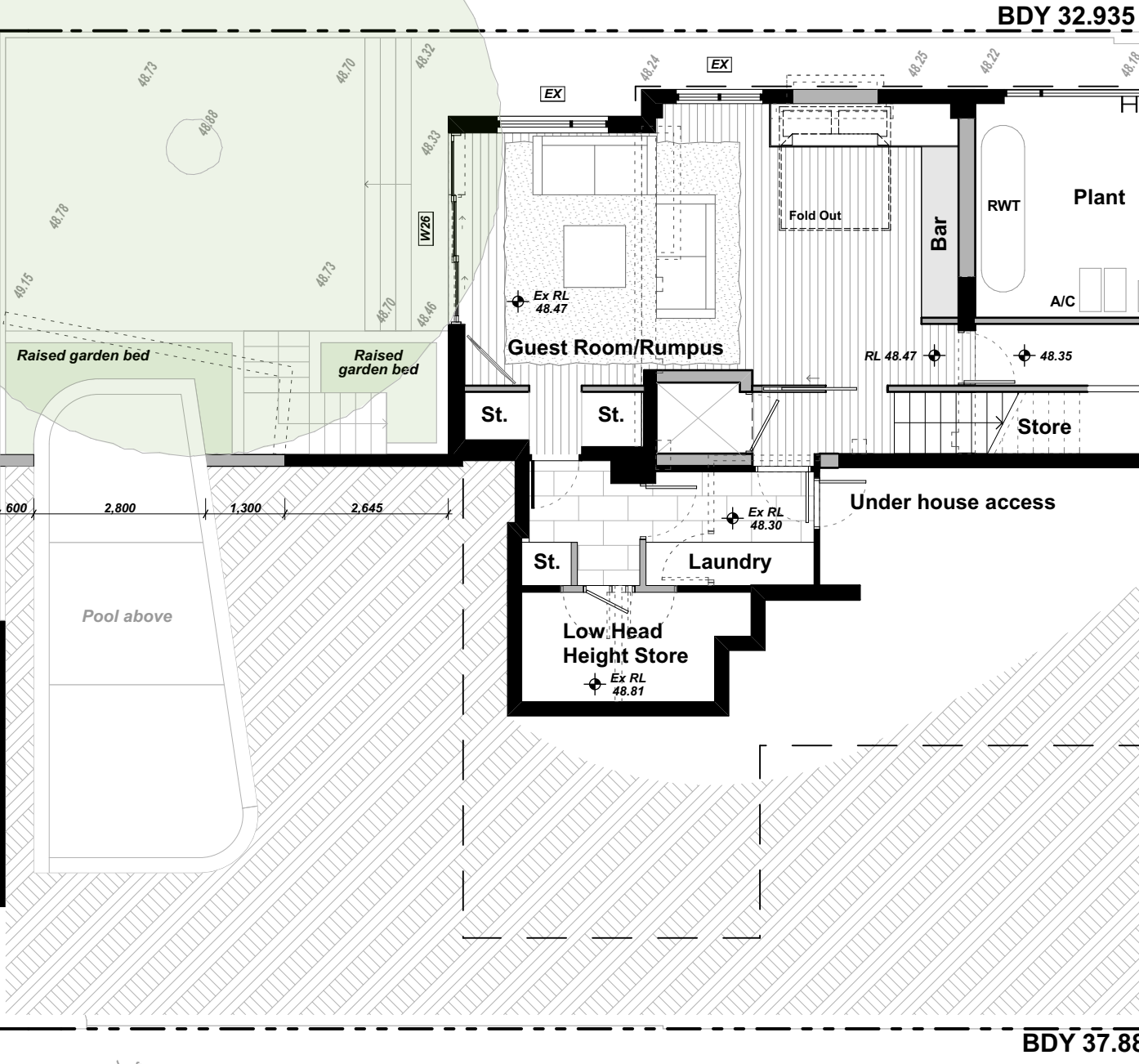
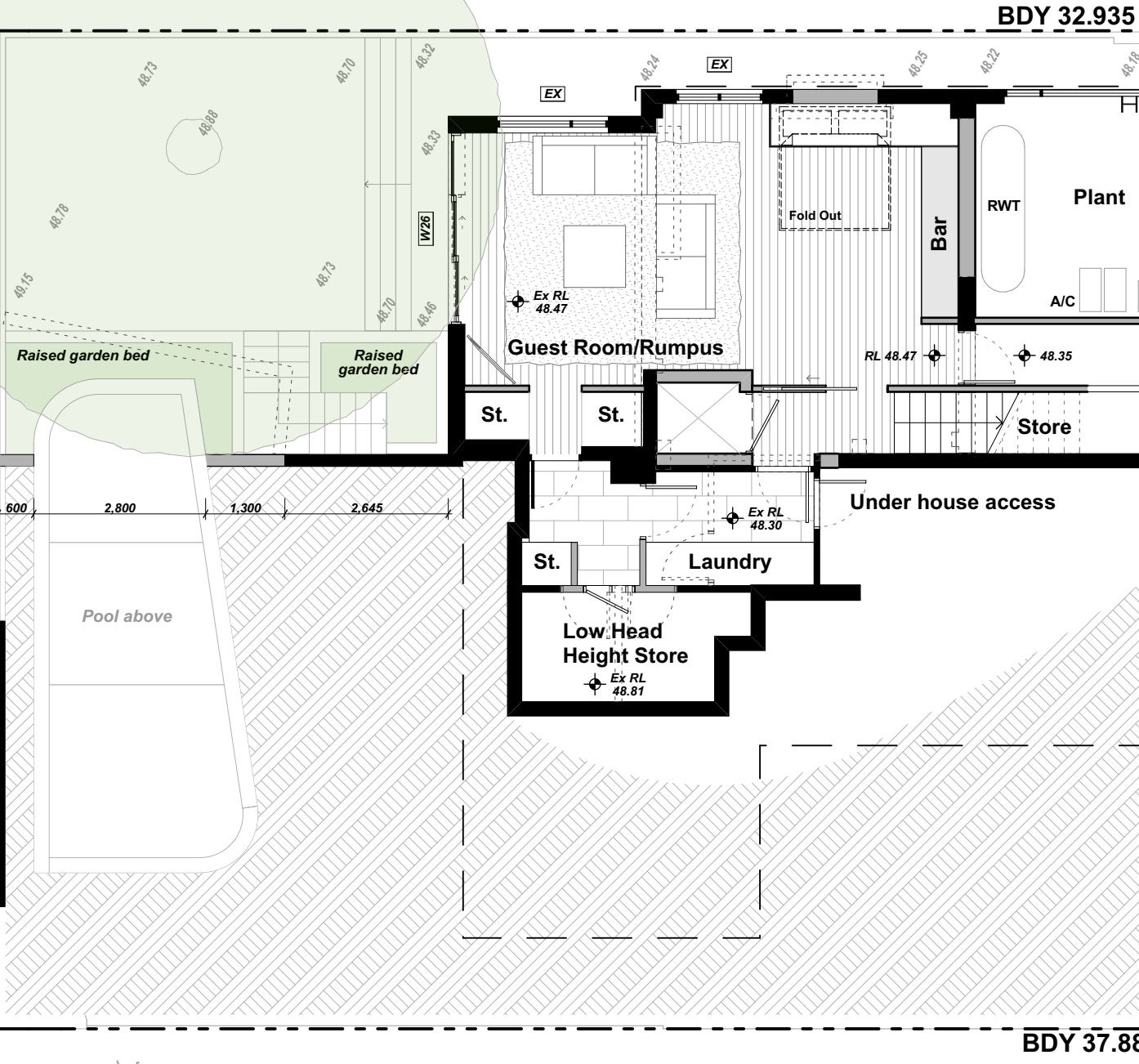
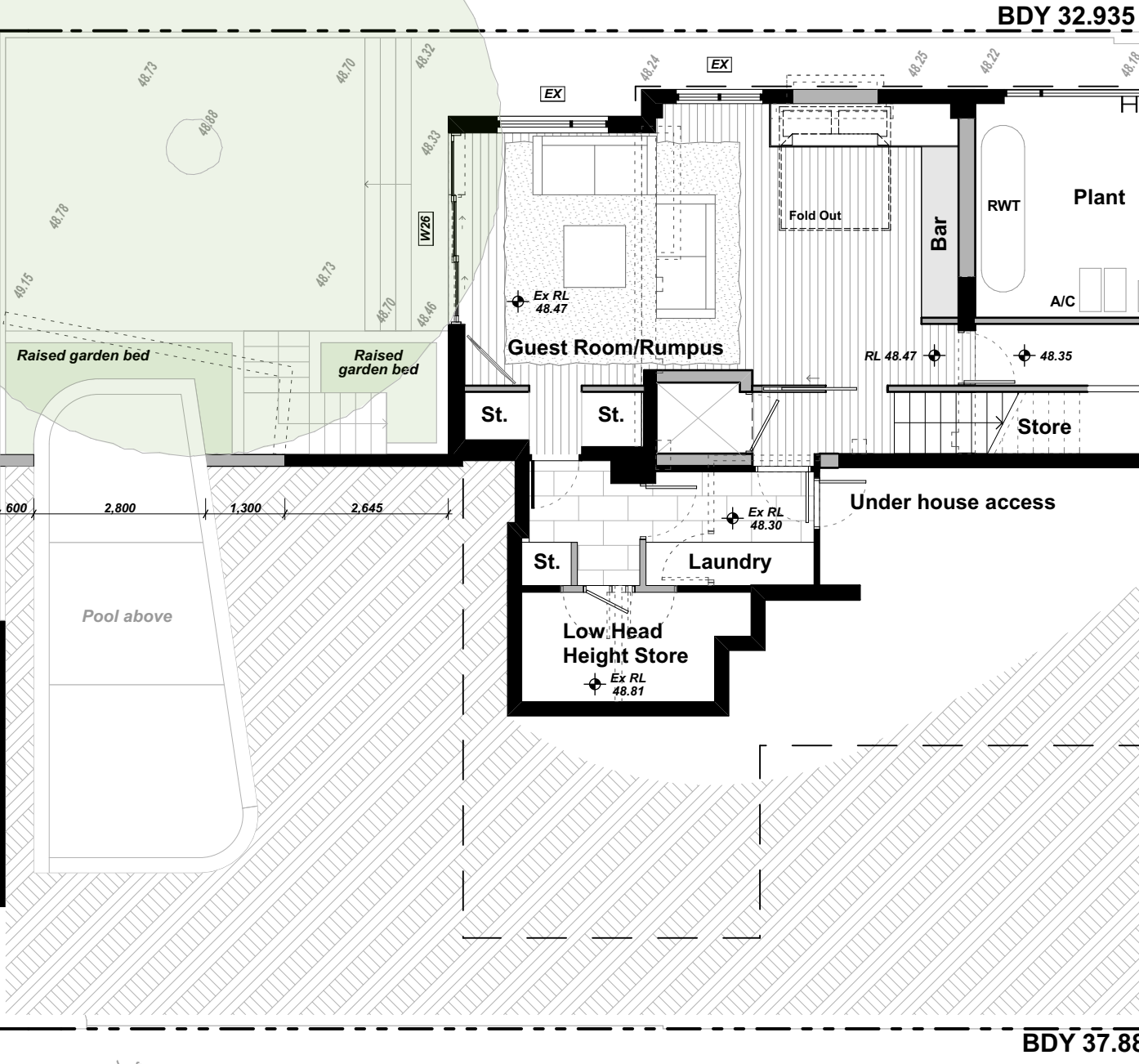
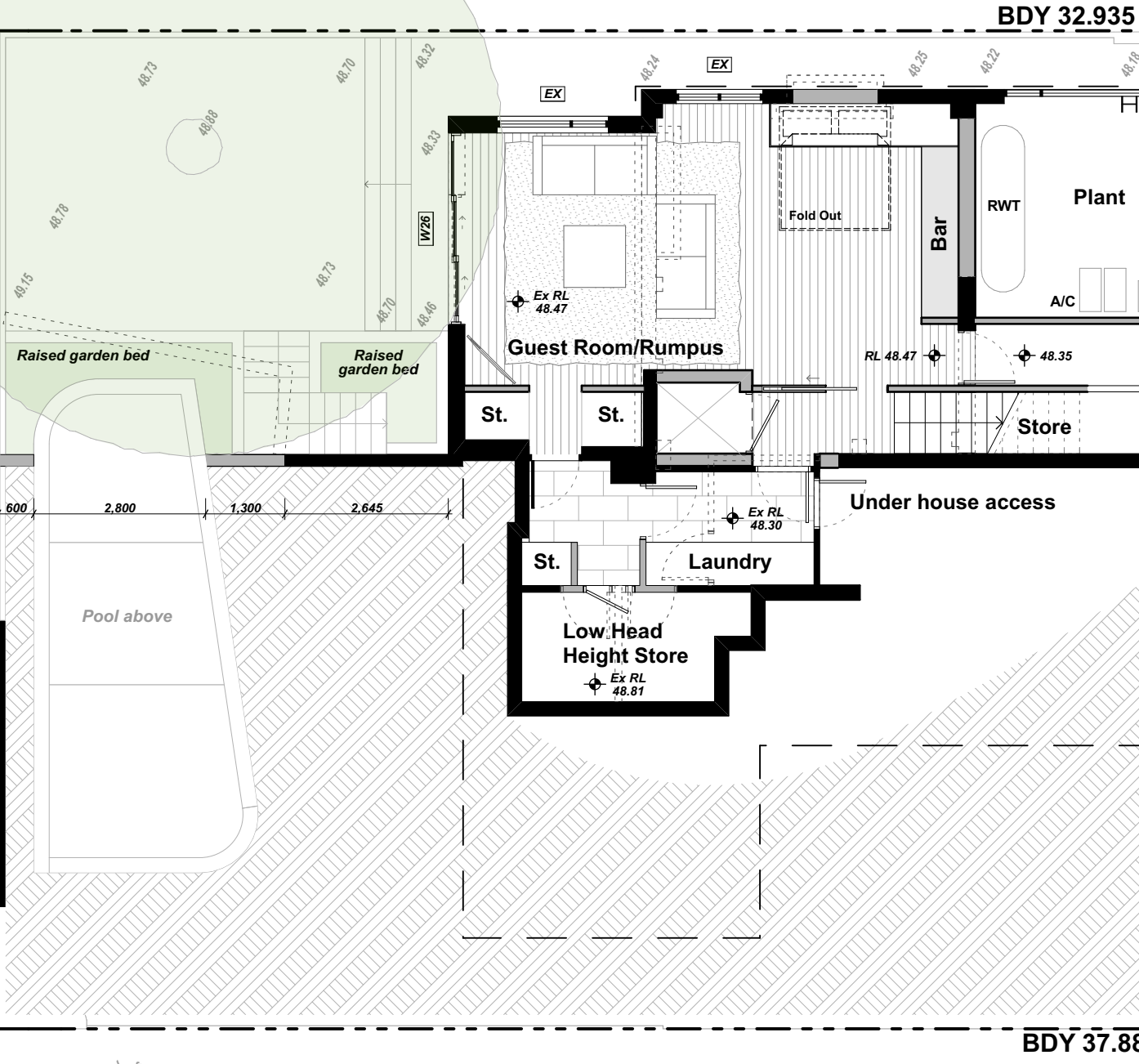
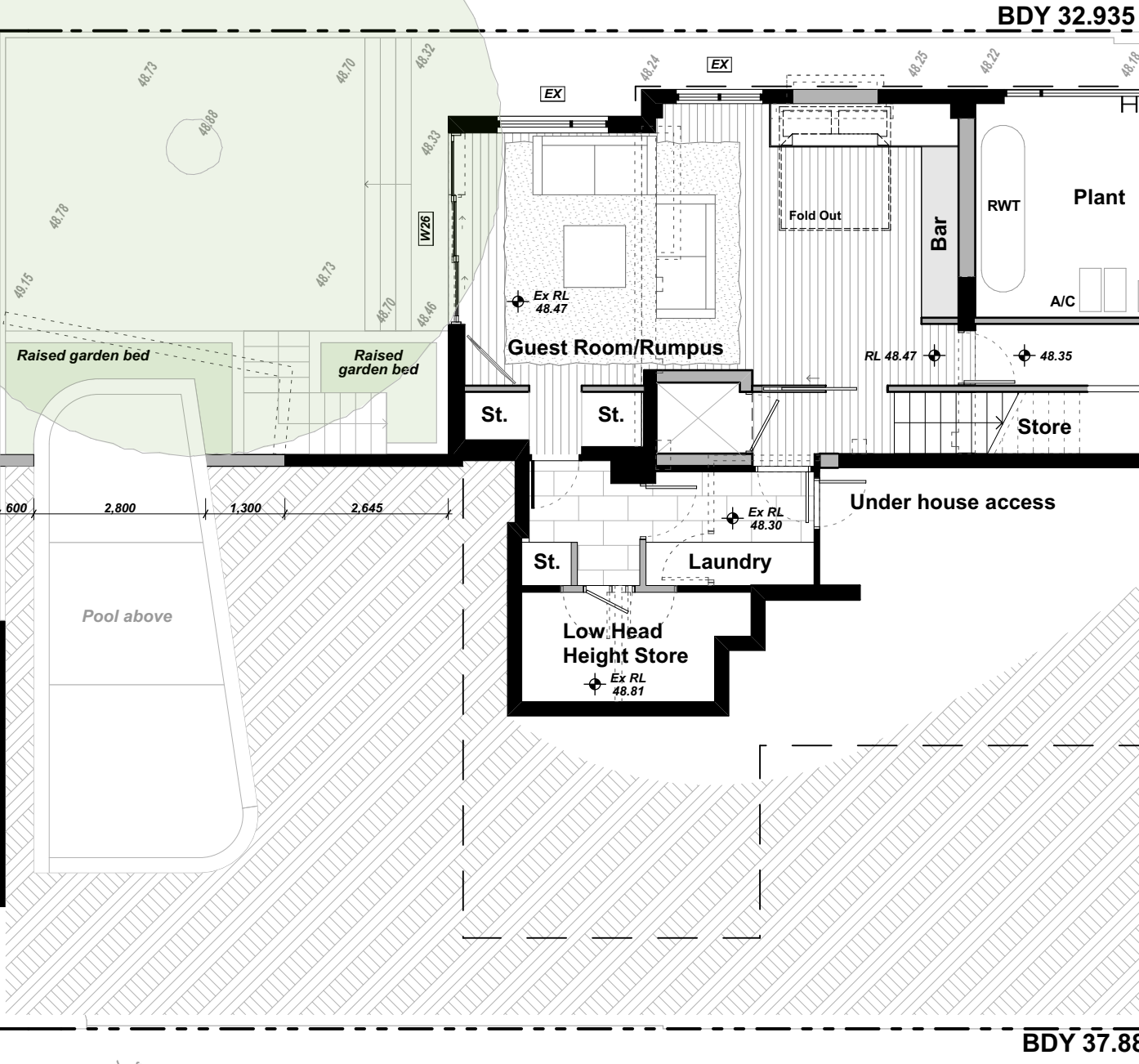
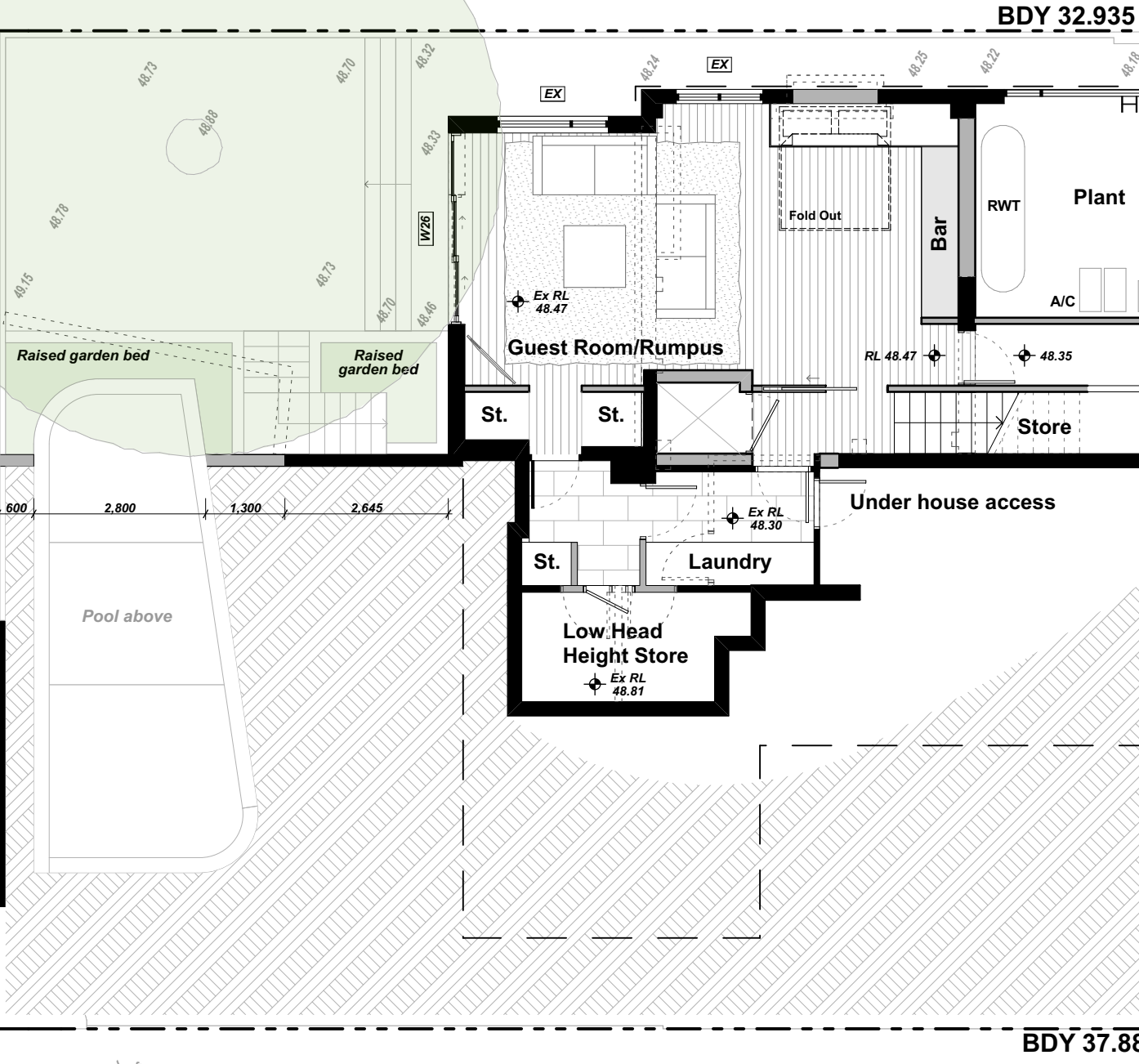
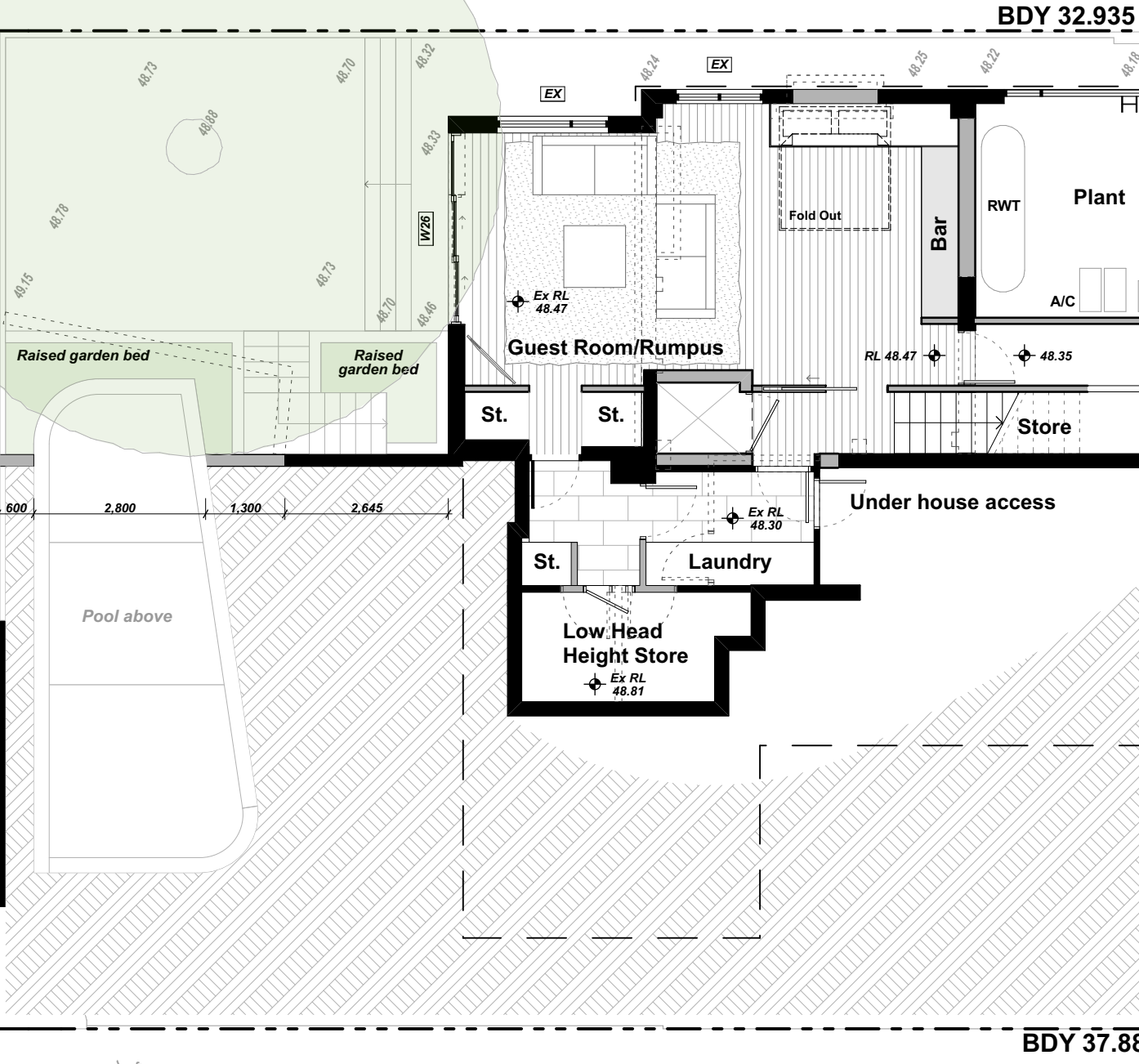
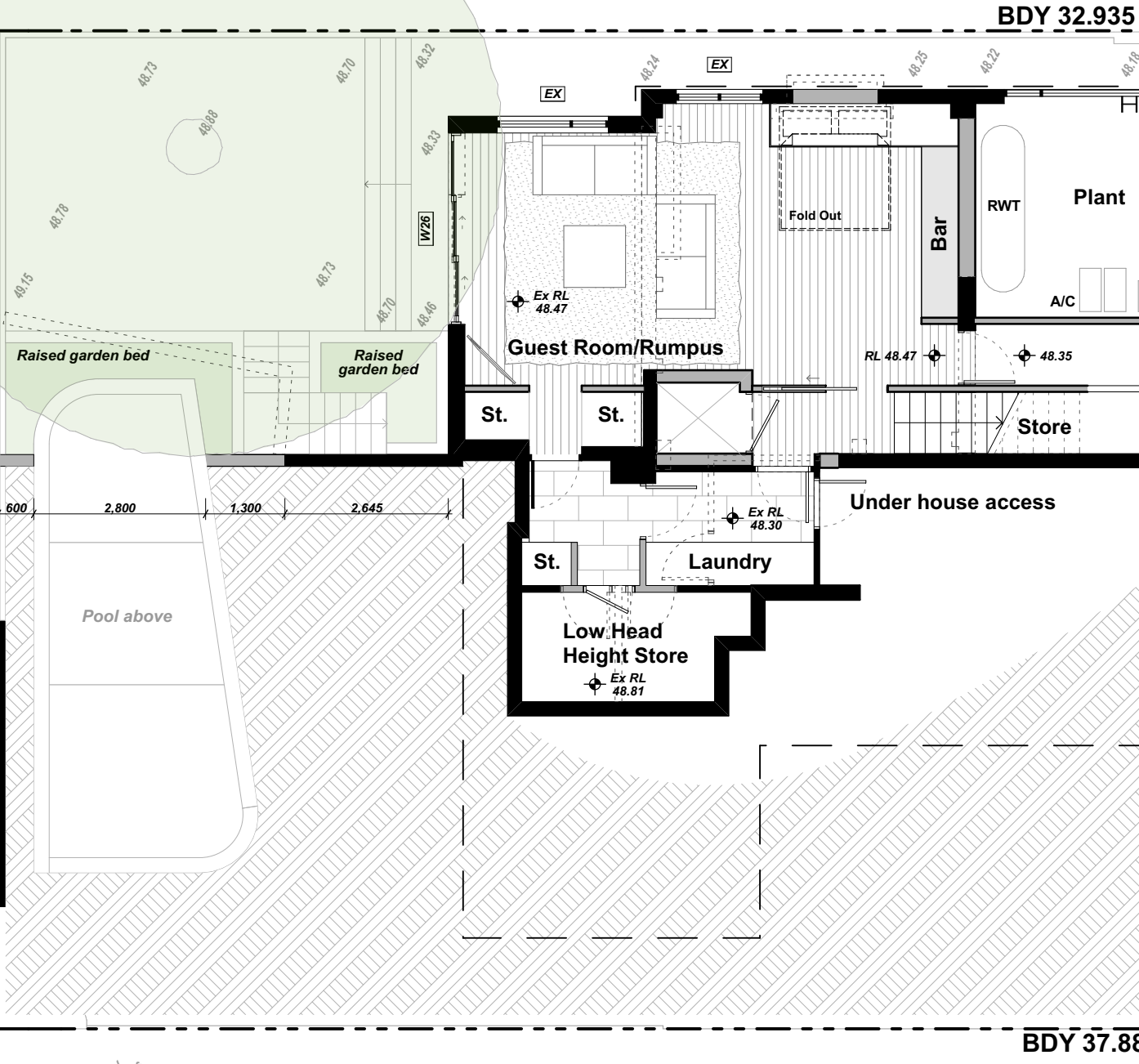
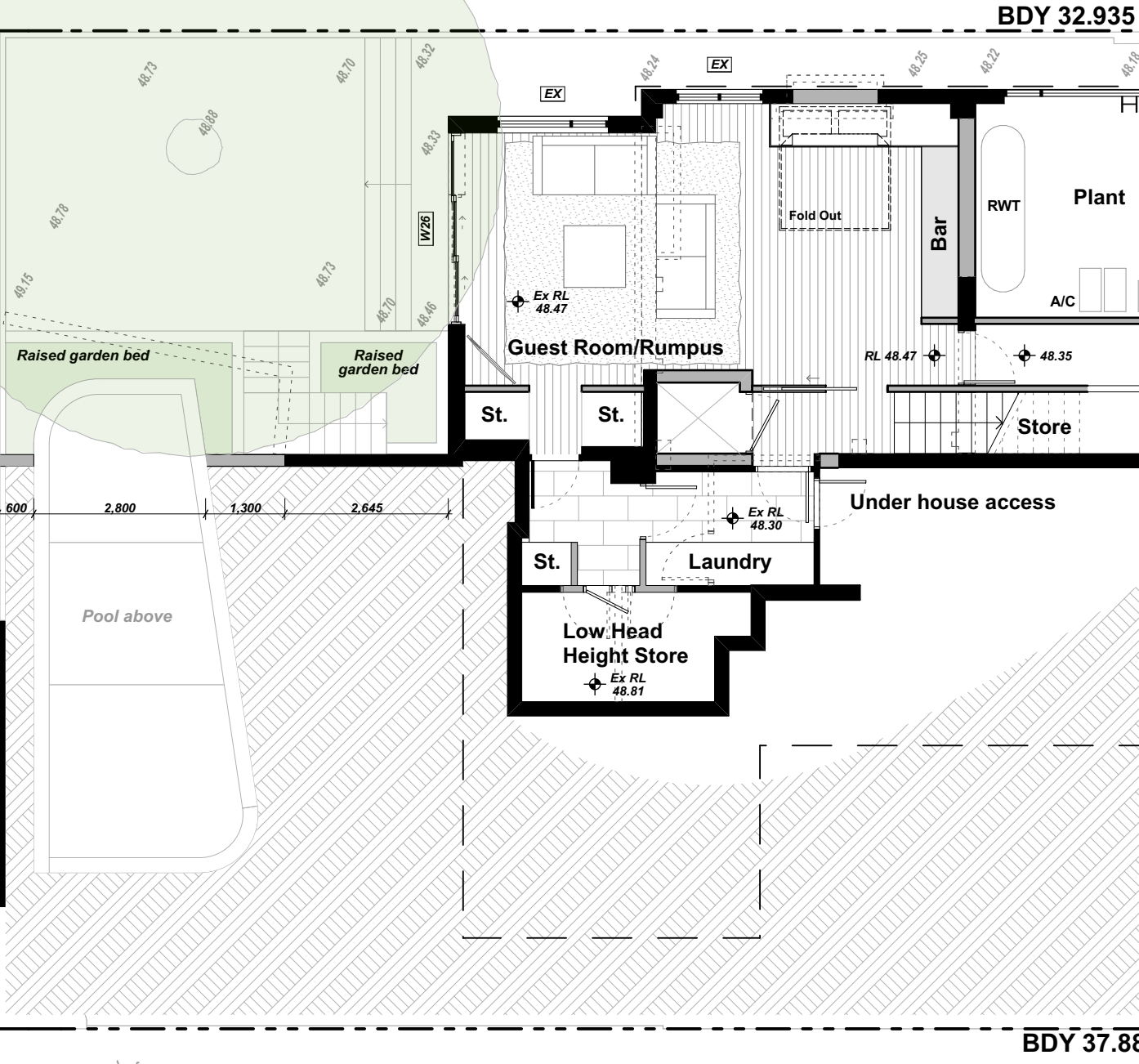
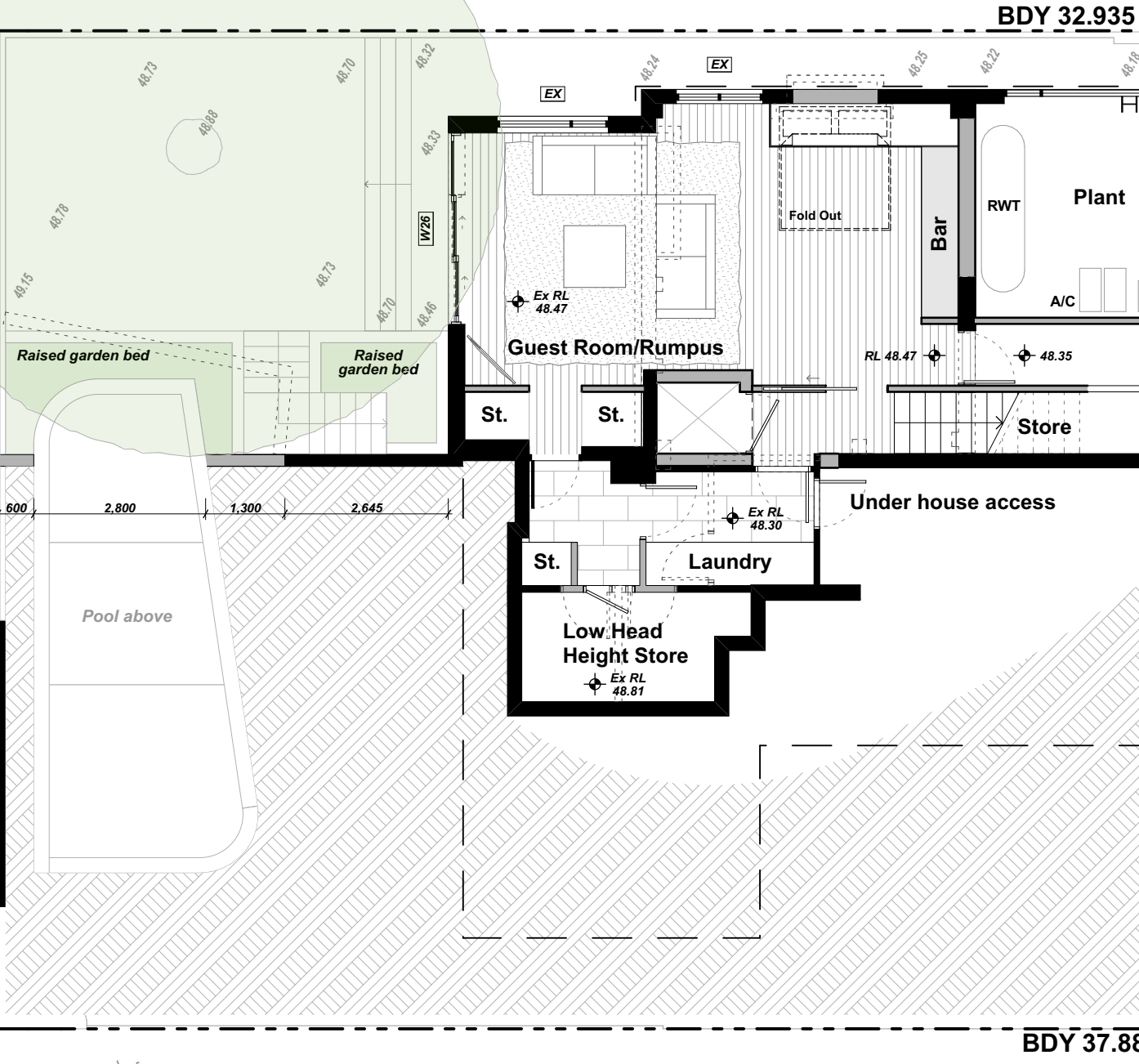
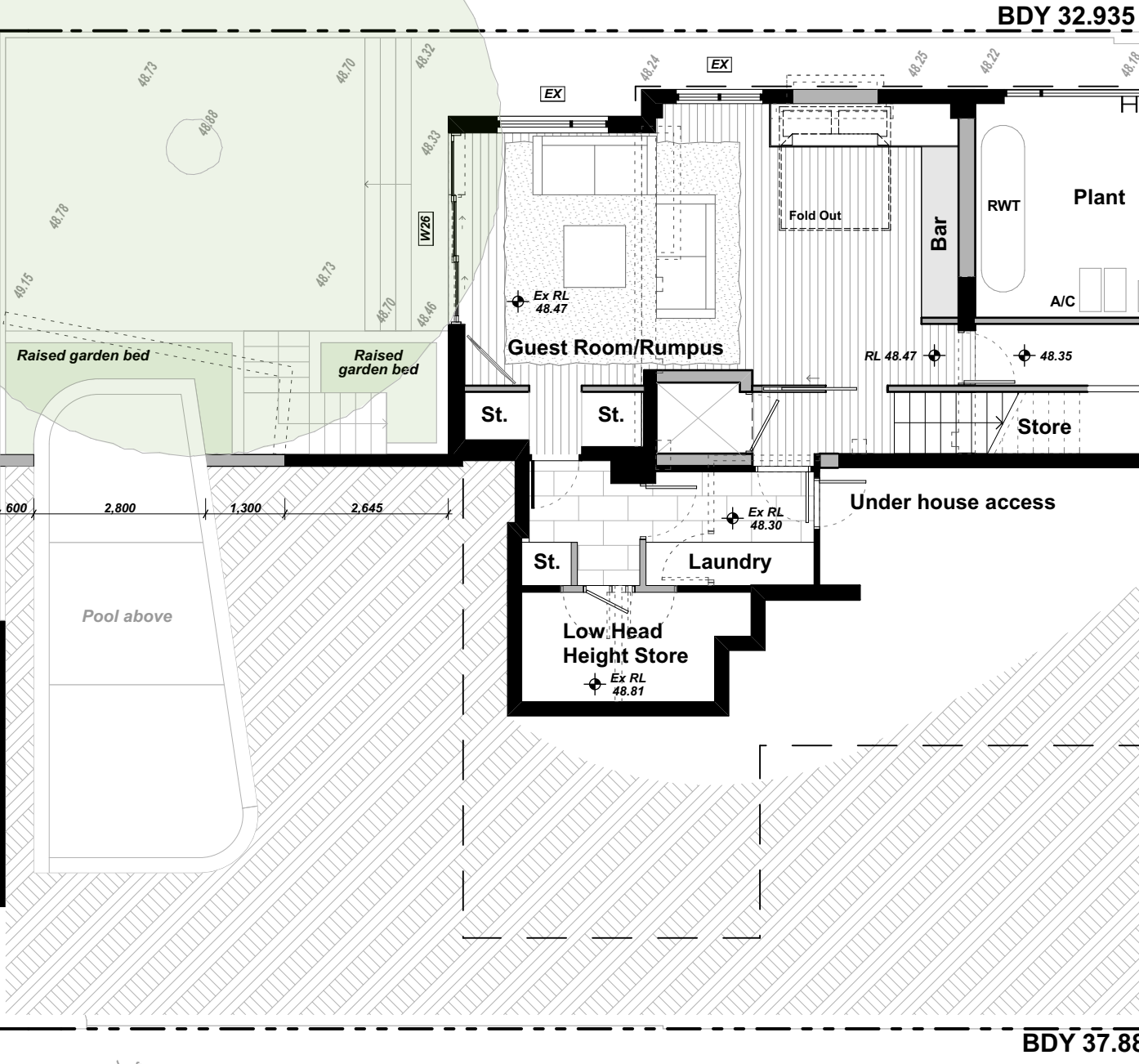
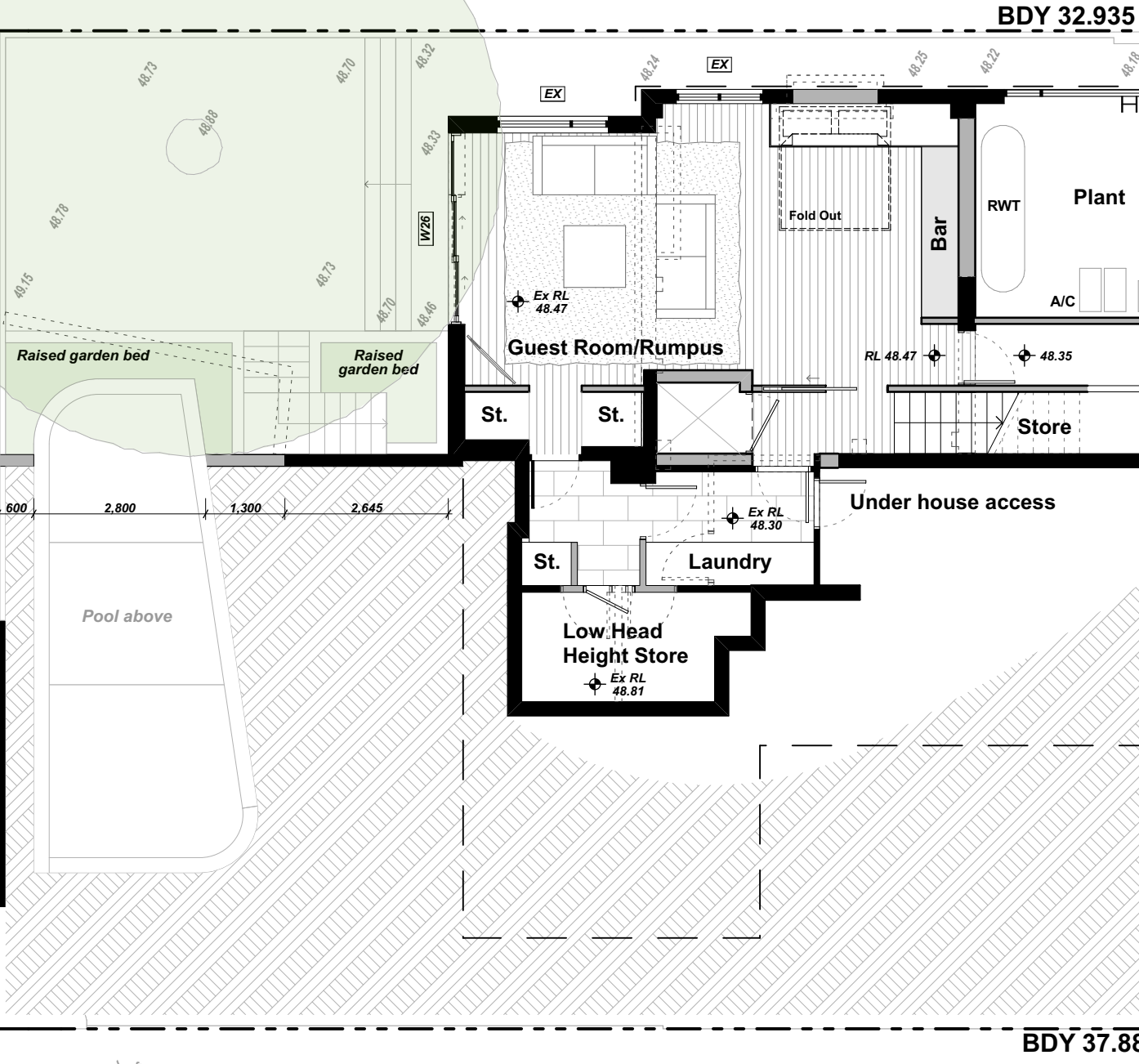
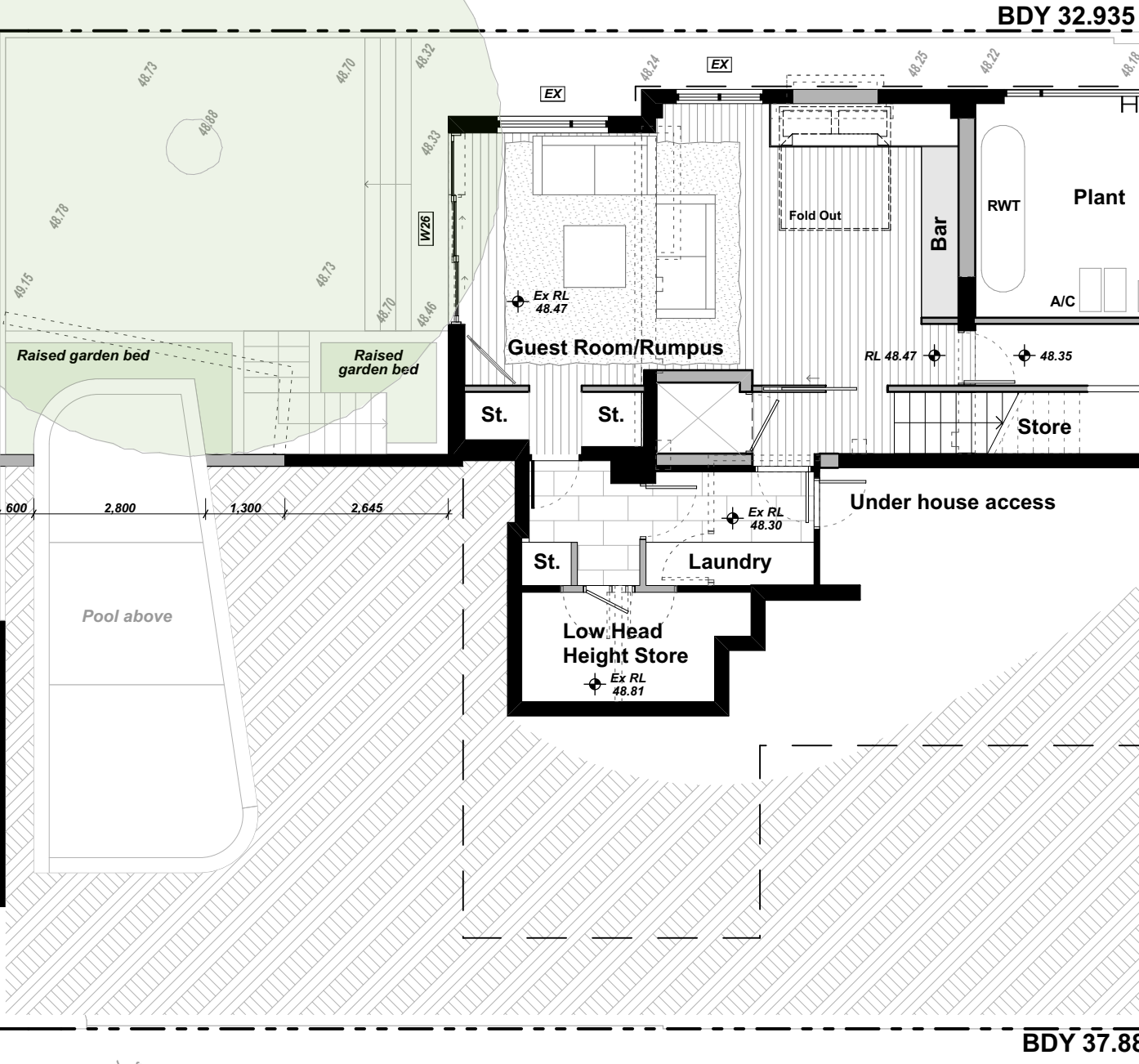
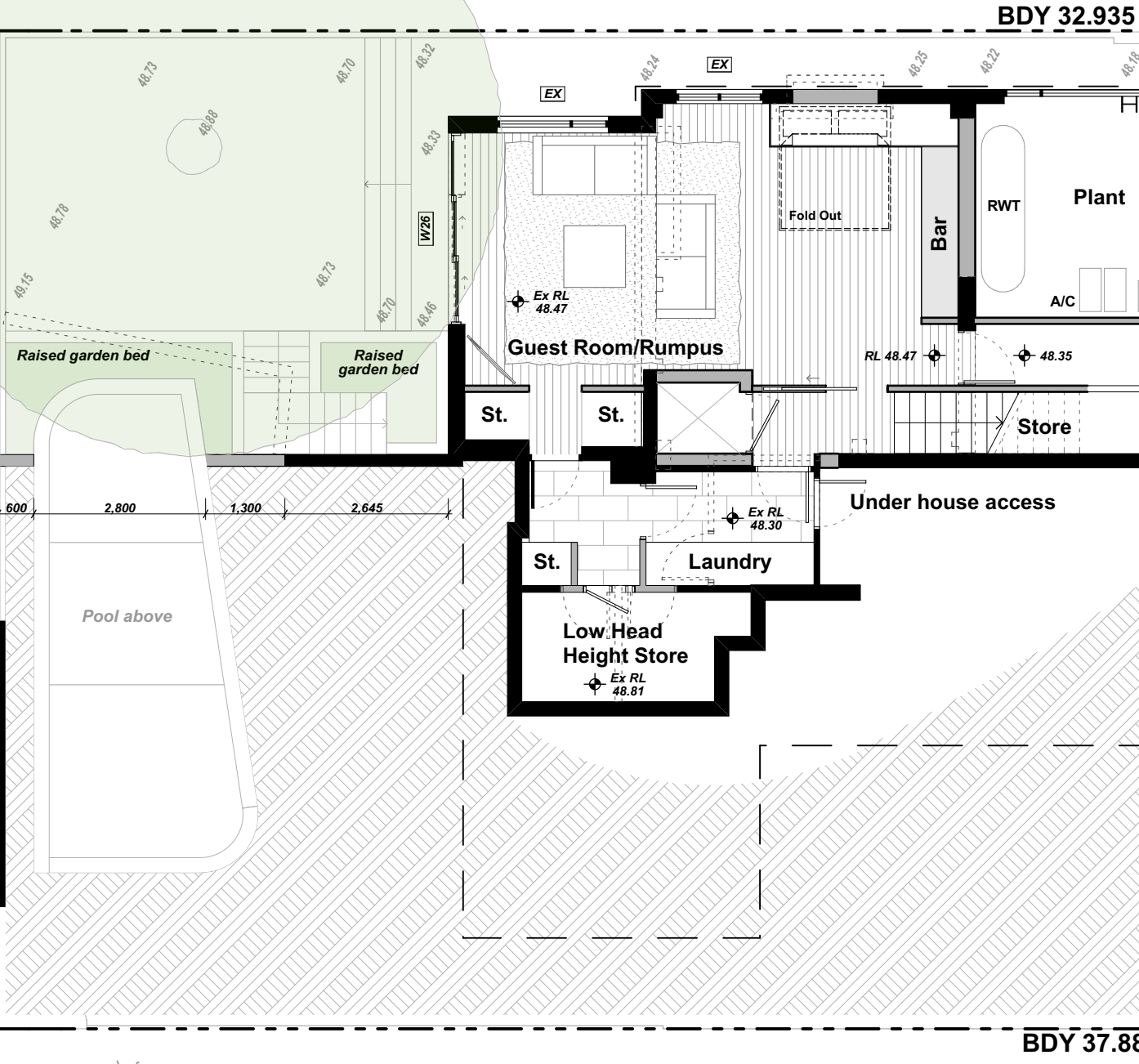
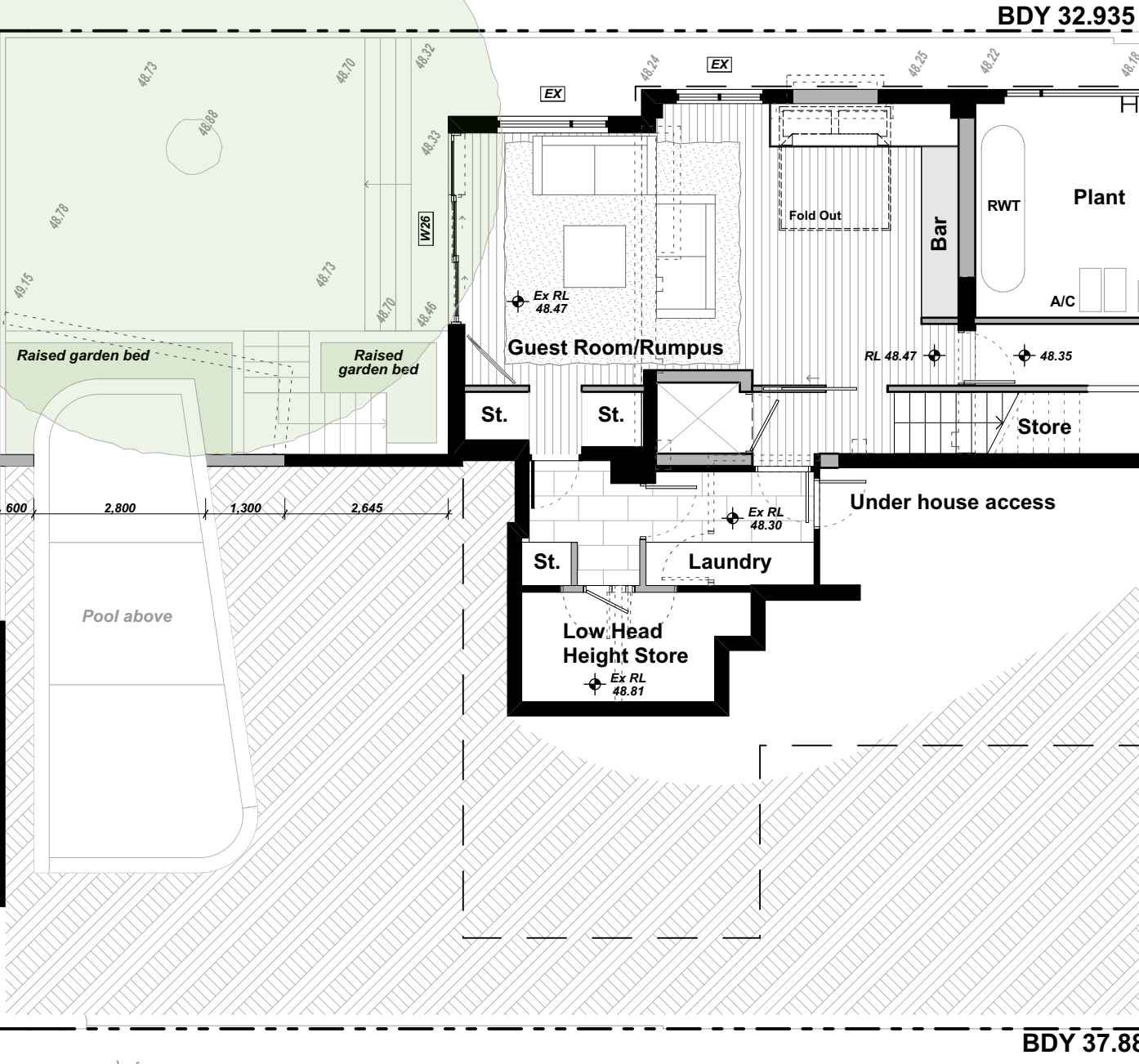
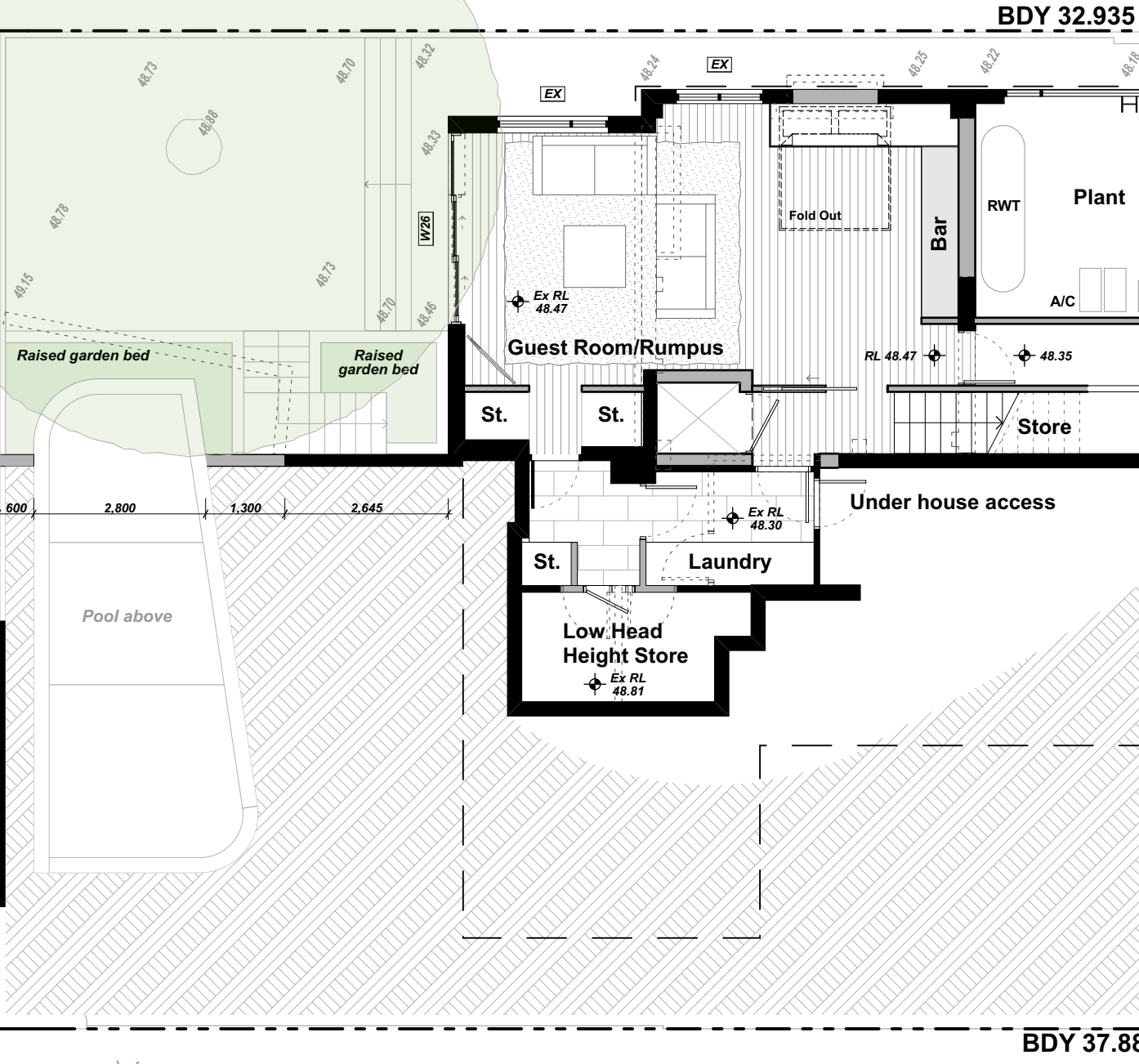
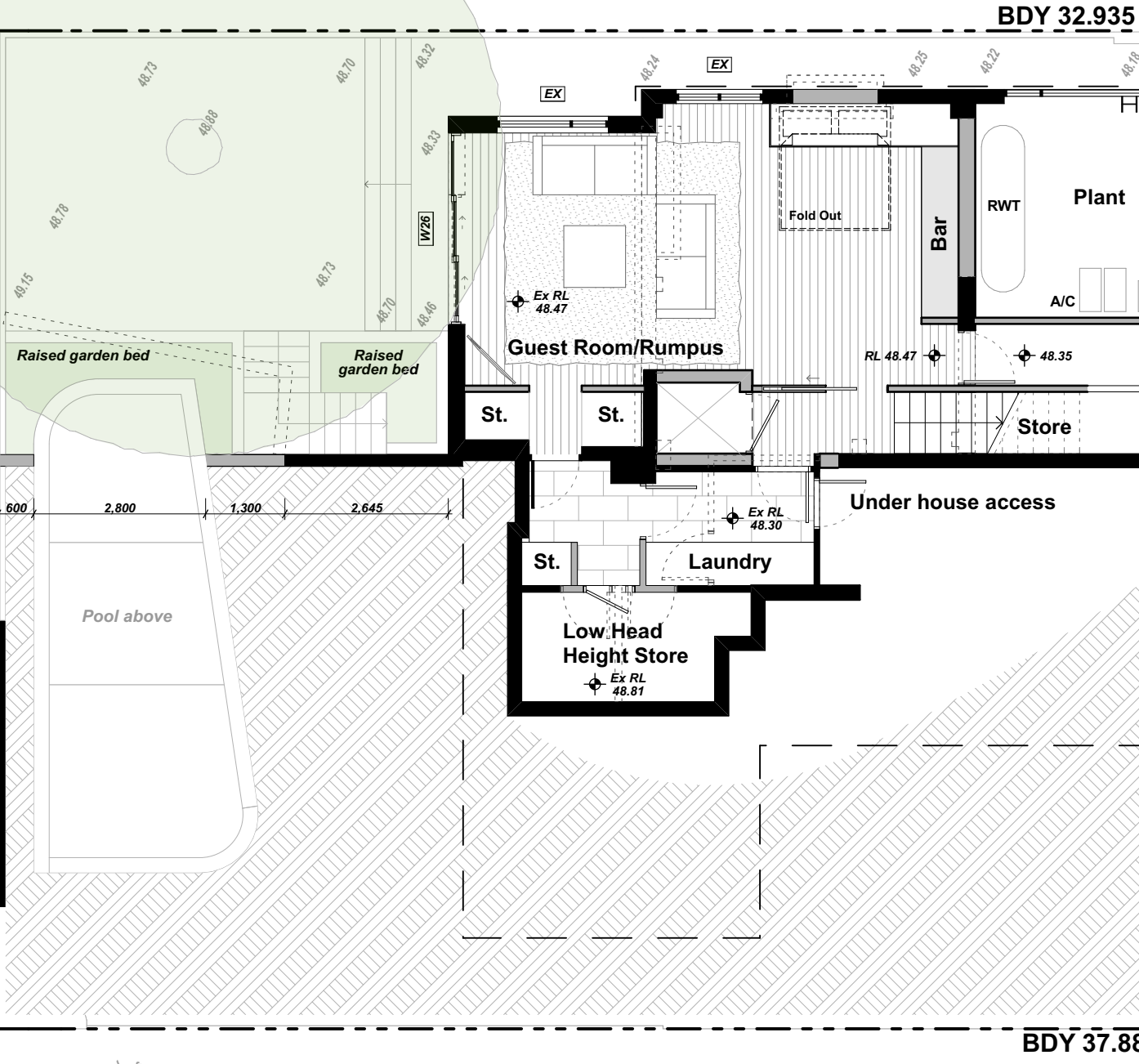
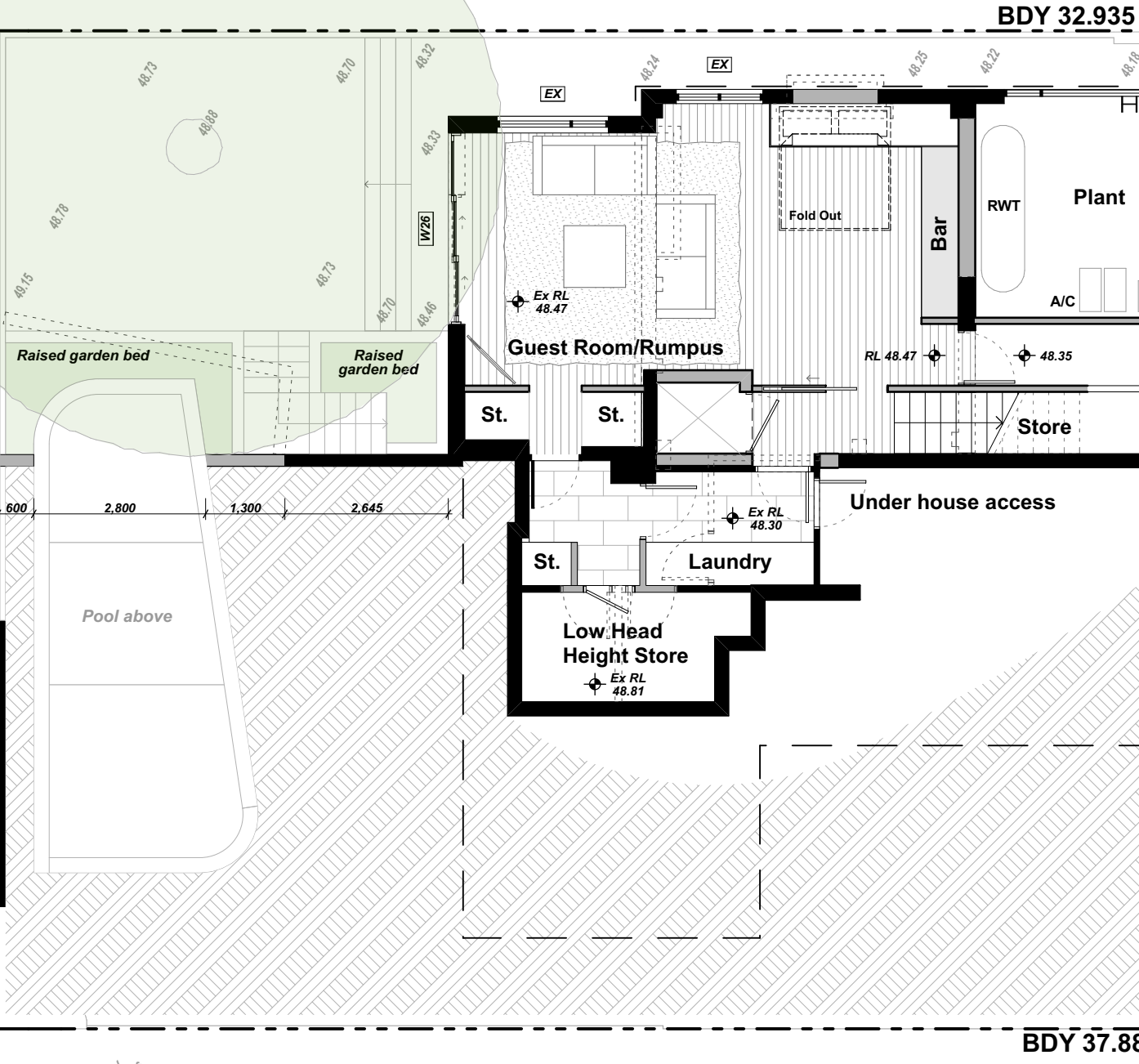
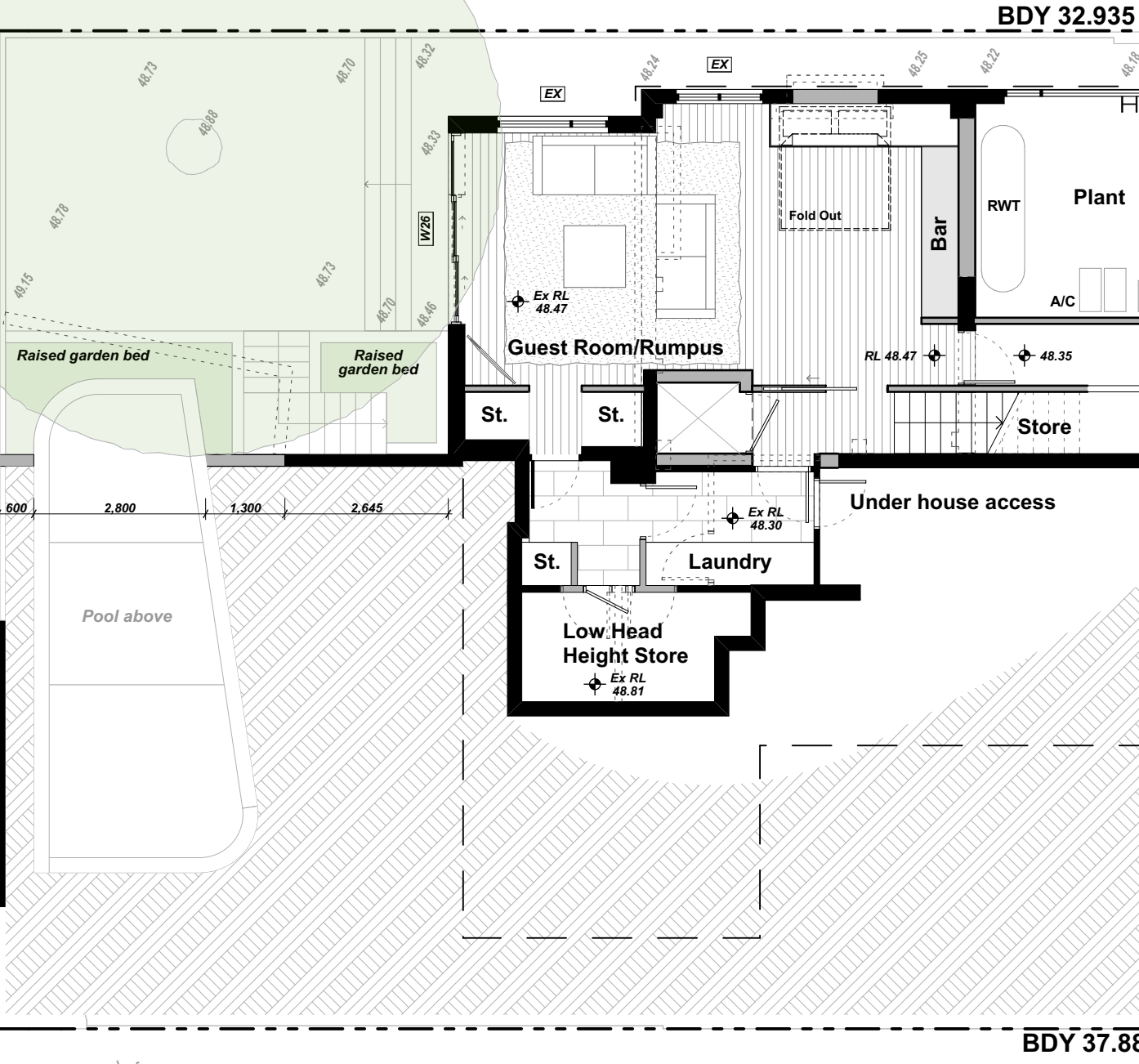
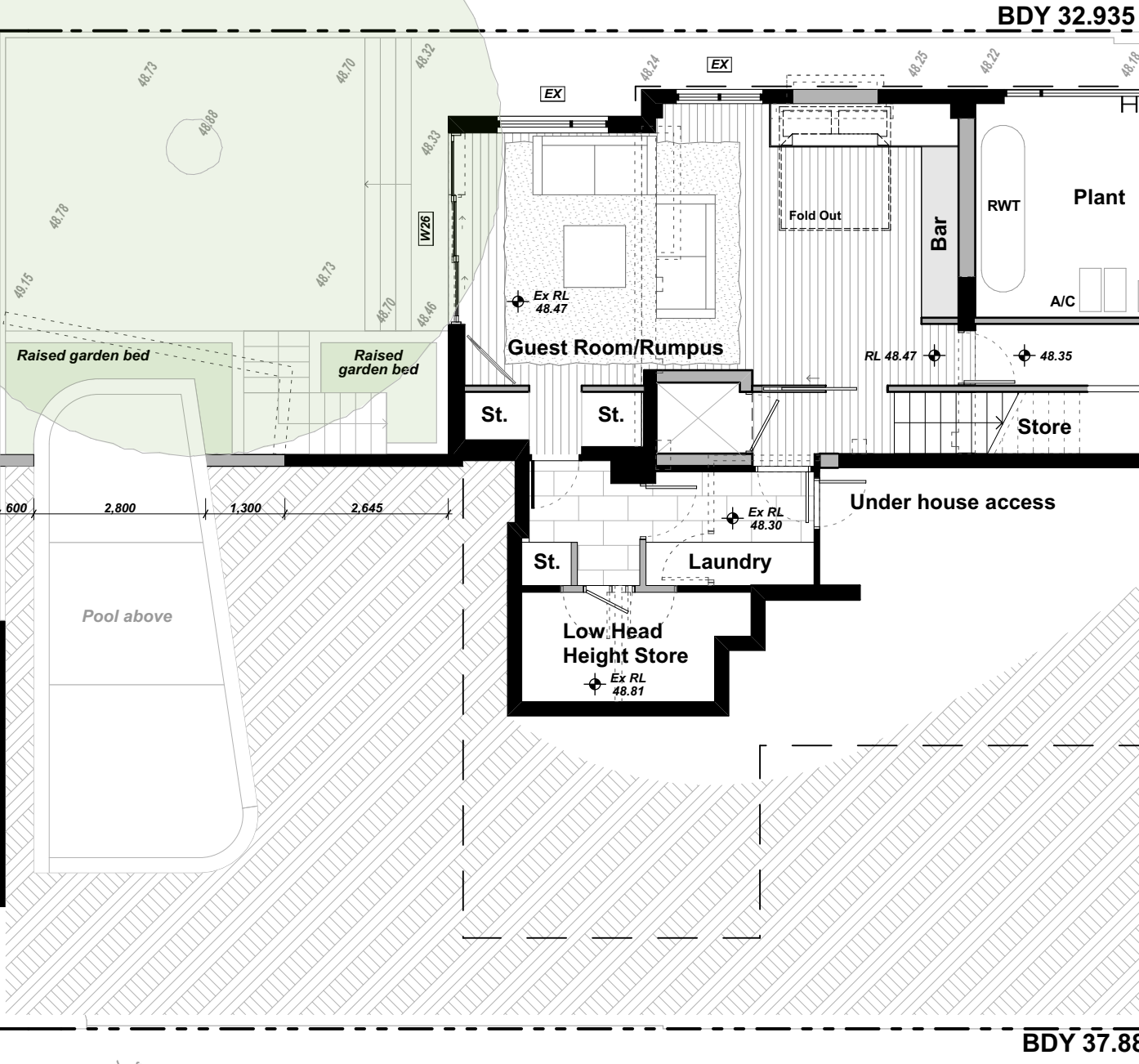
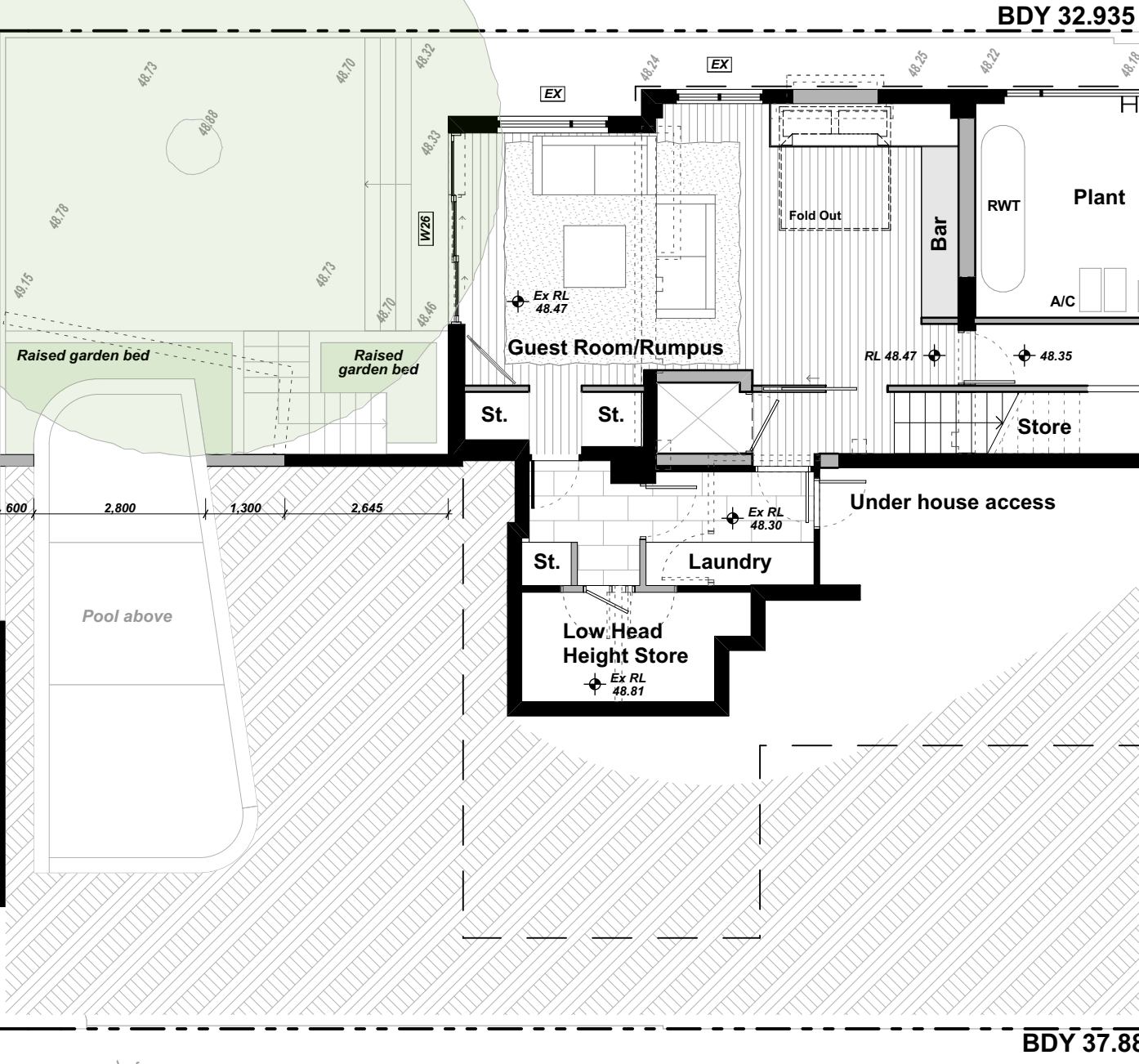
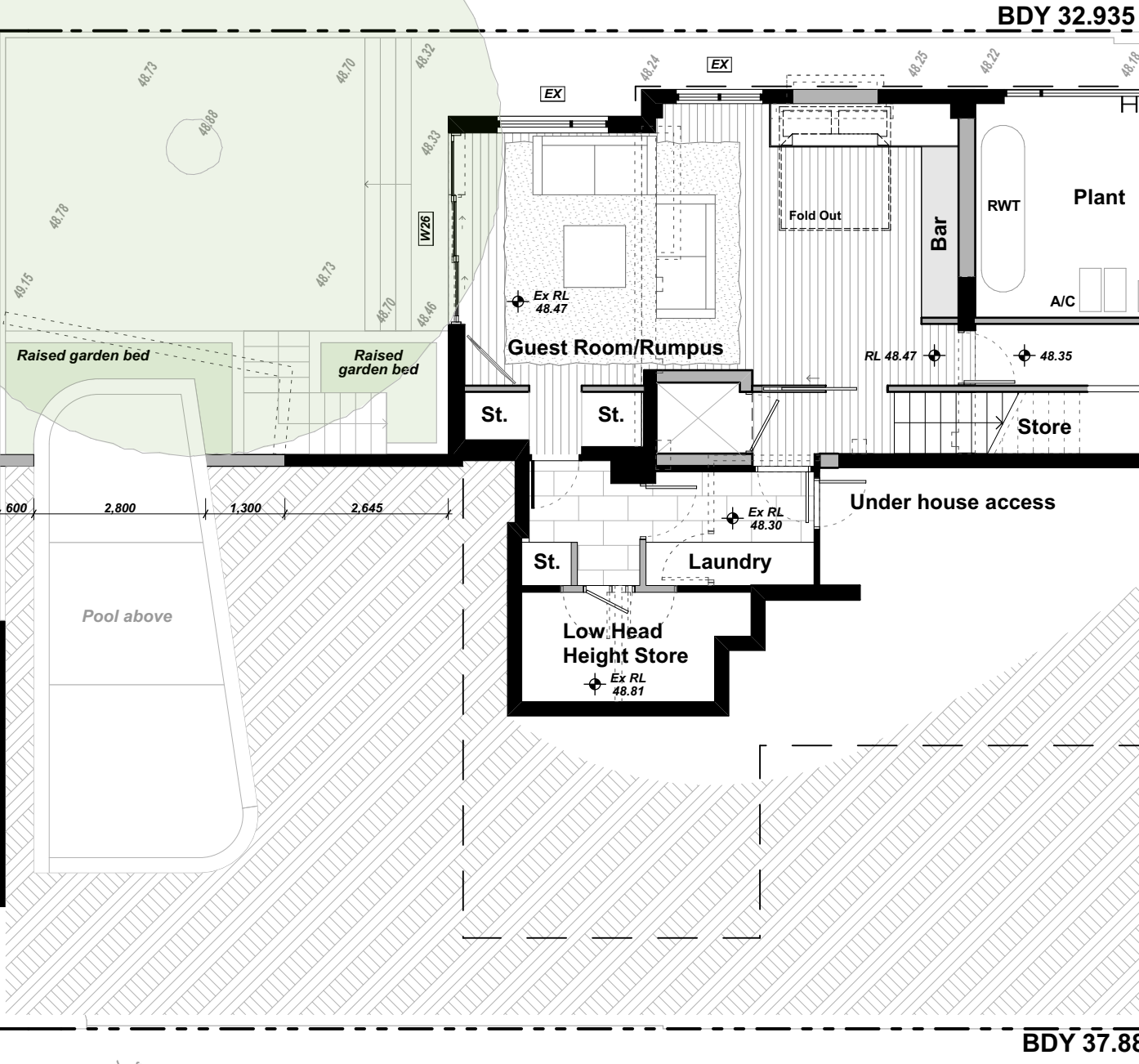
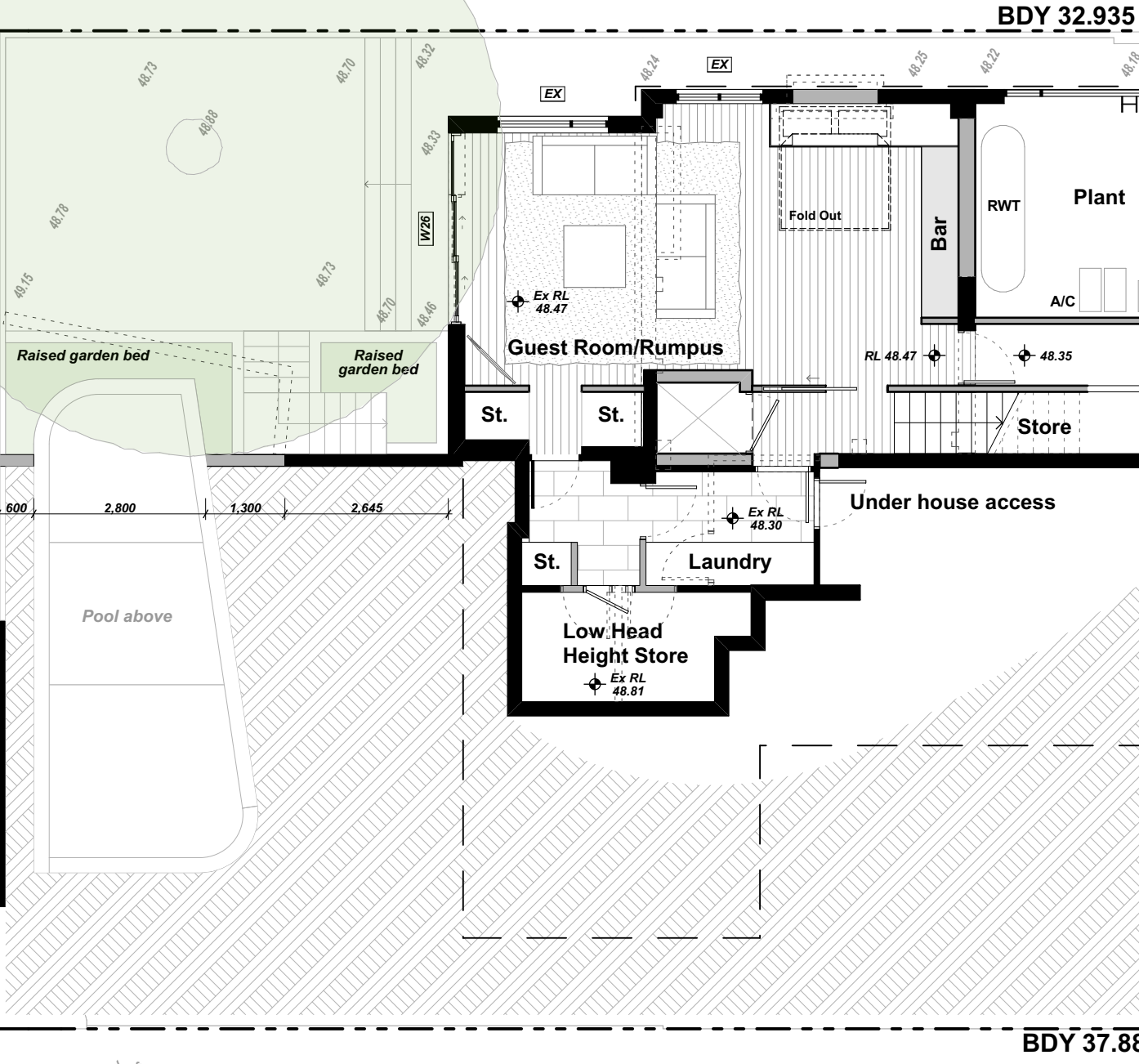
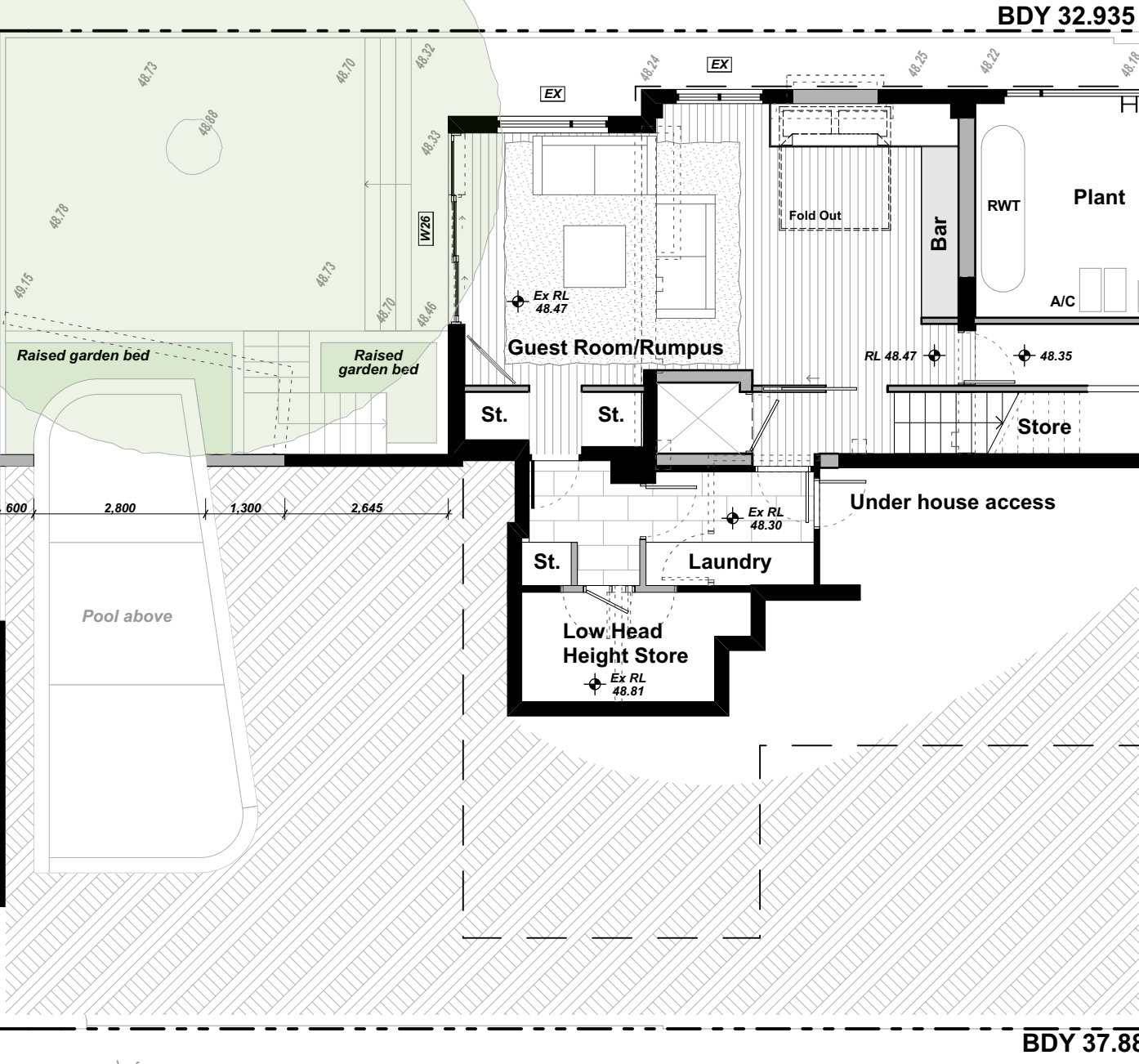
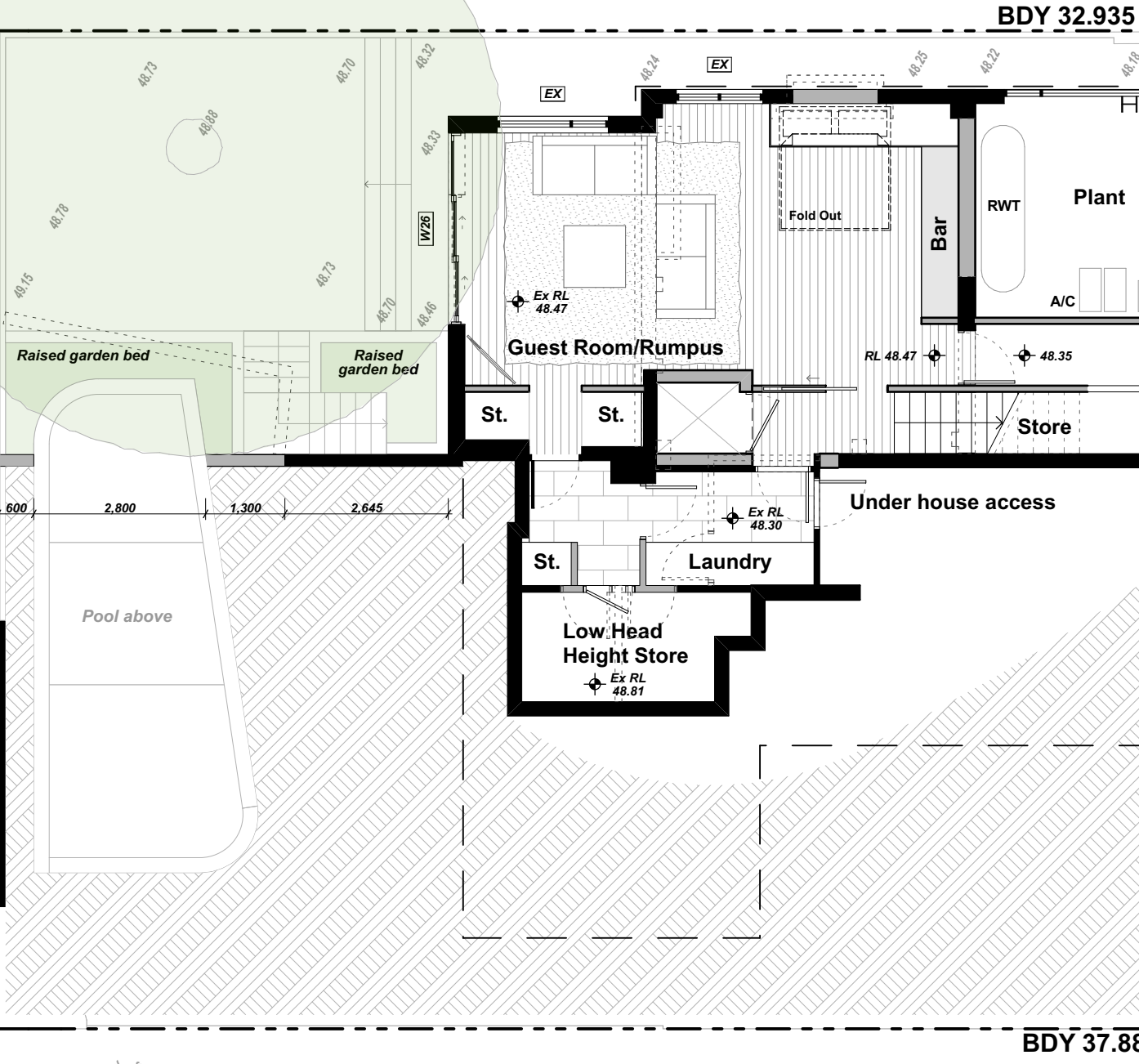
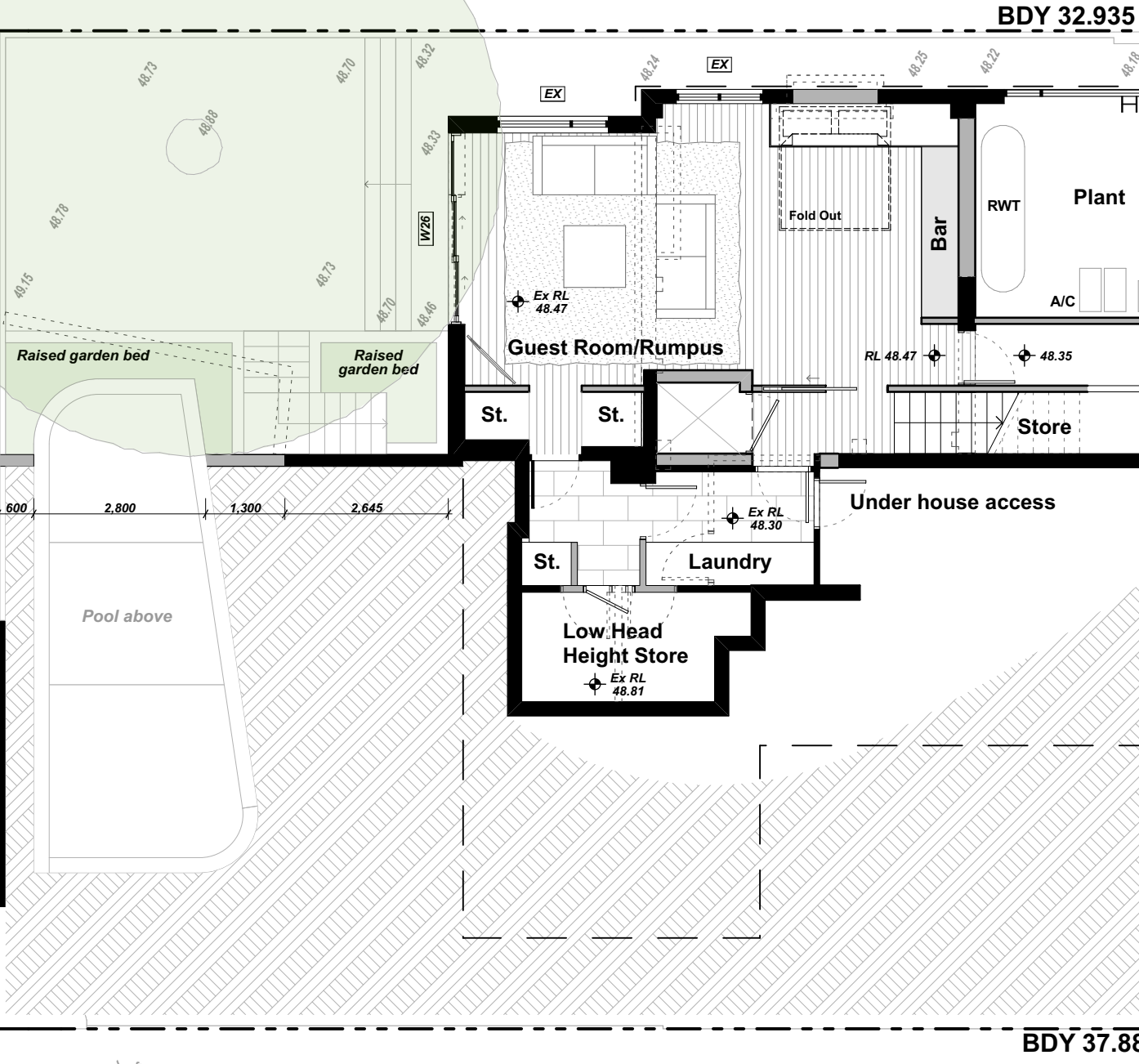
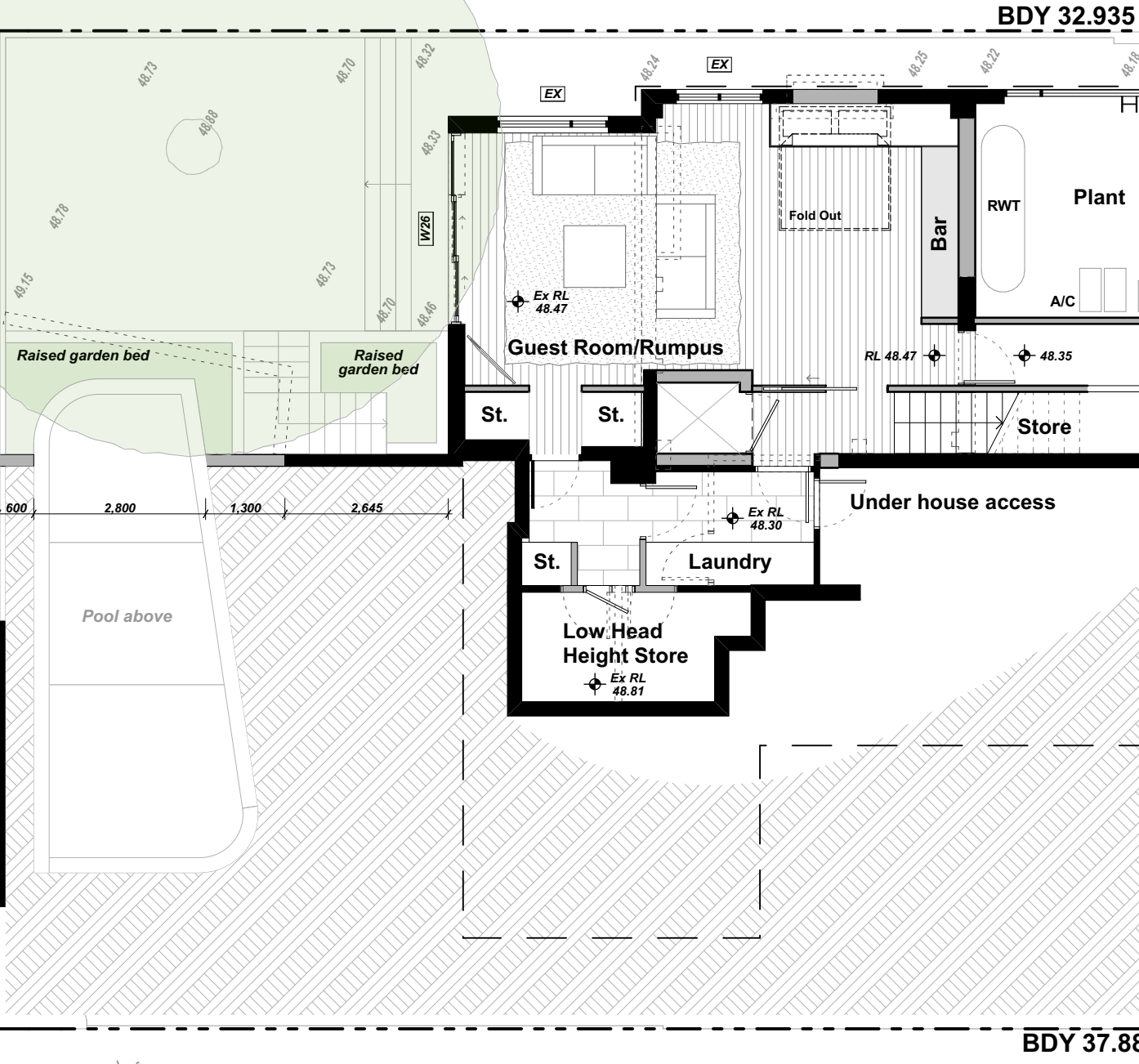
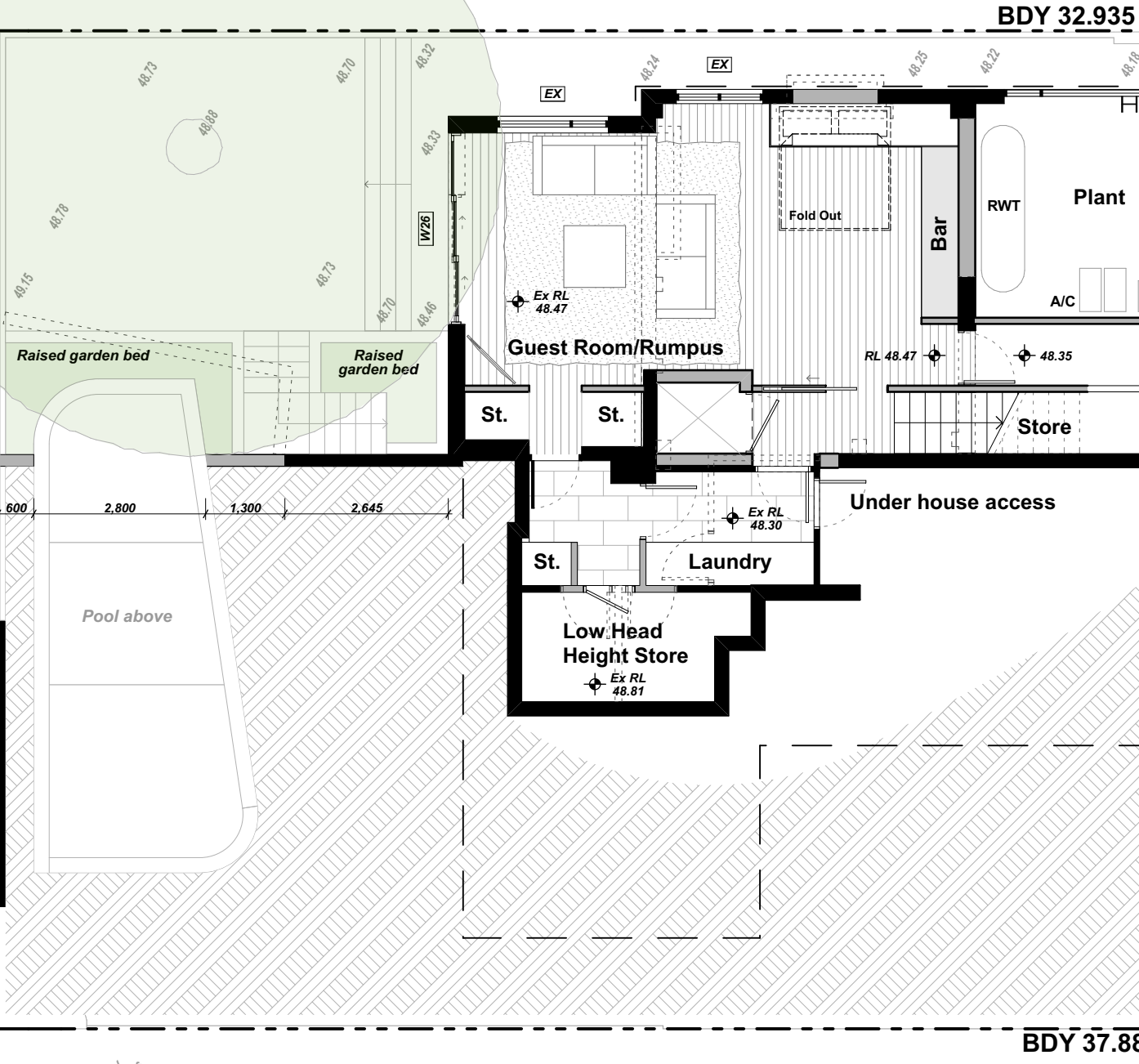
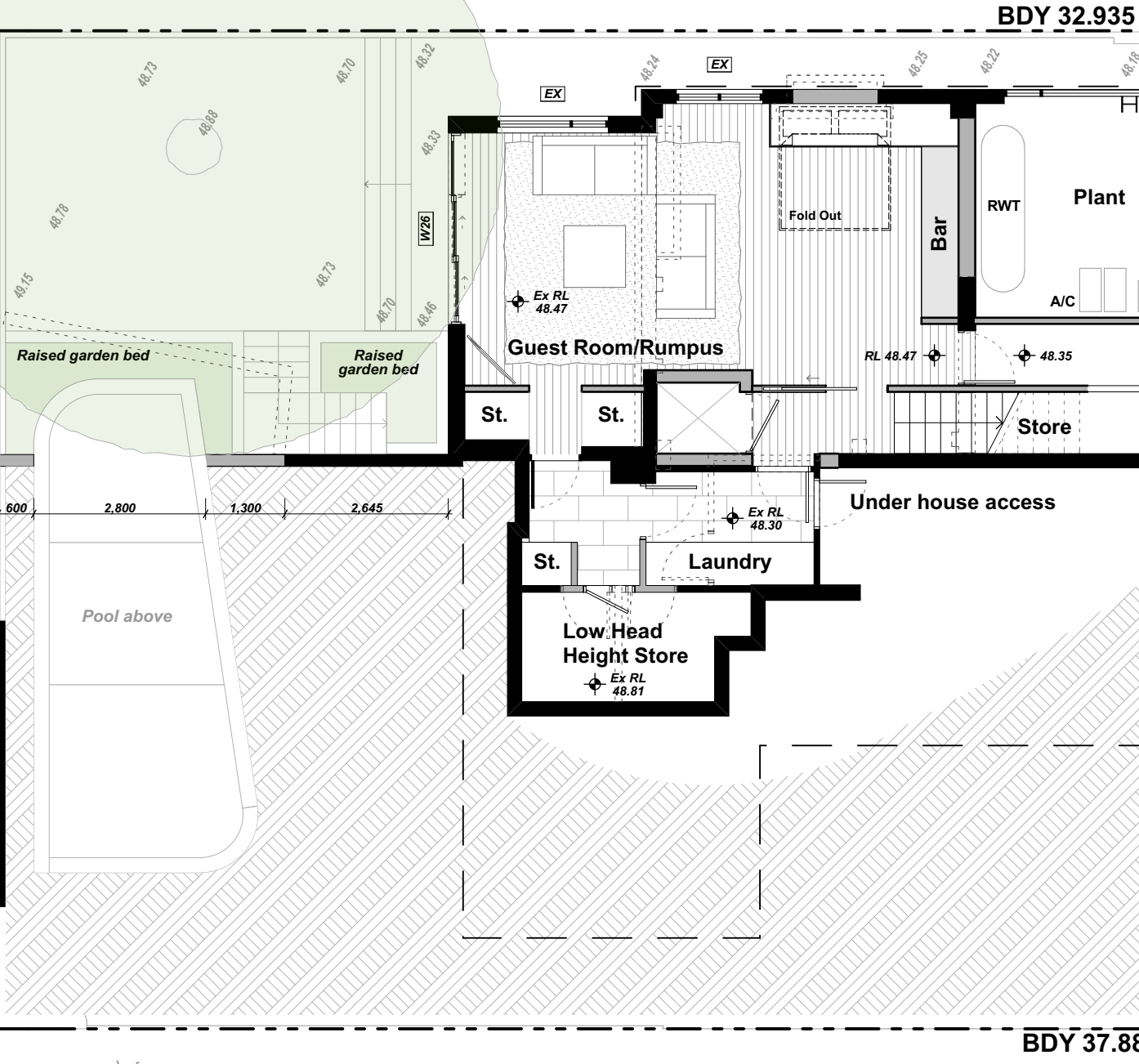
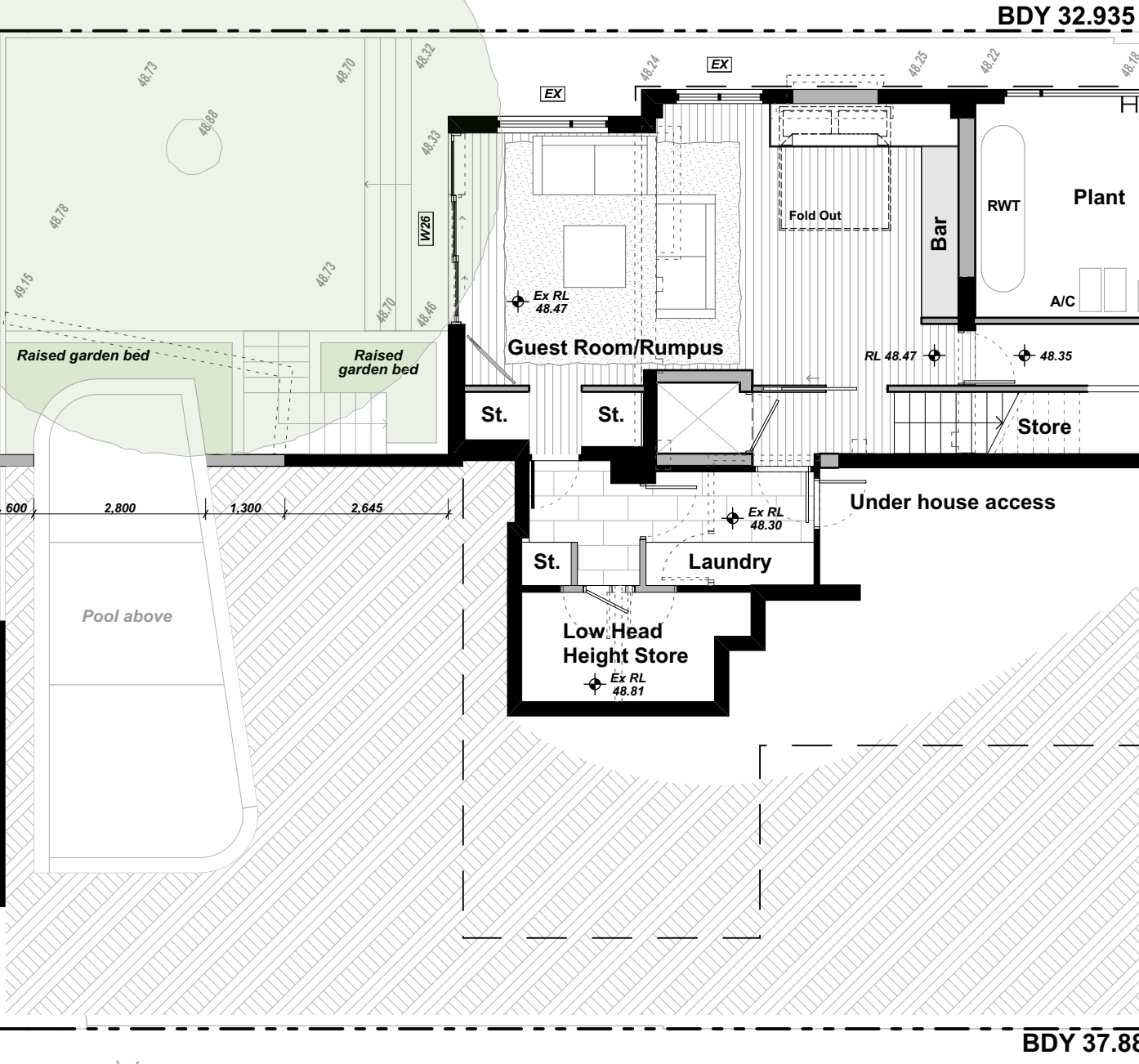
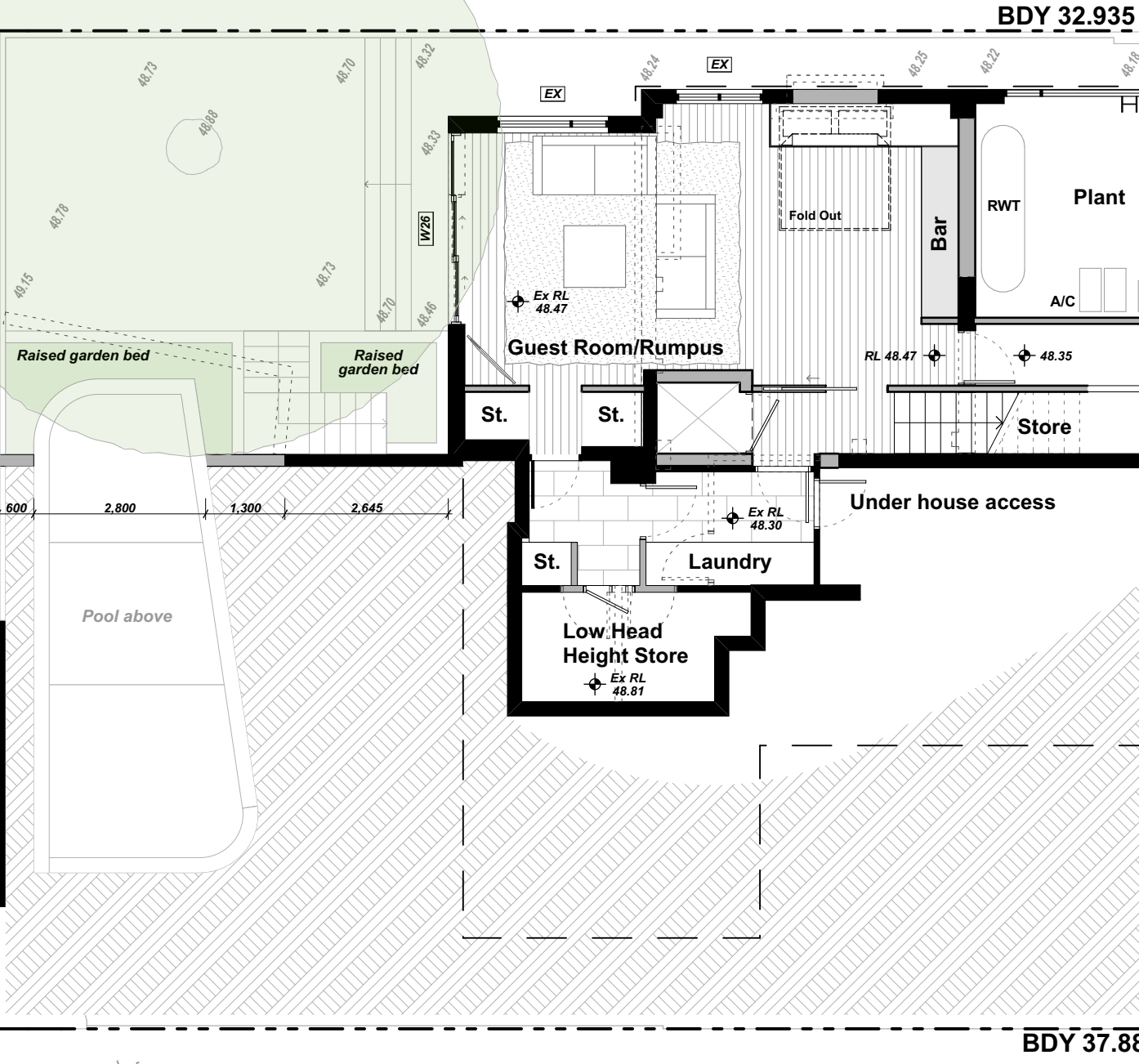
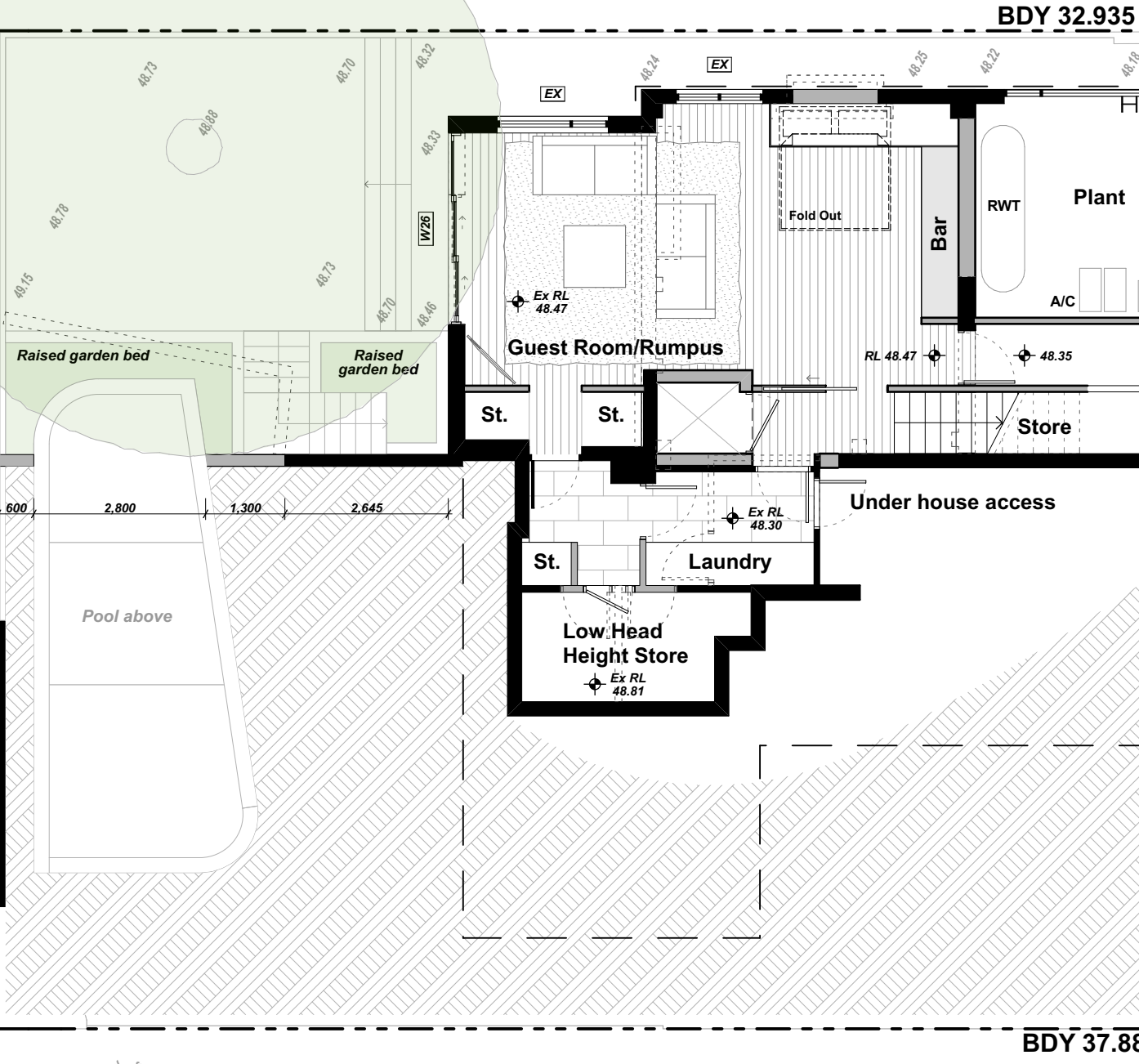
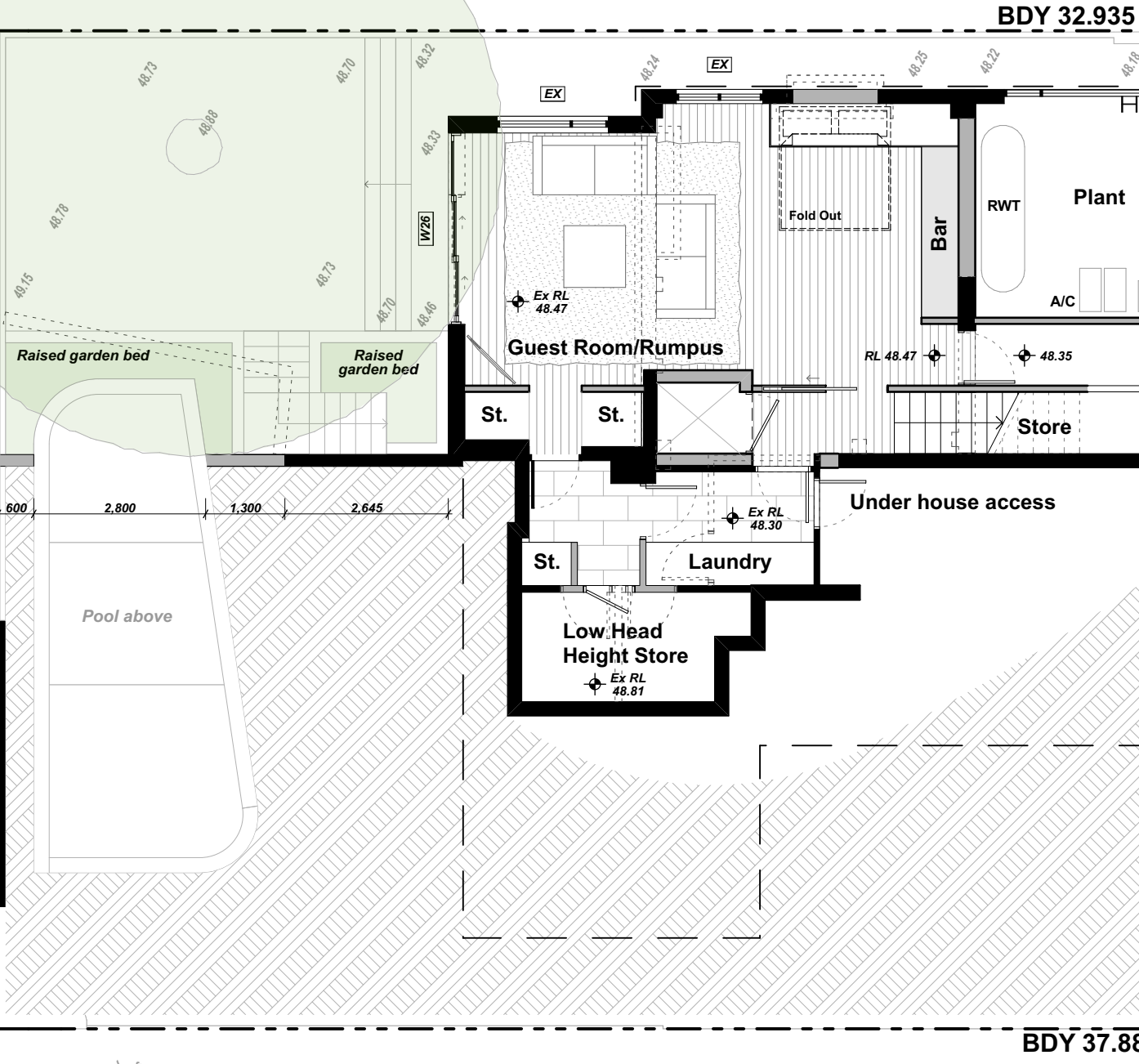
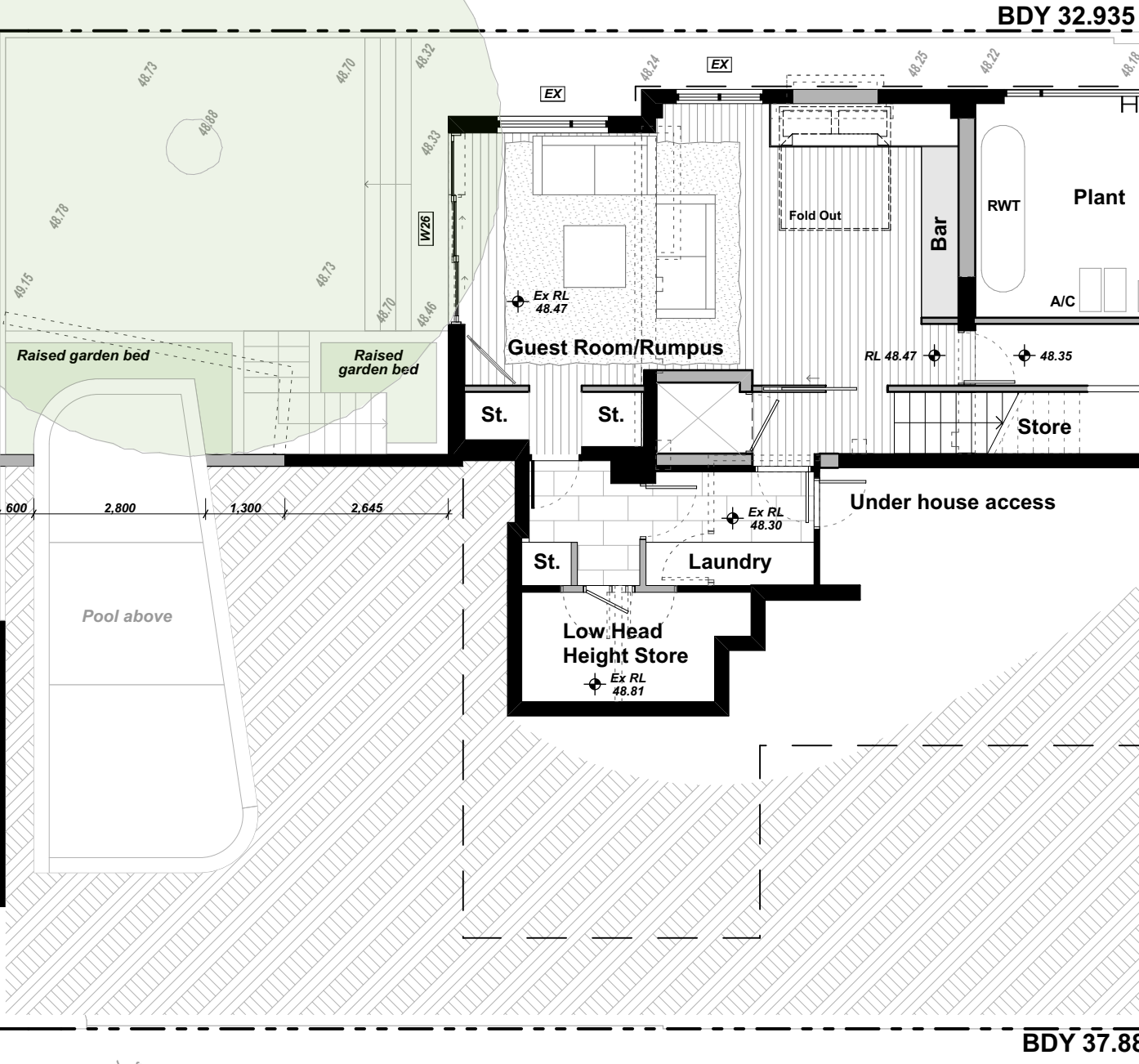
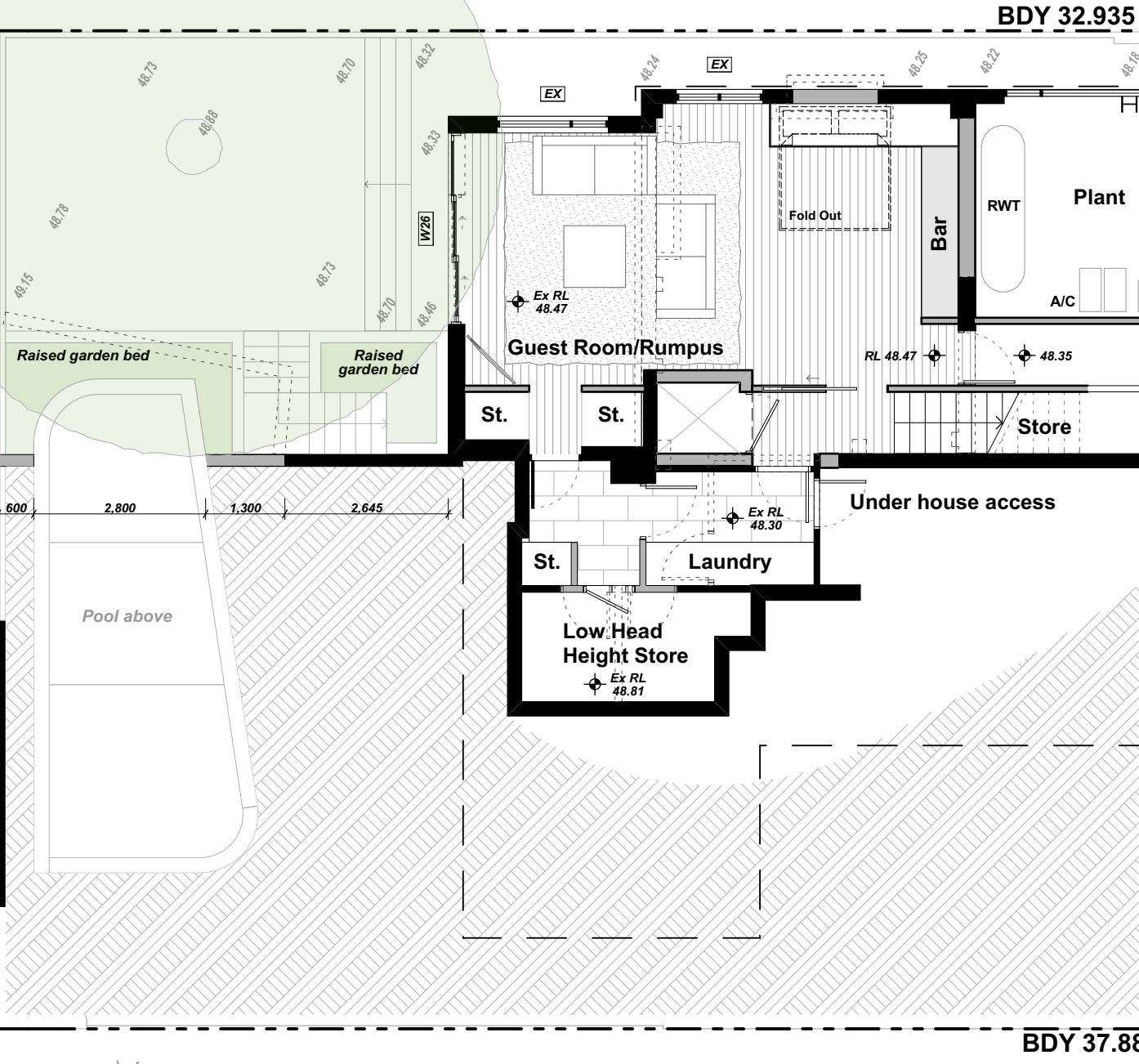
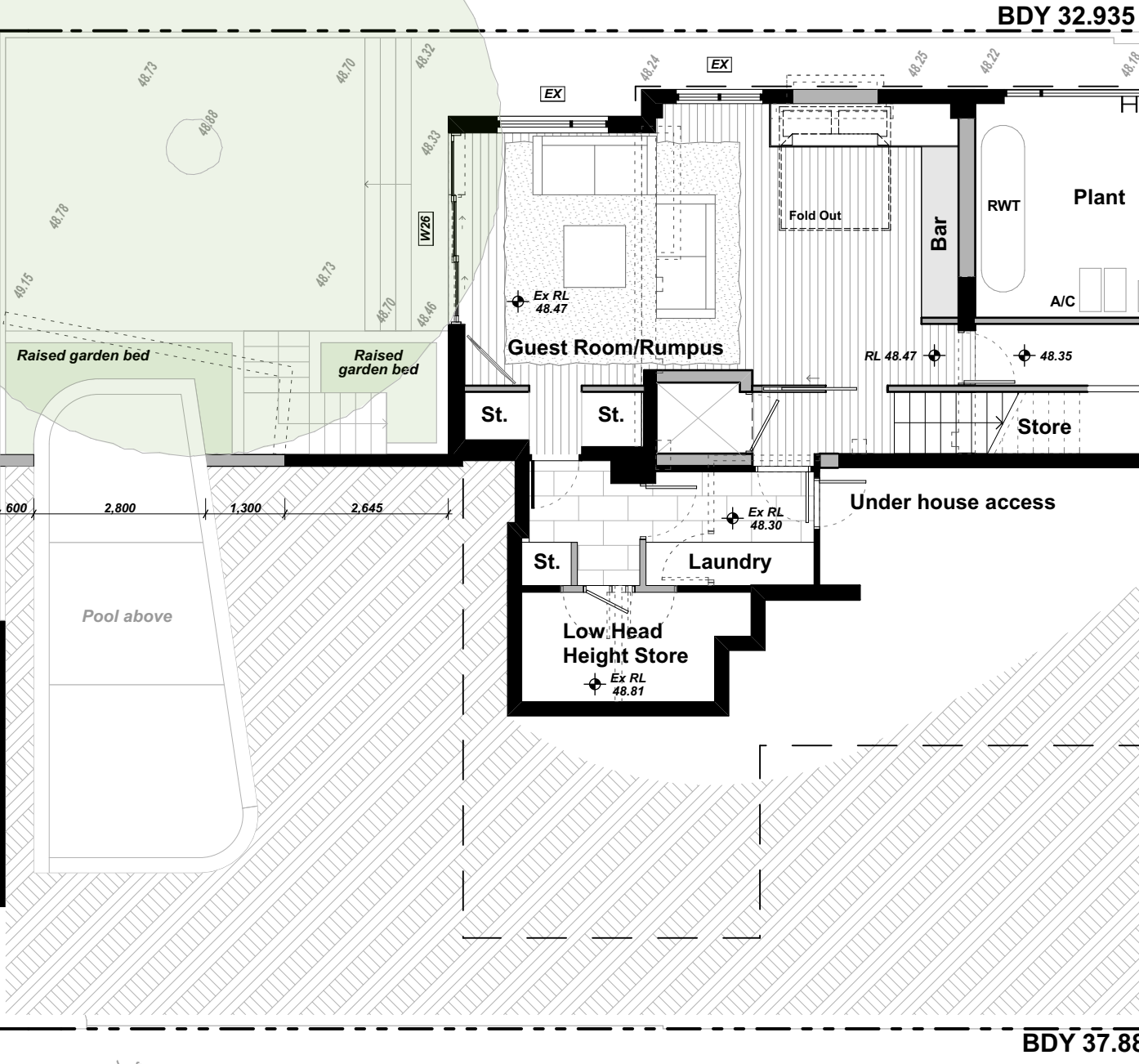
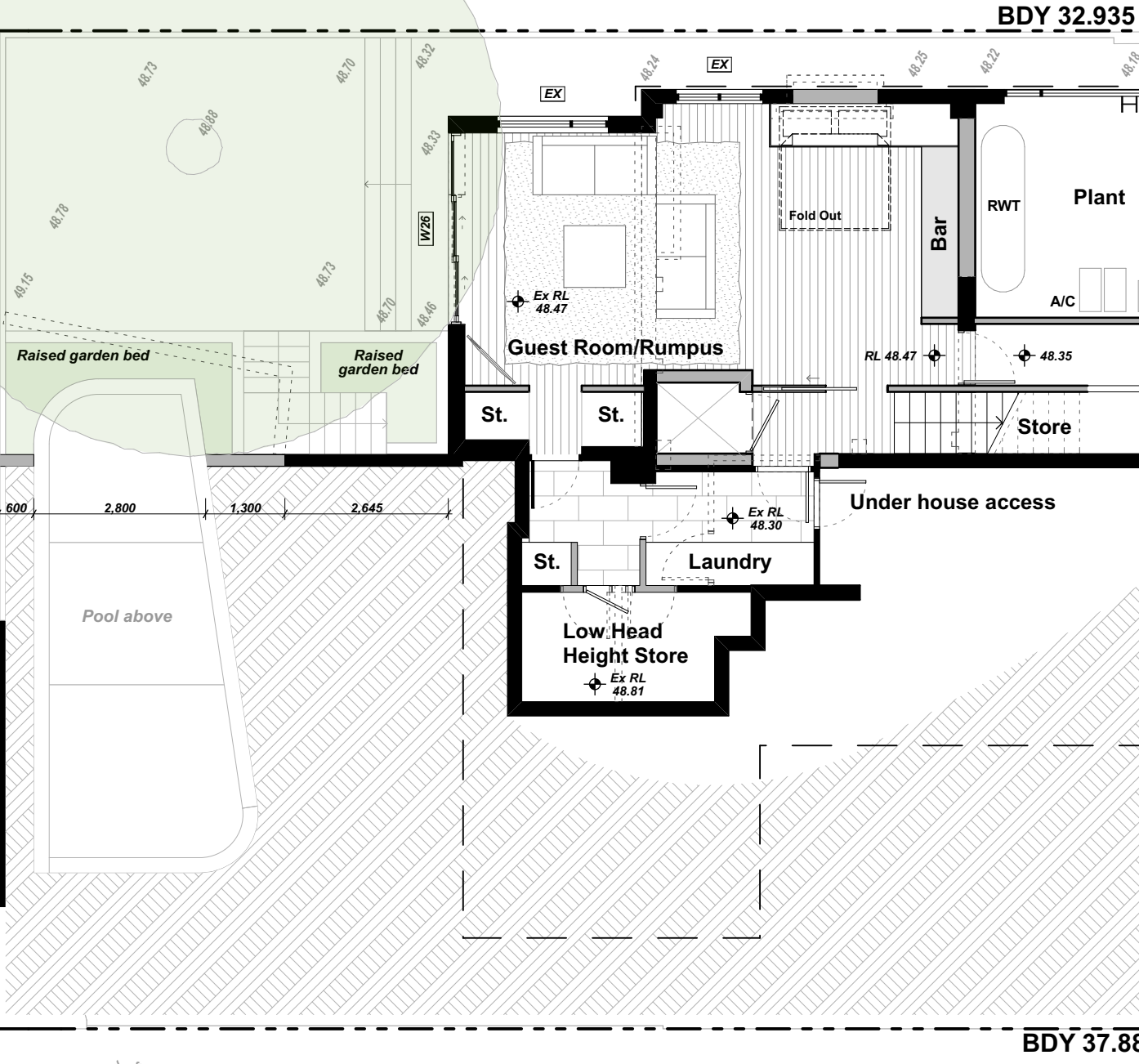
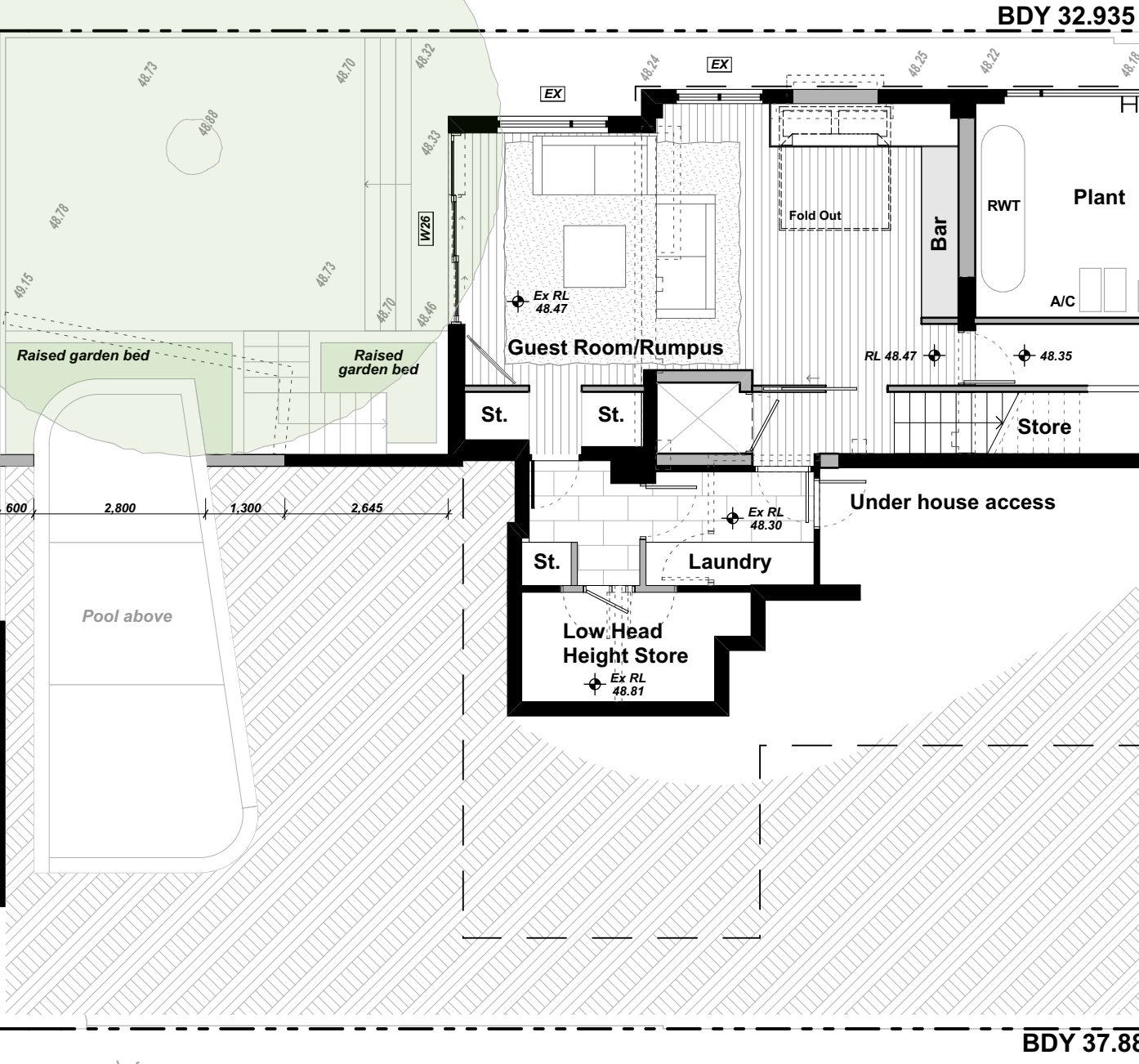
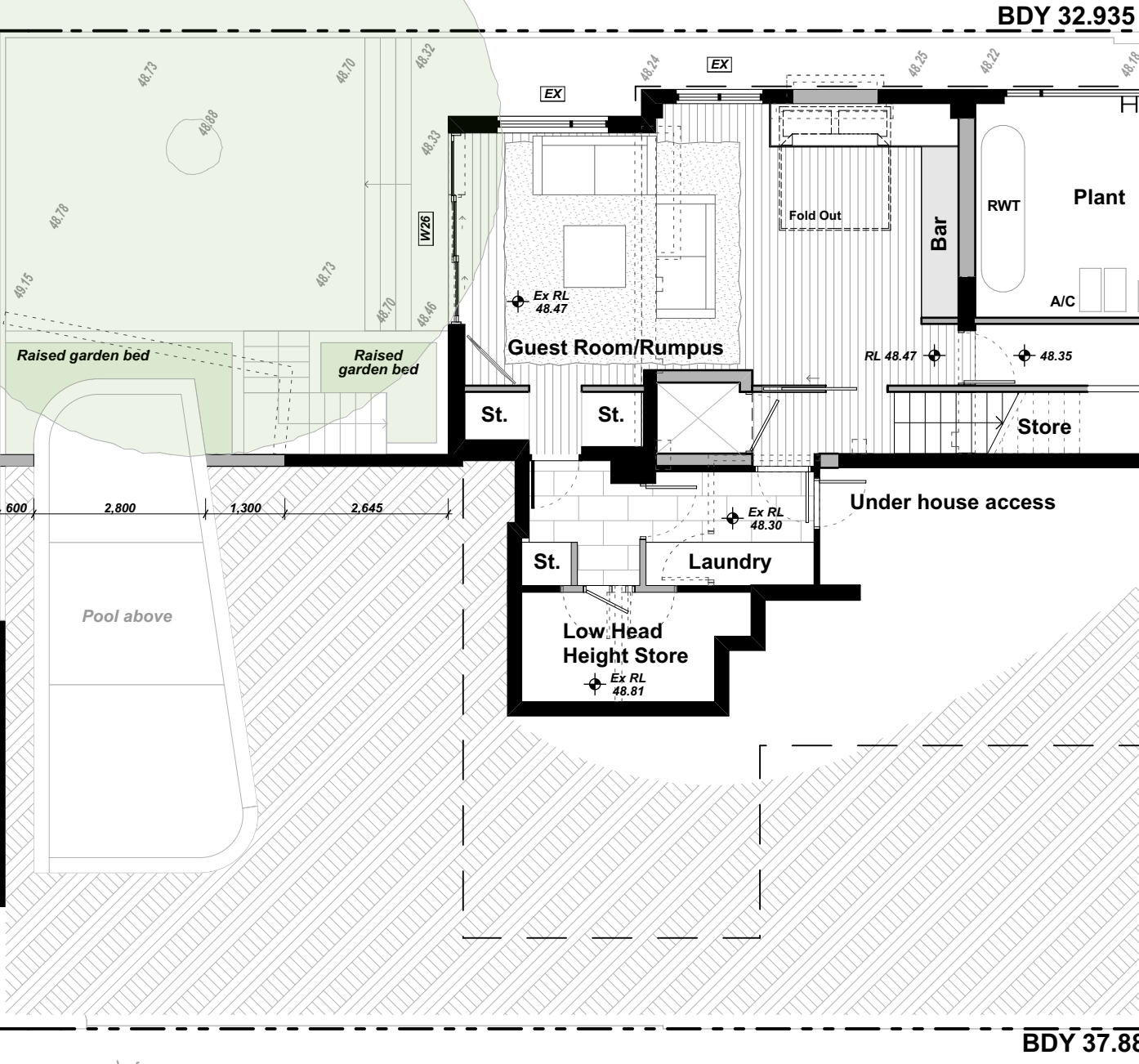
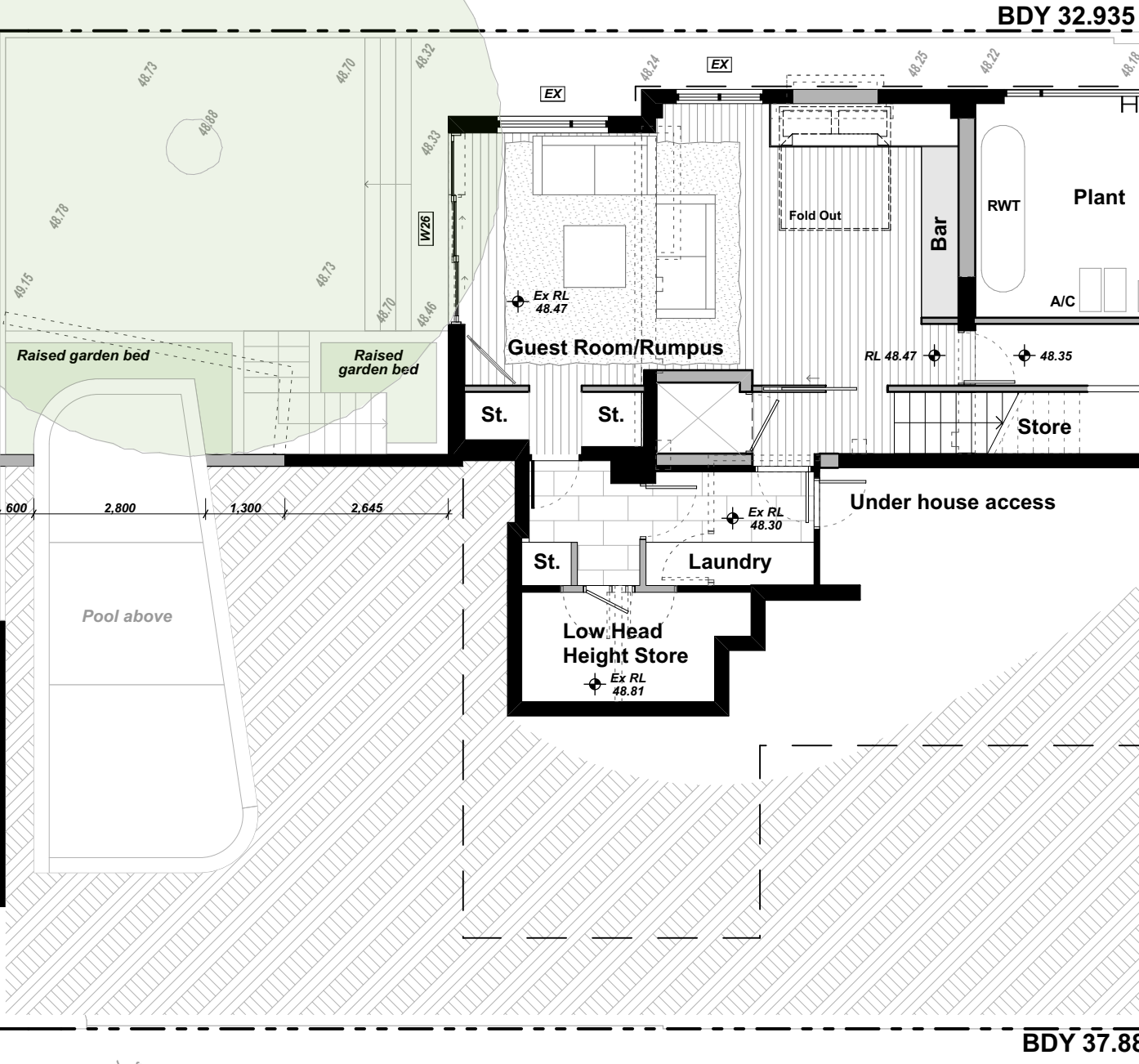
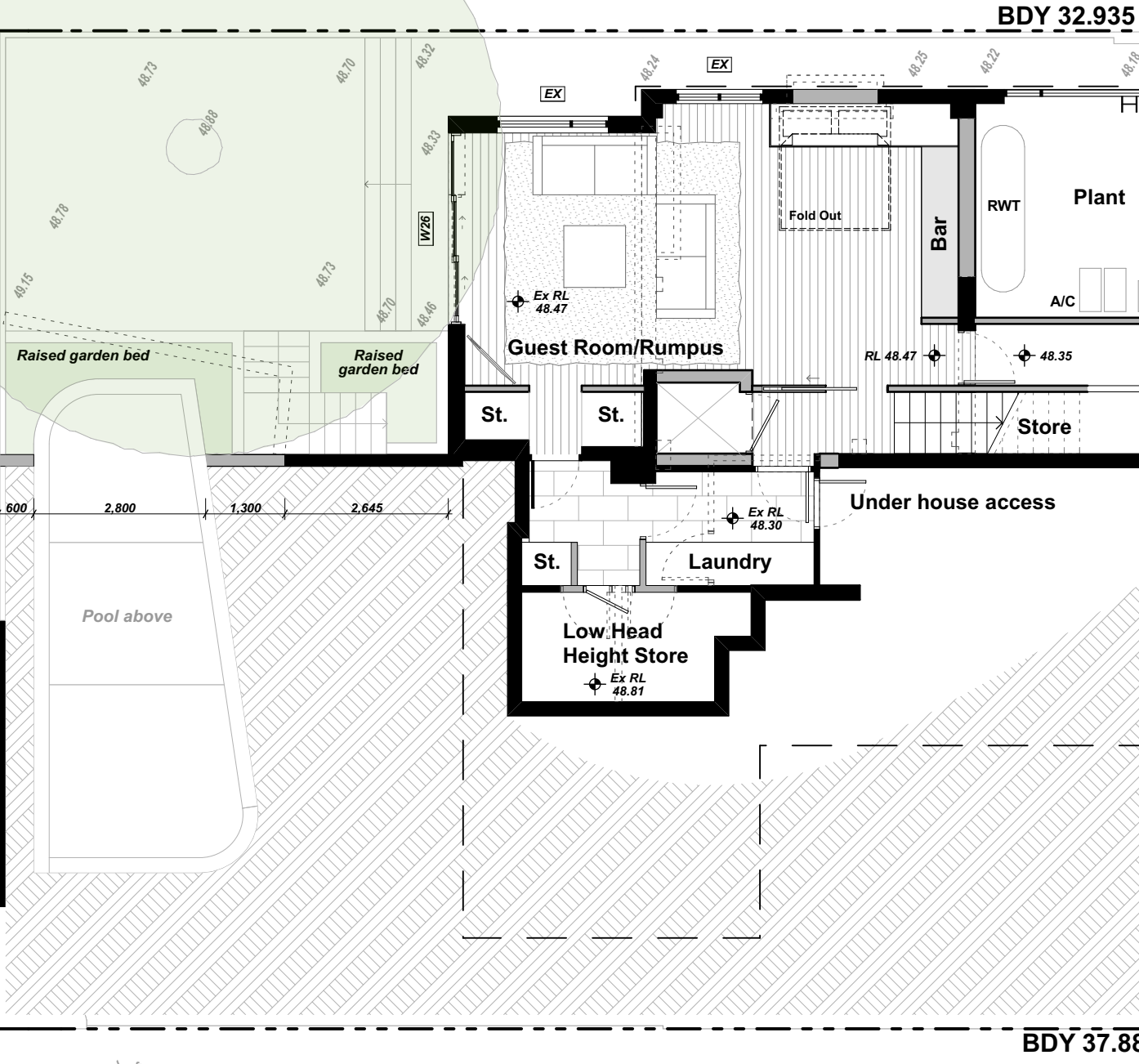
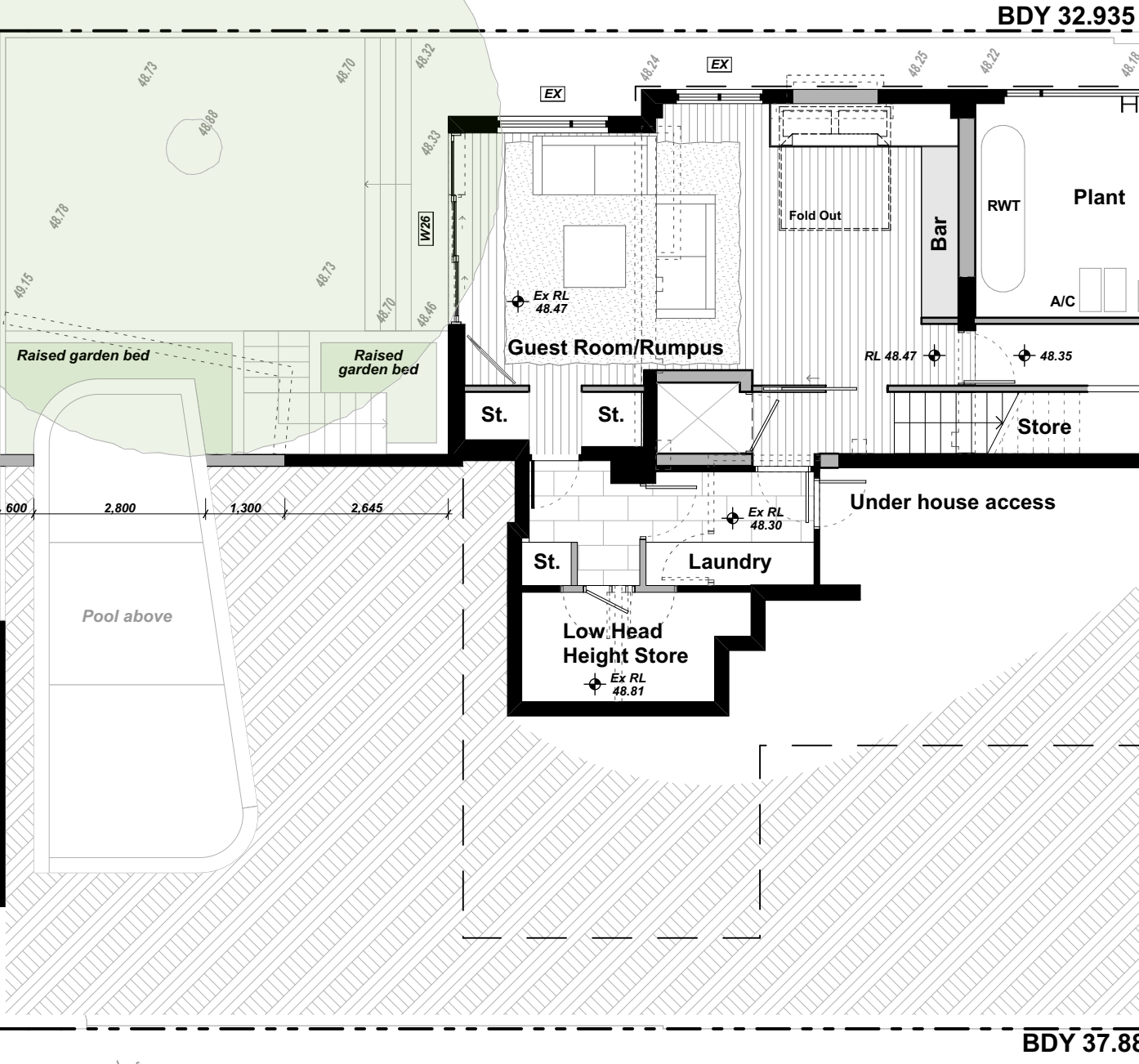
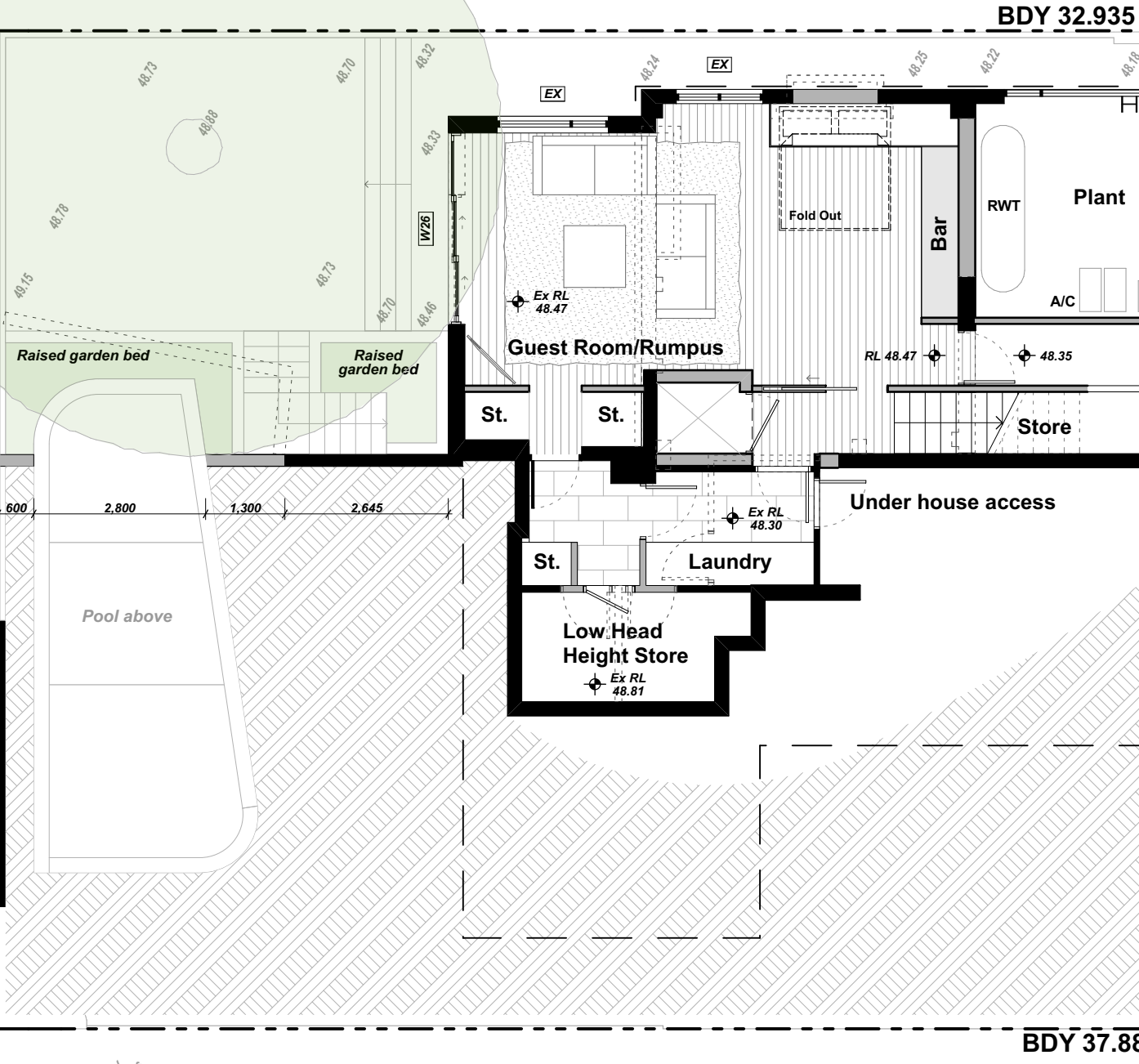
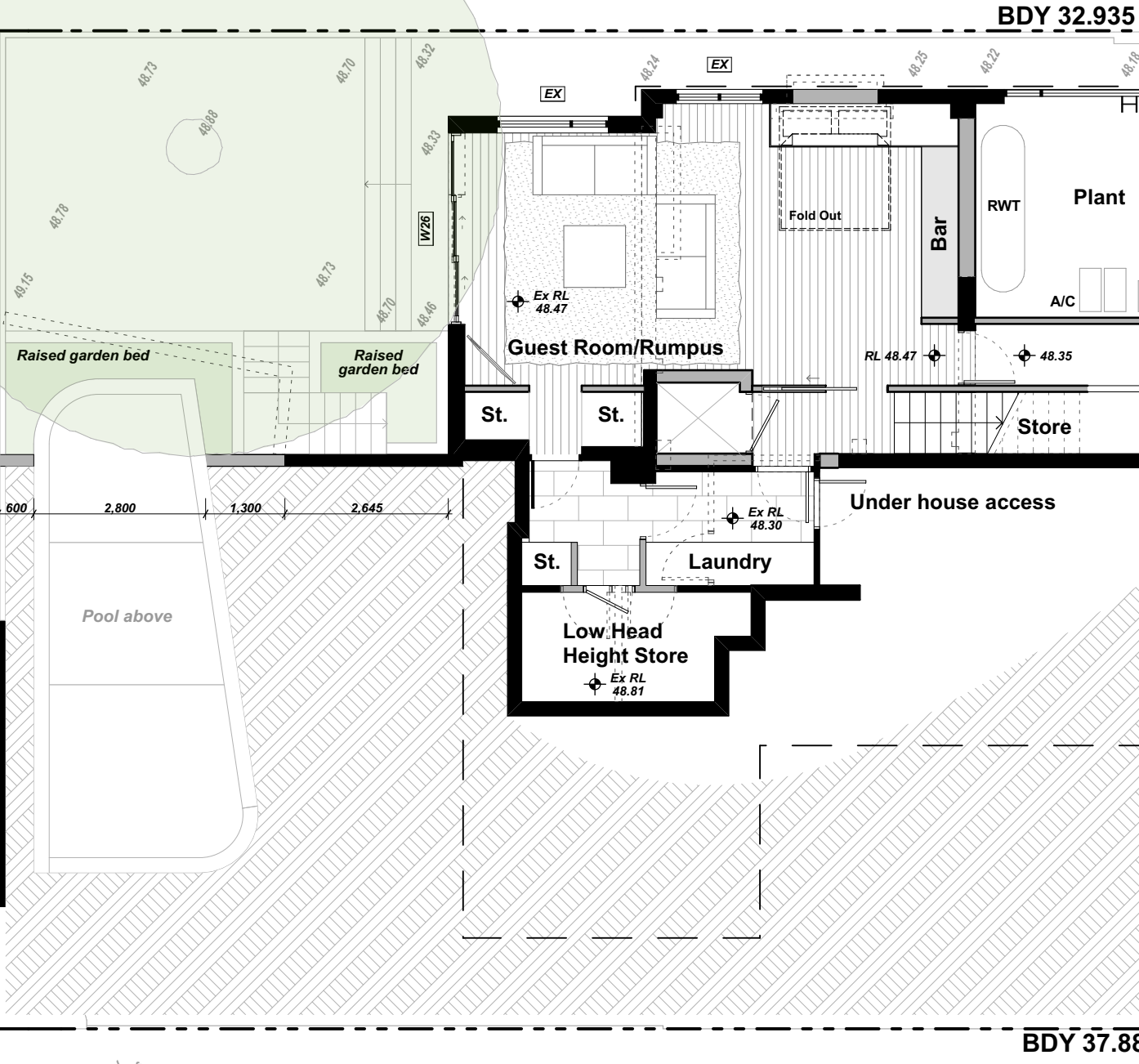
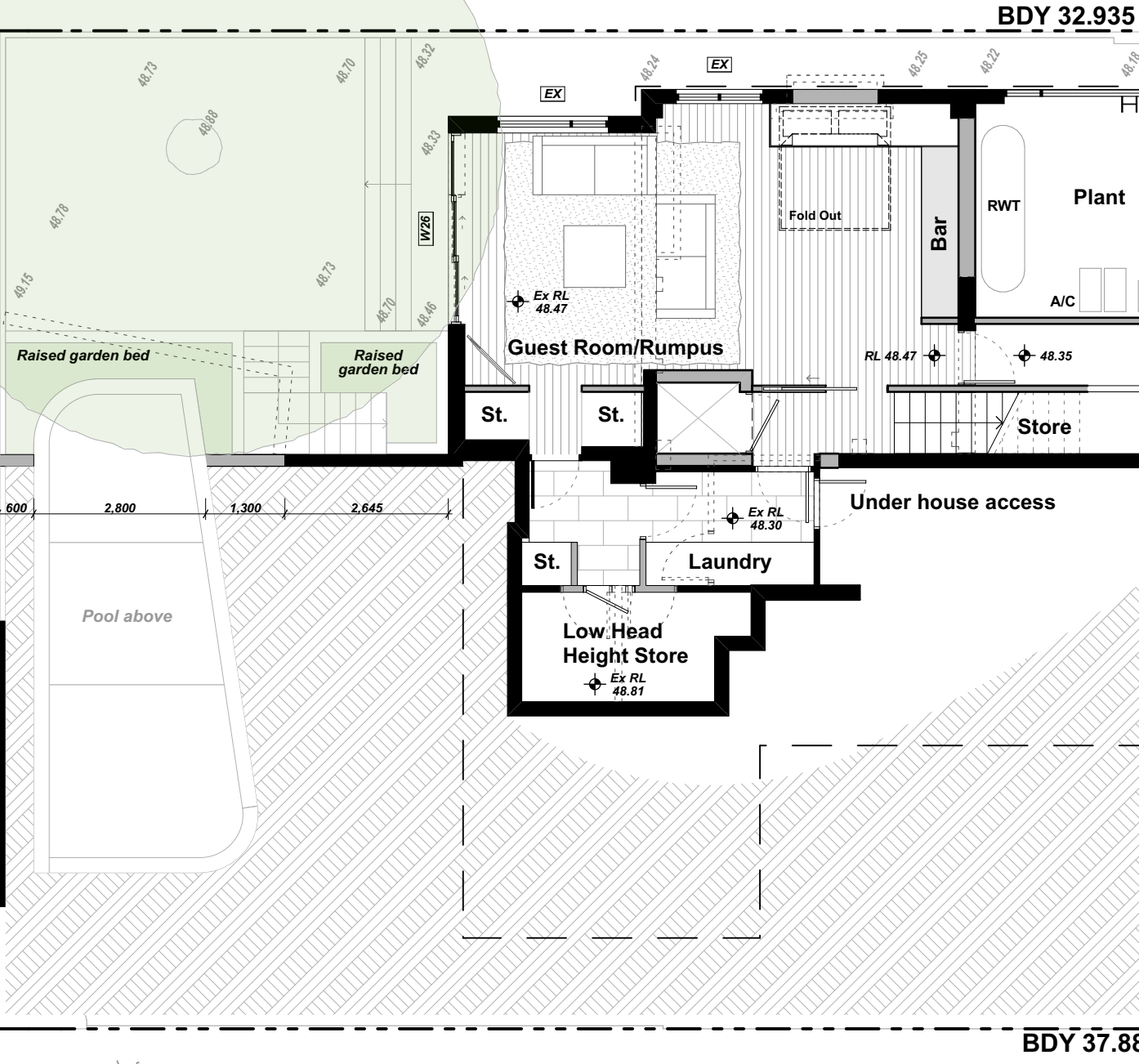
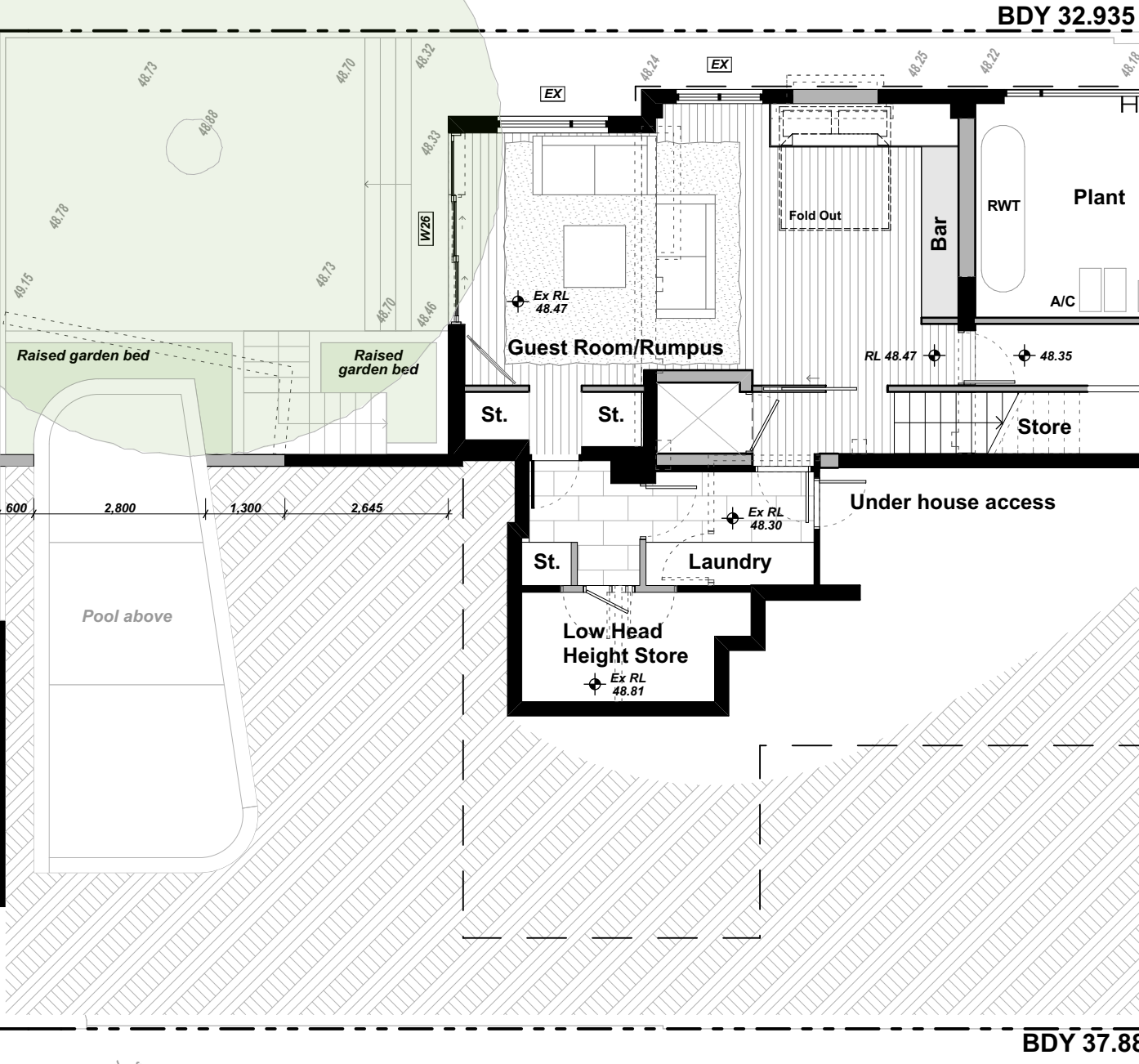
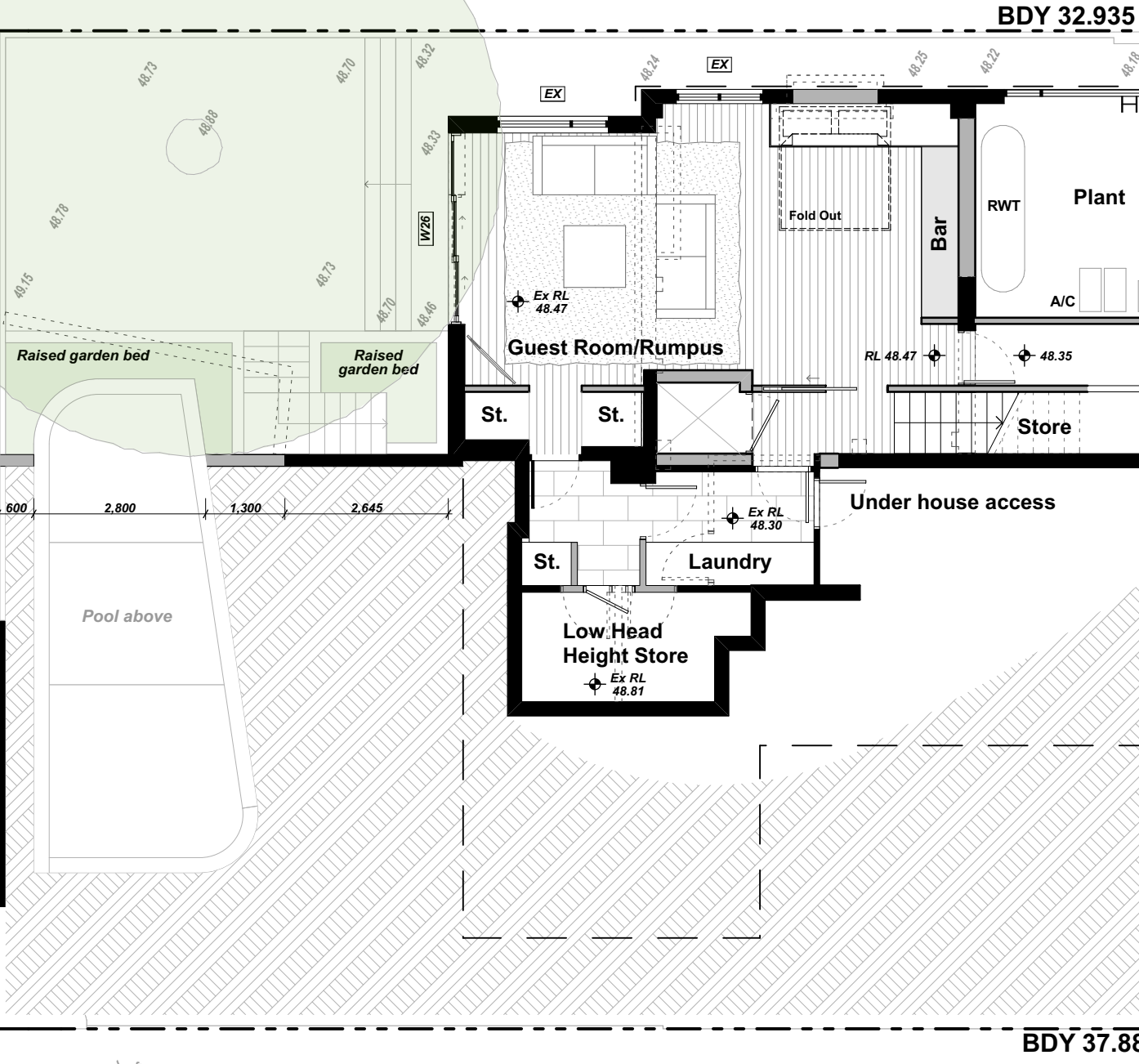
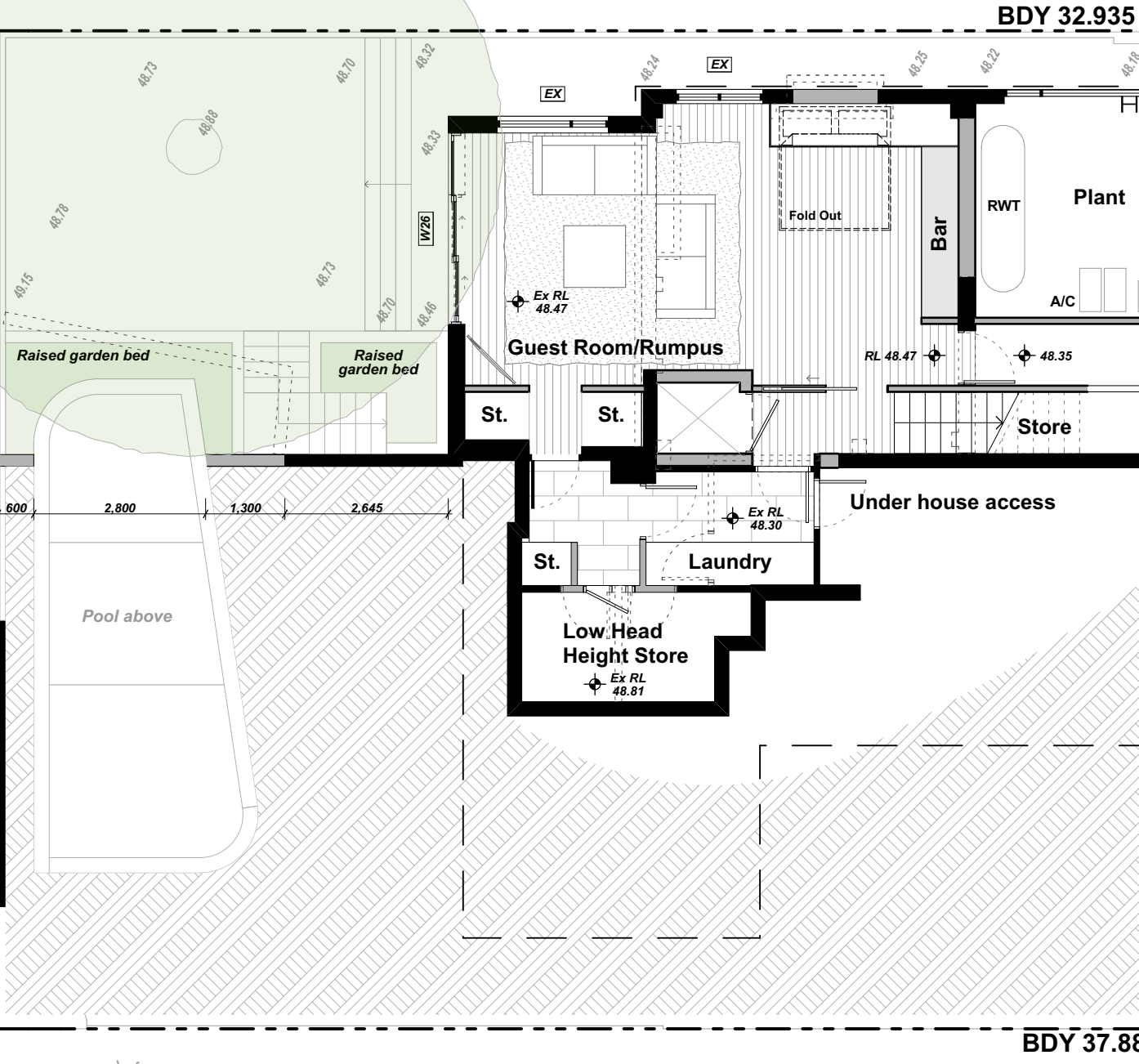
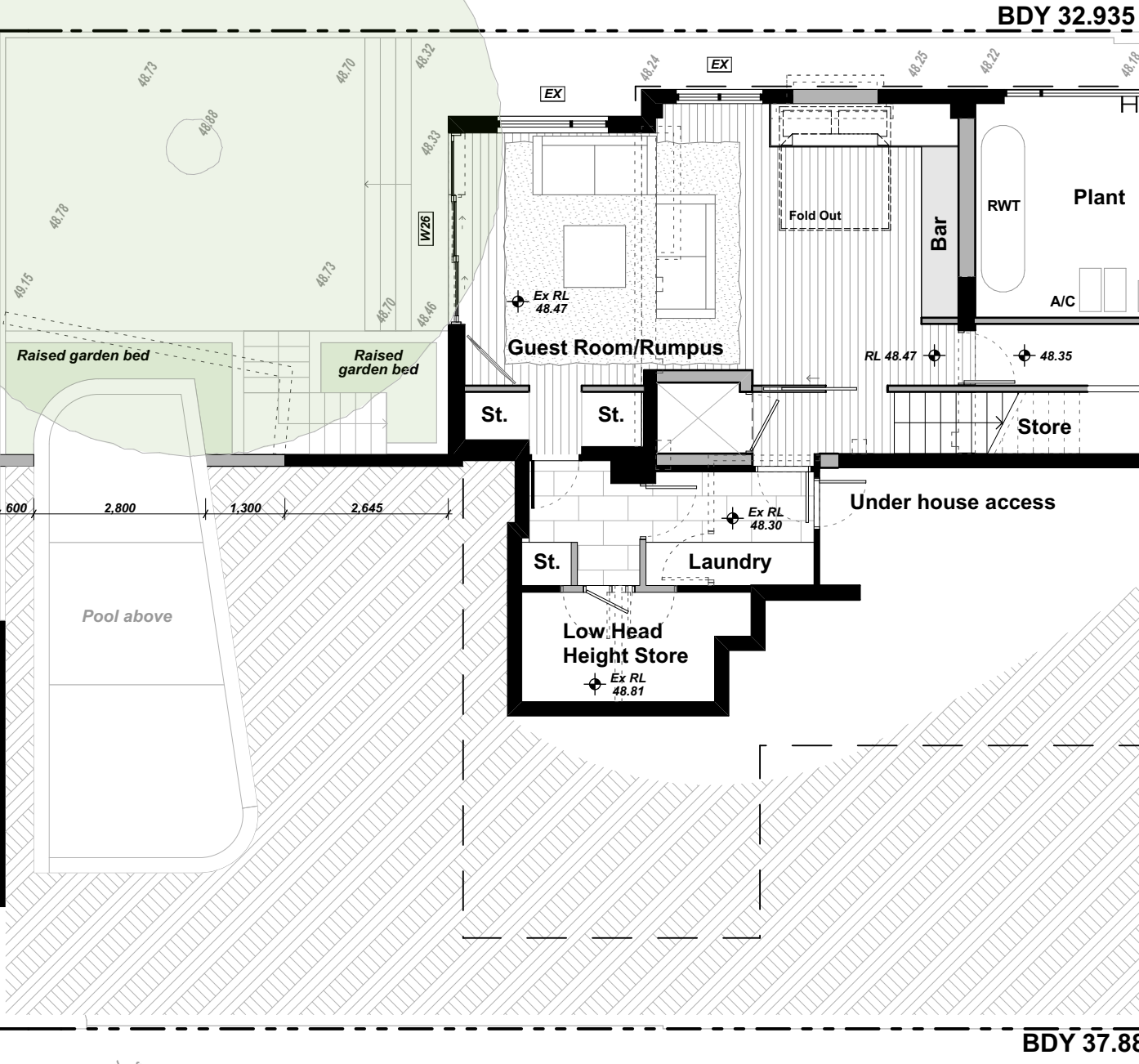
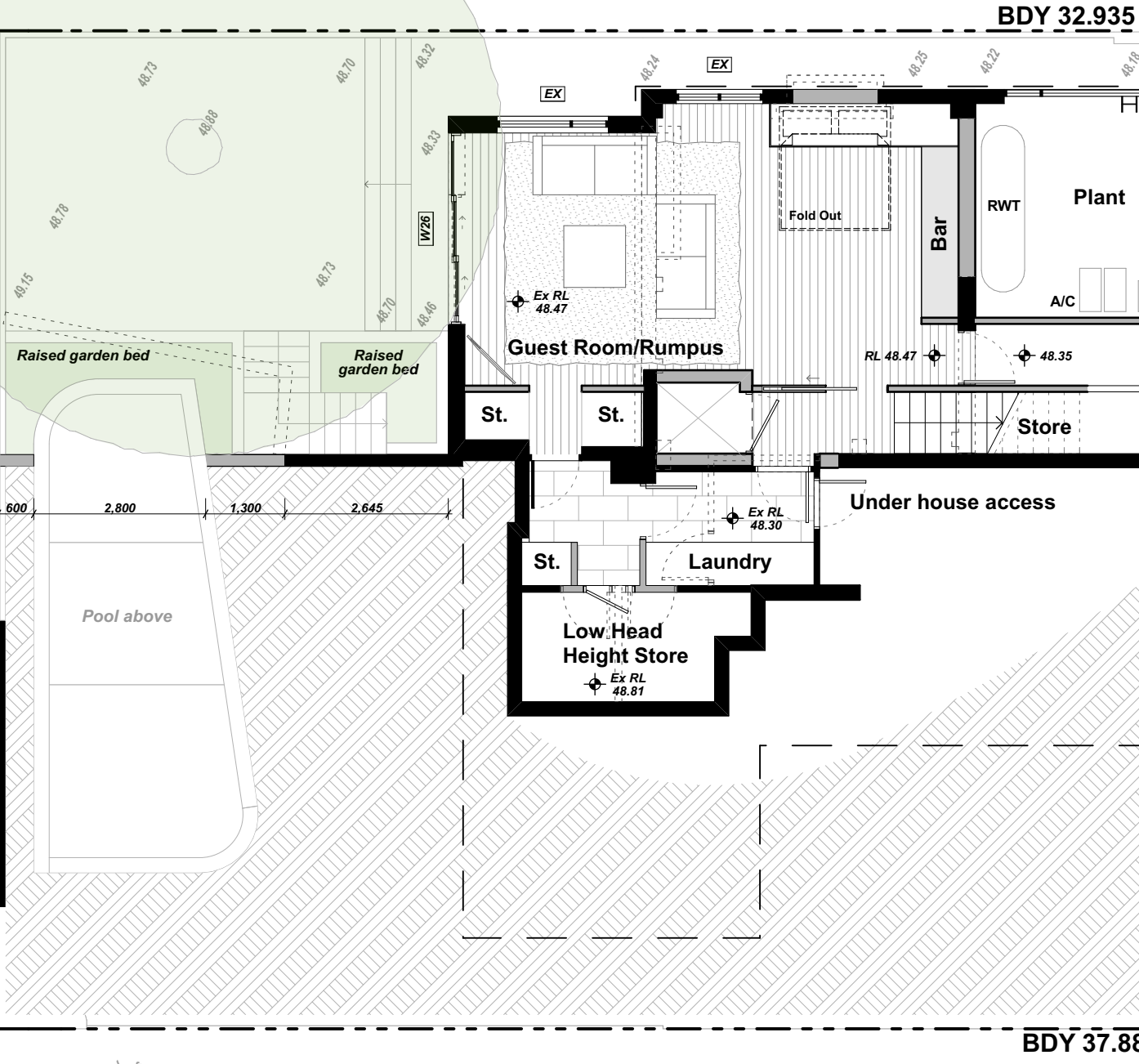
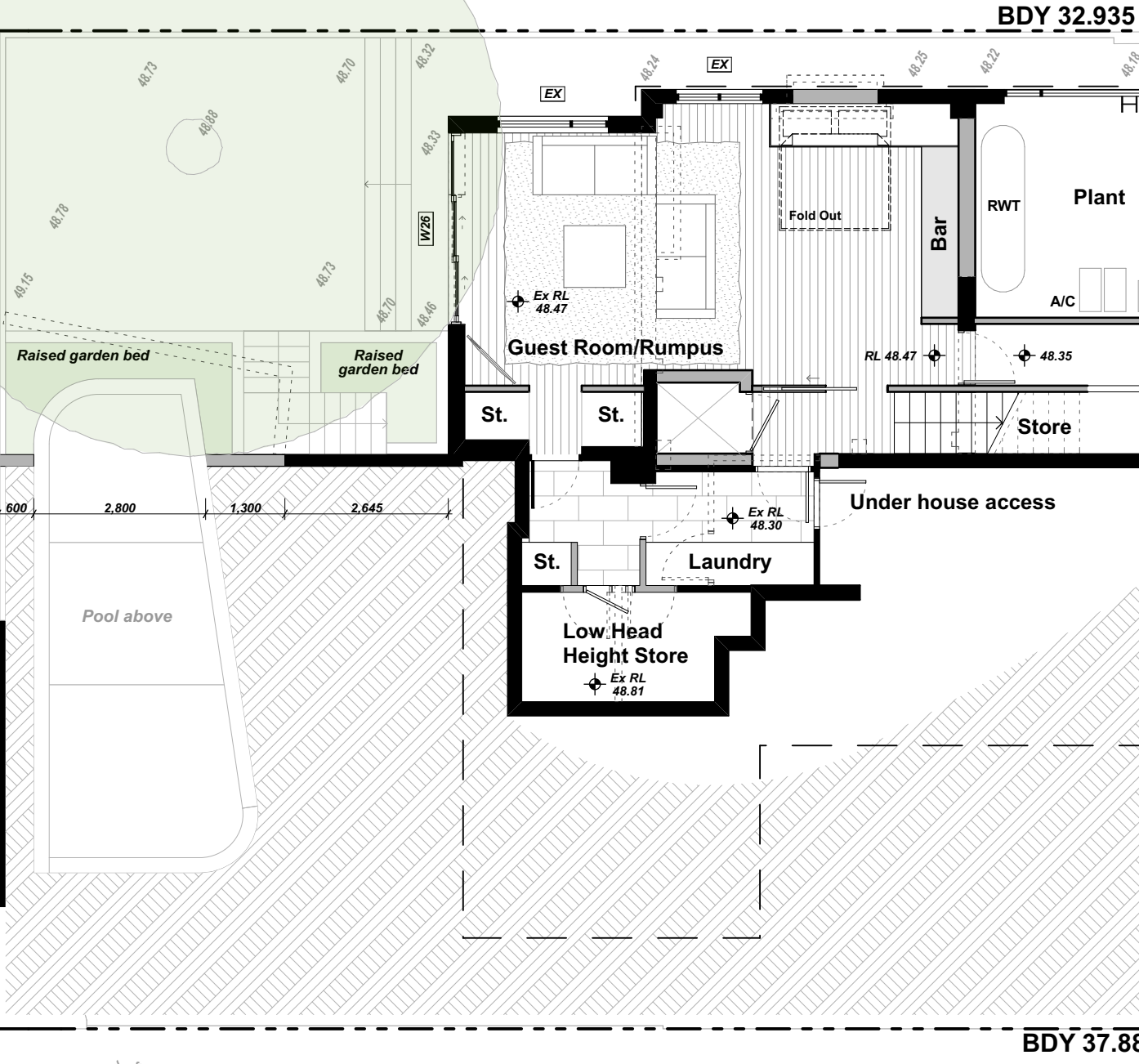
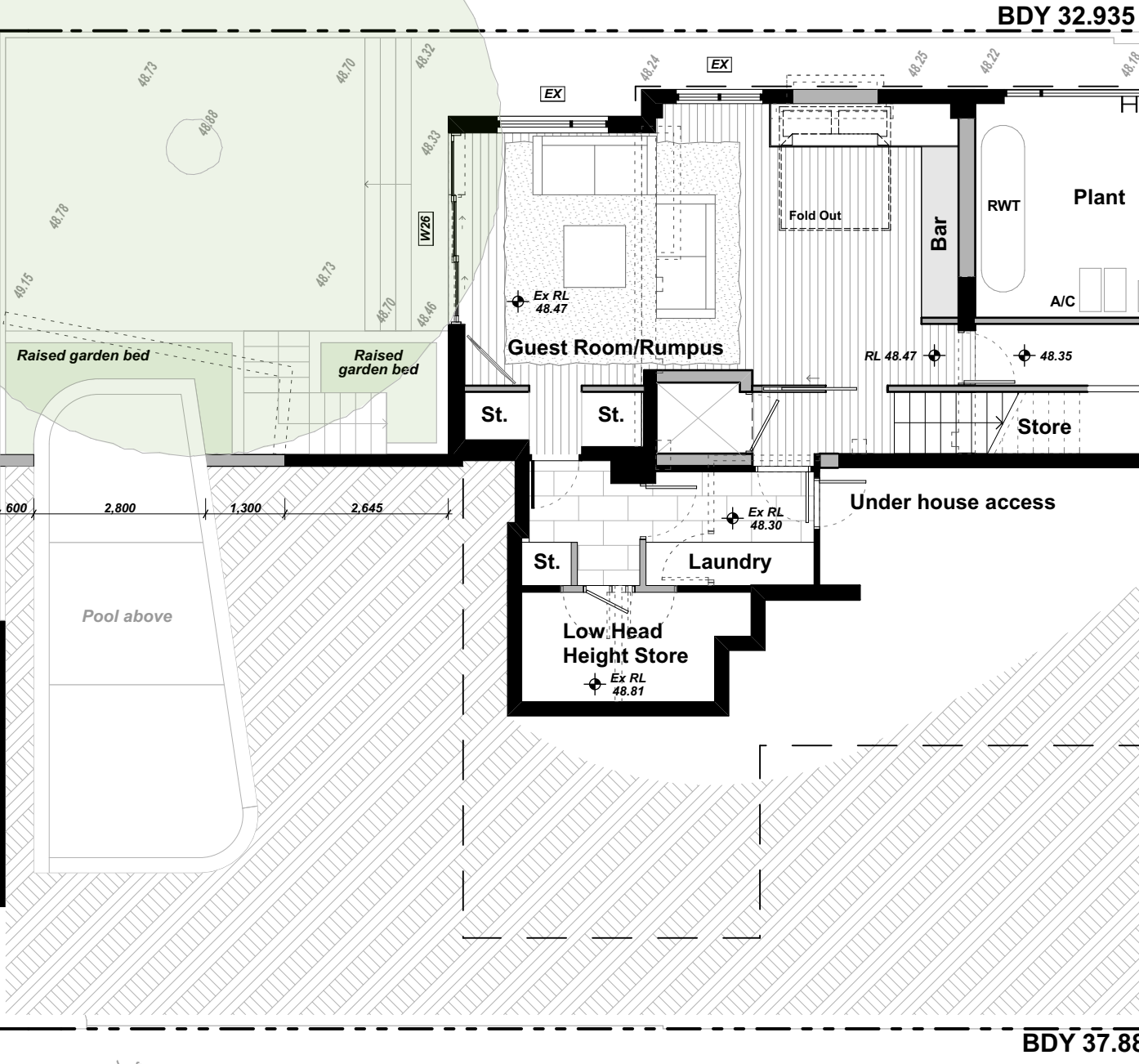
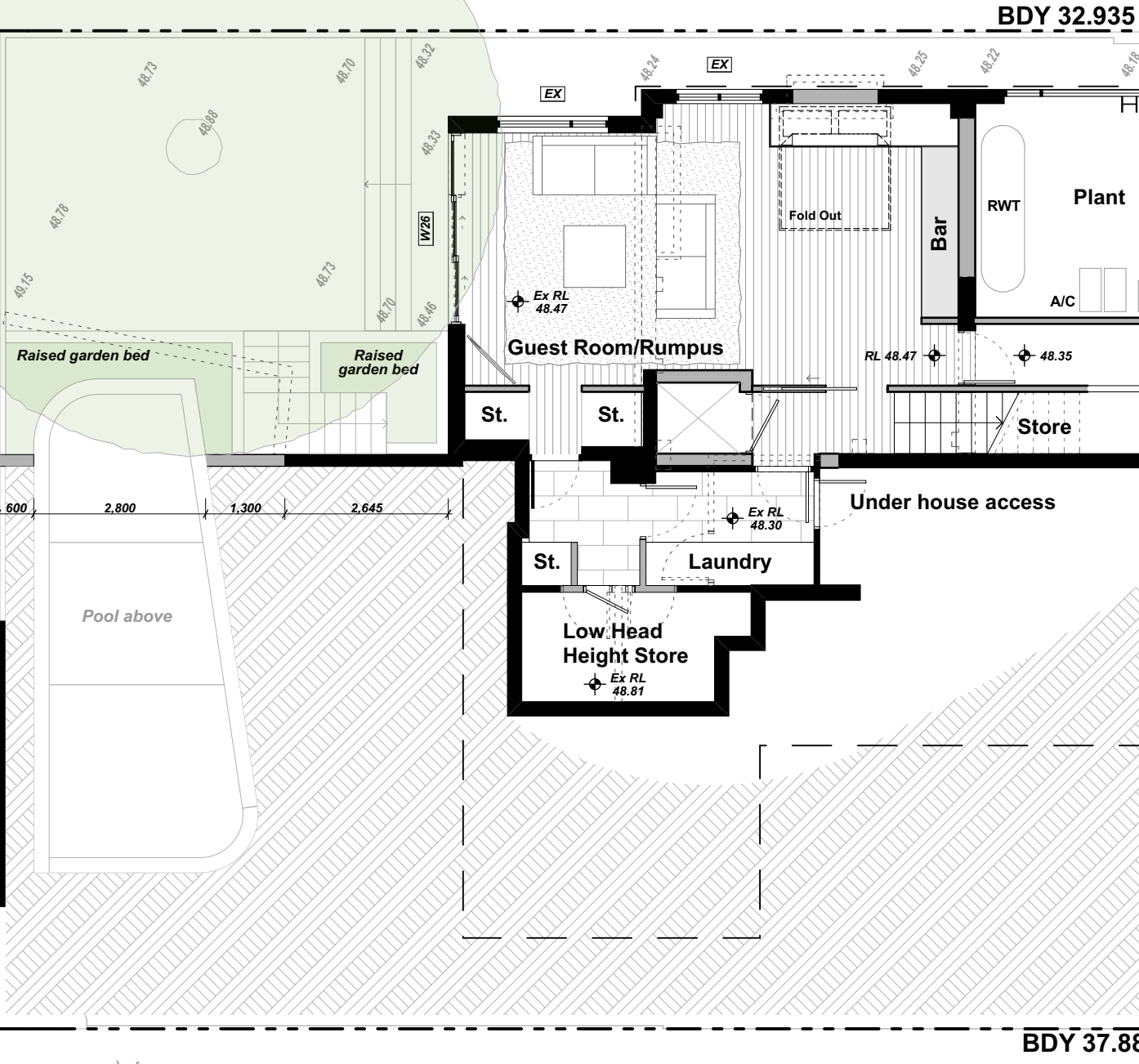
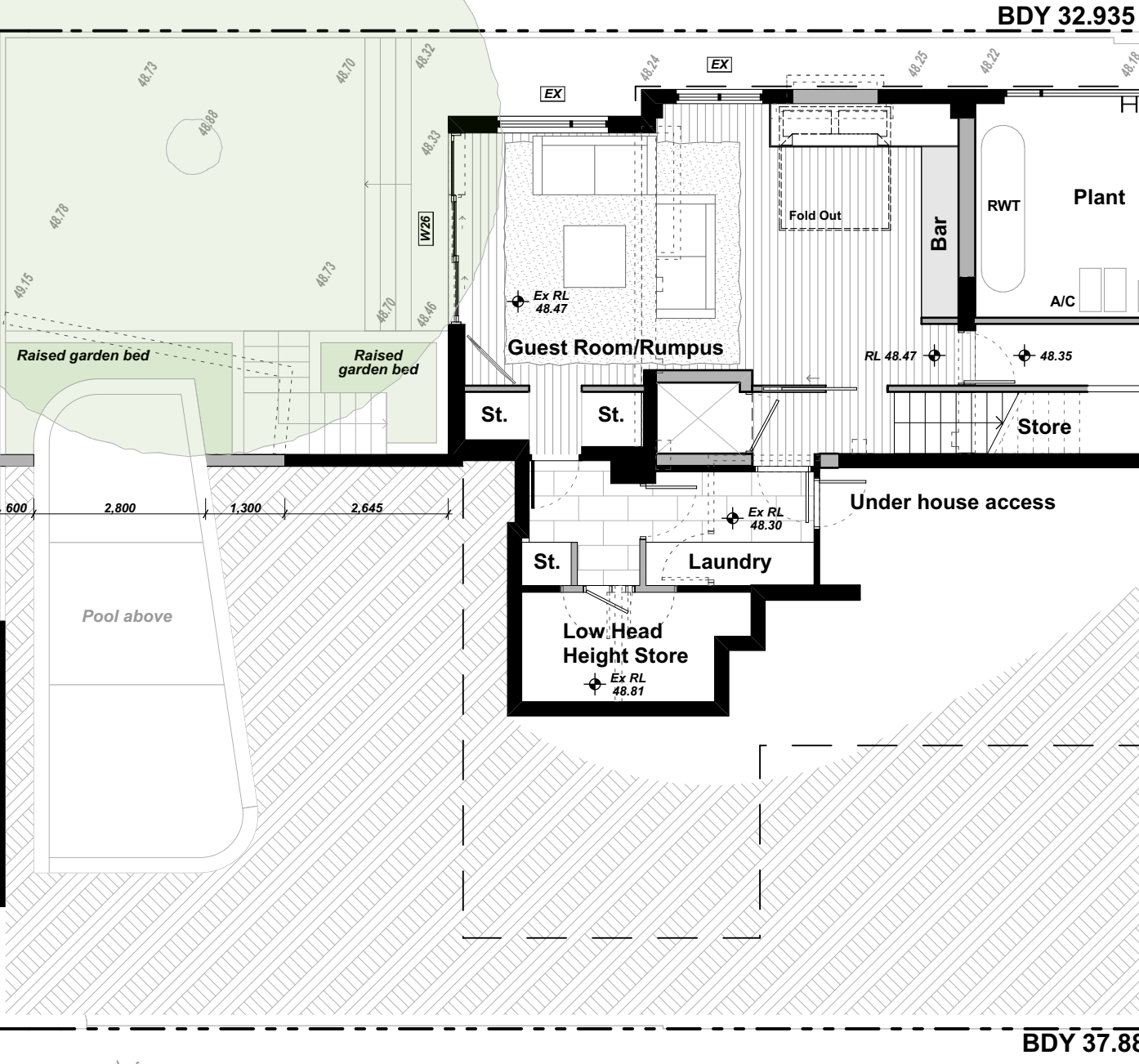
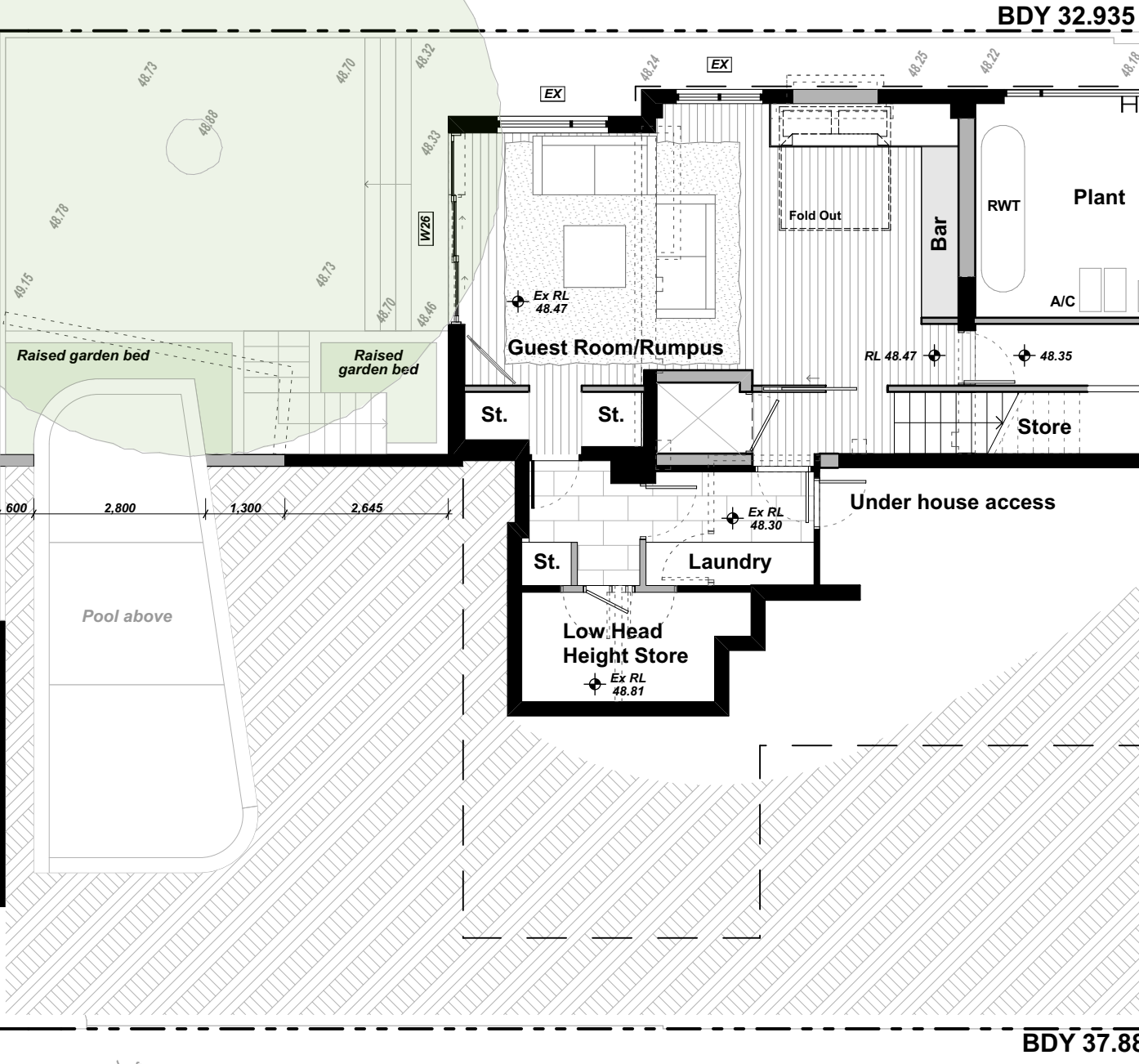
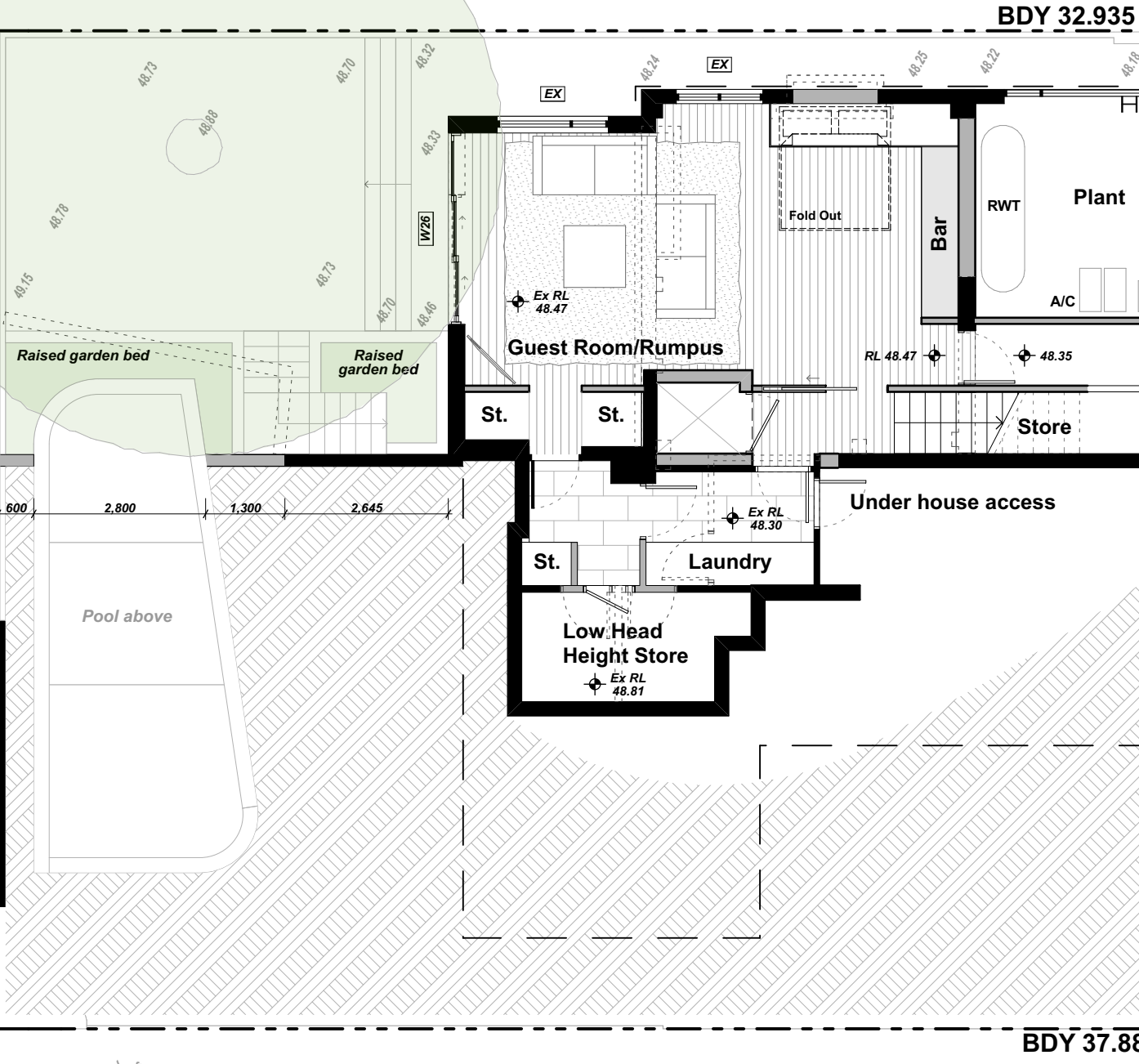
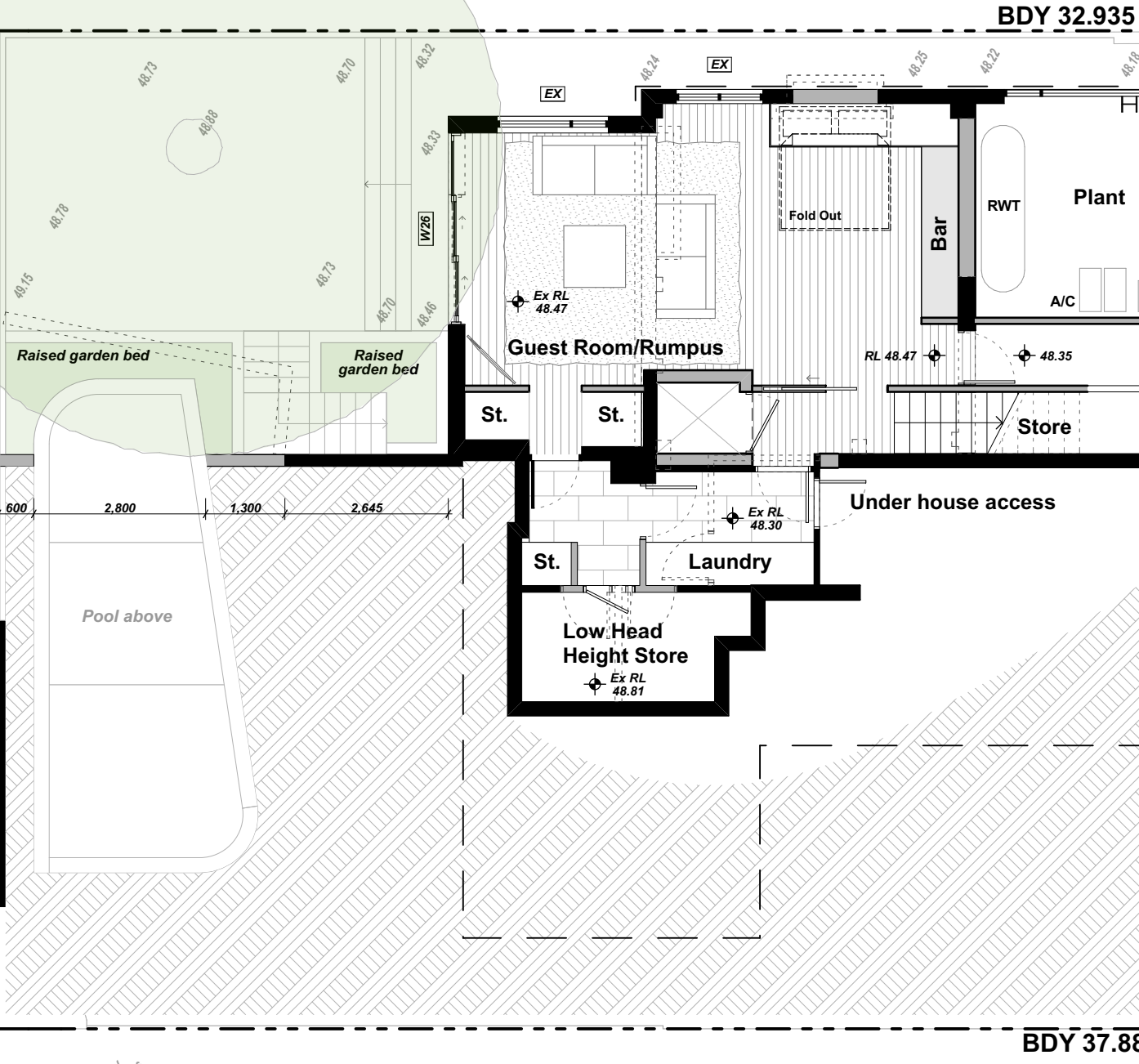
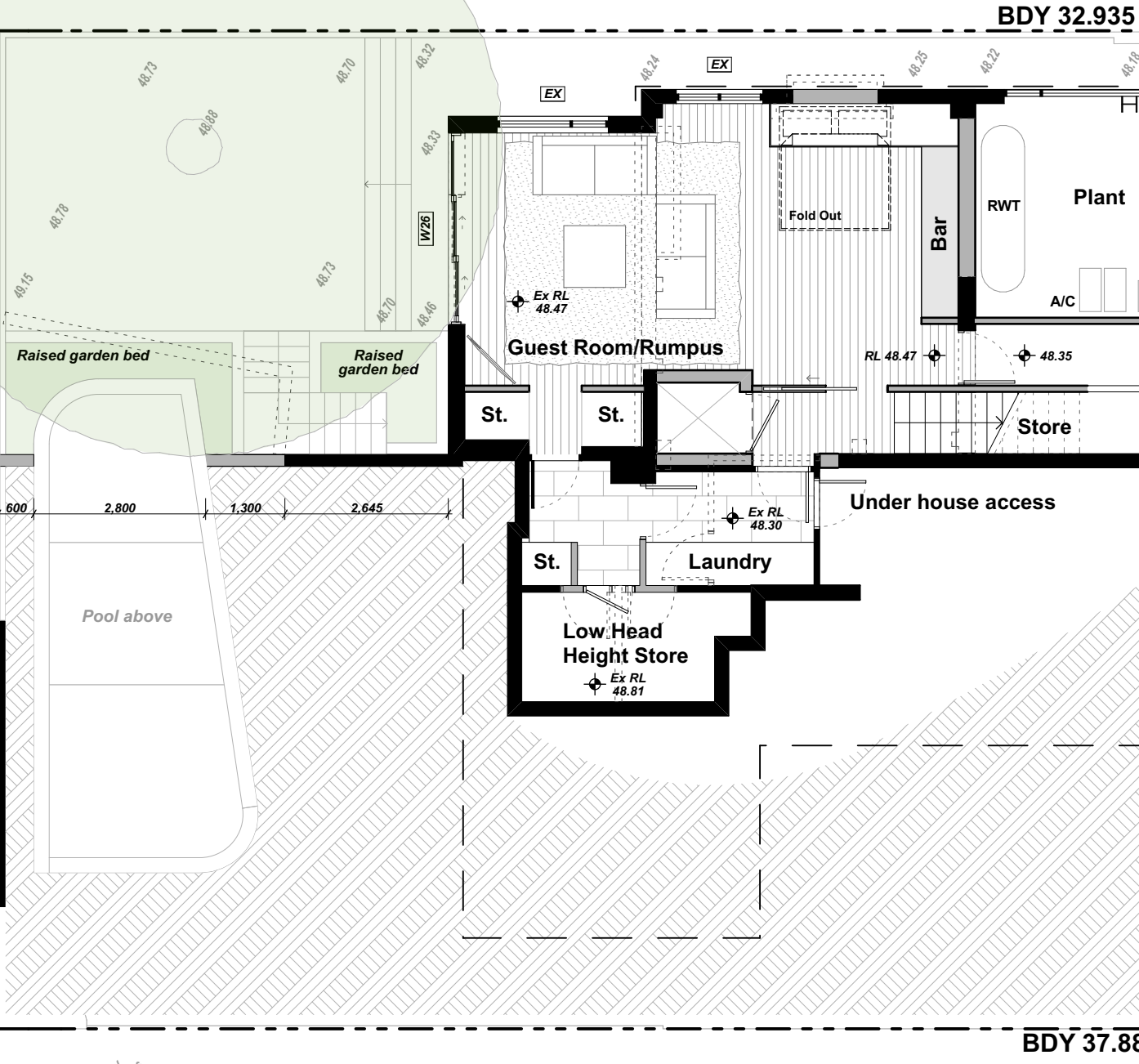
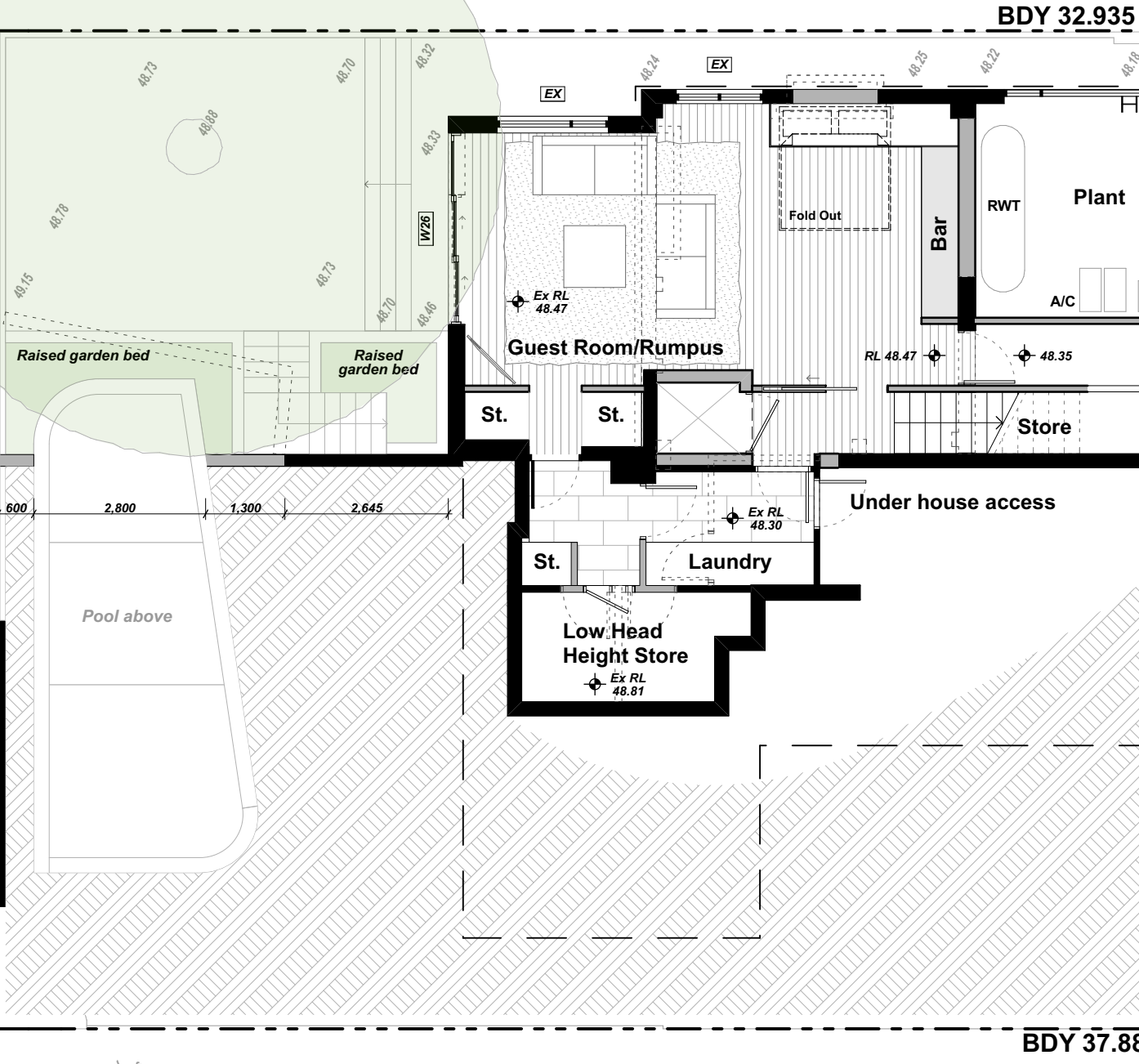
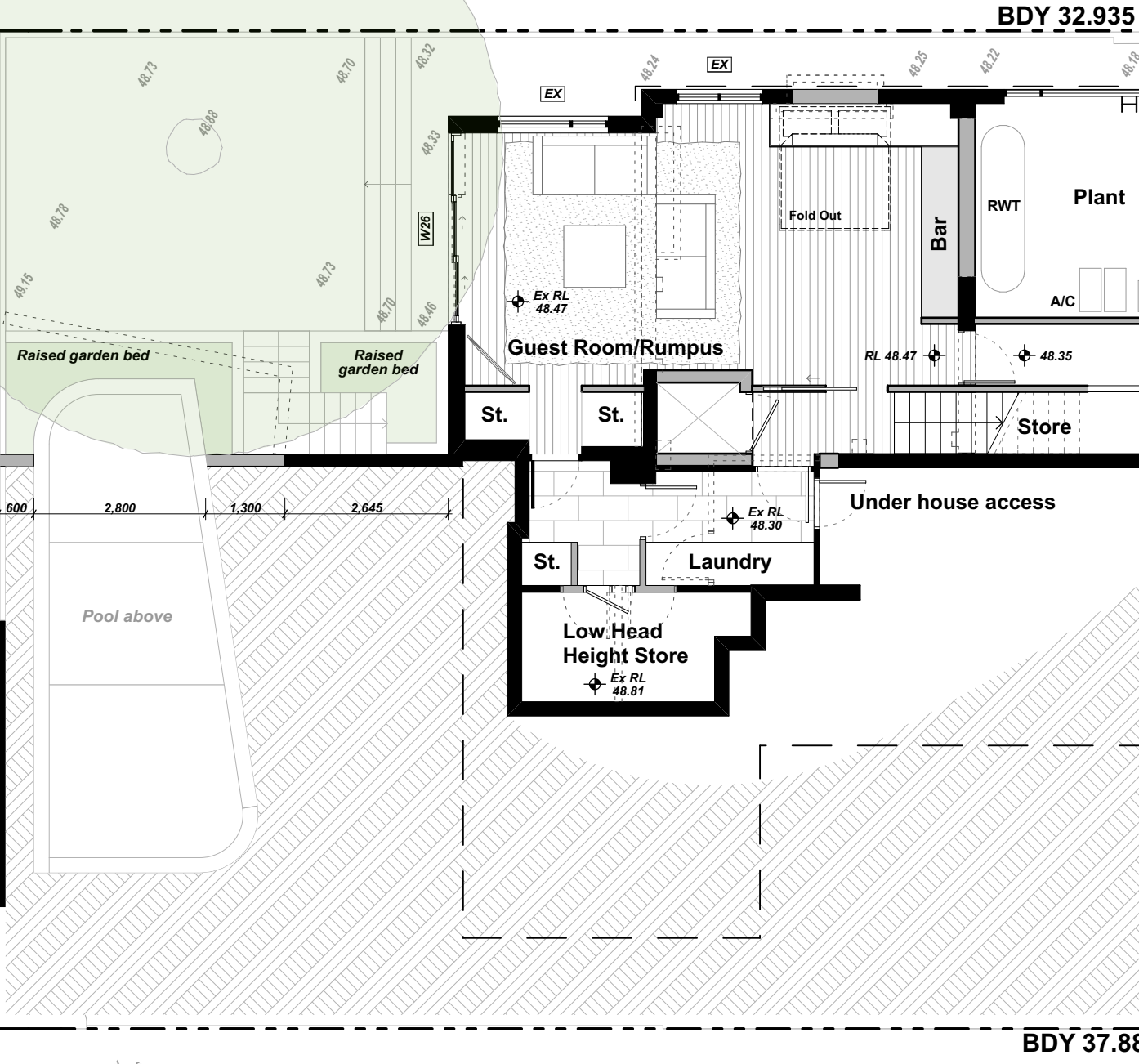
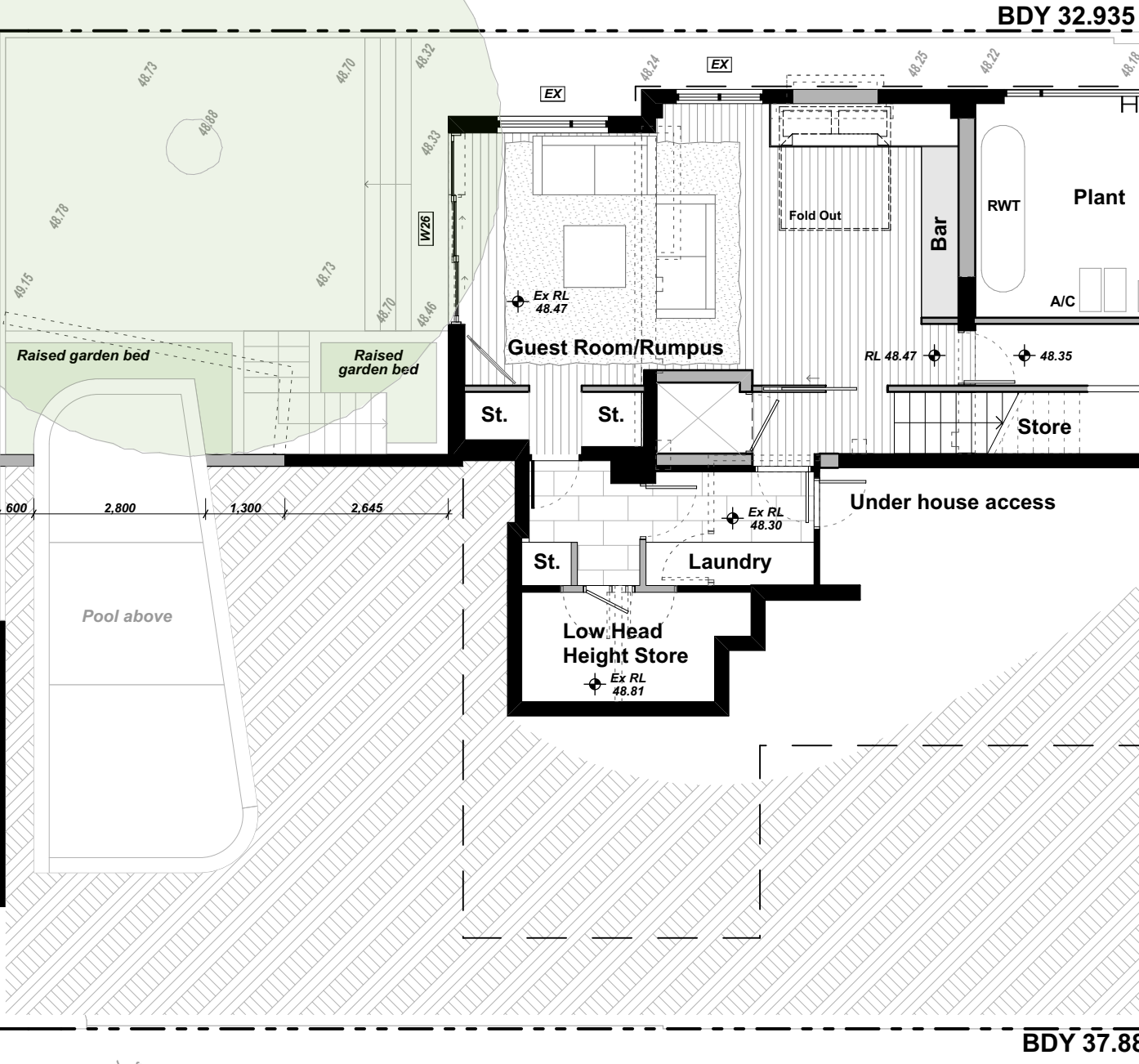
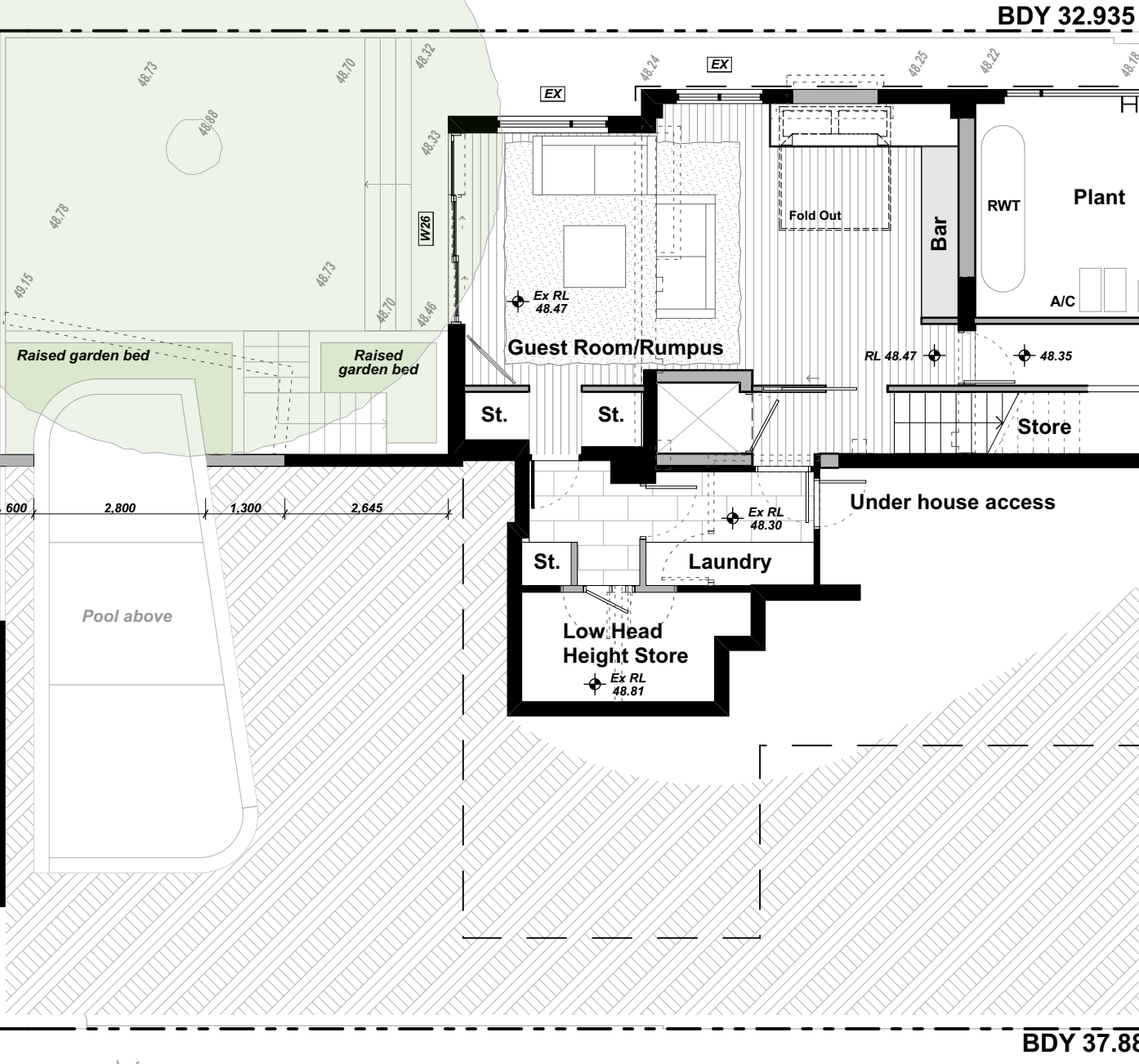
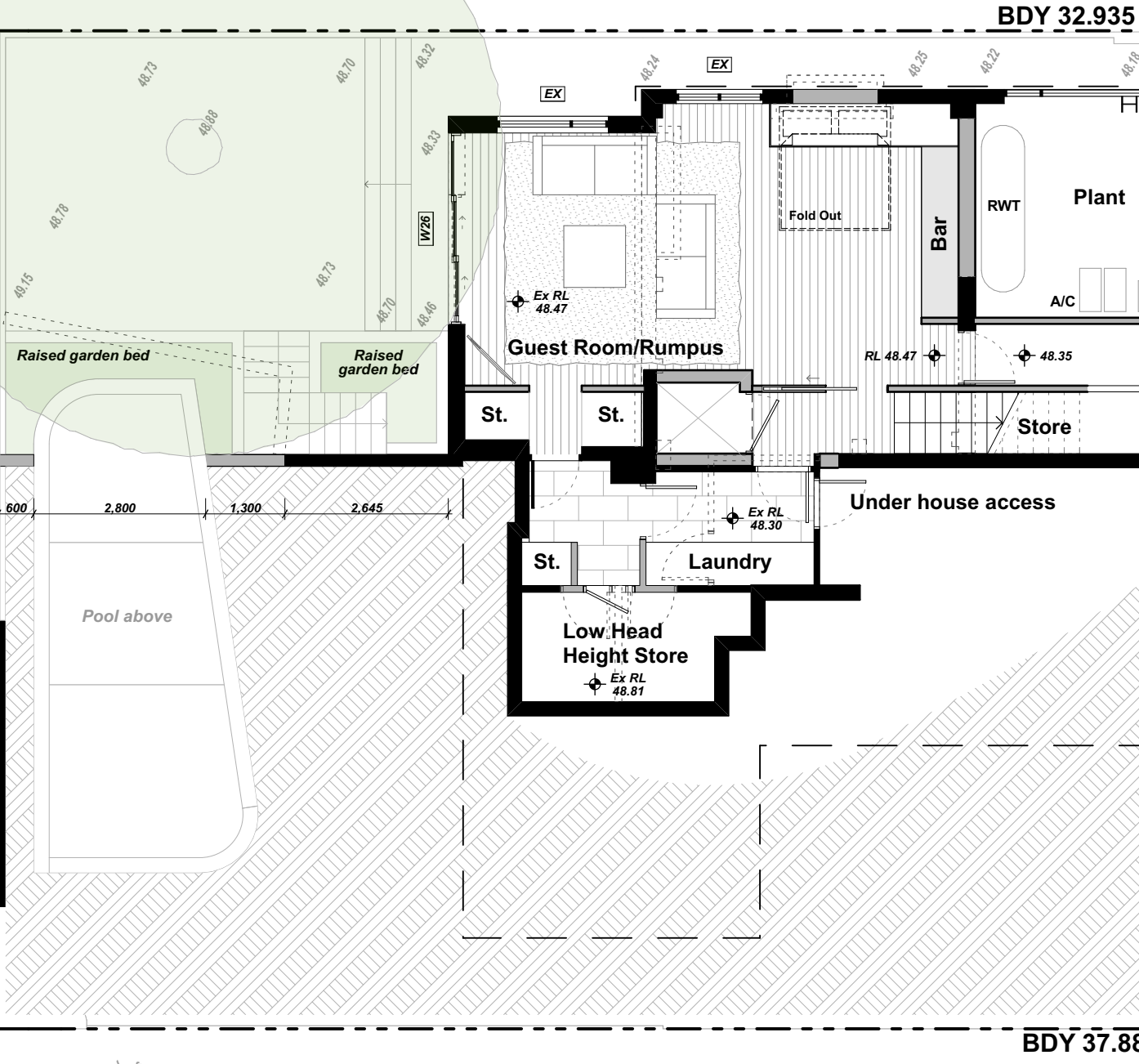
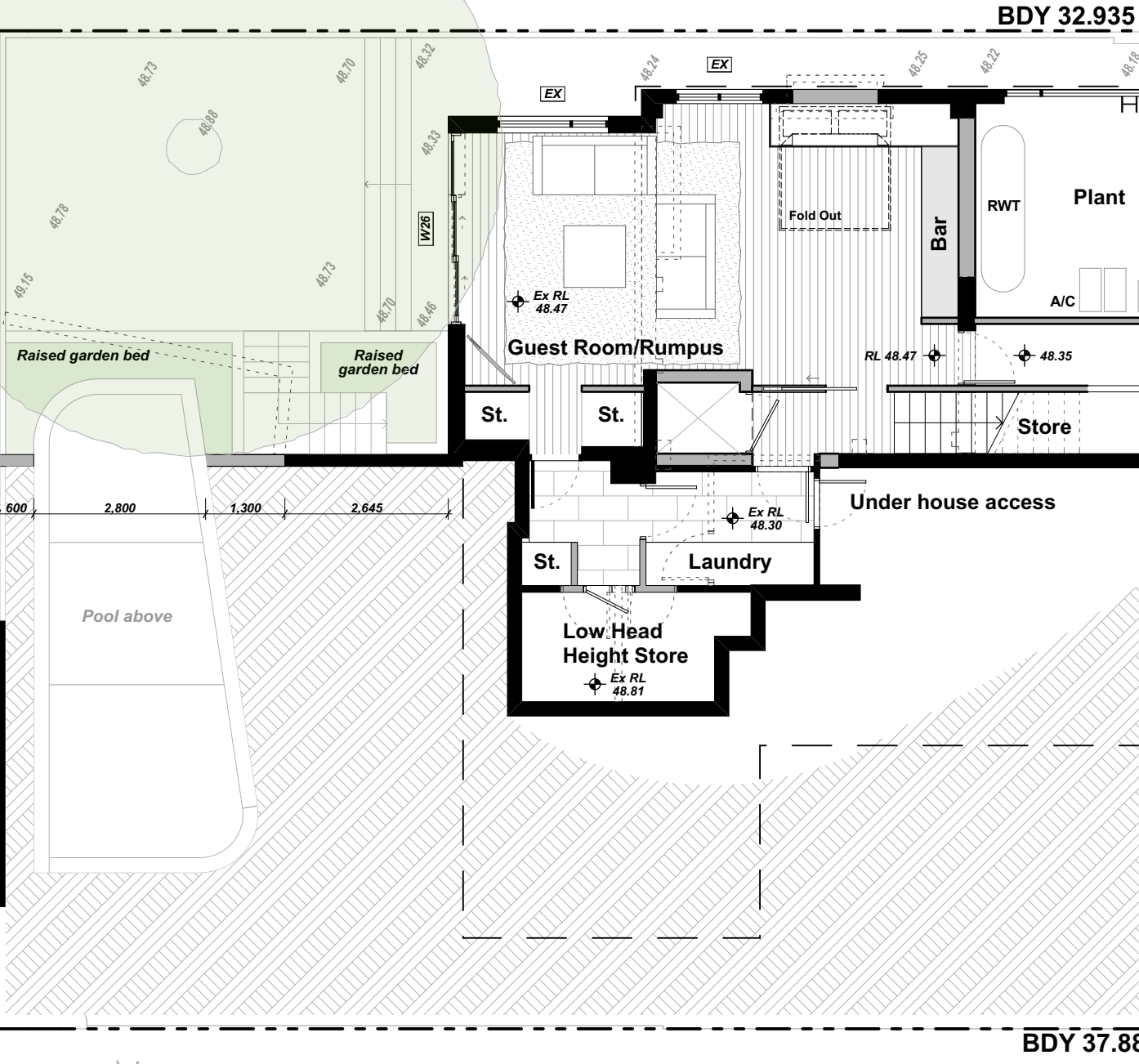
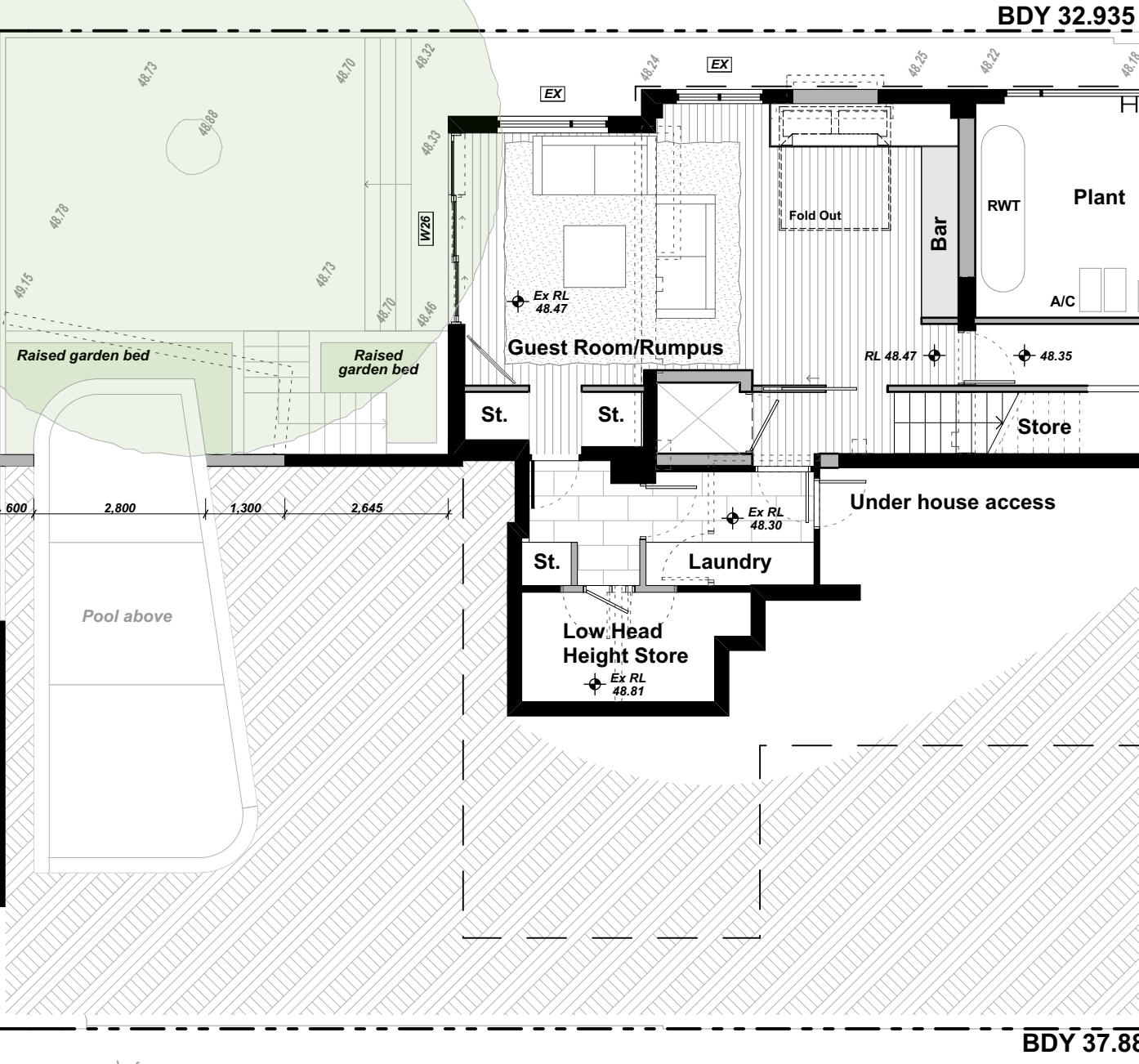
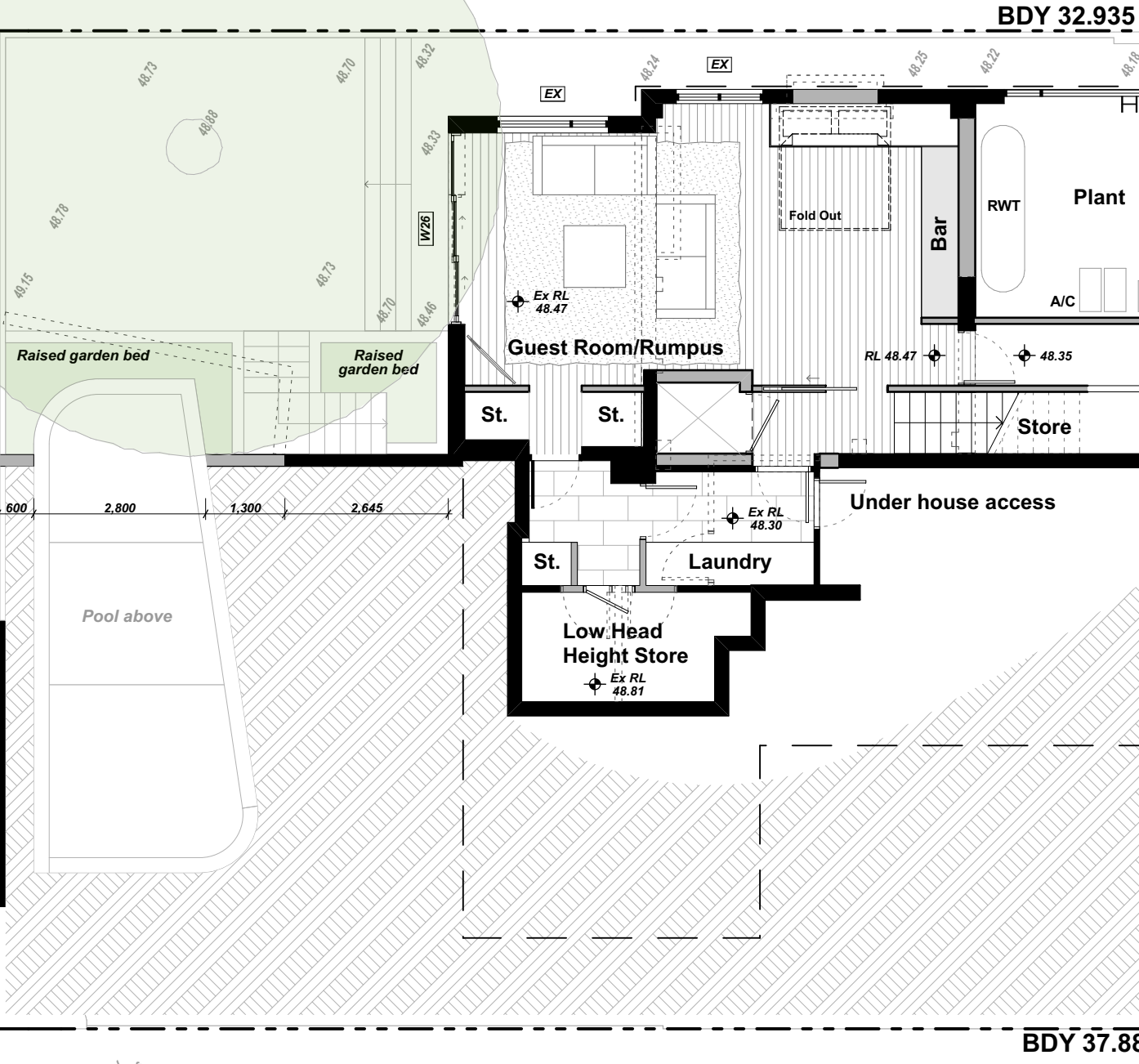
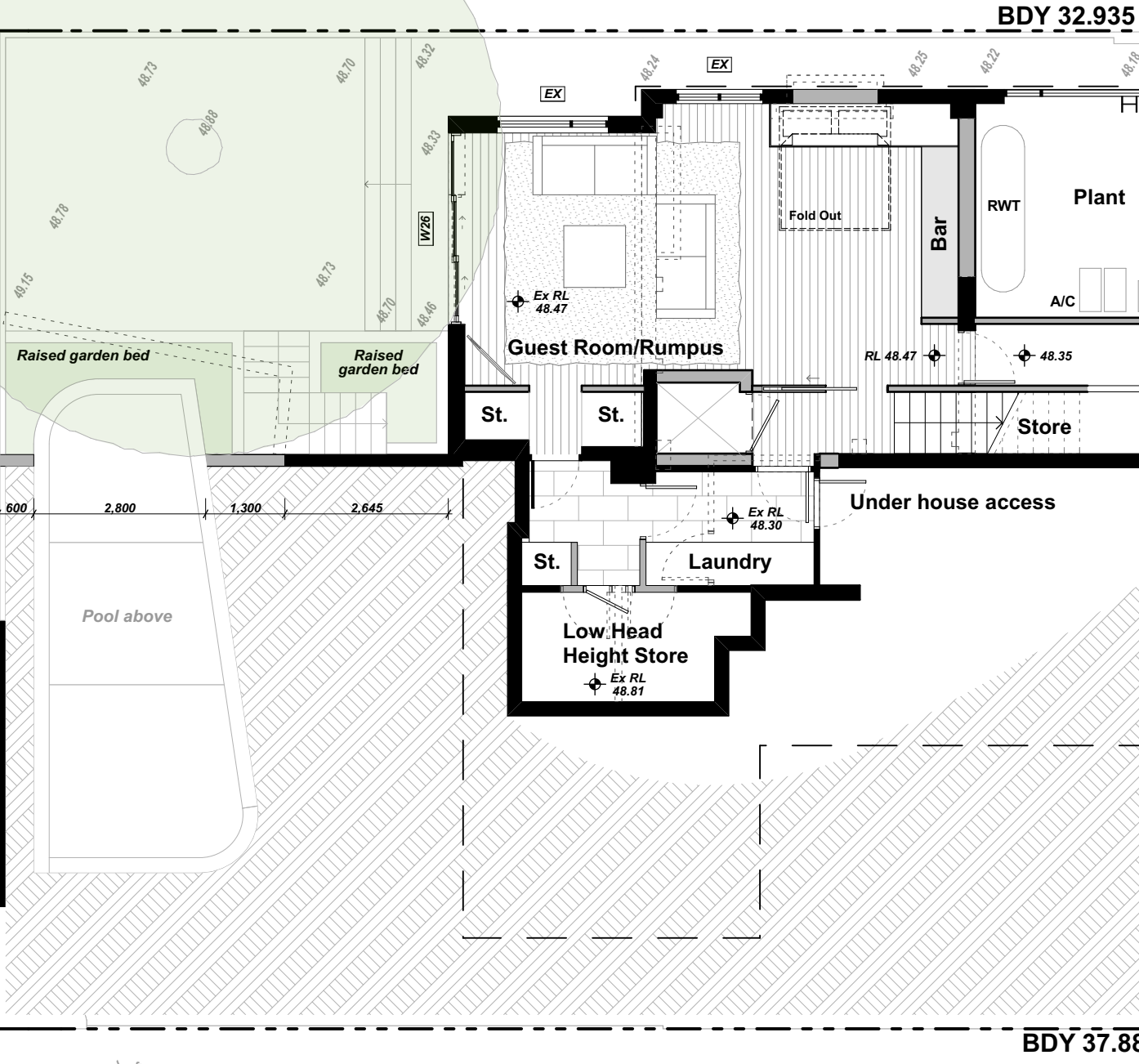
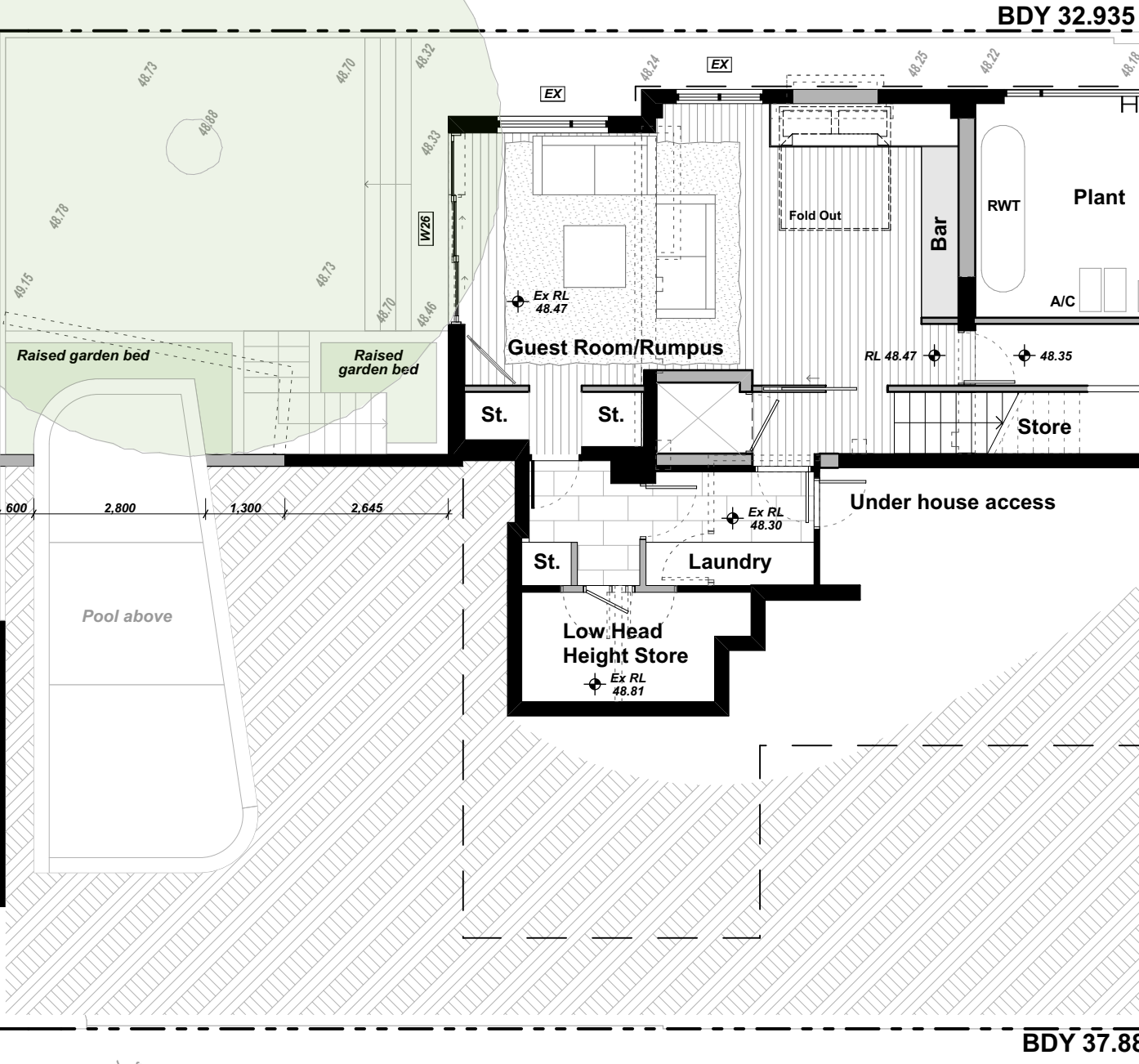
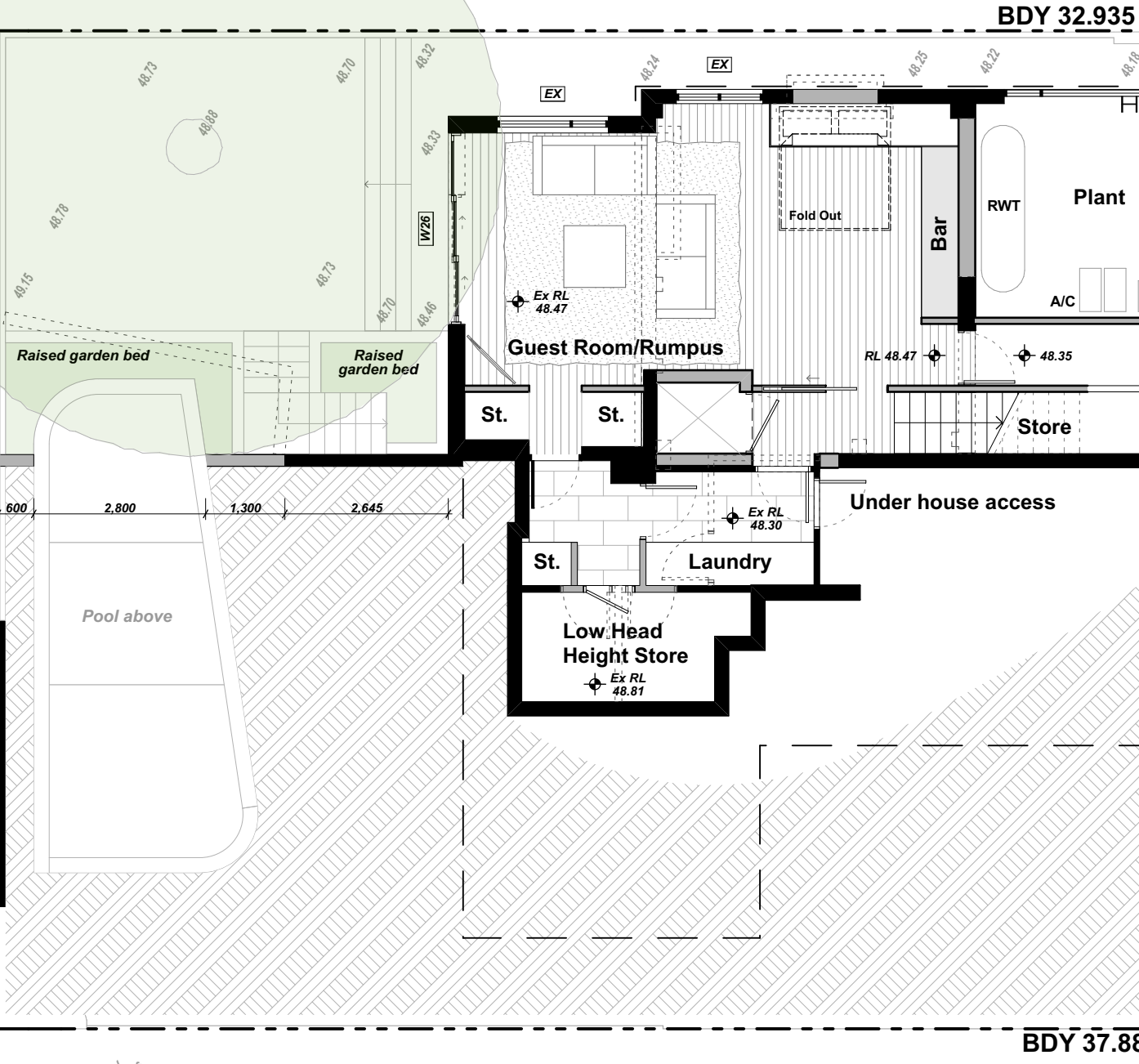
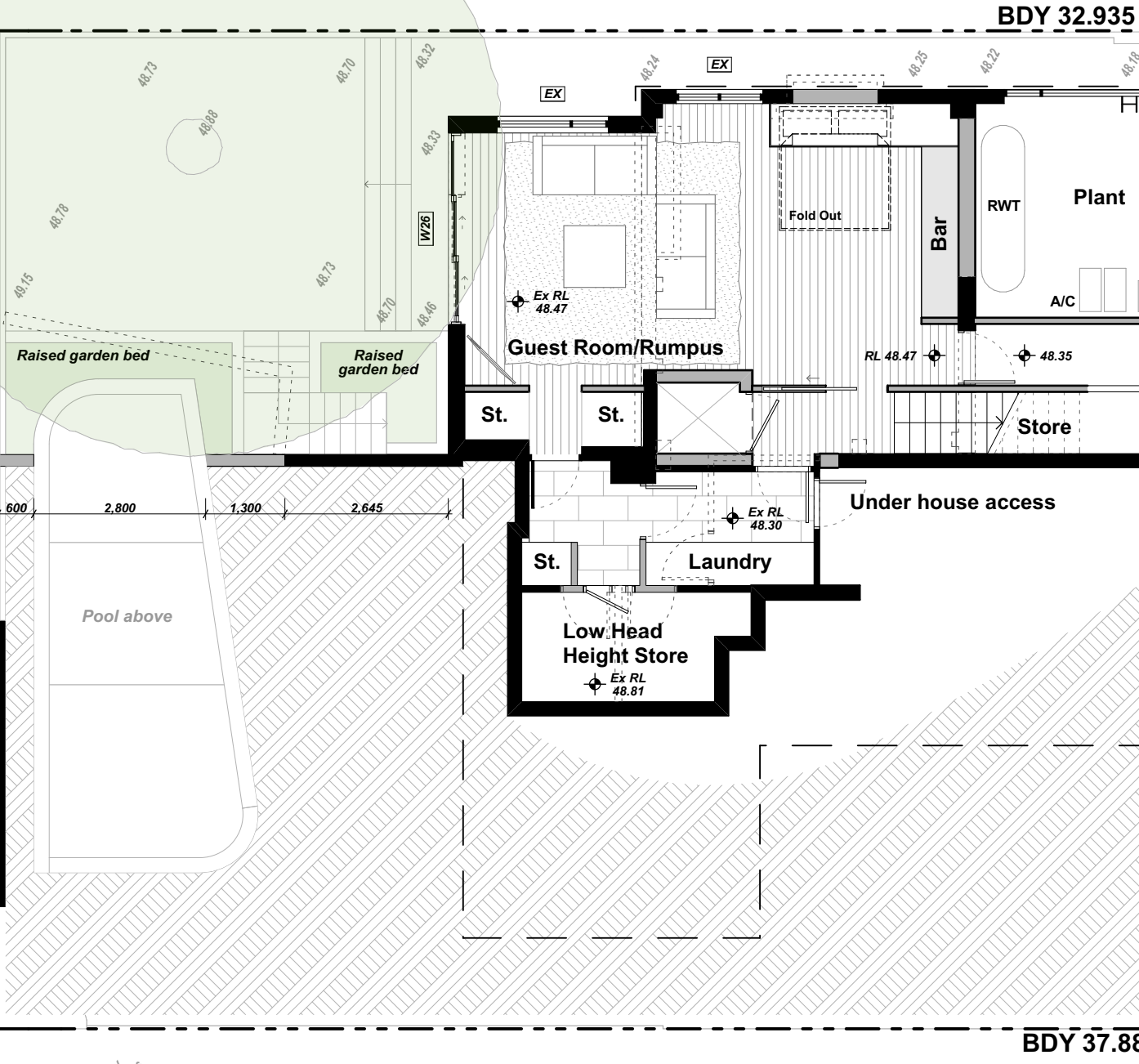
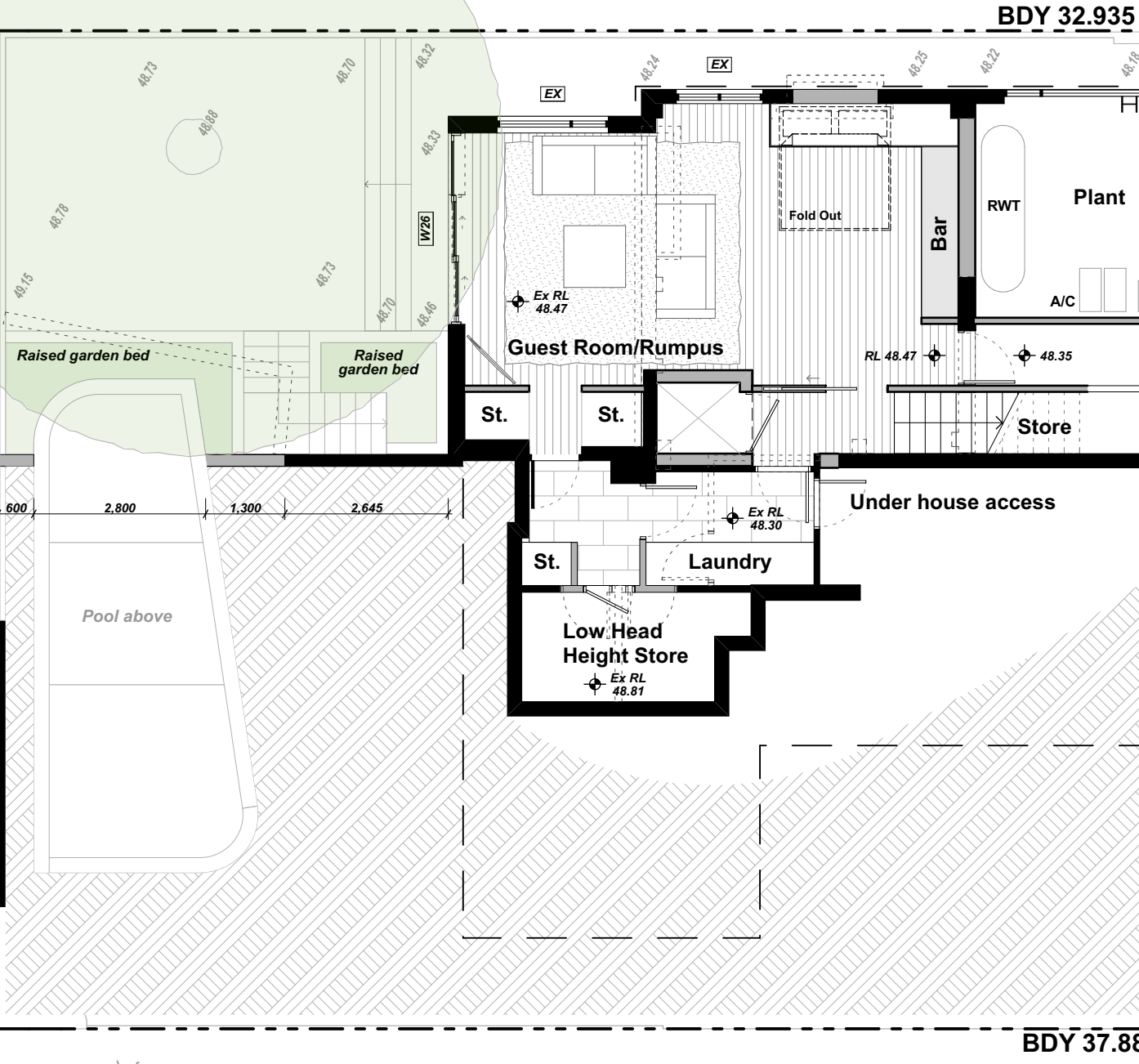
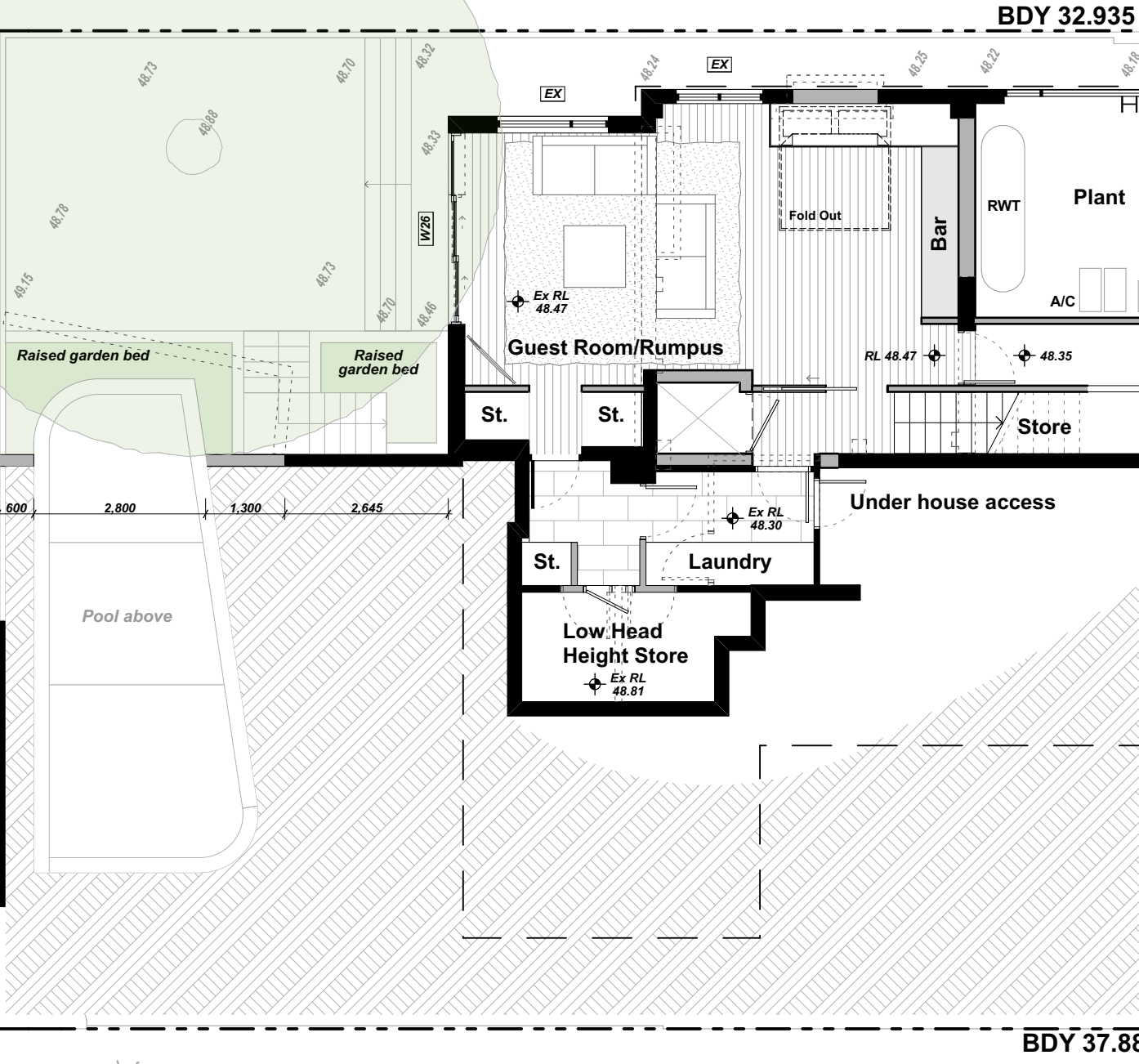
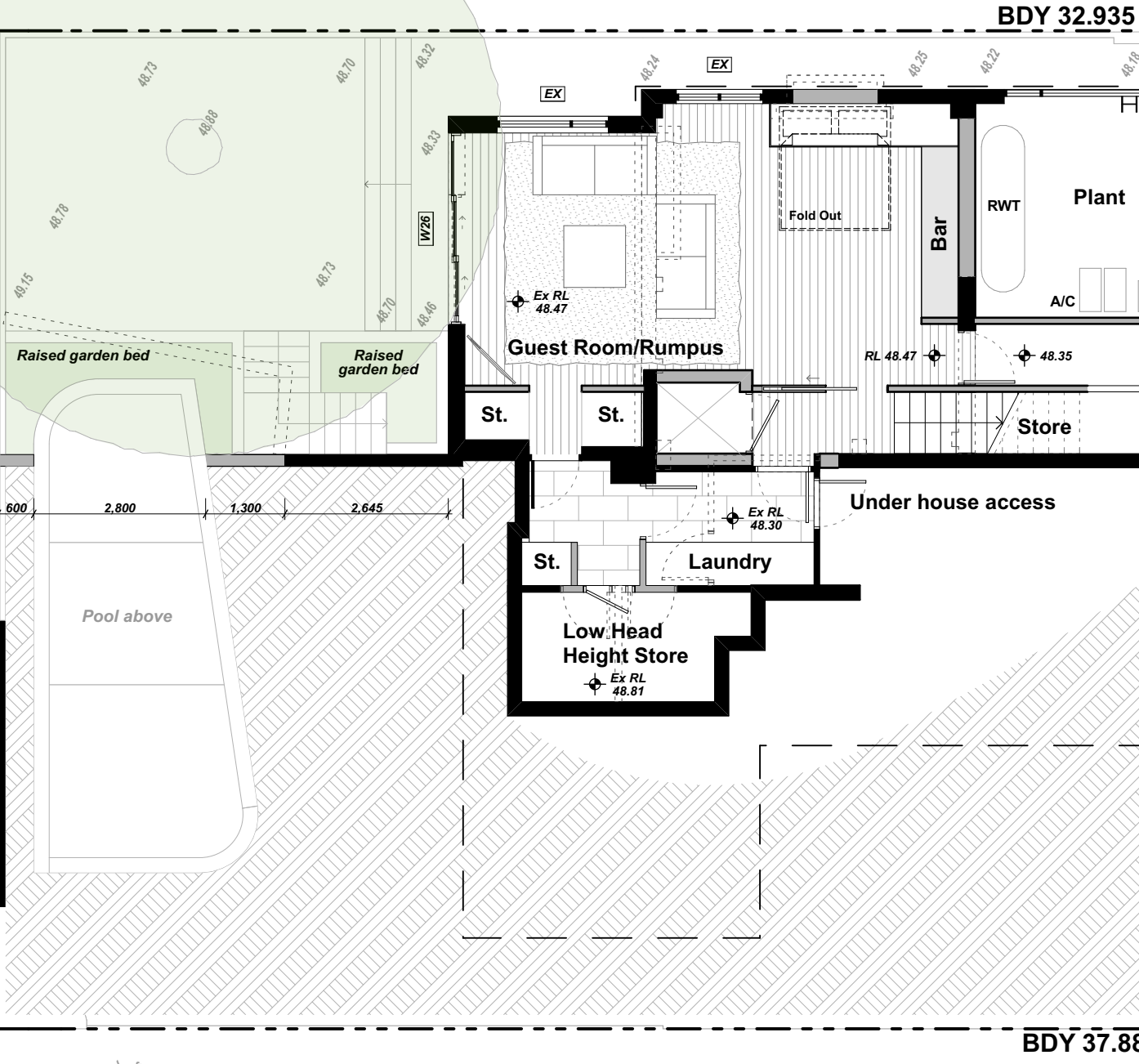
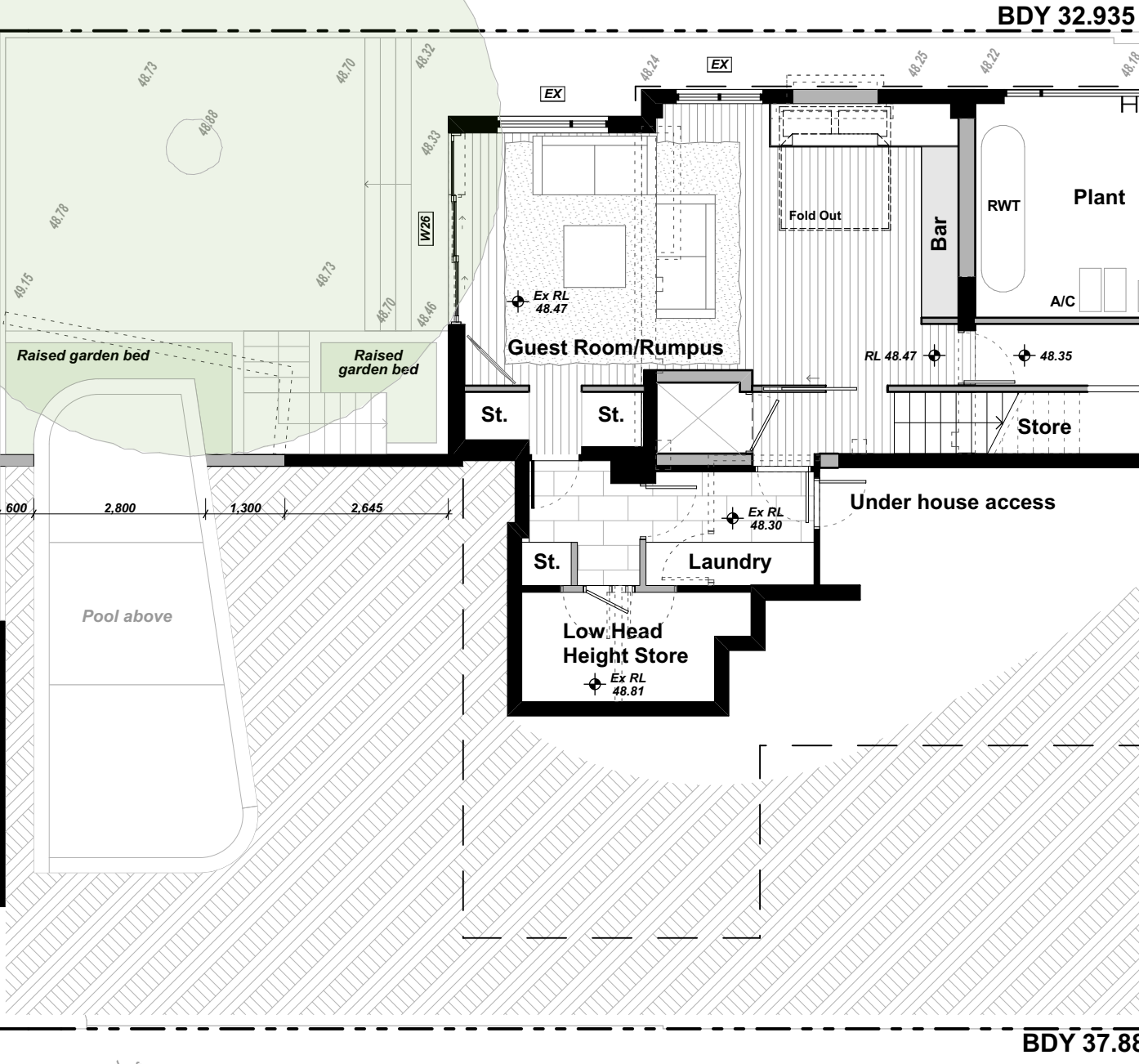
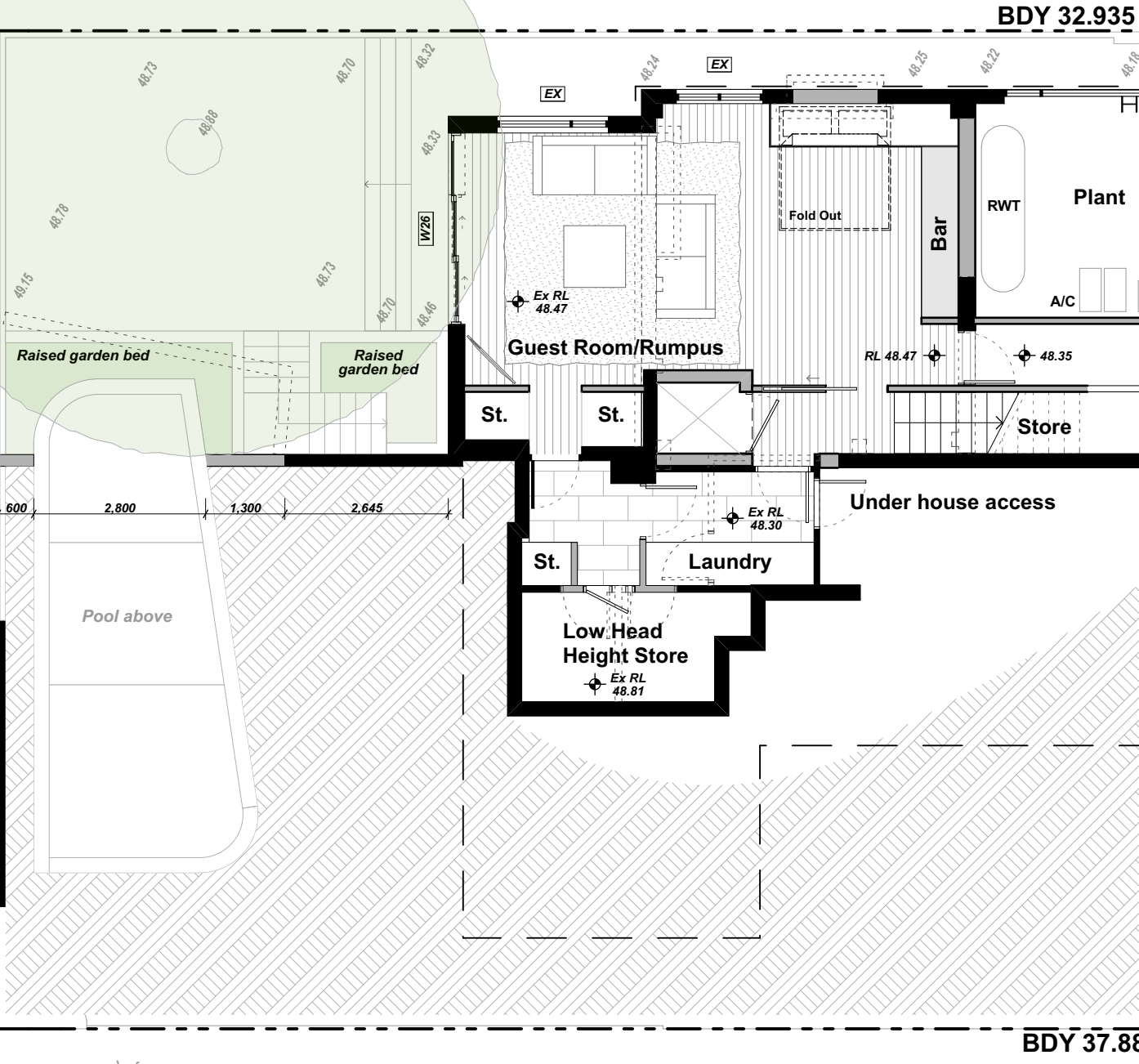
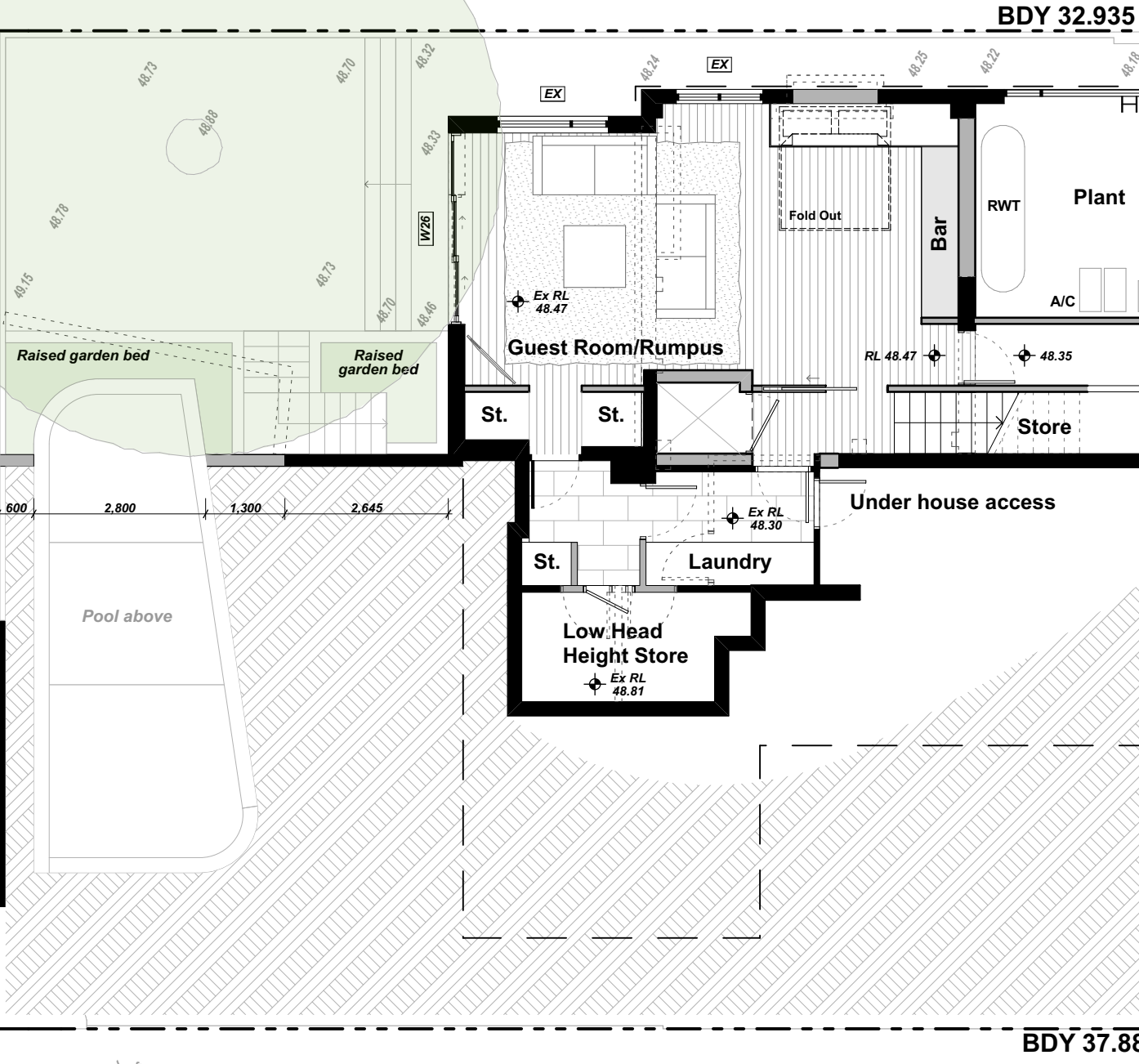
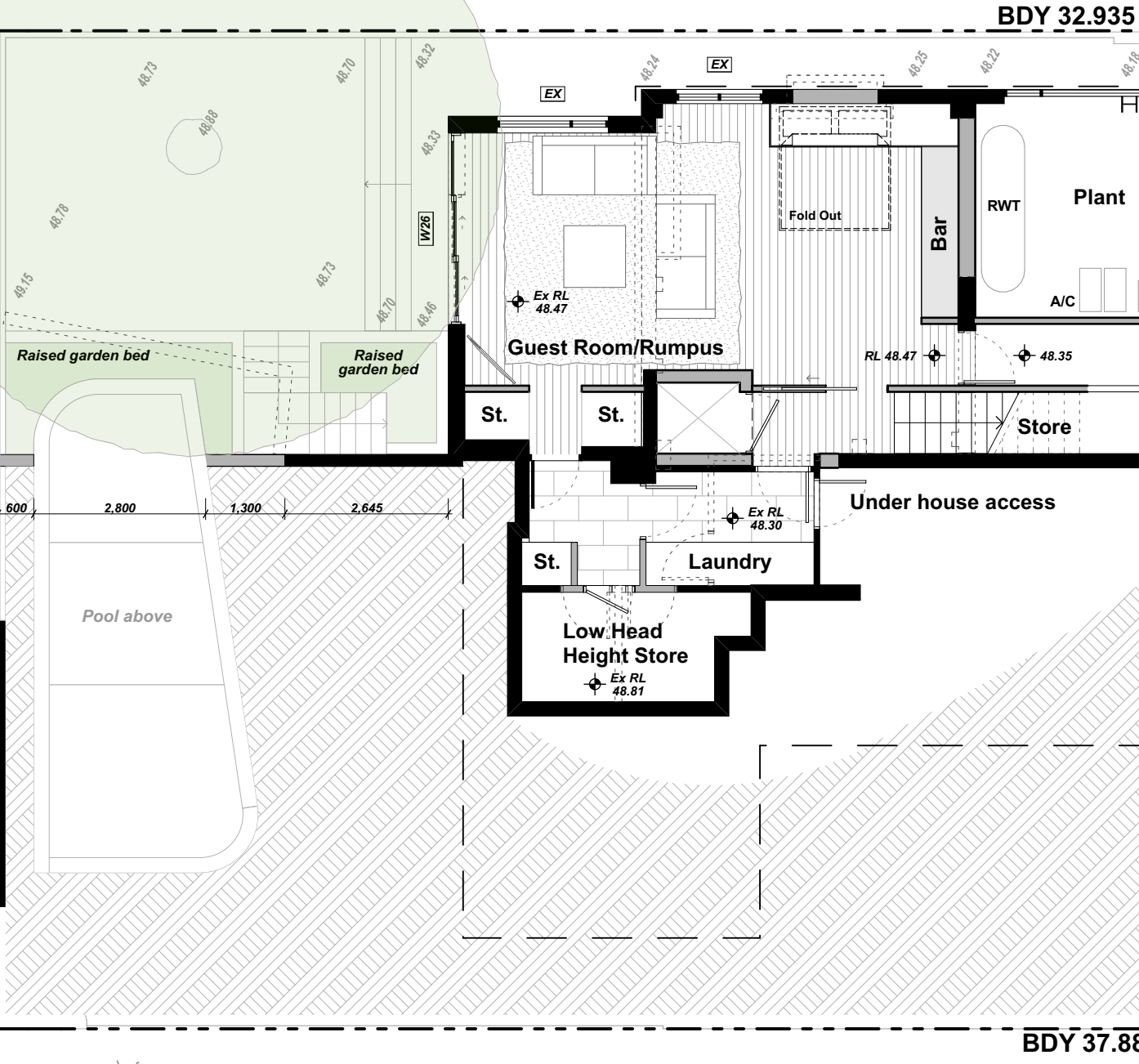
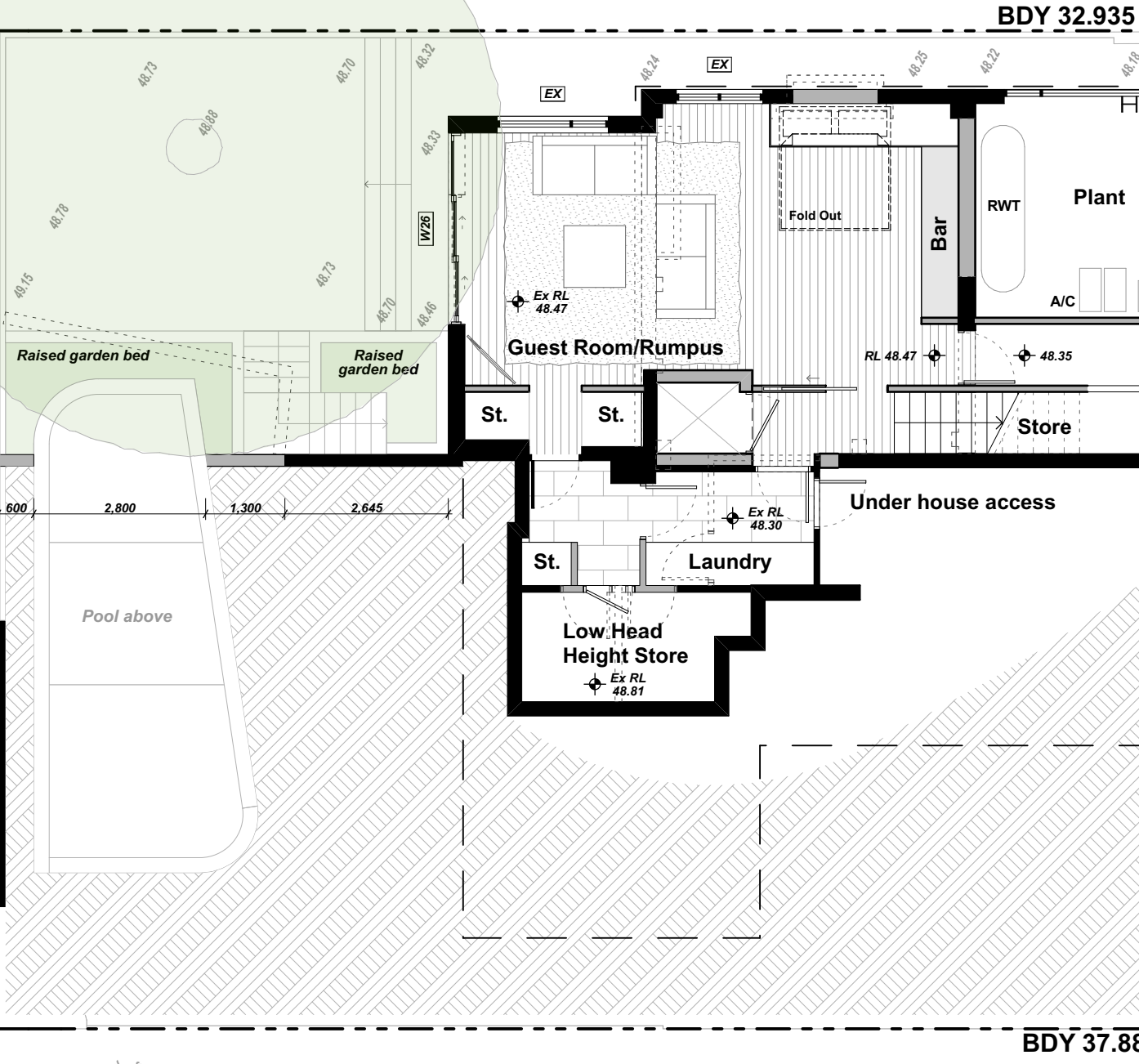
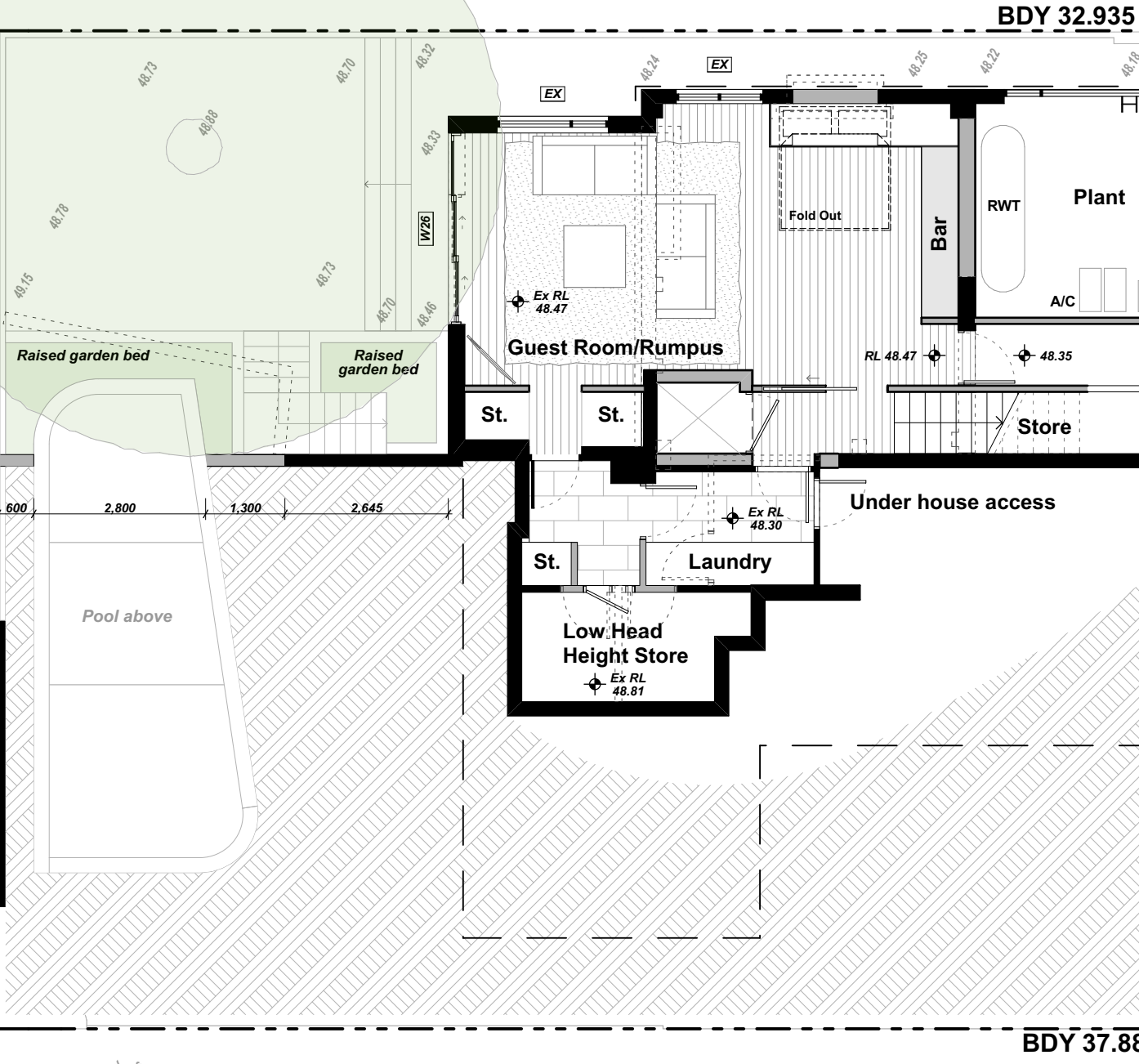
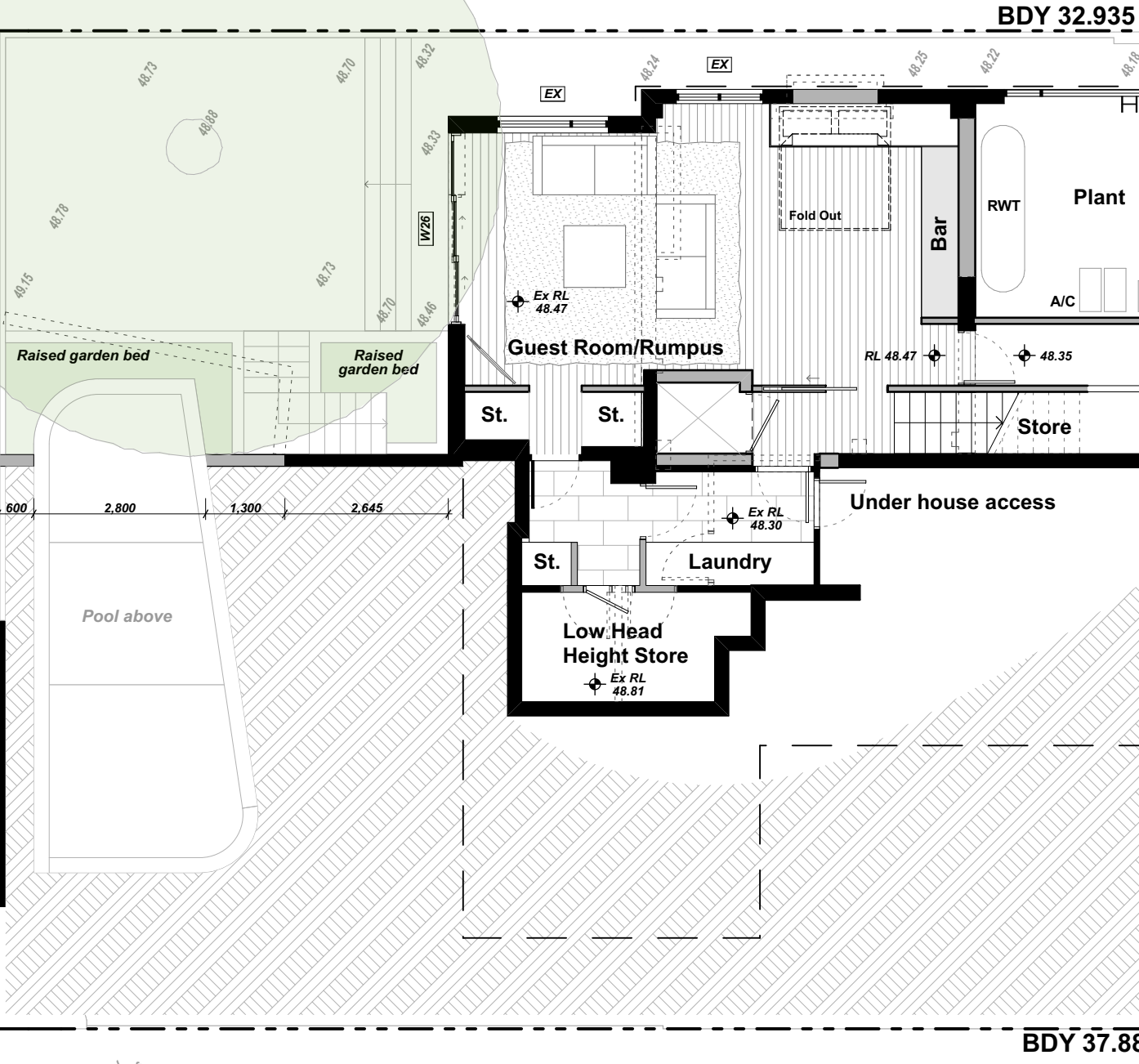
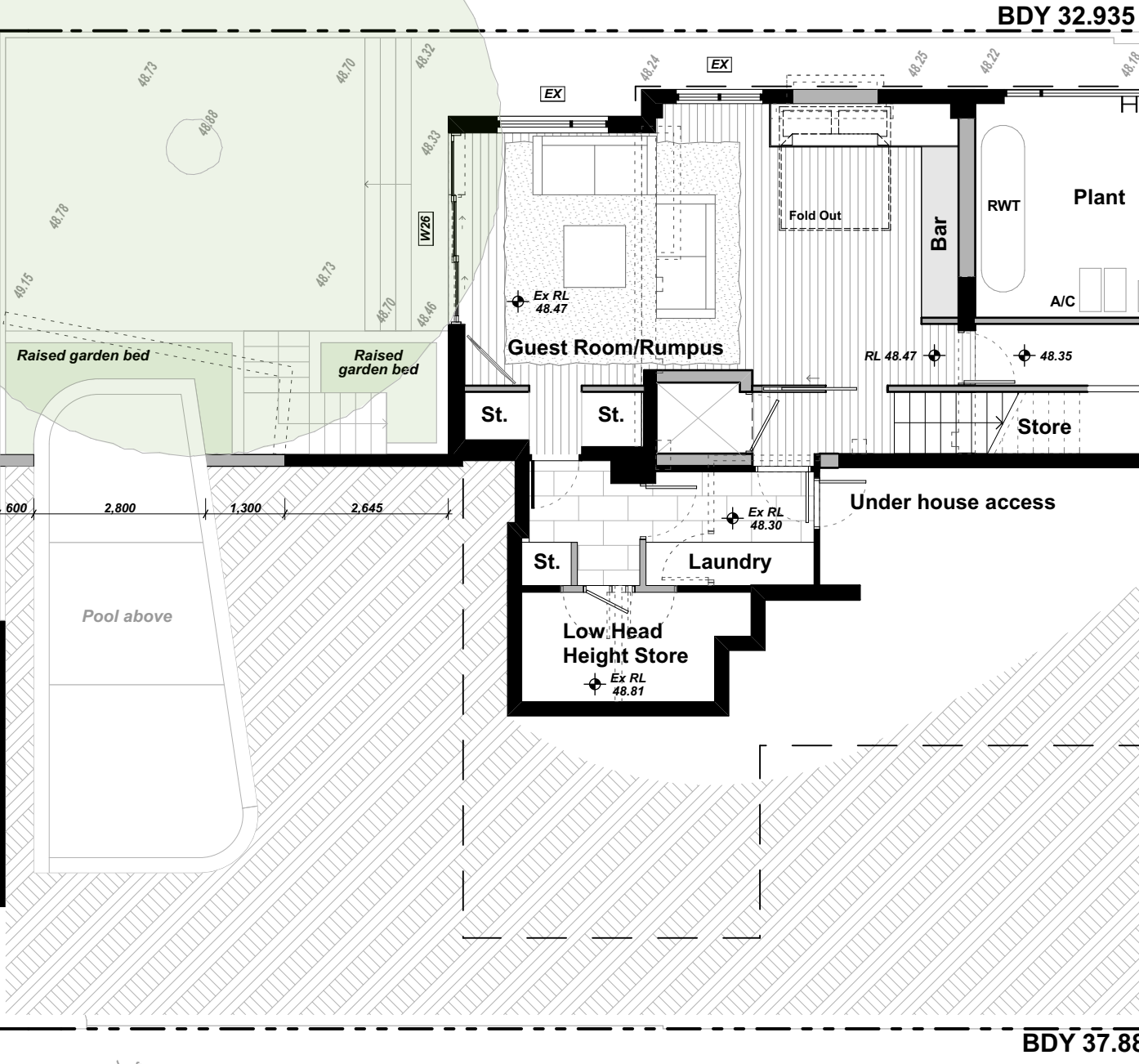
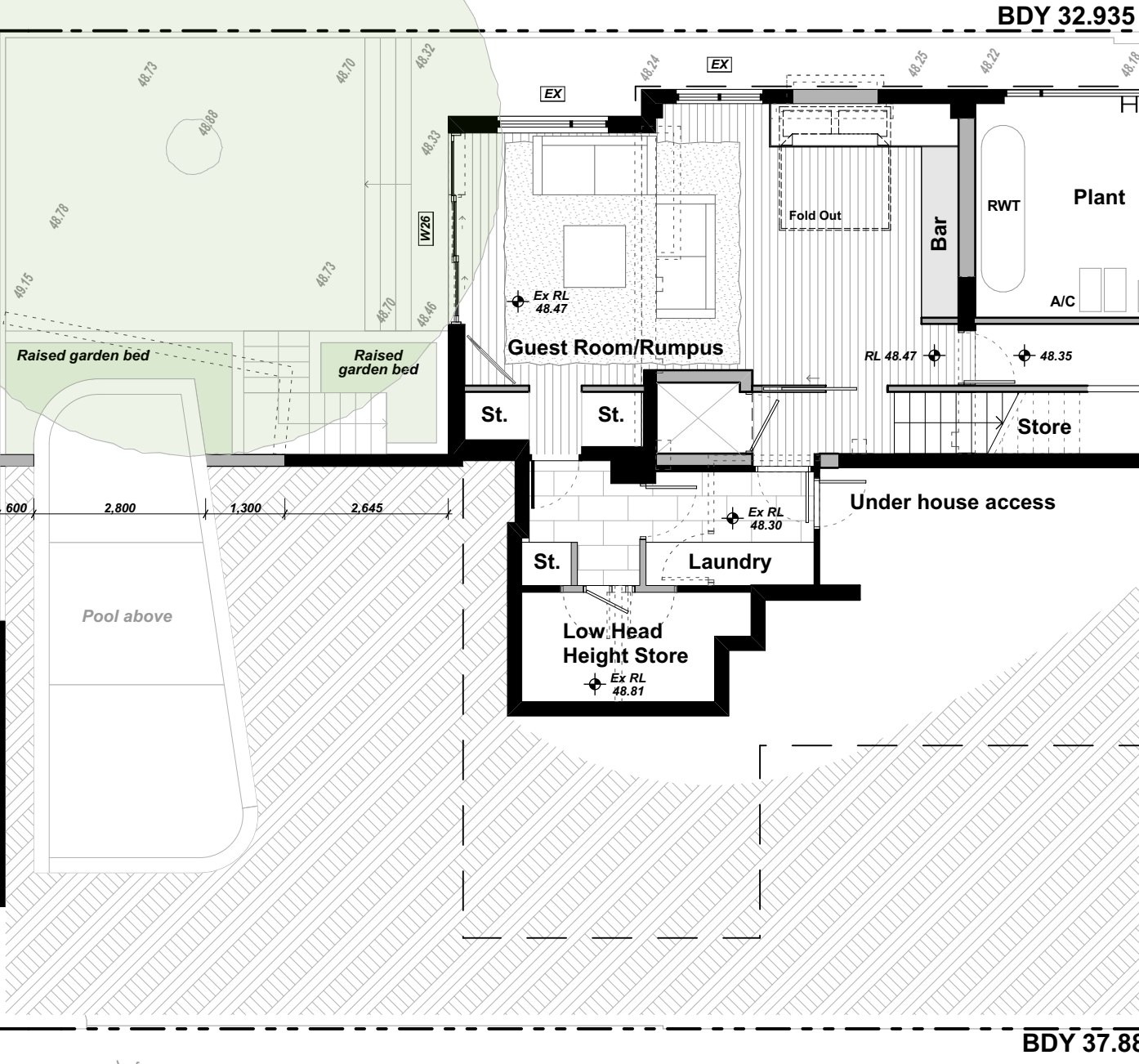
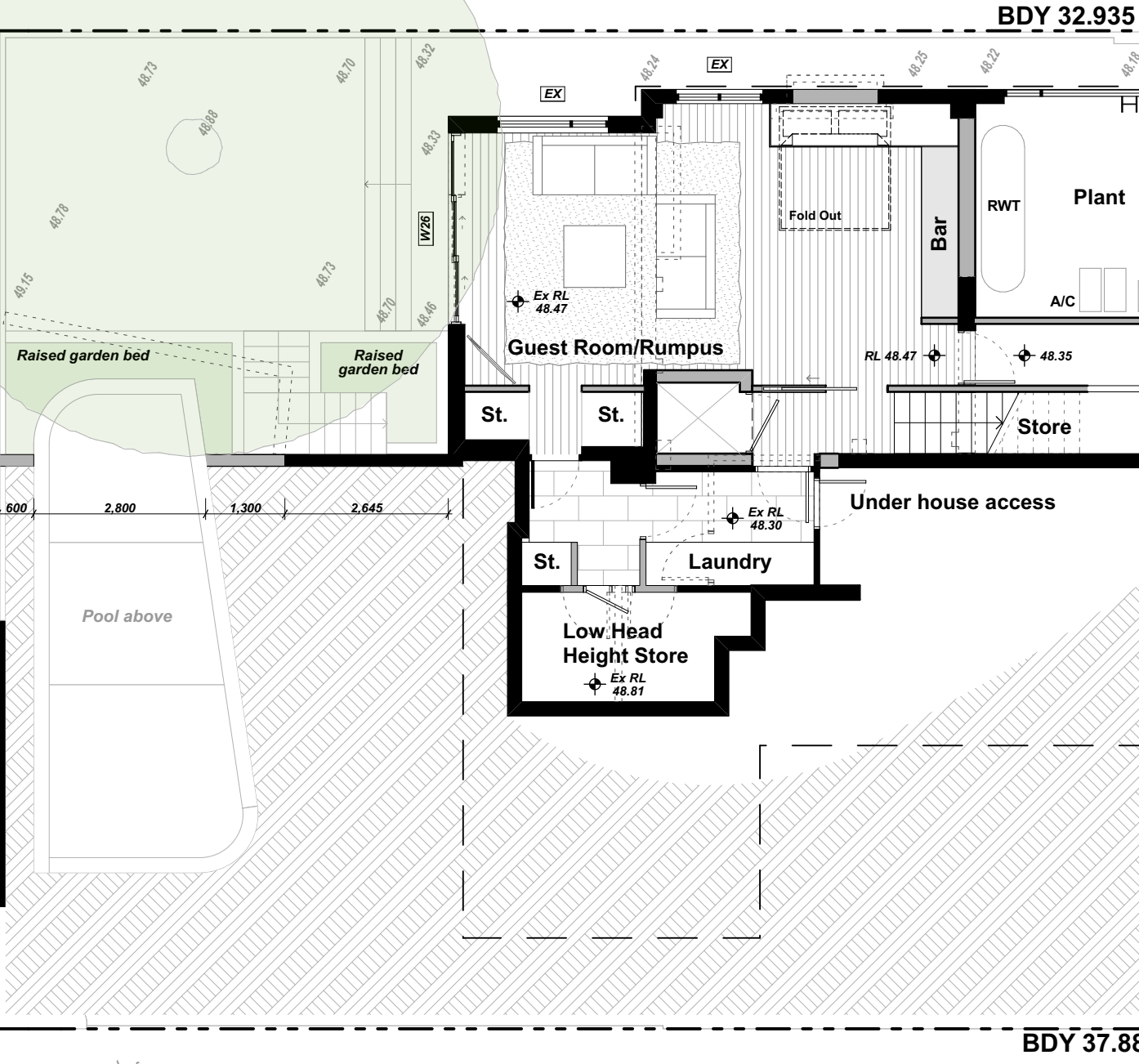
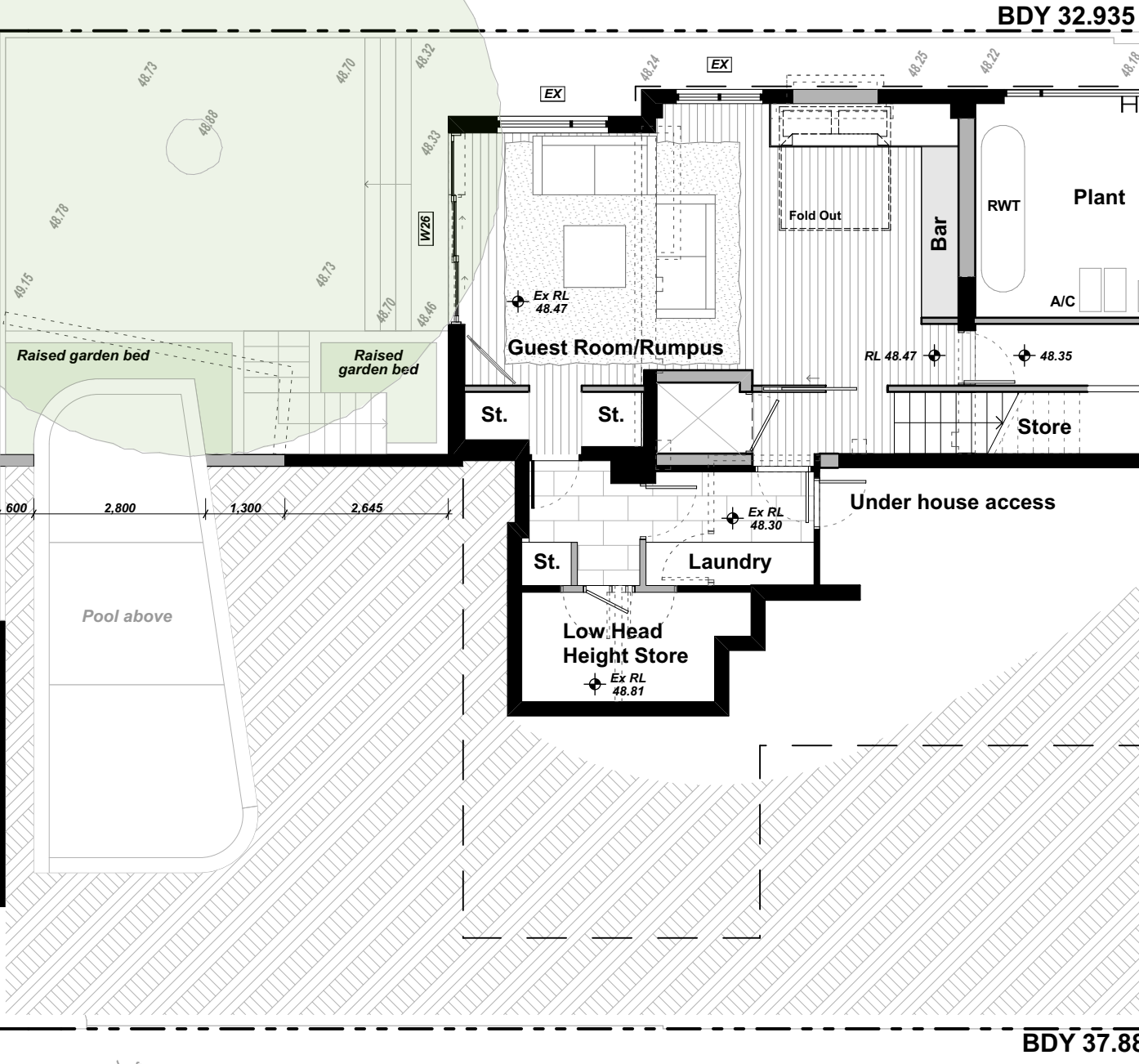
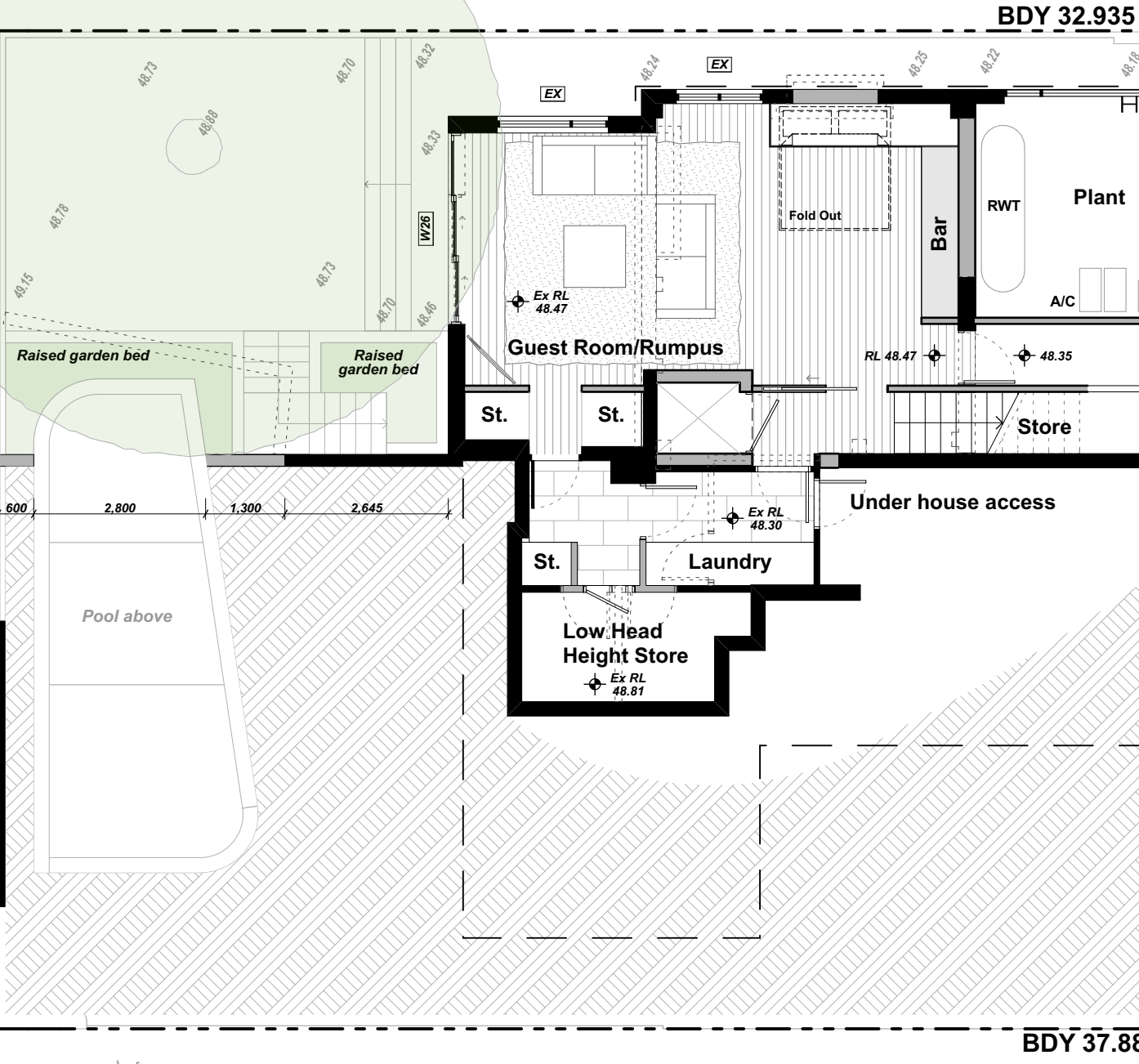
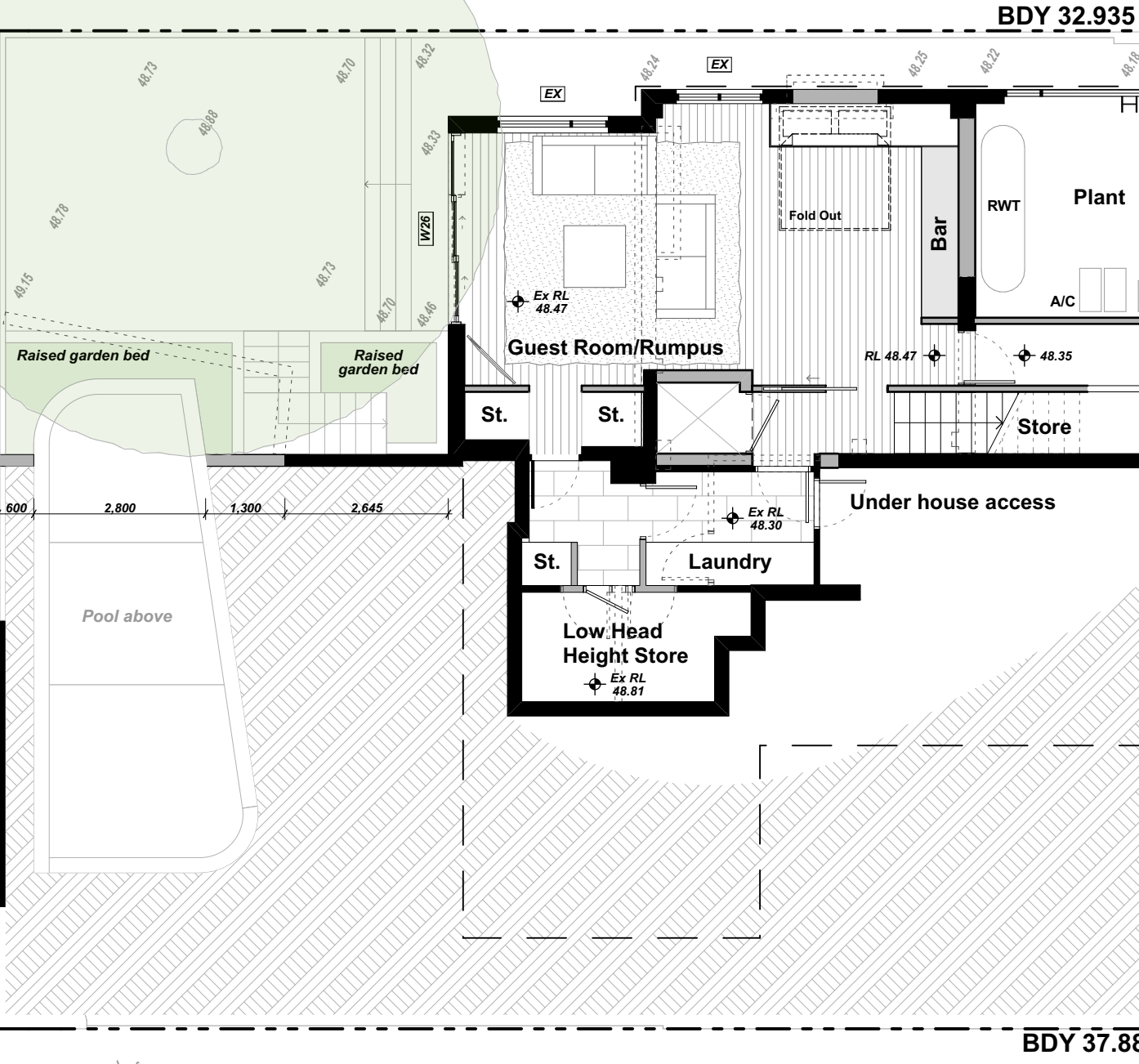
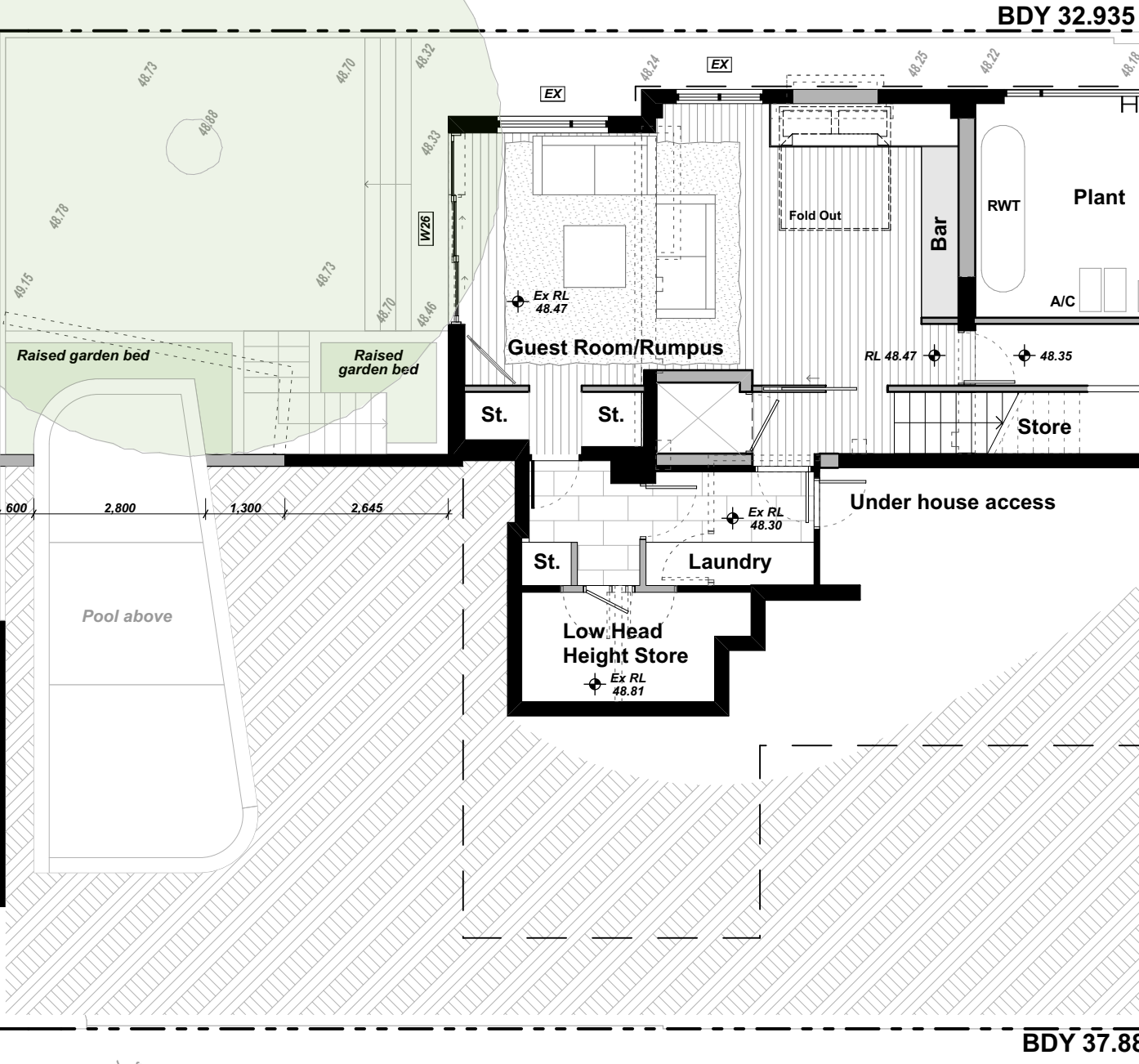
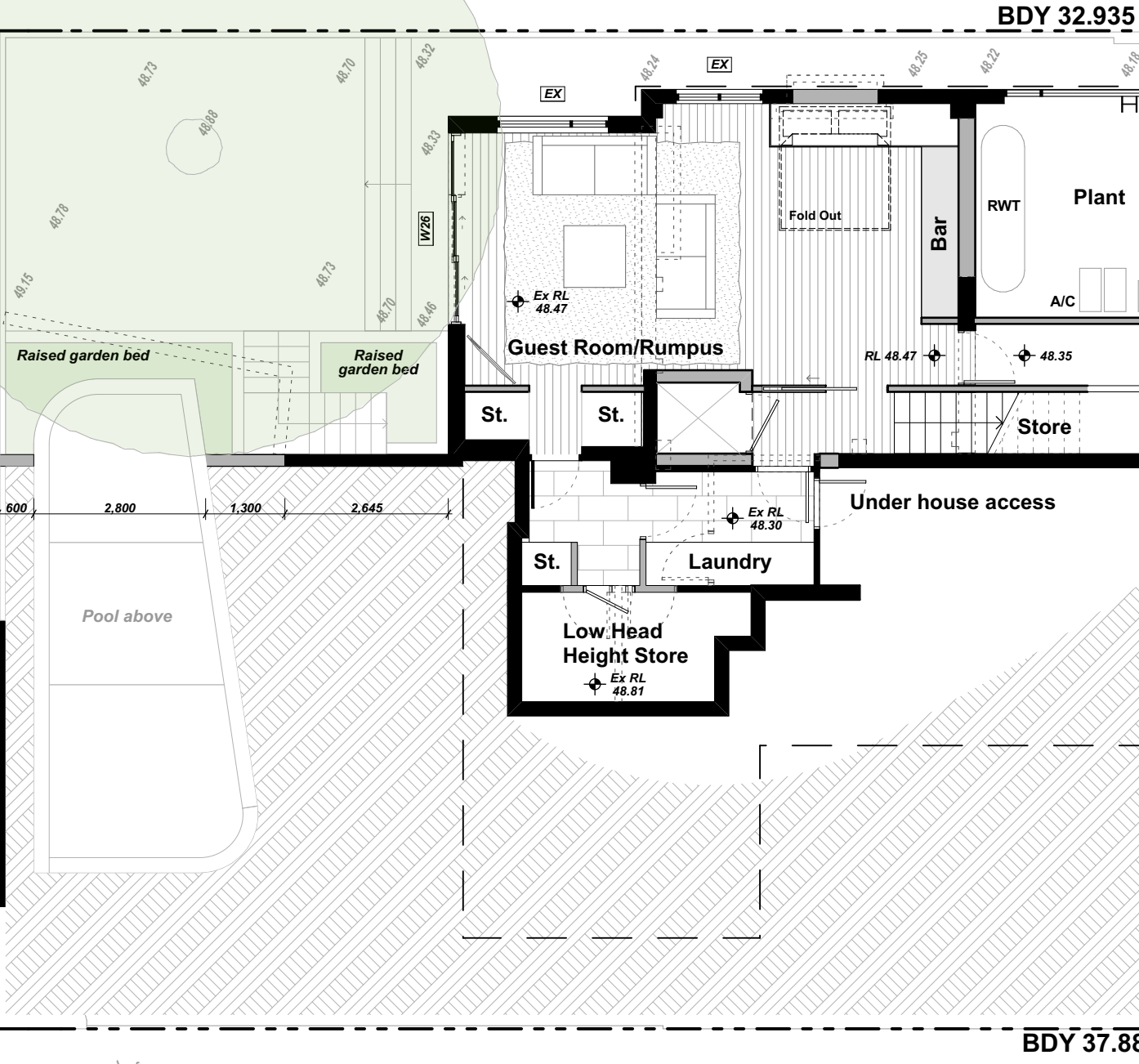
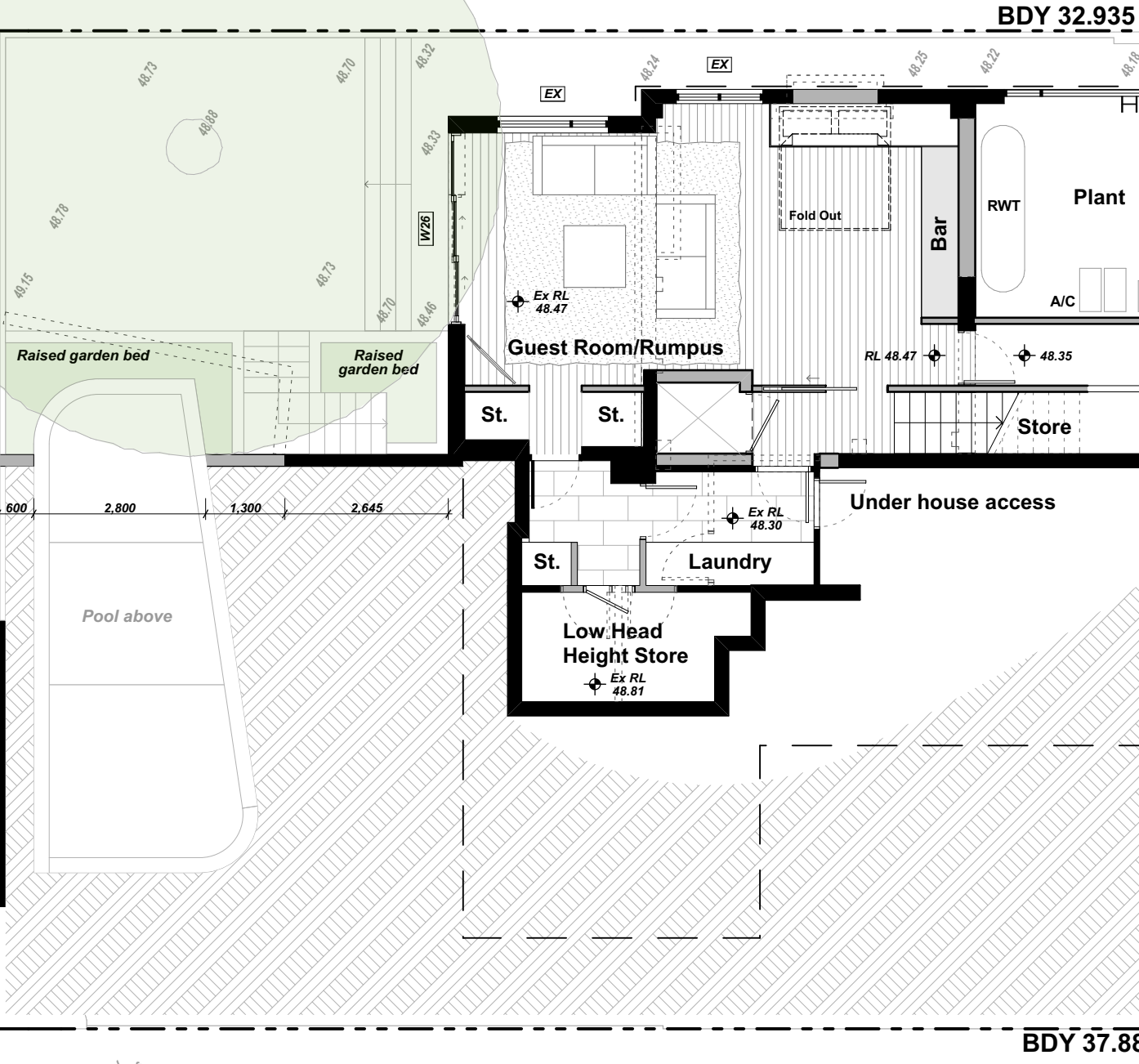
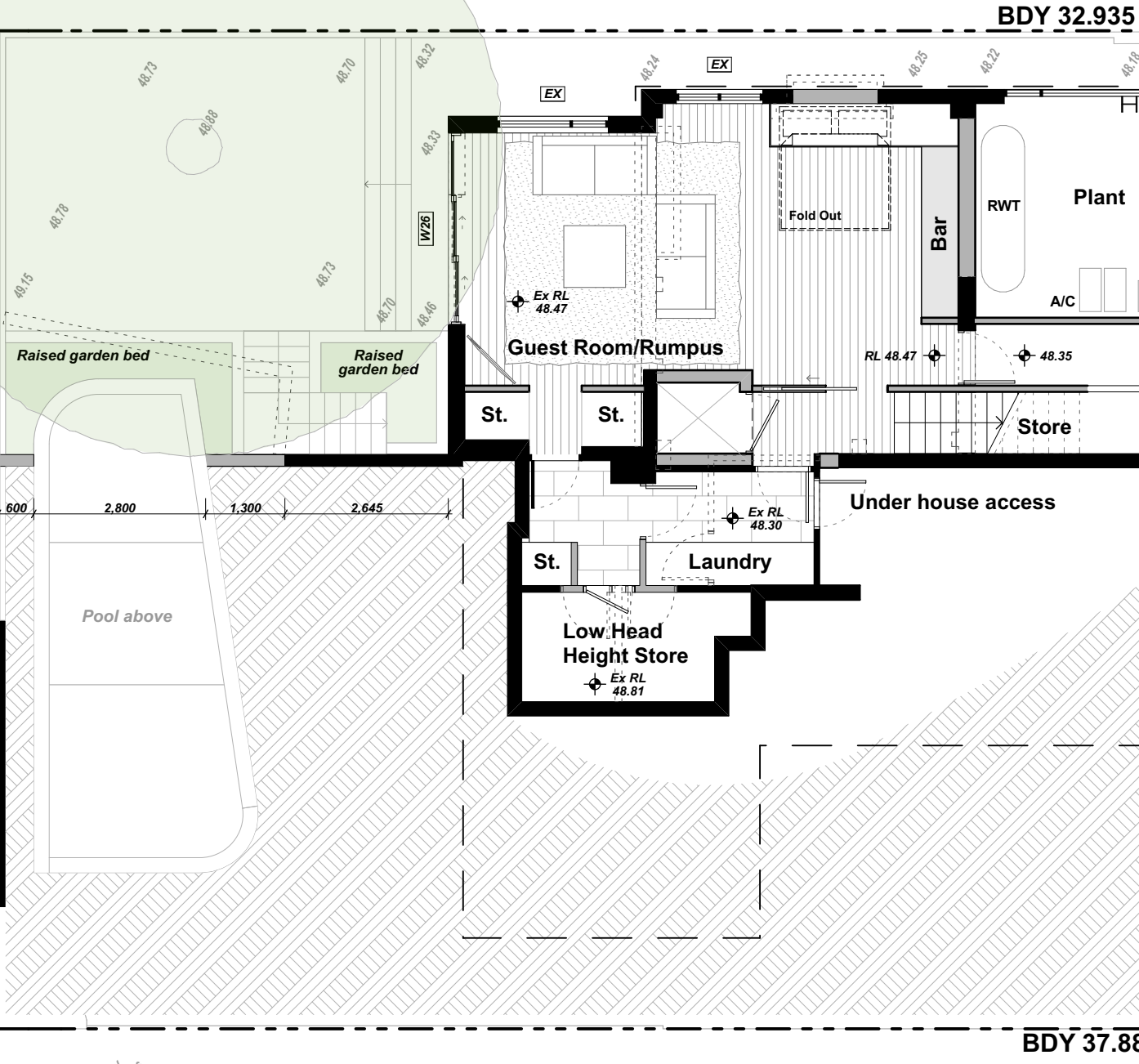
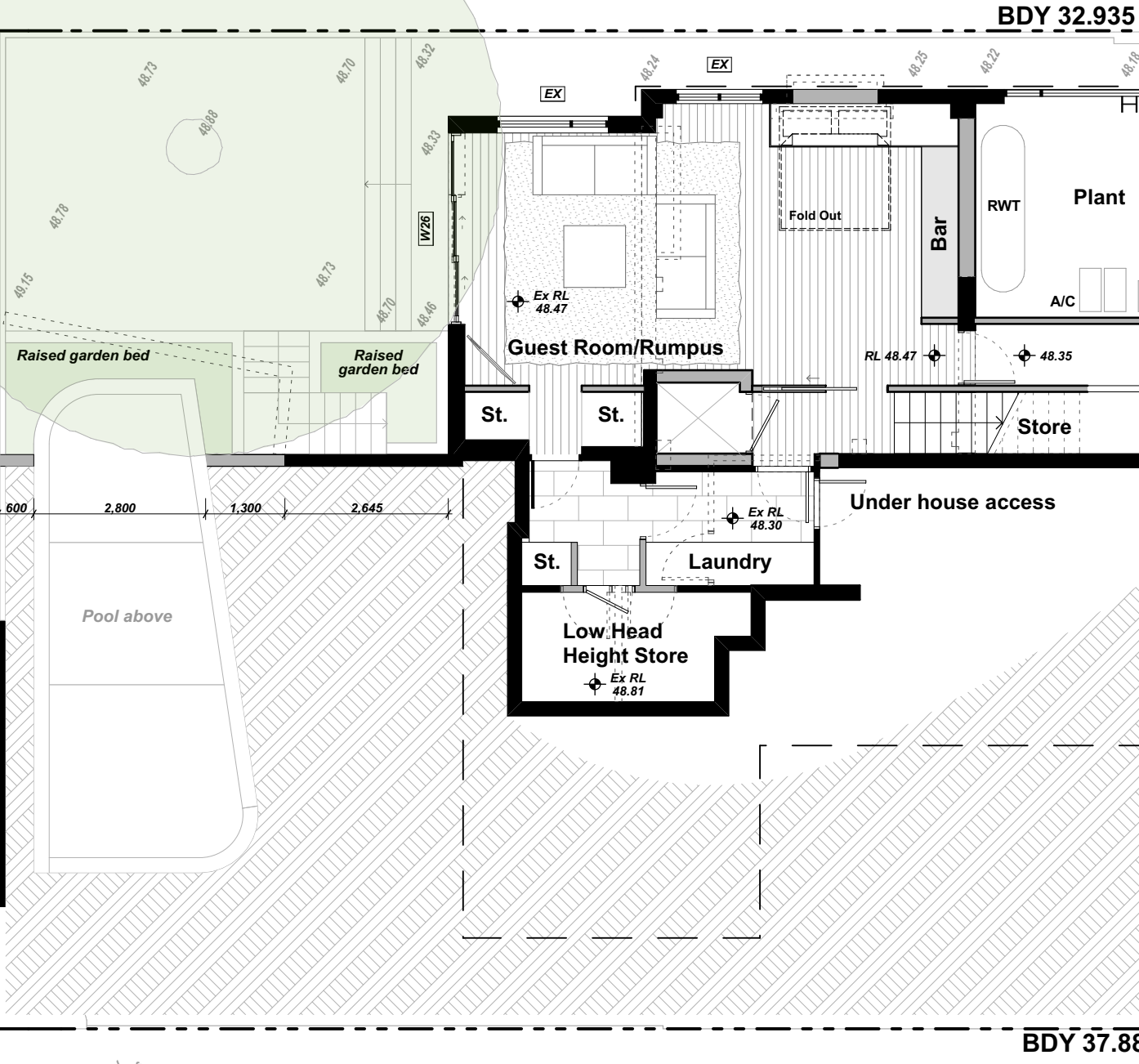
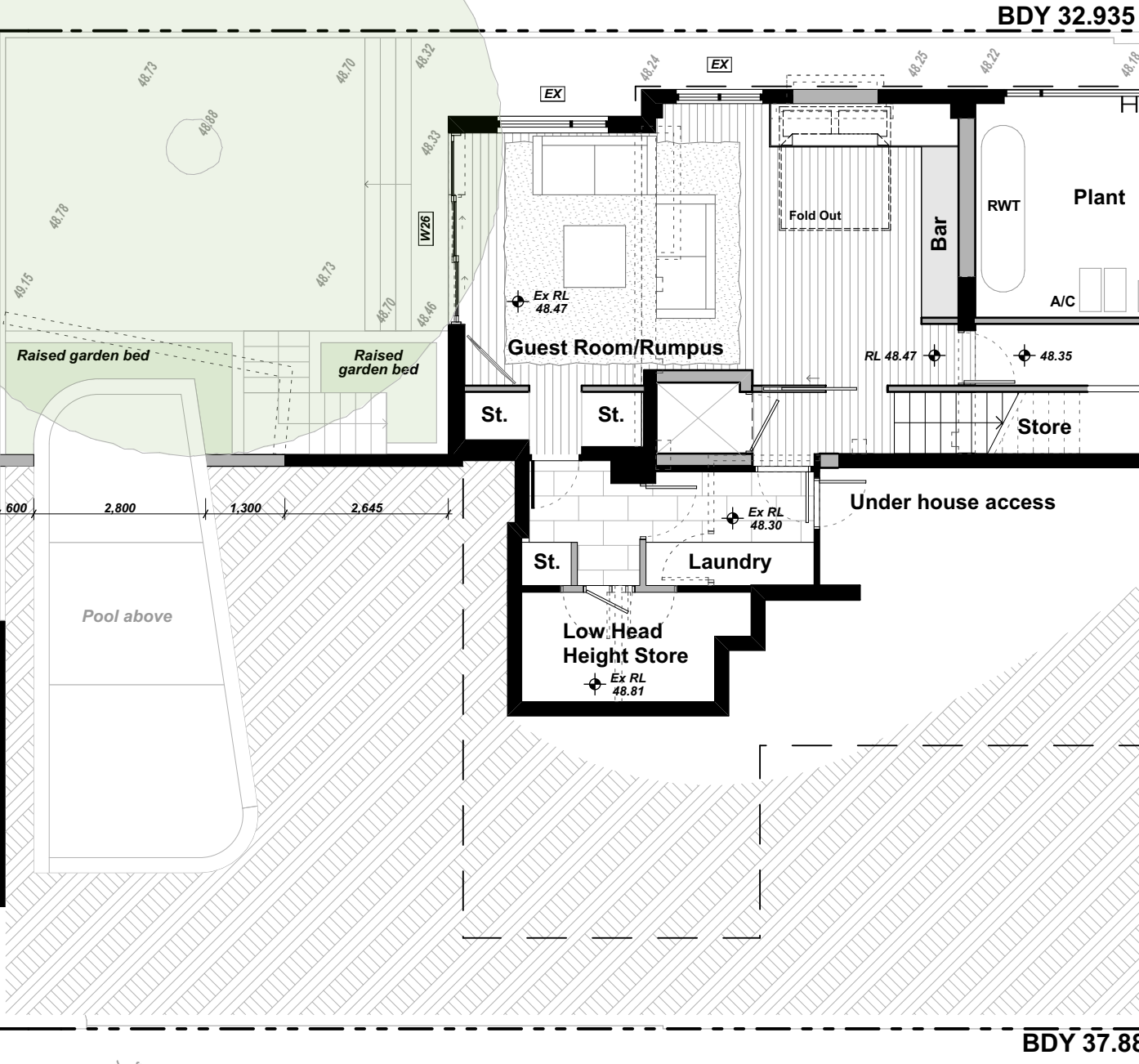
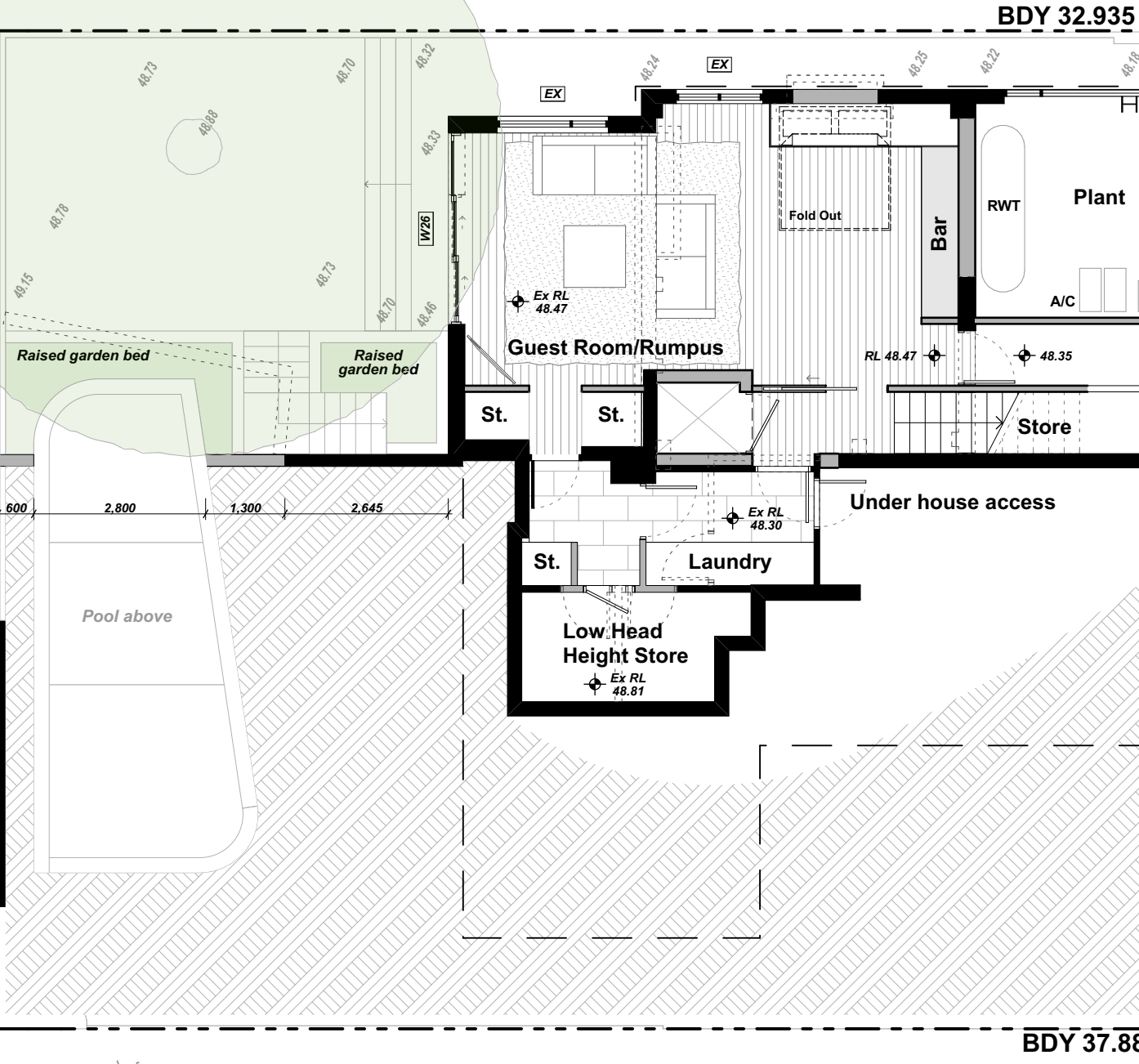
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Castle Rock Cr

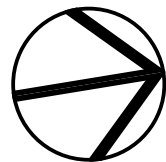
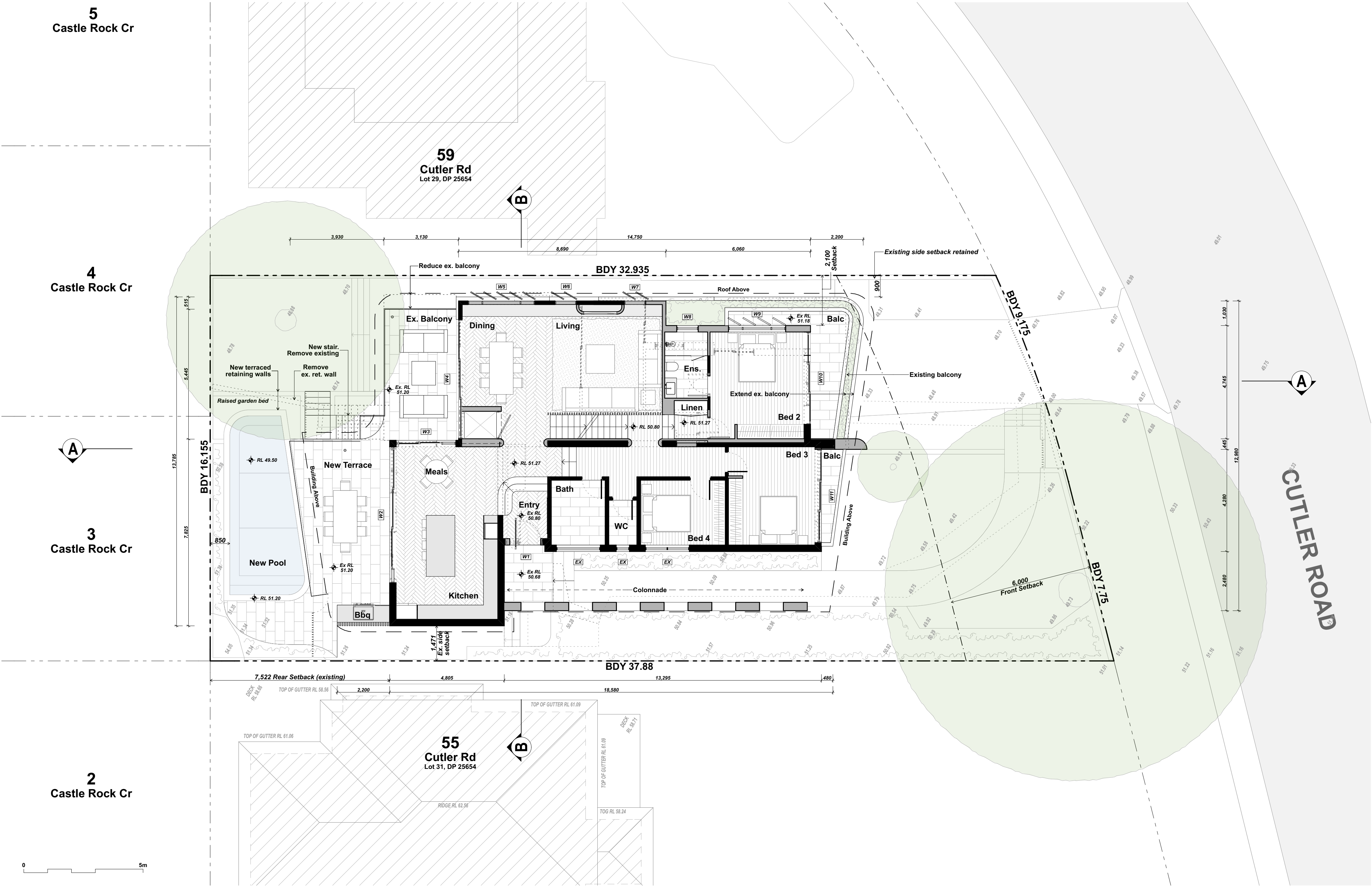
2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD





DATE	REV	DESCRIPTION
6/9/22	A	DA

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

FOR POPOVAC

DRAWING TITLE
GROUND FLOOR

PROJECT NO.
2212

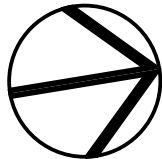
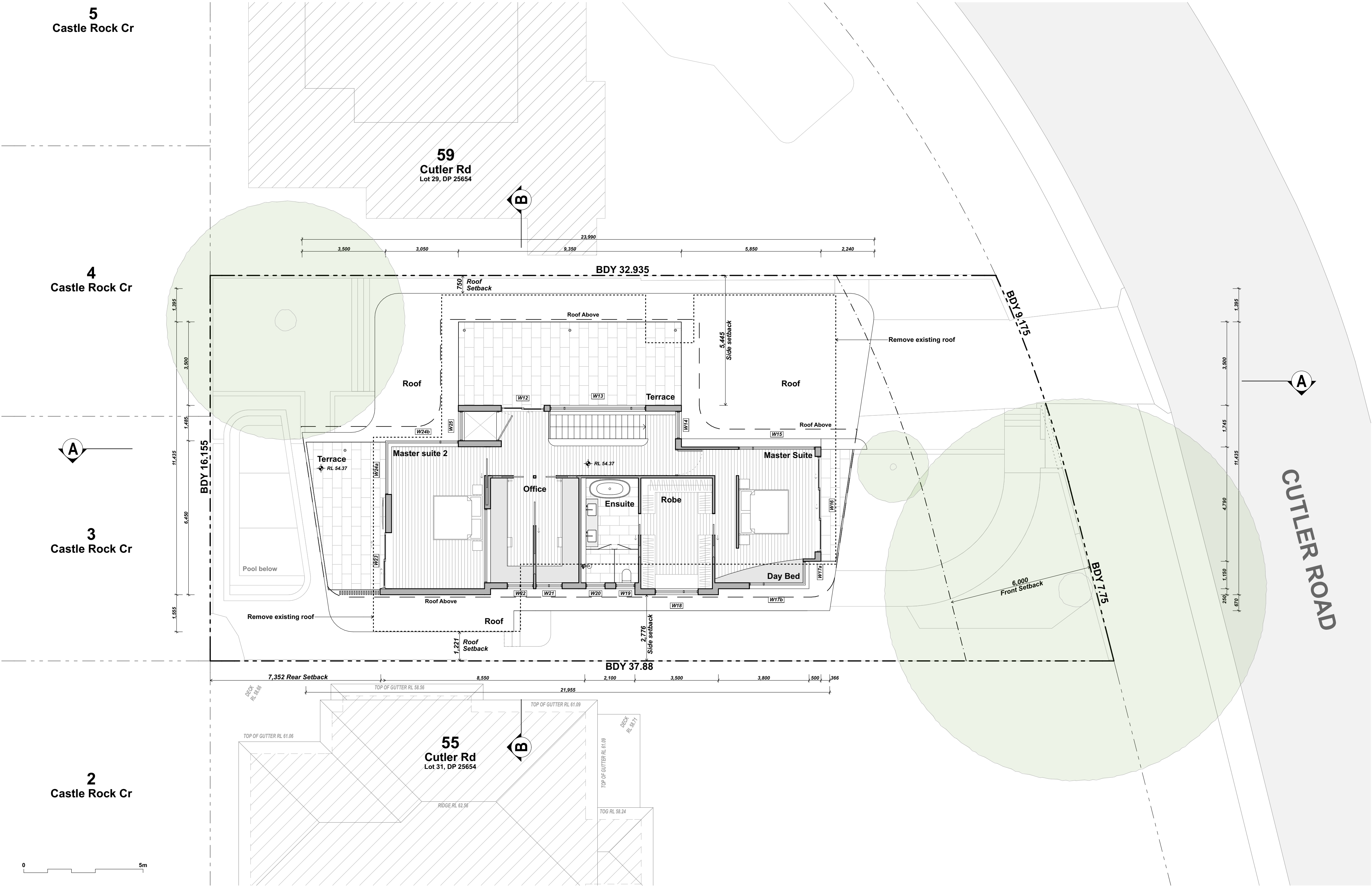
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DRAWN BY
LT/AB

DRAWING NO.
A.03

PLOT DATE
6/9/22

REVISION
A



DATE	REV	DESCRIPTION
6/9/22	A	DA

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

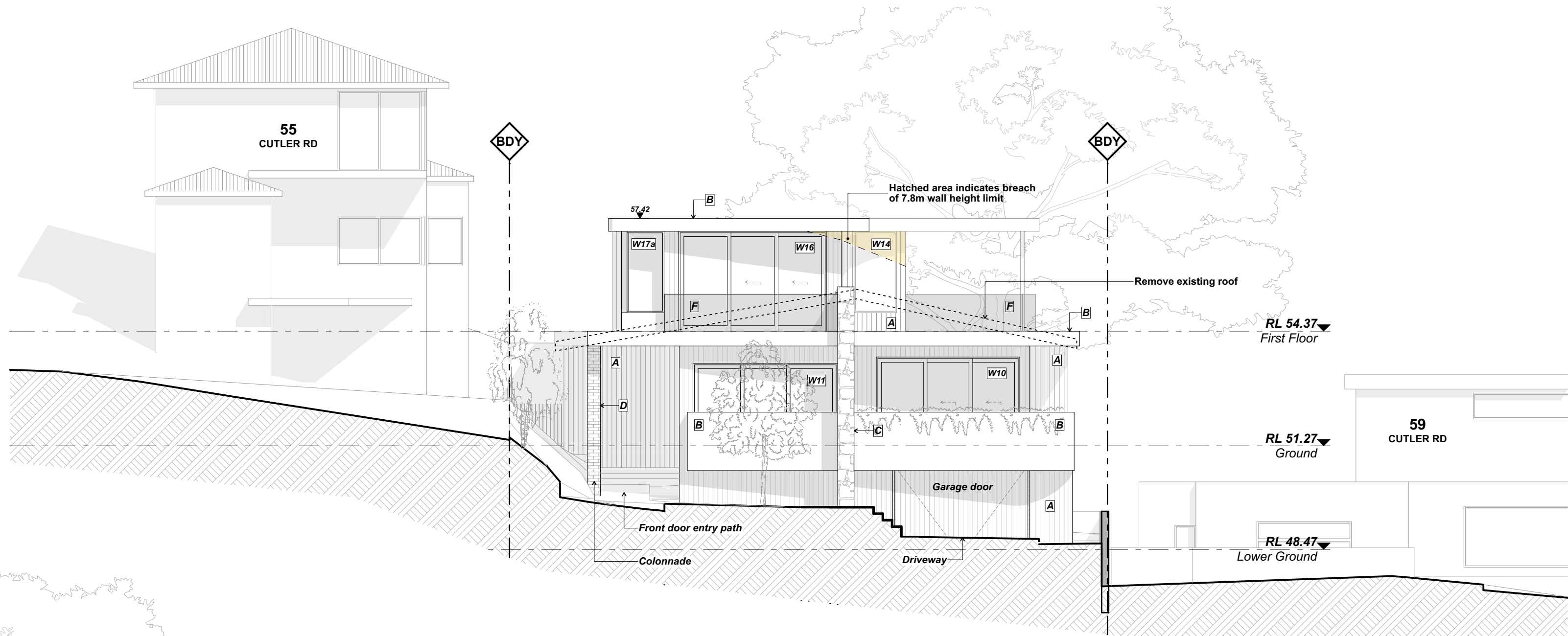
FOR POPOVAC

DRAWING TITLE
FIRST FLOOR

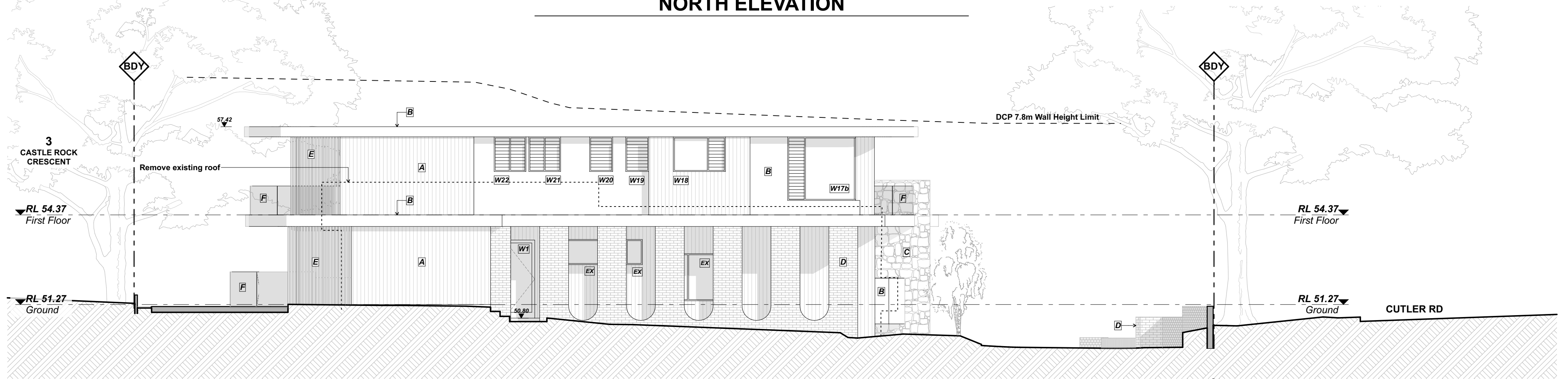
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.04

PLOT DATE
6/9/22
REVISION
A



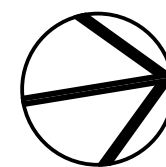
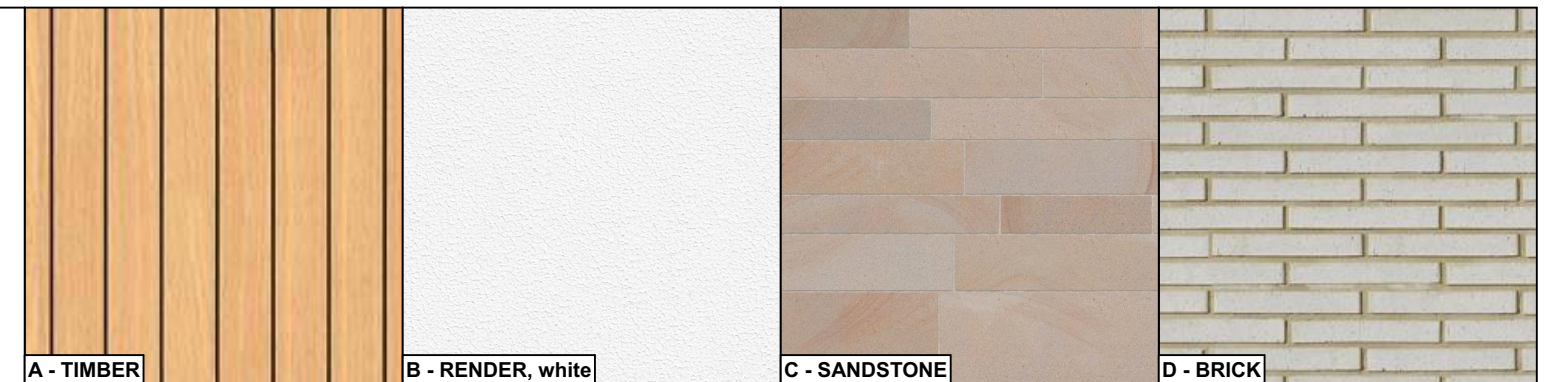
NORTH ELEVATION



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
6/9/22	A	DA

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

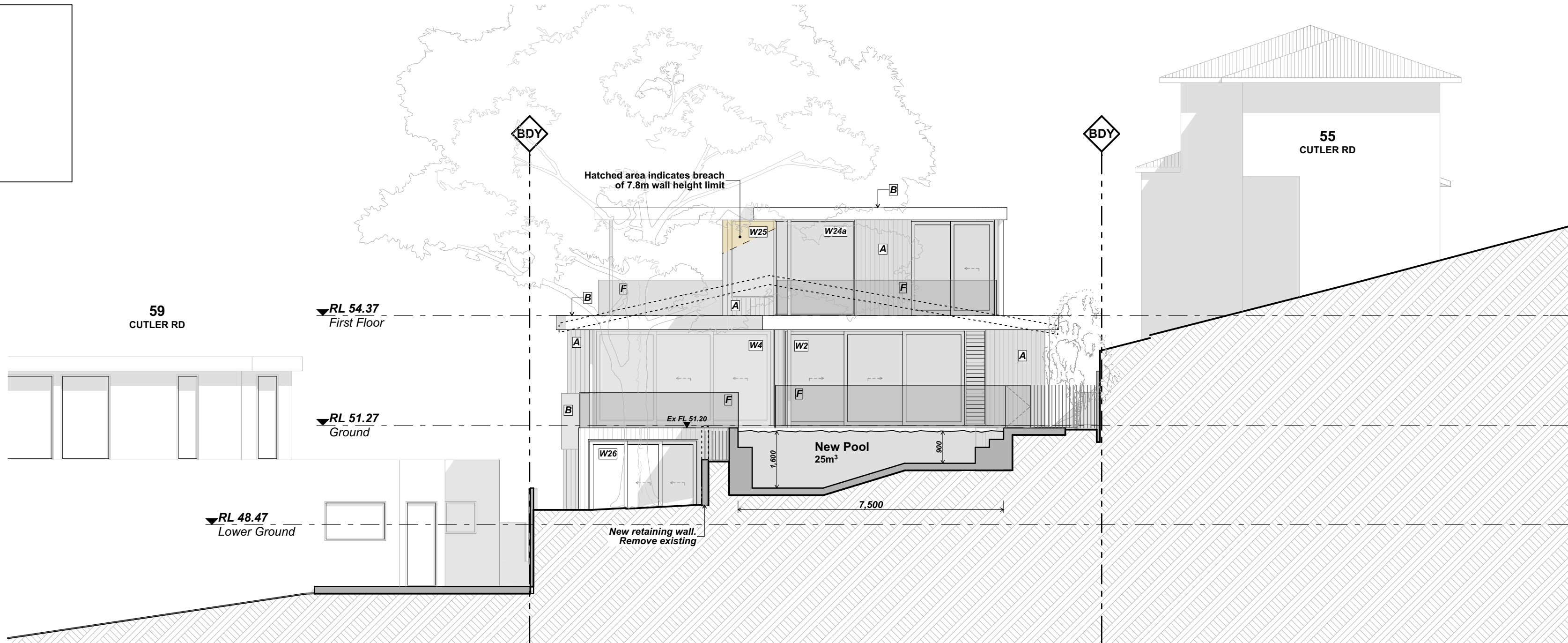
DRAWING TITLE
NORTH + EAST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.05

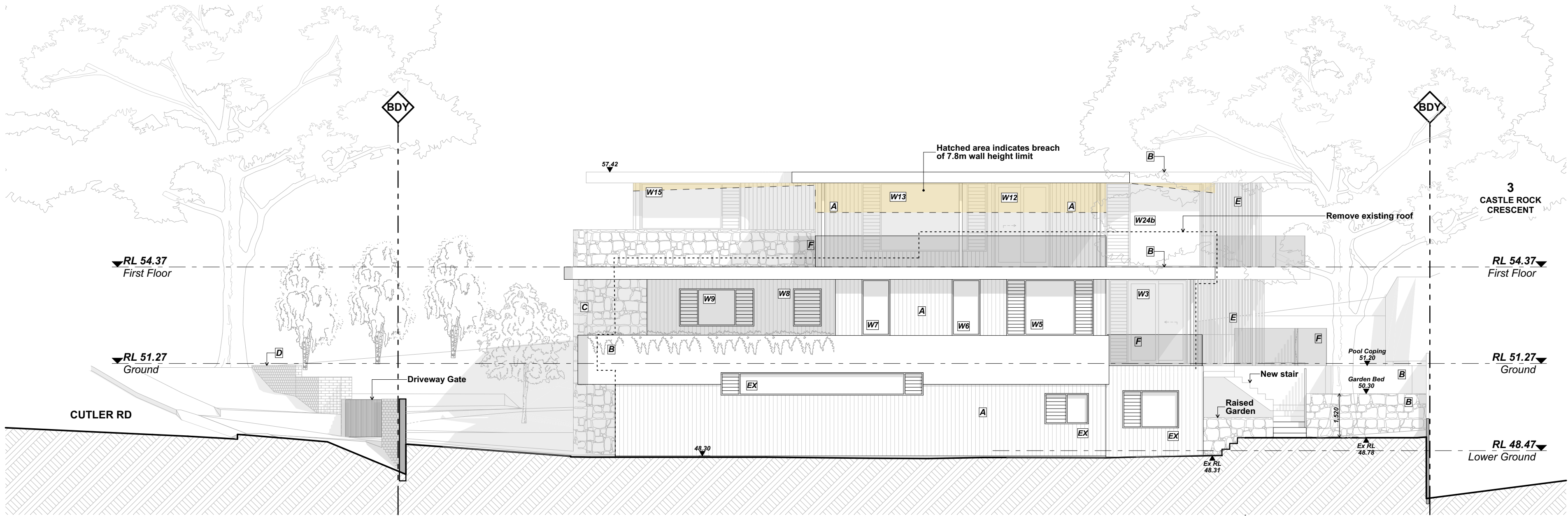
PLOT DATE
6/9/22
REVISION
A

EXTERIOR FINISHES LEGEND

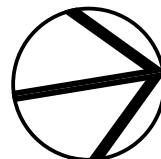
- A TIMBER CLADDING, vertical
B RENDER, white
C SANDSTONE CLADDING
D BRICK, off white
E TIMBER SCREEN, vertical
F GLASS



SOUTH ELEVATION



WEST ELEVATION



DATE	REV	DESCRIPTION
6/9/22	A	DA

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

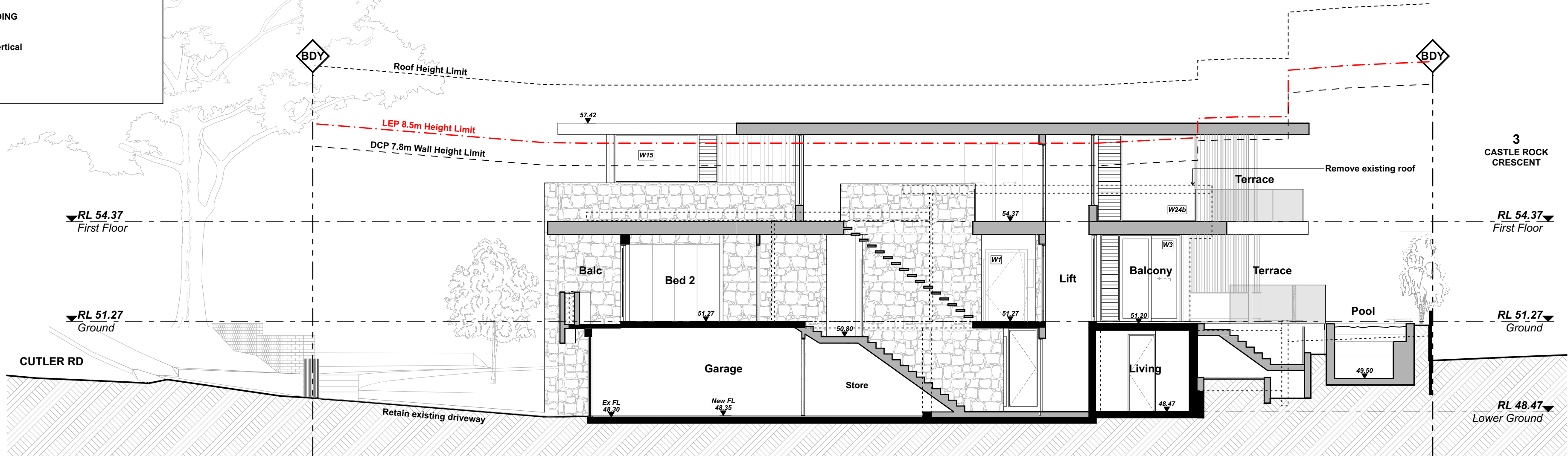
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SOUTH + WEST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.06

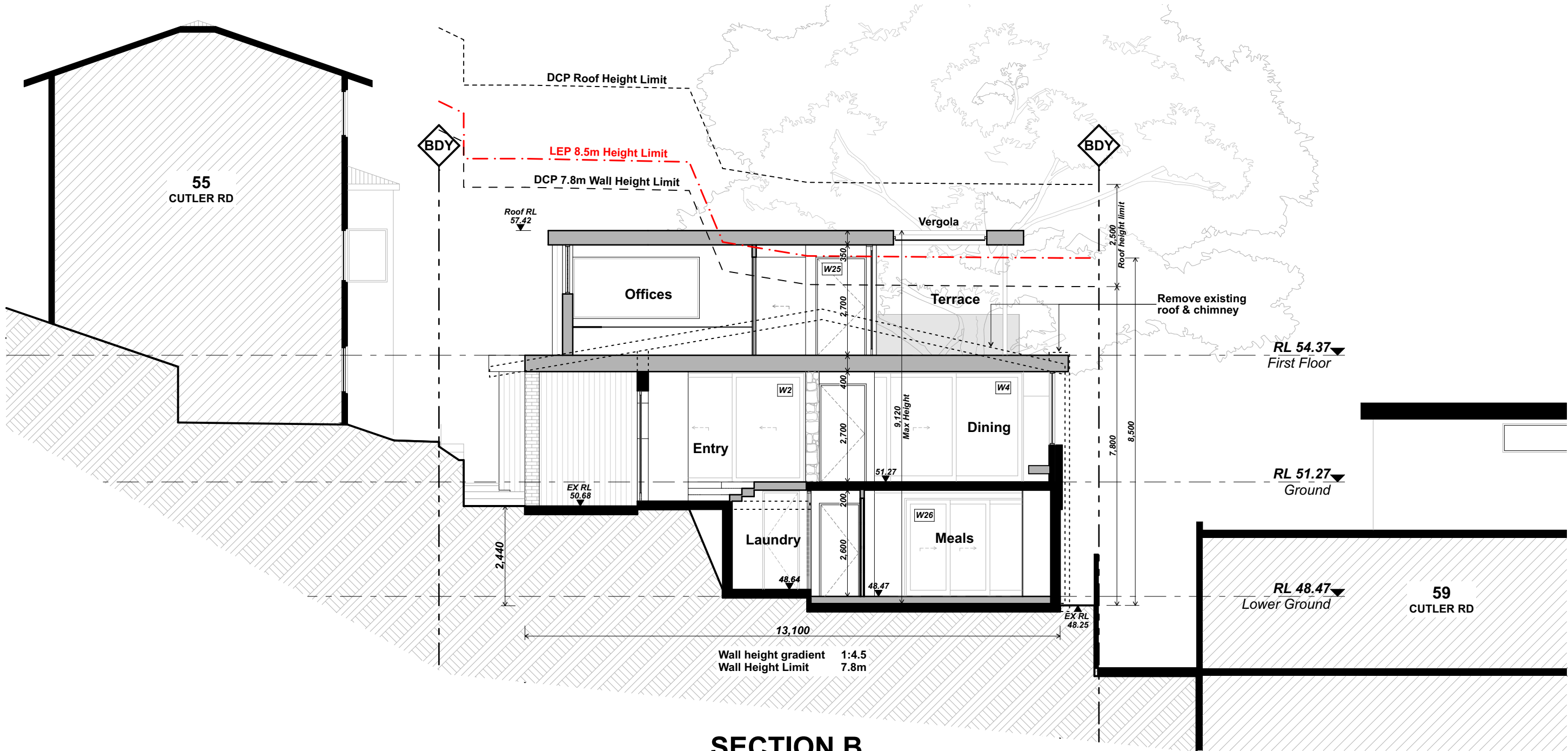
PLOT DATE
6/9/22
REVISION
A

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

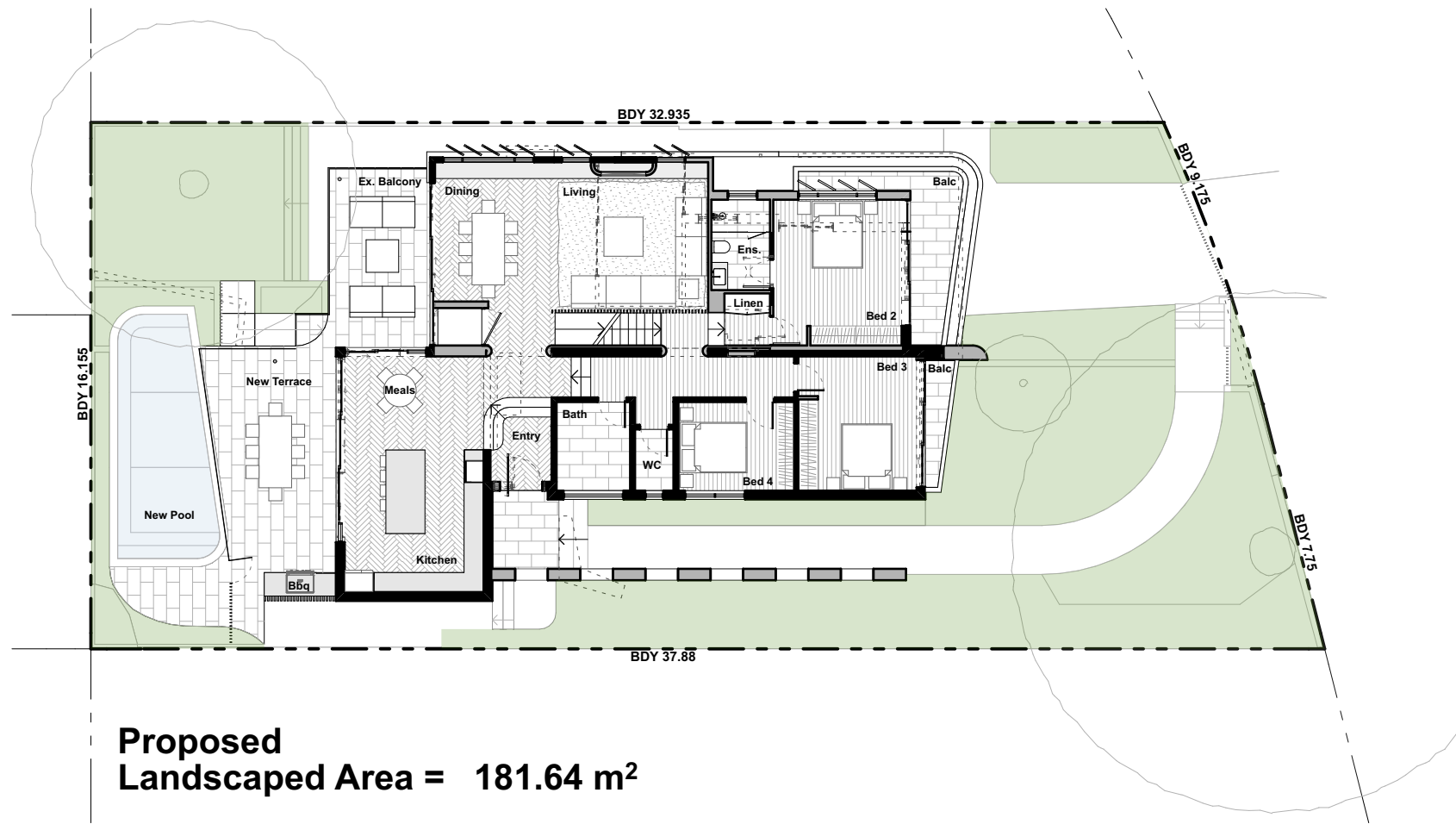
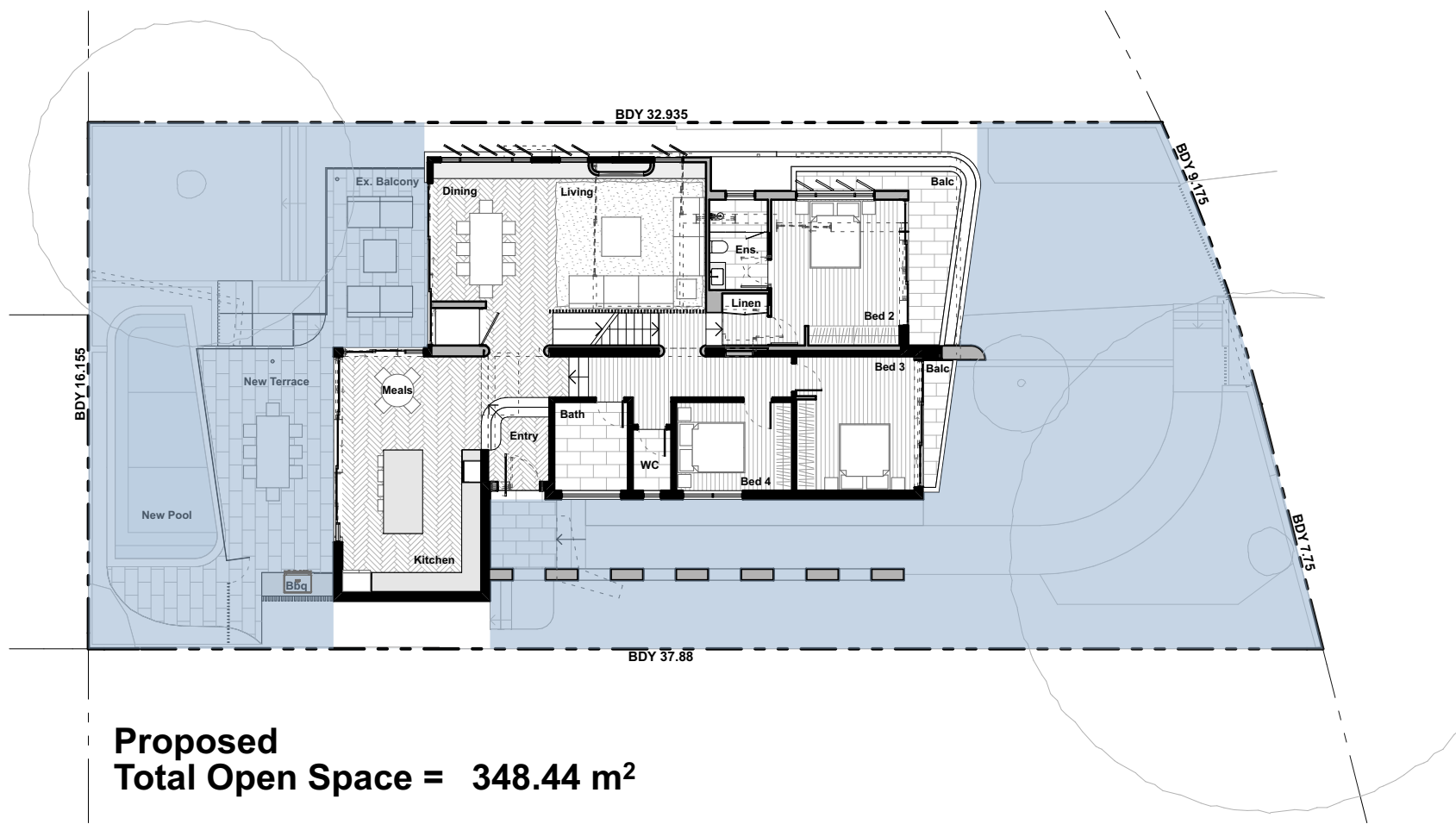
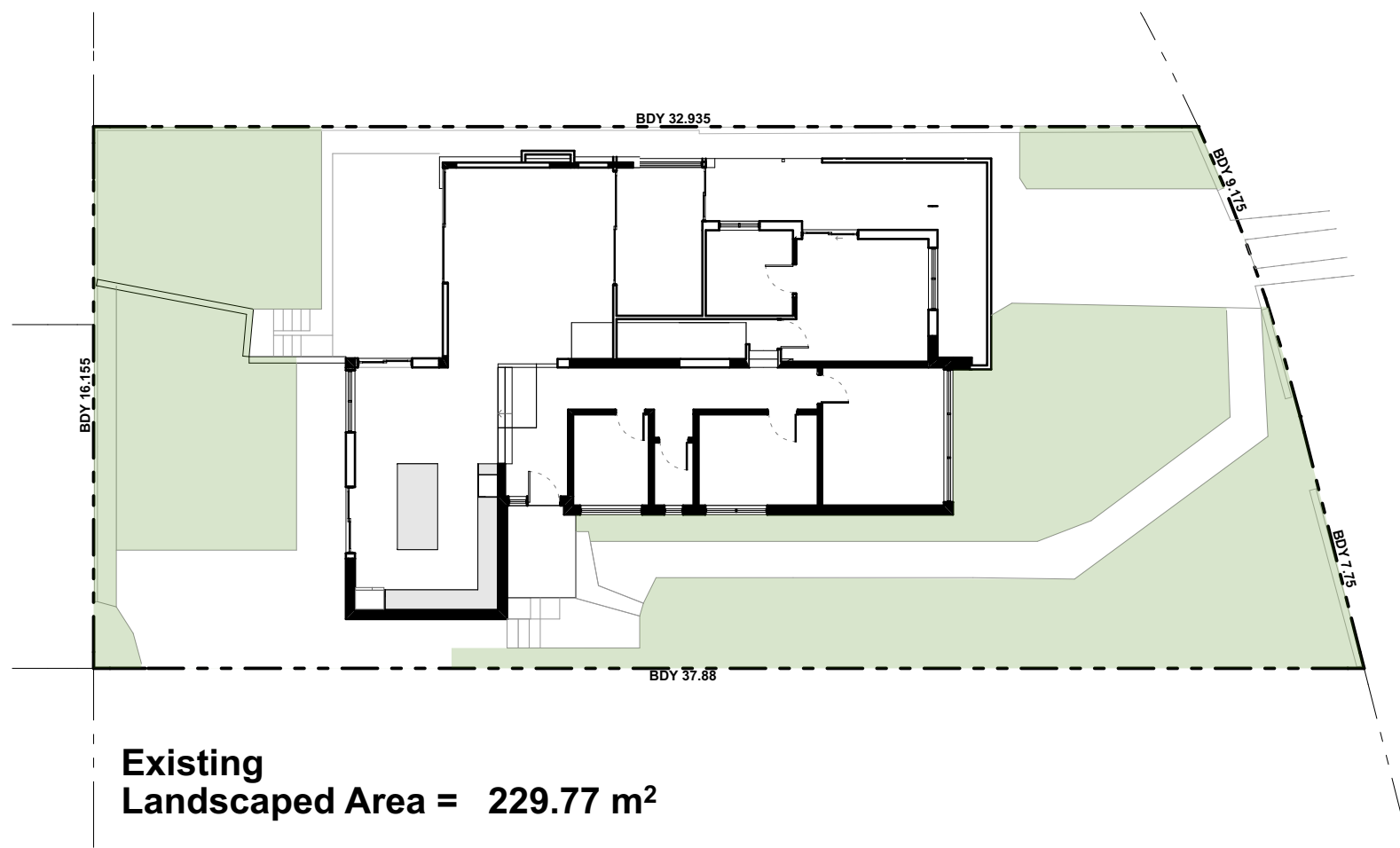
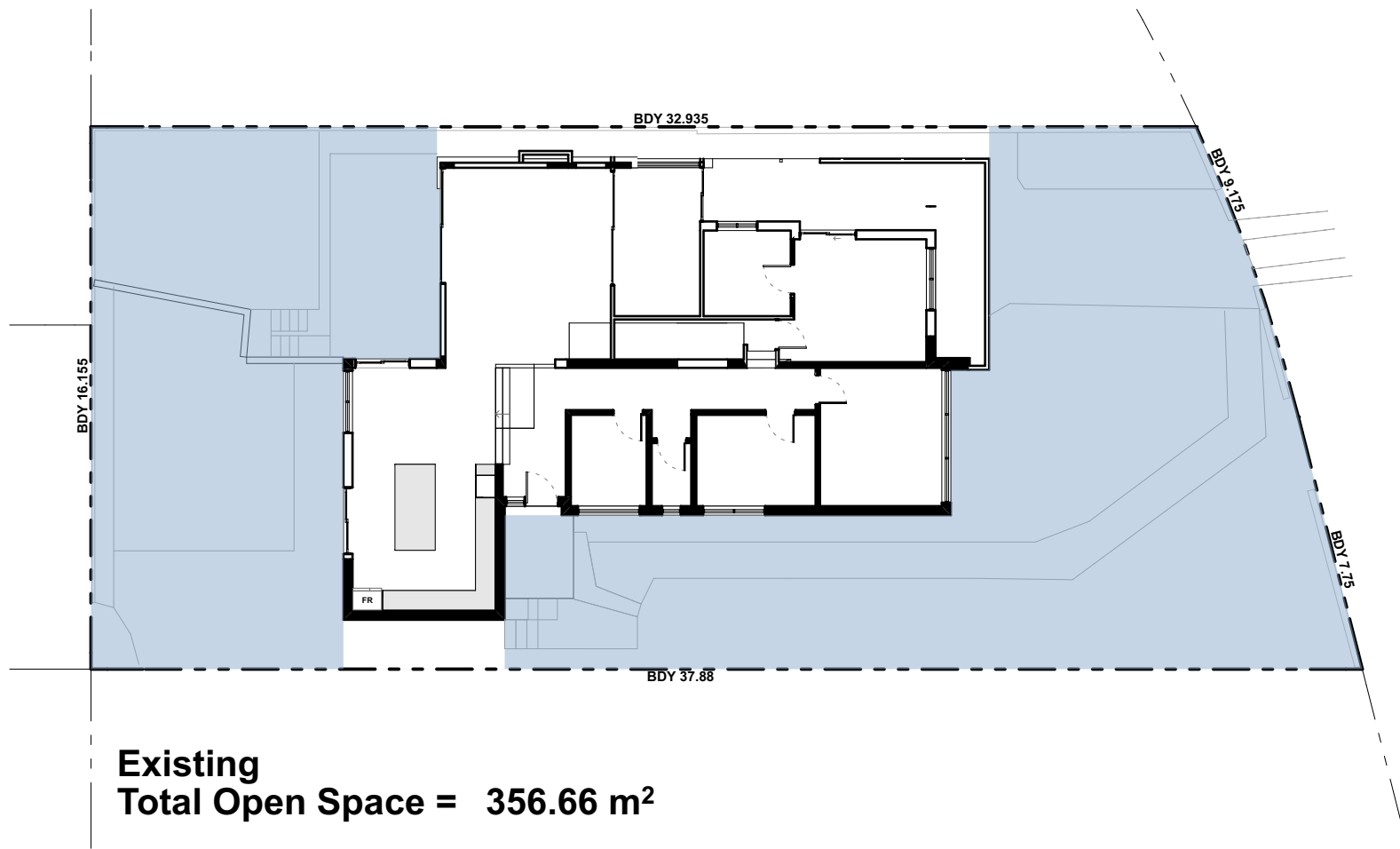


SECTION B

DATE	REV	DESCRIPTION
6/9/22	A	DA

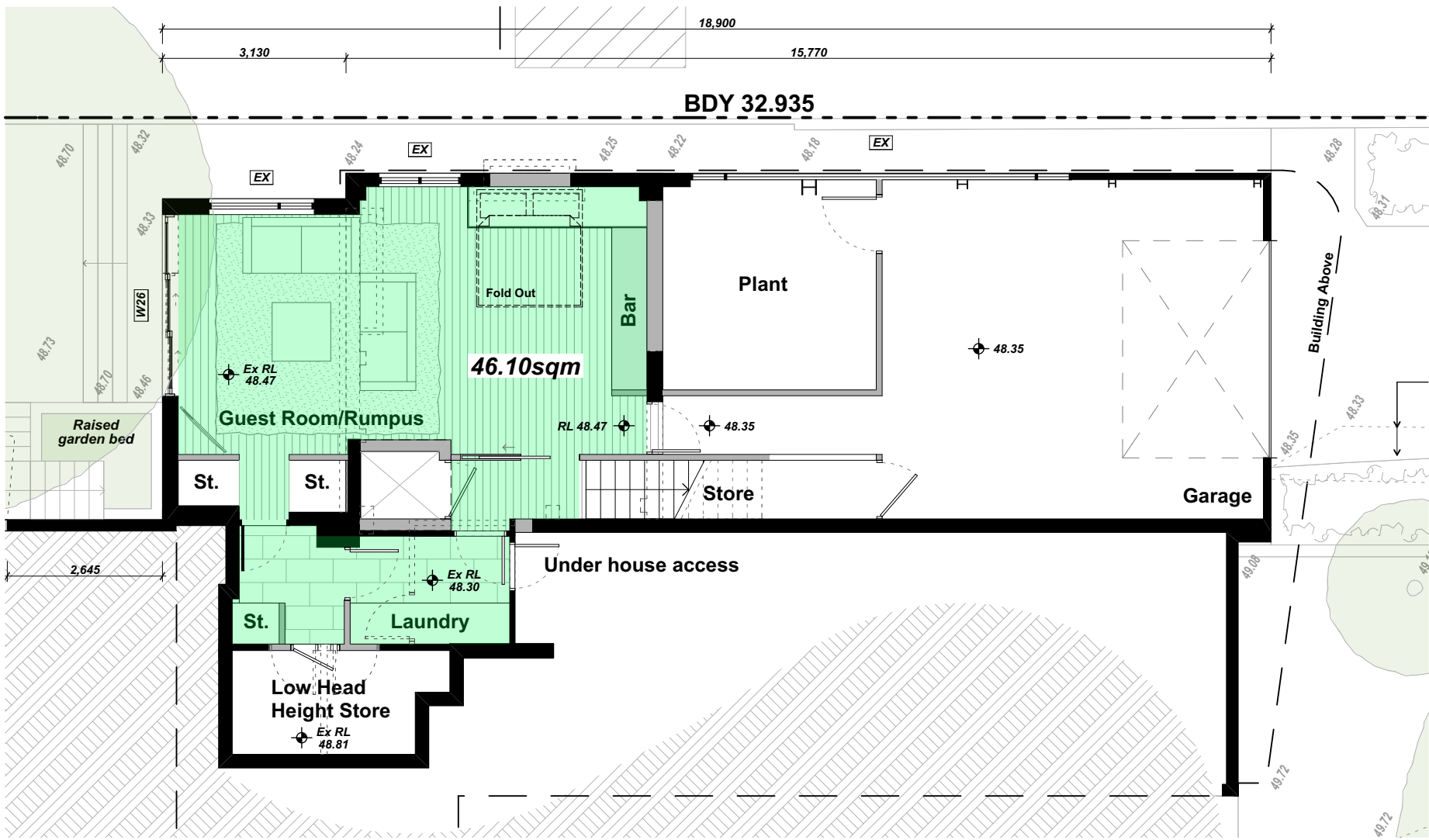
PROJECT
ALTERATIONS & ADDITIONS
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

DRAWING TITLE
SECTIONS
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
A.07
PLOT DATE
6/9/22
REVISION
A

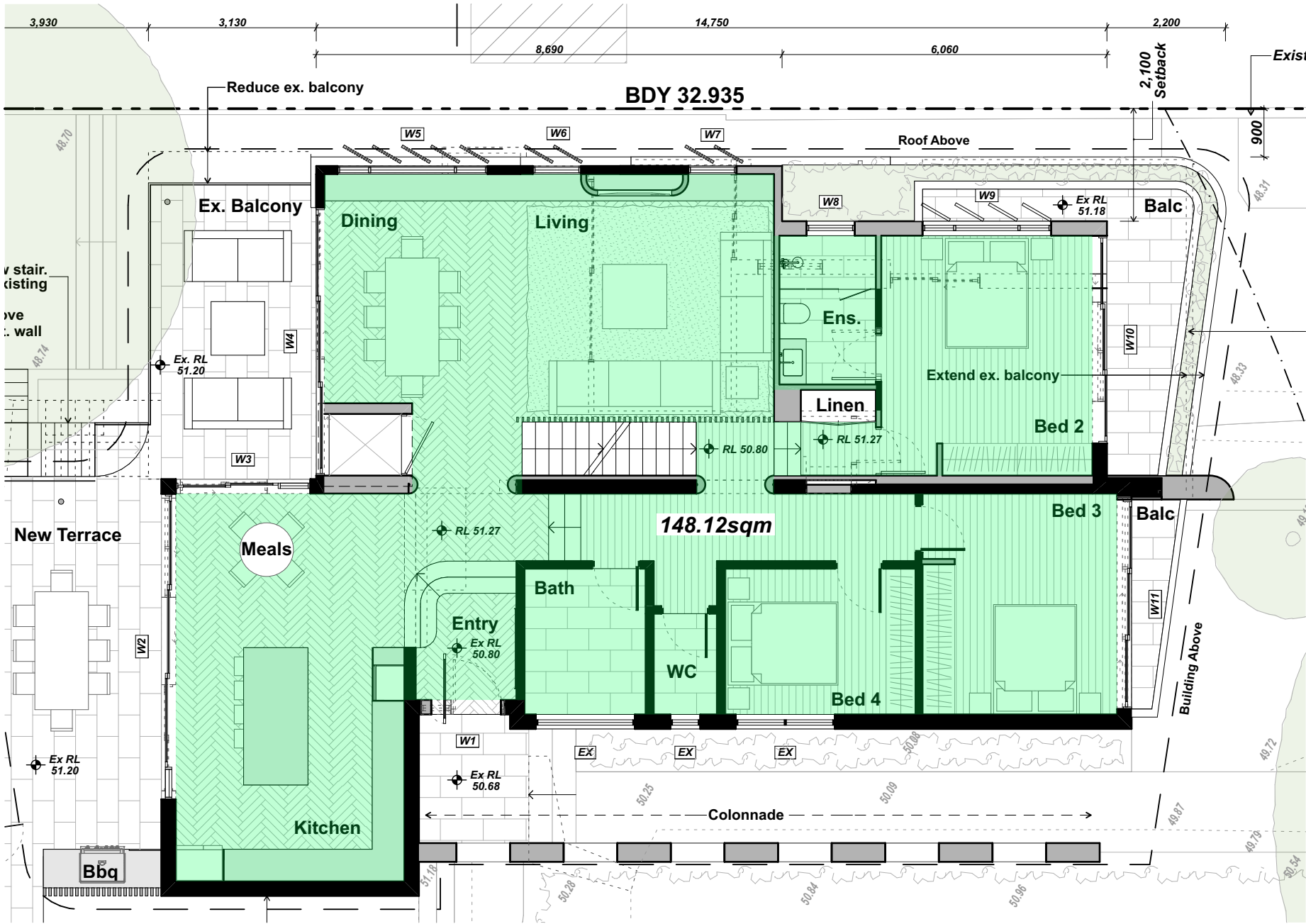


Total Site Area = 576.5m ²	
Total Open Space (OS4):	
Required	345.9m ² or 60%
Existing	356.66m or 61.8%
Proposed Total Open Space = 348.44 m ² or 60.00%	
Landscape areas:	
Required	138.02m ² or 40% of Total Open Space
Existing	229.77m or 66.5%
Total Proposed Landscape area = 181.64m ² or 52.64%	

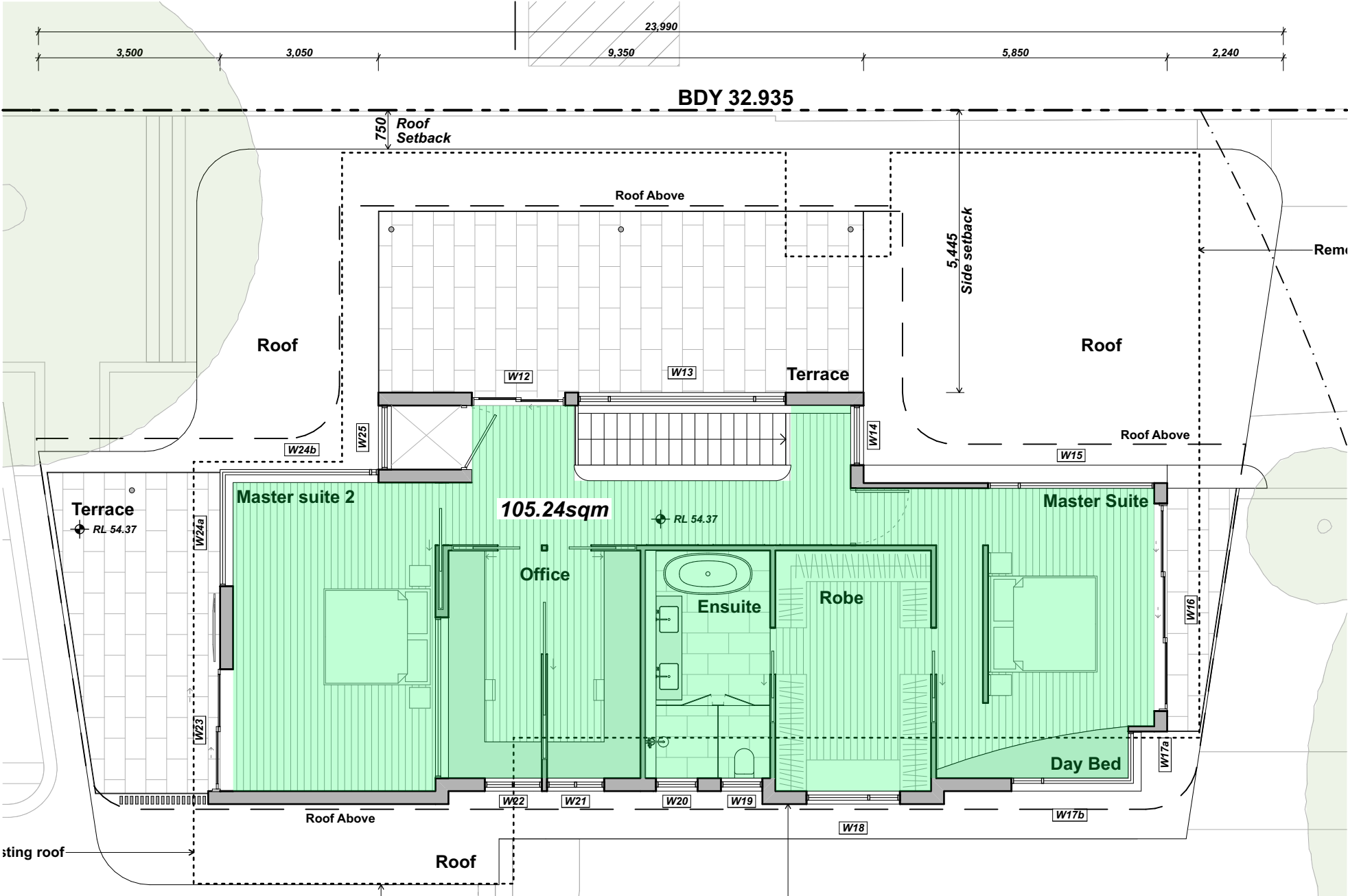
DATE	REV	DESCRIPTION
6/9/22	A	DA



Lower Level FSR



Entry Level FSR



Upper Level FSR

Total Site Area = 576.5m²

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

LOWER LEVEL GFA: 46.10 m²

ENTRY LEVEL GFA 148.12 m²

UPPER LEVEL GFA: 105.24 m²

Total GFA = 299.46 m²

PROPOSED - FSR: 0.52:1

DATE	REV	DESCRIPTION
6/9/22	A	DA

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

FOR POPOVAC

DRAWING TITLE
FSR CALCULATIONS

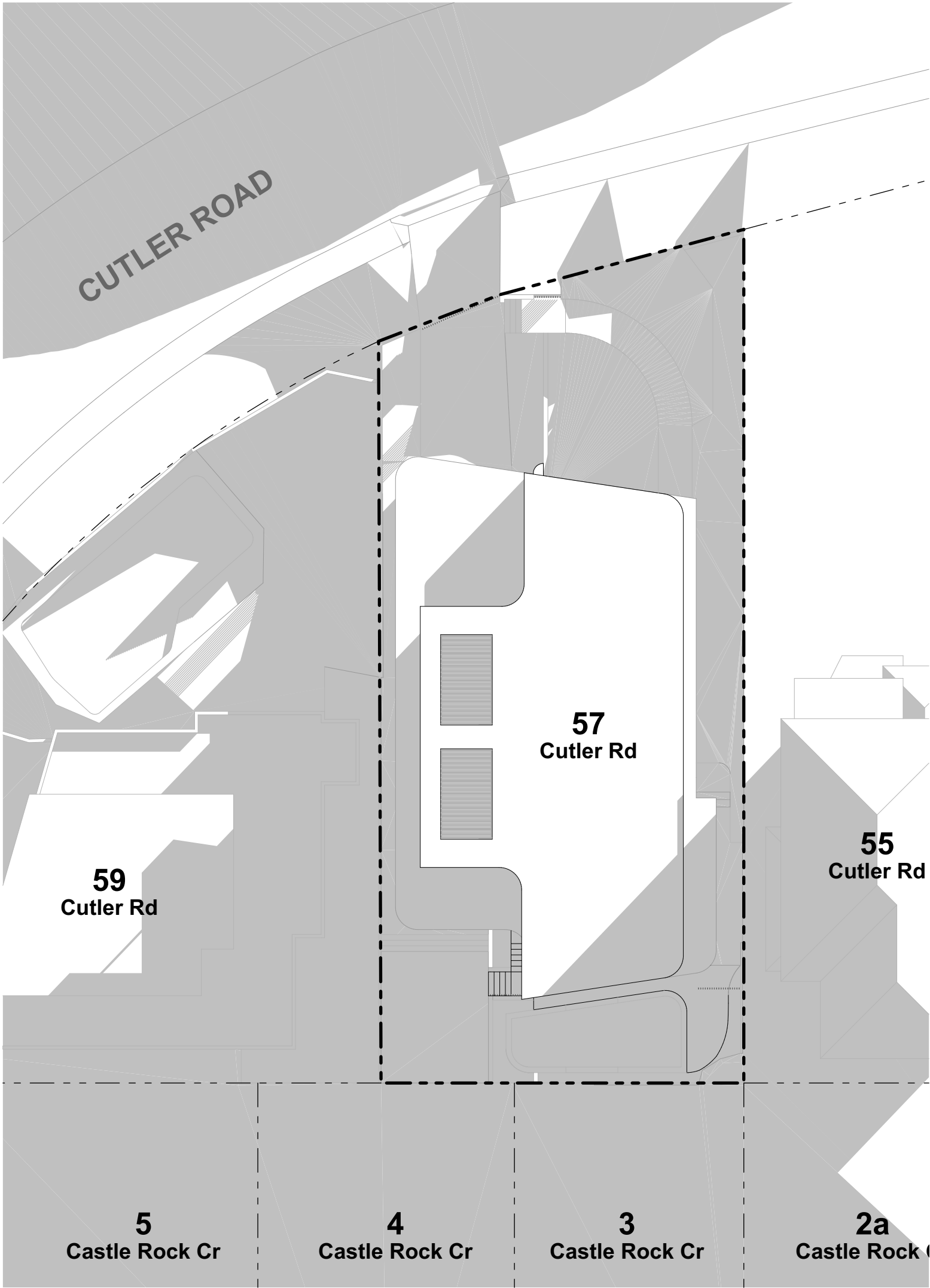
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DRAWN BY
LT/AB

DRAWING NO.
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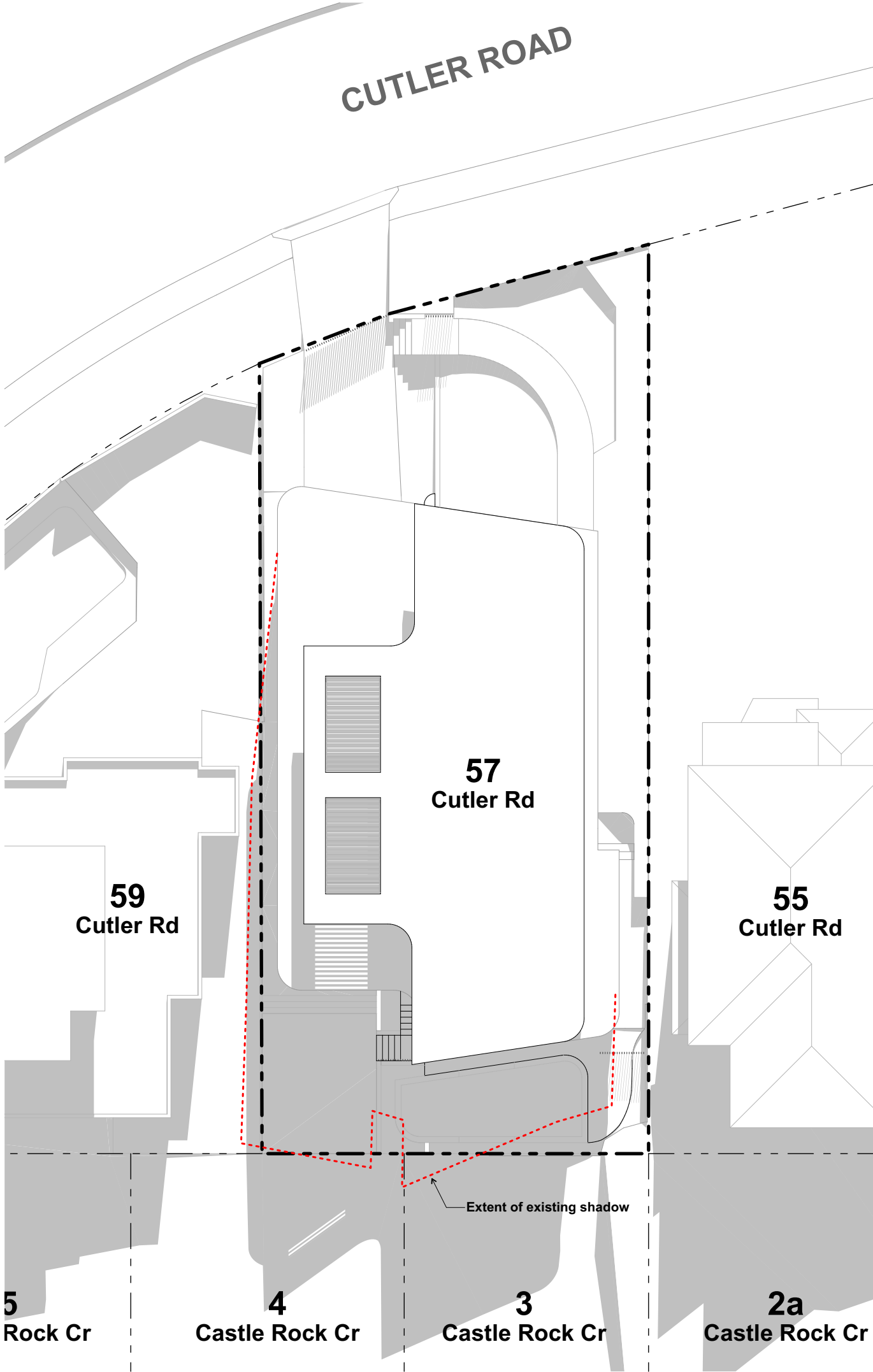
PLOT DATE
6/9/22

REVISION
A

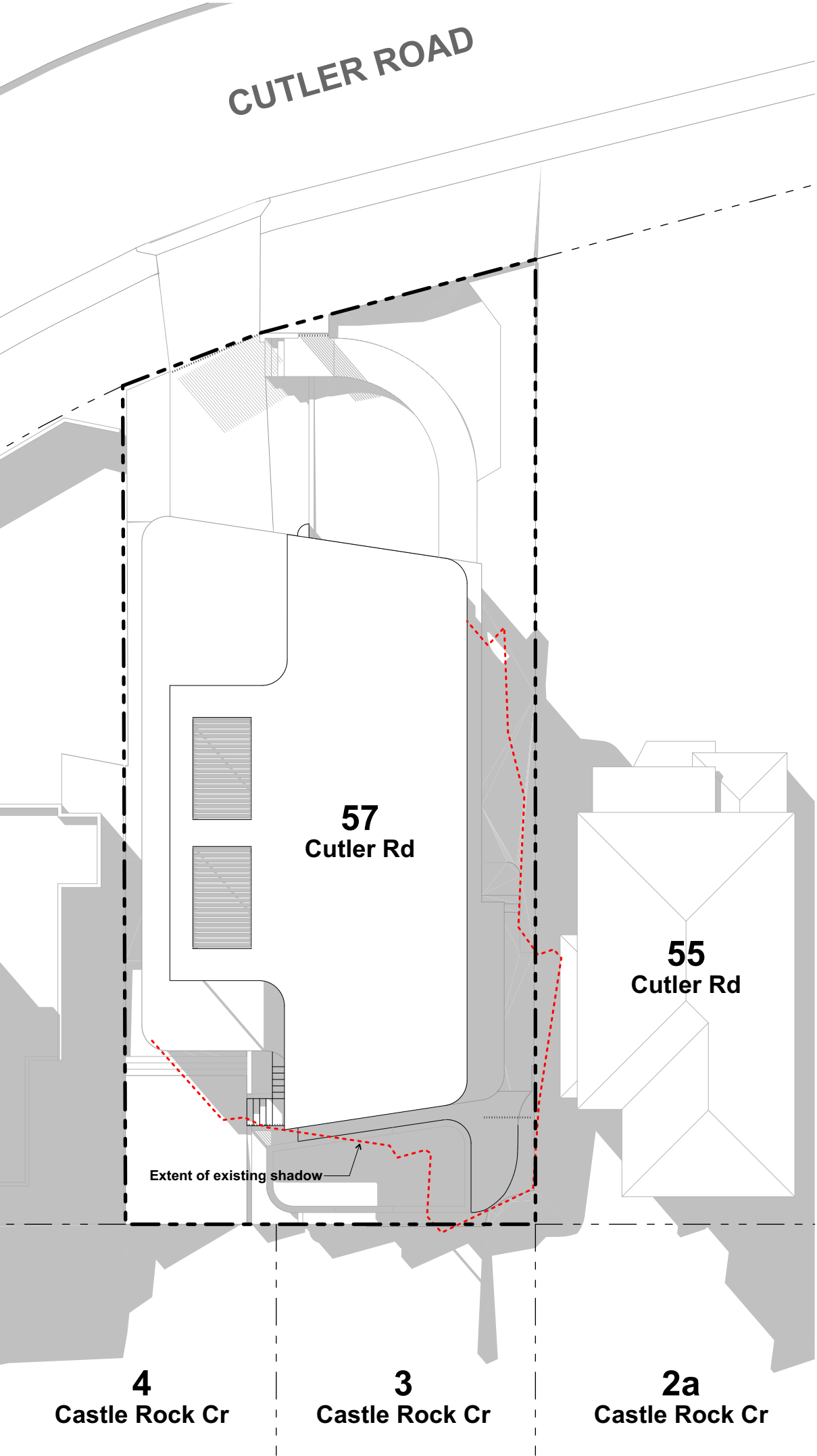


9am - 21 JUNE

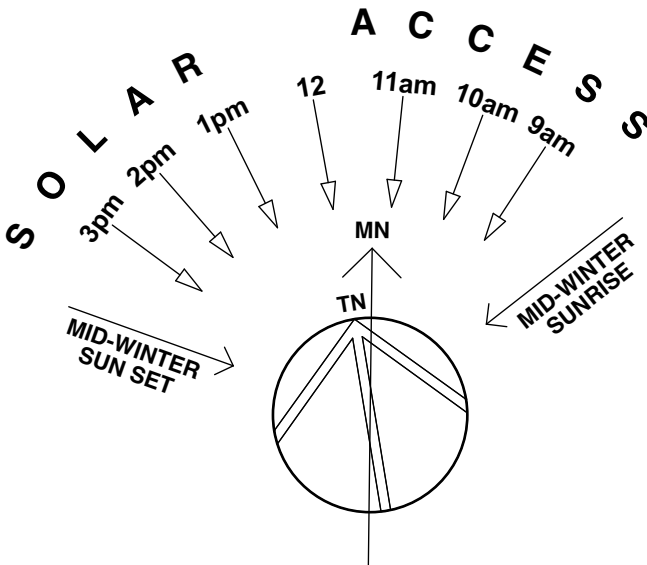
No additional shadow
due to topography



12pm - 21 JUNE



3pm - 21 JUNE



DATE	REV	DESCRIPTION
6/9/22	A	DA