

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

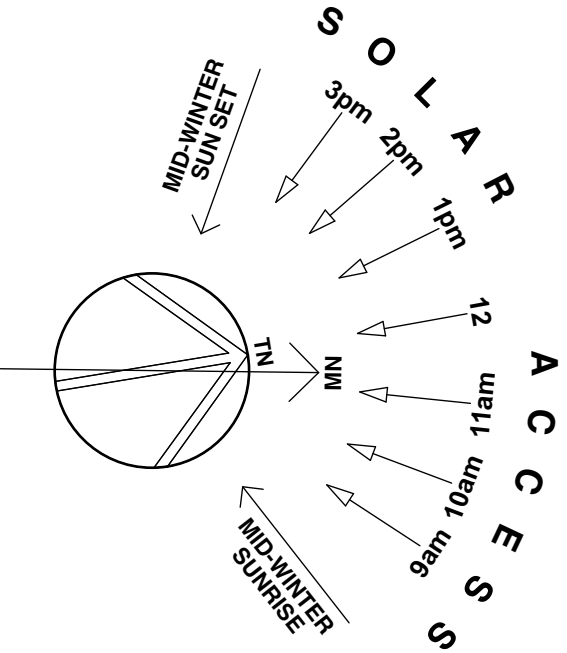
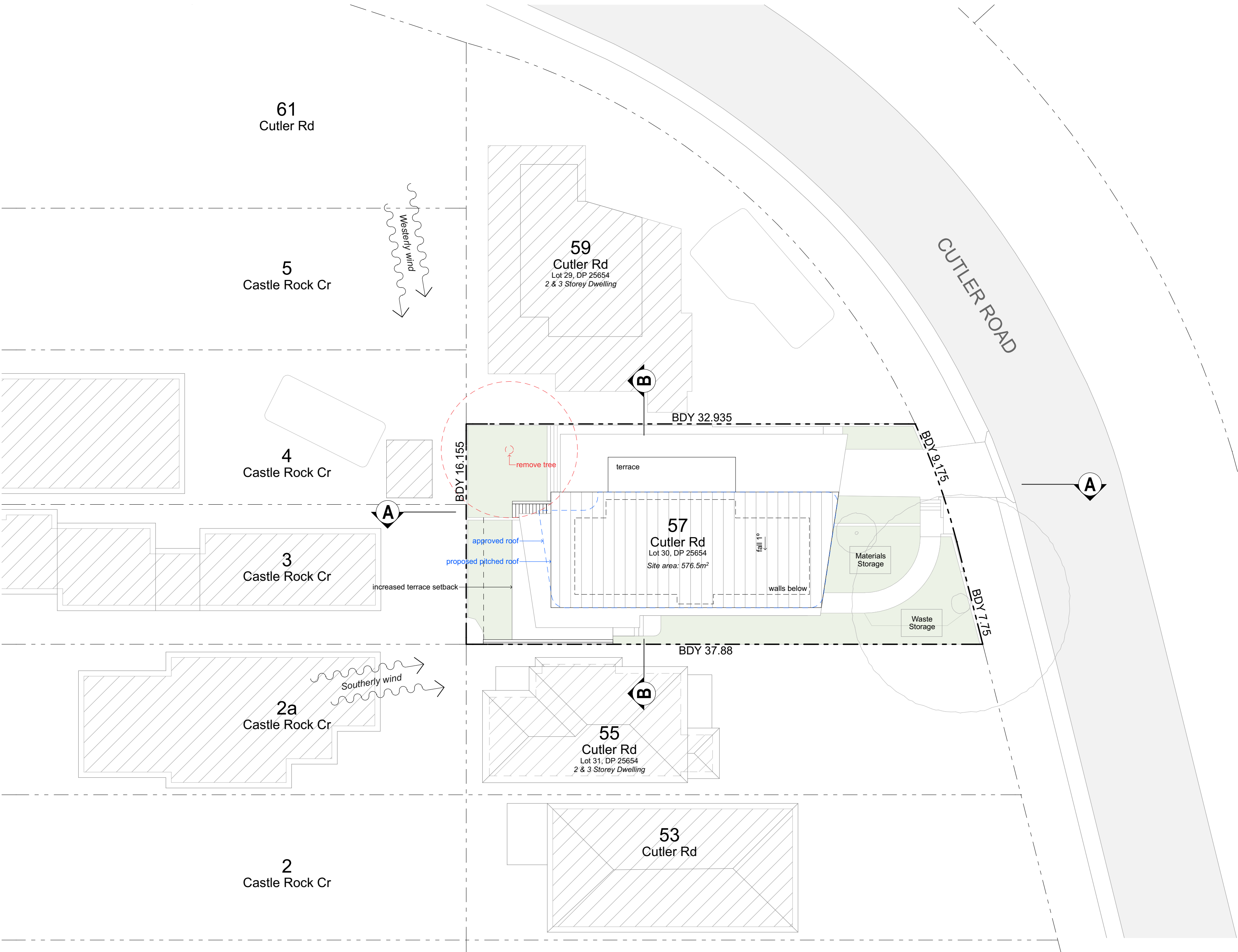
no	width	height	sill	area
W1	1,300	2,700	0	3.51
W2	5,700	2,700	0	15.39
W3	2,510	2,700	0	6.78
W4	5,000	2,700	0	13.50
W5	2,800	1,600	1,370	4.48
W6	900	1,600	3,870	1.44
W7	900	1,600	3,870	1.44
W8	900	1,200	1,200	1.08
W9	2,400	1,200	1,200	2.88
W10	3,875	2,400	0	9.30
W12	1,200	2,400	0	2.88
W13	4,000	1,900	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



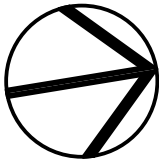
Current approval front of house image



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

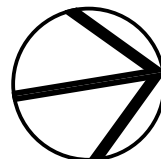
59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

LEGEND

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



DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
5/12/2024	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
plan - lower ground floor
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
A.02
PLOT DATE
5/12/2024
REVISION
A

5
Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

2
Castle Rock Cr

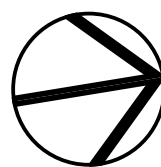
59
Cutler Rd
Lot 29, DP 25654

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 - 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

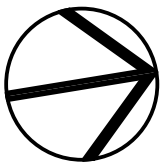
59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

LEGEND

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

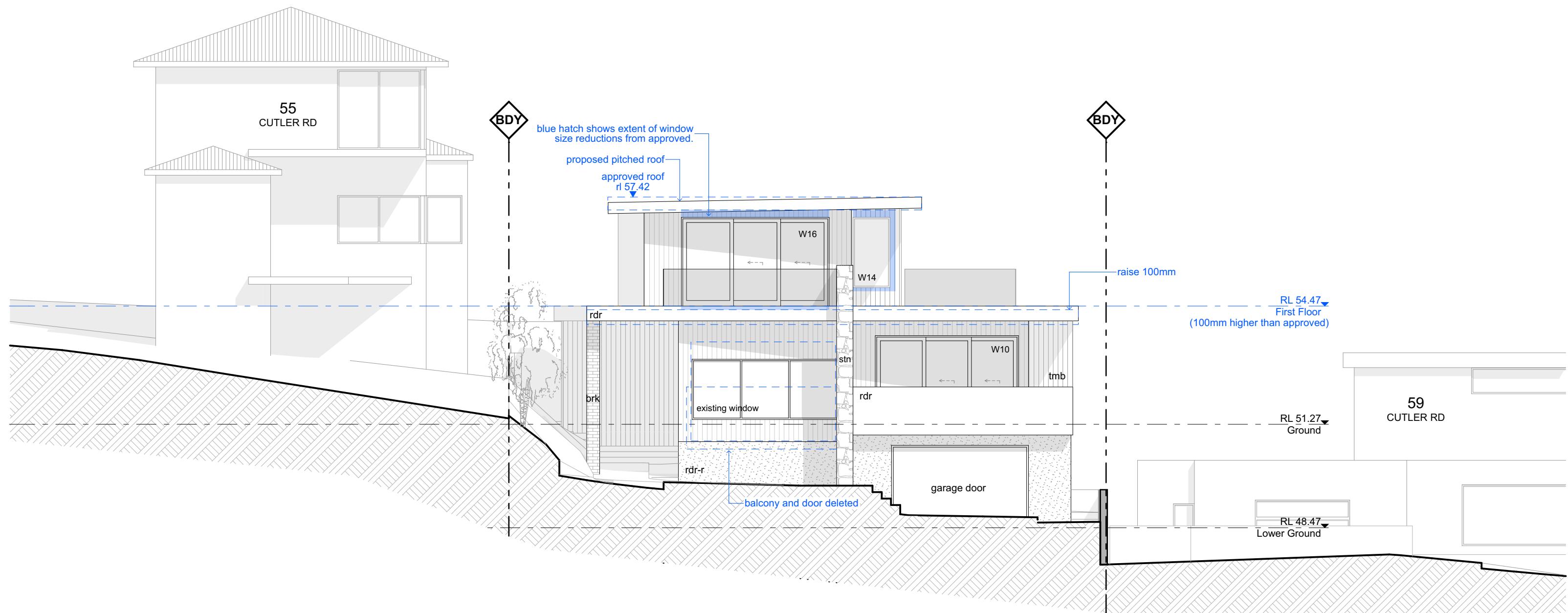


DATE	REV	DESCRIPTION
29/8/24	A	Section 4.55
4/12/24	B	S4.55 changes in response to RFI

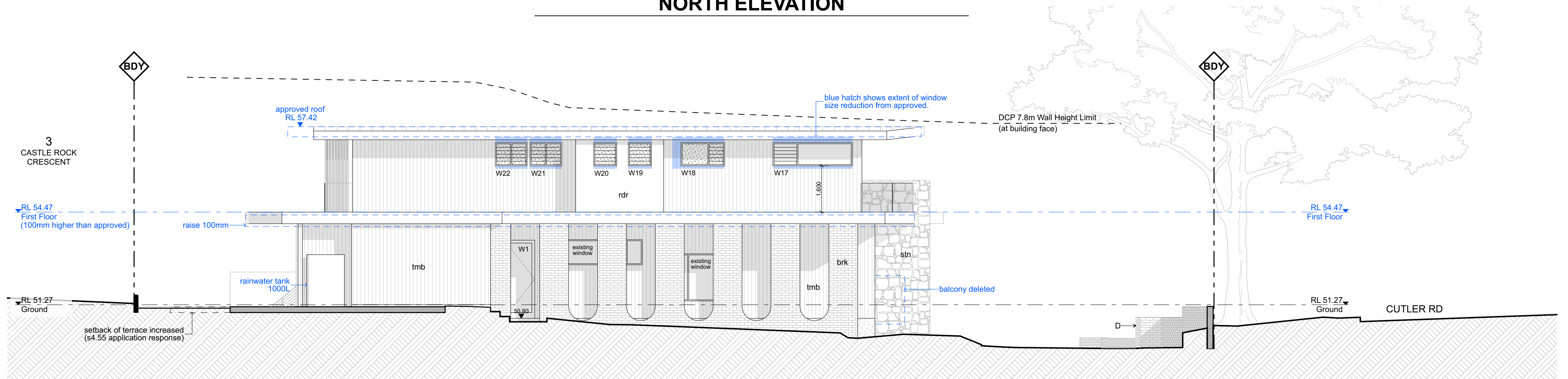
PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
plan - first floor
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
A.04
PLOT DATE
4/12/24
REVISION
A

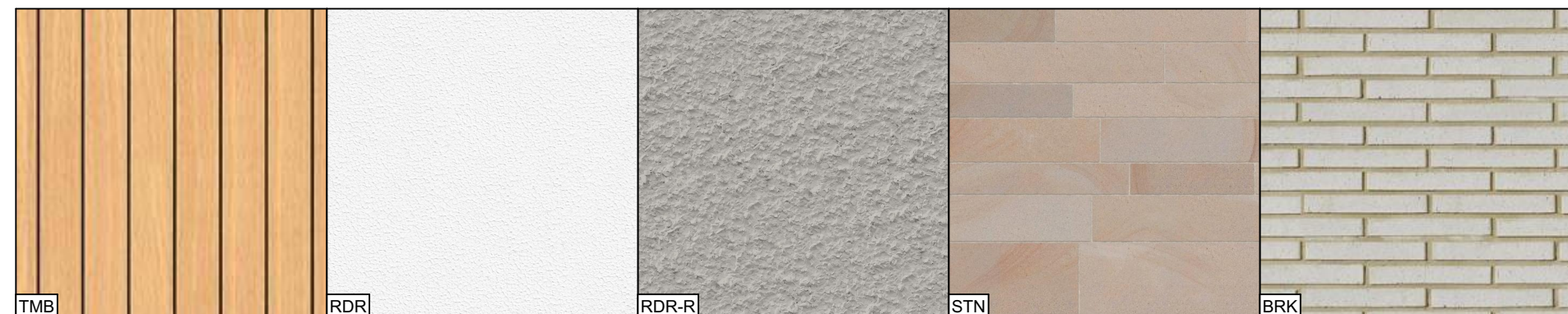


NORTH ELEVATION



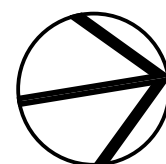
EAST ELEVATION

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
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
elevation - north, east
PROJECT NO.
2212
SCALE
1:100 @ A2

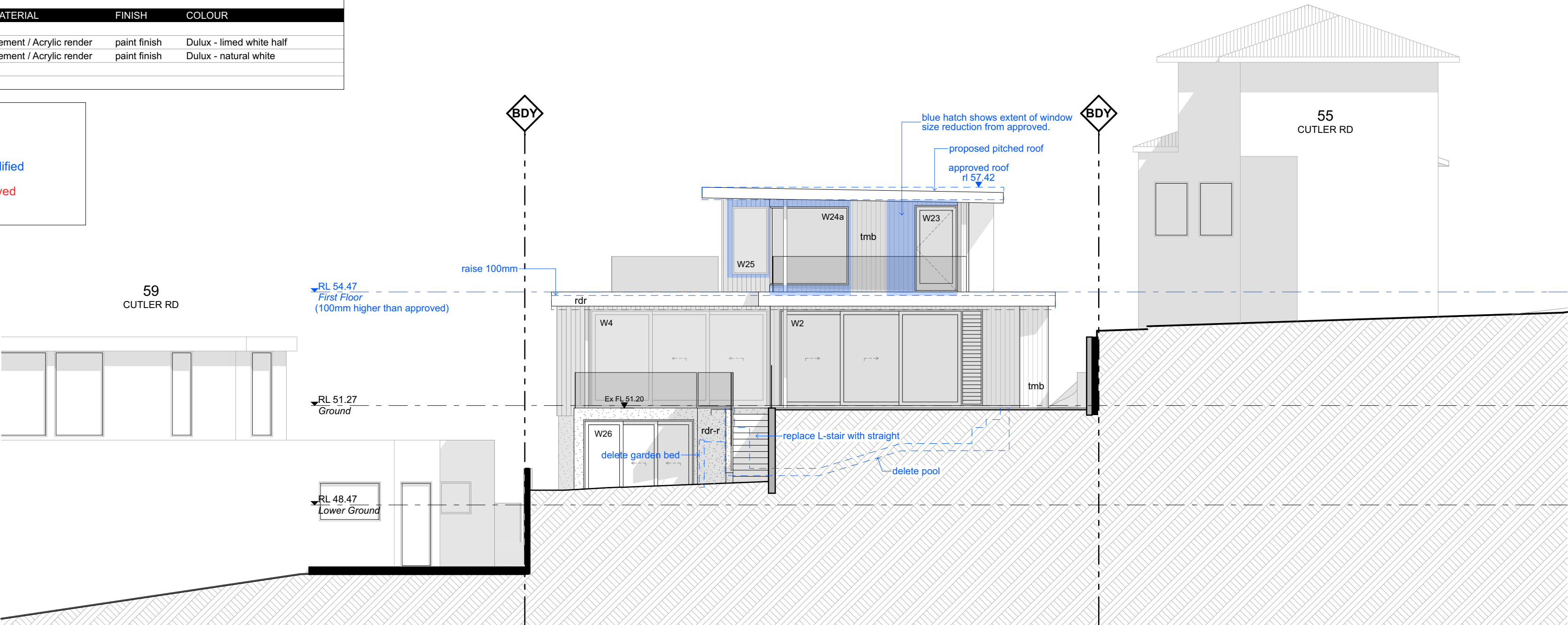
DRAWN BY
LT/AB
DRAWING NO.
A.05

PLOT DATE
4/12/24
REVISION
A

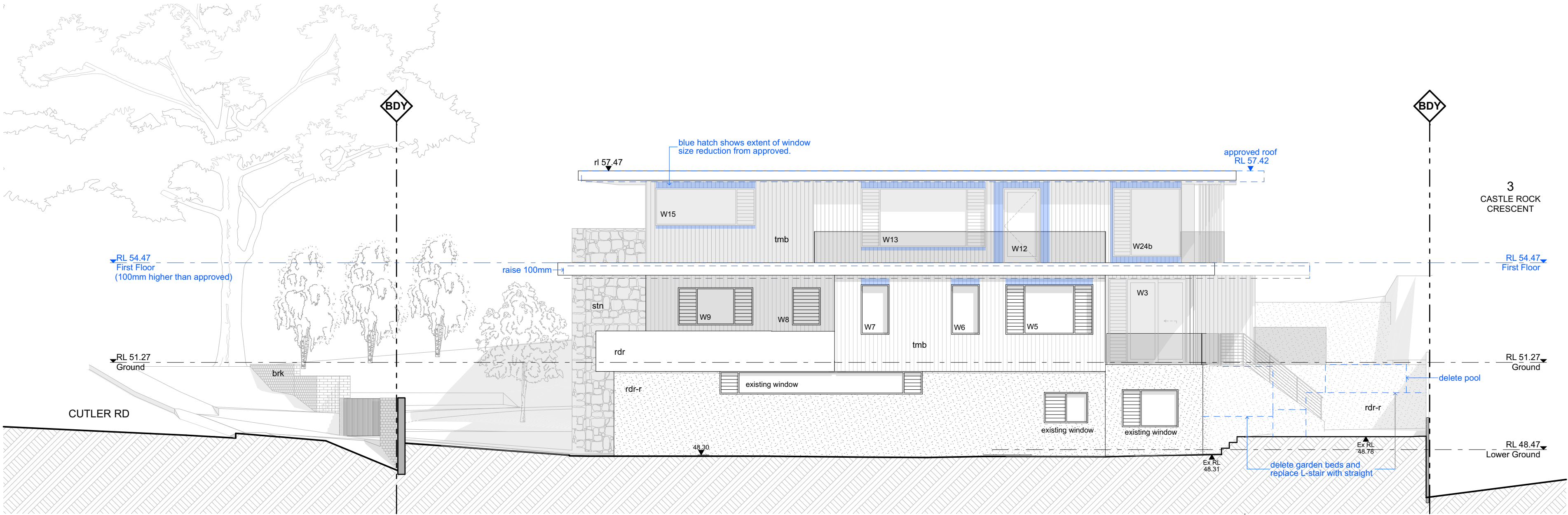
EXTERNAL				
CODE	COMPONENT	MATERIAL	FINISH	COLOUR
TMB	Timber-look vertical cladding			
RDR-R	Render - rough	Cement / Acrylic render	paint finish	Dulux - limed white half
RDR	Render	Cement / Acrylic render	paint finish	Dulux - natural white
BRK	Brick			
STN	Stone			

LEGEND

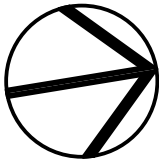
- approved elements to be modified
- existing elements to be removed



SOUTH ELEVATION



WEST ELEVATION



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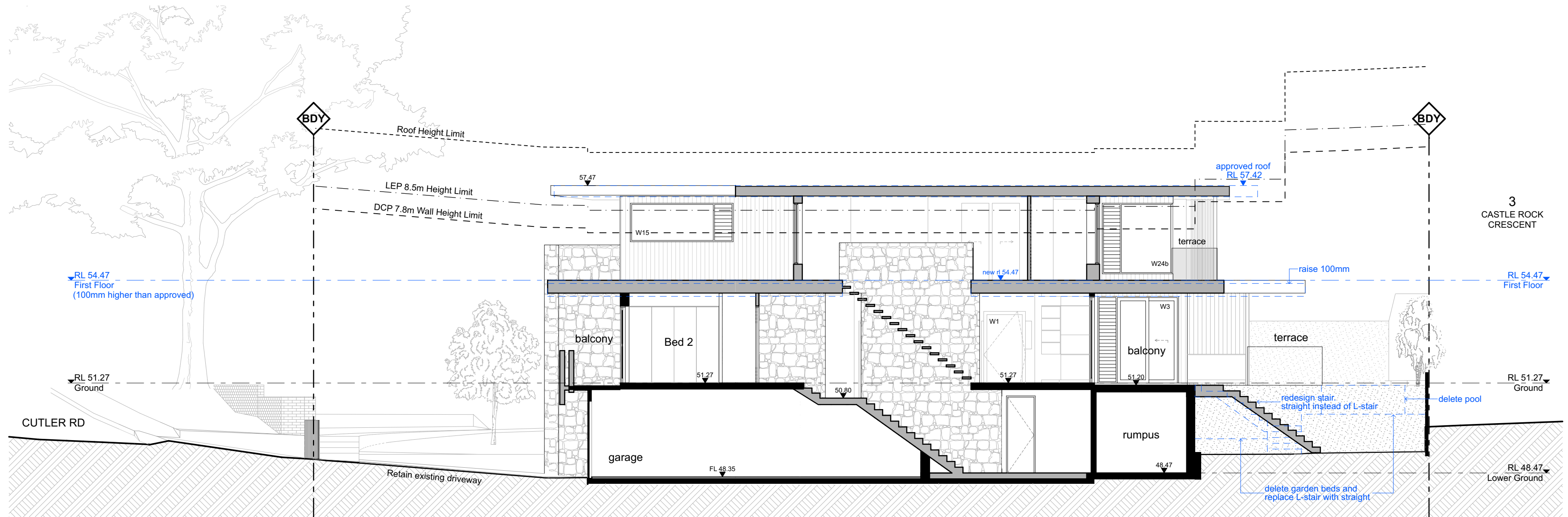
PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

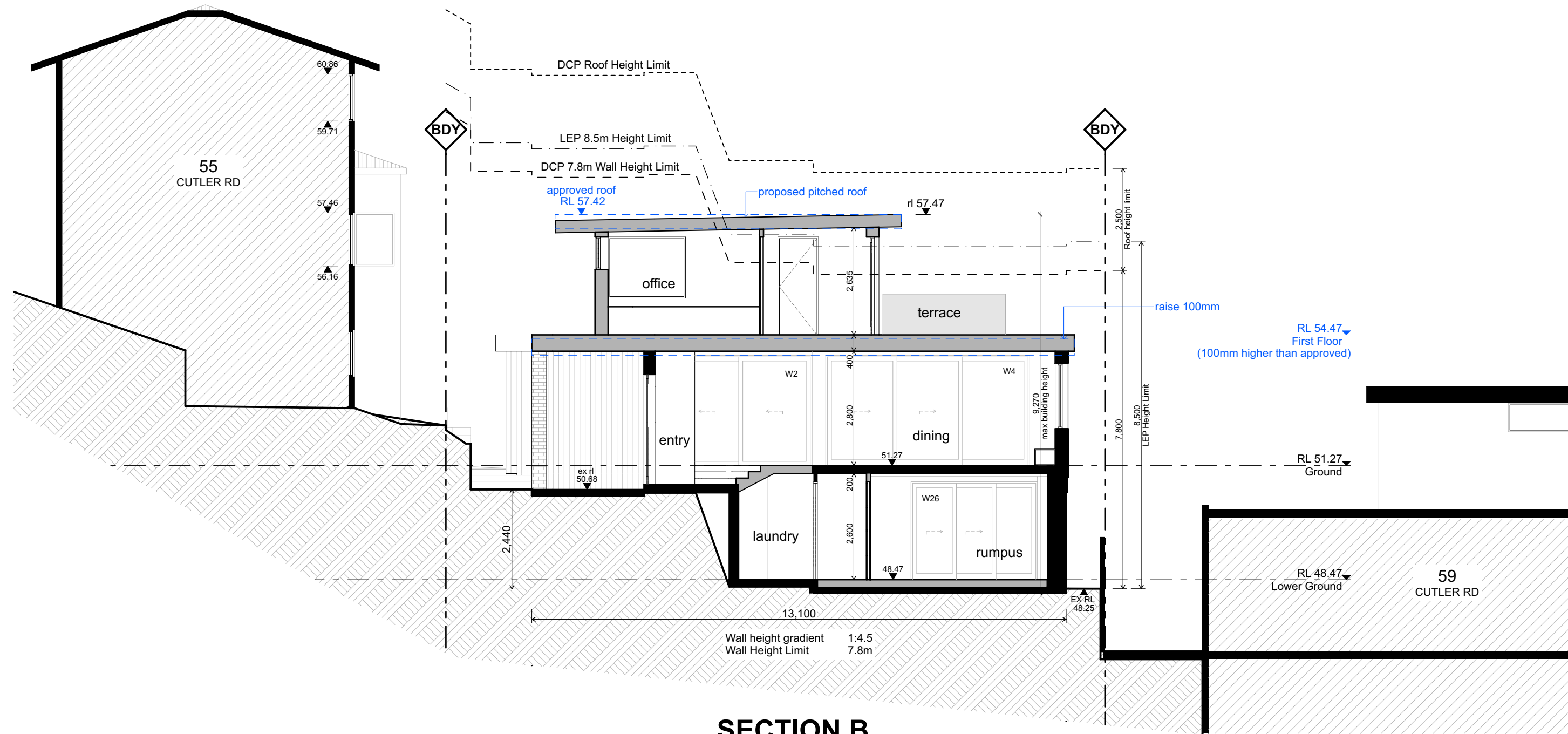
DRAWING TITLE
elevation - south, west
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.06

PLOT DATE
4/12/24
REVISION
A



SECTION A



SECTION B

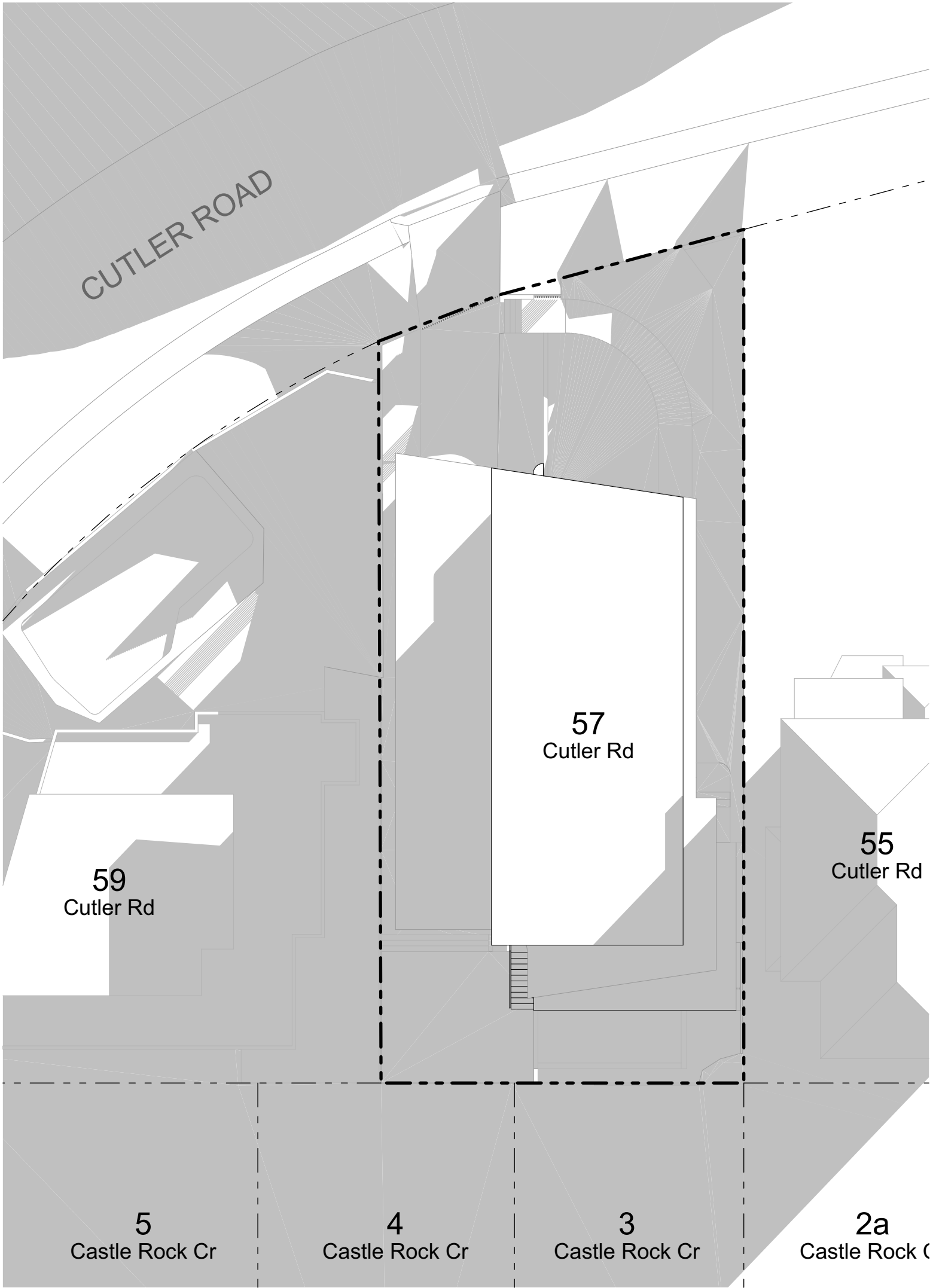
LEGEND

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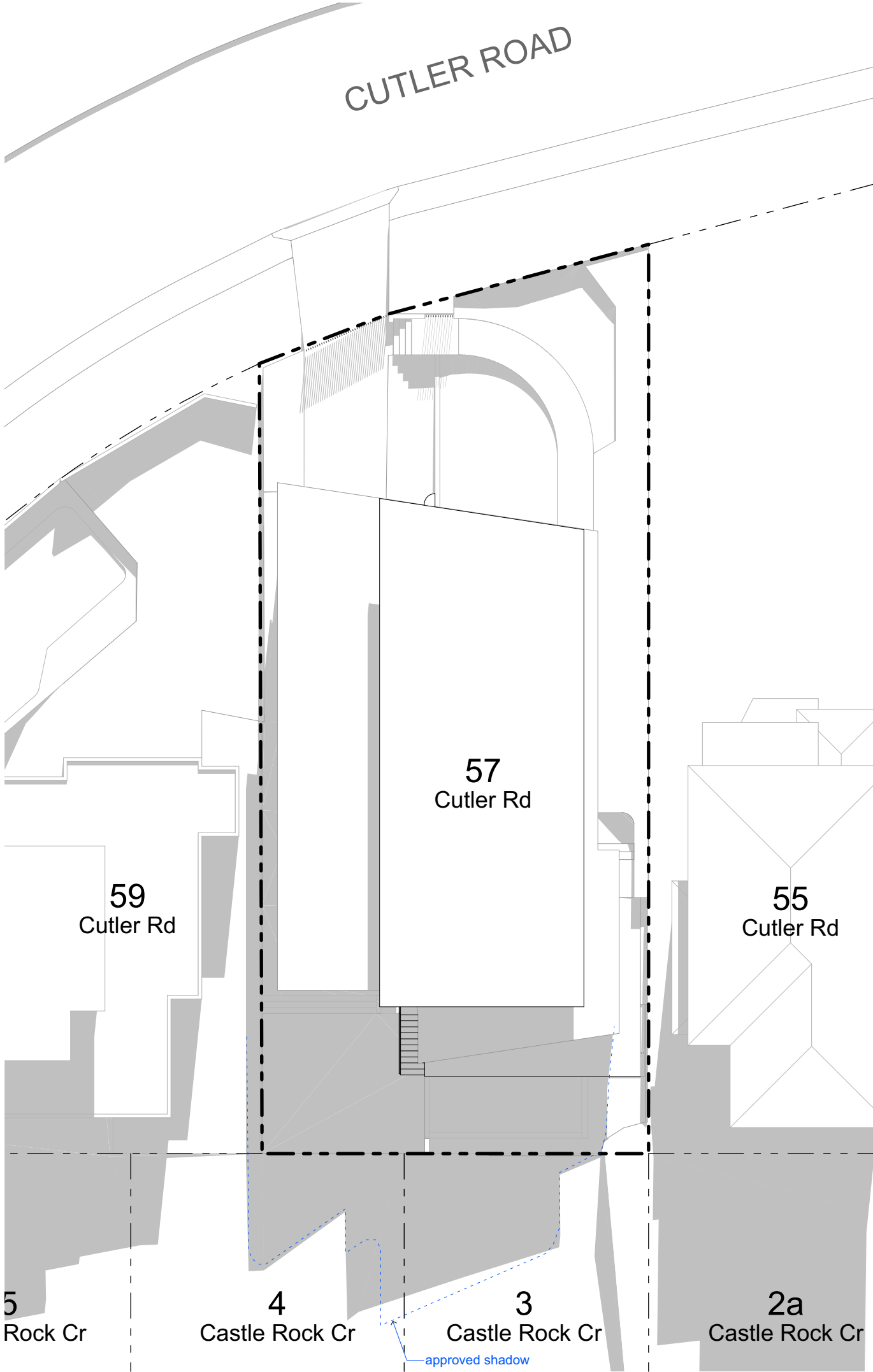
PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

DRAWING TITLE
section - A, B
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
A.07
PLOT DATE
4/12/24
REVISION
B

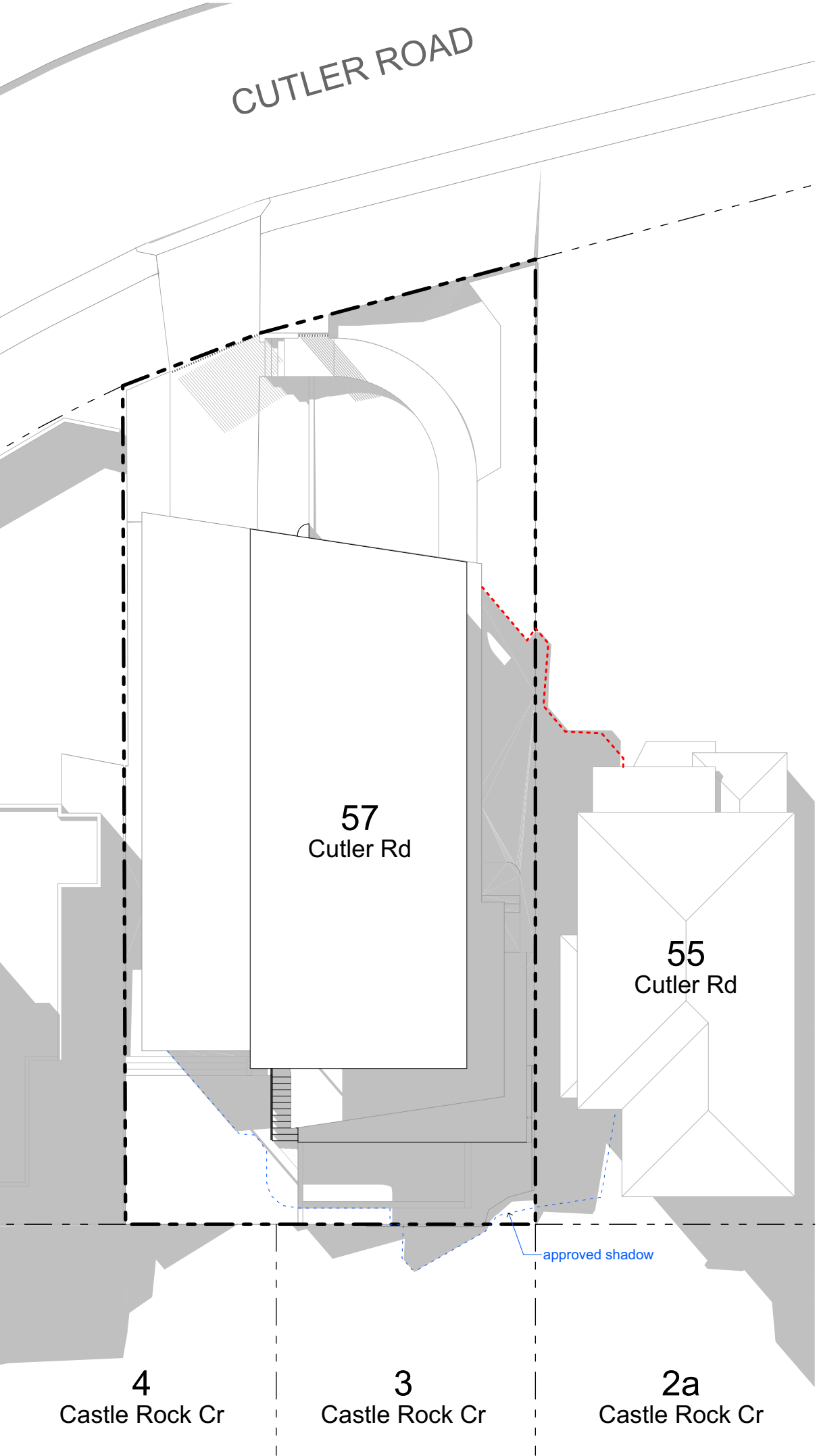


9am - 21 JUNE

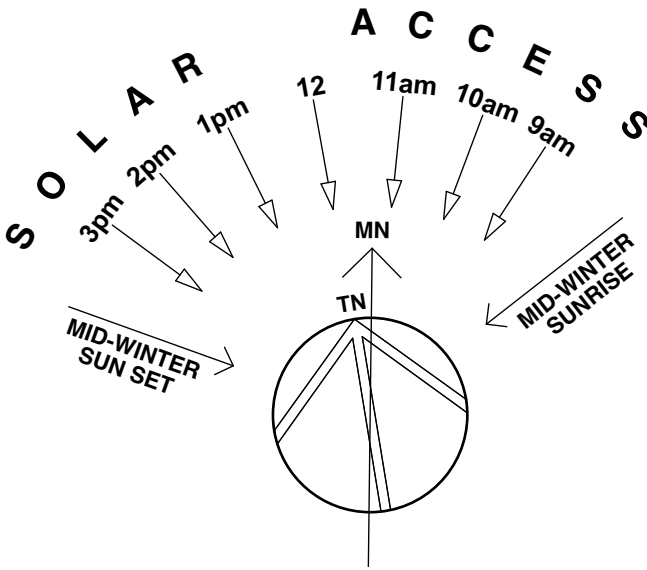
No additional shadow due to topography



12pm - 21 JUNE



3pm - 21 JUNE



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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
shadow diagrams

PROJECT NO.
2212

SCALE
1:200 @ A2

DRAWN BY
LT/AB

DRAWING NO.
A.08

PLOT DATE
4/12/24

REVISION
B

