

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

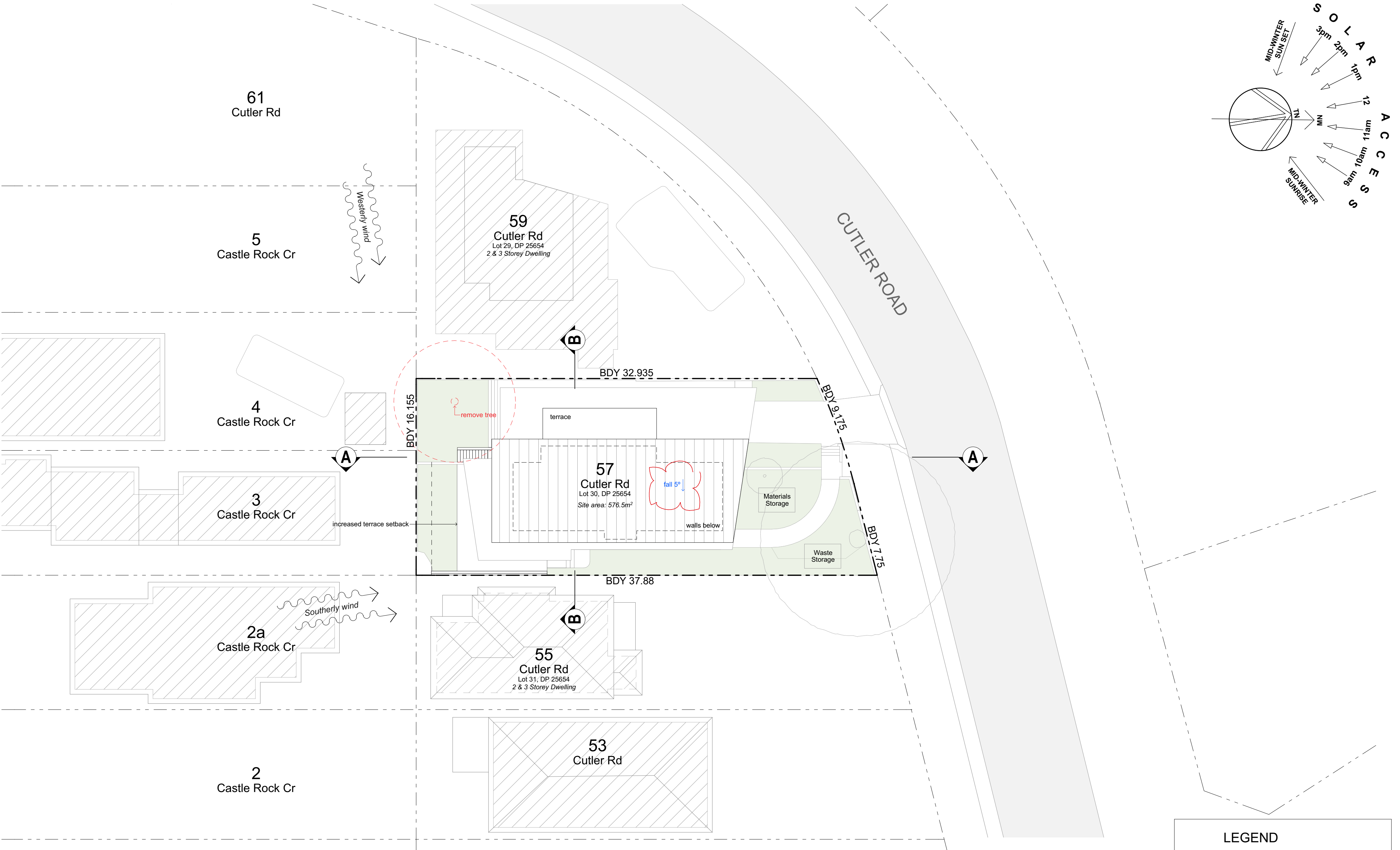
WINDOW SCHEDULE

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

106.00 m²

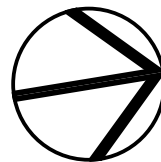


Proposed front of house image - for illustrative purposes only



LEGEND

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



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
02/06/25	B	UPPER ROOF AMENDED

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

FOR POPOVAC

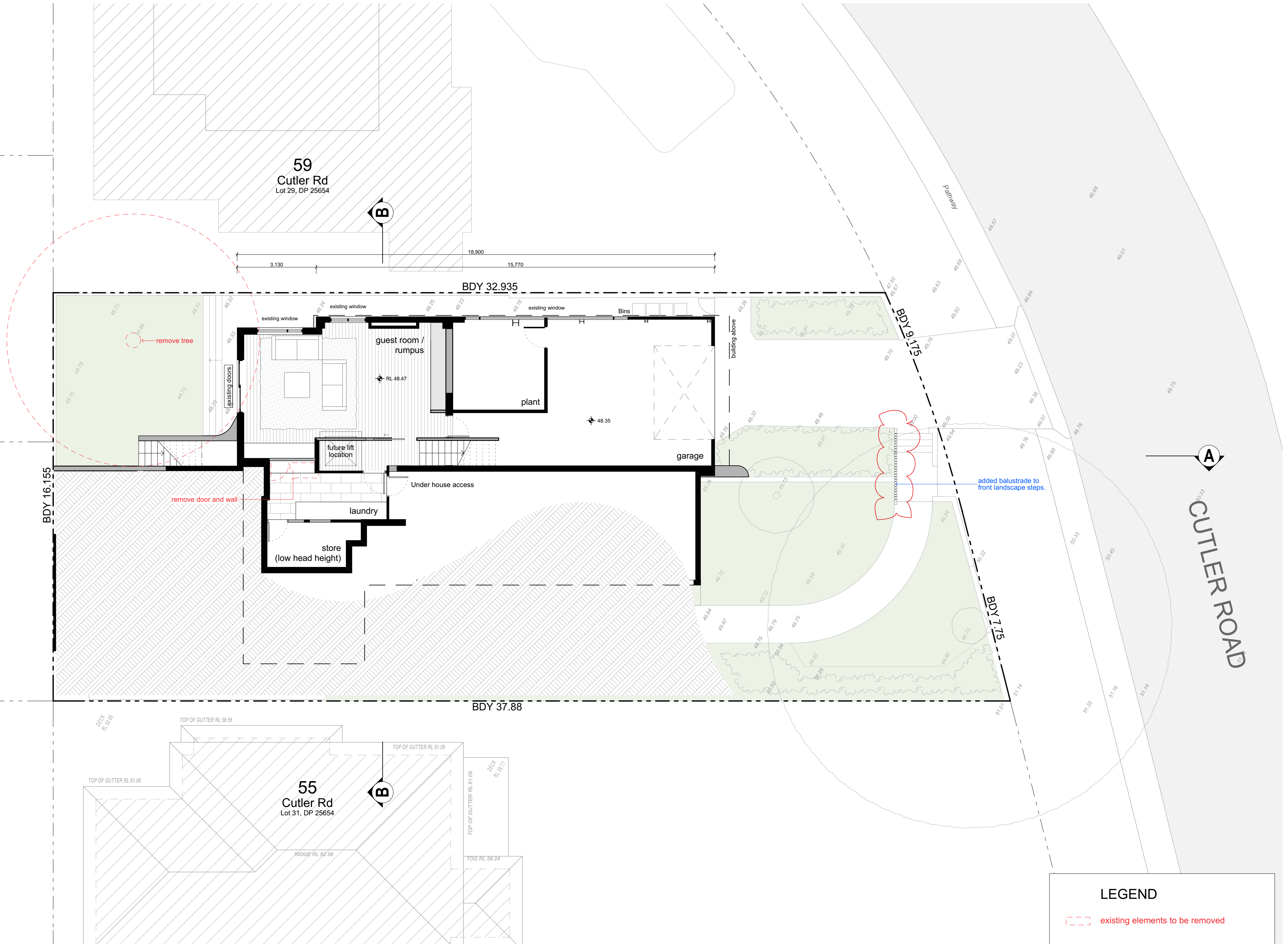
DRAWING TITLE
Site plan + site analysis
PROJECT NO.
2212
SCALE
1:200 @ A2

DRAWN BY
LT/AB
DRAWING NO.
B.01

PLOT DATE
2/06/2025
REVISION
B

2
Castle Rock Cr

55
Cutler Rd
Lot 31, DP 25654



 existing elements to be removed

DRAWING TITLE		
plan - lower ground floor		
PROJECT NO.	DRAWN BY	PLOT DATE
2212	LT/AB	27/06/2025
SCALE	DRAWING NO.	REVISION
1:100 @ A2	B.02	B

5
Castle Rock Cr

4
Castle Rock Cr

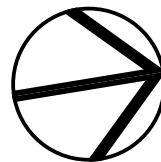
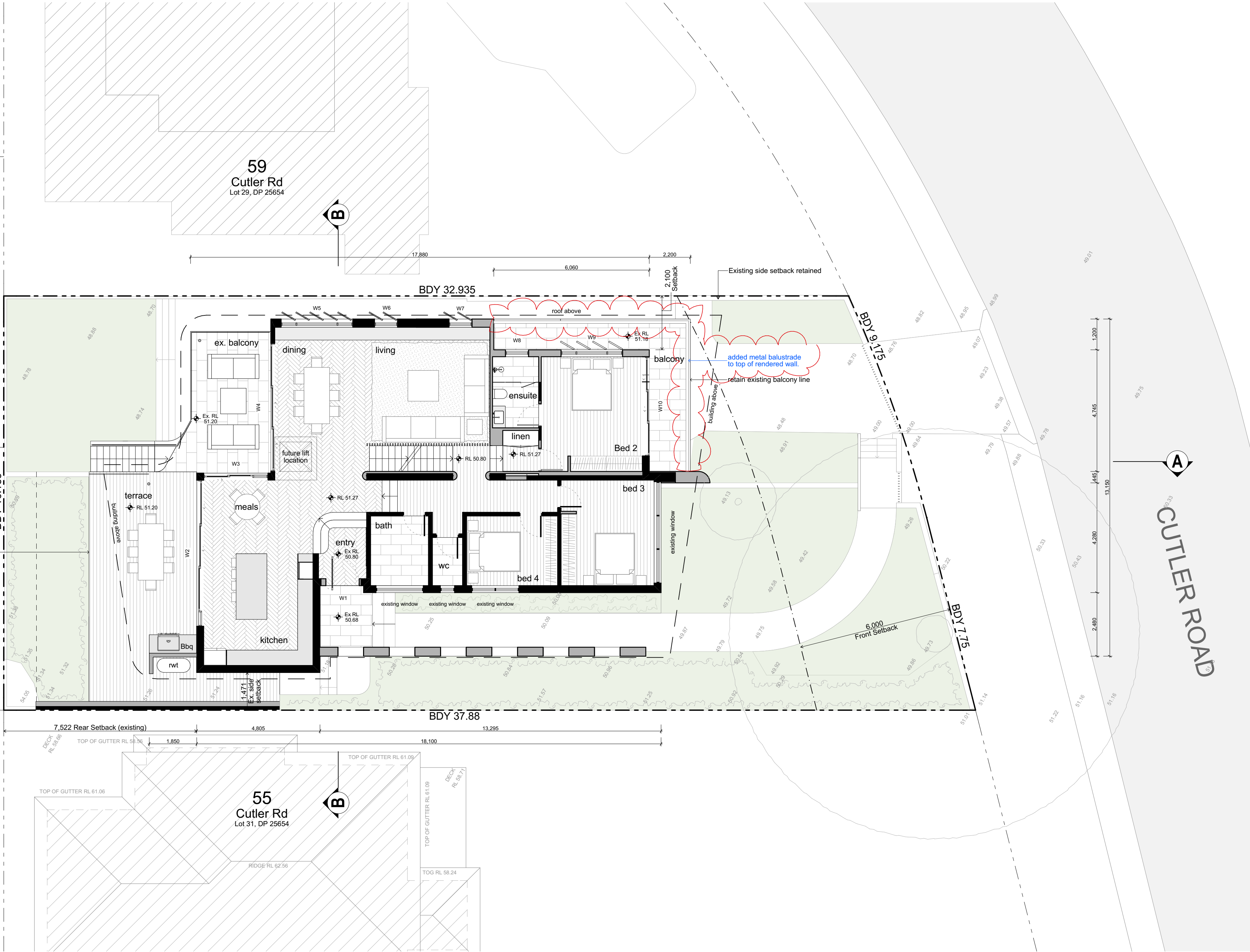
3
Castle Rock Cr

2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
02/06/25	B	UPPER ROOF AMENDED

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.
B.03

PLOT DATE
2/06/2025

REVISION
B

5
Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

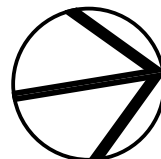
2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

0 5m



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
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PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654

FOR POPOVAC

DRAWING TITLE
plan - first floor

PROJECT NO.
2212

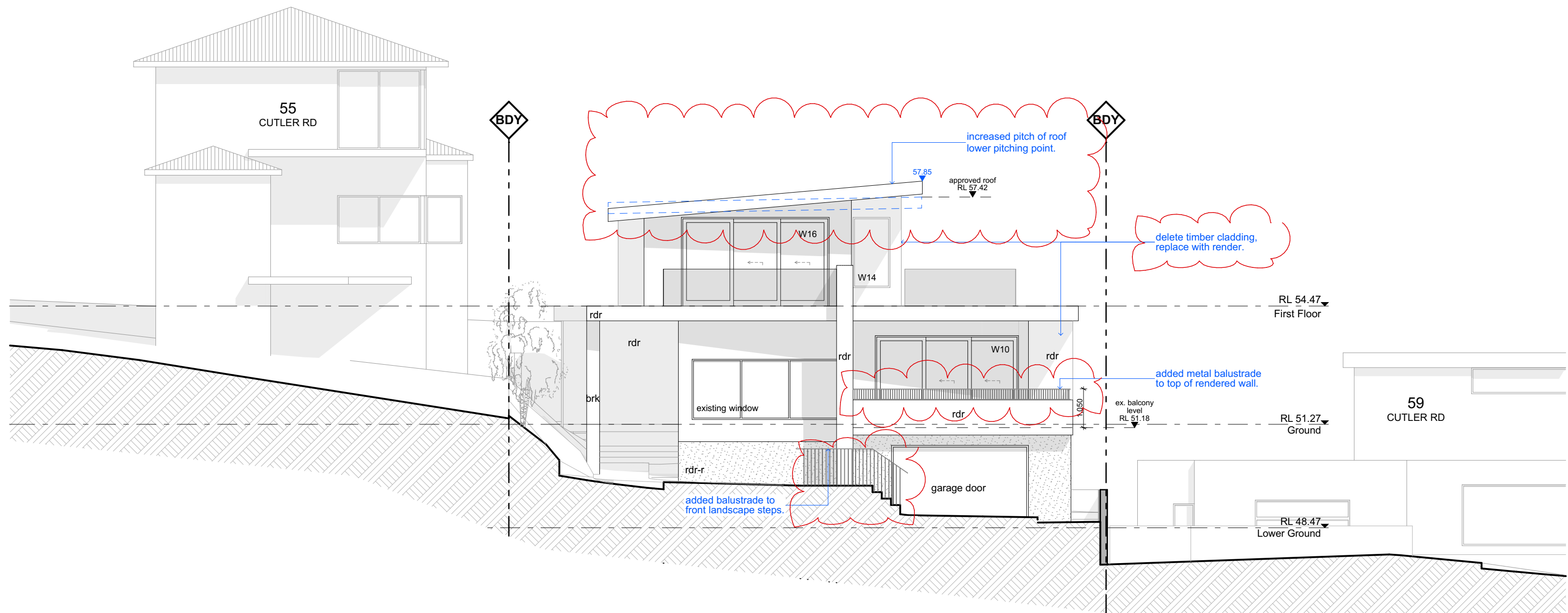
SCALE
1:100 @ A2

DRAWN BY
LT/AB

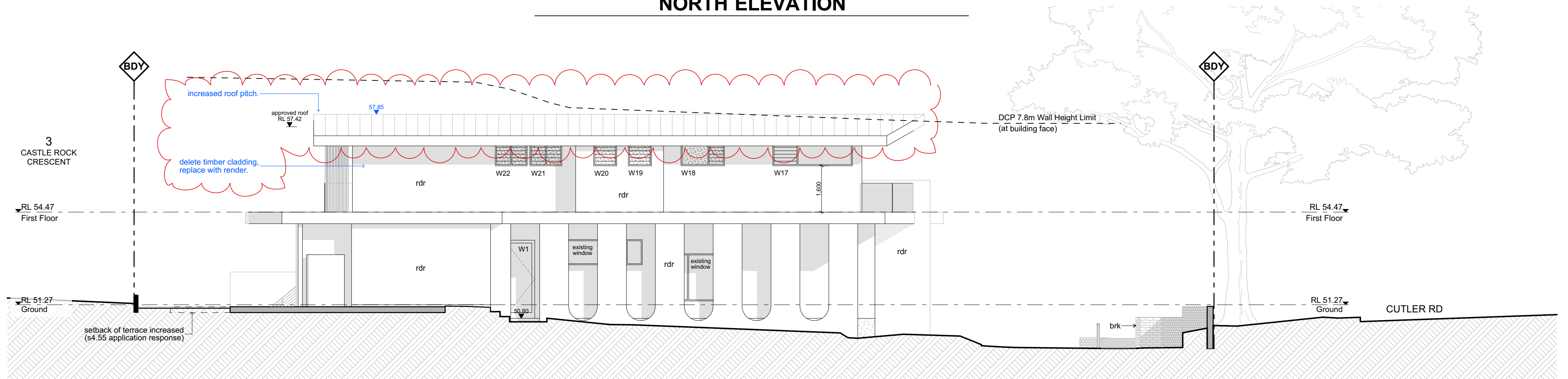
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B.04

PLOT DATE
2/06/2025

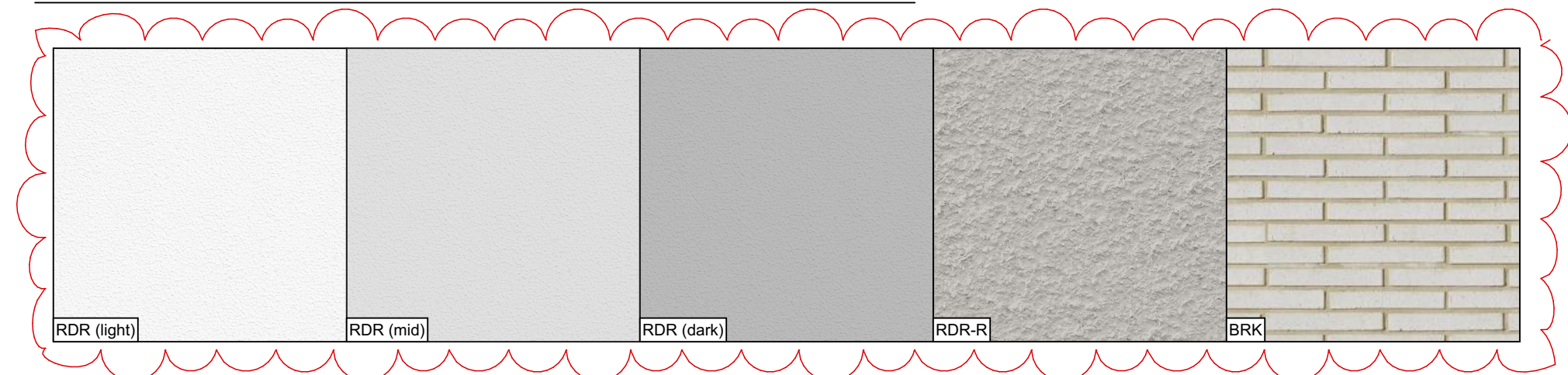
REVISION
B



NORTH ELEVATION

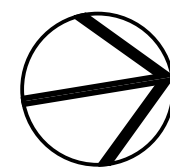


EAST ELEVATION



LEGEND

approved elements to be modified



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
02/06/25	B	UPPER ROOF AMENDED

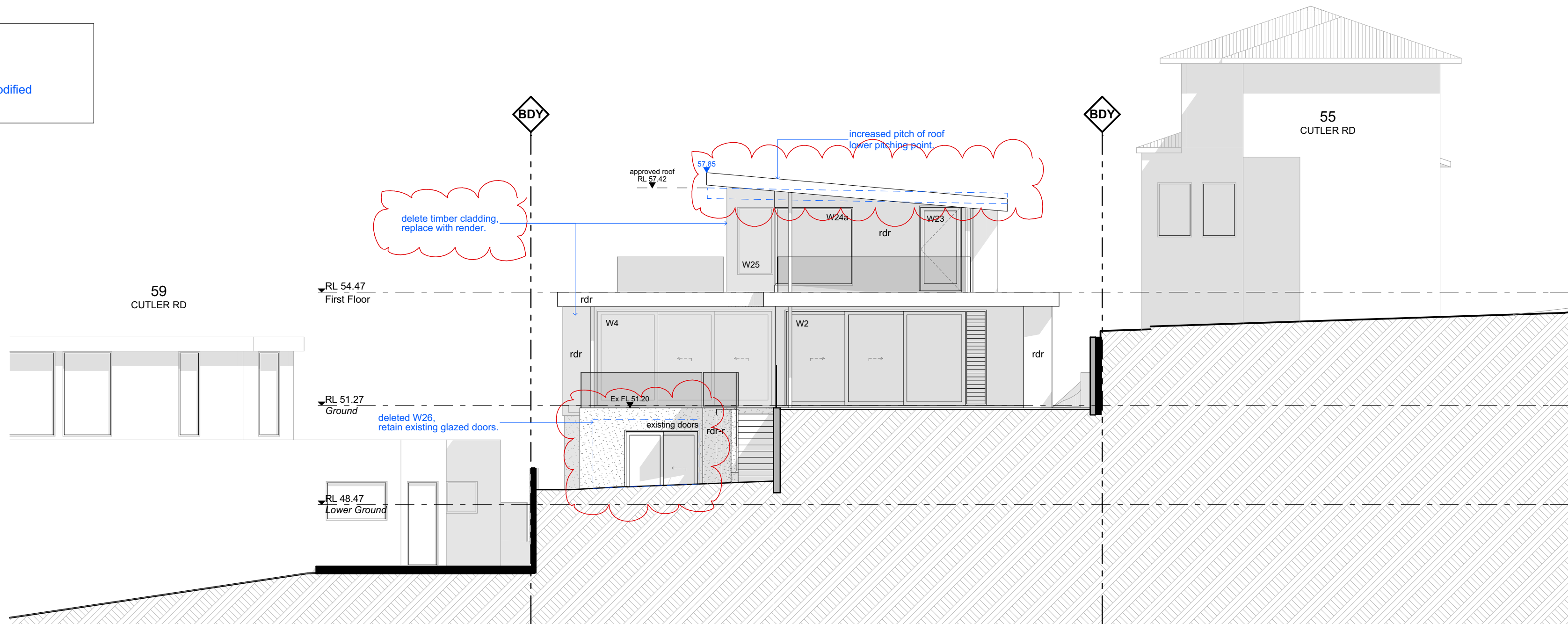
PROJECT
Section 4.55
57 CUTLER RD, CLONTARF, NSW 2093
LOT 30, DP 25654
FOR POPOVAC

DRAWING TITLE
elevation - north, east
PROJECT NO.
2212
SCALE
1:100 @ A2
DRAWN BY
LT/AB
DRAWING NO.
B.05

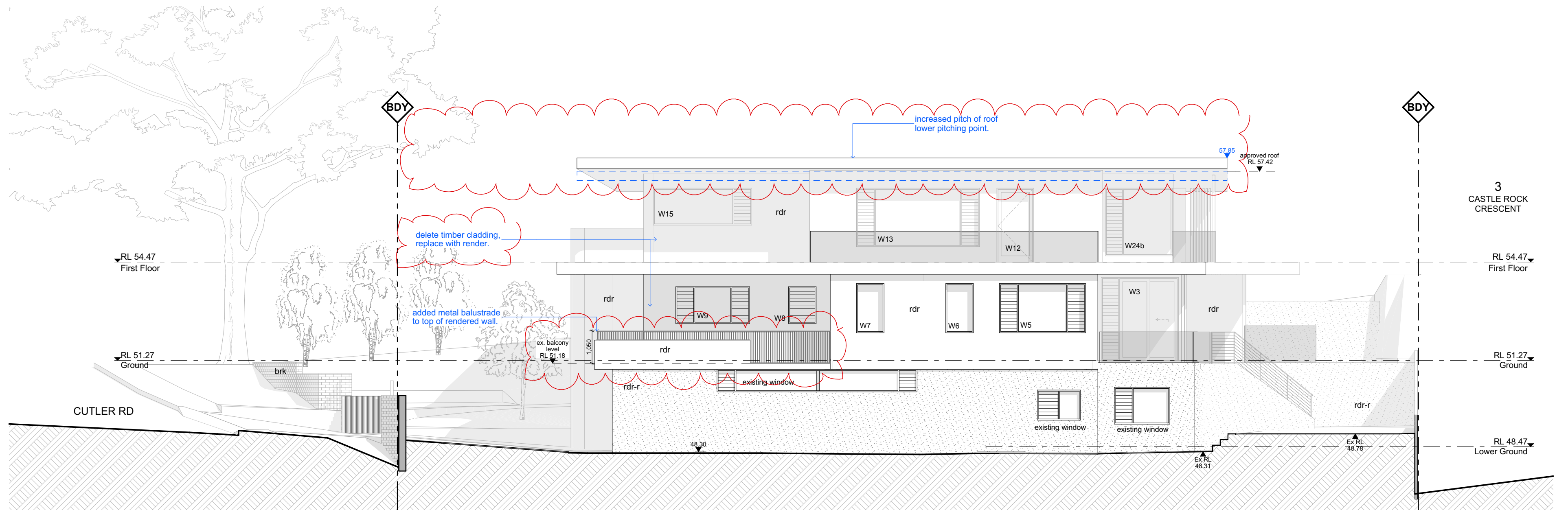
PLOT DATE
2/06/2025
REVISION
B

LEGEND

 approved elements to be modified



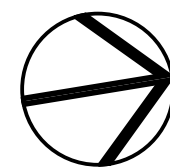
SOUTH ELEVATION



WEST ELEVATION

GARTNERTROVATO
ARCHITECTS

A PITT WATER PLACE
L1/13 TO PARK STREET
PO BOX 1122
MONA VALE, NSW 2103
P +61 2 9979 4411
E GTA@G-T.COM.AU



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
02/06/25	B	UPPER ROOF AMENDED

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

DRAWING TITLE
elevation - south, west

PROJECT NO.
2212

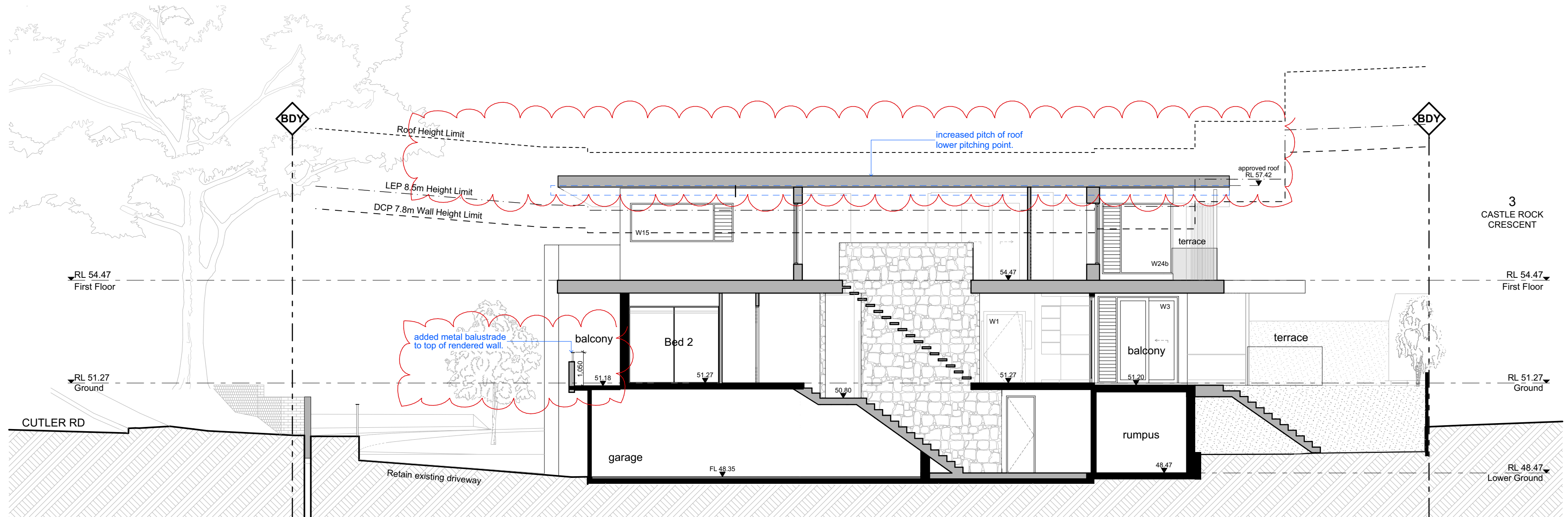
SCALE
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DRAWN BY
LT/AB

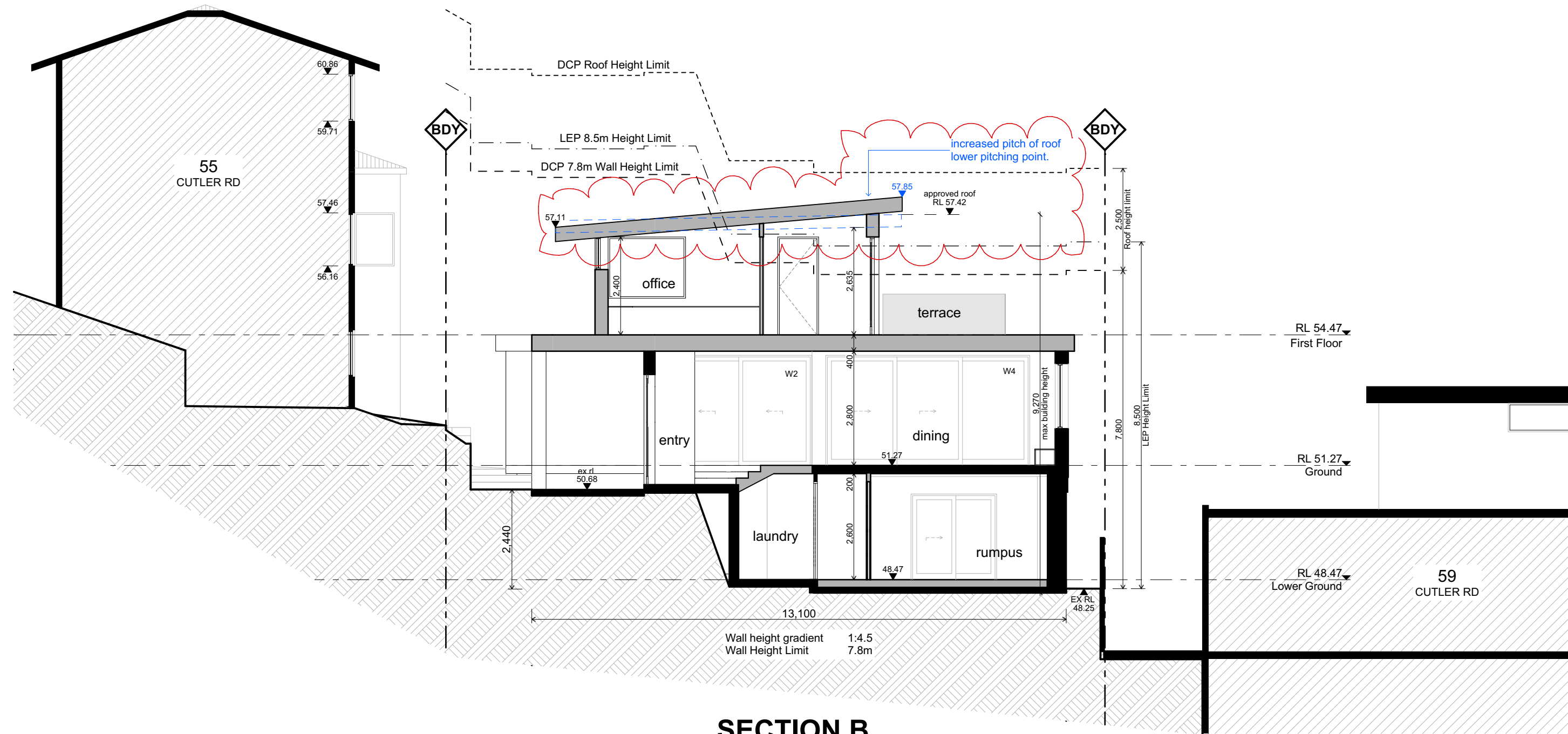
DRAWING NO.
B.06

PLOT DATE
2/06/2025

REVISION
B



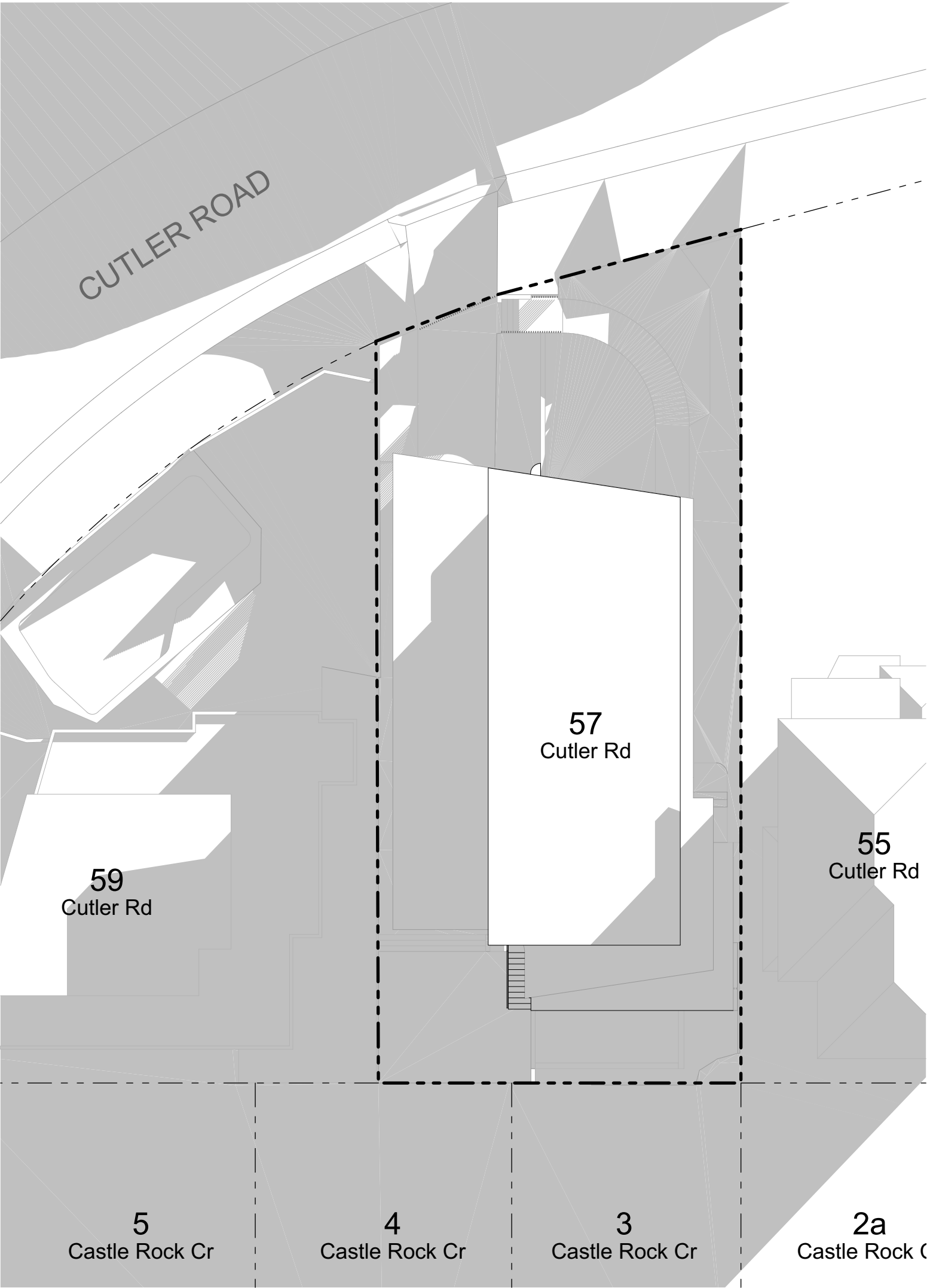
SECTION A



SECTION B

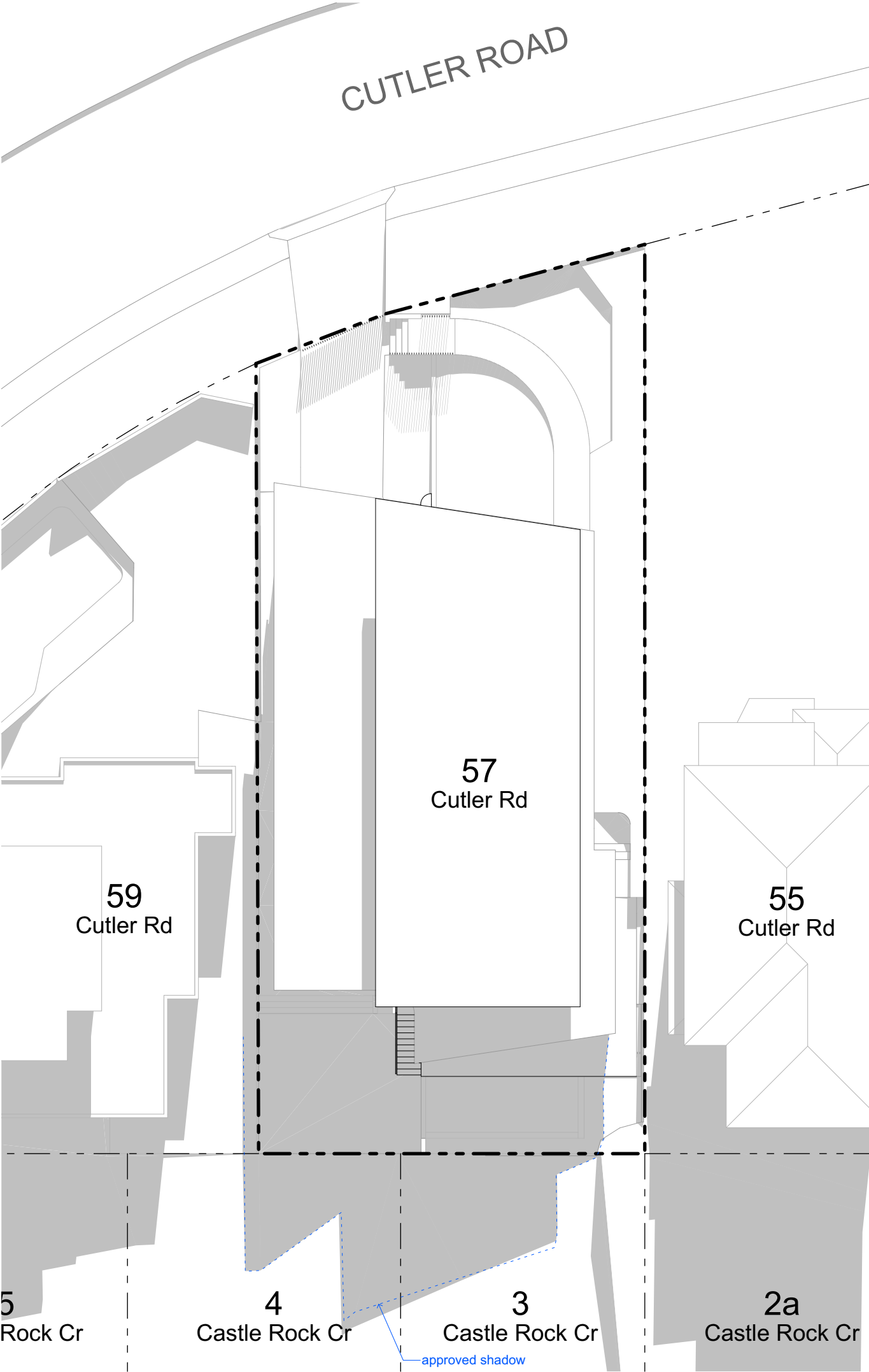
LEGEND

 approved elements to be modified

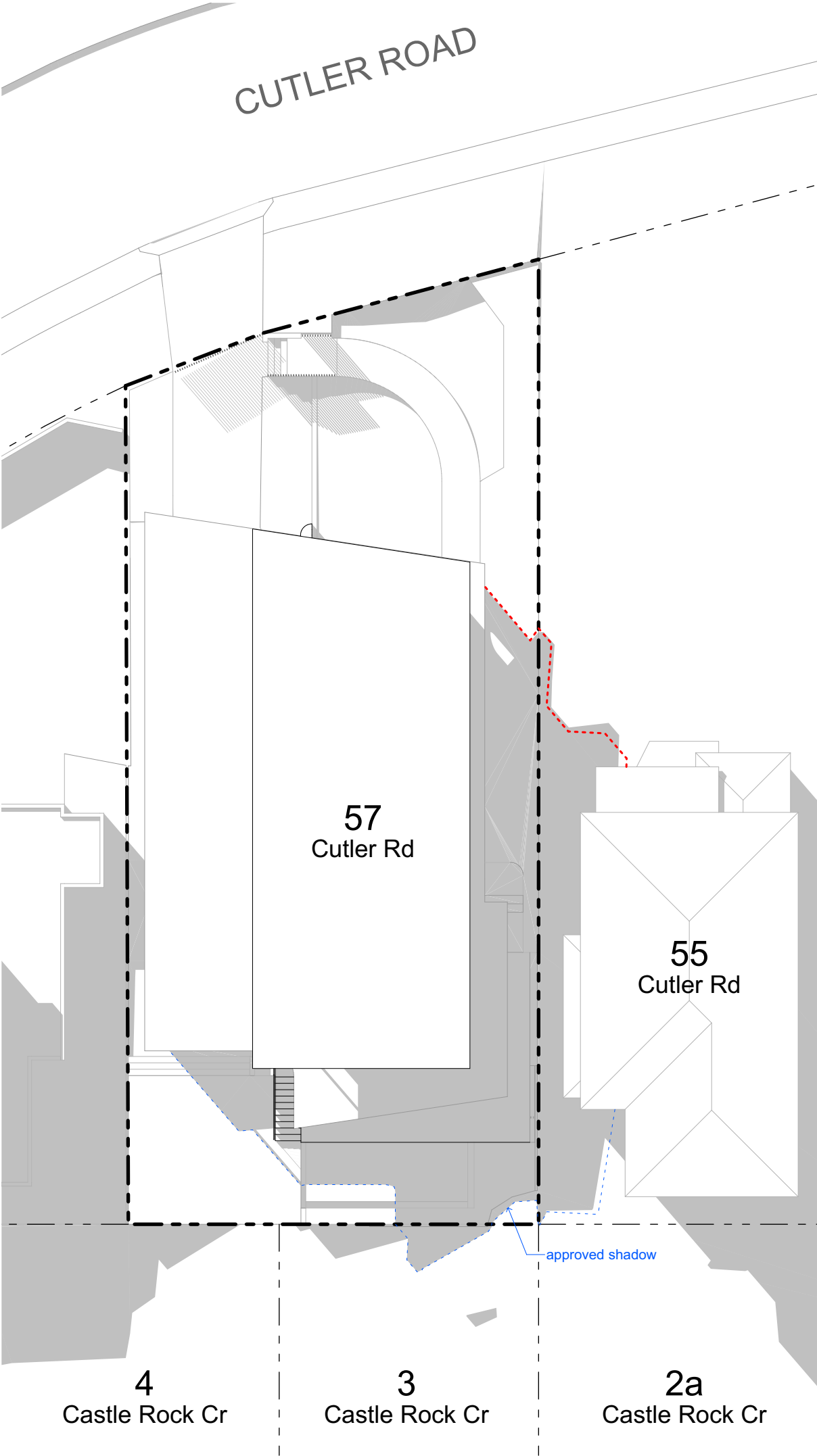


9am - 21 JUNE

No additional shadow due
to topography



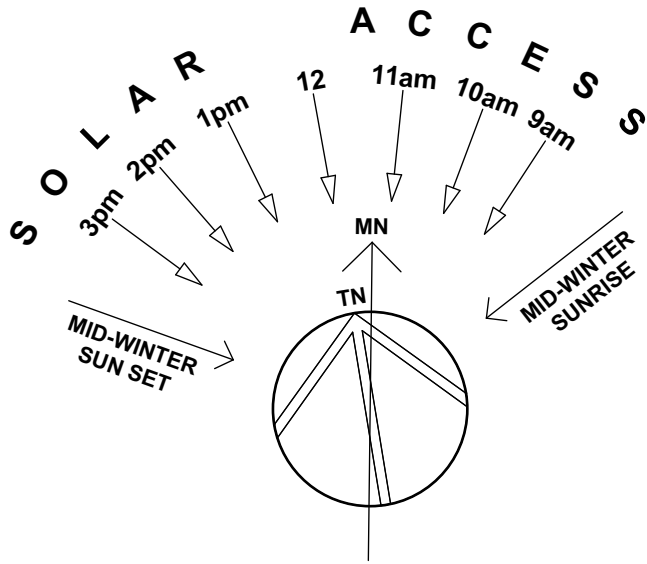
12pm - 21 JUNE



3pm - 21 JUNE

LEGEND

approved elements to be modified



DATE	REV	DESCRIPTION
08/05/25	A	Section 4.55 - Modifications as clouded.
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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

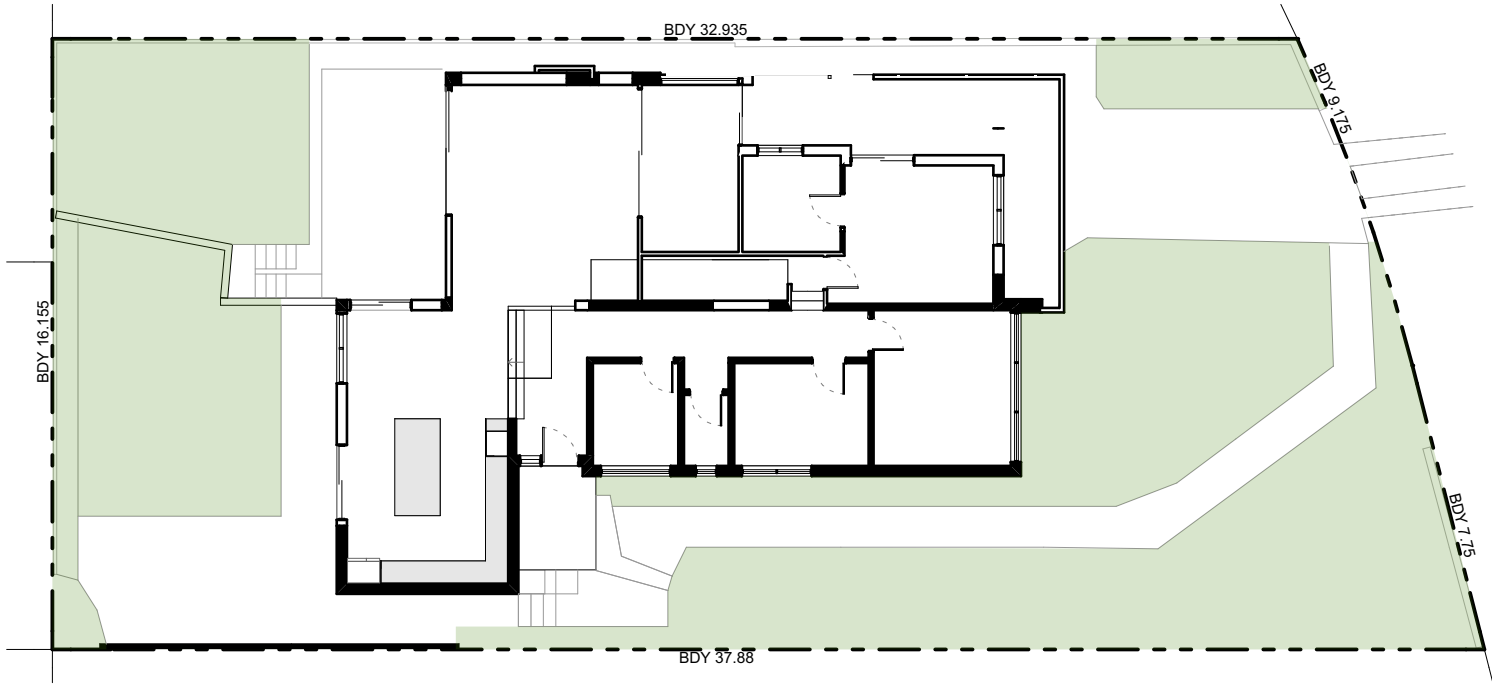
SCALE
1:200 @ A2

DRAWN BY
LT/AB

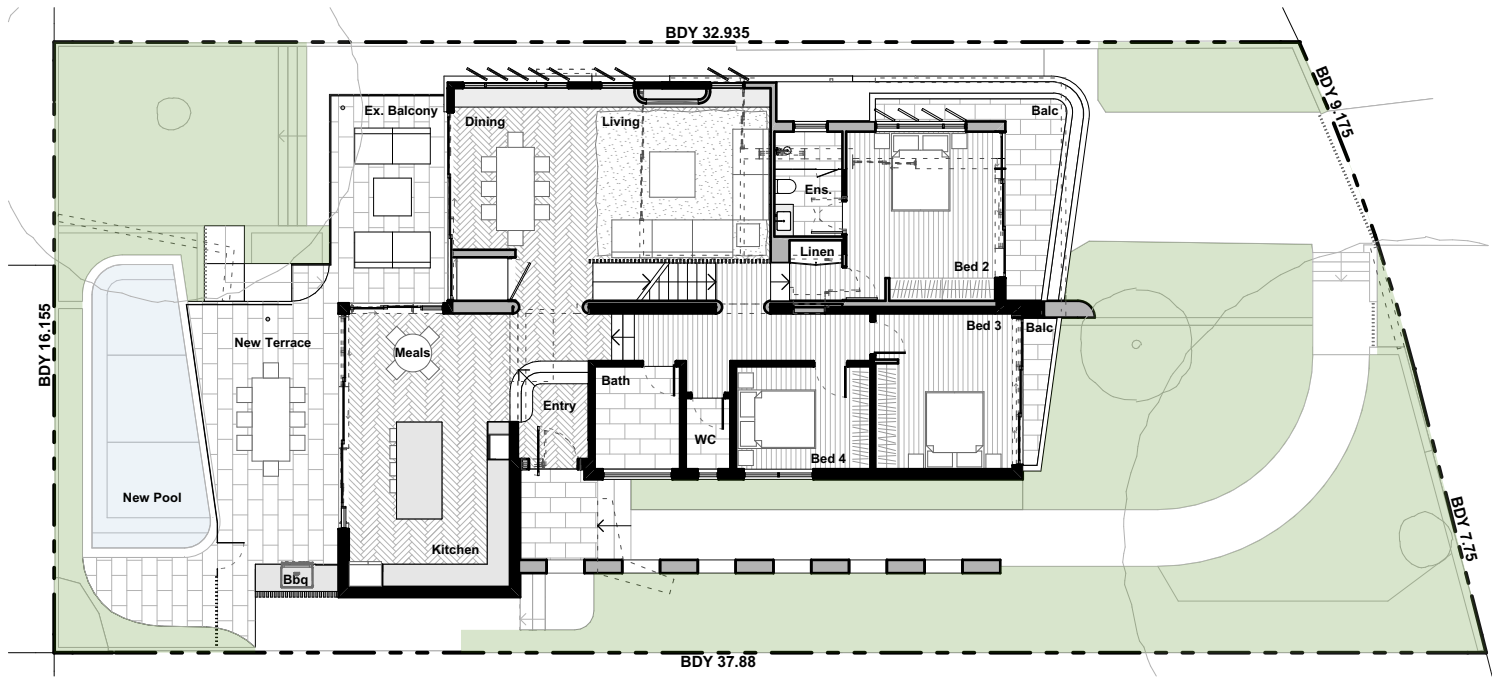
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PLOT DATE
2/06/2025

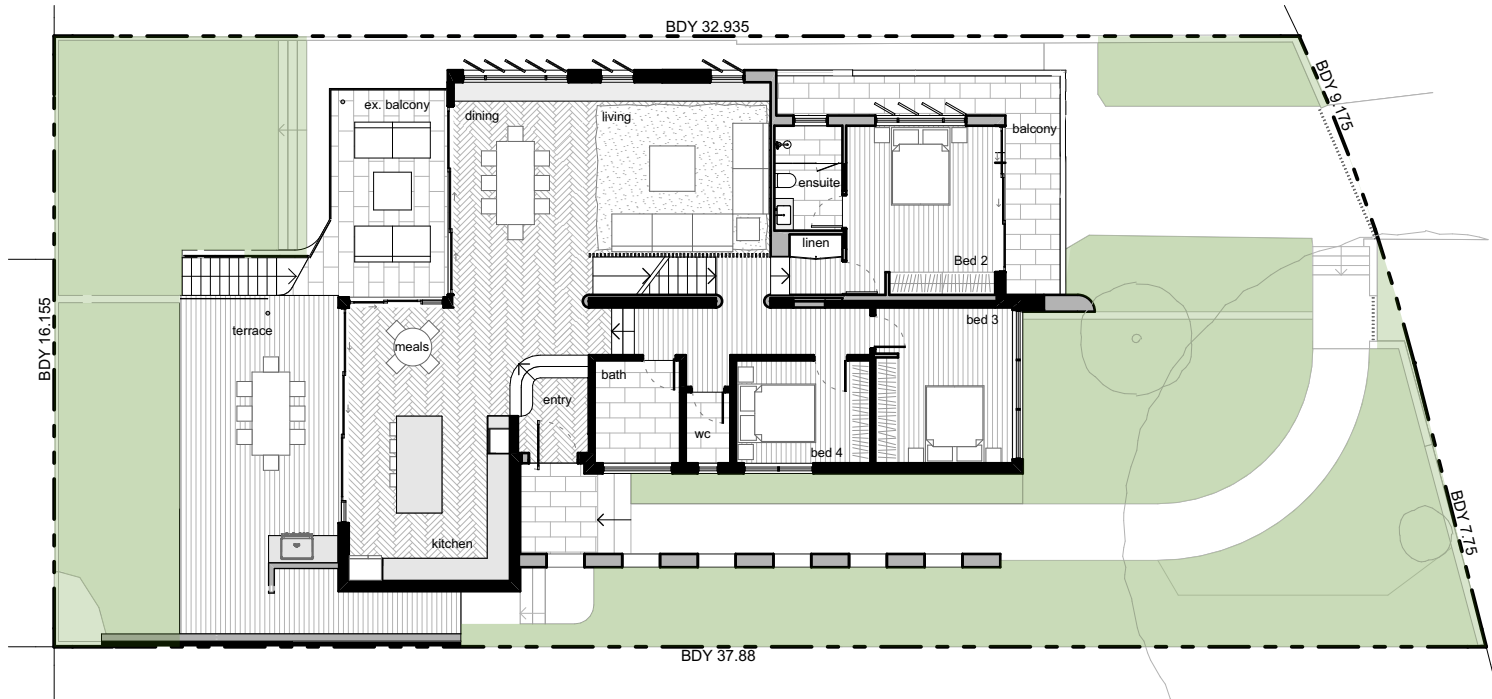
REVISION
B



Existing Landscape Area:
229.77m²



Approved Landscape Area:
185.81m²



Proposed Landscape Area:
211.67m²

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FOR POPOVAC

DRAWING TITLE
site calculations

PROJECT NO.
2212
SCALE
1:200 @ A2

DRAWN BY
LT/AB
DRAWING NO.
B.09

PLOT DATE
2/06/2025
REVISION
B