

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

COVER SHEET

PROJECT NO.
2212

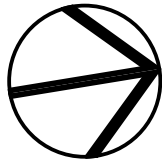
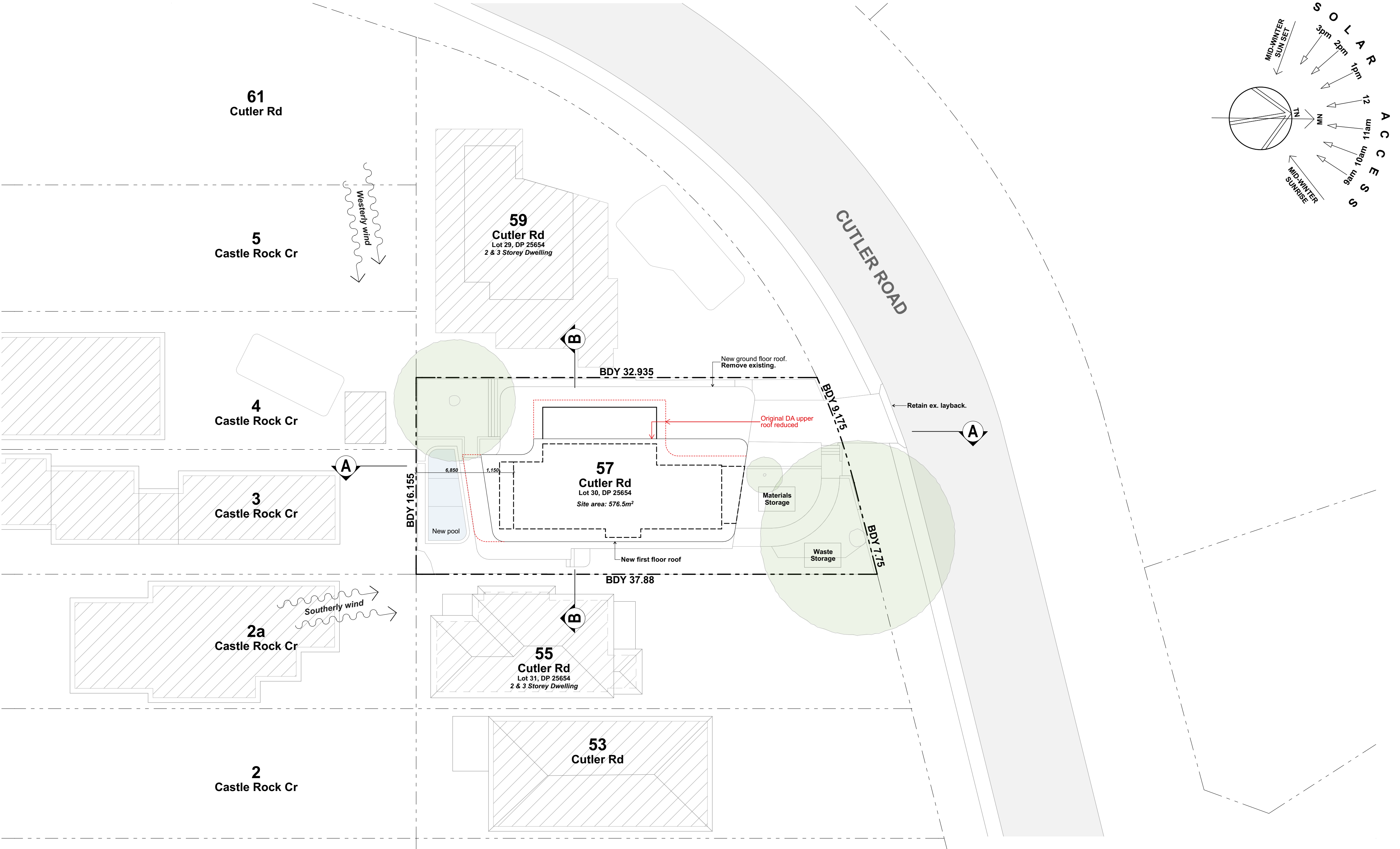
SCALE
@ A2

DRAWN BY
LT/AB

DRAWING NO.
A.00

PLOT DATE
9/03/2023

REVISION
B



DATE	REV	DESCRIPTION
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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

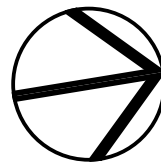
2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

0 5m



DATE	REV	DESCRIPTION
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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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Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

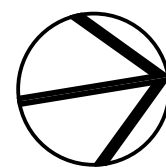
2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

0 5m



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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
LT/AB

DRAWING NO.
A.03

PLOT DATE
9/03/2023

REVISION
B

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Castle Rock Cr

4
Castle Rock Cr

3
Castle Rock Cr

2
Castle Rock Cr

59
Cutler Rd
Lot 29, DP 25654

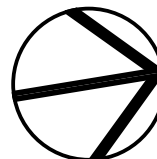
55
Cutler Rd
Lot 31, DP 25654

CUTLER ROAD

0 5m



A PITT WATER PLACE
L/113 TO PARK STREET
PO BOX 1122
MONA VALE, NSW 2103
P +61 2 9979 4411
E GTA@G-T.COM.AU



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

FOR POPOVAC

DRAWING TITLE
FIRST FLOOR

PROJECT NO.
2212

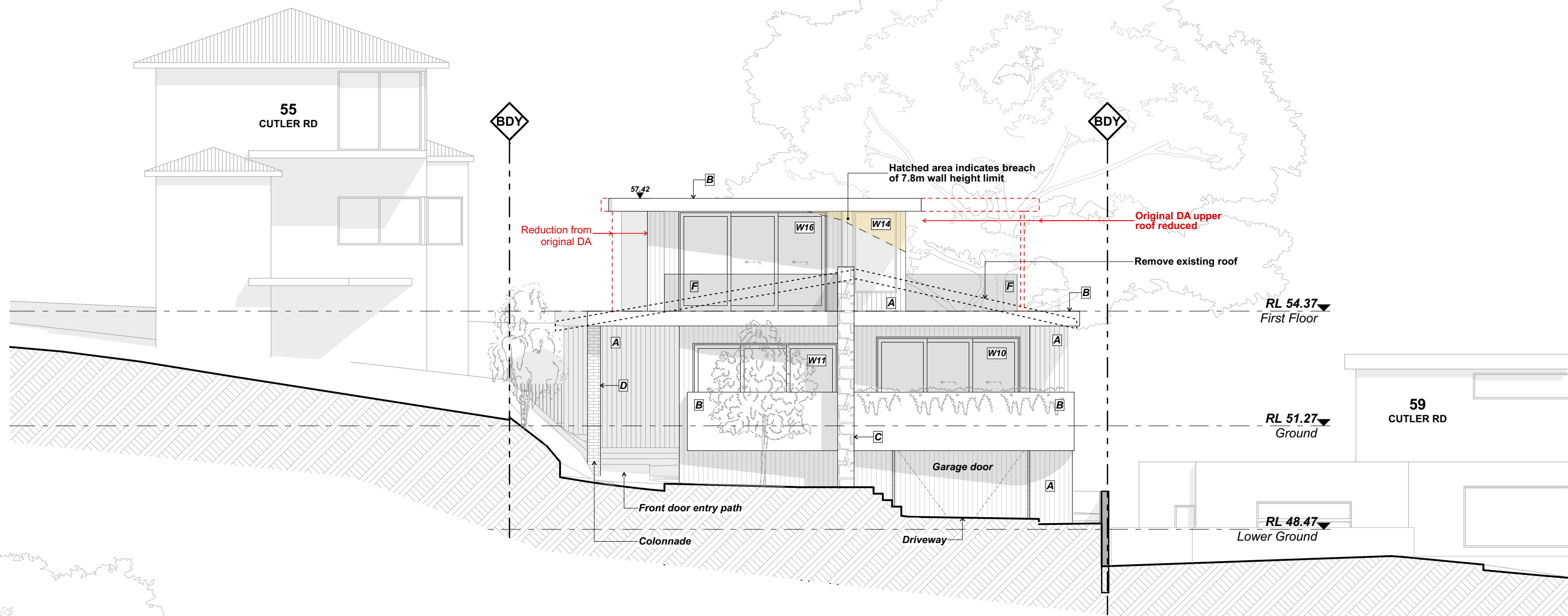
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DRAWN BY
LT/AB

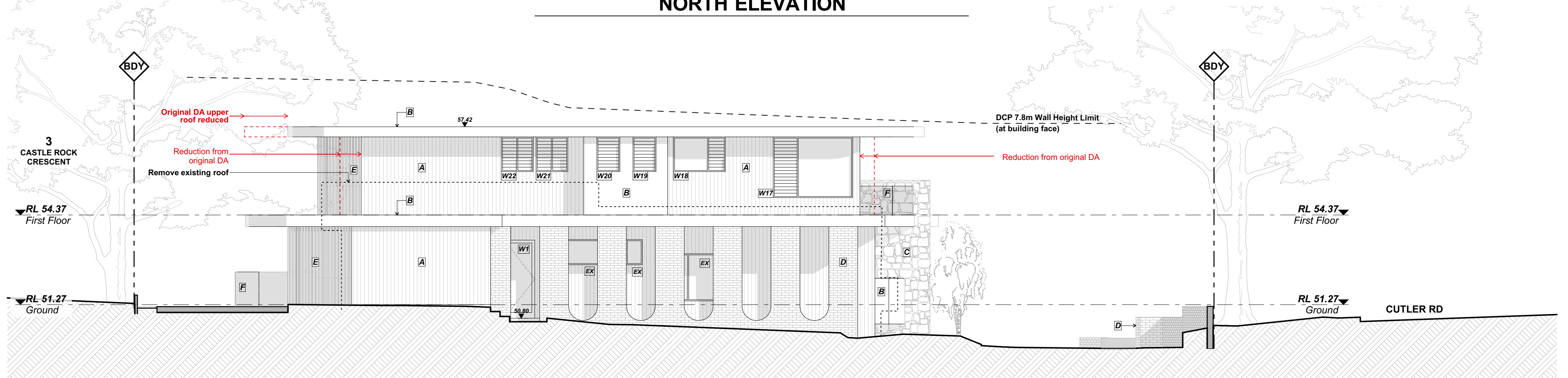
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PLOT DATE
9/03/2023

REVISION
B



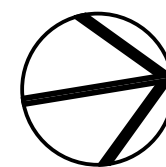
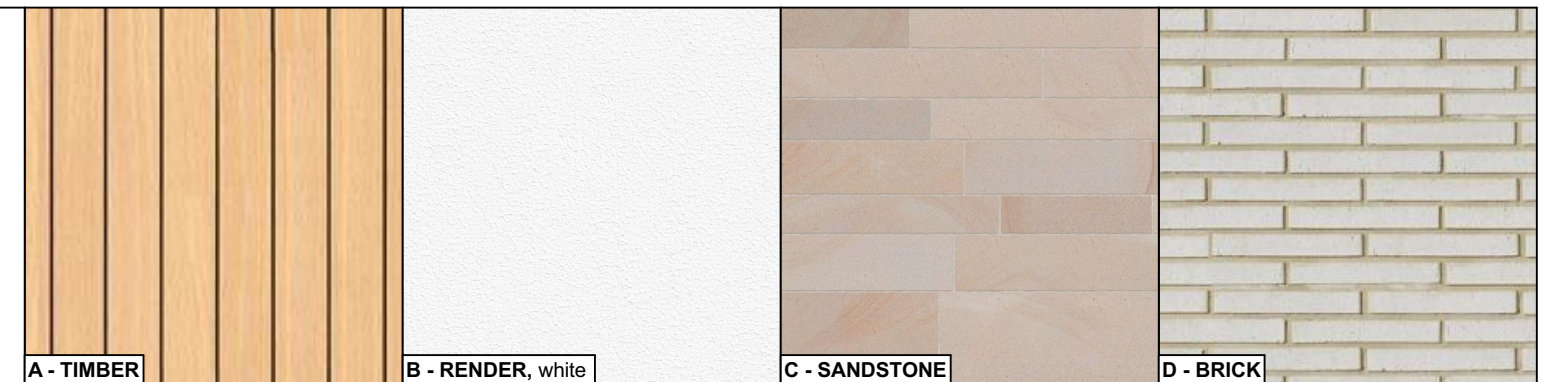
NORTH ELEVATION



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



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

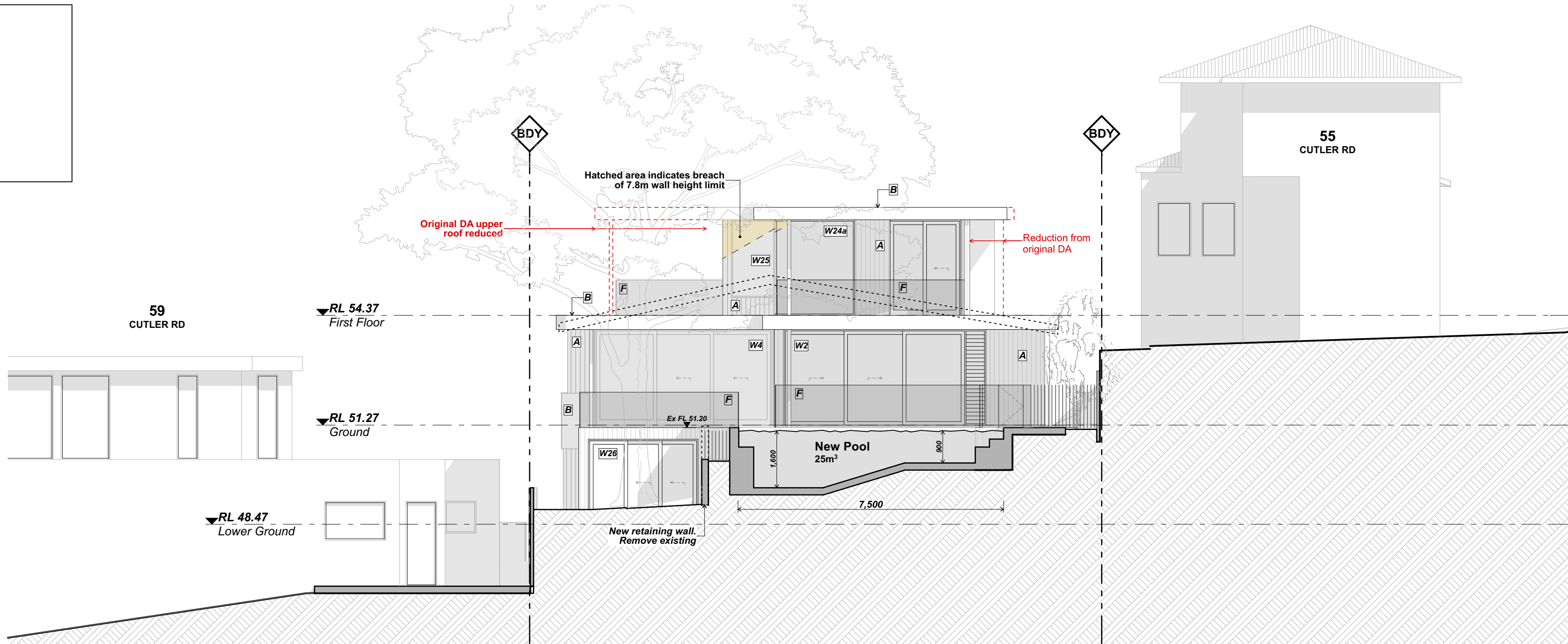
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NORTH + EAST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.05

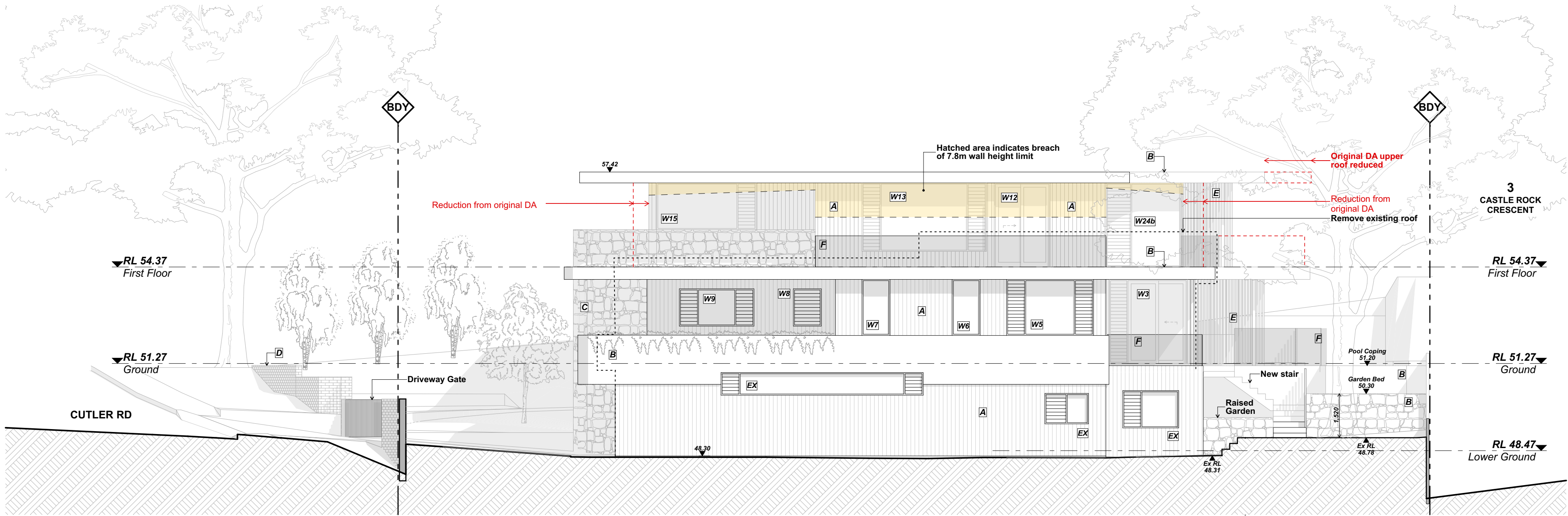
PLOT DATE
9/03/2023
REVISION
B

EXTERIOR FINISHES LEGEND

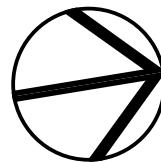
- A TIMBER CLADDING, vertical
B RENDER, white
C SANDSTONE CLADDING
D BRICK, off white
E TIMBER SCREEN, vertical
F GLASS



SOUTH ELEVATION



WEST ELEVATION



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FOR POPOVAC

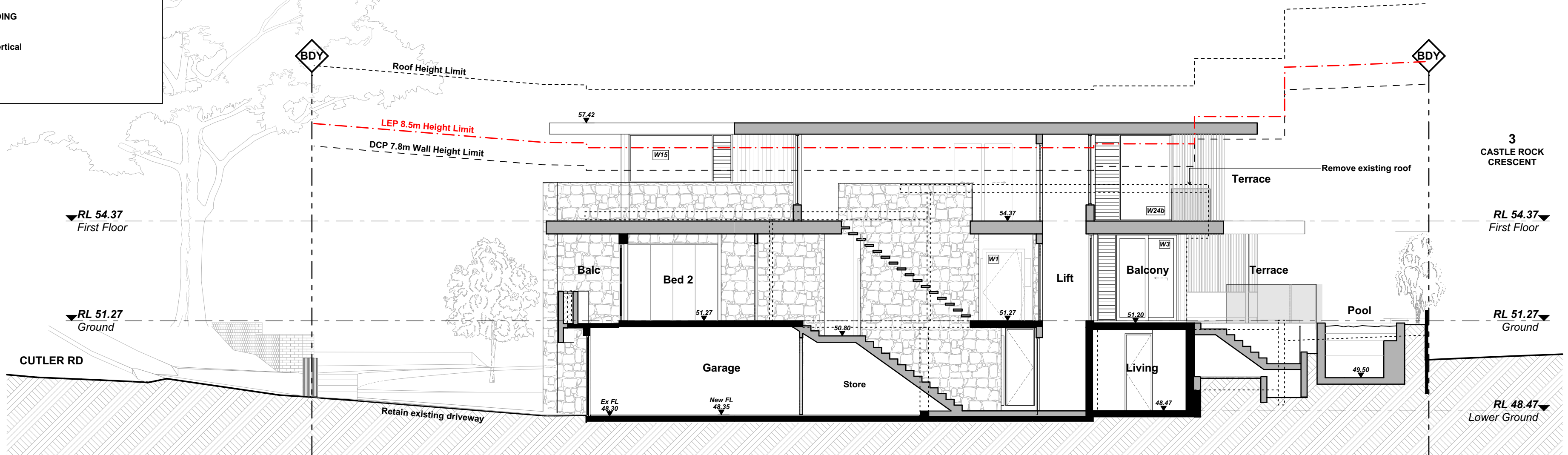
DRAWING TITLE
SOUTH + WEST ELEVATION
PROJECT NO.
2212
SCALE
1:100 @ A2

DRAWN BY
LT/AB
DRAWING NO.
A.06

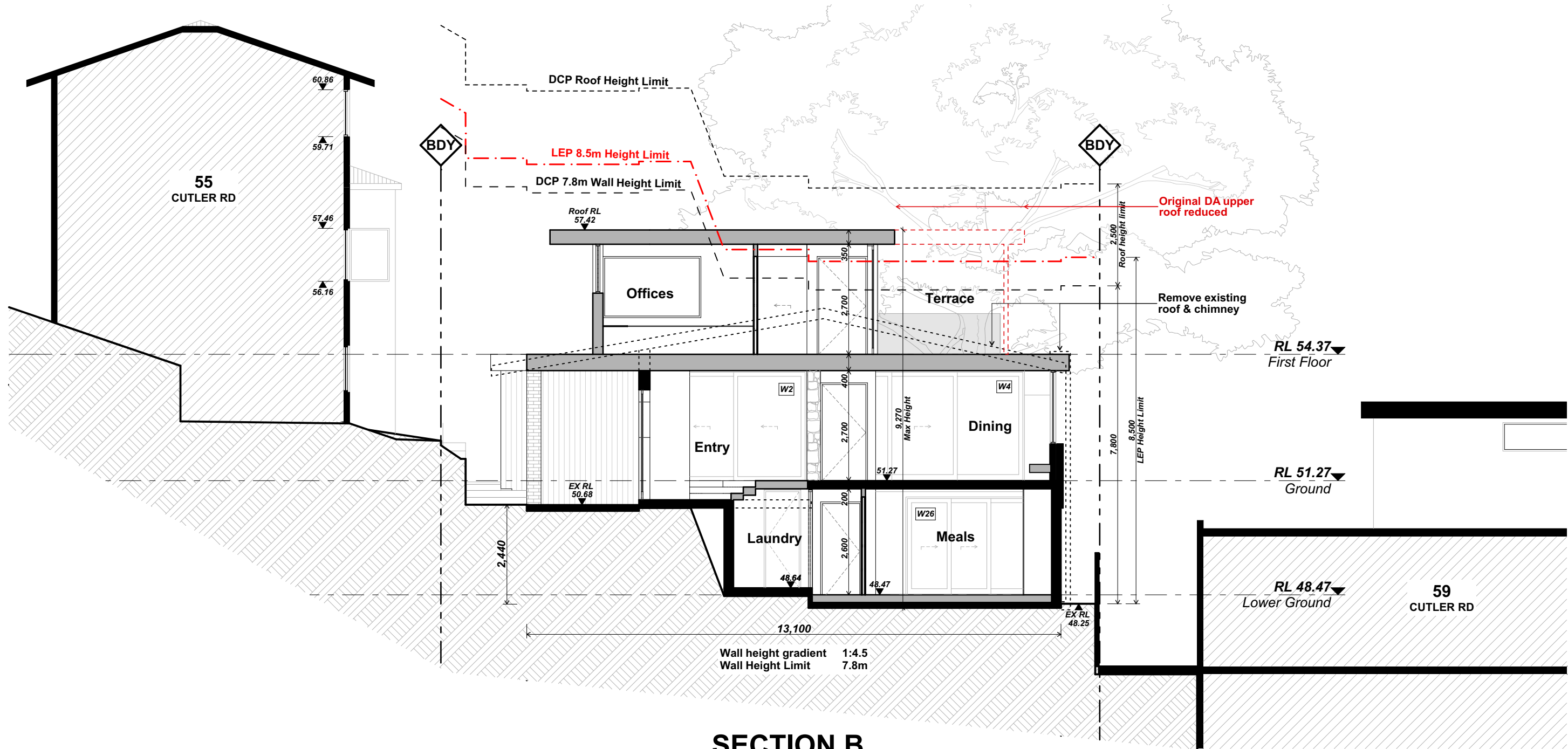
PLOT DATE
9/03/2023
REVISION
B

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

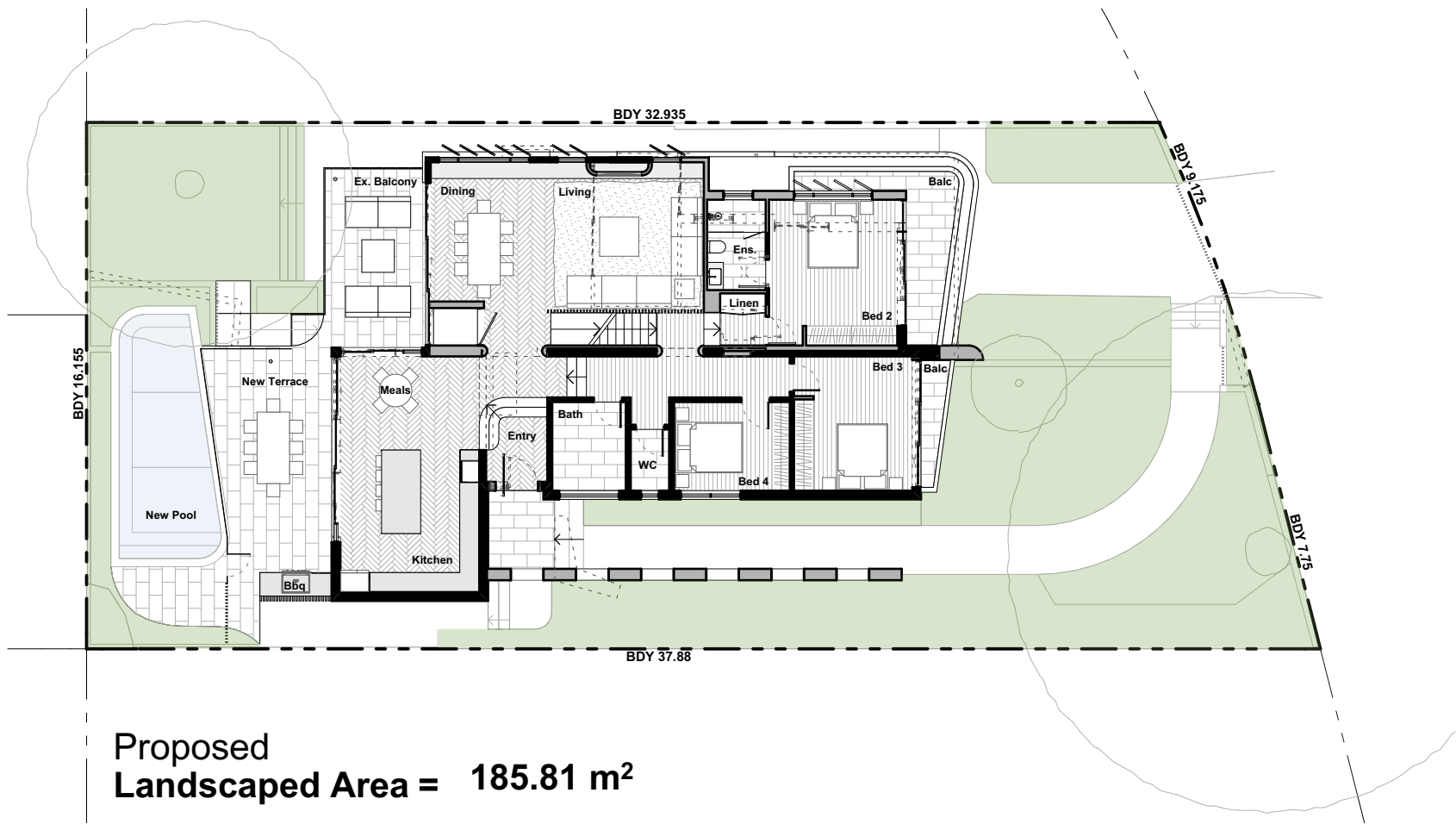
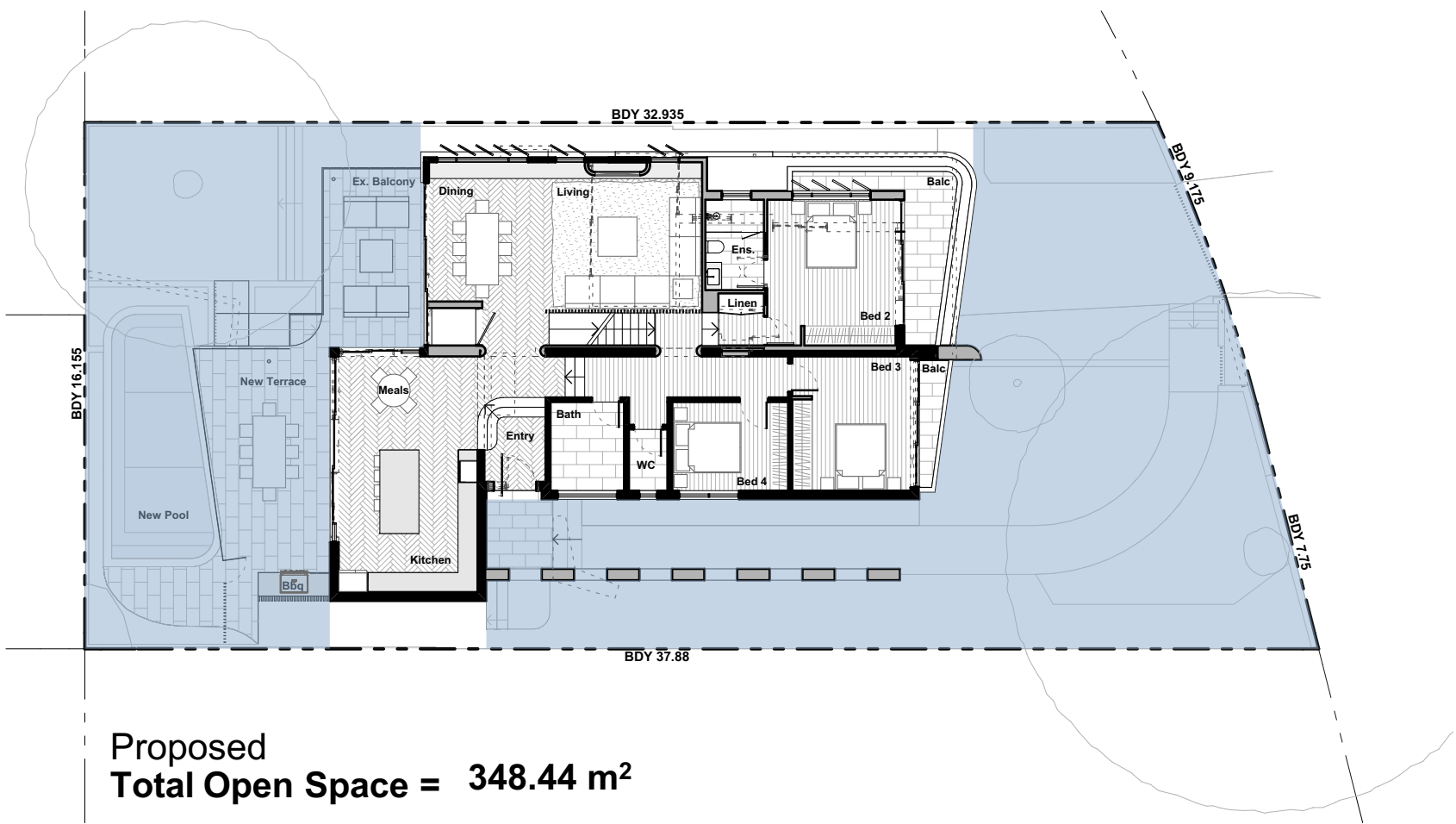
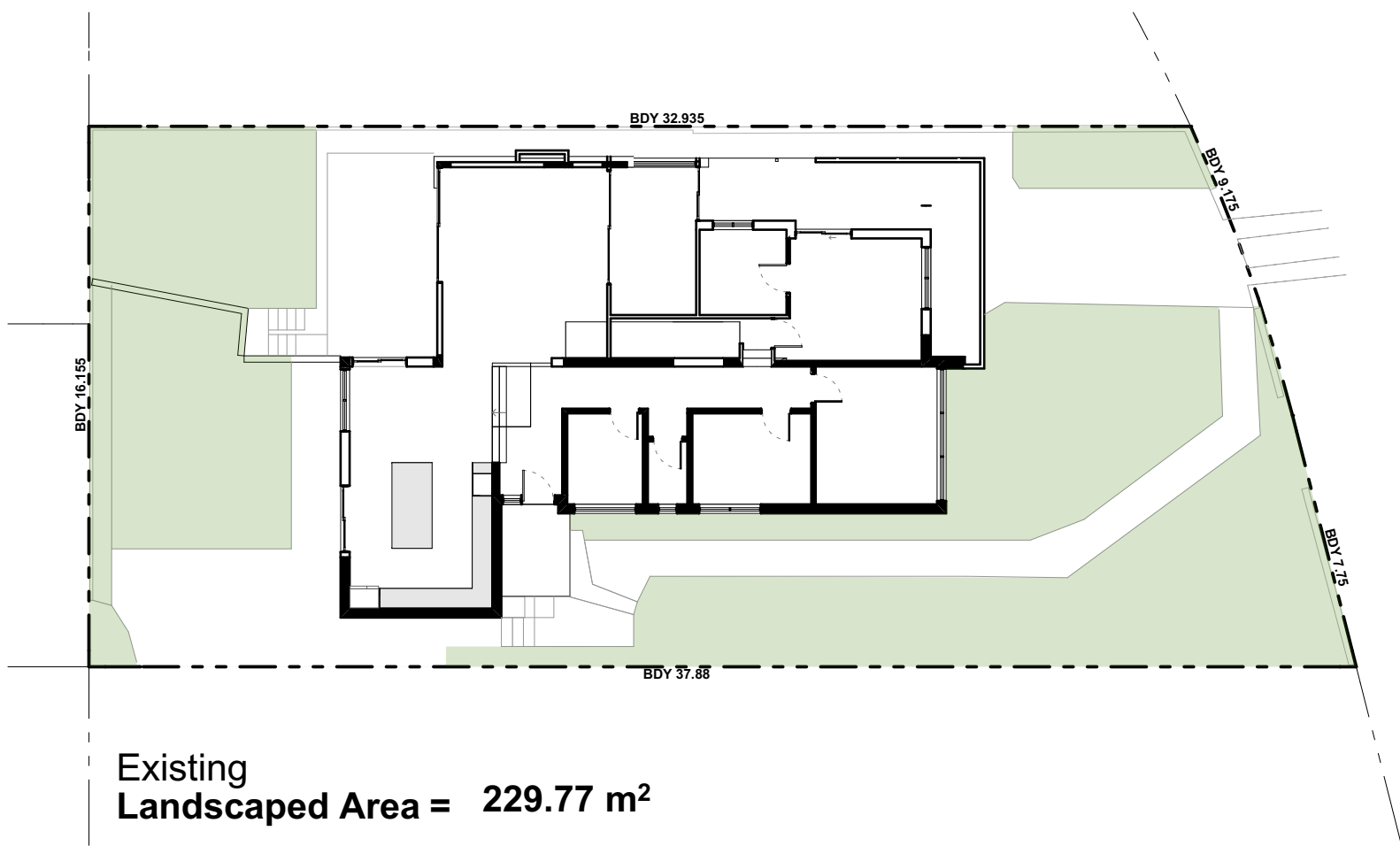
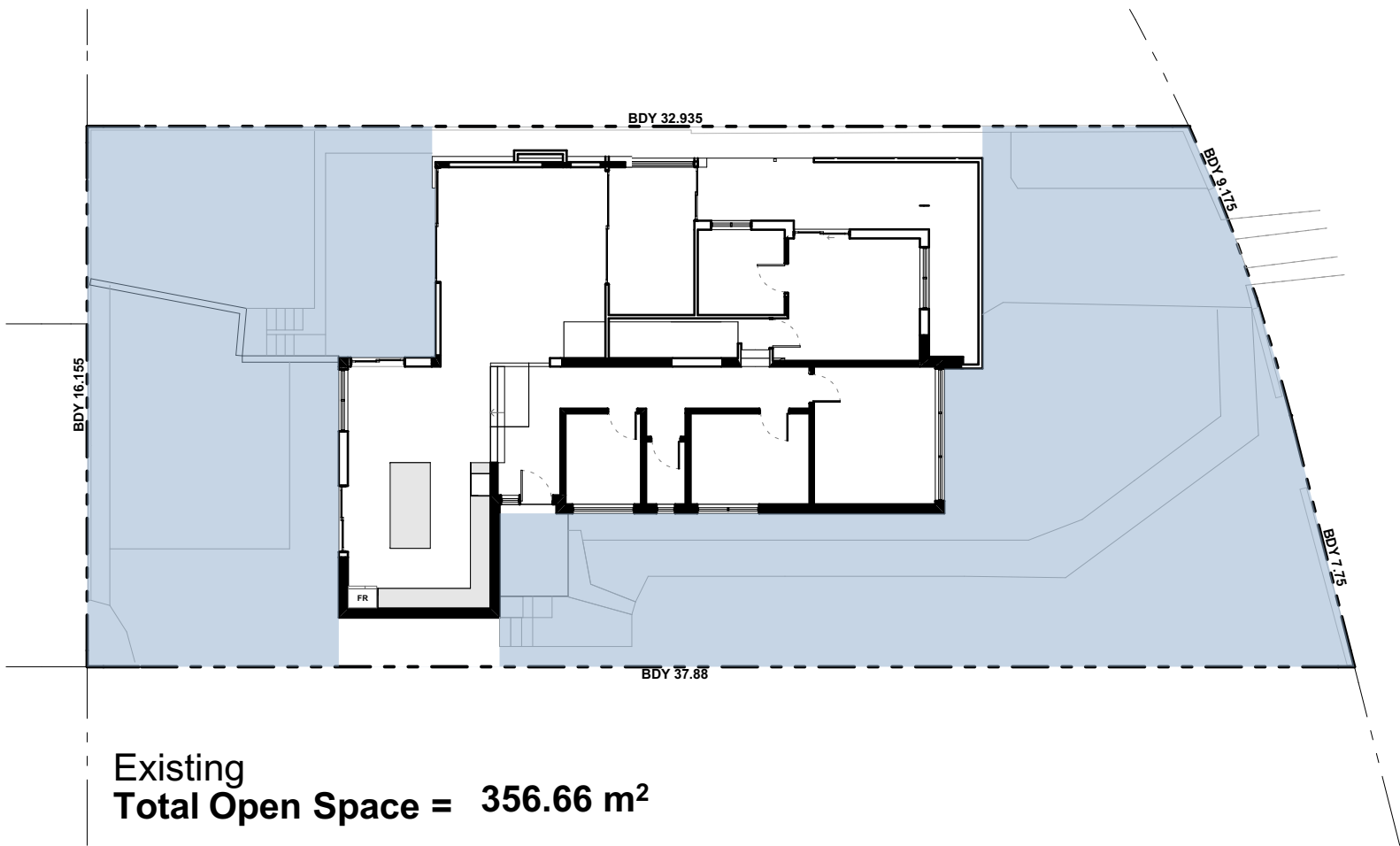


SECTION B

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
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A.07
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B



Total Site Area = 576.5m²

Total Open Space (OS4):

Required 345.9m² or 60%

Existing 356.66m or 61.8%

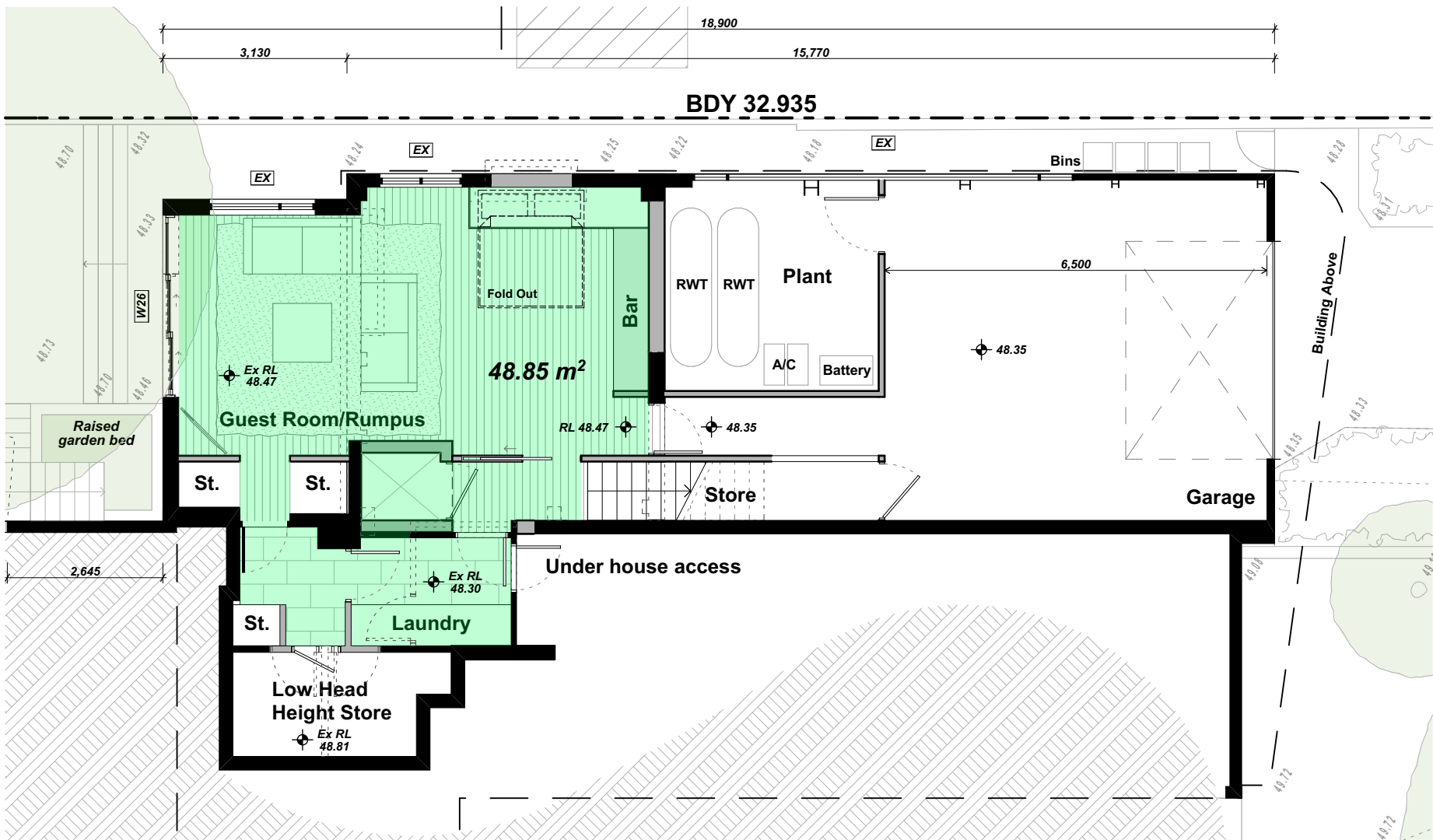
Proposed Total Open Space = 348.44 m² or 60.00%

Landscape areas:

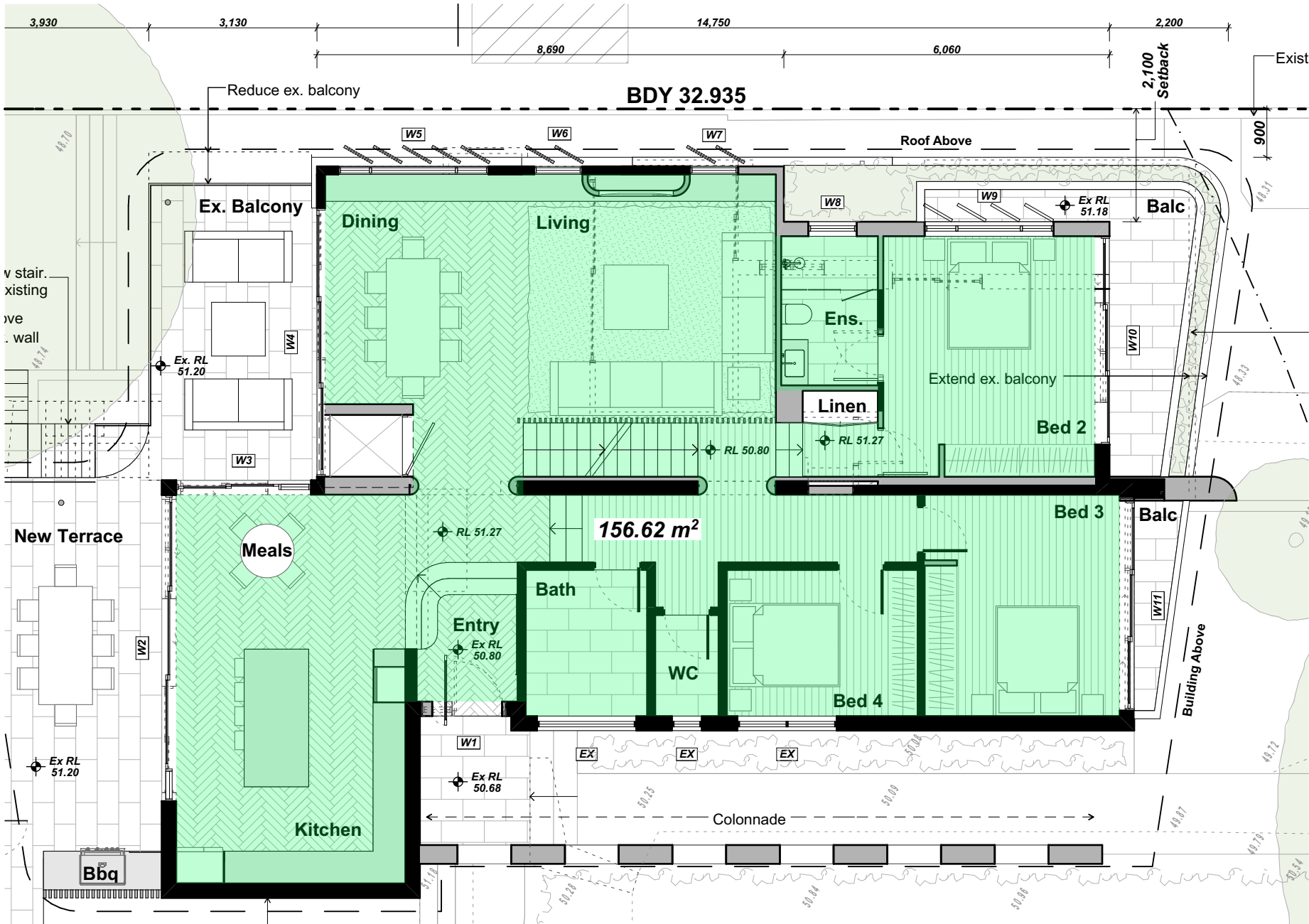
Required 138.02m² or 40% of Total Open Space

Existing 229.77m or 66.5%

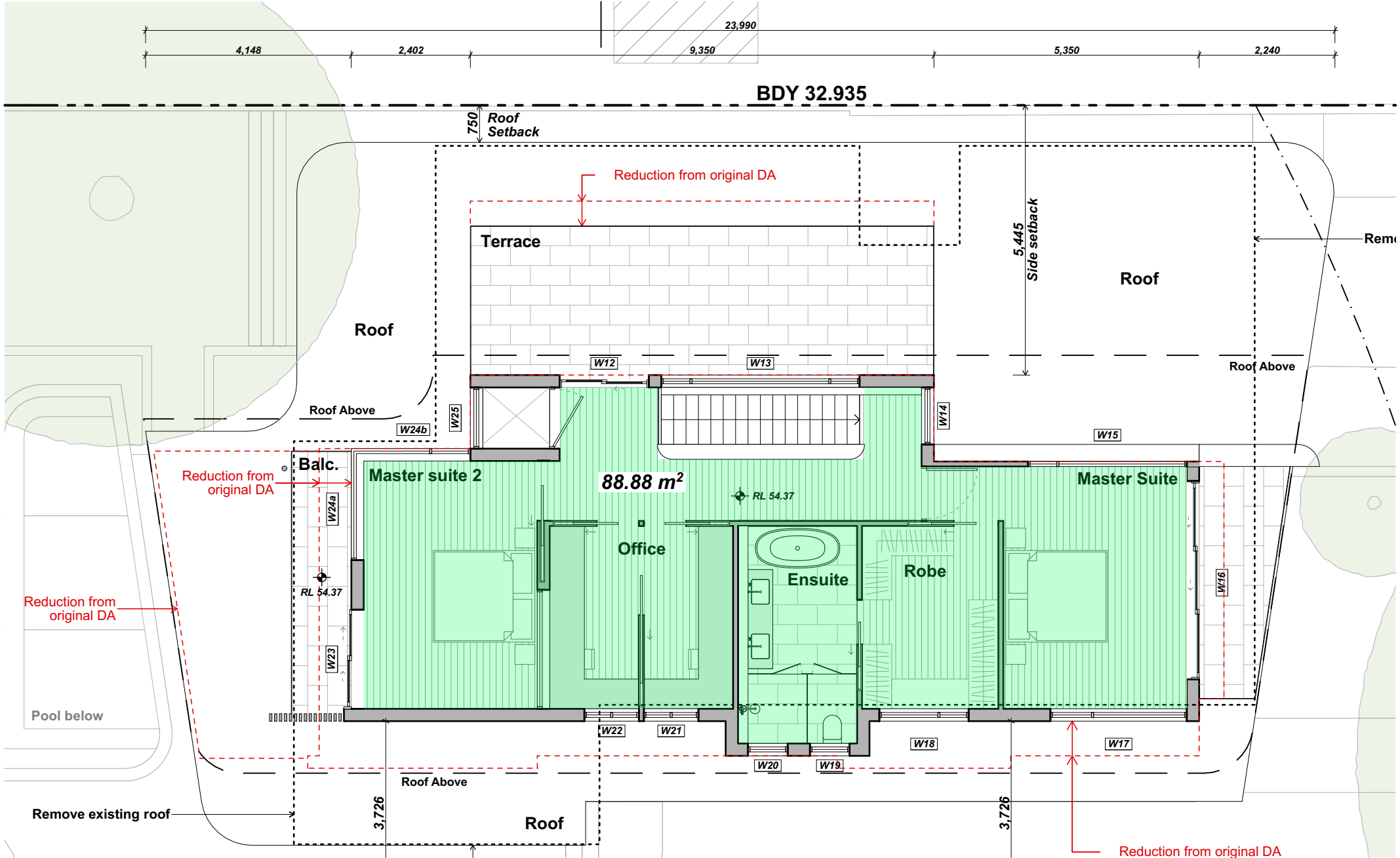
Total Proposed Landscape area = 185.81m² or 53.33%



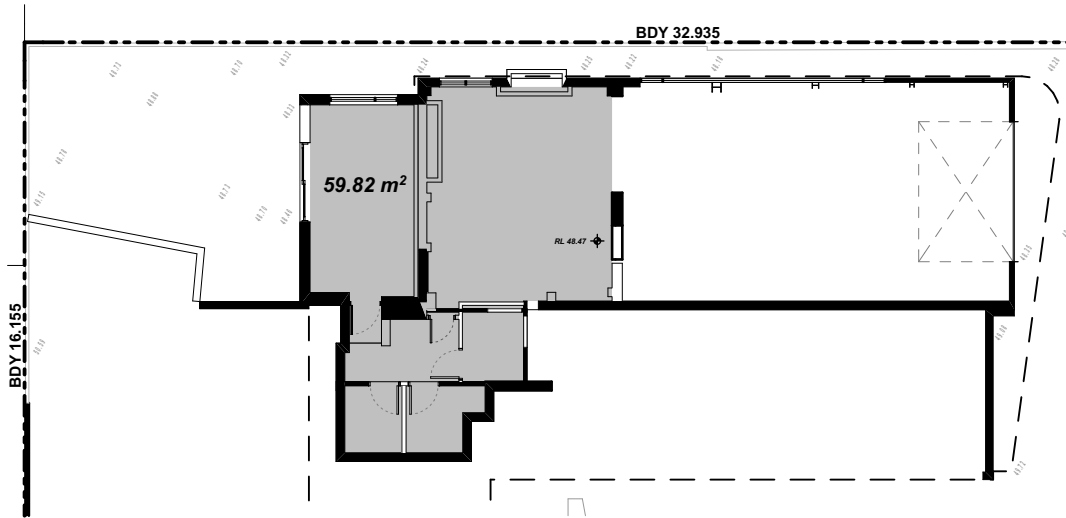
Lower Level GFA



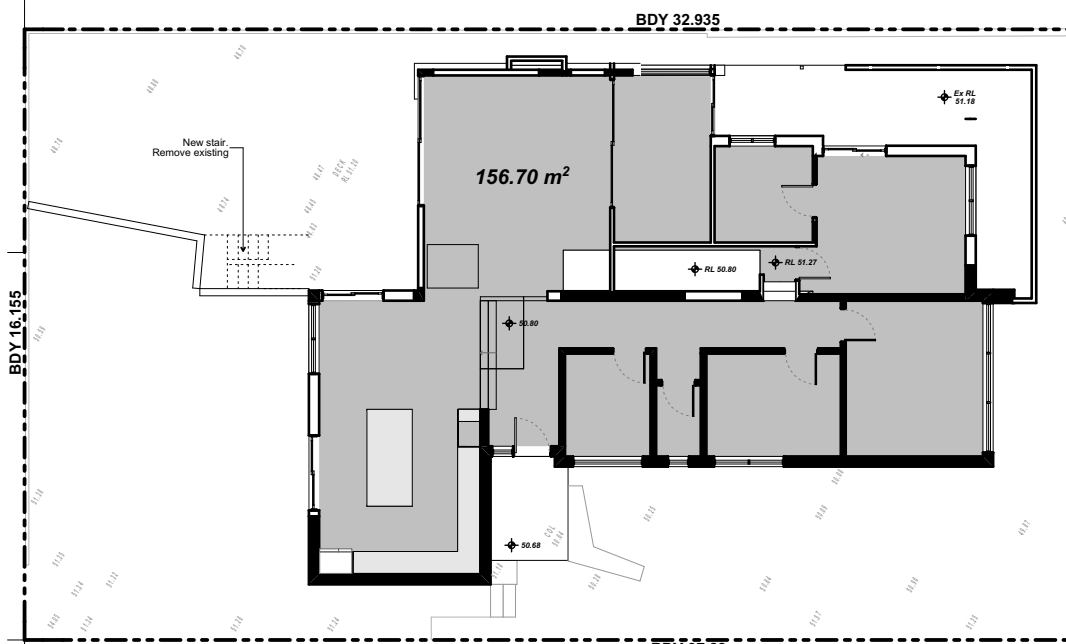
Entry Level GFA



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

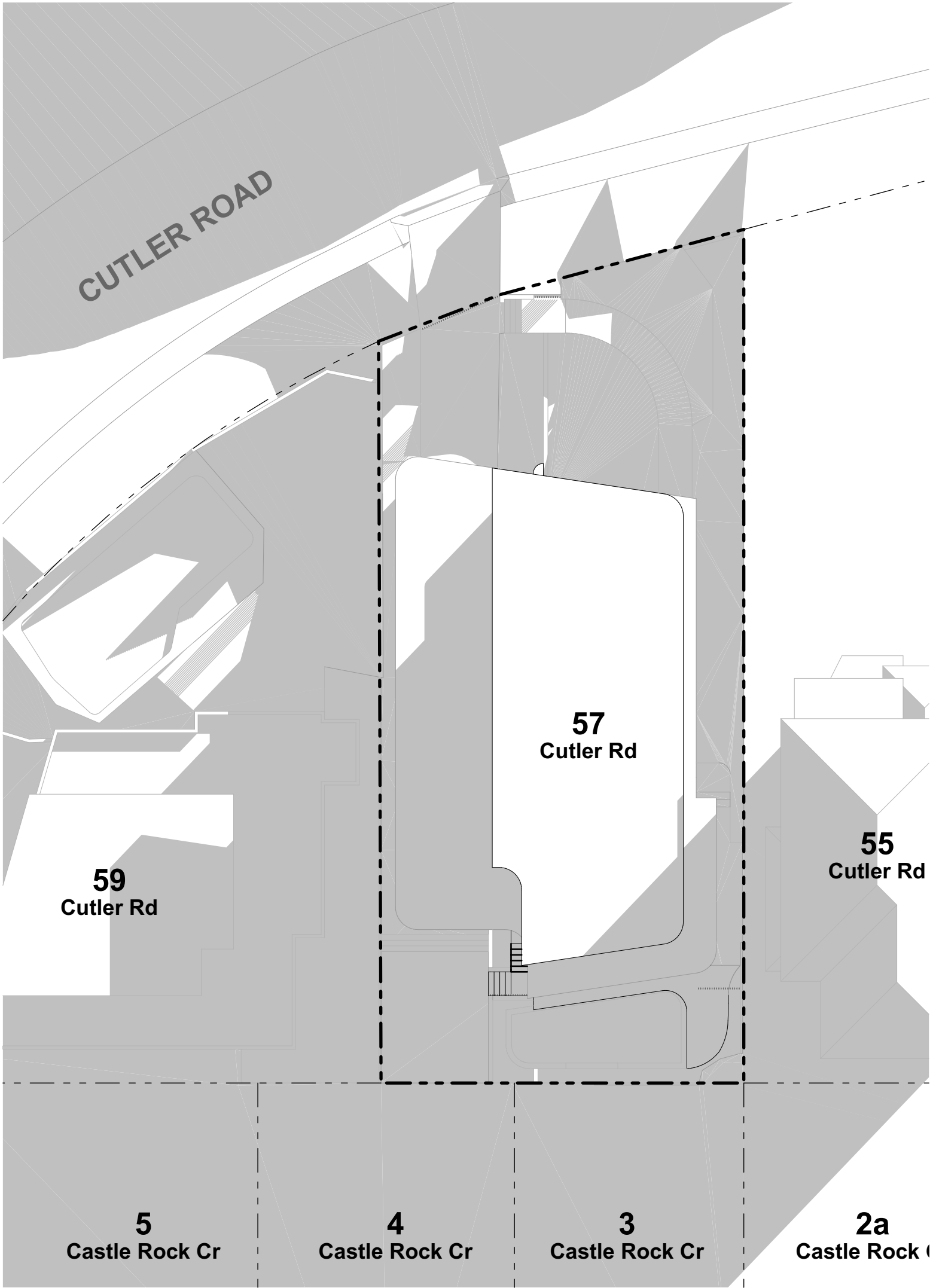
LOWER LEVEL GFA: 48.85 m²

ENTRY LEVEL GFA 156.62 m²

UPPER LEVEL GFA: 88.88 m²

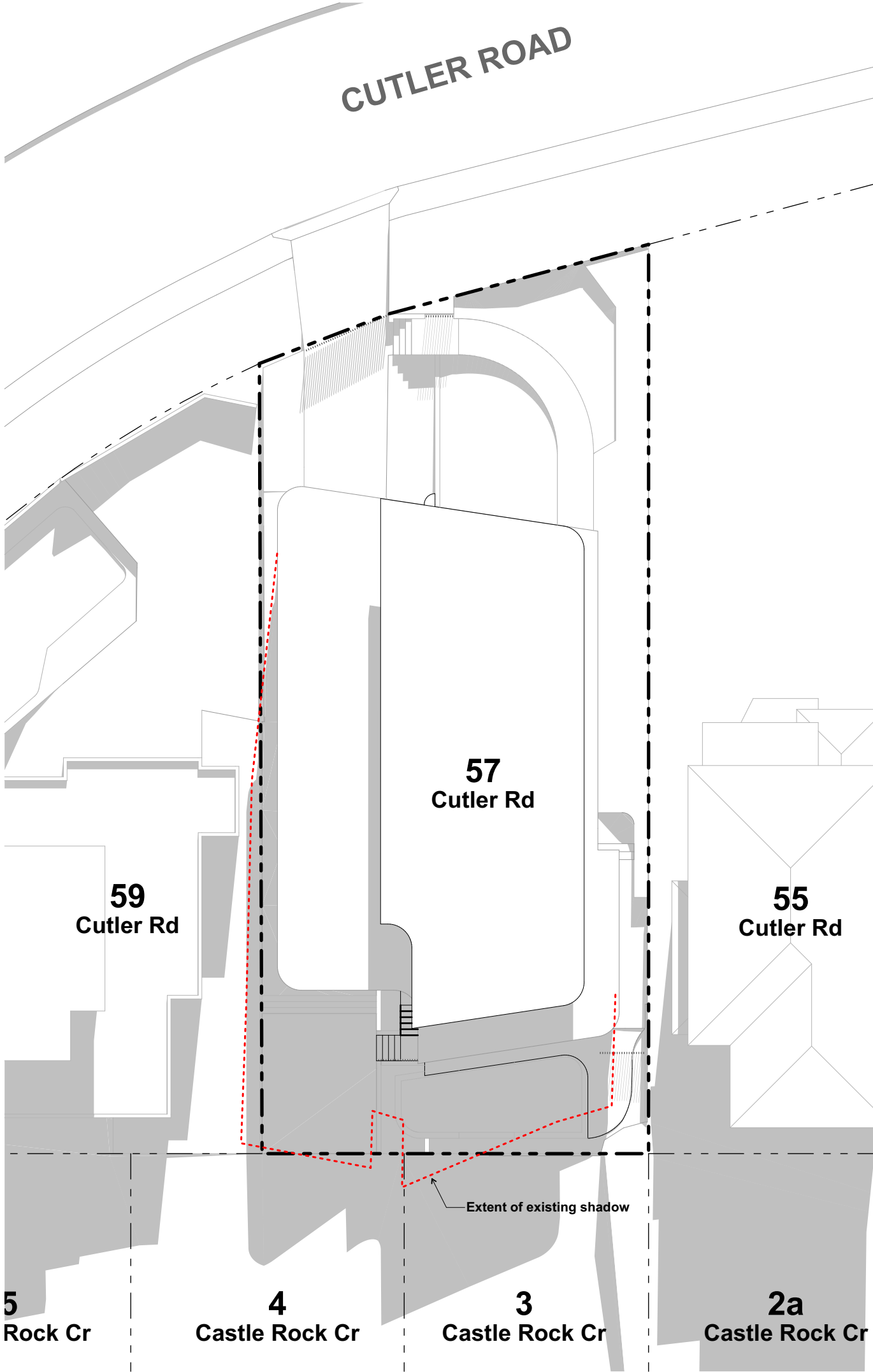
Total GFA = 294.35 m²

PROPOSED - FSR: 0.51:1

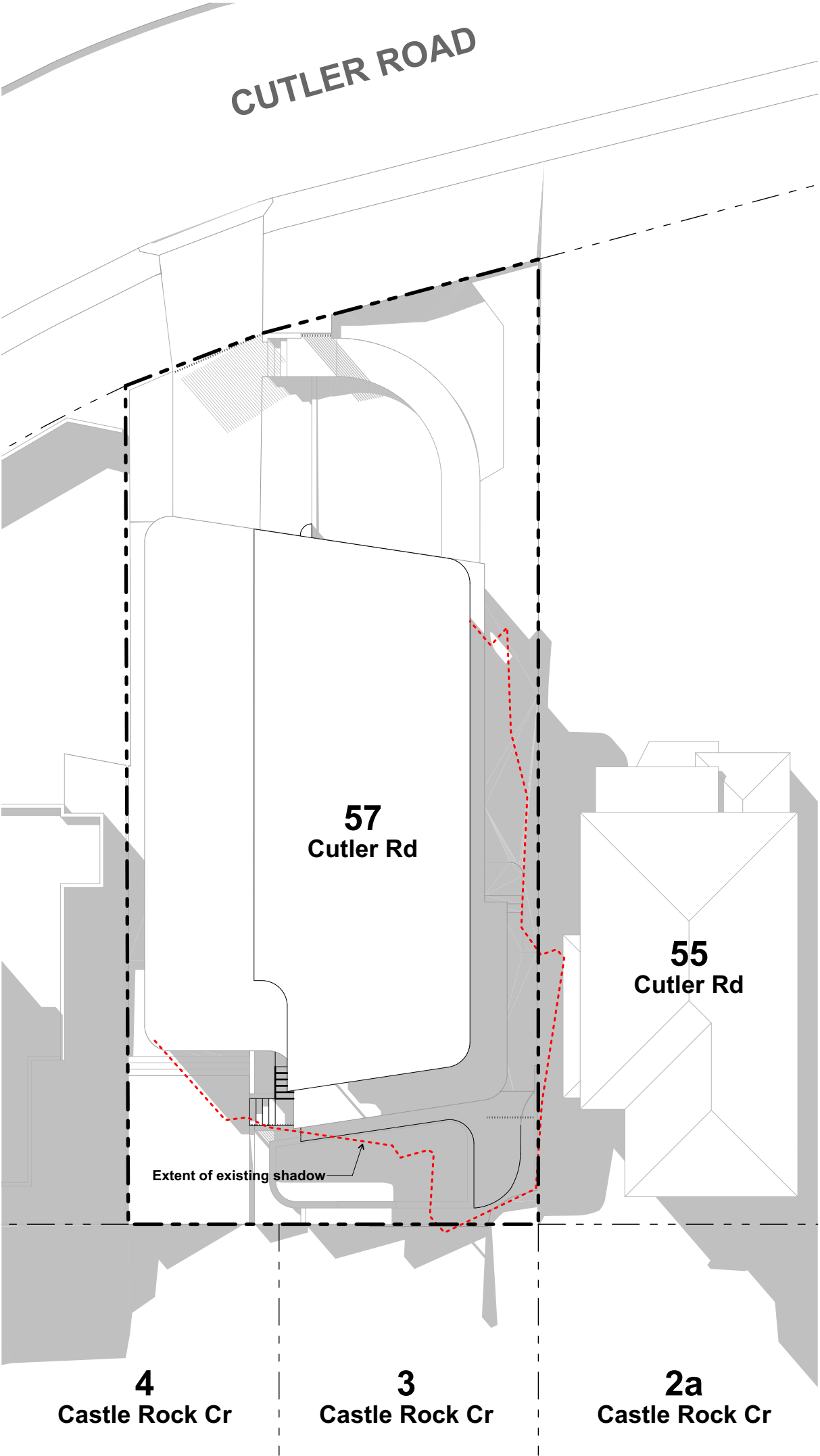


9am - 21 JUNE

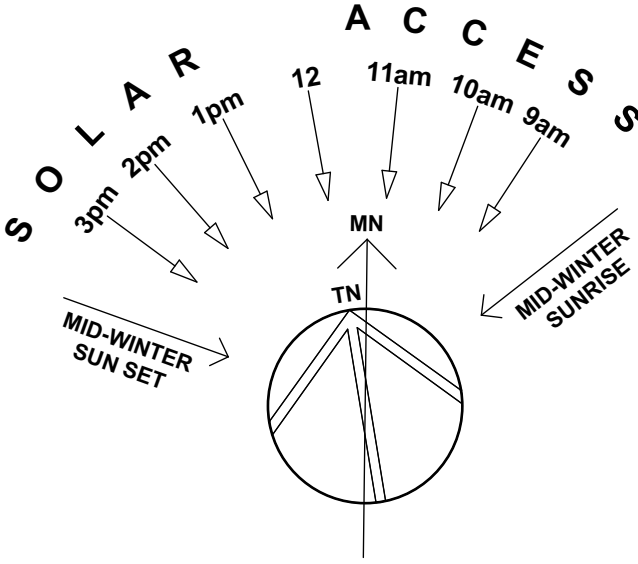
No additional shadow
due to topography



12pm - 21 JUNE



3pm - 21 JUNE



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