

01 ROOF PLAN + SITE PLAN

DRAWING LIST

- DRAWING NO: 01 B ROOF PLAN + SITE PLAN
DRAWING NO: 02 B EXISTING FLOOR PLANS
DRAWING NO: 03 B PROPOSED FLOOR PLANS
DRAWING NO: 04 B PROPOSED SECTION A-A + ELEVATIONS

SITE AREA - 574.3 SQ METRES

EXISTING FLOOR AREAS - Floor Areas (incl. external walls)

1 BASEMENT (the whole basement area)	209.17 sq. metres
2 GROUND	213.35 sq. metres
3 FIRST	201.50 sq. metres
TOTAL EXISTING FLOOR AREA	624.02 sq. metres

TOTAL PROPOSED FLOOR AREA 624.02 sq. metres

NOTE THE FOOTPRINT OF THE EXISTING DWELLING WILL REMAIN THE SAME WITHOUT ANY ADDITIONAL FLOOR AREAS
THE LANDSCAPED AREA + LAYOUT TO BE RETAINED AS EXISTING WITHOUT AMENDMENTS

BASIX CERTIFICATE No: A1783789

Certificate Prepared by: Garcia Negrette Architecture & Design P/L
ABN: 603886806

B	10/2025	RESUBMITTED FOR DA RESIDENTIAL FLAT BUILDING
A	01/2025	DA SUBMISSION FOR RESIDENTIAL FLAT BUILDING
ISSUE	DATE	REVISION
GARCIA NEGRETTE		

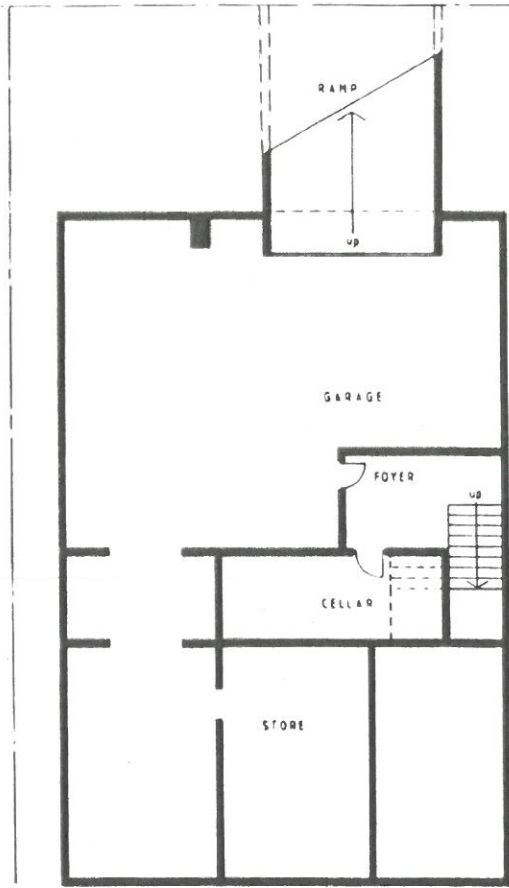
ARCHITECTURE
& DESIGN

GARCIA NEGRETTE ARCHITECTURE & DESIGN PTY LTD ABN 51 003 886 806
REGISTERED ARCHITECT JOSE ANTHONY GARCIA NSW ARB 5212
307/30-40 HARCOURT PARADE, ROSEBERY NSW 2018 AUSTRALIA
TEL: 02 9669 2900 EMAIL: garcianegrette@bigpond.com MOBILE: 0419 202 184

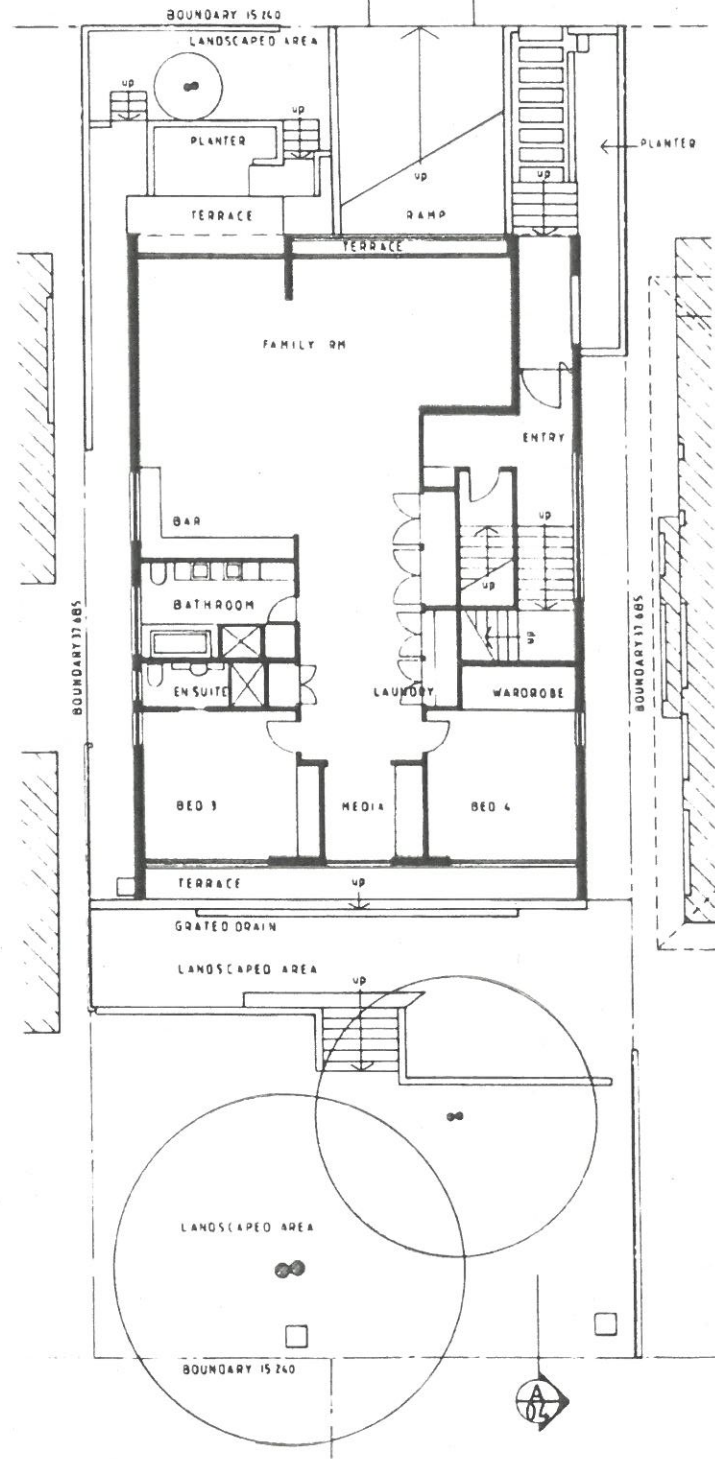
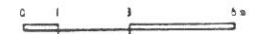
PROJECT: DEVELOPMENT APPLICATION FOR A RESIDENTIAL
FLAT BUILDING - 5 ADINA ROAD CURL CURL NSW 2096
FOR MR & MRS BROOKS

Date: 01/2025 Scale: 1:100-A1 Drawn by: JGN Drawing No: 01B
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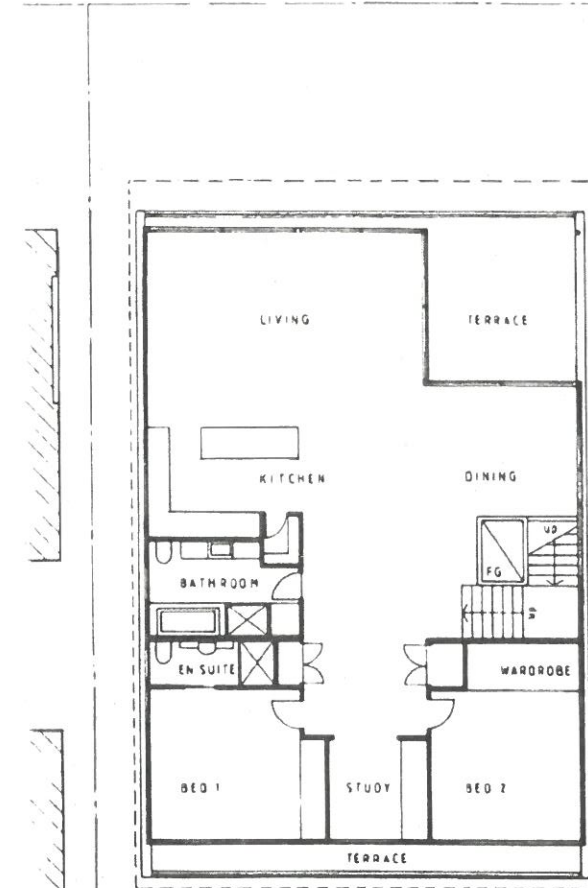
ADINA ROAD



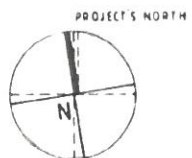
01 BASEMENT FLOOR PLAN
EXISTING



02 GROUND FLOOR PLAN
EXISTING



03 FIRST FLOOR PLAN
EXISTING

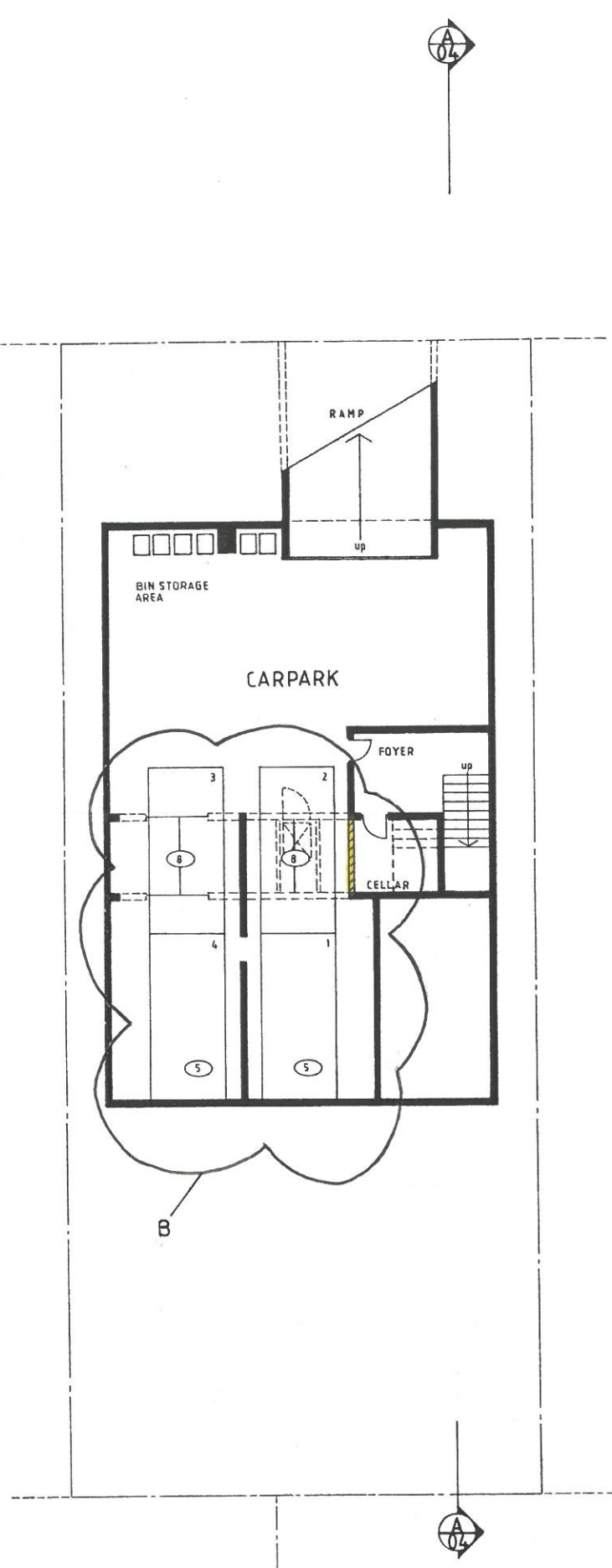


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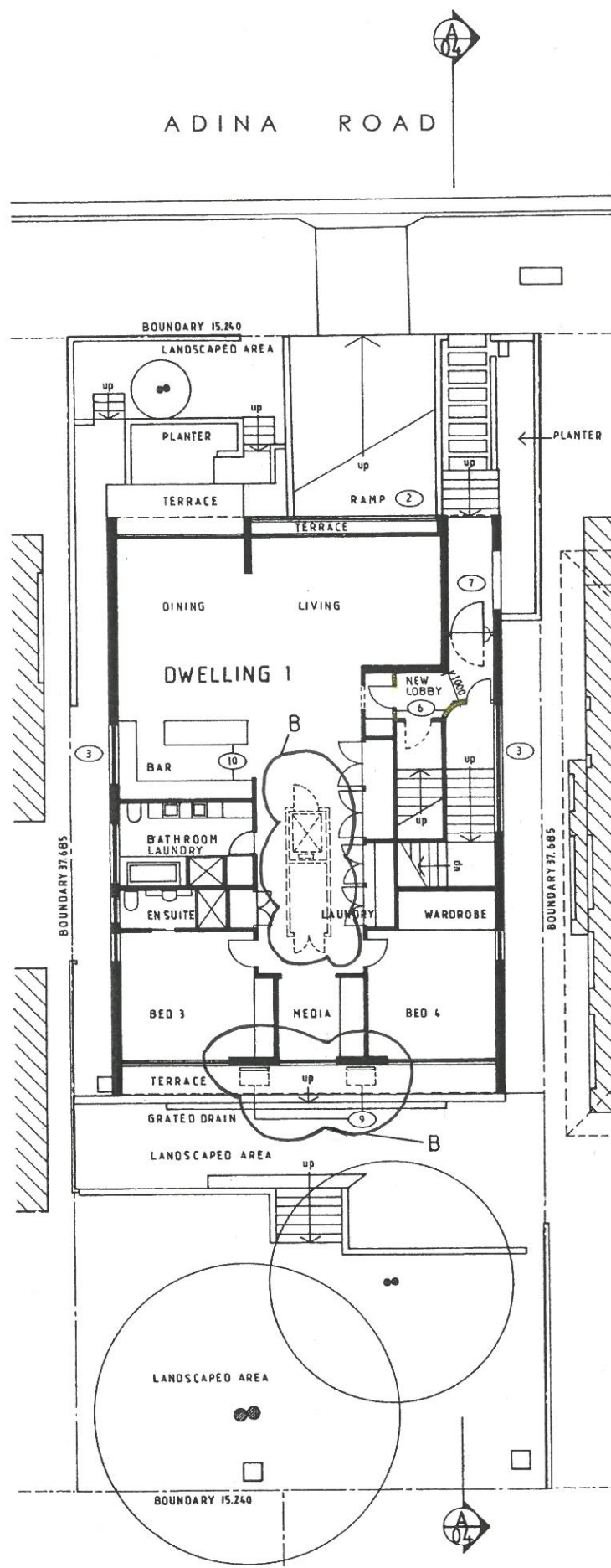
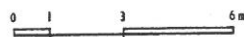
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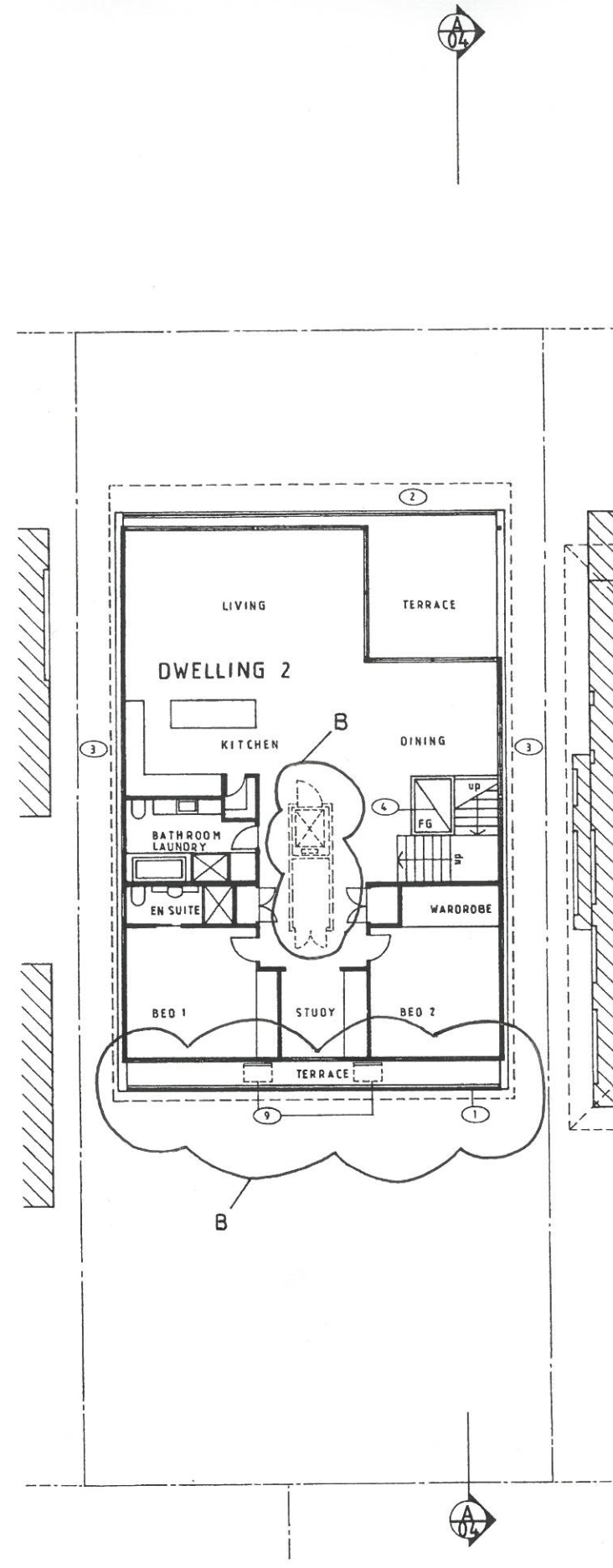
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01 BASEMENT FLOOR PLAN
PROPOSED



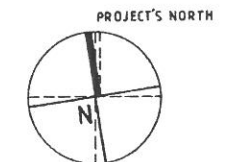
02 GROUND FLOOR PLAN
PROPOSED



03 FIRST FLOOR PLAN
PROPOSED

- NOTES:
1. PROPOSED PRIVACY SCREEN CONSISTING OF FIXED HORIZONTAL LOUVRES AT THE TOP AND FIXED PANEL IN OPAQUE GLASS WITHIN AN ALUMINIUM FRAME.
 2. REPLACING EXISTING WIRE BALUSTRADES TO TERRACES WITH FIXED GLASS PANELS TO COMPLY WITH BCA.
 3. PROTECT THE SIDE WINDOWS + DOORS LOCATED WITHIN 3 METRES OF SIDE BOUNDARIES (EAST + WEST) IN RELATION TO FIRE SOURCE.
 4. EXISTING GLAZED FLOOR ON LEVEL 1 TO COMPLY WITH FIRE REQUIREMENTS.
 5. TANDEM PARKING SPACE FOR 4 CARS IN THE EXISTING BASEMENT. EACH PARKING SPACE TO BE 5.4 X 2.4 METRES.
 6. PROPOSED FIRE RATED WALLS AND DOORS TO NEW LOBBY AREA.
 7. EXISTING FRONT DOOR TO BE AMENDED TO OPEN OUTWARDS.
 8. DEMOLISH PART OF EXISTING WALLS TO ALLOW FOR NEW PARKING SPACE.
 9. PROPOSED WALL MOUNTED CLOTHESLINE.
 10. APPROVED BAR/EXISTING KITCHEN.

- NOTES:
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE PROPRIETOR AND ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARDS CODES, LOCAL ELECTRICITY AND WATER AUTHORITIES REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 - ALL STRUCTURAL WORK AND SITE DRAINAGE TO BE SUBJECT TO ENGINEERS DETAILS OR CERTIFICATION WHERE REQUIRED BY COUNCIL.
 - ALL TIMBERS TO BE IN ACCORDANCE WITH SAA TIMBER STRUCTURE CODE AS 1720 AND SAA TIMBER FRAMING CODE AS 1684.
 - ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE SPECIFICATION.
 - UNLESS NOTED OTHERWISE ALL LEVELS AND DIMENSIONS ARE IN MILLIMETRES.



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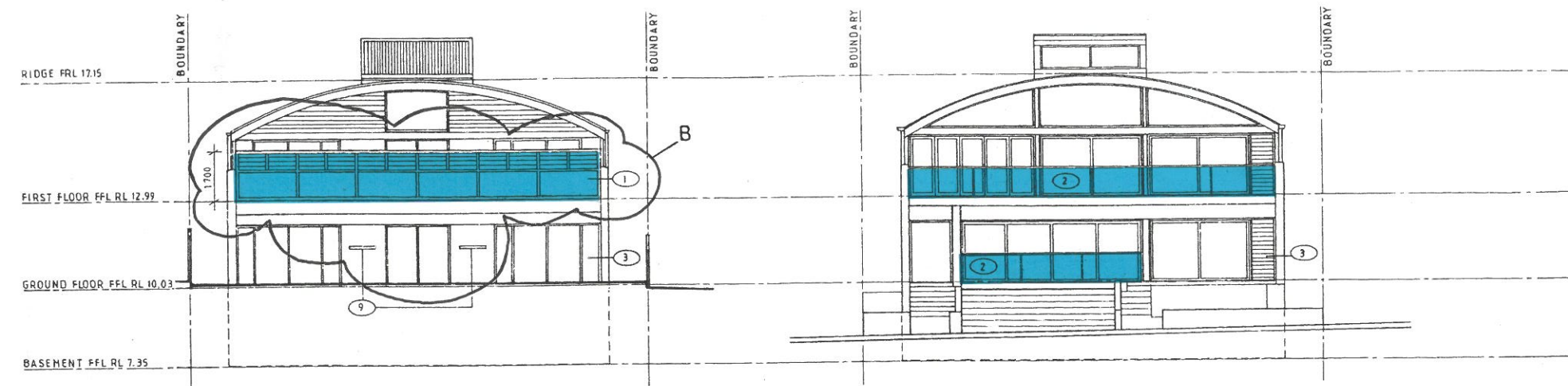
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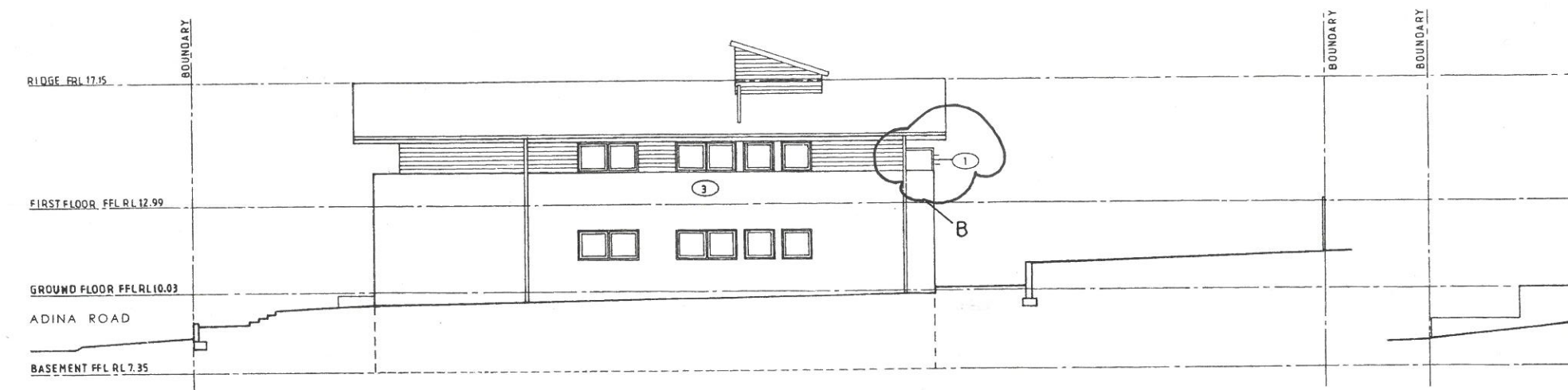
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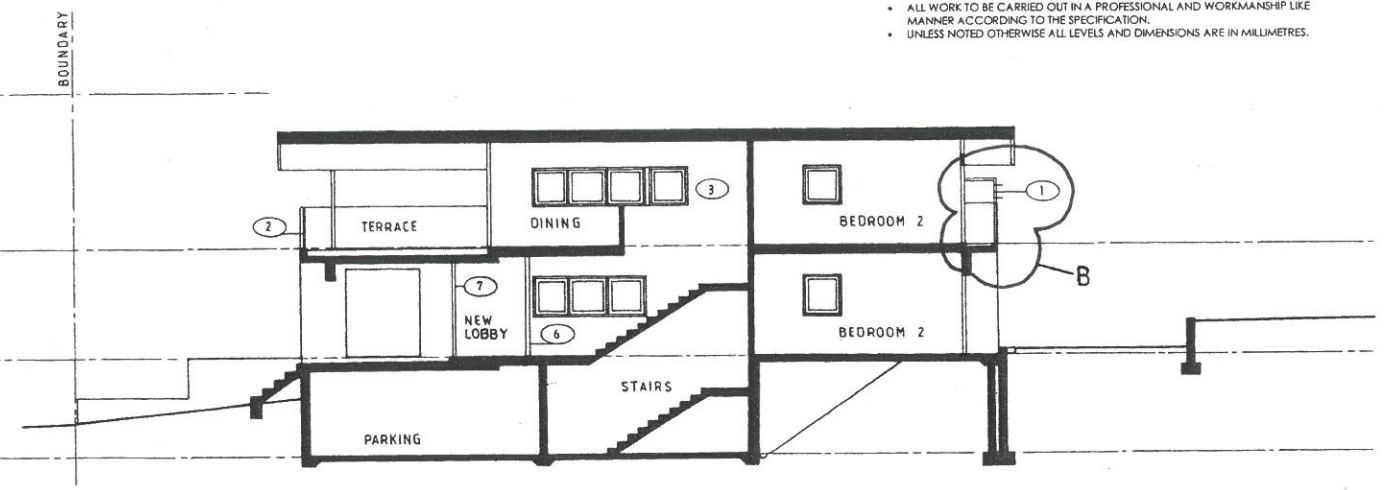


03 SOUTH ELEVATION

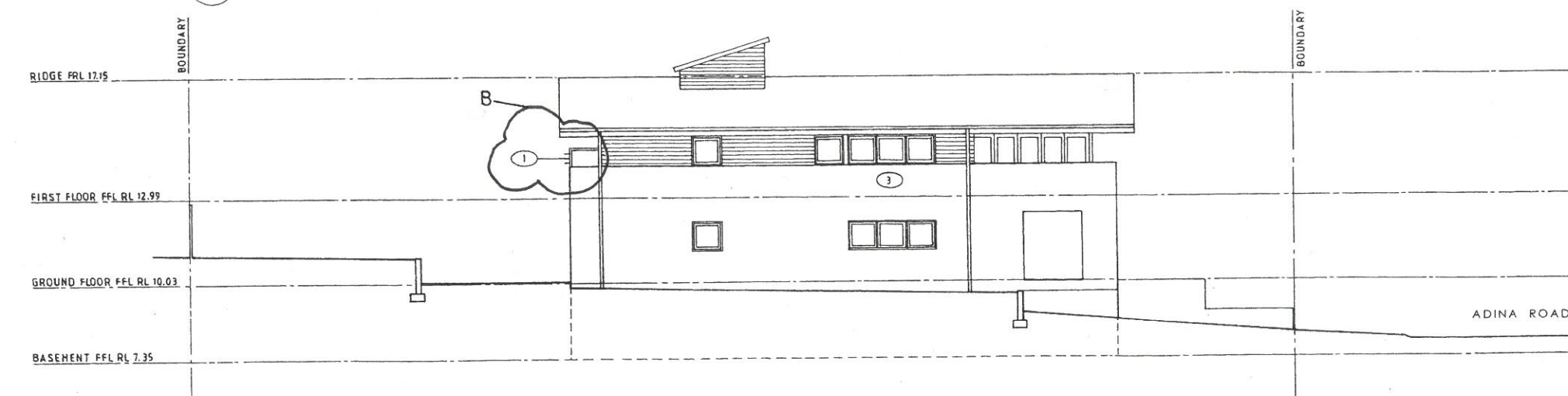
04 NORTH ELEVATION



02 WEST ELEVATION



05 SECTION A-A



01 EAST ELEVATION

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