

PROPOSED ALTERATIONS AND ADDITIONS
AT 11 MILDRED AVENUE, MANLY VALE
FOR JULIE & CORY NEILL

stephen jones associates

PTY
LTD

5/124 North Steyne Manly NSW 2095
PO BOX 951 Manly 2095
ABN 31 079 249 522

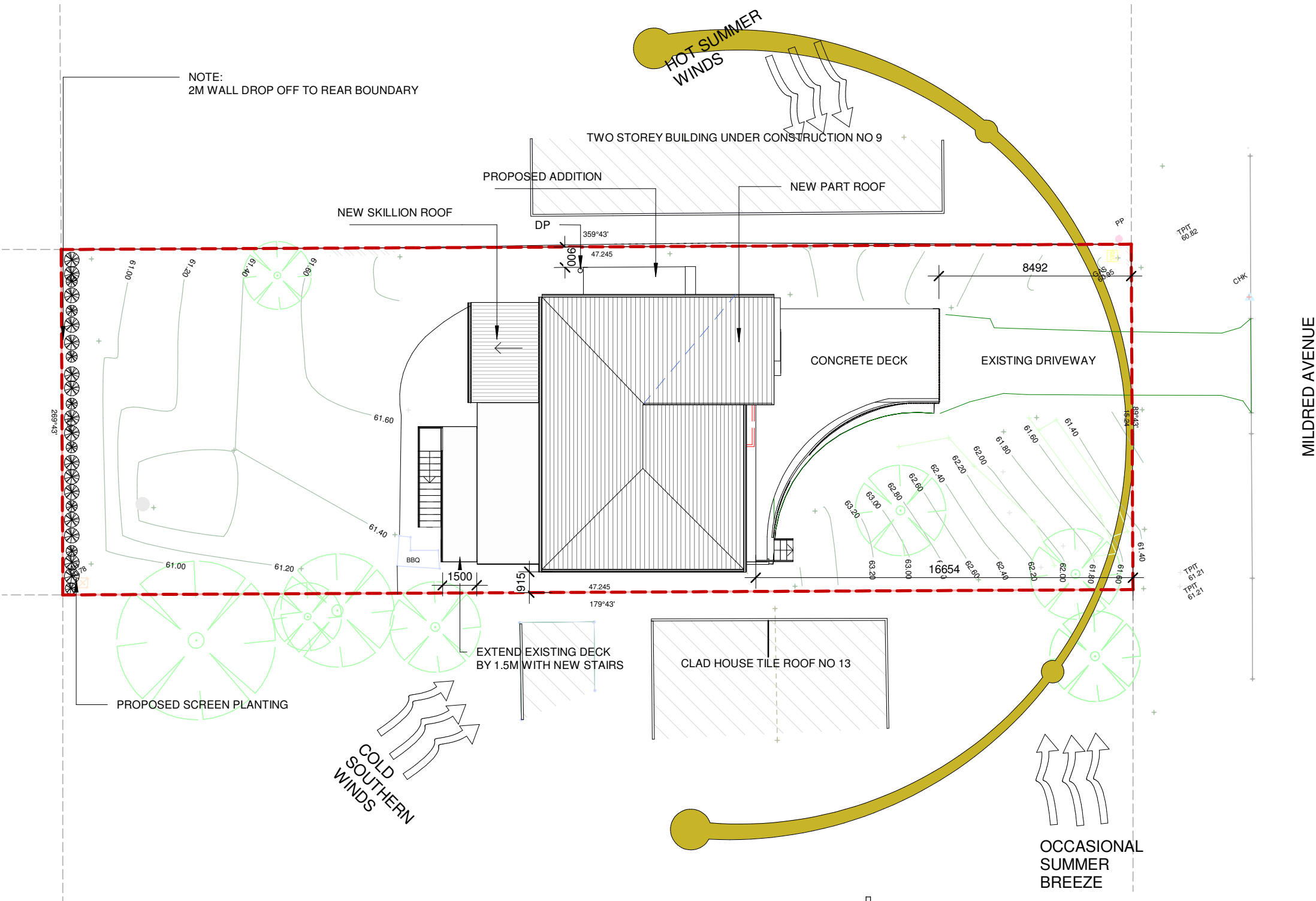
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An architectural line drawing of a modern two-story residential building. The house features a gabled roof with a prominent chimney on the right side. The exterior is rendered with dark, textured panels, possibly stone or brick. Large windows with dark frames are visible on both floors. A dark, solid-colored fence or screen wall runs along the front of the property, with a white-painted section integrated into it. The drawing is a perspective view from a low angle, showing the front and side of the house.

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NOTE:
2M WALL DROP OFF TO REAR BOUNDARY

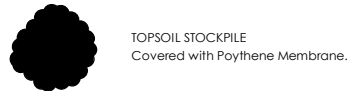


MILDRED AVENUE

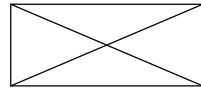
KEYS:	
	WIND DIRECTIONS
	TREES TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

NOTES

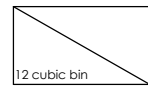
- ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
- REVEGETATION WORKS - HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
- AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
- REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION



MATERIAL STORAGE AREA



DELIVERY TRUCK PARKING

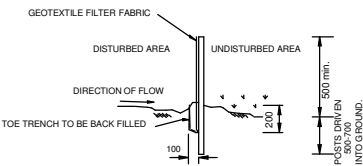


WASTE BINS

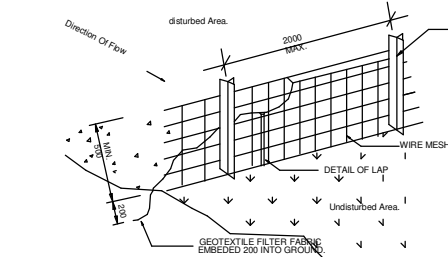


KERB TURF FILTER

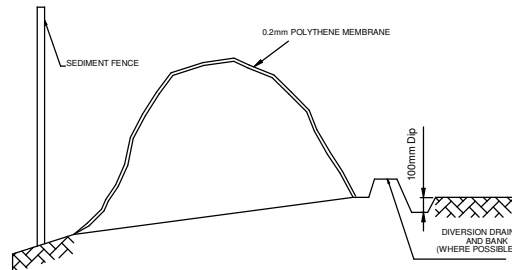
SEDIMENT FENCE



SEDIMENT CONTROL NOTES:
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.



SEDIMENT CONTROL DETAILS
DETAIL B



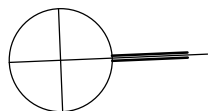
SOIL STOCK PILE
DETAIL A

LEGEND

B	BATHROOM	ST	STORAGE
BAL	BALCONY	VIS	VISITOR PARKING SPACE
B1	BEDROOM 1	DIS	DISABLED PARKING SPACE
B2	BEDROOM 2		
D	DINING ROOM		
E	ENSUITE		
lin.	LINEN PANTRY		
K	KITCHEN		
L	LAUNDRY		
S	STUDY		
BIR	BUILT-IN-ROBE		
LIV	LIVING		

ISSUE DESCRIPTION
A DA TO COUNCIL

DATE
28/01/20



SCALE 1 : 200 @A3

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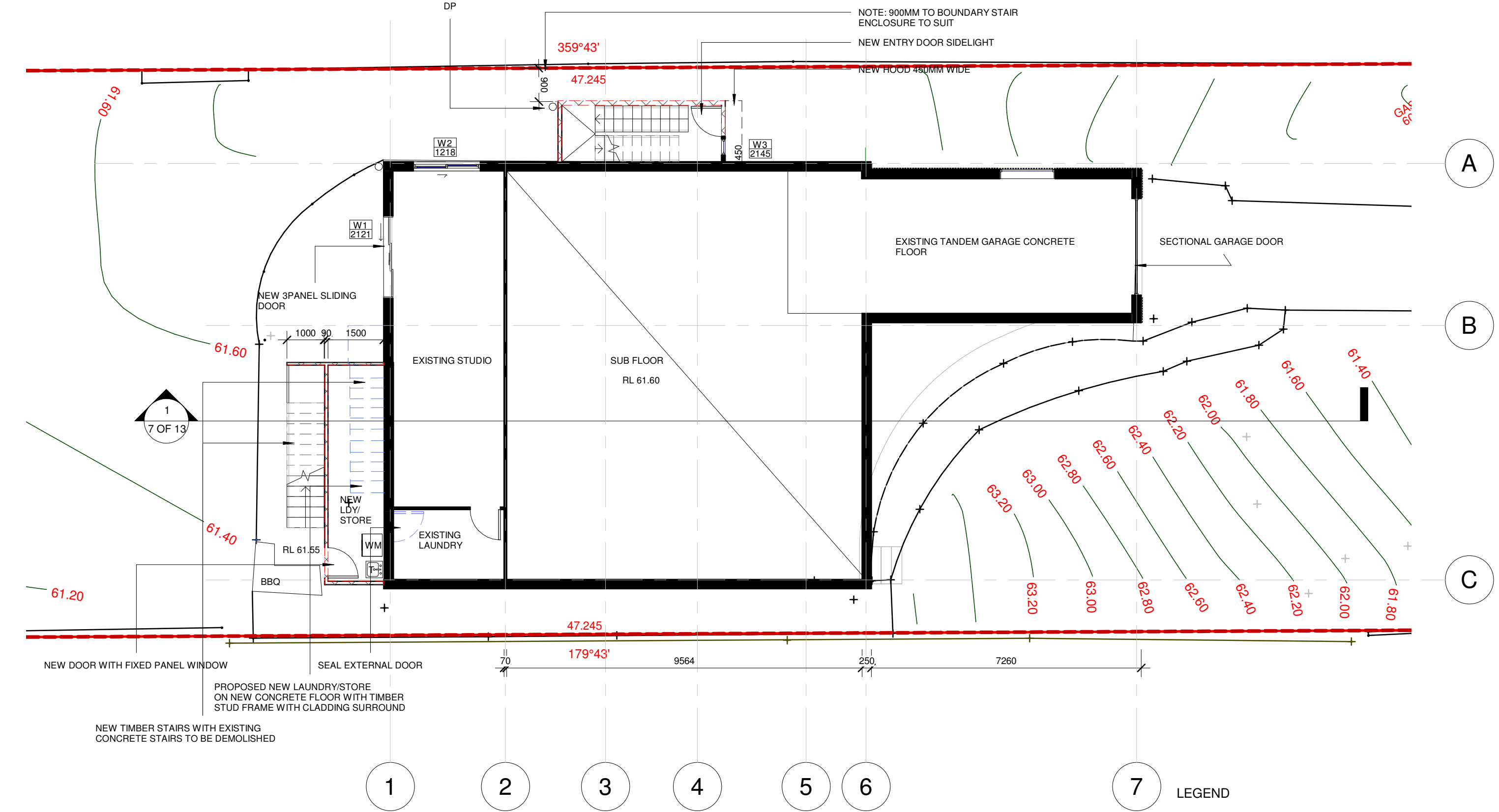
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PROJECT ALTERATIONS AND ADDITIONS 11, MILDRED AVENUE,
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FOR JULIE & CORY NEILL

Drawing Site Plan / Site Analysis

DATE	DRAWN	JOB No	DWG. NO.	ISSUE
28/01/20	W.M.	2019/10	1 OF 13	A

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1 Sub Floor

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

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Drawing	Sub Floor				
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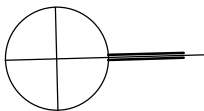
Ground Floor -

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

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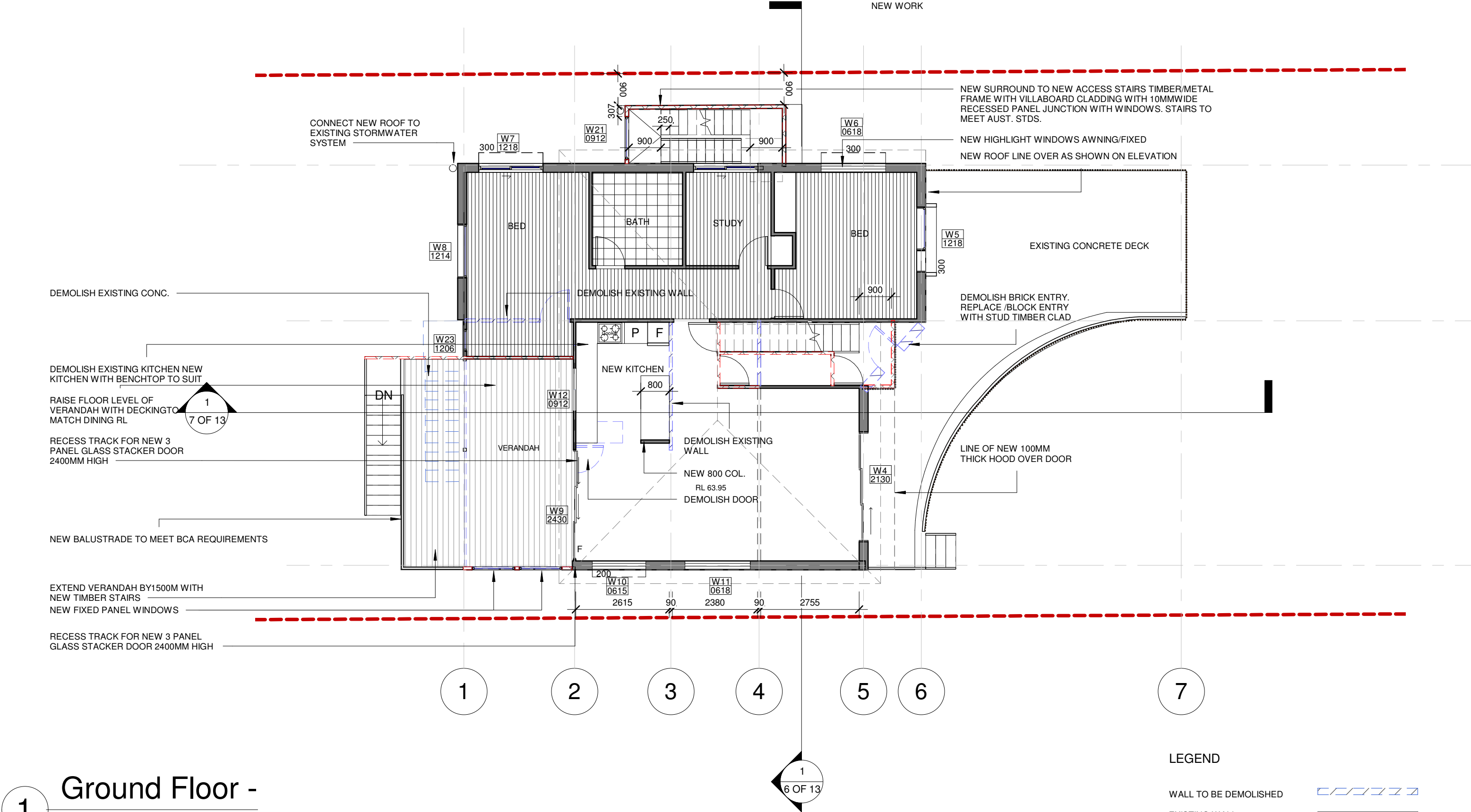
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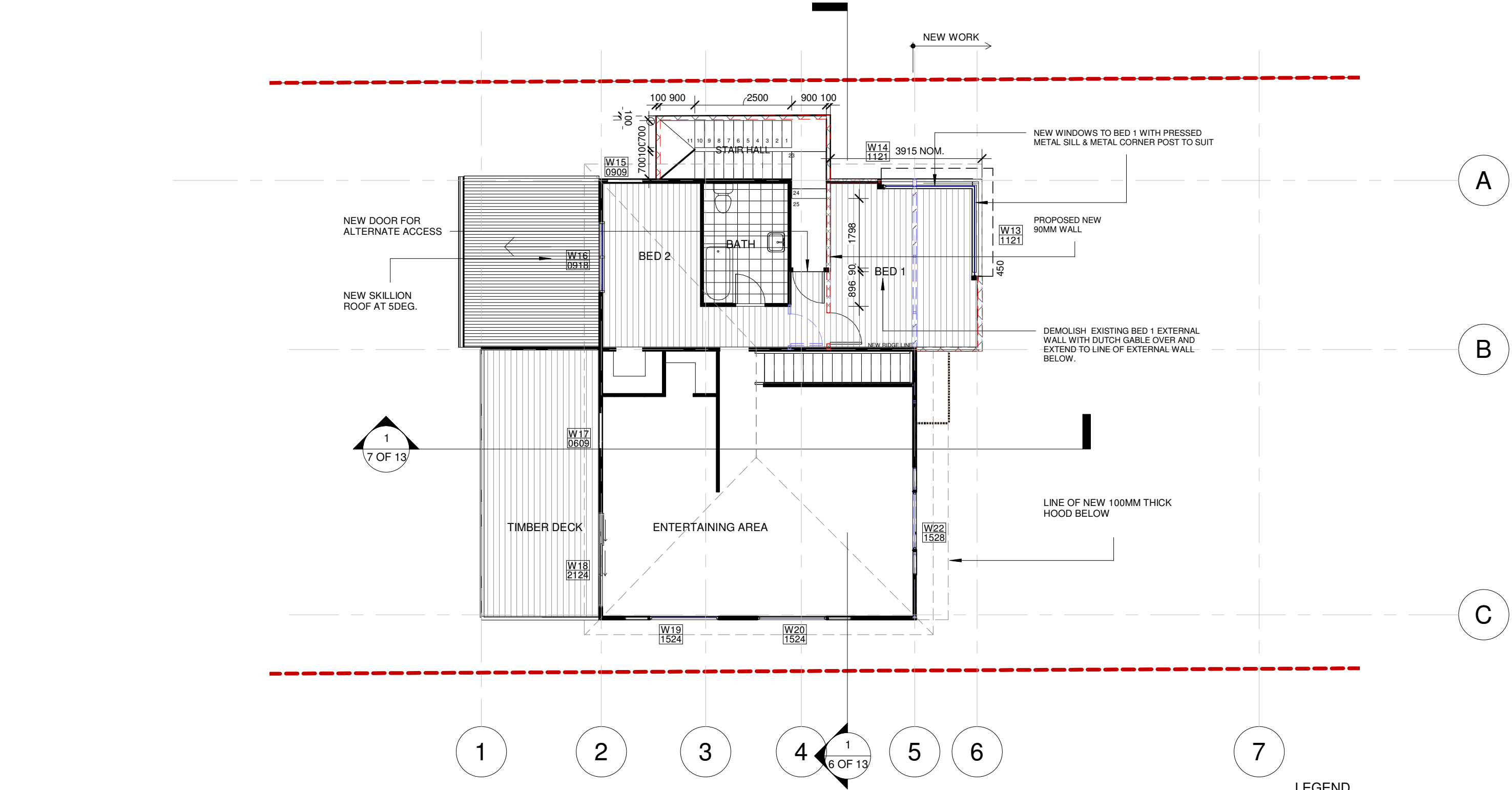
Drawing Ground Floor With Proposed Works

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LEGEND

WALL TO BE DEMOLISHED	
EXISTING WALL	
NEW WALL	



1 First Floor - Proposed

1 : 100

- LEGEND**
- | | | | |
|------|---------------|-----|------------------------|
| B | BATHROOM | ST | STORAGE |
| BAL | BALCONY | VIS | VISITOR PARKING SPACE |
| B1 | BEDROOM 1 | DIS | DISABLED PARKING SPACE |
| B2 | BEDROOM 2 | | |
| D | DINING ROOM | | |
| E | ENSUITE | | |
| lin. | LINEN PANTRY | | |
| K | KITCHEN | | |
| L | LAUNDRY | | |
| S | STUDY | | |
| BIR | BUILT-IN-ROBE | | |
| LIV | LIVING | | |

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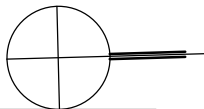
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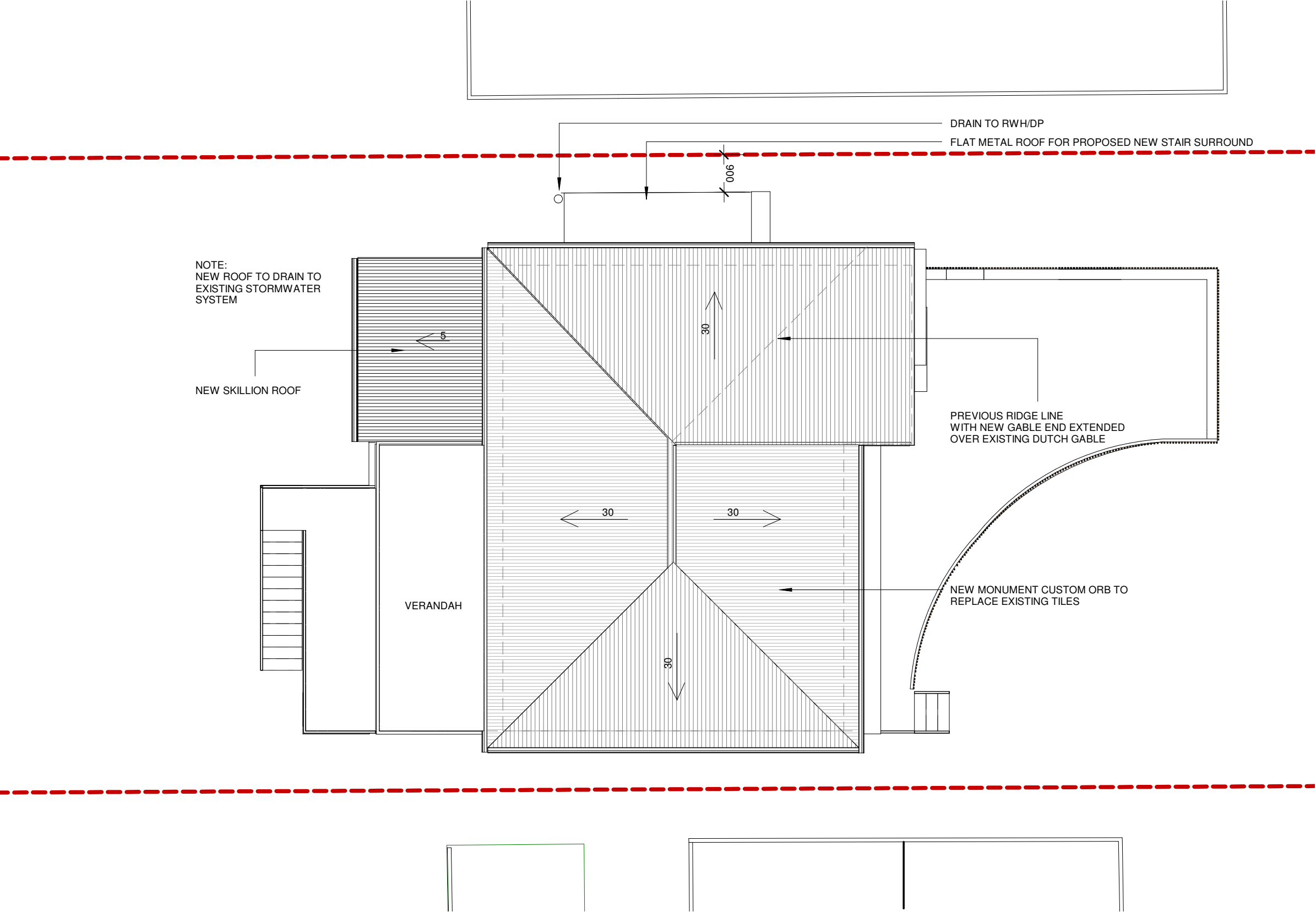
Drawing First Floor Proposed

SCALE As indicated



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1

Roof Plan

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

ISSUE	DESCRIPTION	DATE
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<div>SCALE 1 : 100@A3</div> <div></div>		

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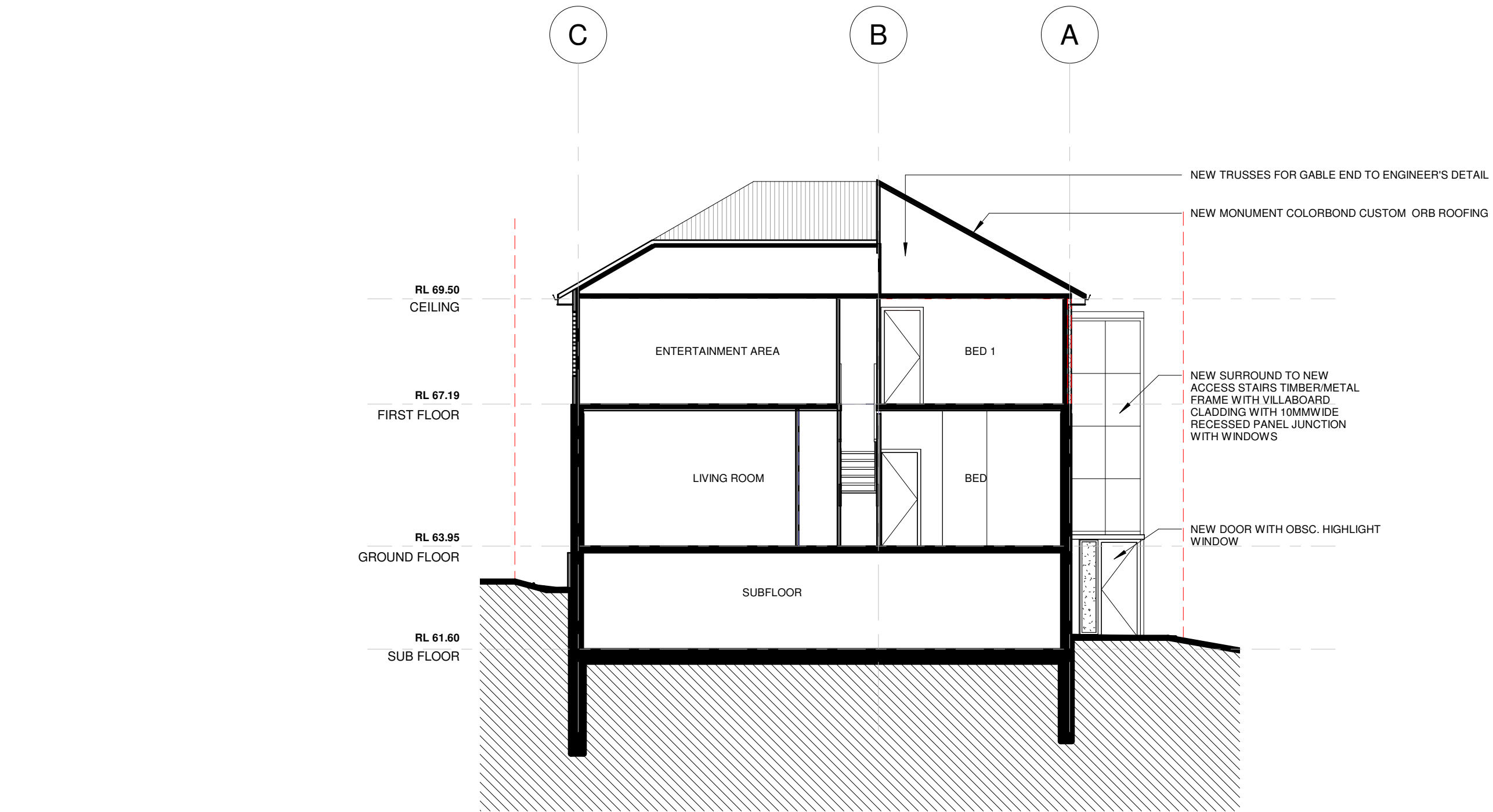
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Drawing	Roof Plan				
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1

Section 1

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

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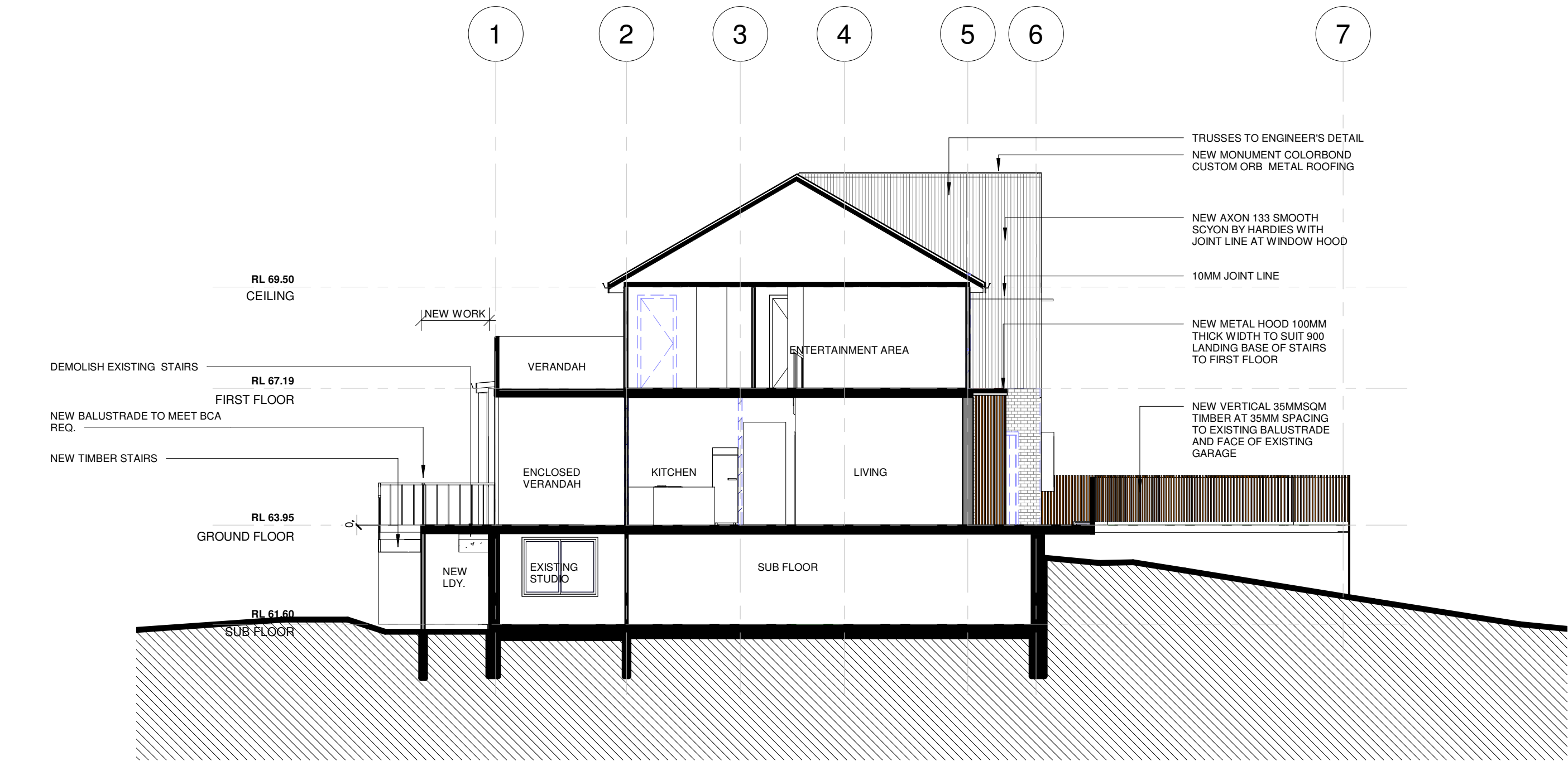
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Drawing	Section 1

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Section 2

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

ISSUE	DESCRIPTION	DATE
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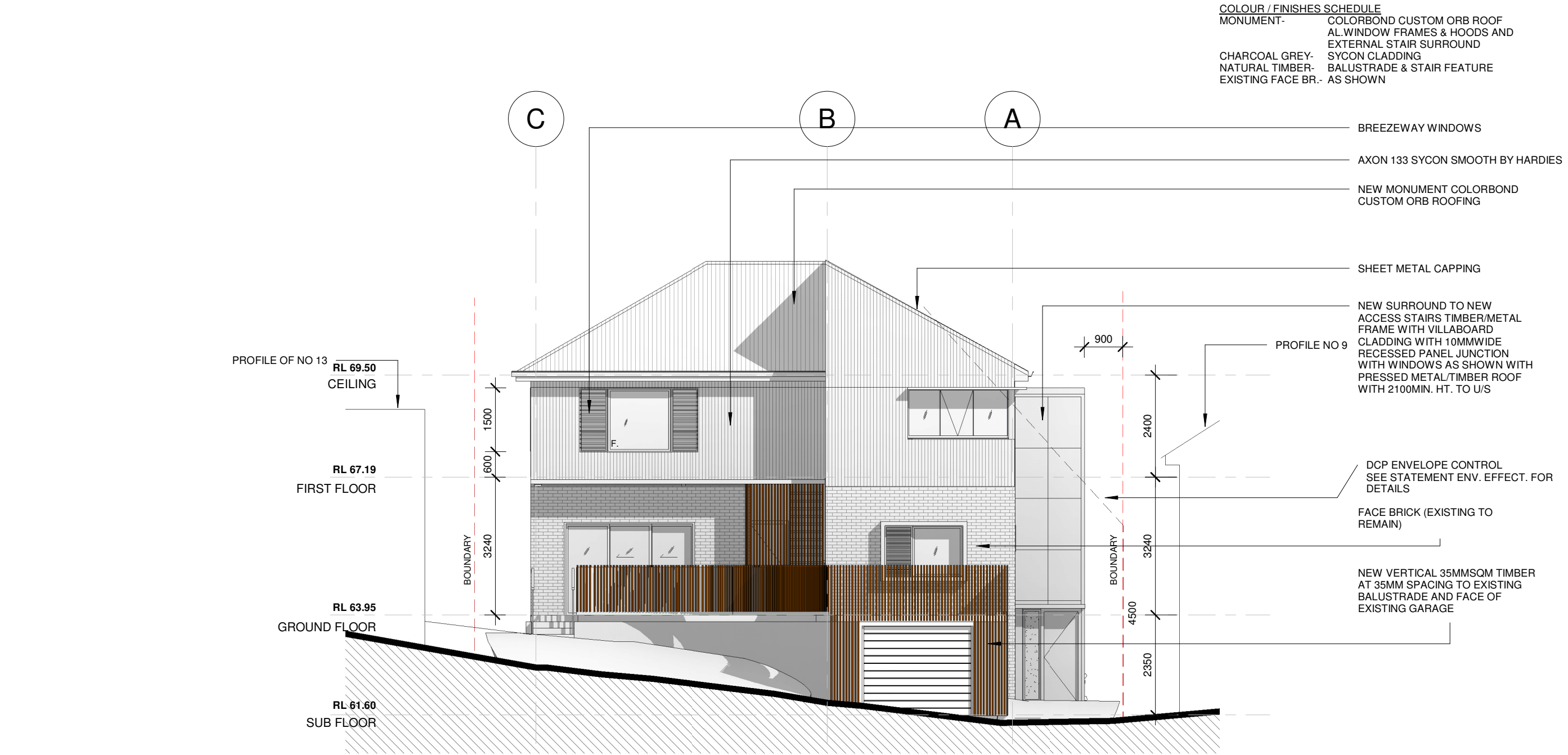
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Drawing	Section 2

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1 North Elevation

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

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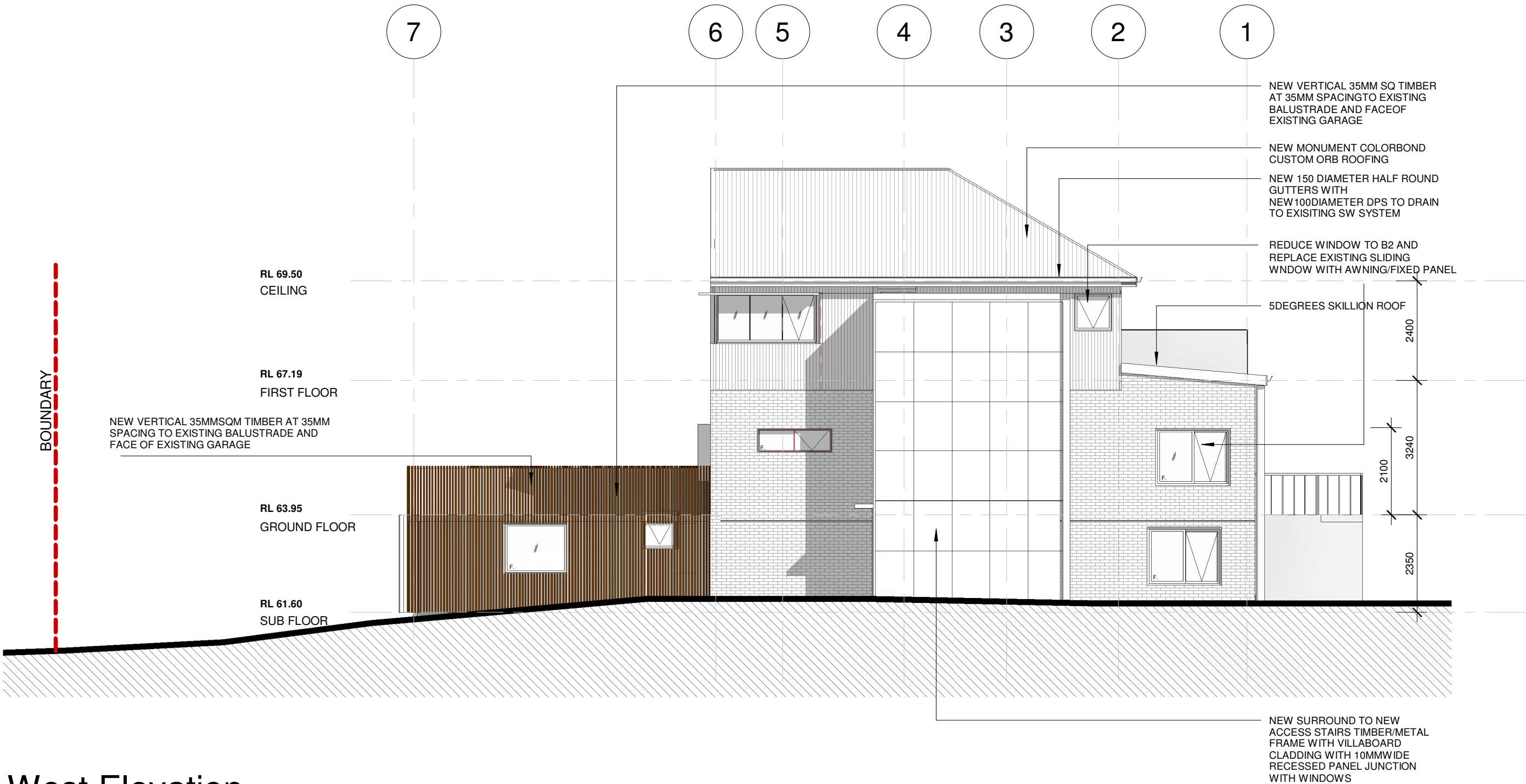
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Drawing	Elevation

DATE	DRAWN	JOB No	DWG. NO.	ISSUE
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COLOUR / FINISHES SCHEDULE
MONUMENT- COLORBOND CUSTOM ORB ROOF
AL.WINDOW FRAMES & HOODS AND
EXTERNAL STAIR SURROUND
CHARCOAL GREY- SYCON CLADDING
NATURAL TIMBER- BALUSTRADE & STAIR FEATURE
EXISTING FACE BR.- AS SHOWN



2 West Elevation

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

ISSUE	DESCRIPTION	DATE
A	DA TO COUNCIL	28/01/20

SCALE	1 : 100@A3

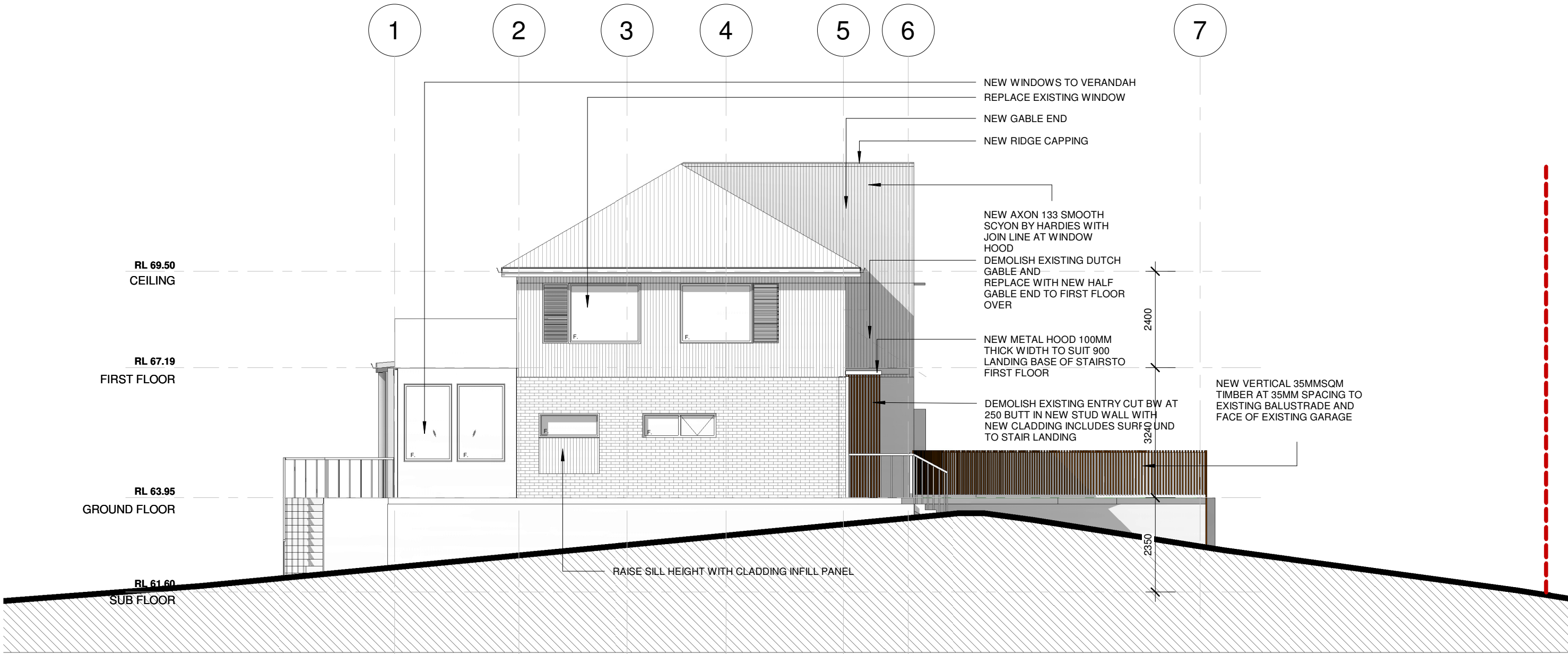
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Drawing	Elevation

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COLOUR / FINISHES SCHEDULE	
MONUMENT-	COLORBOND CUSTOM ORB ROOF
	AL.WINDOW FRAMES & HOODS AND
	EXTERNAL STAIR SURROUND
CHARCOAL GREY-	SYCON CLADDING
NATURAL TIMBER-	BALUSTRADE & STAIR FEATURE
EXISTING FACE BR.-	AS SHOWN



3

East Elevation

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

ISSUE	DESCRIPTION	DATE
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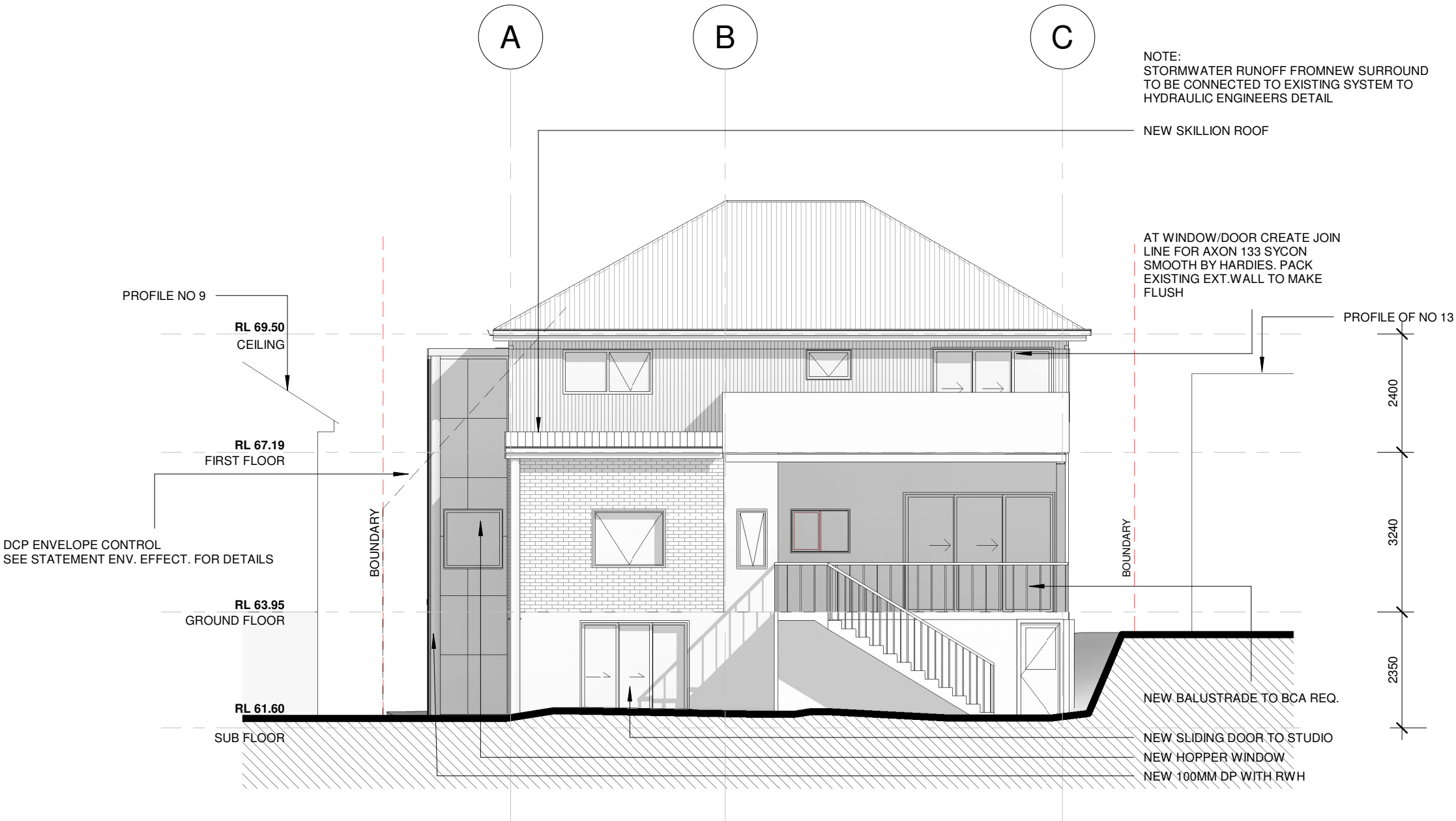
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PROJECT	ALTERATIONS AND ADDITIONS 11, MILDRED AVENUE, MANLY VALE. FOR JULIE & CORY NEILL
Drawing	Elevation

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COLOUR / FINISHES SCHEDULE	
MONUMENT-	COLORBOND CUSTOM ORB ROOF
	AL.WINDOW FRAMES & HOODS AND
	EXTERNAL STAIR SURROUND
CHARCOAL GREY-	SYCON CLADDING
NATURAL TIMBER-	BALUSTRADE & STAIR FEATURE
EXISTING FACE BR.-	AS SHOWN



4

South Elevation

1 : 100

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

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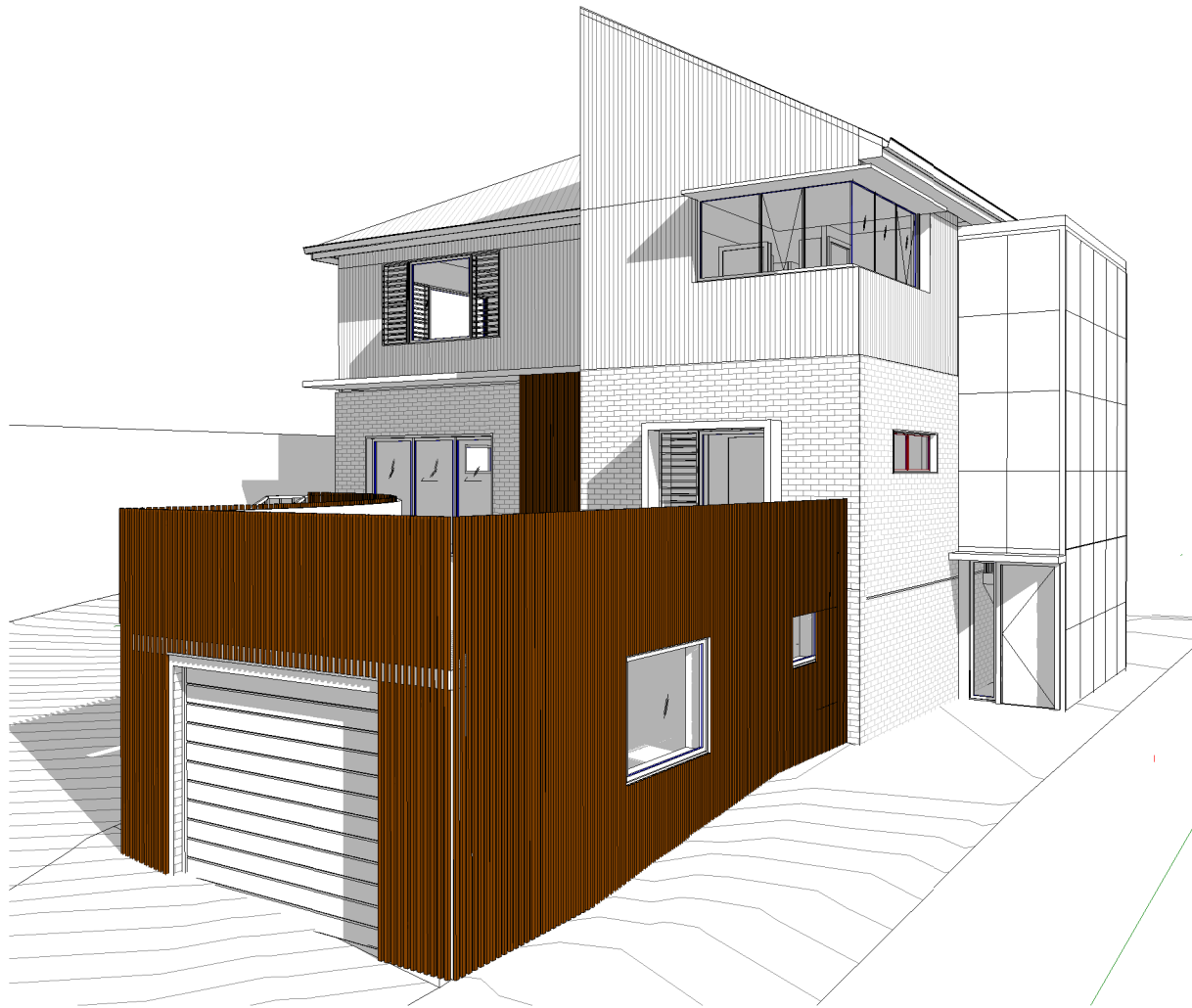
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Drawing	Elevation

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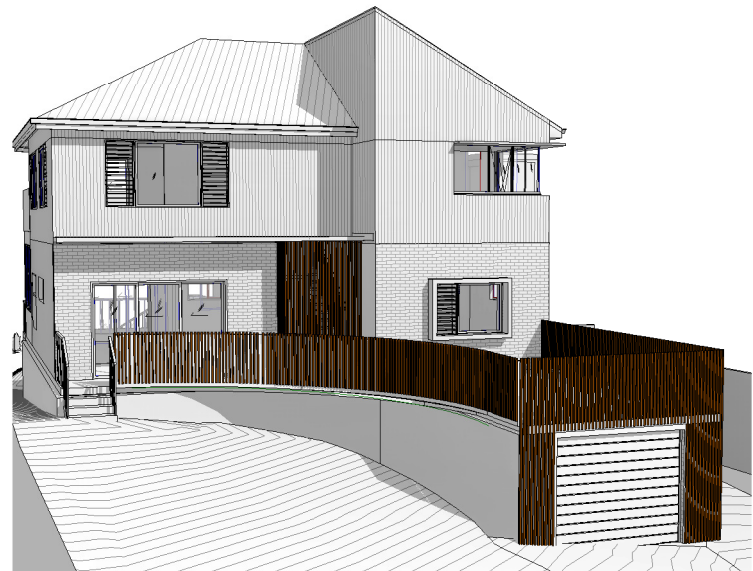
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1 3D View 4



2 3D View 2



3 3D View 3

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
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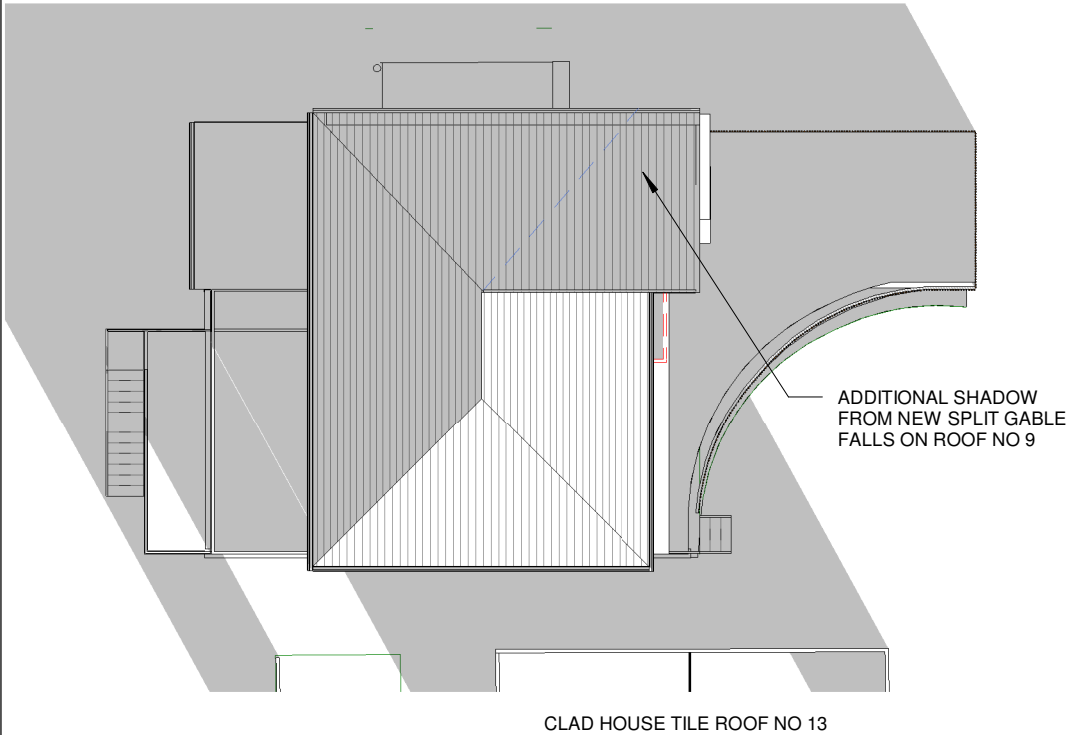
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Drawing	3D Views				
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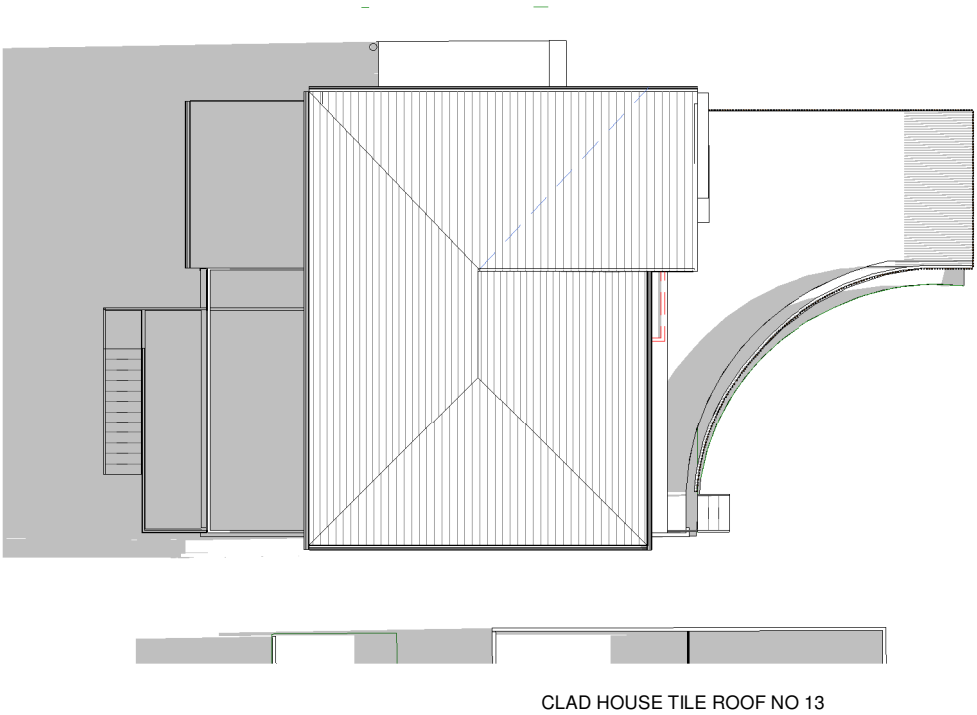
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TWO STOREY BUILDING UNDER CONSTRUCTION NO 9



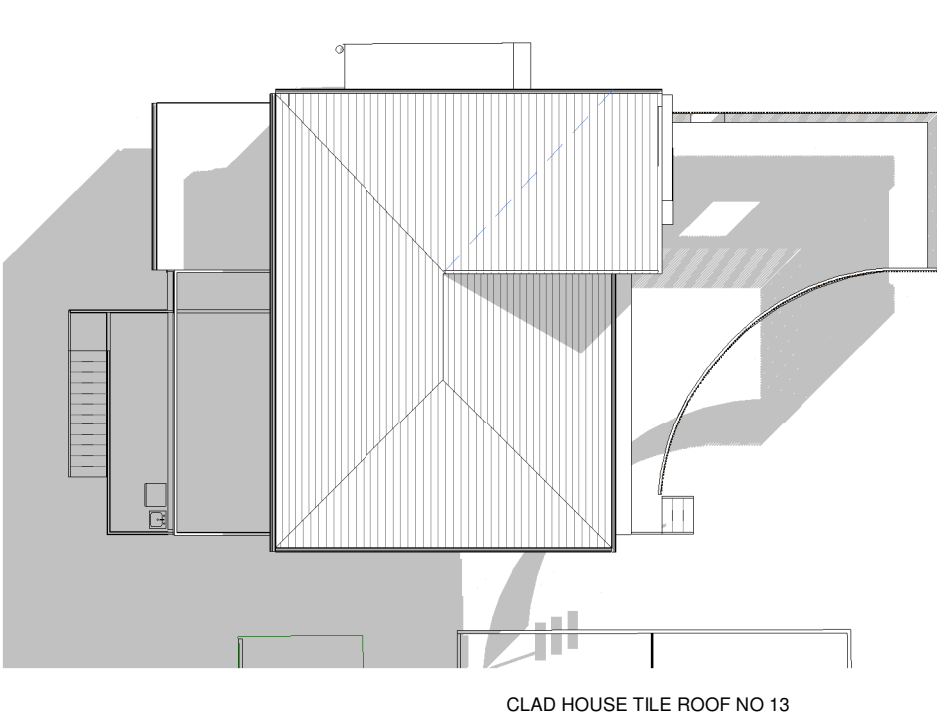
SHADOW
DIAGRAM
9AM

TWO STOREY BUILDING UNDER CONSTRUCTION NO 9



SHADOW
DIAGRAM
12PM

TWO STOREY BUILDING UNDER CONSTRUCTION NO 9

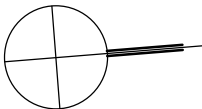


SHADOW
DIAGRAM
3PM

LEGEND	
B	BATHROOM
BAL	BALCONY
B1	BEDROOM 1
B2	BEDROOM 2
D	DINING ROOM
E	ENSUITE
lin.	LINEN PANTRY
K	KITCHEN
L	LAUNDRY
S	STUDY
BIR	BUILT-IN-ROBE
LIV	LIVING
ST	STORAGE
VIS	VISITOR PARKING SPACE
DIS	DISABLED PARKING SPACE

ISSUE	DESCRIPTION
A	DA TO COUNCIL

DATE
28/01/20



SCALE 1 : 200@A3

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PROJECT ALTERATIONS AND ADDITIONS 11, MILDRED AVENUE,
MANLY VALE.
FOR JULIE & CORY NEILL

Drawing Shadow Diagram

DATE	DRAWN	JOB No	DWG. NO.	ISSUE
28/01/20	W.M.	2019/10	13 OF 13	A