

**NOTE:**

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**SOFT LANDSCAPING :**

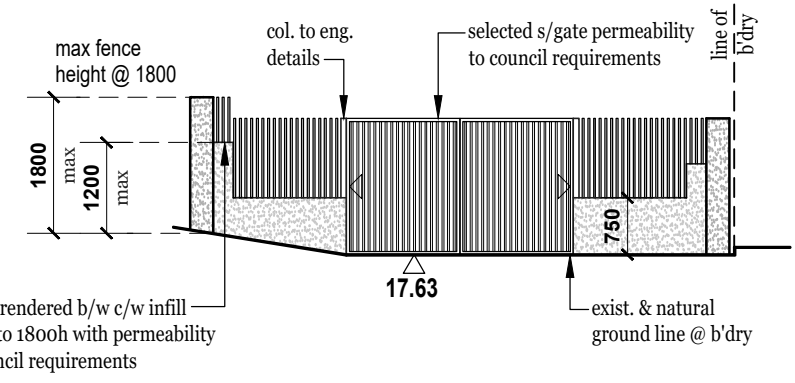
FRONT SETBACK AREA :	211m <sup>2</sup>
50% SOFT LANDSCAPING REQUIRED:	105.5m <sup>2</sup>
PROVIDED SOFT LANDSCAPING :	43.6m <sup>2</sup>

**SITE COVERAGE:**

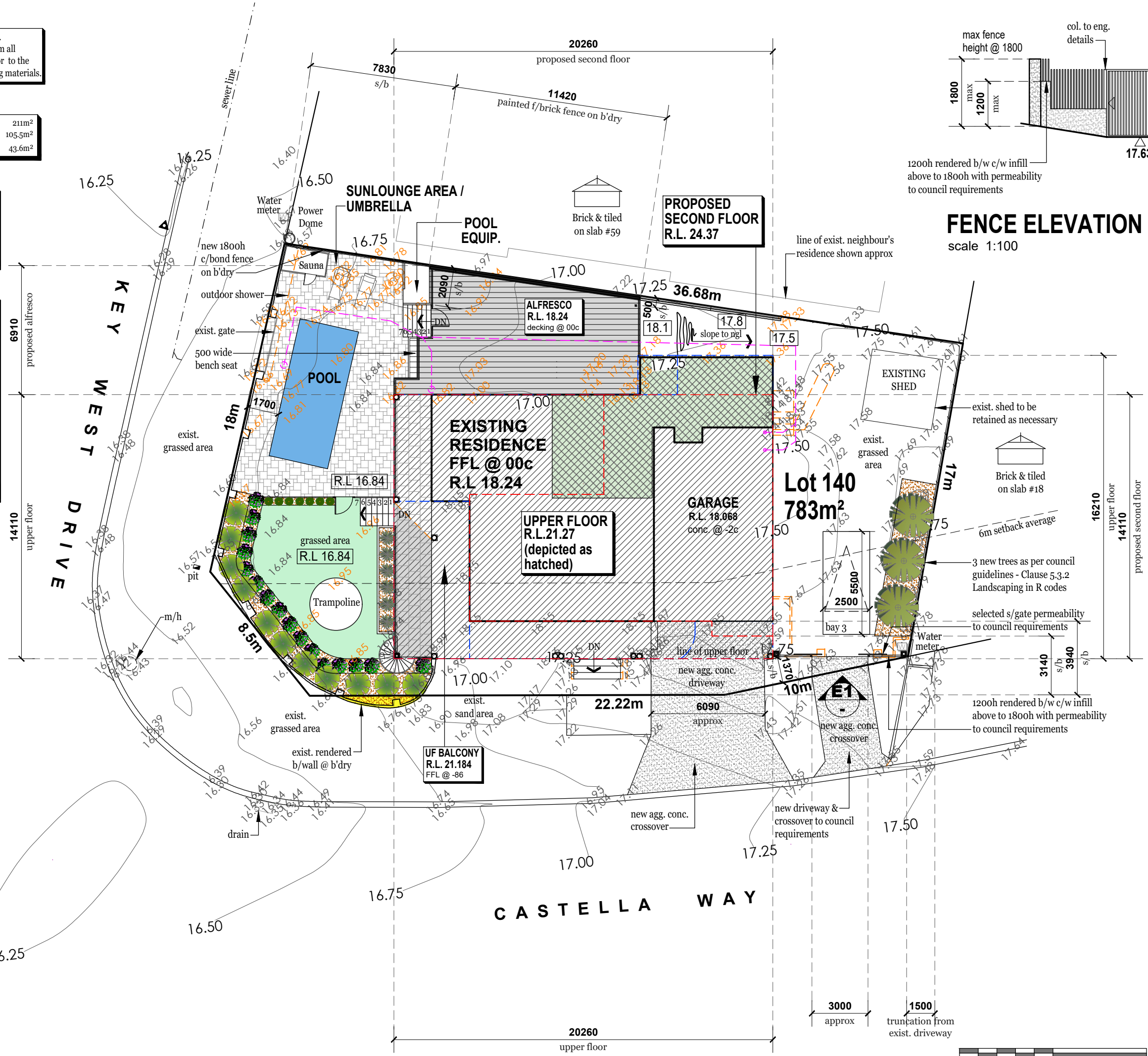
LOT AREA:	783m <sup>2</sup>
LOT ZONING:	R20
TOTAL FLOOR AREA :	220.7m <sup>2</sup>
TOTAL SITE COVERAGE:	28.1%
TOTAL OPEN SPACE:	71.9%
(50% min. required)	

**FLOOR AREA CALCULATION:**

EXISTING LIVING:	100m <sup>2</sup>
ANCILLARY :	56.2m <sup>2</sup>
EXISTING PORCH :	9m <sup>2</sup>
EXISTING GARAGE & STORE :	64.5m <sup>2</sup>
PROPOSED ALFRESCO :	71.4m <sup>2</sup>
TOTAL GF AREA :	301.1m <sup>2</sup>
UF EXISTING LIVING :	207.8m <sup>2</sup>
PROPOSED ADDITION:	46m <sup>2</sup>
EXISTING BALCONY :	32m <sup>2</sup>
PROPOSED BALCONY:	15m <sup>2</sup>
TOTAL UF AREA :	300.8m <sup>2</sup>
SF PROPOSED LIVING :	160.5m <sup>2</sup>
PROPOSED PORCH:	125.3m <sup>2</sup>
TOTAL SF AREA :	285.8m <sup>2</sup>
TOTAL AREA :	887.7m <sup>2</sup>



**FENCE ELEVATION - E1**  
scale 1:100



- INDICATES:**
- new agg. driveway
  - extent of upper floor
  - extent of mulch area
  - decking @ ooc
  - extent of new
  - demolished/ removed
  - contour lines
  - Existing Ground levels to be modified
  - Existing Ground Levels (maintained)
  - R.L. 16.84 new Ground Levels
  - extent of ancillary = 56.2m<sup>2</sup>
  - line of upper floor
  - line of second floor
  - plumbing line



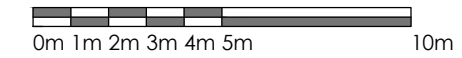
**SITE PLAN**  
scale 1:200



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**DA - SITE PLAN**  
PROPOSED ADDITION AT,  
20 CASTELLA WAY,  
MULLALOO FOR  
GAVIN ARMSTRONG

REV: -	CS (RS)	1 OF 7
JOB: 1843	05.06.2026	



**NOTE:**

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**NOTE:**

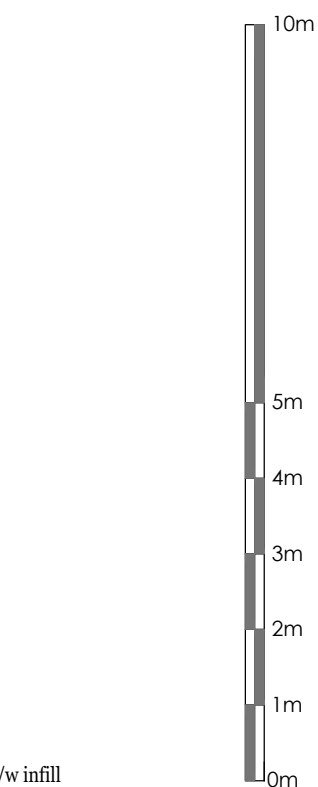
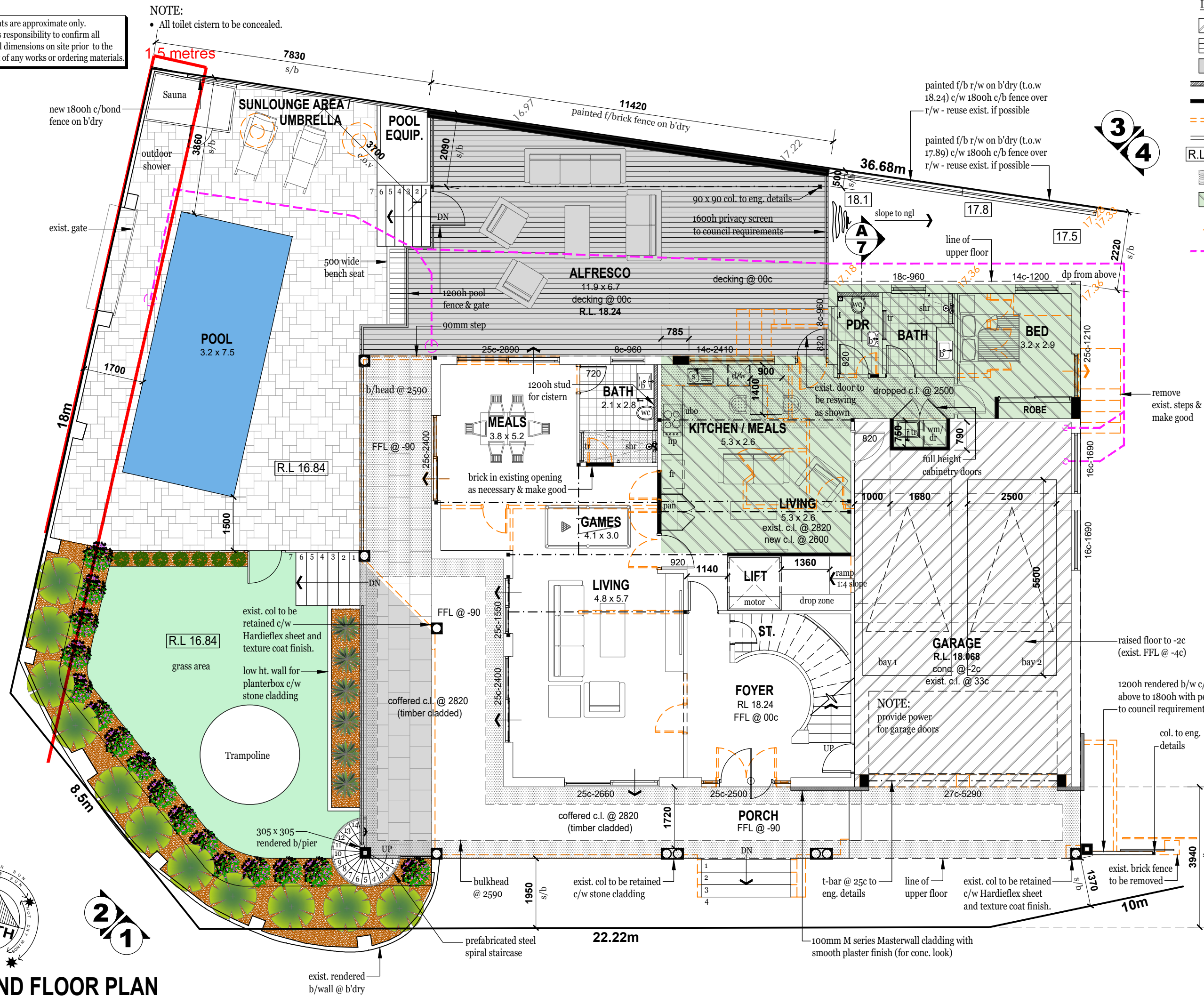
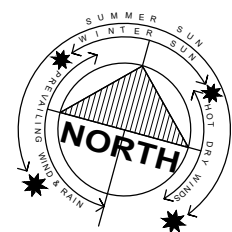
- All toilet cistern to be concealed.

**INDICATES:**

- raised floor to -2c
- decking @ 00c
- extent of new
- new studwall
- new brickwall
- demolished/ removed
- existing brickwall
- R.L 16.84 new Ground Levels
- bulkhead @ 2590
- extent of ancillary = 56.2m<sup>2</sup>
- Existing Ground Levels to be modified
- plumbing line

**GROUND FLOOR PLAN**

scale 1:100



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**DA - GROUND FLOOR PLAN**  
 PROPOSED ADDITION AT,  
 20 CASTELLA WAY,  
 MULLALOO FOR  
 GAVIN ARMSTRONG

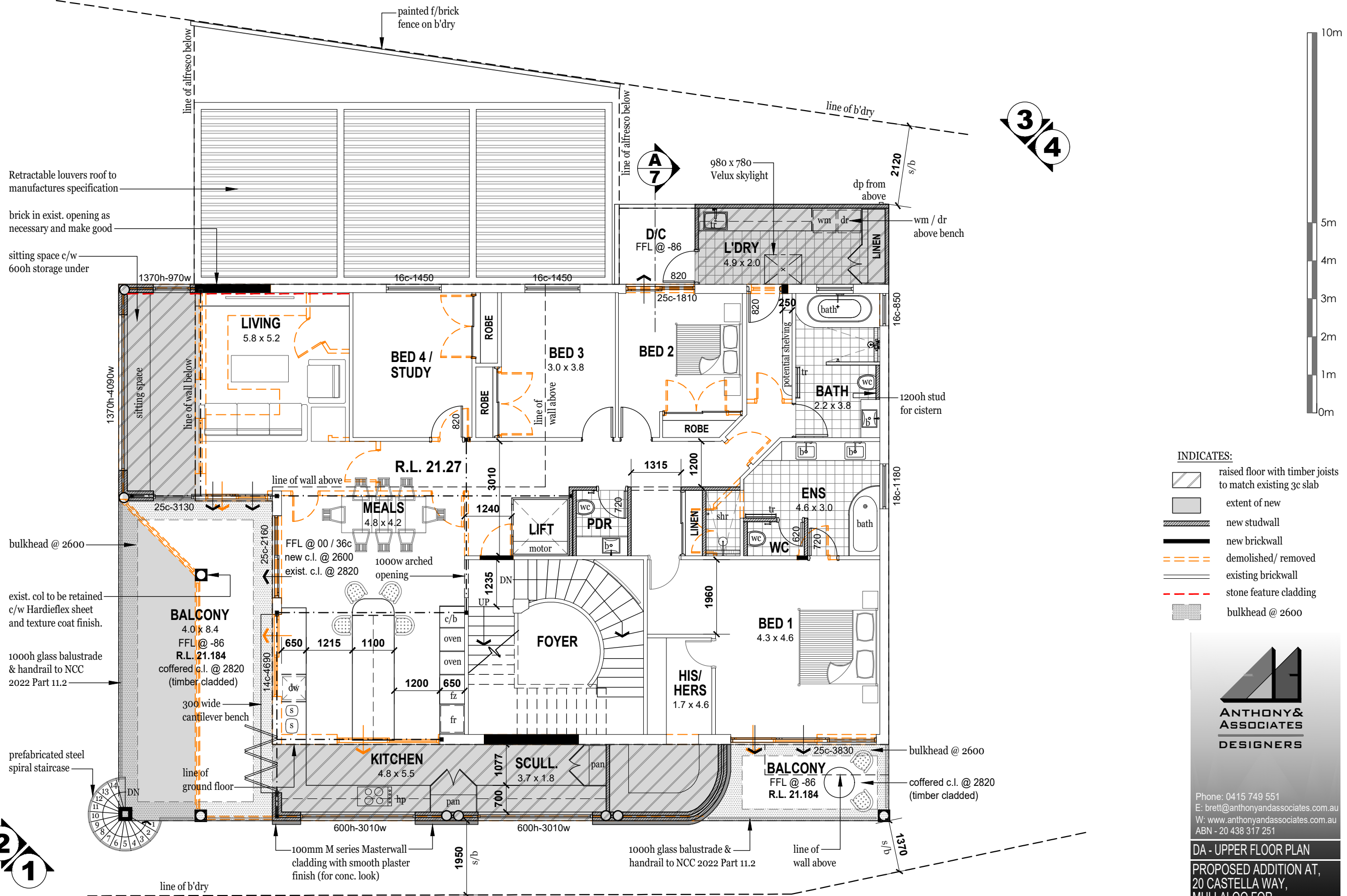
REV: -	CS (RS)	2 OF 7
JOB: 1843	05.06.2026	

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**NOTE:**

- All toilet cistern to be concealed.



**UPPER FLOOR PLAN**

scale 1:100

**INDICATES:**

- raised floor with timber joists to match existing 3c slab
- extent of new
- new studwall
- new brickwall
- demolished/ removed
- existing brickwall
- stone feature cladding
- bulkhead @ 2600



**ANTHONY & ASSOCIATES**  
DESIGNERS

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DA - UPPER FLOOR PLAN

PROPOSED ADDITION AT,  
20 CASTELLA WAY,  
MULLALOO FOR  
GAVIN ARMSTRONG

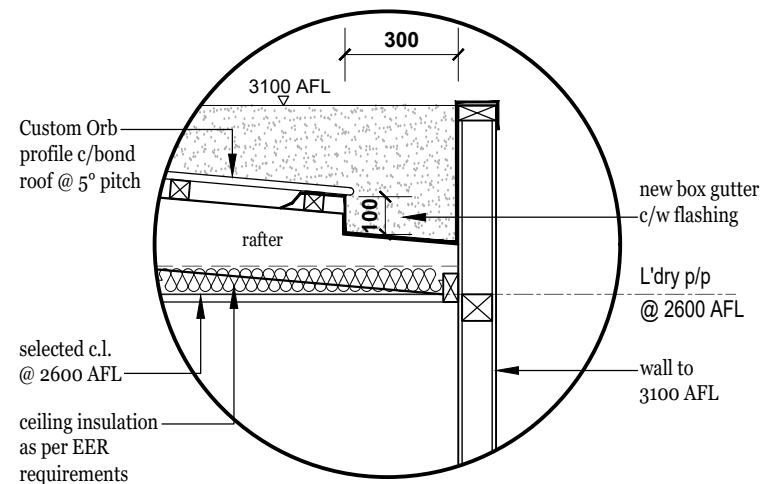
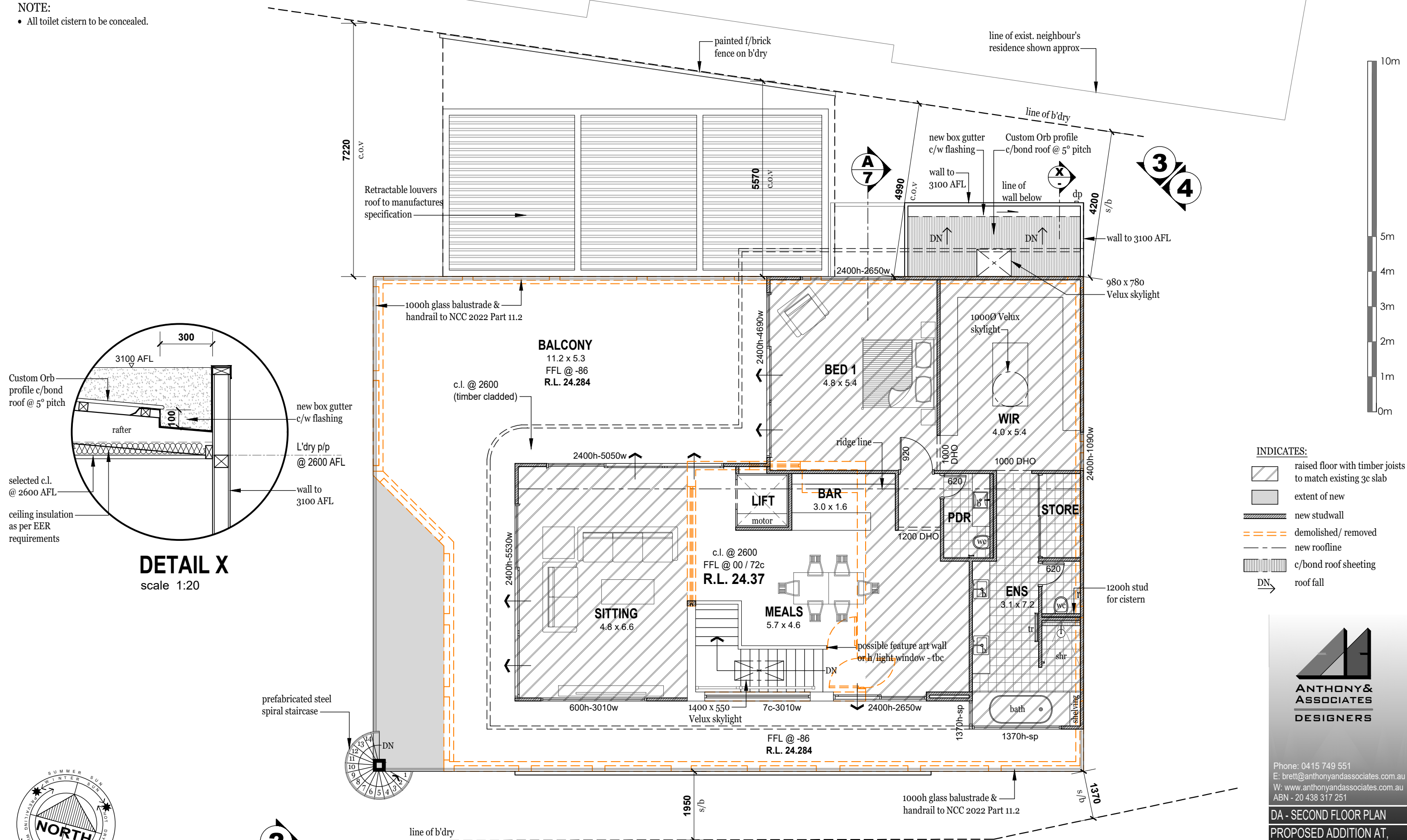
REV: -	CS (RS)	3 OF 7
JOB: 1843	05.06.2026	

**NOTE:**

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**NOTE:**

- All toilet cistern to be concealed.



**DETAIL X**  
scale 1:20



**SECOND FLOOR PLAN**  
scale 1:100

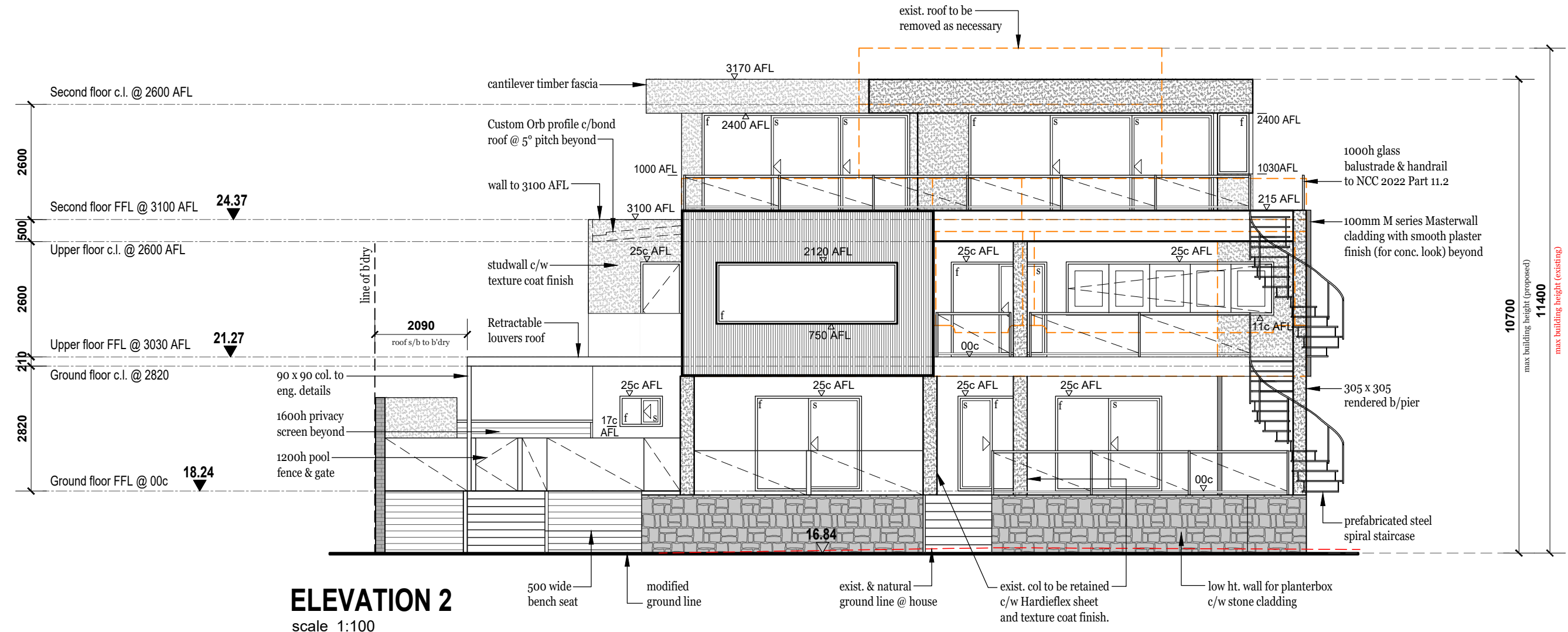
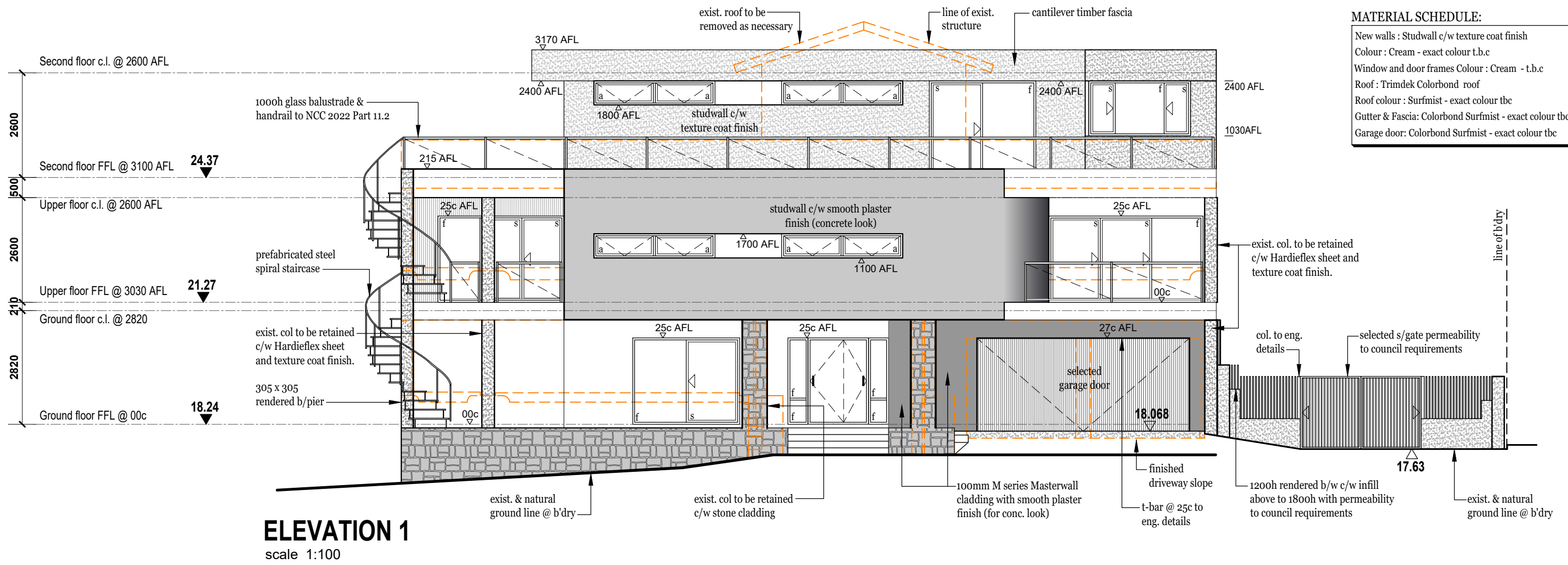
- INDICATES:**
- raised floor with timber joists to match existing 3c slab
  - extent of new
  - new studwall
  - demolished/ removed
  - new roofline
  - c/bond roof sheeting
  - roof fall



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**DA - SECOND FLOOR PLAN**  
**PROPOSED ADDITION AT,**  
**20 CASTELLA WAY,**  
**MULLALOO FOR**  
**GAVIN ARMSTRONG**

REV: -	CS (RS)	4 OF 7
JOB: 1843	05.06.2026	

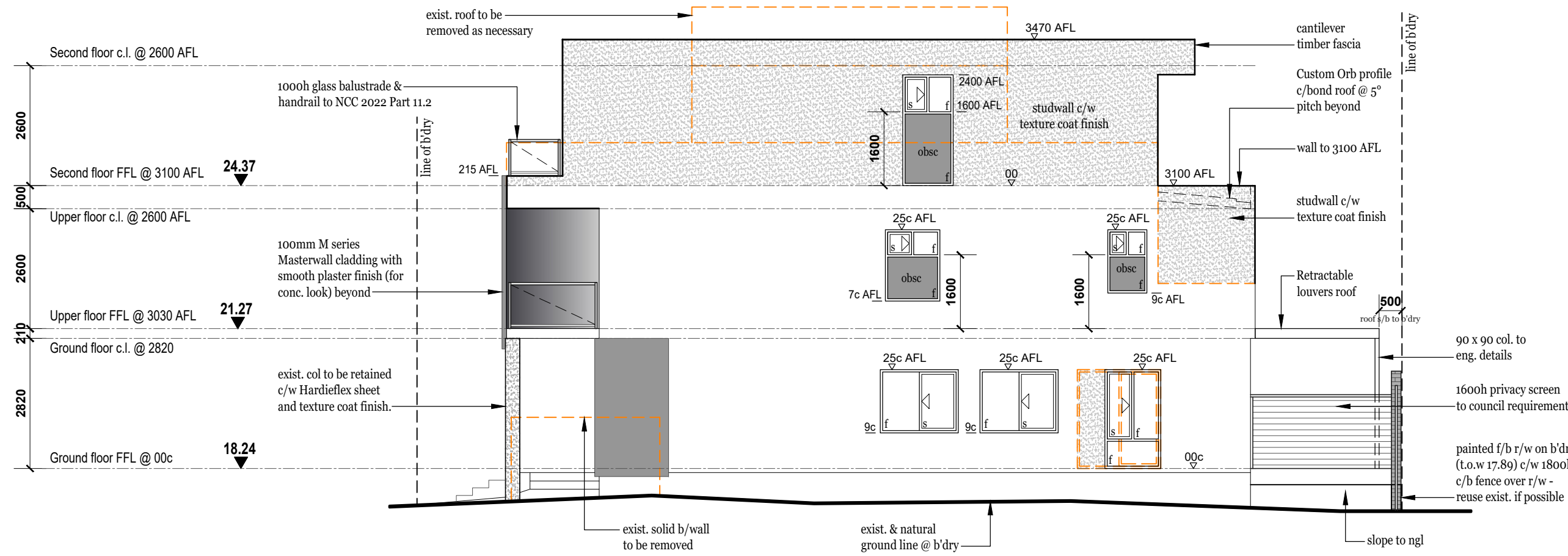
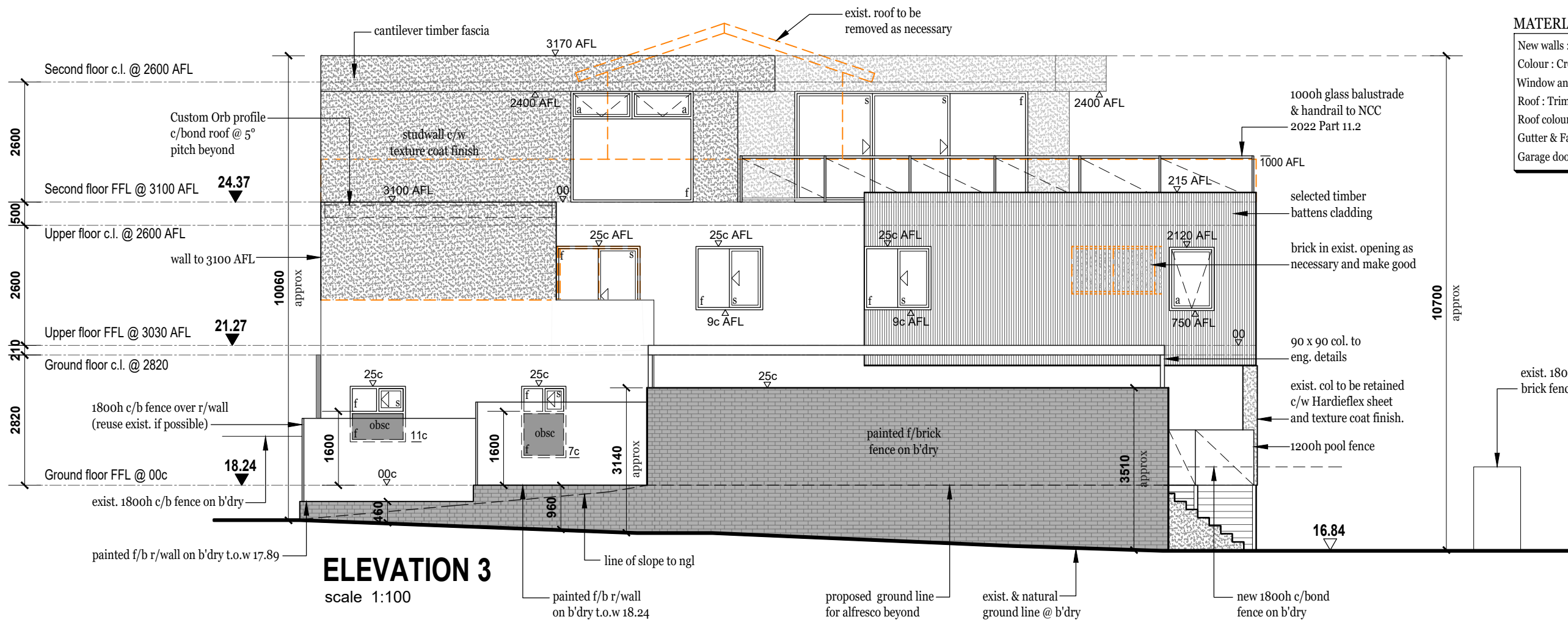


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DA - ELEVATIONS  
 PROPOSED ADDITION AT,  
 20 CASTELLA WAY,  
 MULLALOO FOR  
 GAVIN ARMSTRONG

REV: -	CS (RS)	5 OF 7
JOB : 1843	05.06.2026	



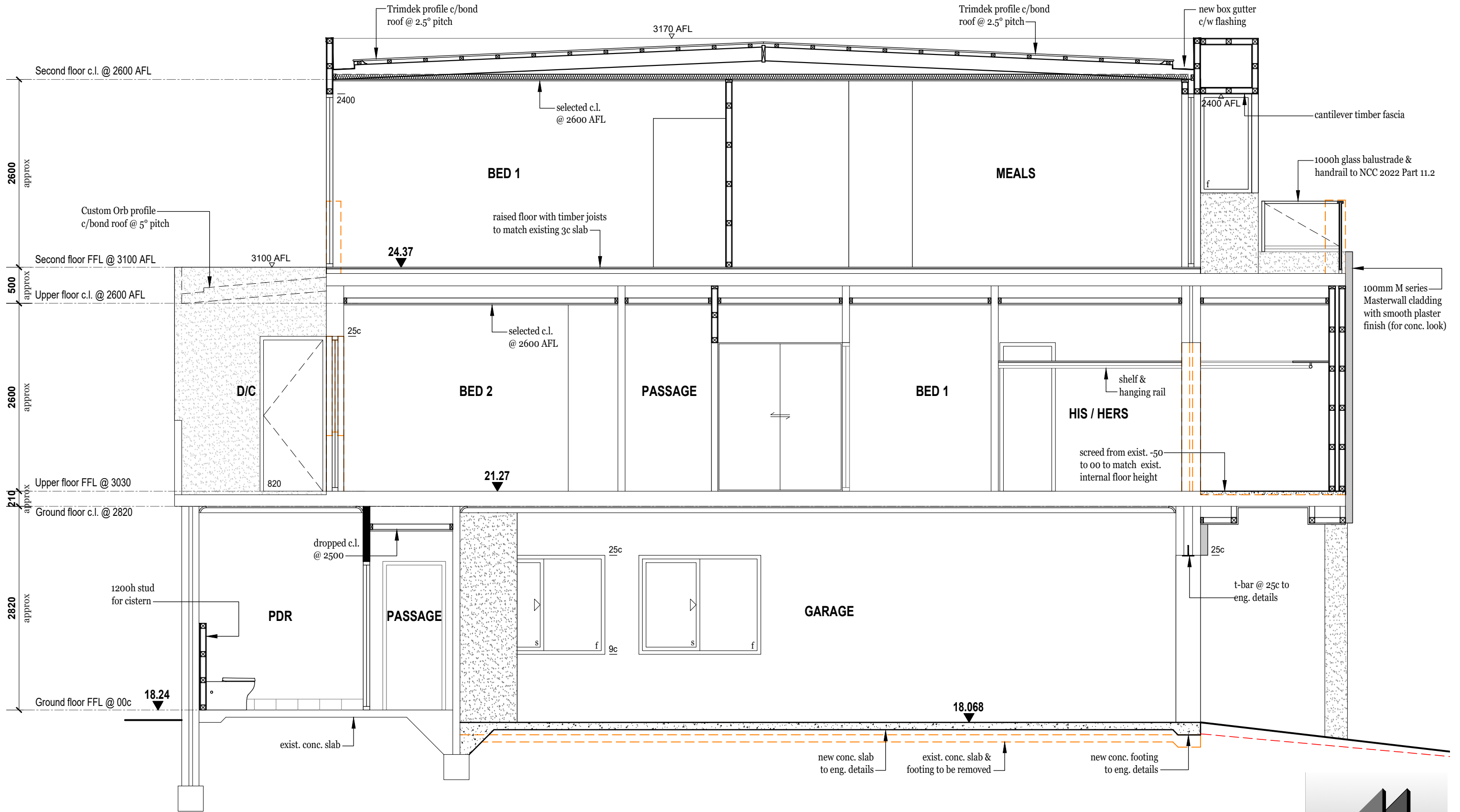
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DA - ELEVATIONS

PROPOSED ADDITION AT,  
 20 CASTELLA WAY,  
 MULLALOO FOR  
 GAVIN ARMSTRONG

REV: -	CS (RS)	6 OF 7
JOB : 1843	05.06.2026	



**SECTION A**  
scale 1:50

**NOTE:**  
Termite treatment to The NCC  
2022 Part 3.4 requirements.

**NOTE:**  
Roof construction as specified and  
in accordance with AS 1684.2:2021



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PROPOSED ADDITION AT,  
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MULLALOO FOR  
GAVIN ARMSTRONG

REV: -	CS (RS)	7 OF 7
JOB: 1843	05.06.2026	



**EXISTING 3D PERSPECTIVE**



**PROPOSED 3D PERSPECTIVE**



3D PERSPECTIVE

KEY WEST DRIVE

141  
P 15348

139  
P 15348

140  
783m<sup>2</sup>

TBM  
RL : 24.22  
(PEN MARK ON  
ROOF CONCRETE  
FLOOR)

HOUSE  
GROUND FLOOR FFL : 18.24

TBM  
RL : 16.25  
(DECKSPIKE  
IN BITUMEN)

GRASS

SAND / GRASS

SAND

GRASS

RENDERED BRICK WALL  
8.5

BRICK /  
CONCRETE  
DRIVEWAY

CASTELLA  
WAY

**LEGEND**

- ▲ TEMPORARY BENCHMARK - TBM
- ⊕ NATURAL SURFACE POINT
- 🌳 TREE
- ⊕ COMMS PIT
- ⊕ WATER METER
- ⊕ POWER DOME
- ⊕ SEWER INSPECTION OPENING
- ⊕ FLOOR LEVEL
- ⊕ PAD LEVEL
- ⊕ WALL TOP POINT

**LINE TYPES**

- ROAD CENTRELINE
- KERB TOP
- KERB BOTTOM
- BRICK PAVING
- CONCRETE EDGE
- COLUMN / PIERS OUTLINE
- GARDEN BED
- FENCE
- FENCE METAL
- WALL RETAINING
- WALL
- WALL TOP
- SHED
- BUILDING LINE
- STEPS OR STAIRS
- AWNING
- GUTTER
- ROOF LINE
- CADASTRAL BOUNDARY
- S --- SEWER U/G LINE
- DRAINAGE MANHOLE
- DRAIN GRATE EDGE

**SUBSURFACE UTILITY INFORMATION**

PRESENT ON THIS DRAWING	METHOD OF LOCATION	CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION AS 5488-2013	POTENTIAL RISK OF UTILITY DAMAGE
✓	DBYD PLANS OR UNKNOWN SOURCE	QUALITY "D" H & V UNKNOWN	HIGH
✓	VISUAL UTILITY IDENTIFICATION (REVEALS PIT SURVEYS)	QUALITY "C" H=500mm V=500mm	HIGH
	UTILITIES LOCATED AND MARKED (ELECTROGPR)	QUALITY "B" H=300mm V=500mm	MEDIUM
	UTILITIES POTHOLED, TRACED/SIGHTED OR SURVEYED AT INSTALLATION	QUALITY "A" H=50mm V=50mm	LOW

NOTE:  
THIS DRAWING DOES NOT SHOW ALL SUBSURFACE UTILITIES. CURRENT DIAL BEFORE YOU DIG (DBYD) INFORMATION SHOULD BE OBTAINED AND DUE DILIGENCE EXERCISED BEFORE COMMENCING ANY EXCAVATION WORKS.

NOTE:  
AHD DATUM BASED ON SSM  
MULLALOO 108

NOTE:  
THE BOUNDARIES SHOWN ON THIS PLAN WERE  
RE-ESTABLISHED AS PART OF THIS SURVEY.



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Endorsed by

0 2 4 6 8 10 12 14 16  
SCALE 1:200  
ALL DISTANCES IN METRES

PAPER SIZE A3

SURVEYOR JT	VERTICAL DATUM AHD
SURVEY DATE 29/04/2025	HORIZONTAL DATUM PCG2020

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CLIENT:  
GAVIN ARMSTRONG

REV	DESCRIPTION	DRN	CKD	APP	DATE
0	INITIAL ISSUE	AC	JT	SM	12/05/2025

**FEATURE AND CONTOUR SURVEY**  
LOT 140 on PLAN 15348  
20 CASTELLA WAY, MULLALOO  
C/T VOL 1962 FOL 247

JOB No. ARMS-CAST	DRAWING No. ARMS-CAST-DW-001	REV 0
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