

COVER LETTER

LOT1, # 1 CHESSON ST, ALFREDCOVE

THE PURPOSE OF THIS COVER LETTER IS TO PROVIDE AN OVERVIEW OF OUR PROPOSED DEVELOPMENT AND PROVIDE BACKGROUND INFORMATION TO SUPPORT THE ASSESSMENT OF THE APPLICATION. INCLUDED WITHIN THIS APPLICATION IS A SET OF ARCHITECTURAL DRAWINGS INCLUDING :

SITE PLAN

OVERSHADOW DIAGRAM

GROUND FLOOR PLAN

FIRST FLOOR PLAN

ELEVATIONS



OPUS HOMES

Unit 19, 133 Kewdale Rd,
Kewdale WA 6105
PH: 08 6369 2766 MOB : 0432 668 100
Kulowall Construction Pty Ltd
BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN

PROJECT ADDRESS:
LOT1, #1 CHESSON ST
ALFREDCOVE

DocuSigned by:

A handwritten signature in blue ink, appearing to be "Ravi".

CLIENT SIGNATURE:

DATE: 1/09/2021
DRAWN: RAVI
CHECKED BY: SALMAN

DocuSigned by:

A handwritten signature in blue ink, appearing to be "Lekha Baburaj".

CLIENT SIGNATURE:

DocuSigned by:

A handwritten signature in blue ink, appearing to be "Salman".

BUILDER SIGNATURE:

ISO A3 (297 MM X 420 MM)

SHT #

1

DA DRAWINGS

SUBJECT TO SHIRE APPROVALS

LAND DETAILS
 LOT1, # 1CHESSON STREET
 ALFRED COVE, WA 6154

LOT 73 P 5215
 CERT OF TITLE 73/P5215
 LAND SIZE = 512 SQM

ZONING = R20
 OPEN SPACE REQUIRED = 50%
 % SITE COVER ALLOWED = 50%
 SITE COVERED AREA = **208.29 (40.6%)**
 OUTDOOR LIVING = 161 SQM

STORM WATER MANAGEMENT

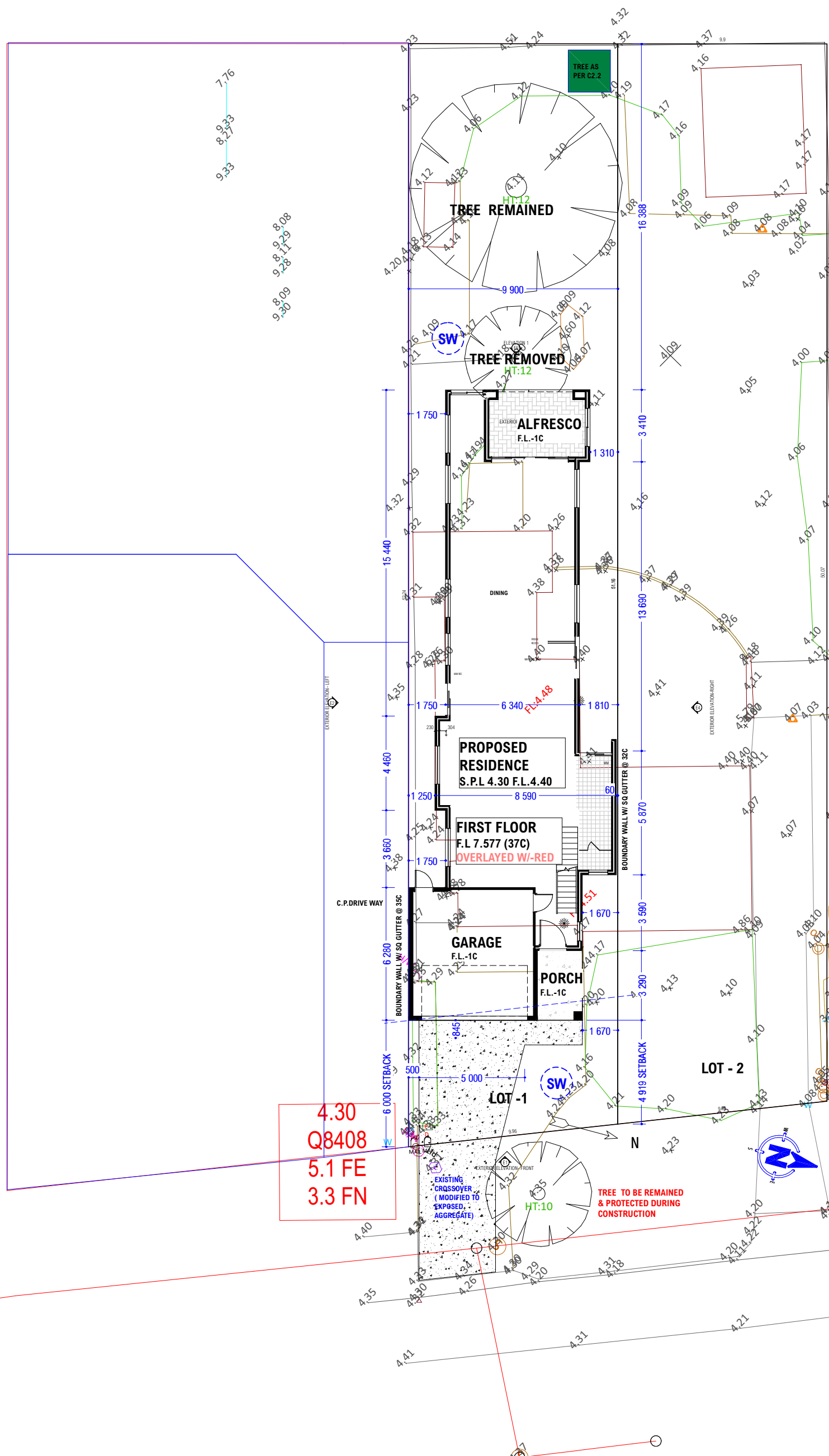
DRAINAGE CALCULATION

IMPERVIOUS AREA (m2)	246 (m2)
VOLUME TO STORE (m2)	3.07 (m3)

SOAK-WELLS SELECTED

	DIAMETER (mm)	DEPTH (mm)	TANKS (no.)	VOLUME (m3)
(SW)	1500	900	2	1.59 (EACH)
VOLUME TOTAL (m3)				3.18m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE. LOCATION OF DOWN PIPES DISCRETE TO PLUMBER SATISFACTORY



4.30
 Q8408
 5.1 FE
 3.3 FN



OPUS HOMES
 Unit 19, 133 Kewdale Rd,
 Kewdale WA 6105
 PH: 08 6369 2766 MOB : 0432 668 100
 Kulowall Construction Pty Ltd
 BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN
PROJECT ADDRESS:
 LOT1, #1 CHESSON ST
 ALFREDCOVE

DocuSigned by:

CLIENT SIGNATURE:
 DATE: 1/09/2021
 DRAWN: RAVI
 CHECKED BY: SALMAN

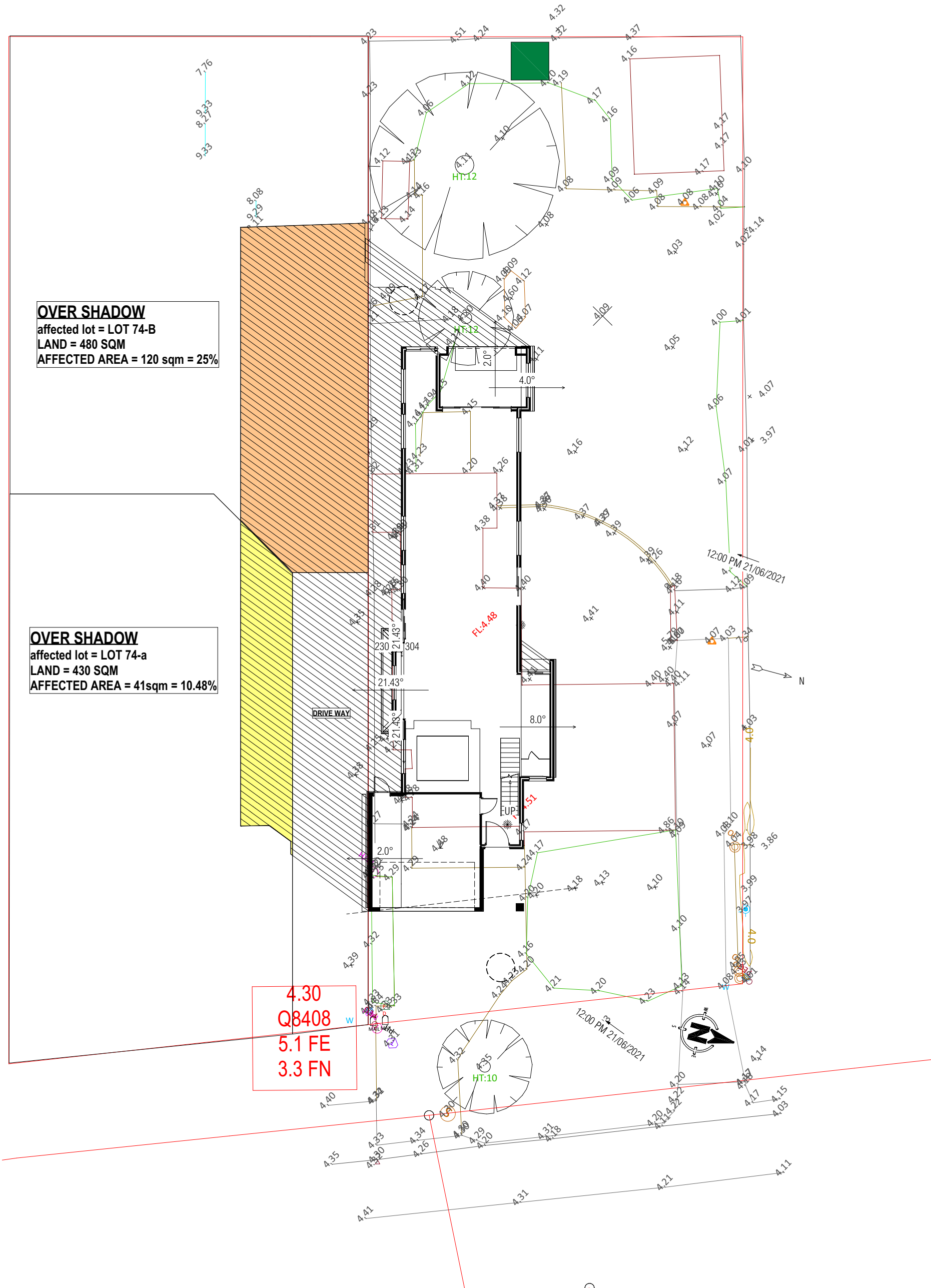
DocuSigned by:

CLIENT SIGNATURE:
 E0303EE0278441C

DocuSigned by:

BUILDER SIGNATURE:
SCALE 1 : 200
SHT #
2

SITE PLAN
 ISO A3 (297 MM X 420 MM)



OVER SHADOW
 affected lot = LOT 74-B
 LAND = 480 SQM
 AFFECTED AREA = 120 sqm = 25%

OVER SHADOW
 affected lot = LOT 74-a
 LAND = 430 SQM
 AFFECTED AREA = 41sqm = 10.48%

4.30
 Q8408
 5.1 FE
 3.3 FN



OPUS HOMES
 Unit 19, 133 Kewdale Rd,
 Kewdale WA 6105
 PH: 08 6369 2766 MOB : 0432 668 100
 Kulowall Construction Pty Ltd
 BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN
PROJECT ADDRESS:
 LOT1, #1 CHESSON ST
 ALFREDCOVE

DocuSigned by:

CLIENT SIGNATURE:
 DATE: 1/09/2021
 DRAWN: RAVI
 CHECKED BY: SALMAN

DocuSigned by:

CLIENT SIGNATURE:
 DATE: 1/09/2021
 DRAWN: RAVI
 CHECKED BY: SALMAN

DocuSigned by:

BUILDER SIGNATURE:
SCALE 1 : 200
OVER SHADOW
 ISO A3 (297 MM X 420 MM)

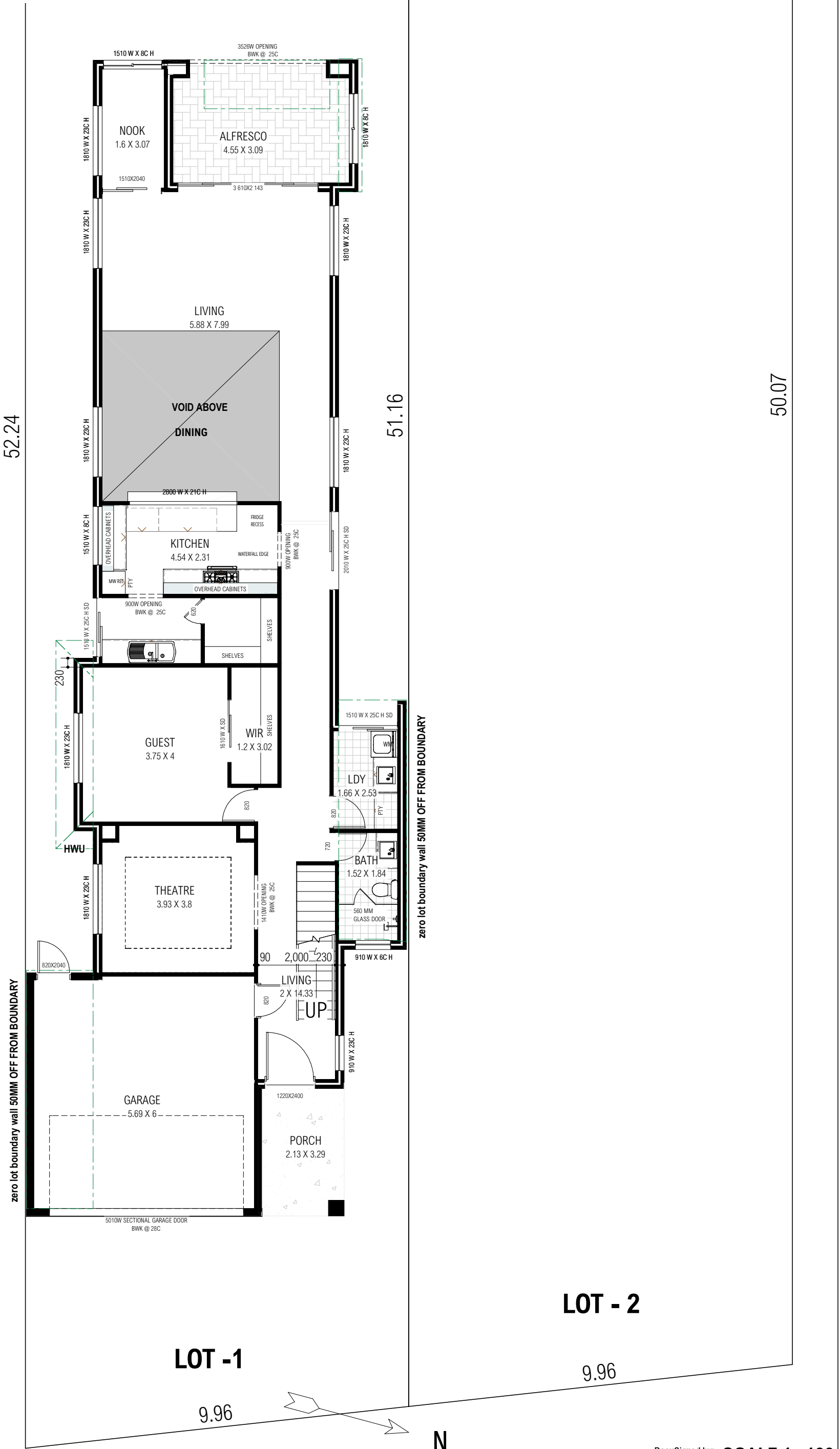
SHT #
3

NOTE:

GROUND FLOOR @ 34C
FIRST FLOOR @ 31C
UNLESS SPECIFIED

AREA CALCULATIONS	
GROUND FLOOR	
ROOM NAME	AREA, STANDARD (SQ M)
ALFRESCO	14.83
GARAGE	36.87
PORCH	7.31
LIVING	156.0 SQ M
TOTAL. G.F	215.60

FIRST FLOOR	
ROOM NAME	AREA, STANDARD (SQ M)
BALCONY	5.44
BALCONY	9.21
LIVING	156.0 SQ M
UPPER FLOOR	176.7
TOTAL	406.95



OPUS HOMES
 Unit 19, 133 Kewdale Rd,
 Kewdale WA 6105
 PH: 08 6369 2766 MOB : 0432 668 100
 Kulowall Construction Pty Ltd
 BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN
PROJECT ADDRESS:
LOT1, #1 CHESSON ST
ALFREDCOVE

DocuSigned by:

CLIENT SIGNATURE:
 DATE: 1/09/2021
 DRAWN: RAVI
 CHECKED BY: SALMAN

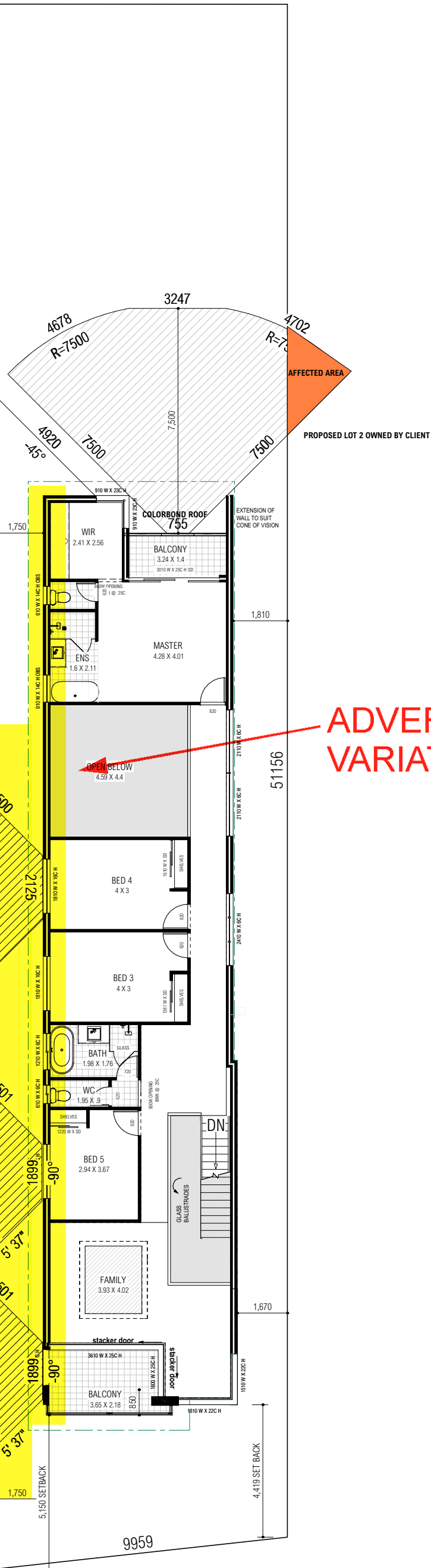
DocuSigned by:

CLIENT SIGNATURE:

DocuSigned by: **SCALE 1 : 100**

BUILDER SIGNATURE:
 SHT # **4**

GROUND FLOOR
 ISO A3 (297 MM X 420 MM)



ADVERTISED VARIATION



OPUS HOMES
 Unit 19, 133 Kewdale Rd,
 Kewdale WA 6105
 PH: 08 6369 2766 MOB : 0432 668 100
 Kulowall Construction Pty Ltd
 BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN
PROJECT ADDRESS:
 LOT1, #1 CHESSON ST
 ALFREDCOVE

DocuSigned by:

CLIENT SIGNATURE:
 DATE: 1/09/2021
 DRAWN: RAVI
 CHECKED BY: SALMAN

DocuSigned by:

CLIENT SIGNATURE:
 EP303FE0978444C

DocuSigned by:

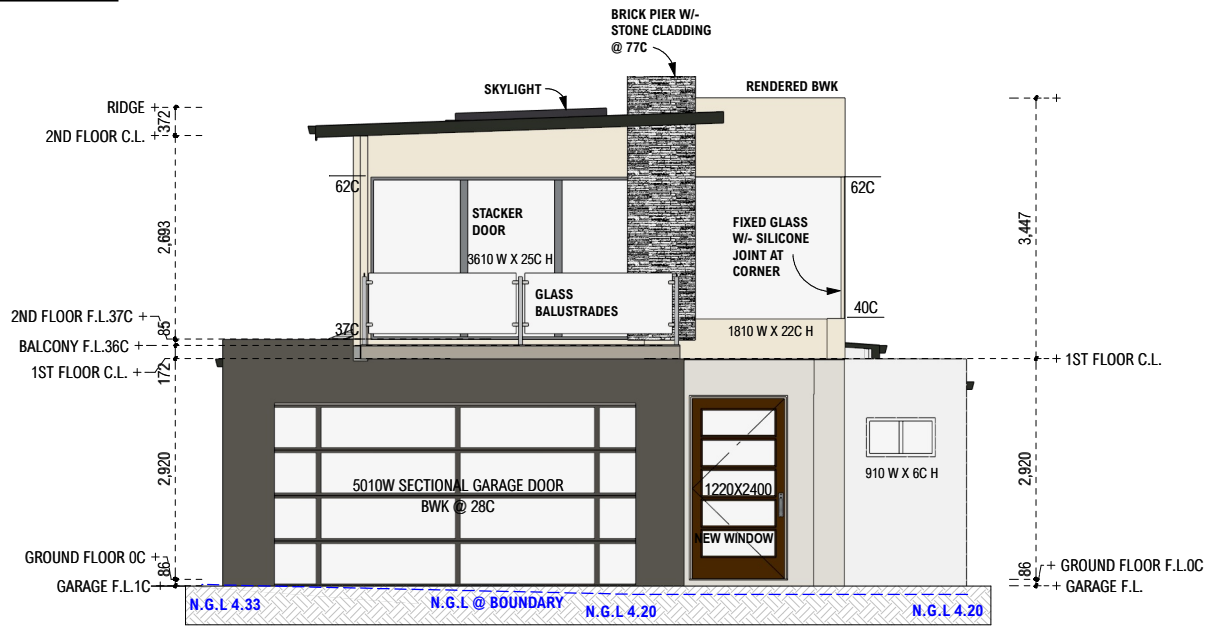
BUILDER SIGNATURE:
 69B94236D74117E

FIRST FLOOR SCALE 1 : 150
 ISO A3 (297 MM X 420 MM)

SHT #
5

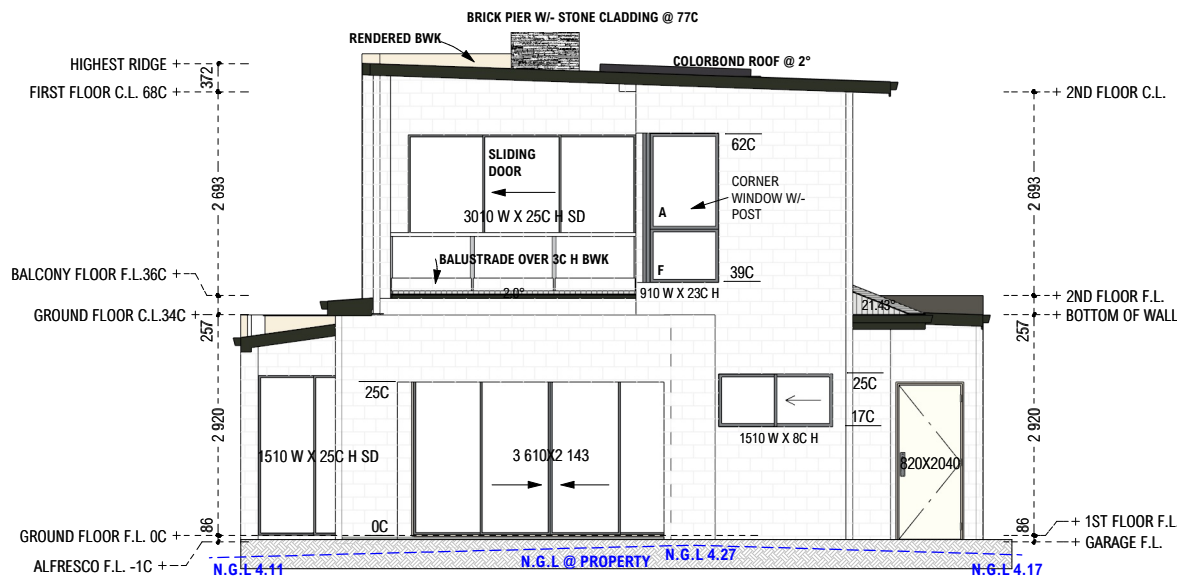
FRONT ELEVATION

SCALE 1 : 100



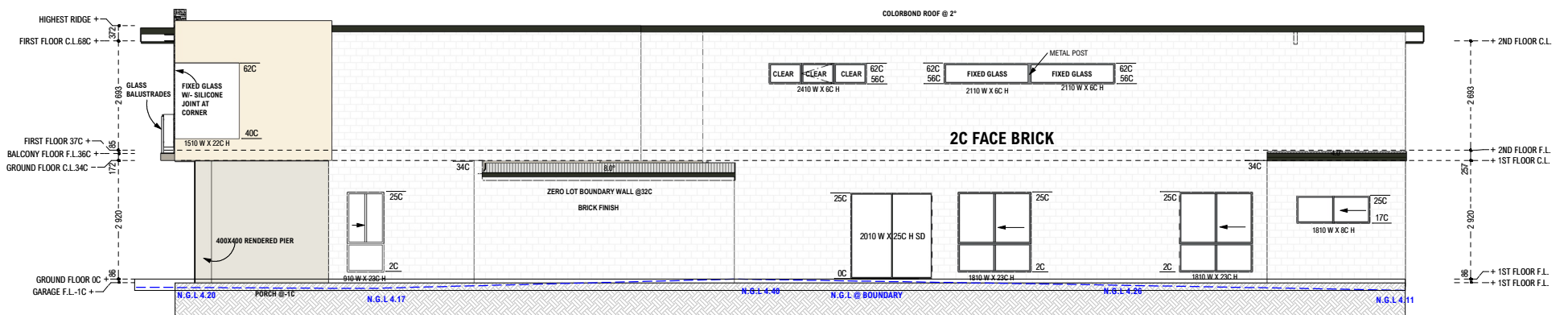
REAR ELEVATION

SCALE 1 : 100



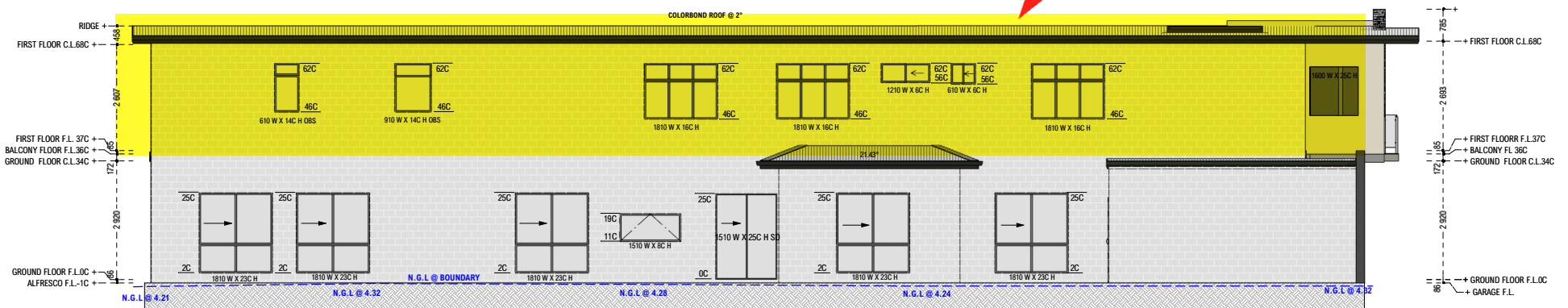
RIGHT ELEVATION

SCALE 1 : 150



LEFT ELEVATION

SCALE 1 : 150



ADVERTISED VARIATION



OPUS HOMES
Unit 19, 133 Kewdale Rd,
Kewdale WA 6105
PH: 08 6369 2766 MOB : 0432 668 100
Kulowall Construction Pty Ltd
BRN : 101626 (ABN 42 611 155 036)

CLIENT: NARESH CHANDRAN
PROJECT ADDRESS:
LOT1, #1 CHESSON ST
ALFREDCOVE

DocuSigned by:
[Signature]
CLIENT SIGNATURE:

DocuSigned by:
[Signature]
CLIENT SIGNATURE:

DocuSigned by:
[Signature]
BUILDER SIGNATURE:

DATE: 1/09/2021
DRAWN: RAVI
CHECKED BY: SALMAN

ELEVATIONS
ISO A3 (297 MM X 420 MM)

SHT #
6