



Our ref: Lang & Gunawardena DA letter 02.02.2021  
Unit 4B #176 Main Street, Osborne Park, WA 6017  
PO Box 4, Osborne Park, WA 6917  
(M) 0432 166 728  
ACN: 154323261 © X-Space Architects Pty Ltd 2021

City of Melville  
Department of Planning  
10 Almondbury Road Booragoon  
Locked Bag 1, Booragoon WA 6954

02<sup>nd</sup> February 2021

To whom it concerns,

**RE: Lot 1 #9 Canning Ave Mount Pleasant – Proposed 2 Storey Residential Dwelling with Pool**

Owner/Clients: Andrew Lang & Dilini Gunawardena

On behalf of our clients, X-Space Architects have been appointed to provide the Architectural Services to design and document their new 2-Storey residence with a swimming pool.

The proposed design is part of a survey strata and will require the existing residence to the proposed site #9 to be demolished to enable the new build.

On the 11<sup>th</sup> September 2020 I met with Gavin who was the council DA officer on duty for walk-in enquiries at the City of Melville. We went through the proposed design which was in more of conceptual phase at the time of the meeting. During the meeting Gavin had advised that overall, the concept design was within the general guidelines of what would be approved with the City of Melville. There were no major items that were identified during this meeting that were seen to seriously prevent a DA approval and he suggested it was best to submit the project and respond to any items that may require further justification if they were identified during the DA assessment process.

We are pleased that the proposed design not only meets the briefing requirements of our clients, but it will be a positive contribution to the overall look and feel of beautiful streetscape. We hope the City of Melville and surrounding neighbours are equally supportive of the application.

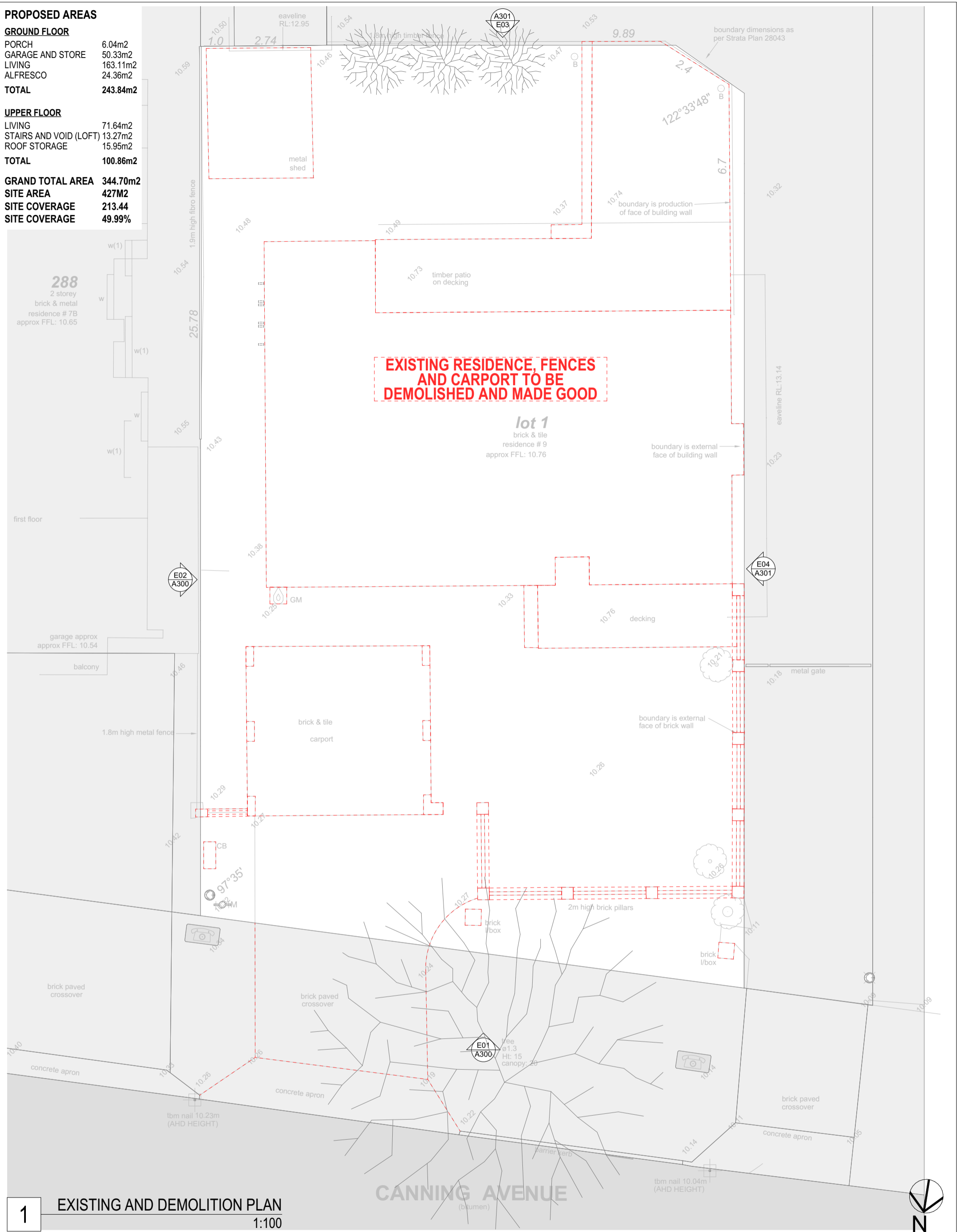
The following documents have been included to support the Development Application for the above project:

1. Architectural Drawings (Combined Site and Floor Plans, Elevations, 3D illustrations showcasing the 3-dimensional qualities of the home)
2. Contour and Feature Survey – Provided by Pro West Surveying
3. Completed Application for Development Approval Form.
4. Completed Planning-Application-Information-Requirements\_Residential'
5. Certificate of Title

Should you have any queries regarding the application, please do not hesitate to contact us where we will be glad to assist. We look forward to the results of the assessment and welcome any interim feedback.

**PROPOSED AREAS**

GROUND FLOOR	
PORCH	6.04m <sup>2</sup>
GARAGE AND STORE	50.33m <sup>2</sup>
LIVING	163.11m <sup>2</sup>
ALFRESCO	24.36m <sup>2</sup>
<b>TOTAL</b>	<b>243.84m<sup>2</sup></b>
UPPER FLOOR	
LIVING	71.64m <sup>2</sup>
STAIRS AND VOID (LOFT)	13.27m <sup>2</sup>
ROOF STORAGE	15.95m <sup>2</sup>
<b>TOTAL</b>	<b>100.86m<sup>2</sup></b>
<b>GRAND TOTAL AREA</b>	<b>344.70m<sup>2</sup></b>
<b>SITE AREA</b>	<b>427M<sup>2</sup></b>
<b>SITE COVERAGE</b>	<b>213.44</b>
<b>SITE COVERAGE</b>	<b>49.99%</b>



**EXISTING RESIDENCE, FENCES AND CARPORT TO BE DEMOLISHED AND MADE GOOD**

**lot 1**  
brick & tile residence # 9  
approx FFL: 10.76

**1** EXISTING AND DEMOLITION PLAN  
1:100

Architect:  
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REV B	15.10.2020	CONCEPT DESIGN RE-ISSUED	OC
REV A	11.09.2020	CONCEPT DESIGN ISSUED FOR DA FEEDBACK	OC

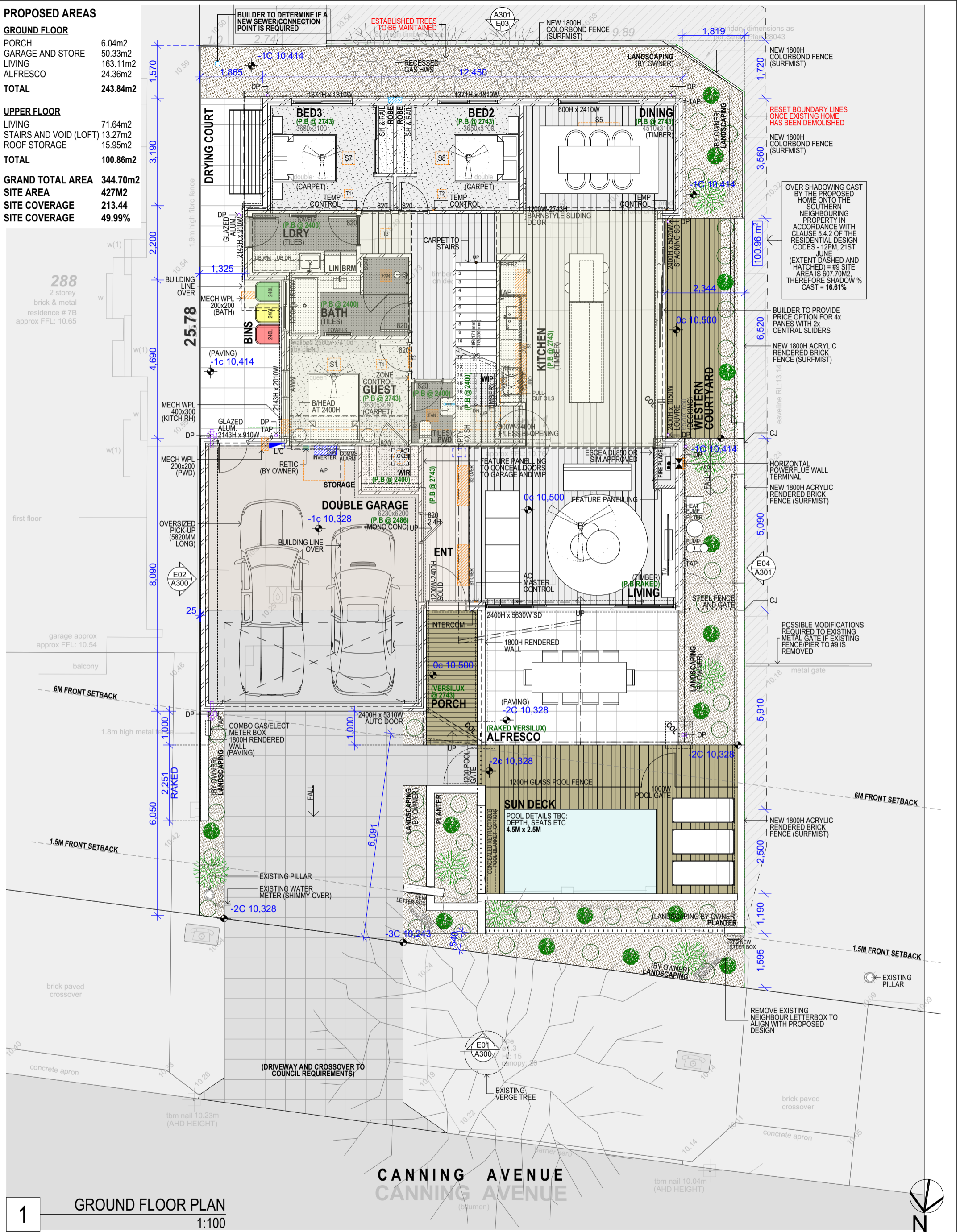
Drawing Title:  
**EXISTING AND DEMO PLAN**  
Project Name:  
Client: **LANG & GUNAWARDENA**  
Site Address: **LOT 1, No. 9 CANNING AVE MOUNT PLEASANT WA**

Sheet Original Size: **A3** Project Leader: **OC**  
Status: **DA** Plot Date: **10/02/2021**  
Project No.: **20004** Drawing No.: **EX201**  
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**288**  
2 storey  
brick & metal  
residence # 7B  
approx FFL: 10.65



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Drawing Title:  
**GROUND FLOOR**

Project Name  
Client: **LANG & GUNAWARDENA**

Site Address: **LOT 1, No. 9 CANNING AVE MOUNT PLEASANT WA**

Sheet Original Size: **A3** Project Leader: **OC**

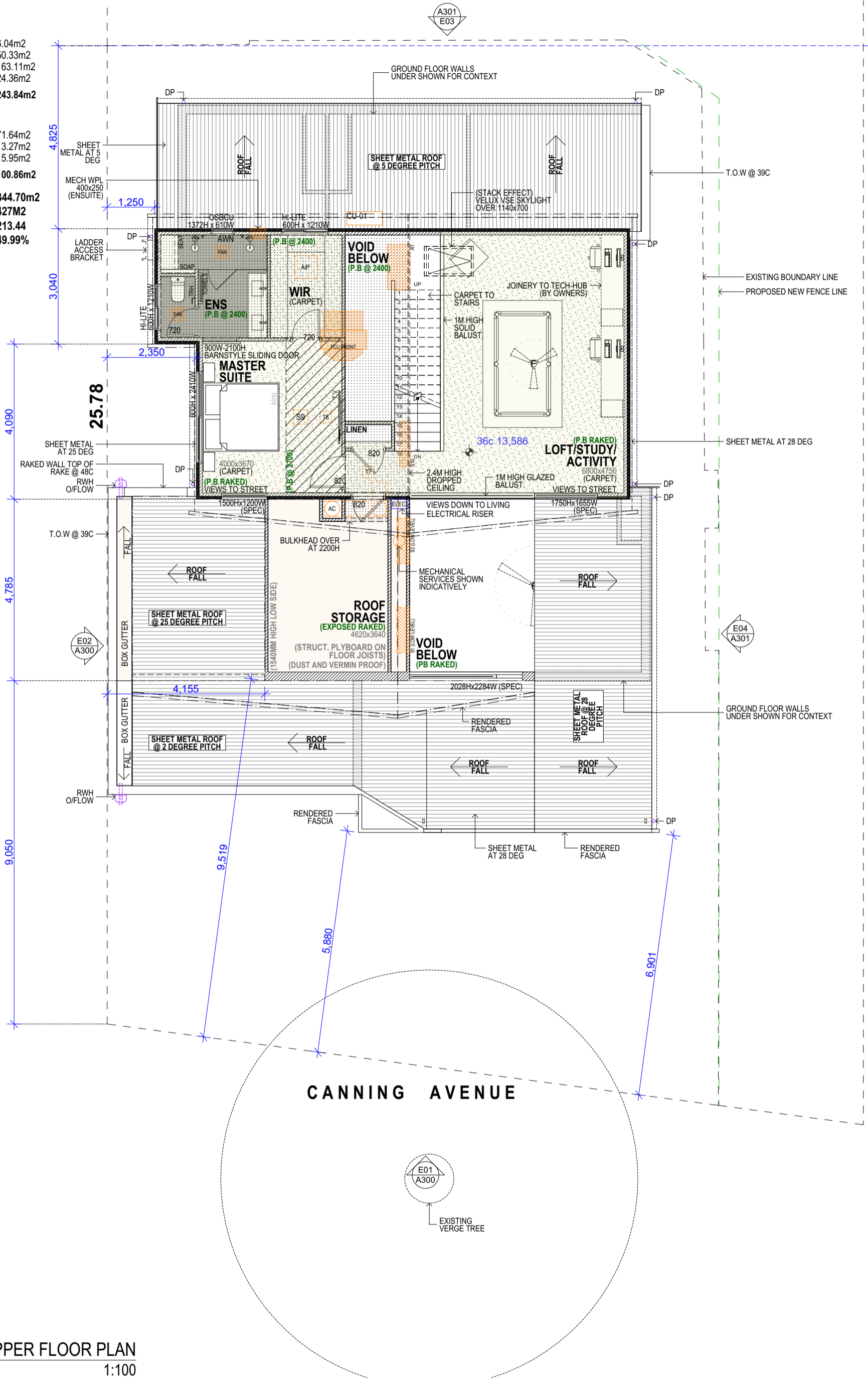
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**1** UPPER FLOOR PLAN  
1:100

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**UPPER FLOOR**

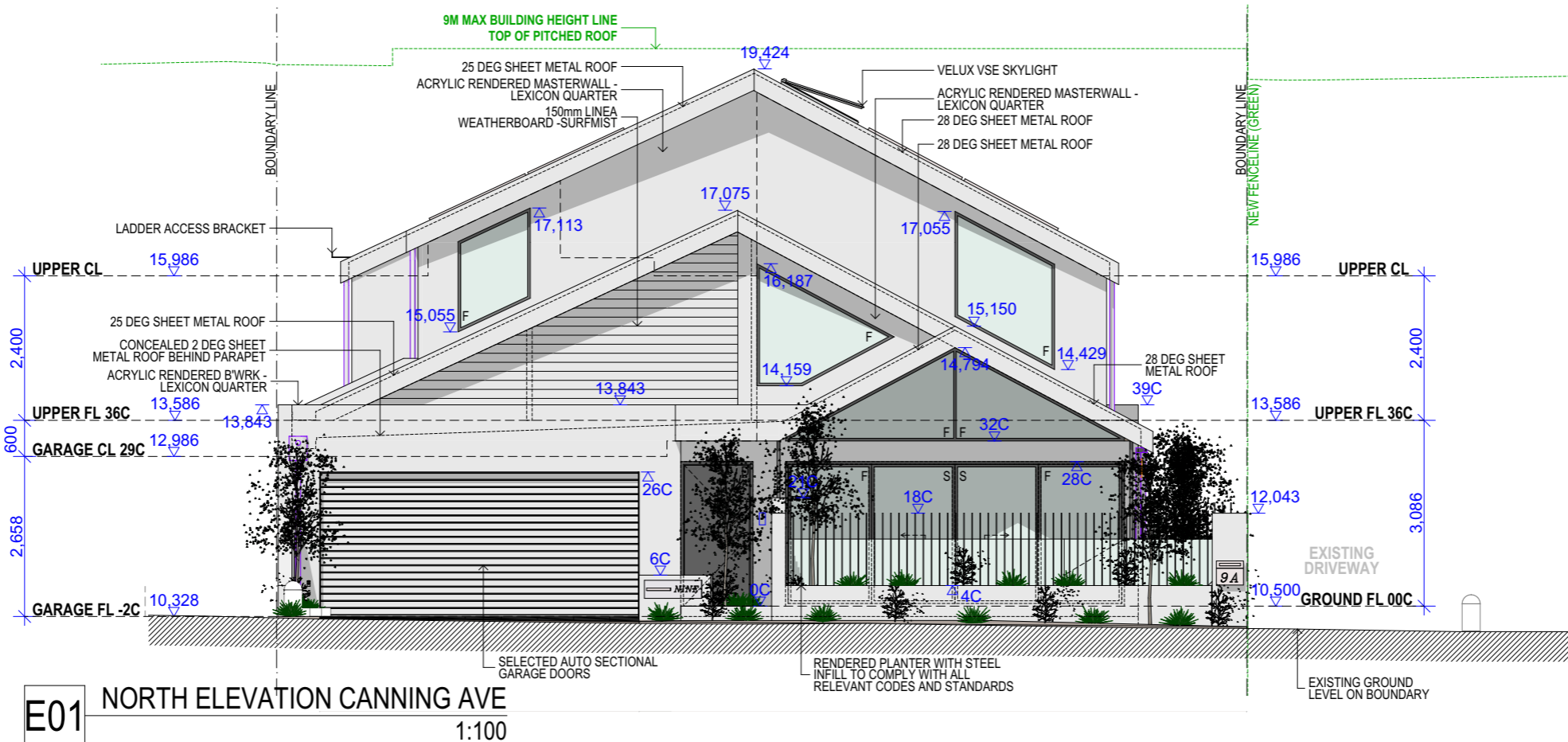
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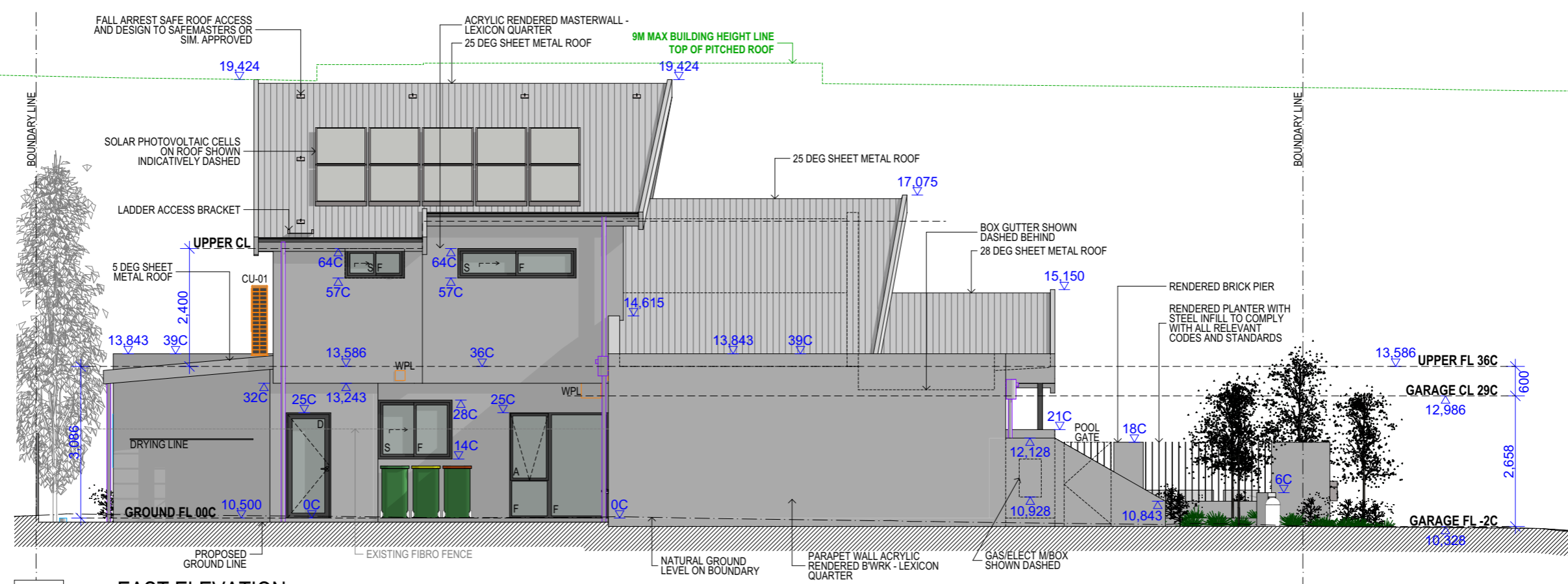
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**E01** NORTH ELEVATION CANNING AVE  
1:100



**E02** EAST ELEVATION  
1:100

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REV B	11.09.2020	CONCEPT DESIGN ISSUED FOR DA FEEDBACK	OC
REV A	02.07.2020	SK ELEVATIONS FOR IN-HOUSE COST ESTIMATE	OC

Drawing Title:  
**ELEVATIONS**

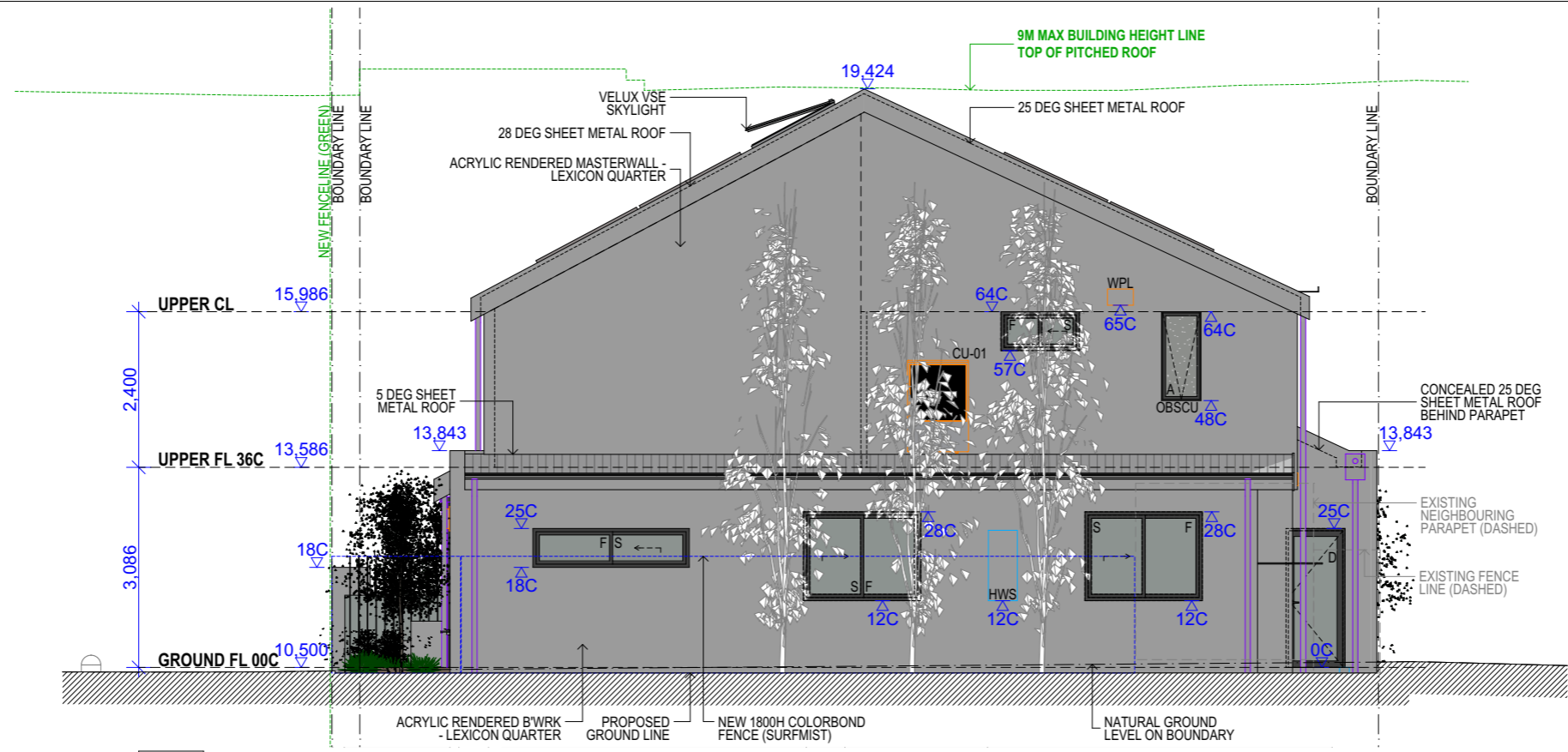
Project Name

Client: **LANG & GUNAWARDENA**

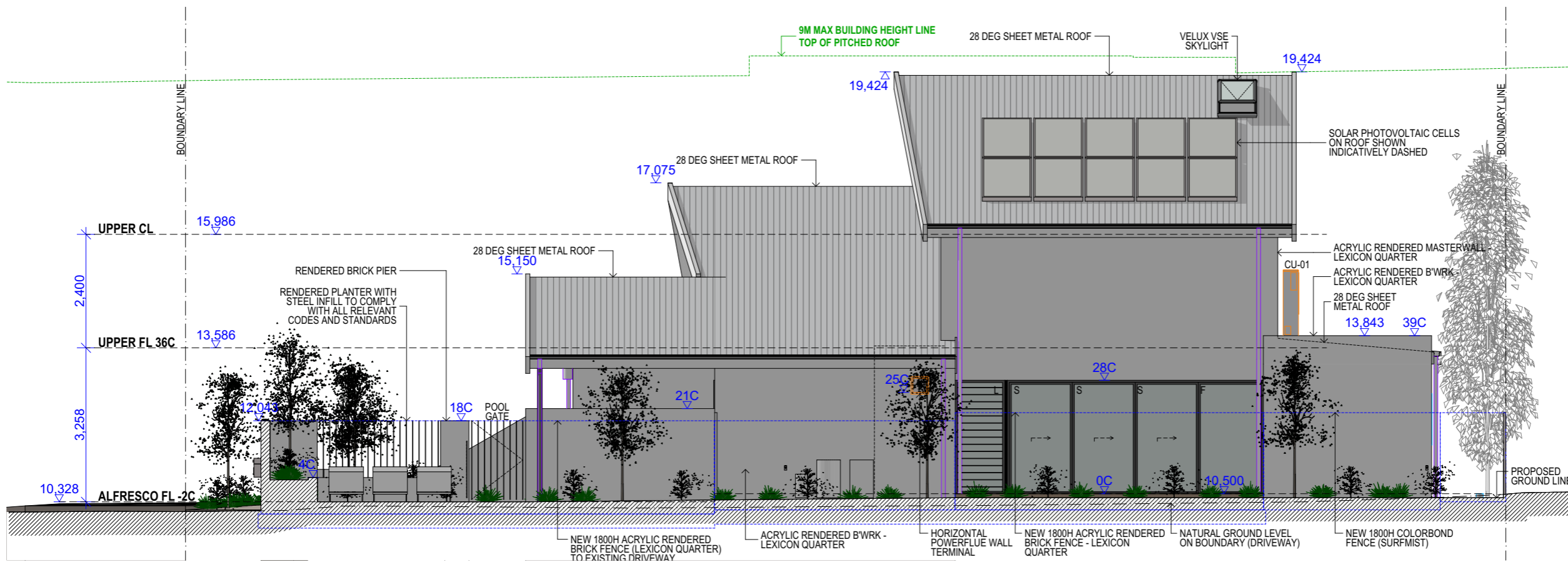
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Project No: <b>20004</b>	Drawing No.: <b>A300</b>

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**E03** SOUTH ELEVATION  
1:100



**E04** WEST ELEVATION  
1:100

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Drawing Title:  
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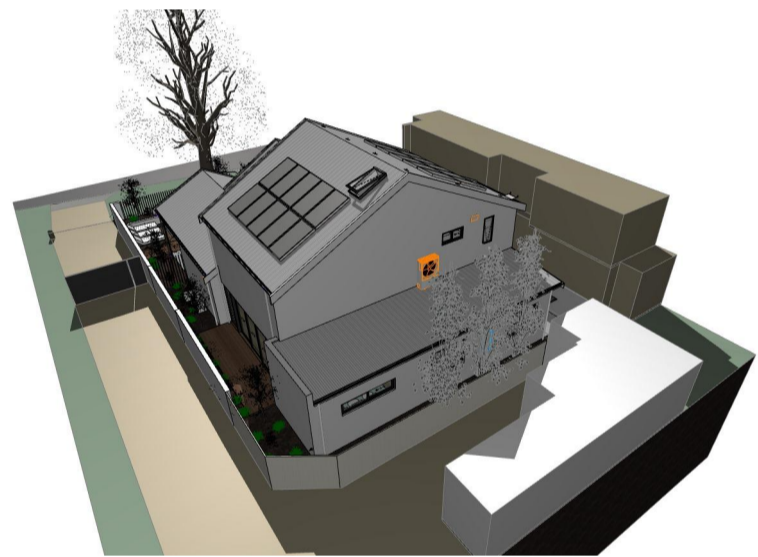
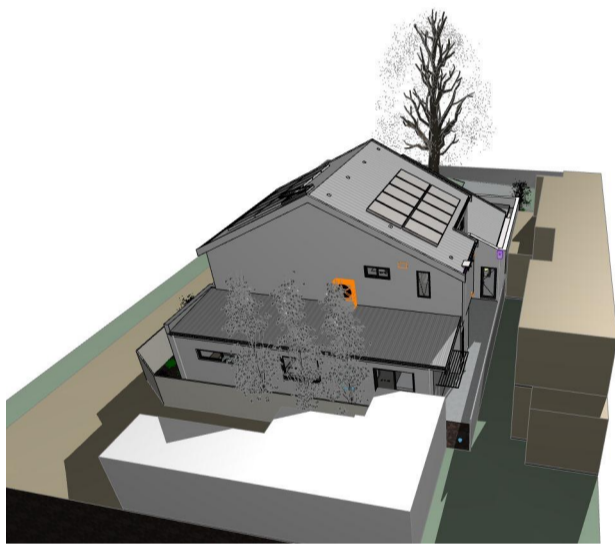
Project Name

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**3D VIEWS**

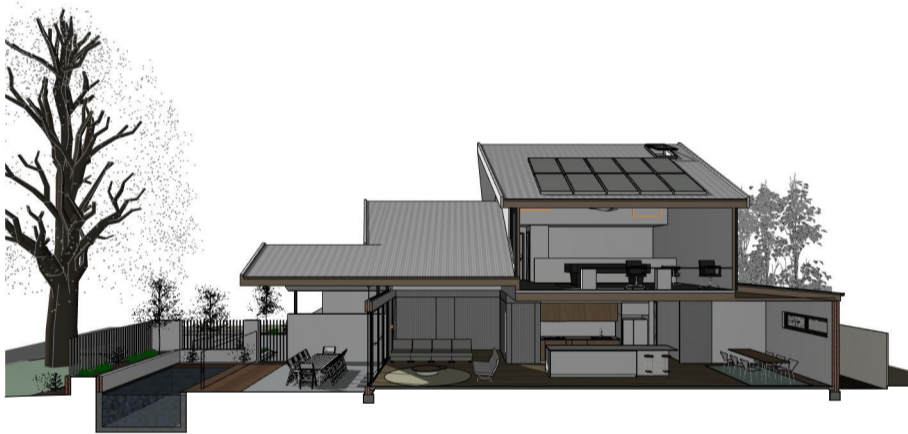
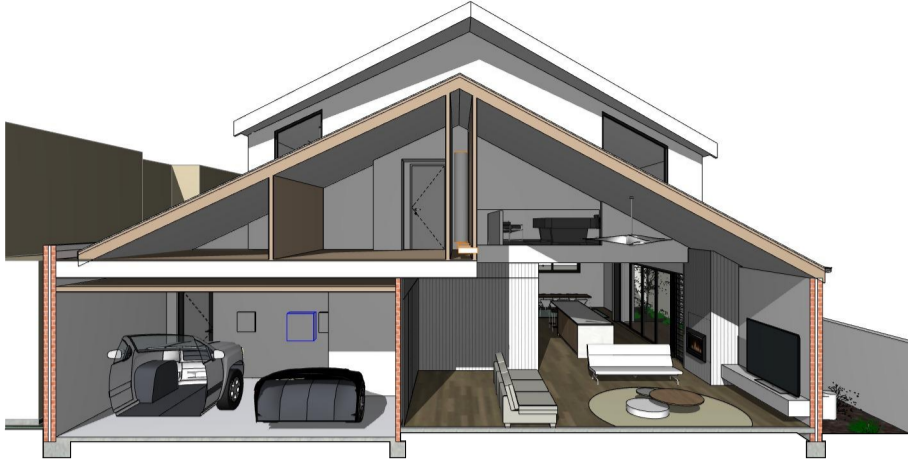
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Status: <b>DA</b>	Plot Date: <b>10/02/2021</b>
Project No: <b>20004</b>	Drawing No.: <b>3D01</b>

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Drawing Title:  
**3D VIEWS**

Project Name

Client: **LANG & GUNAWARDENA**

Site Address: LOT 1, No. 9 CANNING AVE MOUNT PLEASANT WA

Sheet Original Size: <b>A3</b>	Project Leader: <b>OC</b>
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