Development Application Submission Form

This submission form is provided for your convenience. There is no obligation to make a submission. If you wish to make a submission, please complete this form and email to: planning@belmont.wa.gov.au or post to: City of Belmont, Locked Bag 379, Cloverdale WA 6985.

Written submissions should be lodged with the City within the required comment period. If no comments are received by the closing date, we will assume that you have no comment you wish to make and the application will be assessed and determined on its merits and without any further consultation.

Please note also that although submissions will assist the City in making a determination on the application, they should not be construed as the sole basis for the City's decision. The application will be determined on the relevant planning merits and the City may not agree with all or part of your submission.

DEVELOPMENT APPLICATION DETAILS	
DA Number:	434/2026/DAP
Property Address:	285 Belmont Avenue CLOVERDALE 6105 (Lot 74 PL 8125)
Proposed Development:	Four Grouped Dwellings (One Existing)
Zoning:	Residential R20/R50/R100
Enquiries:	Senior Planning Officer, Nicholas Reddy 08 9477 7222

DETAILS OF PERSON(S) MAKING SUBMISSION			
☐ I am an Owner and Occupier **or** ☐ I am an Owner **or** ☐ I am an Occupier			
Name(s):			
Affected Address:			
Postal Address: (if different to above address)			
Telephone No:		**Email:**	
Signature:		**Date:**	

Note: submissions should be based on planning merit. A 'How to Make a Submission on a Town Planning Proposal' fact sheet is available for viewing from: www.belmont.wa.gov.au.

Submission:

Additional lines over page. Attach additional sheets if required.

Document Set ID: 6198882
Version: 2, Version Date: 02/10/2026

Attach additional sheets if required.



PROPOSED GROUPED DWELLINGS DEVELOPMENT

#285 Belmont Avenue, Cloverdale WA

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Application No: 434/2026

Drawing List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A0.00	COVER SHEET	A	25.08.2026
A1.01	SURVEY	A	25.08.2026
A1.02	SITE PLAN	A	25.08.2026
A1.03	EXISTING CONDITIONS	A	25.08.2026
A1.04	PRECALCULATION & OVERSHADOW PLAN	A	25.08.2026
A1.05	LANDSCAPING PLAN	A	25.08.2026
A1.06	SOLAR ACCESS & CROSS VENTILATION	A	25.08.2026
A2.01	GROUND FLOOR PLAN	A	25.08.2026
A2.02	FIRST FLOOR PLAN	A	25.08.2026
A2.03	ROOF PLAN	A	25.08.2026
A3.01	ELEVATIONS	A	25.08.2026
A4.01	SECTIONS	A	25.08.2026
A5.01	PERSPECTIVES	A	25.08.2026

Grand total: 13

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

LOT 74

817m²

SERVICE INFORMATION

AREA	ESTABLISHED		
SEWERAGE	YES	DEPTH	TBC
WATER	YES	PRELAID	R
ELECTRICAL	YES	O/H	
TELECOM	YES		
GAS	YES		
DRAFTED	DF	SURVEYOR	CF

SERVICE LEGEND

SURVEY
- DATUM
- PF PEG FOUND
- PG PEG GONE

SEWERAGE
- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER
- M WATER METER
- H HYDRANT
- F FLUSH POINT
- V STOP VALVE

ELECTRICAL
- D POWER DOME/PILLAR
- P POWER POLE
- L LAMP POST
- C CONSUMER POLE
- A STAY WIRE ANCHOR

STORMWATER
- STORMWATER MANHOLE
- GRATE
- SIDE ENTRY PIT

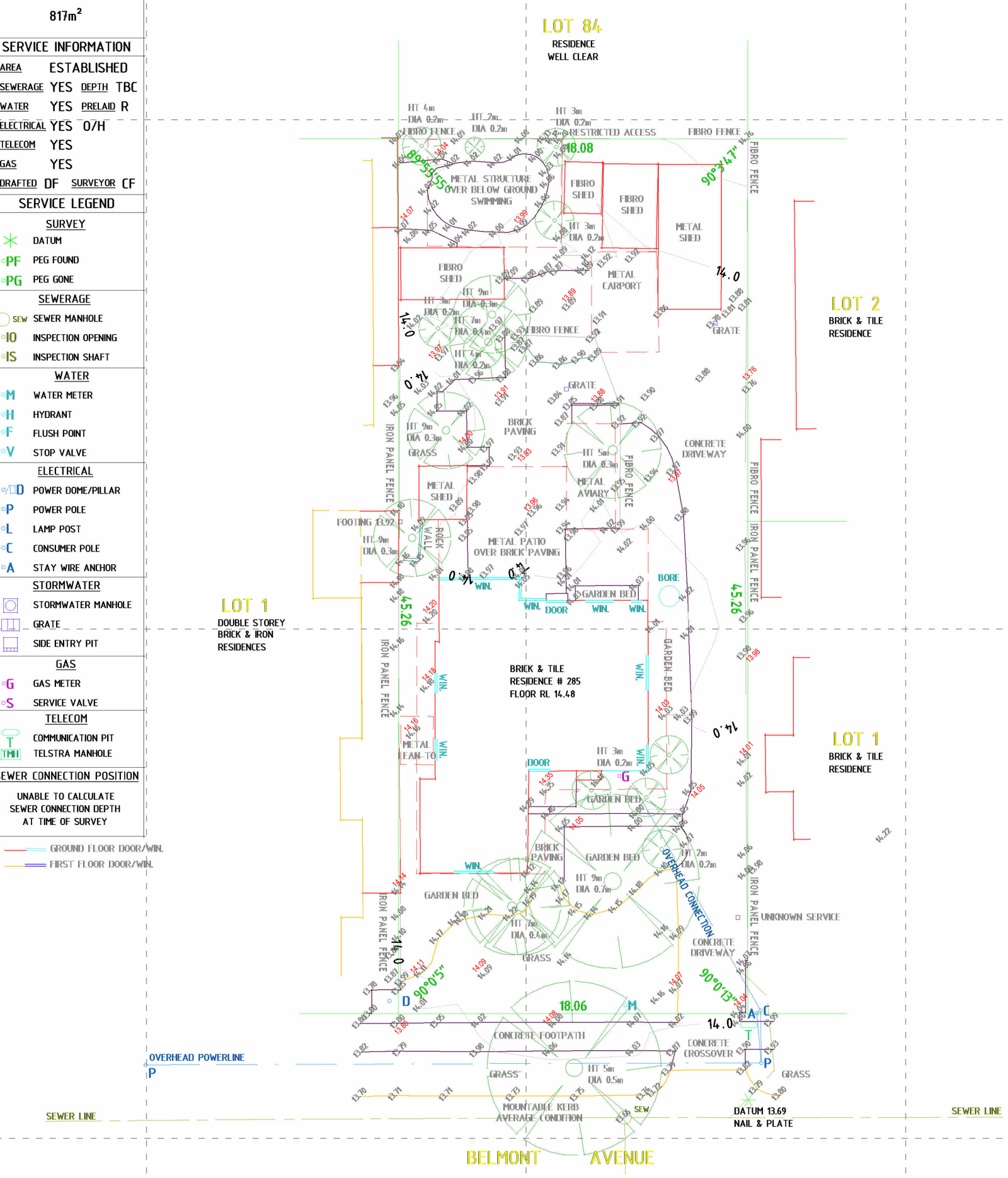
GAS
- G GAS METER
- S SERVICE VALVE

TELECOM
- T COMMUNICATION PIT
- TMH TELSTRA MANHOLE

SEWER CONNECTION POSITION

UNABLE TO CALCULATE SEWER CONNECTION DEPTH AT TIME OF SURVEY

GROUND FLOOR DOOR/WIN.
FIRST FLOOR DOOR/WIN.



CLIENT:		
BURRAQ CONSTRUCTION		
ADDRESS:		
LOT 74 (#285) BELMONT AVENUE, CLOVERDALE		
PLAN:	C/T:	AUTHORITY:
P8125	1296/867	CITY OF BELMONT
DATE:	JOB REFERENCE:	
26/10/2023	TSA3944 - FS	

H. Grid : LOCAL	Local level :	A.H.D. value SEWER M/H	Distance	
V. Datum : AHD	A.H.D. level : 13.66	derived from : V1551	from Datum : 6.50m	

VERSION	DATE	DESCRIPTION	APPROVED BY

A| U4/3 Wicks Street, Bayswater WA 6053
P| PO Box 102, Bassendean WA 6934
M| 0433 304 648
E| admin@tsasurveys.com.au
W| www.tsasurveys.com.au
ABN| 56 645 650 666

IMPORTANT NOTES:
1. The information on this drawing is current at the date of survey.
2. All services are to be confirmed with relevant authorities.
This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications
3. Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.
4. Original lot dimensions taken from Landgate Survey Plans.
5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.
6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.
7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey.
8. This plan is for the purpose of application and in no way represents WAPC conditional approval.
9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
10. Permission is required from TSA Surveys for the reproduction or copying of this plan.

Scale: 1:200 at A3 — 0 5 7.5 10 15

SURVEY

SCALE 1 : 200

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SURVEY

PROJECT # 2351

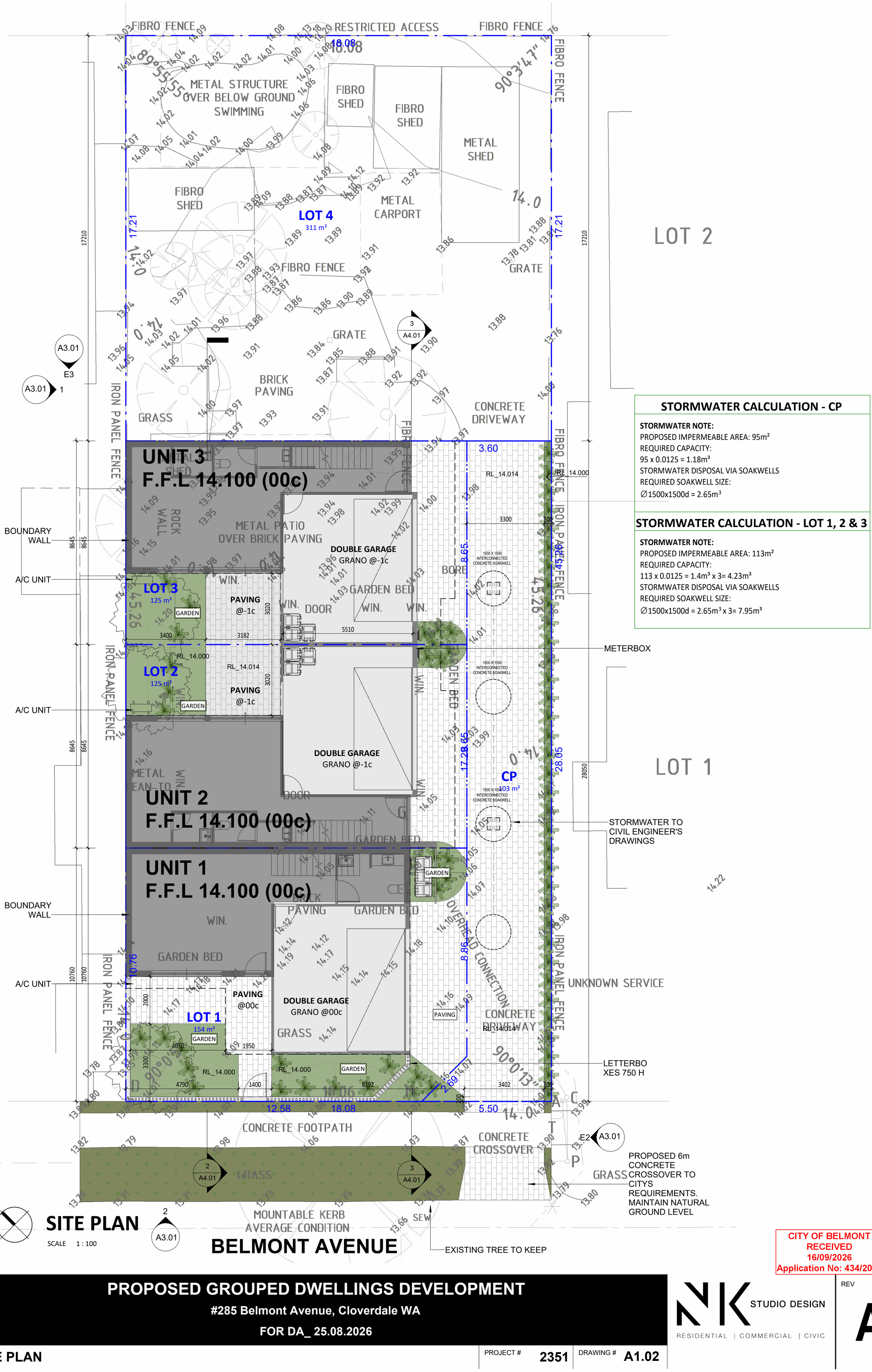
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STORMWATER CALCULATION - CP

STORMWATER NOTE:
PROPOSED IMPERMEABLE AREA: 95m²
REQUIRED CAPACITY:
95 x 0.0125 = 1.18m³
STORMWATER DISPOSAL VIA SOAKWELLS
REQUIRED SOAKWELL SIZE:
∅1500x1500d = 2.65m³

STORMWATER CALCULATION - LOT 1, 2 & 3

STORMWATER NOTE:
PROPOSED IMPERMEABLE AREA: 113m²
REQUIRED CAPACITY:
113 x 0.0125 = 1.4m³ x 3= 4.23m³
STORMWATER DISPOSAL VIA SOAKWELLS
REQUIRED SOAKWELL SIZE:
∅1500x1500d = 2.65m³ x 3= 7.95m³

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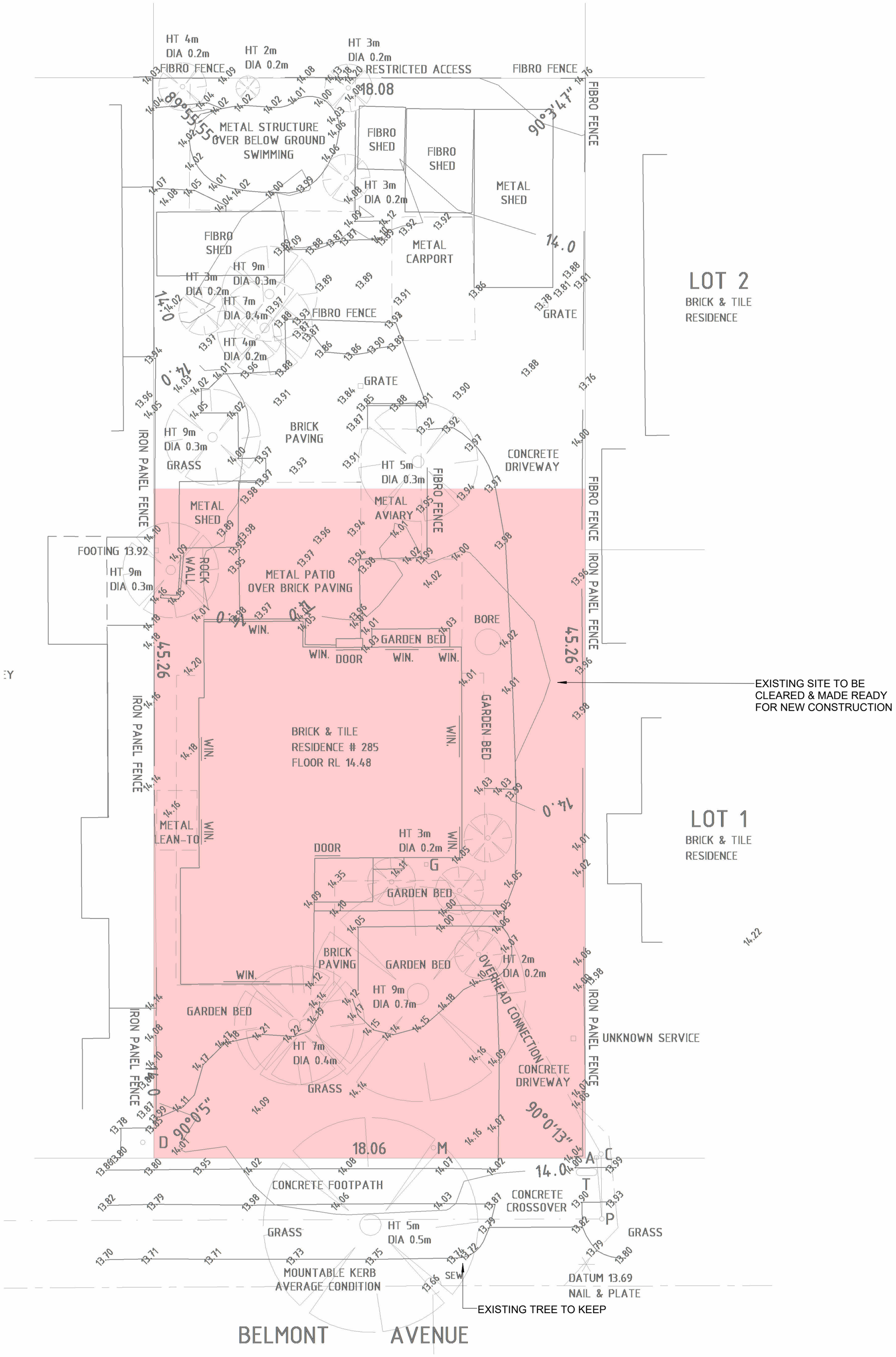
SITE PLAN

PROJECT # 2351

DRAWING # A1.02

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PROPOSED DEMOLITION

SCALE 1 : 125

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PROPOSED GROUPED DWELLINGS DEVELOPMENT

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EXISTING CONDITIONS

PROJECT # **2351**

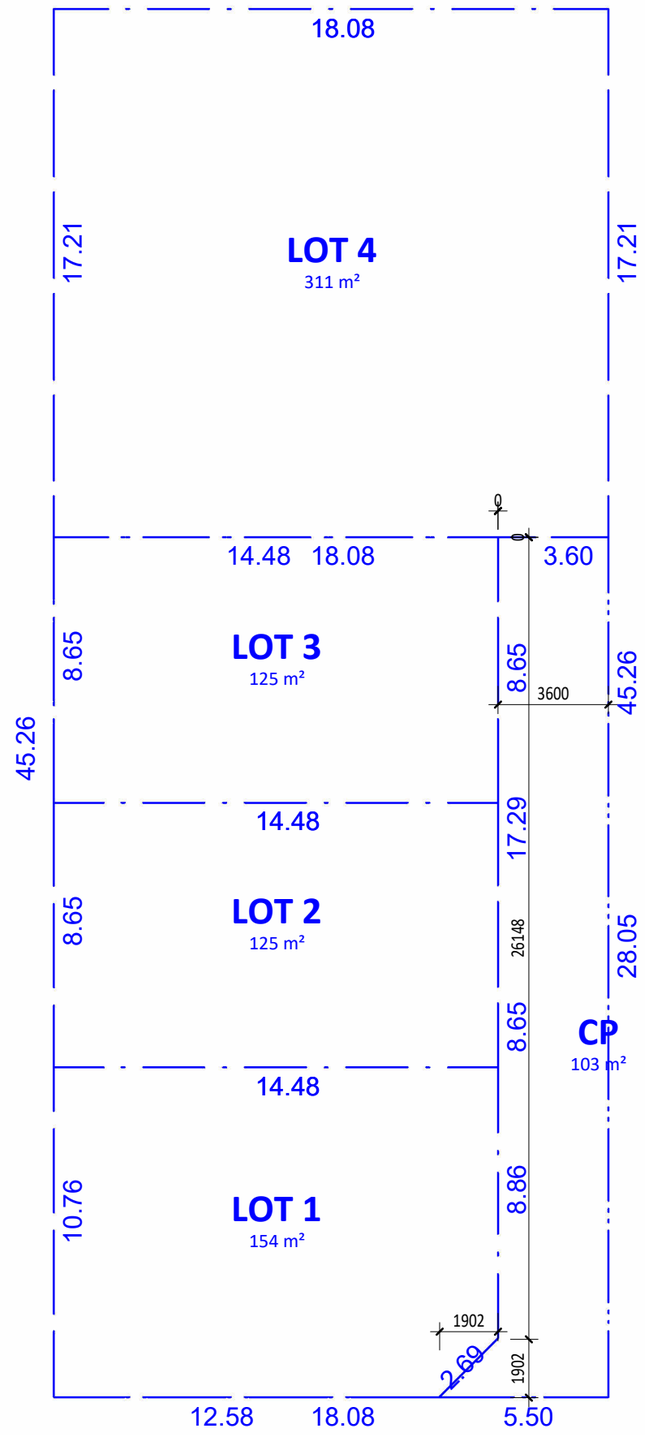
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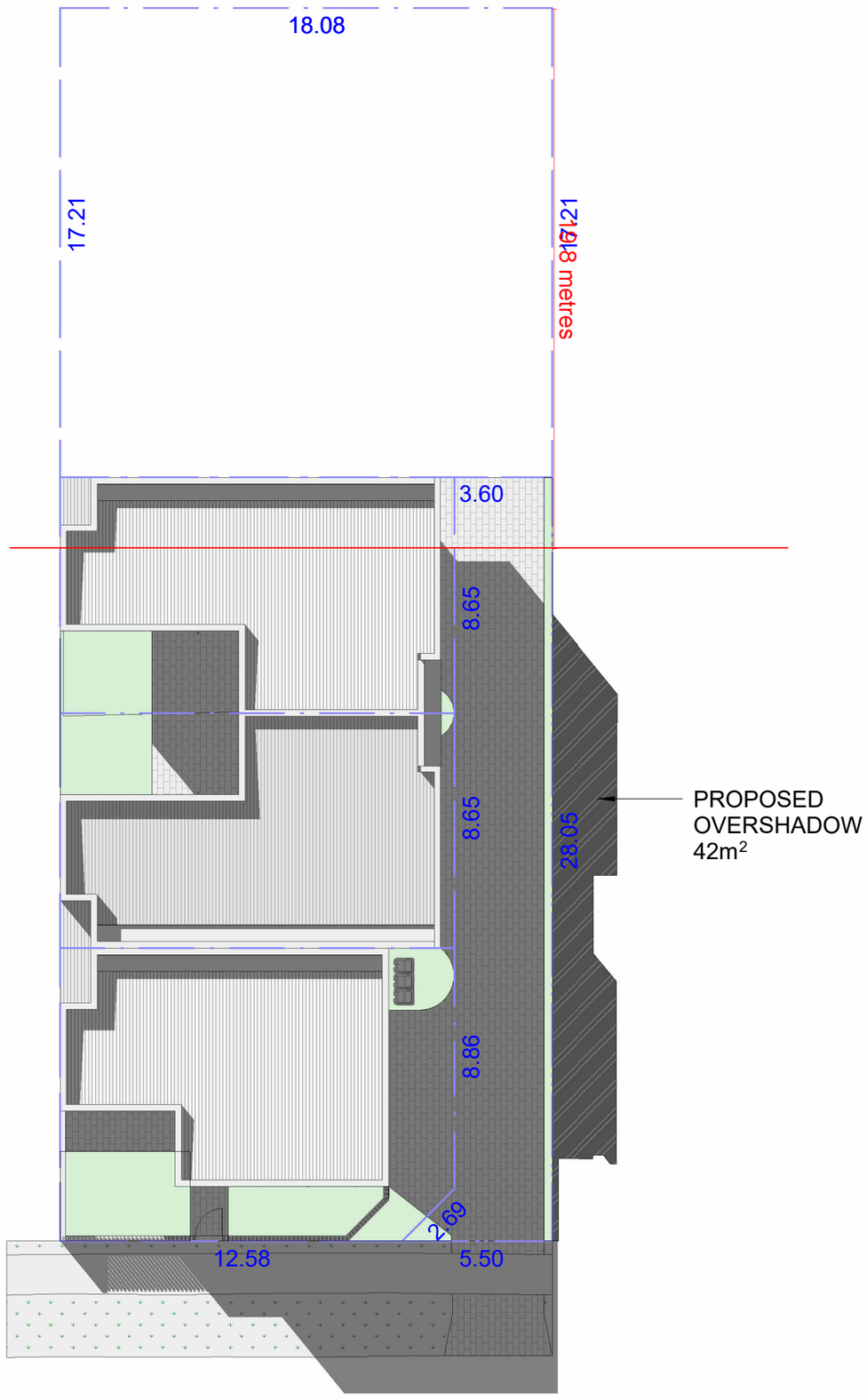
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PRECALCULATION PLAN

SCALE 1 : 200

OVERSHADOW DIAGRAM

SCALE 1 : 200

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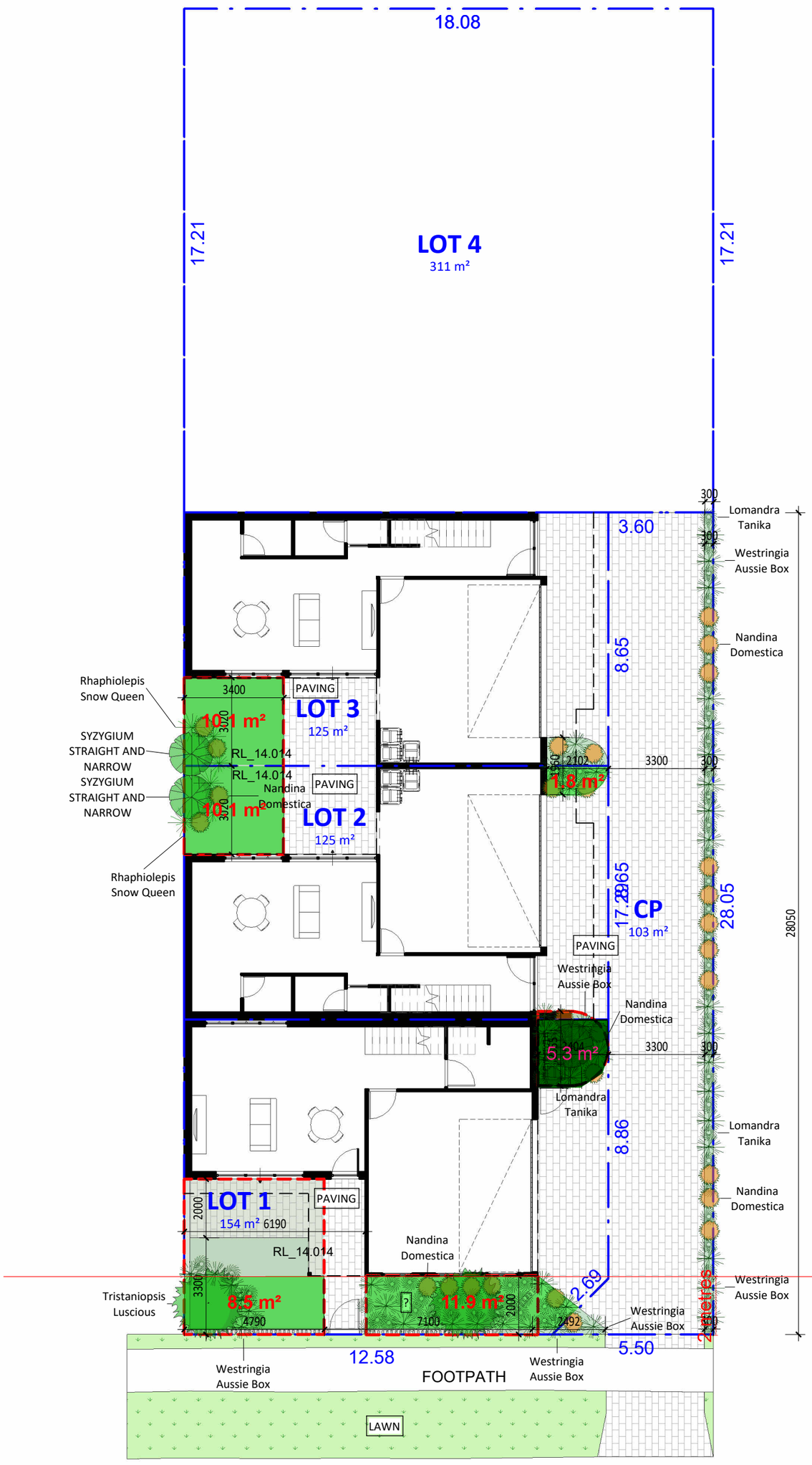
PRECALCULATION & OVERSHADOW PLAN

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BELMONT AVENUE

Trees					
Image	Details	Type	Quantity	Pot Size at Planting	Size at Maturity (h x w)
		SYZYGIUM STRAIGHT AND NARROW	3	30l	5m x 1.2m
		Tristaniopsis Luscious	2	90l	12m x 5m

Grand total: 5

Shrubs and Ground Covers						
Image	Details	Type	Quantity	Spacing	Pot Size at Planting	Size at Maturity (h x w)
		Lomandra Tanika	72	500	175	0.5m x 0.5m
		Nandina Domestica	29	700	175	1.8m x 0.9m
		Rhaphiolepis Snow Queen	6	500	175	1m x 1m
		Westringia Aussie Box	47	700	175	0.6m x 0.6m

Grand total: 154

LANDSCAPE NOTES

GENERAL
1. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION. REPORT TO DESIGNER ANY DISCREPANCIES, IF OCCUR, BEFORE PROCEEDING WITH WORK.
2. ALL DRAINAGE AND WATERPROOFING OF RAISED PLANTER BOXES TO BE PROVIDED BY BUILDER.
3. SELECTION OF SPECIES SUBJECT TO AVAILABILITY.
4. THIS PLANS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS.
5. PAVED AREAS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO GARDEN/LAWNED AREAS.

PLANTING
1. SOIL CONDITIONER TO ALL GARDEN AREAS - 100mm DEPTH.
2. ORGANIC MULCH TO ALL GARDEN AREAS - 75mm DEPTH.

PLANTER BOXES
1. ENSURE SUFFICIENT DRAINAGE, WATERPROOFING, SATURATED SOIL LOADING TO ENGINEER'S DTLS.
2. INSTALL ECLIPSE LIGHTWEIGHT ROOFTOP SOIL MIX.
3. PROVIDE WATER CONNECTION FOR IRRIGATION.
4. EACH PLANTER TO HAVE SEPARATE STOP COCK FOR A BATTERY OPERATED IRRIGATION CONTROLLER.

IRRIGATION NOTES

1. AUTOMATIC IRRIGATION SYSTEMS OFF THE MAINS WATER SUPPLY TO ALL GARDEN AREAS AND LAWN.
   A. **RAINBIRD ESP - RZX APROPRIATE EXPANSION MODULES.**
   B. **25MM SOLENOID CONTROL VALVES.**
   C. **25MM MAINLINES - PVC.**
   D. 20MM PVC - LATERALS. TORO 570 SERIES POP UPS FOR TURF.
   E. NETAFIM DRIP IRRIGATION TO FIRST FLOOR PLANTERS.
   F. HUNTER BATTERY OPERATED CONTROLLER FOR DRIP.
   G. GARDENS - 15MM POLY RISERS TORO 570 NOZZLES.
2. SYSTEM TO HAVE A RAIN SENSOR OVERIDE.
3. SYSTEM TO WATER LAWN AND GARDENS SEPERATELY.
4. POP-UPS TO ALL LAWN AREAS. DRIP IRRIGATION & BUBBLERS ON TREE.
5. BUILDER TO PROVIDE 90MM SLEEVES UNDER PAVING FOR RETICULATION WERE REQUIRED.
6. PAVED AREAS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO GARDEN/LAWNED AREAS.

LANDSCAPE AREAS

	TOTAL ON-SITE GARDEN AREAS: 65m²
	TOTAL LAWN AREAS: 46m² SOFT BUFFALO
	TOTAL DEEP SOIL AREAS: 63m²

LANDSCAPING PLAN

SCALE 1 : 150

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LANDSCAPING PLAN

PROJECT # **2351**

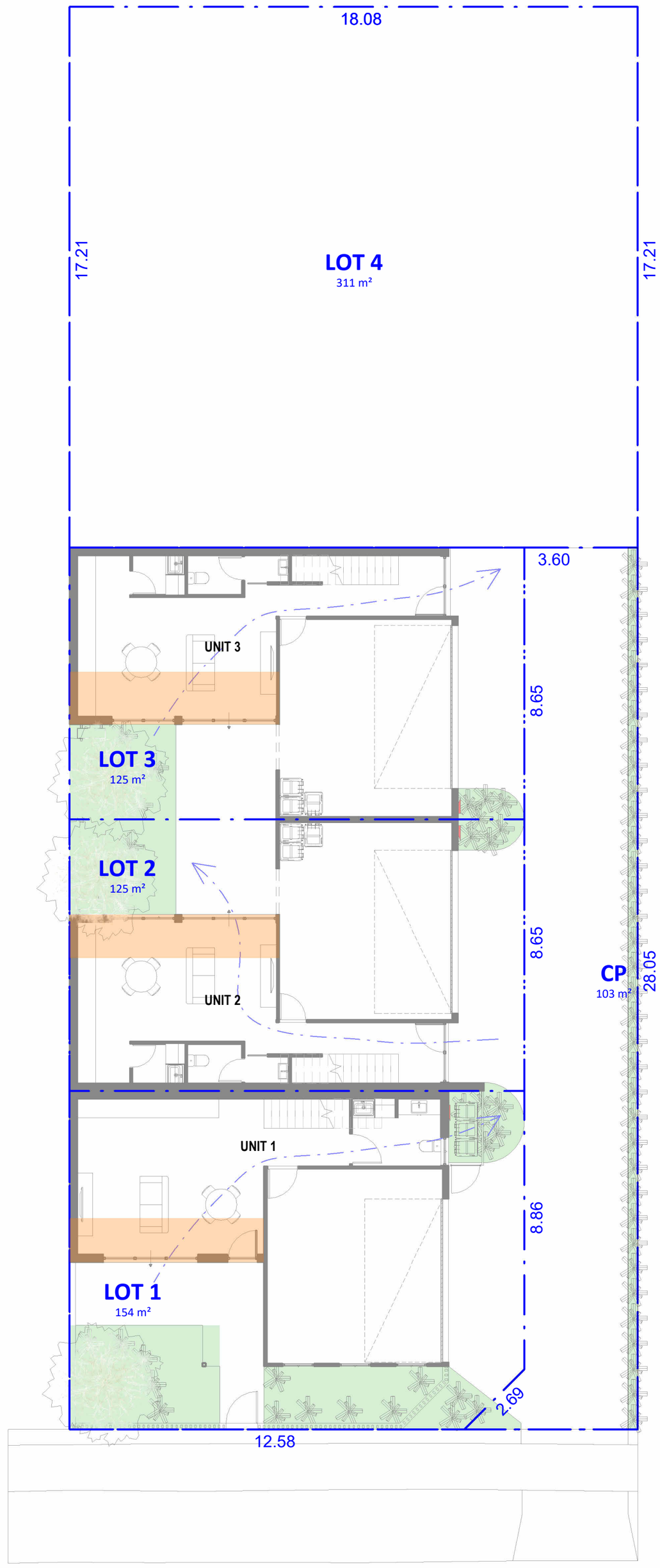
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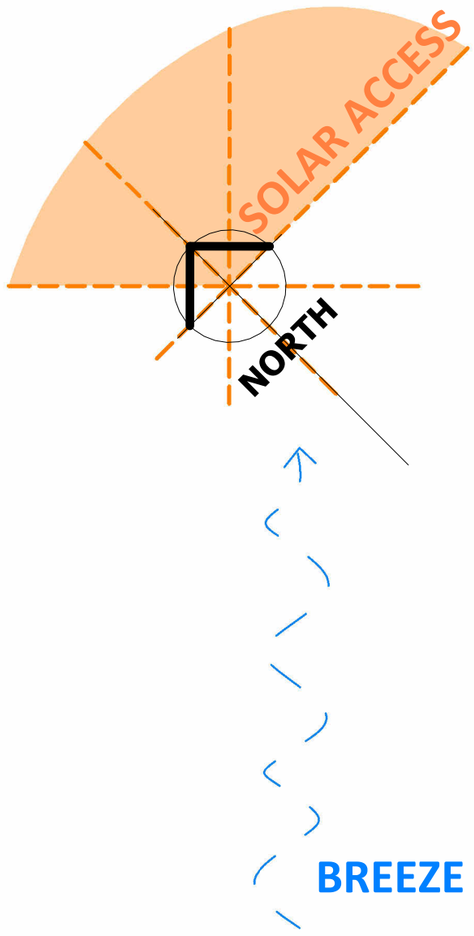
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SOLAR ACCESS & BREEZE		
Unit	Solar Access	Cross Ventilation
UNIT 1	Yes	Yes
UNIT 2	Yes	Yes
UNIT 3	Yes	Yes

SOLAR ACCESS & CROSS VENTILATION PLAN

SCALE 1 : 125

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SOLAR ACCESS & CROSS VENTILATION

PROJECT # 2351

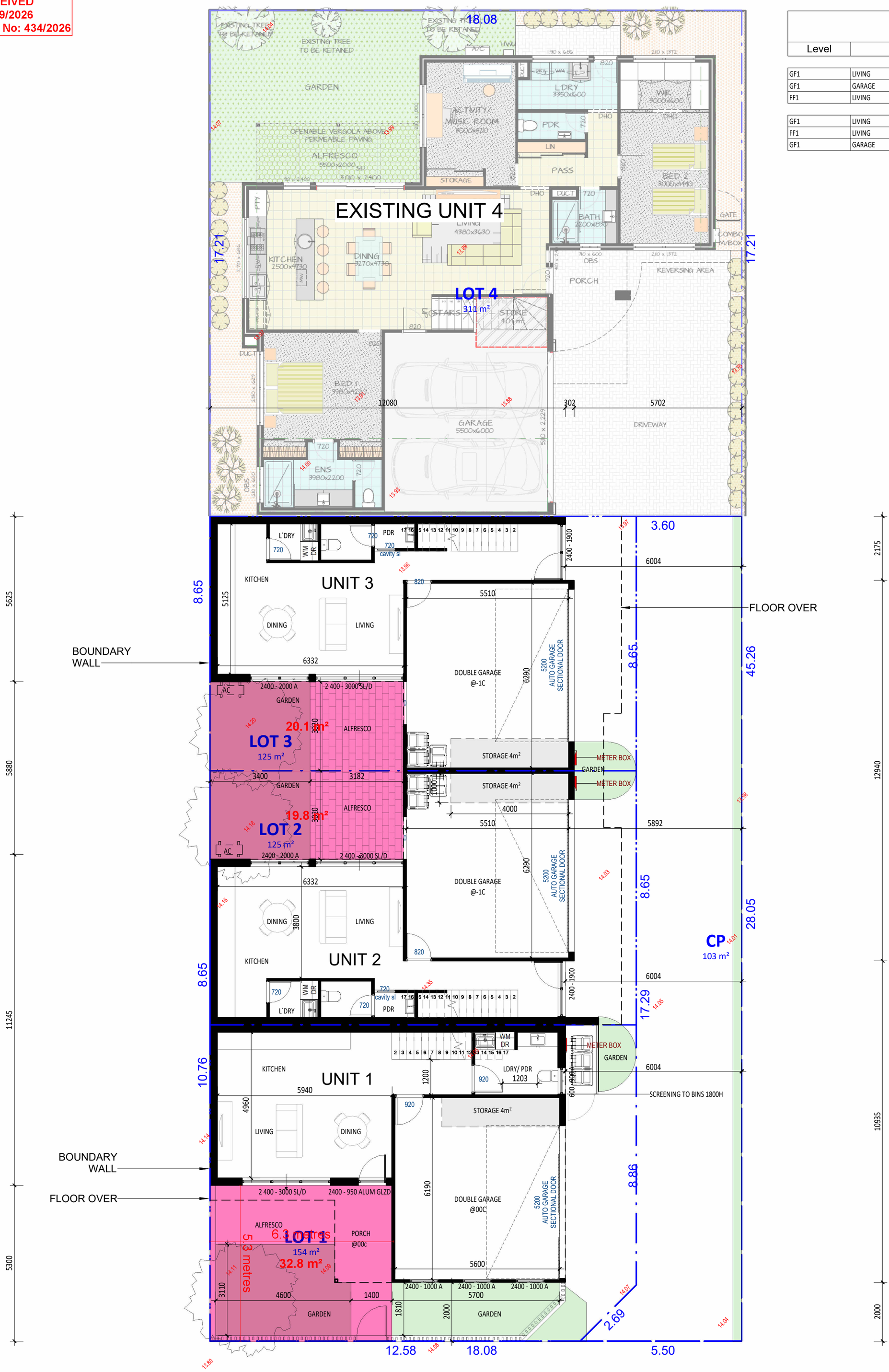
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AREAS			
Level	Name	Area	Apt
GF1	LIVING	46 m²	1
GF1	GARAGE	37 m²	1
FF1	LIVING	84 m²	1
		167 m²	
GF1	LIVING	48 m²	2 & 3
FF1	LIVING	96 m²	2 & 3
GF1	GARAGE	37 m²	2 & 3
		181 m²	



SERVICES NOTES

- UNIT 1 AC ON ROOF SCREENED FROM STREET.
- STIEBEL HOT WATER UNITS TO BATHROOMS FOR ALL UNITS
- PROVIDE MECHANICAL DRYING MACHINES TO ALL UNITS.

GROUND FLOOR PLAN

SCALE 1 : 100

PROPOSED GROUPED DWELLINGS DEVELOPMENT

#285 Belmont Avenue, Cloverdale WA

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GROUND FLOOR PLAN | PROJECT # **2351** | DRAWING # **A2.01**

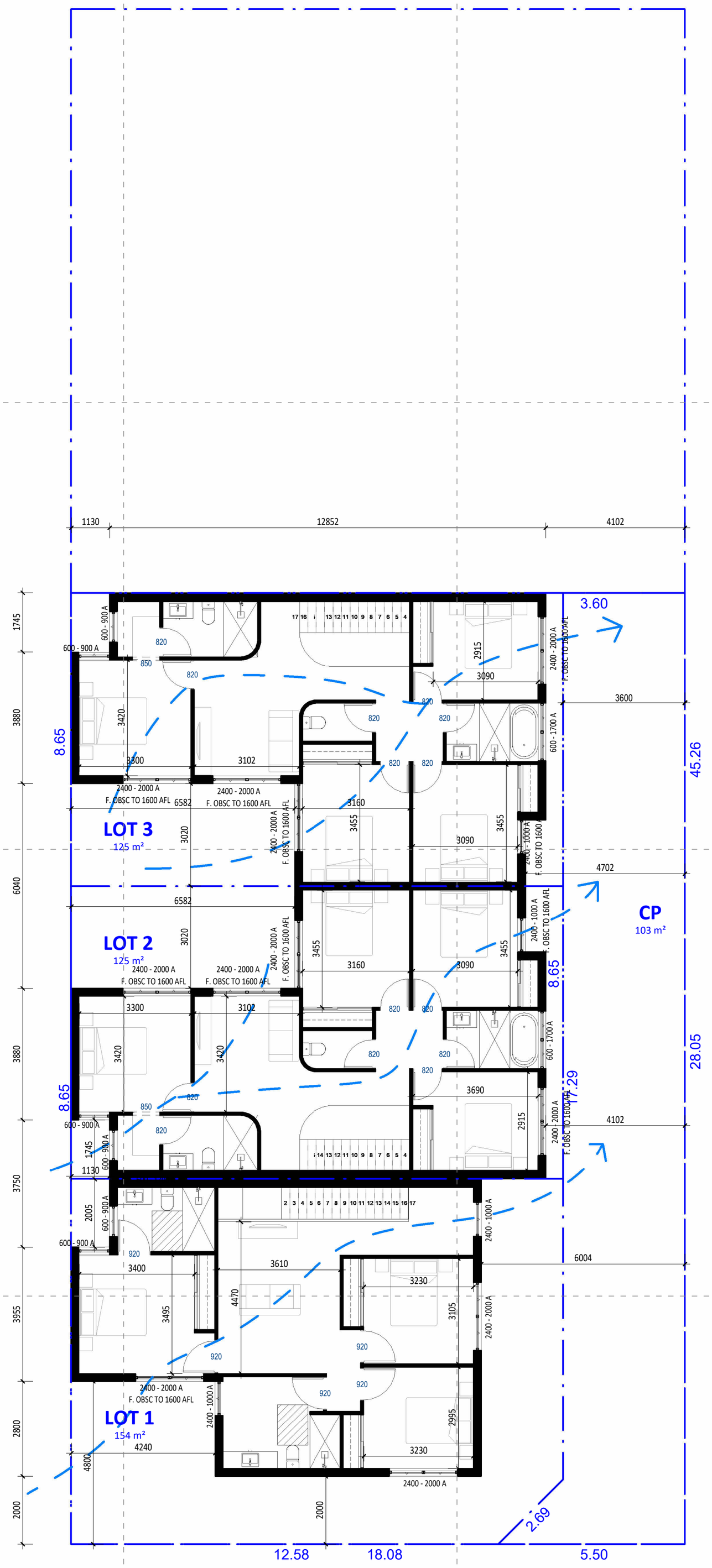
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AREAS			
Level	Name	Area	Apt
GF1	LIVING	46 m²	1
GF1	GARAGE	37 m²	1
FF1	LIVING	84 m²	1
		167 m²	
GF1	LIVING	48 m²	2 & 3
FF1	LIVING	96 m²	2 & 3
GF1	GARAGE	37 m²	2 & 3
		181 m²	



FIRST FLOOR PLAN

SCALE 1 : 100

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FIRST FLOOR PLAN

PROJECT # **2351**

DRAWING # **A2.02**

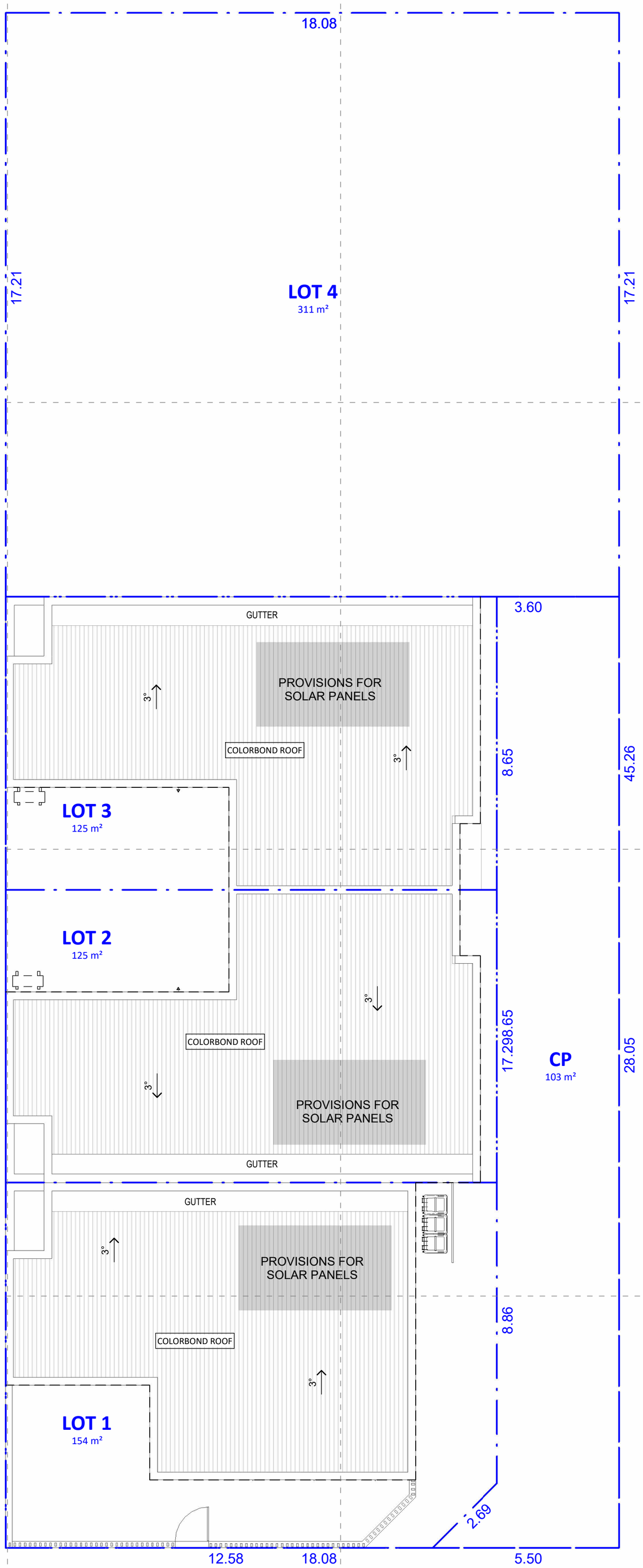
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SLOPE GUTTERS TO DP

SOAKWELLS, GUTTERS & D.P.s NUMBER AND LOCATIONS ARE INDICATIVE ONLY, TO BE CONFIRMED BY HYDRAULIC CONSULTANT / CONTRACTOR ON SITE BEFORE CONSTRUCTION TO COMPLY WITH AS/NZS 3500.3, AS/NZS 3500.5



BELMONT AVENUE

ROOF PLAN

SCALE 1 : 100

PROPOSED GROUPED DWELLINGS DEVELOPMENT

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ROOF PLAN

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DRAWING # **A2.03**

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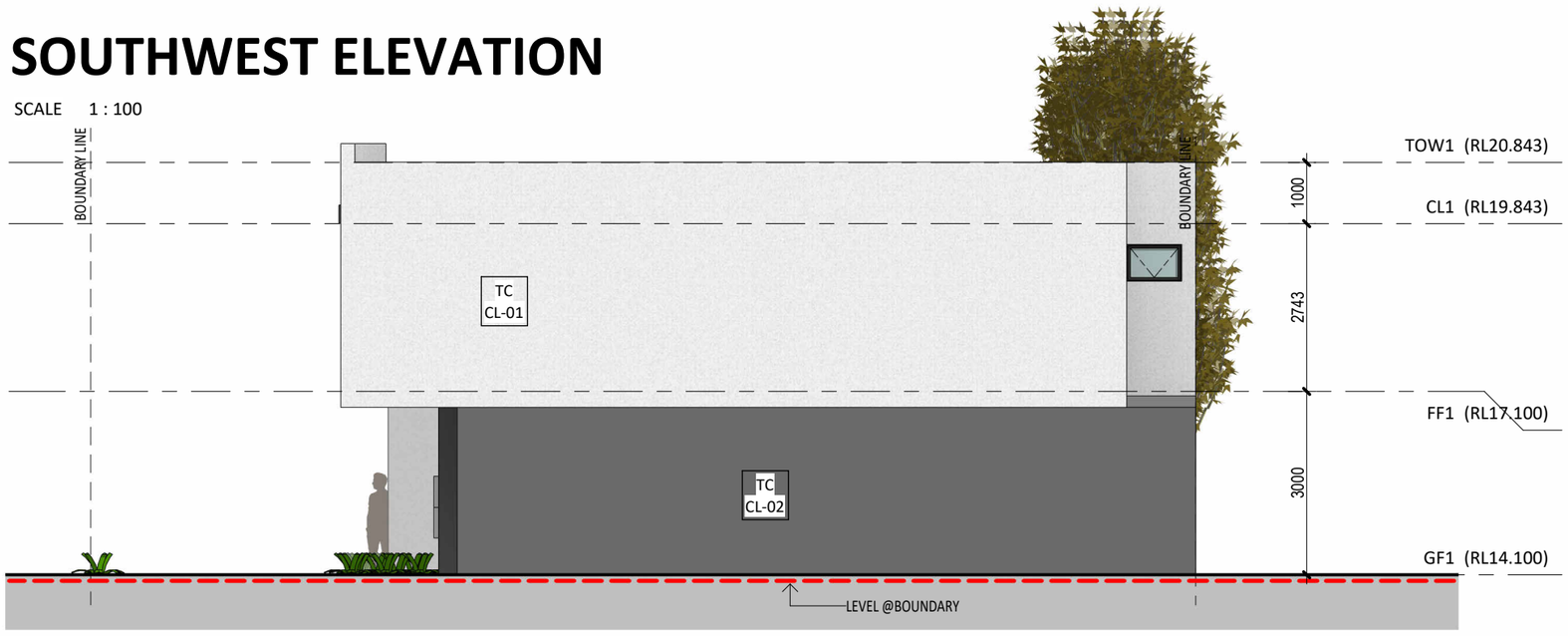
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SOUTHWEST ELEVATION

SCALE 1 : 100



FINISHES LEGEND

TC CL-01	TEXTURE COAT COLOUR 01 WHITE
TC CL-01	TEXTURE COAT COLOUR 02 GREY
CL WC-01	CLADDING FEATURE WEATHERBOARD CLADDING
RO CL-03	ROOF COLORBOND SURFMIST

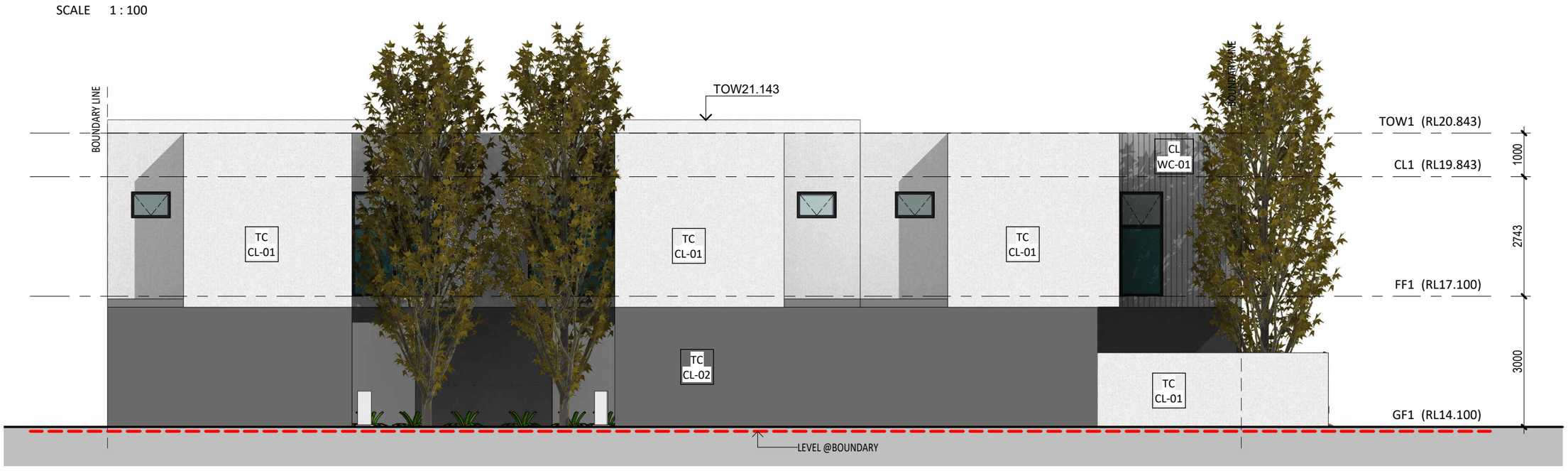
NORTEAST ELEVATION

SCALE 1 : 100



SOUTHEAST ELEVATION

SCALE 1 : 100



NORTHWEST ELEVATION

SCALE 1 : 100

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ELEVATIONS

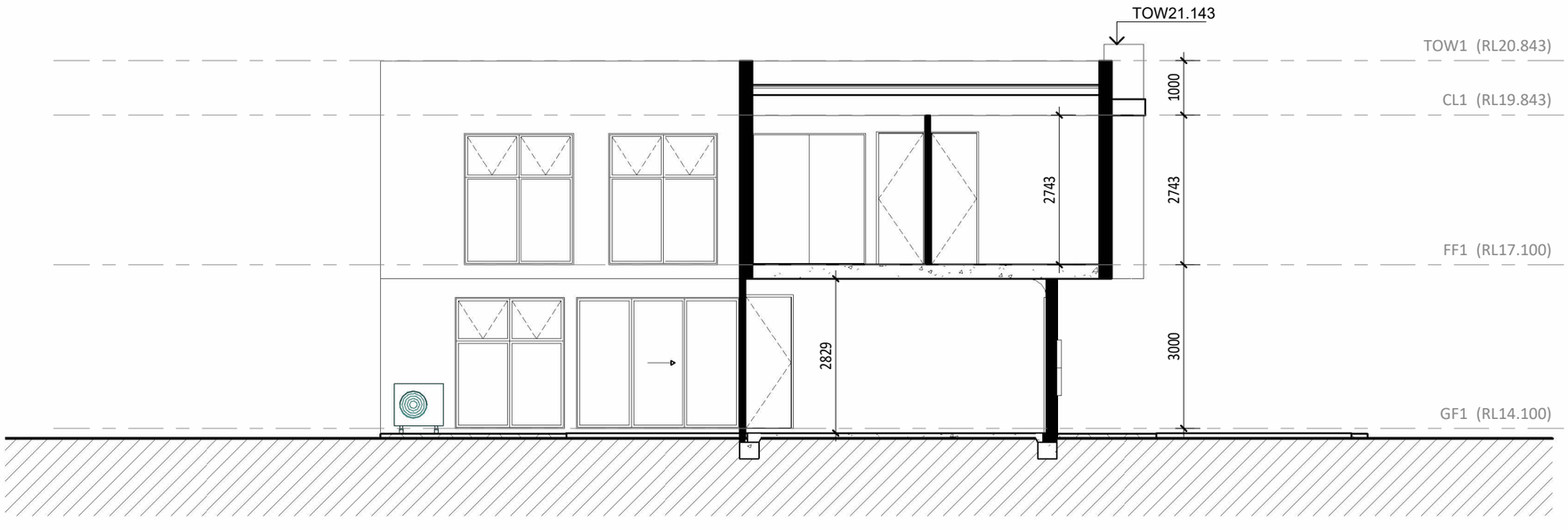
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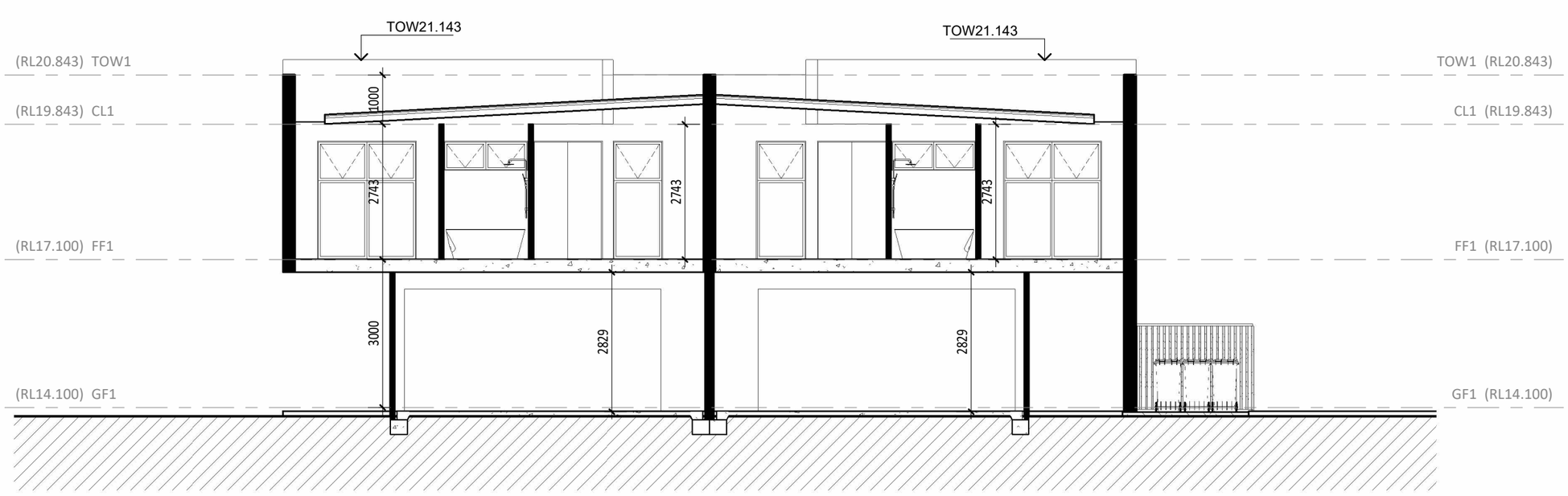
Section 1.

SCALE 1 : 100



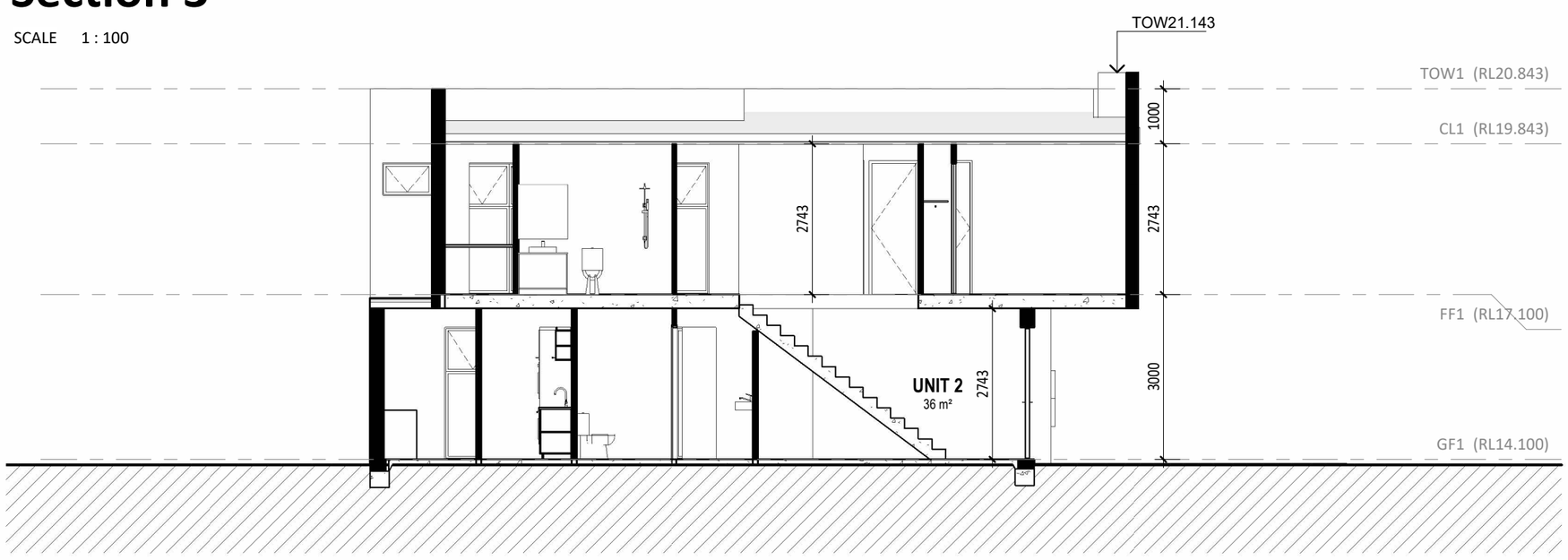
Section 2.

SCALE 1 : 100



Section 3

SCALE 1 : 100



Section 4.

SCALE 1 : 100

PROPOSED GROUPED DWELLINGS DEVELOPMENT

#285 Belmont Avenue, Cloverdale WA

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SECTIONS

PROJECT # **2351**

DRAWING # **A4.01**

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PROPOSED GROUPED DWELLINGS DEVELOPMENT

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PERSPECTIVES

PROJECT # **2351**

DRAWING # **A5.01**

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