

# CITY OF BELMONT

## 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](mailto: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	
<b>DA Number:</b>	331/2024
<b>Property Address:</b>	71 Sydenham Street RIVERVALE 6103 (St Lot 6 SP 82119)
<b>Proposed Development:</b>	Single House
<b>Zoning:</b>	Residential R20/R40
<b>Enquiries:</b>	Planning Officer, Lauren Cook 9477 7239

DETAILS OF PERSON(S) MAKING SUBMISSION			
<input type="checkbox"/> I am an Owner and Occupier <b>or</b> <input type="checkbox"/> I am an Owner <b>or</b> <input type="checkbox"/> I am an Occupier			
<b>Name(s):</b>			
<b>Affected Address:</b>			
<b>Postal Address:</b> (if different to above address)			
<b>Telephone No:</b>		<b>Email:</b>	
<b>Signature:</b>		<b>Date:</b>	

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](http://www.belmont.wa.gov.au).

Submission:

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*Additional lines over page. Attach additional sheets if required.*

### CITY OF BELMONT

215 Wright Street, Cloverdale 6105  
(Locked Bag 379, Cloverdale 6985)

Ph: 9477 7222 Fax: 9478 1473

belmont@belmont.wa.gov.au

[www.belmont.wa.gov.au](http://www.belmont.wa.gov.au)

Document Set ID: 5877099

Version: 1, Version Date: 02/09/2024







# LOT 4, 5, 6

389m<sup>2</sup>, 388m<sup>2</sup>, 427m<sup>2</sup>

## SERVICE INFORMATION

AREA ESTABLISHED  
 SEWERAGE YES DEPTH 1.50  
 WATER TBC PRELAIM TBC  
 ELECTRICAL YES U/G  
 TELECOM YES  
 GAS TBC  
 DRAFTED SSW SURVEYOR MR

## SERVICE LEGEND

- SURVEY**
- \* DATUM
  - o PF PEG FOUND
  - o PG PEG GONE
- SEWERAGE**
- o SEW SEWER MANHOLE
  - o IO INSPECTION OPENING
  - o IS INSPECTION SHAFT
- WATER**
- o M WATER METER
  - o H HYDRANT
  - o F FLUSH POINT
  - o V STOP VALVE
- ELECTRICAL**
- o PD POWER DOME/PILLAR
  - o P POWER POLE
  - o L LAMP POST
  - o C CONSUMER POLE
  - o A STAY WIRE ANCHOR
- STORMWATER**
- o SSM STORMWATER MANHOLE
  - o G GRATE
  - o SEP SIDE ENTRY PIT
- GAS**
- o G GAS METER
  - o S SERVICE VALVE
- TELECOM**
- o CPM COMMUNICATION PIT
  - o TMH TELSTRA MANHOLE
- SEWER CONNECTION POSITION**
- APPROXIMATE ONLY  
 SEW INV. 11.70  
 UP. 0.50  
 DEPTH. 1.50
- REFER TO DRAINAGE PLUMBING DIAGRAM FOR INTERNAL STRATA SERVICING

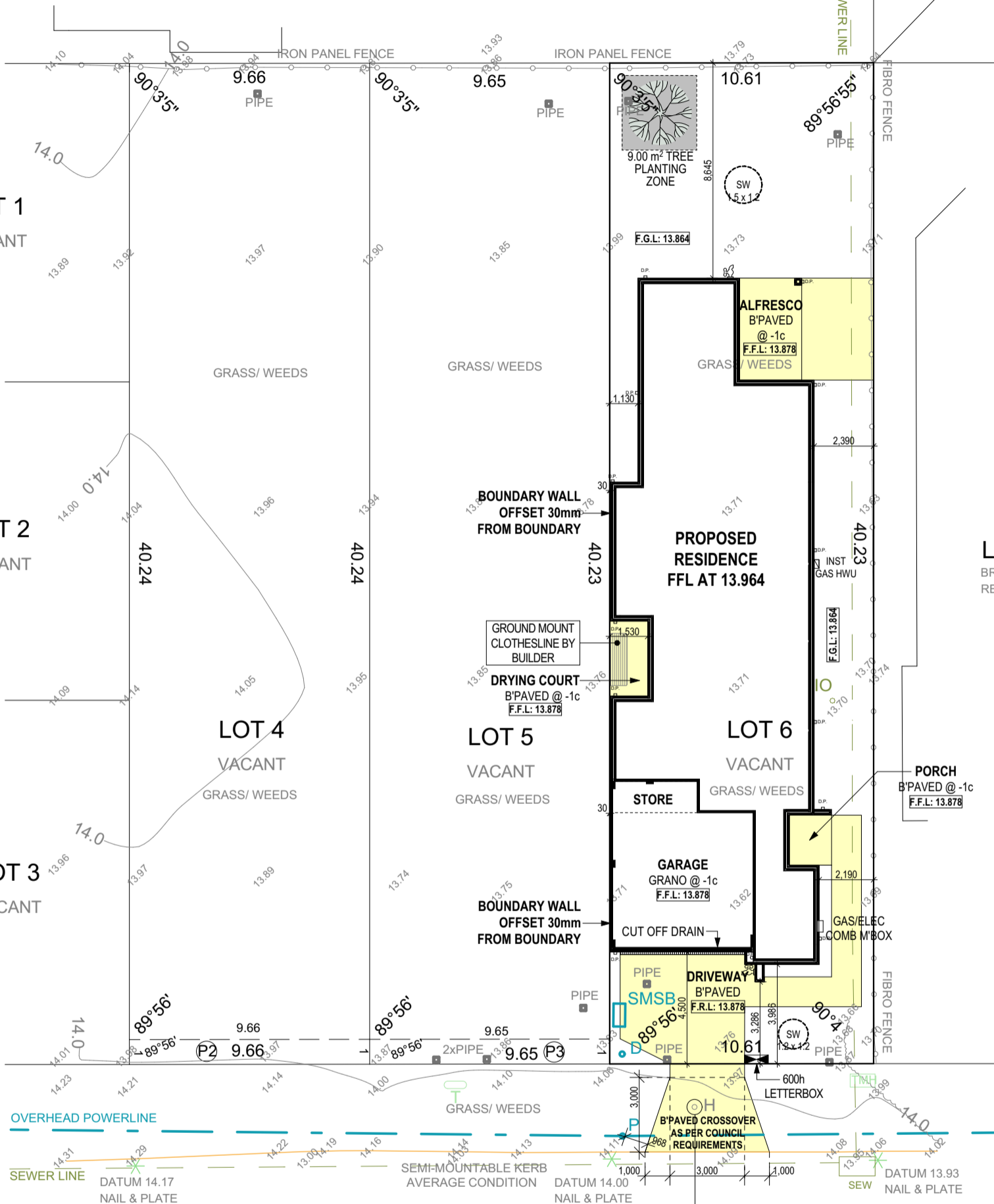
No.	Soak Well Type
1.4 m3	1 SW 1200x1200
2.1 m3	1 SW 1500x1200
3.5 m3	Total Capacity
232.0 m2	Roof Area GF
232.0 m2	Total Area
2.9 m3	Capacity Required (Area x 0.0125)
0.6 m3	Extra Capacity Provided

## LOT 59

BRICK & TILE RESIDENCE

PAVING AREAS:	
Driveway Path & Porch	37.98 m <sup>2</sup>
Crossover	13.64 m <sup>2</sup>
Alfresco	22.09 m <sup>2</sup>
Drying Court	4.61 m <sup>2</sup>
<b>Total</b>	<b>80.22 m<sup>2</sup></b>

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



**TRIO HOMES**  
 U1 - 827 Beaufort St, Inglewood  
 www.triohomes.com.au  
 ph: 08 9271 3881

AMENDMENTS:		
DATE:	DESCRIPTION:	BY:
05/08/24	Planning Drawings (check NM)	EH

SHEET: 3 OF: 6  
 DRN: EH  
 DATE: 05/08/24  
 SCALE: 1:200  
 CONTRACT NO: W3009

## SITE PLAN - PROPOSED

1:200

NOTE: STRATA PLAN 82119 PENDING SURVEY APPROVAL AT TIME OF SURVEY

**FIRE HYDRANT TO BE RELOCATED AWAY FROM CROSSOVER SUBJECT TO APPROVAL FROM COUNCIL INFRASTRUCTURE SERVICES**

- P2 EASEMENT: (SEE DOC SP82119) BENEFIT TO: LOTS ON THIS PLAN 1 - 3
- P3 EASEMENT: (SEE DOC SP82119) BENEFIT TO: LOTS ON THIS PLAN 1 - 4

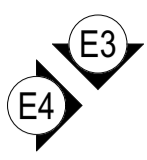
**TSA SURVEYS**  
 CONSULTING SURVEYORS  
 A| U4/3 Wicks Street, Bayswater WA 6053  
 P| PO Box 102, Bassendean WA 6934  
 M| 0433 304 648  
 E| admin@tsasurveys.com.au  
 W| www.tsasurveys.com.au  
 ABN| 56 645 650 666

**IMPORTANT NOTES:**

- The information on this drawing is current at the date of survey.
- All services are to be confirmed with relevant authorities. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications
- Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.
- Original lot dimensions taken from Landgate Survey Plans.
- Boundary Re-establishment Survey (BRES) is required for this plan.
- The sole purpose of this plan is for presentation to the City of Belmont for subdivision to produce a conditional approval.
- Final lot numbers, dimensions and areas may vary due to the City of Belmont's government authority conditions and final field survey.
- This plan is for the purpose of application and in no way constitutes a conditional approval.
- TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
- Permission is required from TSA Surveys for the reproduction or copying of this plan.

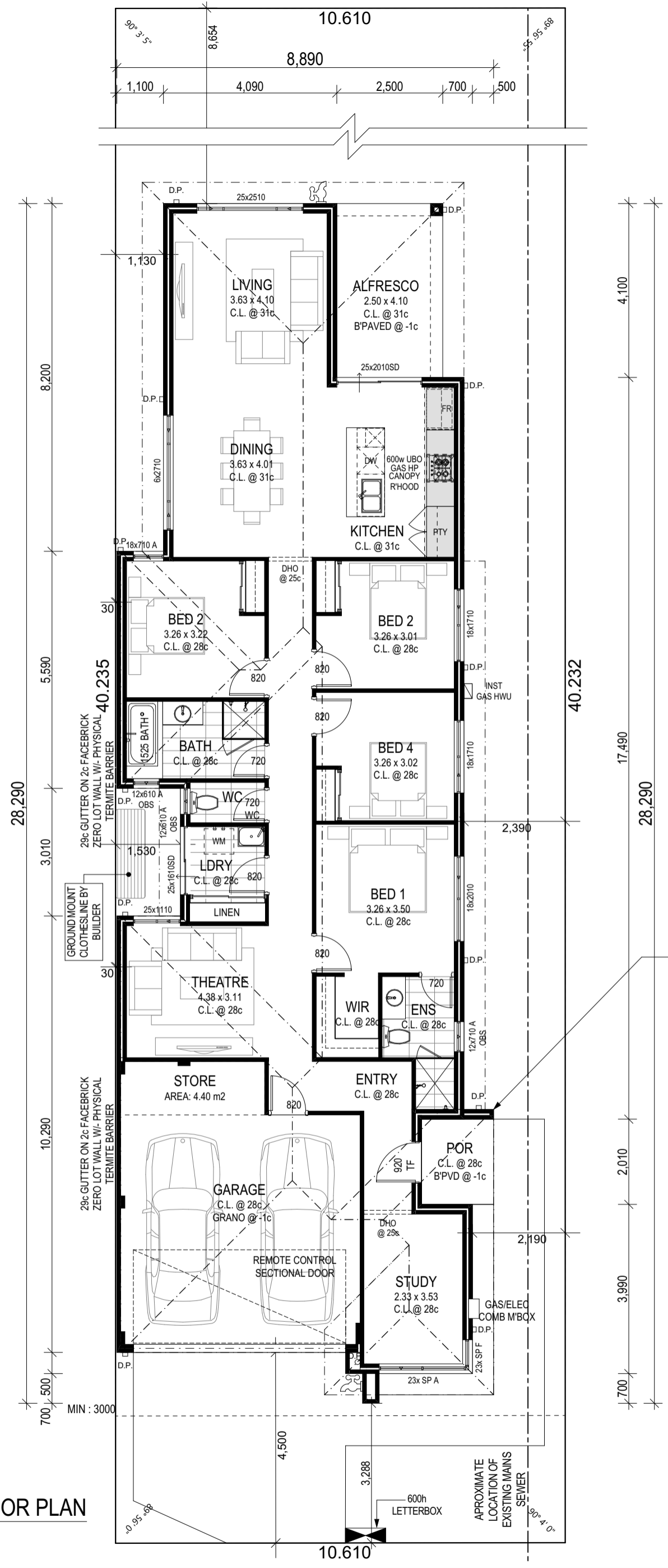
Scale: 1:200 at A3

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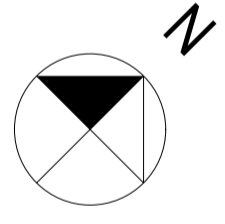


AREAS GROUND FLOOR	AREA	PERIMETER
HOUSE AREA	159.67	78.28
GARAGE	36.54	25.20
ALFRESCO	10.25	13.20
STORE	4.40	9.50
POR	3.42	7.42
	<b>214.28 m<sup>2</sup></b>	<b>133.60 m</b>

ROOF AREAS		
FLOOR	PITCH	AREA
Ground Floor C.L.	25° 37' 48"	231.16
		<b>231.16 m<sup>2</sup></b>



**NOTE: POSSIBLE PILING TO FOOTINGS WITHIN PROXIMITY OF SEWER AS PER ENGINEERS DETAILS**



SITE COVERAGE	
ZONED	R20/40
% ALLOWED	55%
SITE AREA	426.88m2
SITE COV. AREA	198.67m2
<b>SITE COV. =46.5%</b>	
OUTDOOR LIVING REQUIREMENTS	
	REQUIRED ACHIEVED
OUTDOOR LIVING REQUIRED	20.0m2 113.9m2
UNCOVERED AREA	18.3m2 97.7m2

**GROUND FLOOR PLAN**  
1:100

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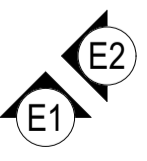
PROPOSED RESIDENCE ADDRESS:  
**Lot 6 #71 Sydenham Street Rivervale**  
LOCAL AUTHORITY:  
**City of Belmont**  
FOR:  
**David & Clements**

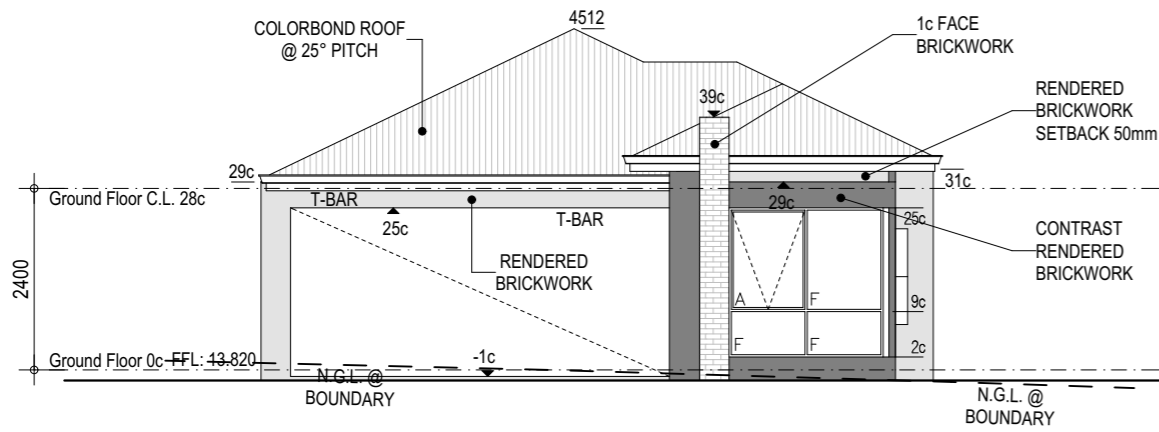
SIGNATURES:  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

AMENDMENTS:	
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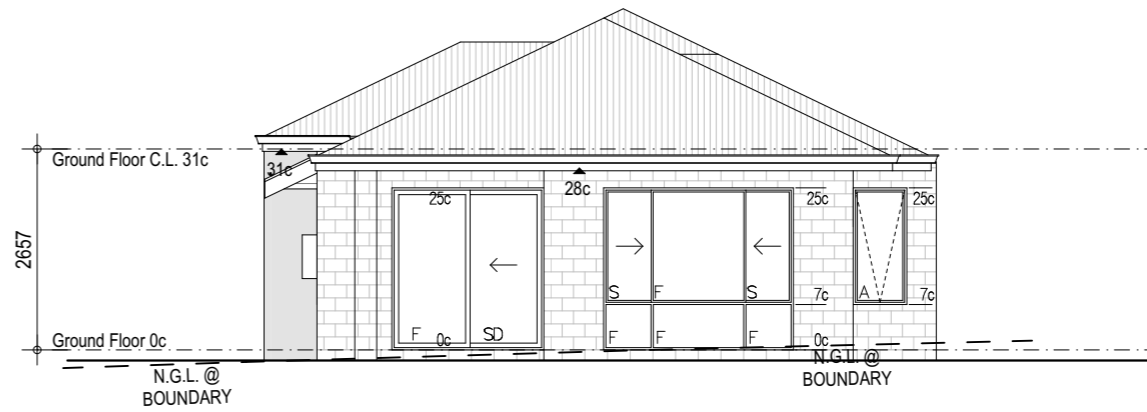
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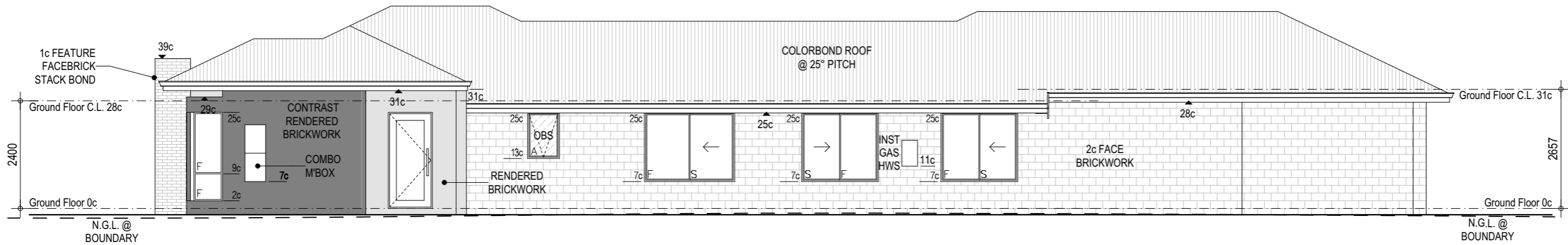




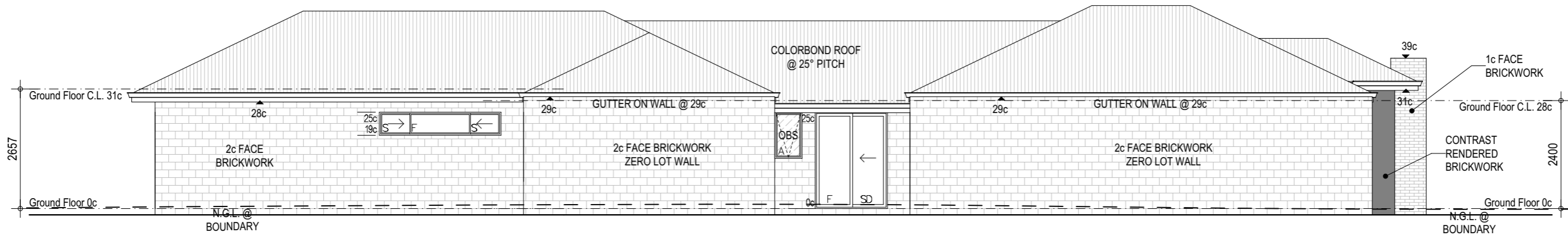
**E1 ELEVATION**  
1:100



**E3 ELEVATION**  
1:100



**E2 ELEVATION**  
1:100



**E4 ELEVATION**  
1:100

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**TRIO**

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& Clements**

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**LANDSCAPING NOTE:**

**PLANTING:**  
 ALL LANDSCAPING AND PLANT SELECTIONS SUBJECT TO AVAILABILITY .  
 ALL GARDEN BEDS TO BE MULCHED MIN. 75mm  
**IRRIGATION:**  
 ALL GARDEN BEDS & TURFED AREAS TO BE IRRIGATED VIA FULLY AUTOMATIC SYSTEM FROM MAINS WATER.  
 ALL TURF TO BE IRRIGATED VIA POP UP SPRINKLERS.  
 ALL SHRUBS TO BE IRRIGATED VIA DRIP LINE.  
 ALL TREES TO BE IRRIGATED VIA BUBBLERS.  
 IRRIGATION SYSTEM SHALL HAVE MINIMUM TWO ZONES TO ALLOW TURF AND GARDEN BEDS/TREES TO BE WATERED SEPARATELY.  
 IRRIGATION SYSTEM TO BE PROGRAMMED TO PERMITTED WATERING DAYS AND DURATION IN ACCORDANCE TO LOCAL COUNCIL GUIDELINES.  
 RETICULATION PLUMBING TO BE CONFIRMED ON SITE BY LANDSCAPER

**Tristaniopsis laurina 'Luscious' Details:**

Family  
Rosaceae.

Landscape Value  
 A narrow, fastigate form and possibly the narrowest growing Pyrus cultivar in Australia. An excellent choice for narrow, restricted areas, around carparks, along narrow medians in both the public and private domain.

Growth Rate  
 Moderate.

Habit  
 Narrowly columnar and compact.

Foliage  
 Lustrous, dark green leaves changing to reddish-purple late in the season.

Flowers  
 Abundant white flowers produced in large corymbs during spring.

Fruit  
 Small, russet coloured fruit. Inedible.

Bark  
 Greyish-brown and lightly furrowed.

Tolerances  
 Adaptable to a wide range of site conditions including quite dry conditions, slightly alkaline soils and air pollution. Able to handle intermittently wet, heavy soils.



**LANDSCAPING LEGEND:**

IMAGE	SYMBOL	NAME/DESCRIPTION	QUANTITY	HEIGHT/SIZE/LITRES
		Tristaniopsis laurina 'Luscious'	1	7-10m High, 4m diameter at maturity min. 35L "STANDARD TREE" to council req's
		Dianella revoluta (1m Mature Height)	23	0.5-0.7 High, 1.5m diameter at maturity Pot Size: 1 Litre
		Eremophila Glabra Carramar Carpet	23	20cm High, 2m Spread Pot Size: 2 Litres
		Pine Bark Mulch	MIN. 75mm Thick	
		Lawn	Kikuyu	
		New Concrete Paving Blocks	As Selected by owner	

**SITE PLAN - LANDSCAPING**  
 1:200

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