

*City of Belmont*

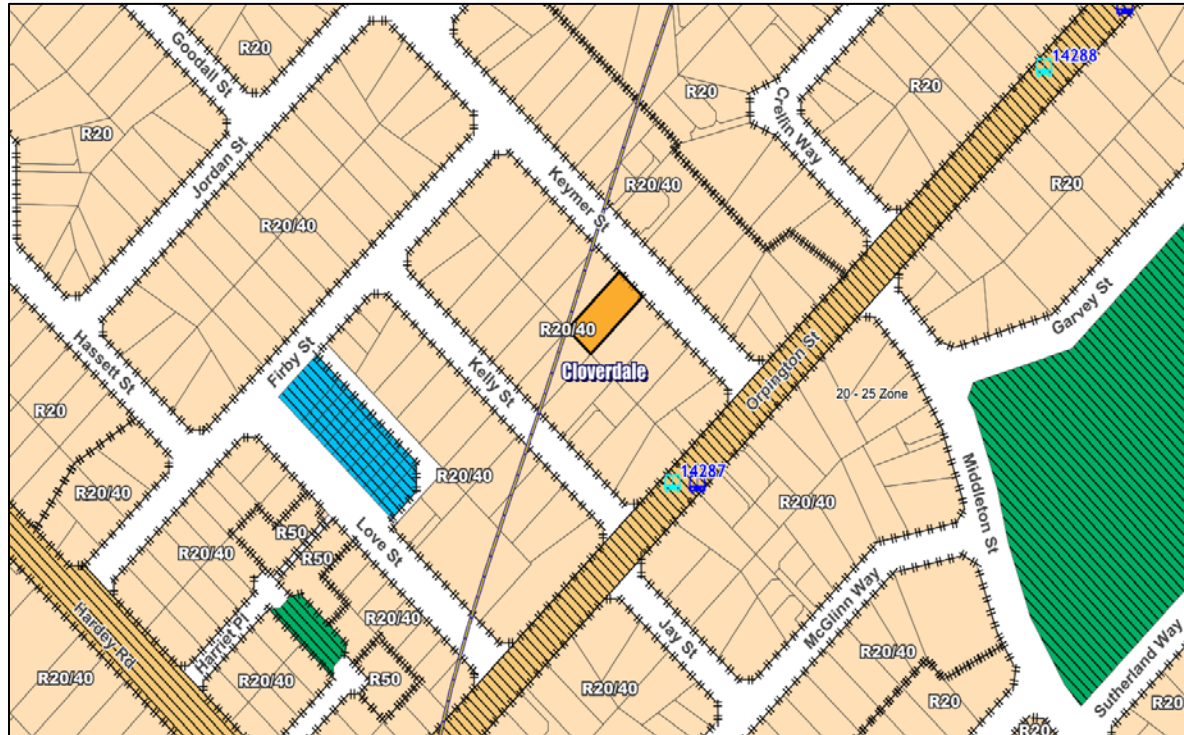
# *Agenda Briefing Forum*

**15 September 2020**

**Item No 12.1 - Two Grouped Dwellings (One Existing)  
Lot 7 (296) Keymer Street, Cloverdale**



# Extract from Local Planning Scheme Map showing zoning of subject site and surrounding zonings



## LEGEND

### METROPOLITAN REGION SCHEME RESERVES

<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PARKS AND RECREATION
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PUBLIC PURPOSES - DENOTED AS: CG COMMONWEALTH GOVERNMENT HS HIGH SCHOOL
<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	RAILWAYS
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	WATERWAYS
<span style="background-color: #0000FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	OTHER REGIONAL ROADS
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PRIMARY REGIONAL ROADS

### LOCAL SCHEME RESERVES

<span style="background-color: #FF8C00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	CIVIC AND CULTURAL - DENOTED AS: CC CIVIC AND COMMUNITY CENTRE
<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PARKS AND RECREATION - DENOTED AS: WSD WATER SUPPLY SEWERAGE AND DRAINAGE
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PUBLIC PURPOSES - DENOTED AS: AD AMBULANCE DEPOT C CIVIL DEFENCE PS PRIMARY SCHOOL TEL TELSTRA WA WATER AUTHORITY OF WA WP WESTERN POWER T TRANSPORT DEPOT
<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	LOCAL ROADS
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	MAJOR DISTRIBUTION ROAD

### LOCAL SCHEME ZONES

<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	COMMERCIAL
<span style="background-color: #8000FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	INDUSTRIAL
<span style="background-color: #008080; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	MIXED BUSINESS
<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	MIXED USE
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PLACE OF PUBLIC ASSEMBLY - DENOTED AS: C CLUB CD CHILD DAY CENTRE PPS PRIVATE SCHOOL PSC PRE-SCHOOL CENTRE RC RACECOURSE W PLACE OF PUBLIC WORSHIP
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	RESIDENTIAL AND STABLES
<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	SERVICE STATION
<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	TOWN CENTRE

## Aerial of subject site



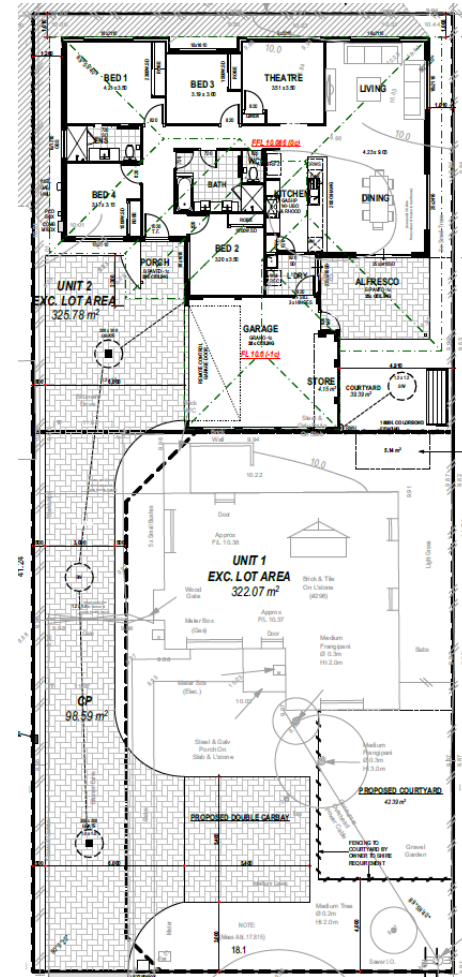


## Existing house as viewed from Keymer Street

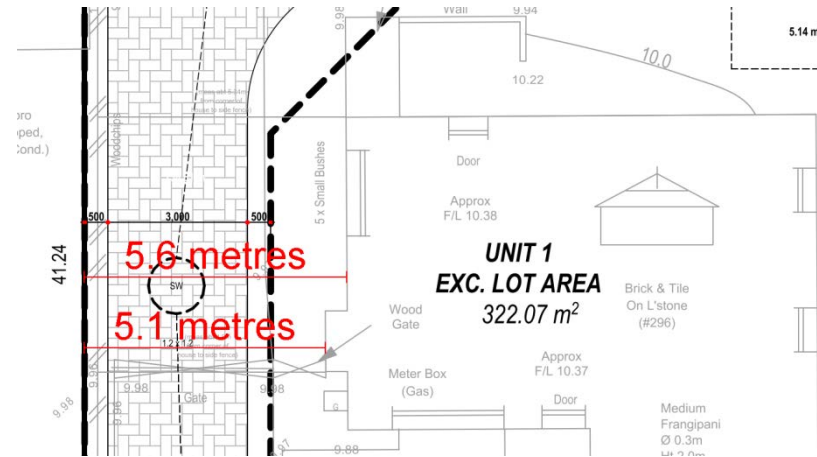


## Proposal

- ❖ The applicant seeks approval for:
  - Retention of the existing dwelling and driveway;
  - Addition of unenclosed car parking space, outdoor living area and shed for the existing dwelling;
  - Construction of a single-storey dwelling at the rear of the property;

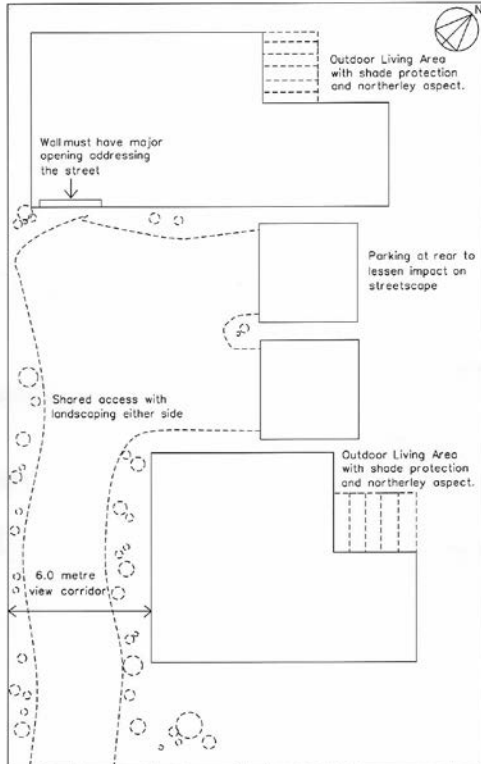


## Key Issue



Existing dwelling setback a minimum of 5.1m from the southeast boundary.

## Design Intent of Clause 5.7.3(c) of Local Planning Scheme No. 15



Plan 4 - Locating parking to the rear of the front unit & minimising crossovers will lessen the impact of vehicles on the streetscape.

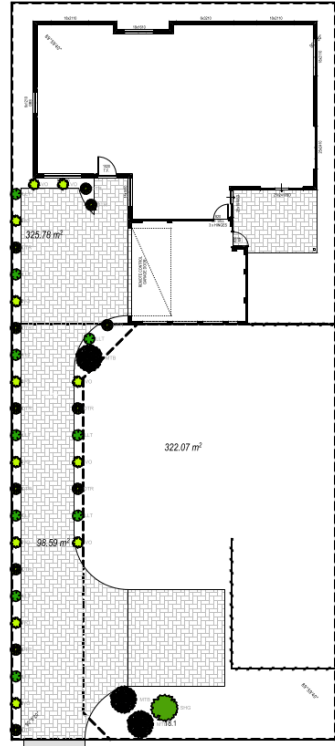
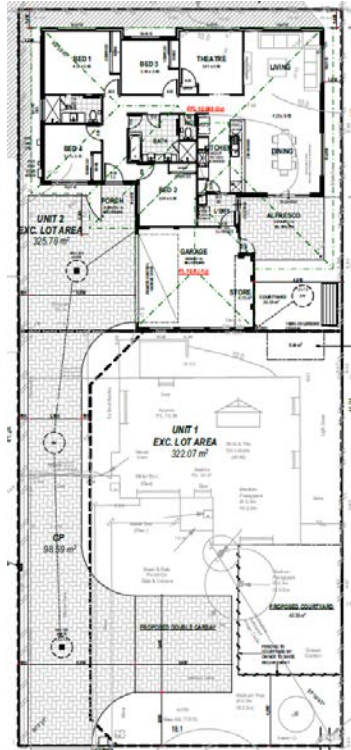
- ❖ A higher level of amenity for infill development. **(Neighbourhood Amenity)**
- ❖ Adequate space for a paved driveway with landscaping either side. **(Landscaping)**
- ❖ Pedestrians to have a clear view of the dwelling(s) located to the rear of the property from the street. **(Visibility of Proposed Dwelling)**
- ❖ Improved streetscape with a clear view of the rear dwellings instead of looking down access way into blank fencing, carports or garage doors. **(Visibility of Proposed Dwelling)**
- ❖ Rear dwellings to have an outlook to the street and surveillance of the driveway. **(Visibility of Proposed Dwelling)**

## Neighbourhood Amenity

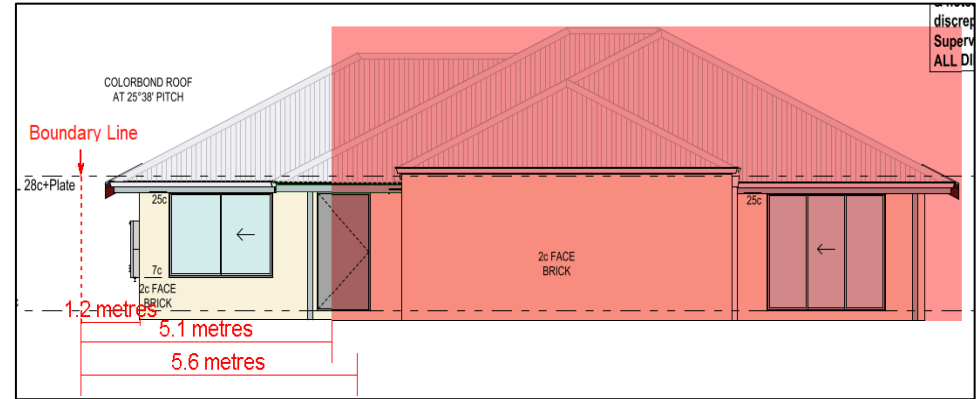
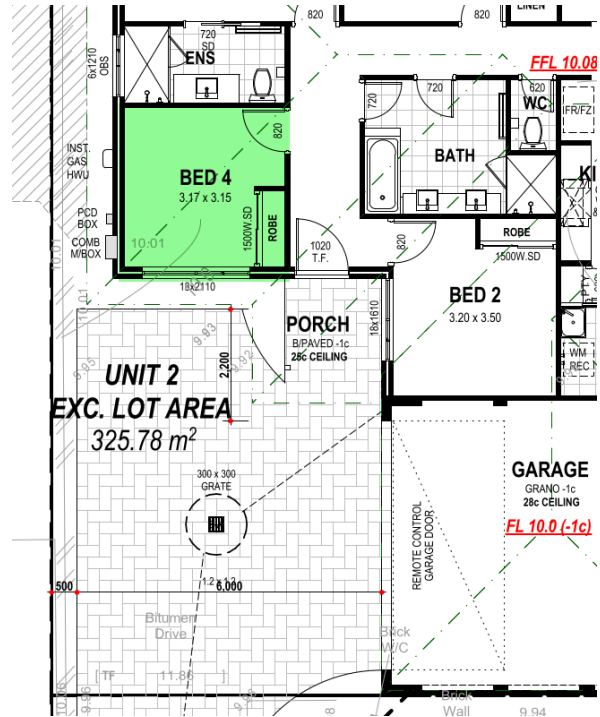




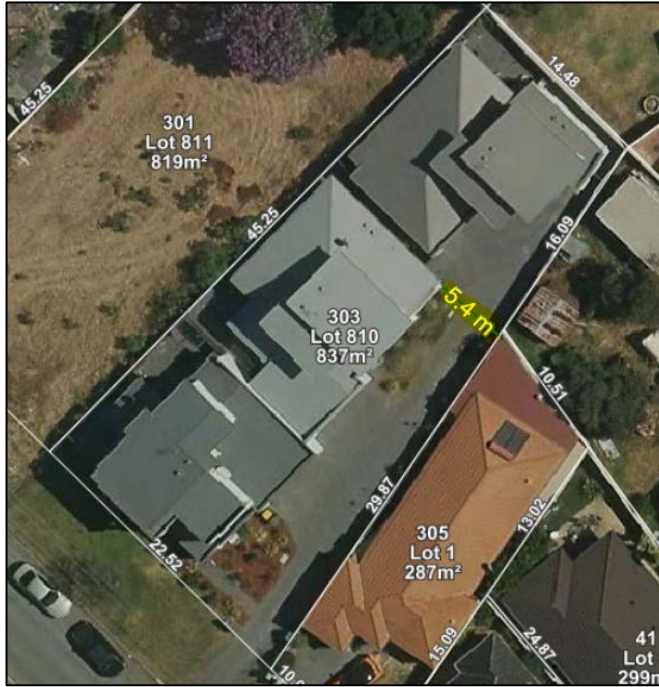
# Landscaping



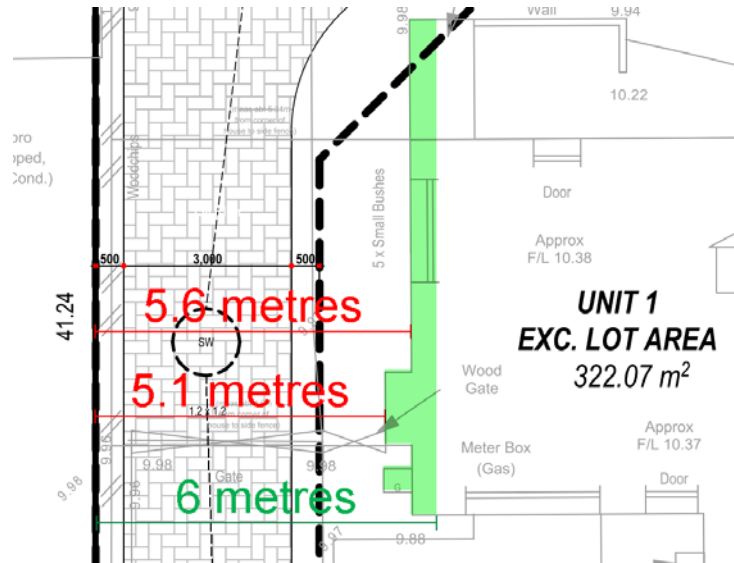
## Visibility of the Proposed Dwelling



## Visibility of the Proposed Dwelling



## Compliance Clause 5.7.3(c) of Local Planning Scheme No. 15





# Recommendation

Approve the application subject to conditions (in particular):

Condition 4 – Updated landscaping plan

Condition 6 – Provide access from habitable room to outdoor living area

Condition 7 – Storeroom to be provided for each dwelling

