

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:	435/2025/DA
Property Address:	21 Hutchison Street RIVERVALE 6103 (Lot 35 PL 1563)
Proposed Development:	Addition to 'Club Premises' - Outbuilding
Zoning:	Residential R20/R50/R100
Enquiries:	Planning Officer, Lydia Algeri 9477 7174

DETAILS OF PERSON(S) MAKING SUBMISSION			
<input type="checkbox"/> I am an Owner and Occupier or <input type="checkbox"/> I am an Owner or <input type="checkbox"/> 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.

[illegible]

Attach additional sheets if required.

City of BELMONT

23rd September 2025

RE: 21 Hutchinson Street, RIVERVALE

To whom it may concern;

Justification for the proposed outbuilding as follows:

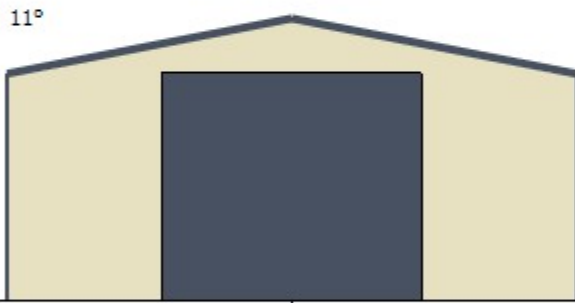
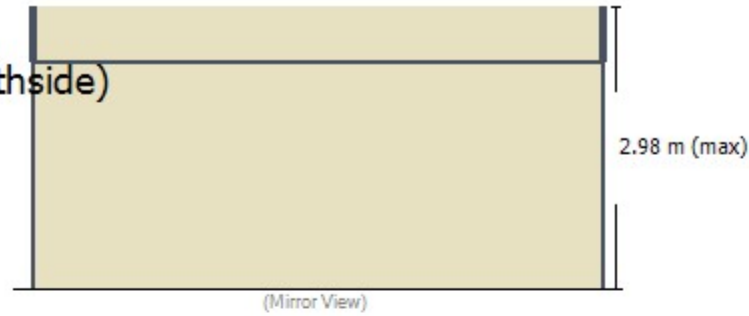
We understand that the proposed outbuilding will need planning approval as it is an existing “non-conforming use” (Club premises) and under Clause 3.9 of LPS15, *person must not: b) erect, alter or extend a building used in conjunction with or in furtherance of a non conforming use without first having applied for and obtained Development Approval under the Scheme.*

The shed is required for storage of cages and crates for the pigeon club only. No vehicles and no birds will be housed in the structure. This will ensure the longevity of the equipment as it will not be exposed to the elements when being housed in the proposed outbuilding.

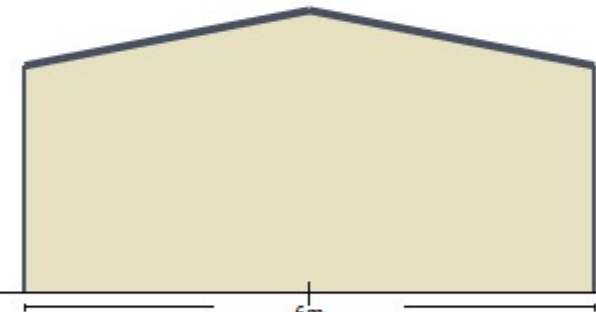
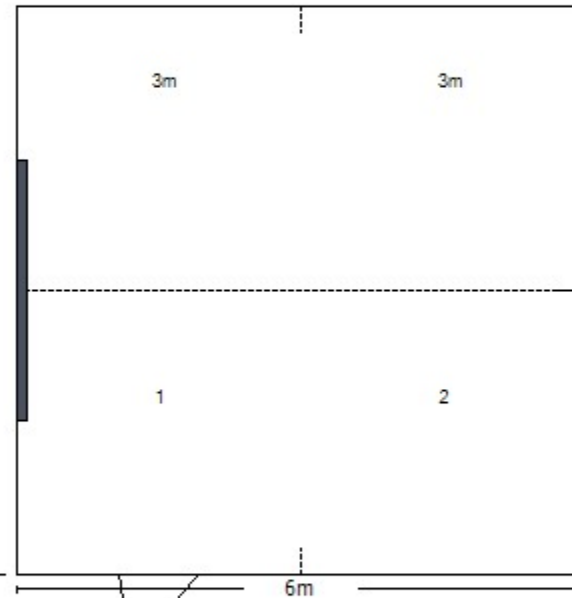
The outbuilding is proposed in a **Classic Cream** colour for framing, wall and roof sheets, to complement the existing dwelling and surrounding area.

CITY OF BELMONT
RECEIVED
24/09/2025
Application No: 435/2025

Building For:
Dick Milner
17-21 Hutchison St Rivervale
Job Number: 102272
Produced by:
Fair Dinkum Builds Western Sheds (Northside)
Phone: 08 9417 8880



Left End

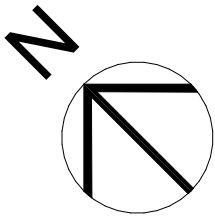


Right End



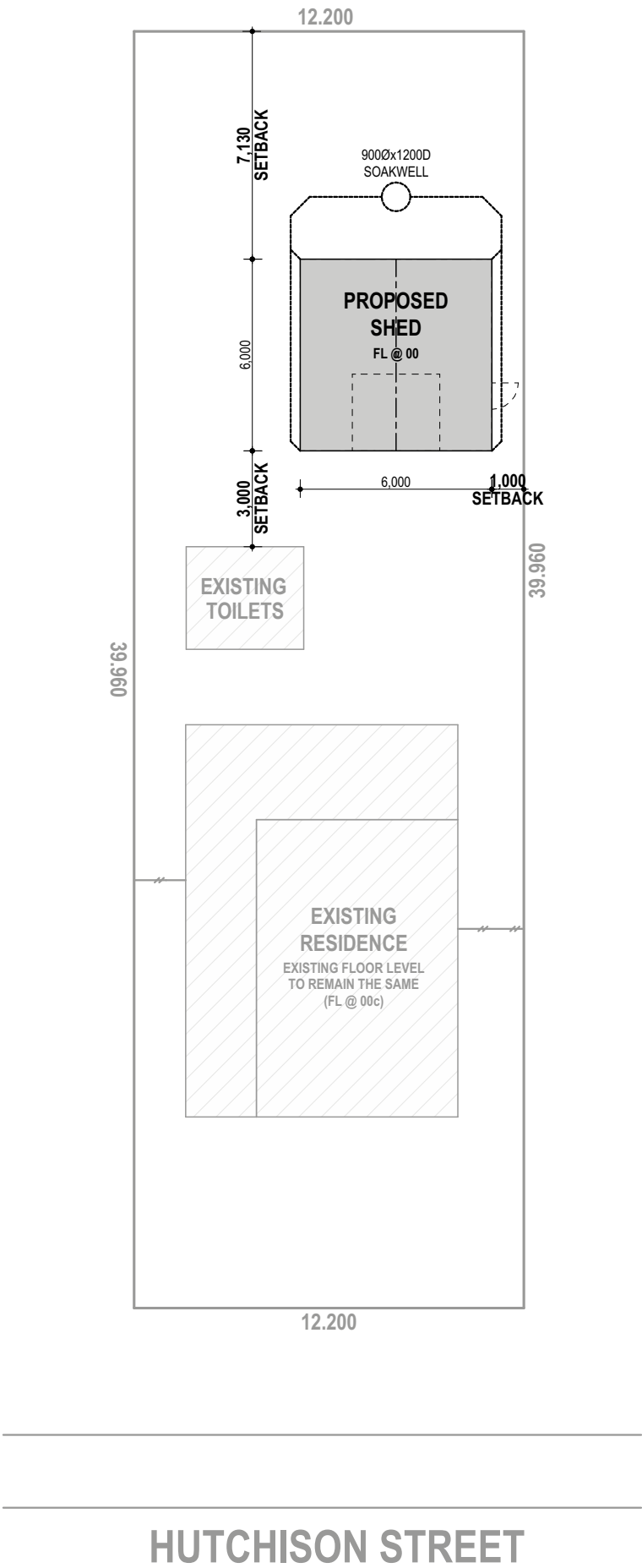
Side

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Application No: 435/2025




STORMWATER NOTE:
PROPOSED SHED AREA: 36.00m²
REQUIRED CAPACITY :
36.00 x 0.0150 = 0.54m³
STORMWATER DISPOSAL VIA SOAKWELL
REQUIRED SOAKWELL SIZE:
Ø900x1200D = 0.76m³


SITE WORKS NOTE:
NIL EARTHWORKS REQUIRED
AS SITE IS ALREADY FLAT.



HUTCHISON STREET

CITY OF BELMONT
RECEIVED
24/09/2025
Application No: 435/2025

 **SITE PLAN**
1:200

	CLIENT: DICK MILNER	PROJECT NAME: SHED ADDITION	JOB NO: 9214	REV.	DESCRIPTION	DWN.	DATE
	ADDRESS: 21 HUTCHISON STREET RIVERDALE WA 6103	DWG TITLE: SITE PLAN	SCALE: AS NOTED AT A3	--	--	--	DD/MM/YY
			DRAWN: PJ				

NOTE: DO NOT SCALE THIS DRAWING. IT IS THE BUILDER'S EXPRESS RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OR COMMENCEMENT OF ANY WORK. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION OF THE DESIGNER CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

NOTE: THE BUILDER/ CONTRACTOR IS TO ENSURE THAT THE SUPPORTING ELEMENTS TO WHICH THE PROPOSED STRUCTURE IS ATTACHING ARE STRUCTURALLY ADEQUATE, OR ADEQUATELY REINFORCED, TO WITHSTAND THE ADDITIONAL LOADS IMPOSED.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) 2022.