

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:	502/2025/DA
Property Address:	224 Daly Street BELMONT 6104 (St Lot 1 SP 70792)
Proposed Development:	Single Dwelling & Ancillary Accommodation
Zoning:	Residential R20
Enquiries:	Planning Officer, Lauren Cook 9477 7239

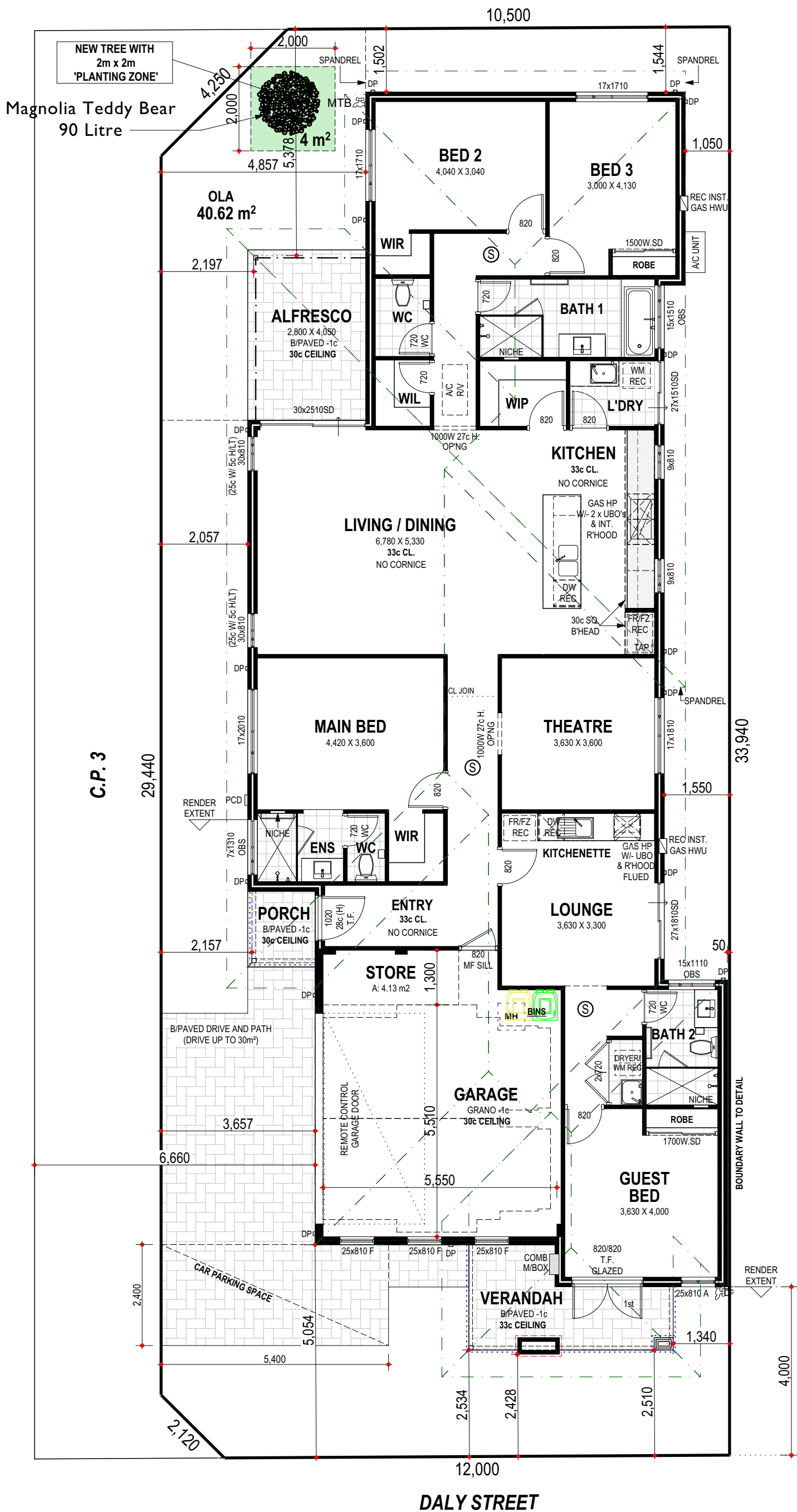
DETAILS OF PERSON(S) MAKING SUBMISSION			
<input type="checkbox"/> I am an Owner and Occupier or <input type="checkbox"/> I am an Owner or <input type="checkbox"/> I am an Occupier			
Name(s):			
Affected Address:			
Postal Address: (if different to above address)			
Telephone No:		Email:	
Signature: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

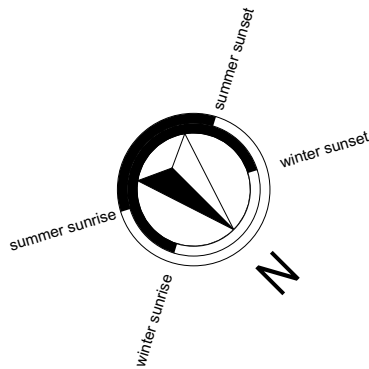
Additional lines over page. Attach additional sheets if required.

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**CITY OF BELMONT
RECEIVED
30/10/2025
Application No: 502/2025**

ZONING: R20
BLOCK: 453m² + 1/2CP (53m²) = 506m²
ALLOWED SITE COVER: 253m², 50%
ACTUAL SITE COVER: 251.43m², 49.7%
AREA & ROOM SIZES MAY VARY
SLIGHTLY DUE TO BRICK SELECTION.
30c CEILINGS THROUGHOUT U.N.O.
PLANNING APPROVAL REQUIRED
- SURVEY STRATA W/ COMMON
PROPERTY
- SETBACK TO VERANDAH
- SETBACK TO LOT BOUNDARY WALL
- IMPERVIOUS AREA MORE THAN 50%
OF FRONT SETBACK AREA
(SUBJECT TO SHIRE APPROVAL)
EXTENT OF CONTRAST RENDER
SHOWN DASHED
EXTENT OF SELECTED CLADDING
SHOWN DOTTED



SKETCH PLAN

	Area m ²	Perim
FLOOR PLAN	211.96	80.84
GARAGE / STORE	39.47	25.68
ALFRESCO	11.34	13.70
VERANDAH	9.42	14.90
PORCH	2.88	6.80
	275.07 m ²	
ROOF	306.82	

CONSULTANT: NATALIE SCOTT

PROPOSED RESIDENCE FOR:
P. LEUNG & K. KHOR

ADDRESS:
SSL I (#224) DALY STREET
BELMONT

BUILDER: / /
CLIENT(S): / /
WITNESS: / /





DRAWN: AZA
CHECKED: RAC
DATE: 14.10.2025
MODEL: ONE-OFF

SKETCH PLAN

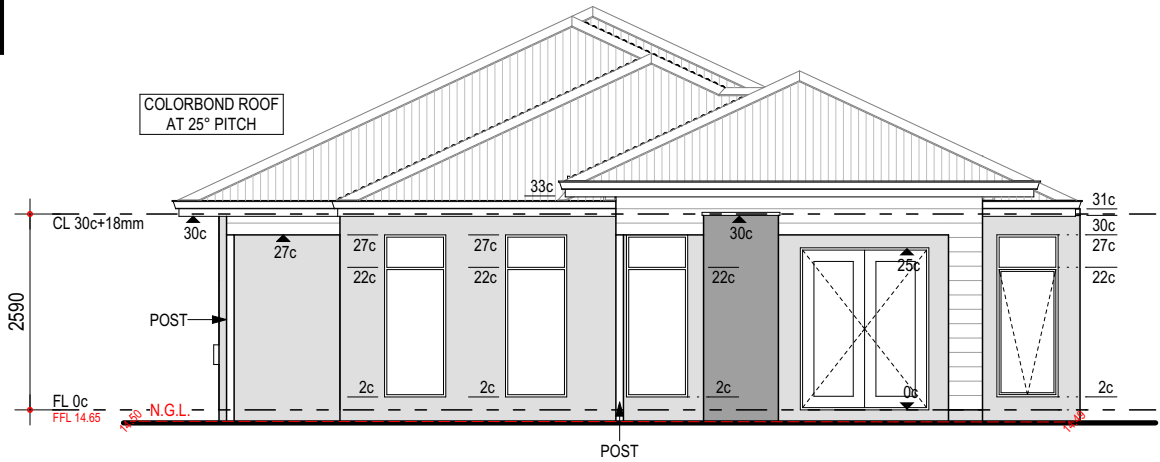
SCALE: 1:100
SHEET: 1 OF 3

SUMMIT
JOB N°
174330 PI DA

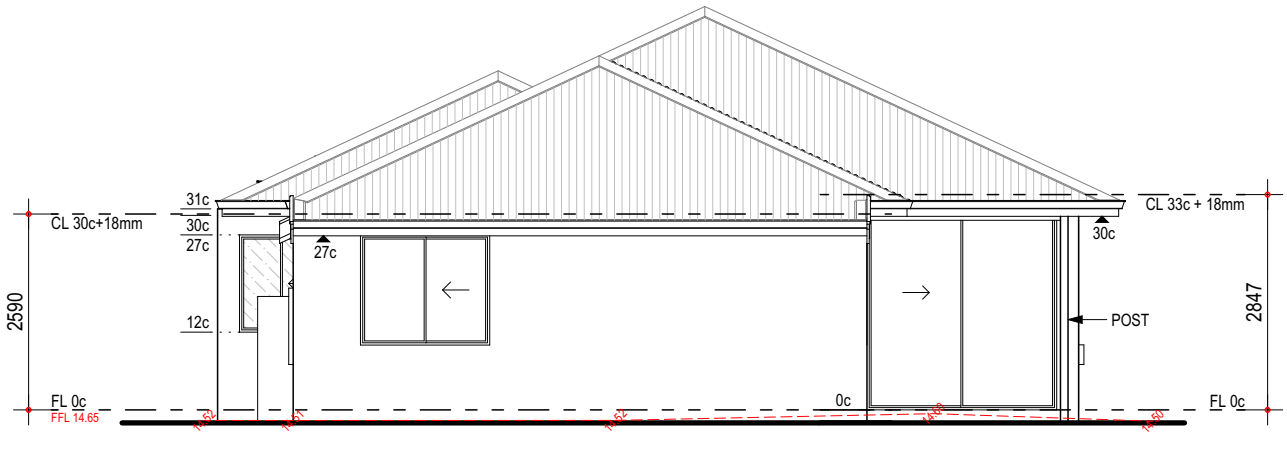


EXTERNAL MATERIALS	
	2c FACE BRICK
	RENDER
	CONTRAST RENDER
	HORIZONTAL CLADDING

These drawings are subject to change, pending receipt of survey, structural certification, residential design codes, developers covenants & building codes. Final working drawings may vary from these drawings.



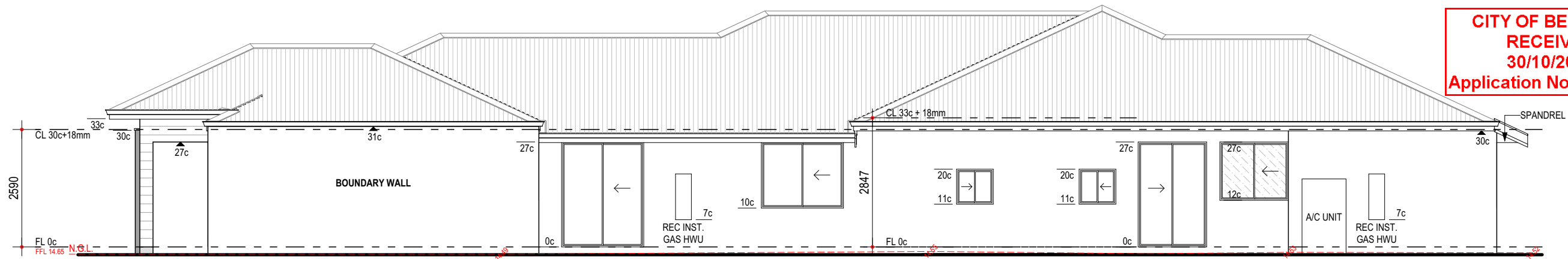
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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BUILDER: / /
CLIENT(S): / /
WITNESS: / /

PROPOSED RESIDENCE FOR:
P. LEUNG & K. KHOR

ADDRESS:
SSL I (#224) DALY STREET
BELMONT

DRAWN: AZA
CHECKED: RAC
DATE: 14.10.2025
MODEL: ONE-OFF

SCALE: 1:100
SHEET: 2 OF 3

SUMMIT
JOB N°
174330 PI DA

ELEVATIONS

BUILT AROUND PEOPLE

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R-CODES NOTE:

ZONING: R20
SITE COVERAGE
SITE: 453m² + 1/2CP (53m²) = 506m²
ALLOWED COVER: 253m² (50%)
ACTUAL COVER: 251.43m² (49.7%)

R-CODES VARIATION/PLANNING

REQUIRED: YES
- SURVEY STRATA W/- COMMON PROPERTY
- SETBACK TO VERANDAH
- SETBACK TO LOT BOUNDARY WALL
- IMPERVIOUS AREA MORE THAN 50% OF FRONT SETBACK AREA

FRONT SETBACK IMPERVIOUS

LANDSCAPING

- FRONT SETBACK AREA: 99m²
- MAXIMUM IMPERVIOUS AREA: 49.5m² (50%)
- ACTUAL IMPERVIOUS AREA: 60.46m² (61.1%)

GARAGE NOTE:

- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING

STORMWATER:

- ENGINEERED STORMWATER PLAN REQUIRED DUE TO
SPACE RESTRICTIONS ON SITE
** REFER TO ENGINEERS CERTIFIED DESIGN AND LAYOUT (SEPARATE) **

SEWER:

- SEWER POSITION AND INVERT LEVEL TO BE ADVISED

CLIENT NOTE

THE OWNER IS AWARE THAT IN REGARD TO SURVEY STRATA OWNERSHIP, THEY HAVE CERTAIN RESPONSIBILITIES AND ACCEPT THAT THEY ARE RESPONSIBLE TO CONTACT ADJOINING OWNER/S FOR FOLLOWING:
* PROVIDE BUILDER ACCESS TO COMPLETE SERVICE RUNS THROUGH EASEMENTS AS NOTED ON THIS SITE PLAN AND CERTIFICATE OF TITLE
* LOCATION OF POWER/GAS METER BOXES AND WATER METER
* EXISTING COMMON DRIVEWAYS AND OR CROSSOVERS
* ANY AGREEMENTS WITH ADJOINING PROPERTY OWNERS IN RELATION TO COMMON PROPERTY TO BE PROVIDED TO THE BUILDER IN WRITING PRIOR TO SITE WORK COMMENCEMENT

CLIENT NOTE:

THIS PLAN HAS BEEN PREPARED ONLY FOR THE RESIDENCE SHOWN TO COMPLY WITH THE RELEVANT R-CODES FOR THIS LOT. NO ALLOWANCES OR CALCULATIONS HAVE BEEN MADE FOR THE POTENTIAL OR FUTURE SUBDIVISION OF THIS LOT.

DISCLAIMER:

Check developer/strata company regarding possible future/ existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

DEMO NOTE:

- ALL DEMOLITION BY CLIENT UNLESS OTHERWISE NOTED.
- LEVEL SUBJECT TO FINAL SURVEY.
- EXISTING BUILDING, TREES & ALL RUBBLE TO BE REMOVED BY CLIENT PRIOR TO CONSTRUCTION. ALL TREES/SHRUBS TO BE LOPPED (TRIMMED) TO WITHIN 2m OF THE BUILDING ENVELOPE.

BORE NOTE:

- EXISTING BORE TO BE REMOVED, CAPPED, FILLED WITH CLEAN SAND & COMPACTED, BY CLIENT PRIOR TO COMMENCEMENT OF CONSTRUCTION

SUN SHADOW AT NOON 21 JUNE

DISCLAIMER:

Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey inc. any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from inform. supplied by Water Corp.

DISCLAIMER:

Survey shows visible features only & will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal & mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:

Survey does not include verification of cadastral b'daries. All features & levels shown are based on orientation to existing pegs & fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true b'dary.

DISCLAIMER:

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

AREA: 453m²
SHIRE: BELMONT
D.PLAN: 70792
C/T VOLUMN: 2888
FOLIO: 542
MSD REF: TBA

ROAD DESCR.: BITUMEN
KERBING: SEMI MOUNT / NIL
FOOTPATH: CONC.
SOIL: SAND
DRAINAGE: GOOD
VEGETATION: HIGH GRASS COVER

GAS: YES
WATER: YES
ELECTRICITY: OH/UG
PH/COMMS: YES
SEWER: YES
COASTAL: NO
SSA/OLD AREAS: OLD A.
C/JOB#: 619560
DATE: 26 AUG 25
SCALE: 1:200
DRAWN: S. NGUYEN

UNLODGED SS PLAN: N/A
ORIGINAL LOT: N/A
LOT MISCLOSE: RTS
SSL 1 MISCLOSE: RTS
SSL 2 MISCLOSE: RTS

PROPOSED RESIDENCE FOR:
P. LEUNG & K. KHOR

ADDRESS:
SSL I (#224) DALY STREET
BELMONT

BUILDER: / /
CLIENT(S): / /
WITNESS: / /

DRAWN: AZA
CHECKED: RAC
DATE: 14.10.2025
MODEL: ONE-OFF
SHEET: 3 OF 3
SUMMIT
JOB N°
174330 PI DA

SITE PLAN

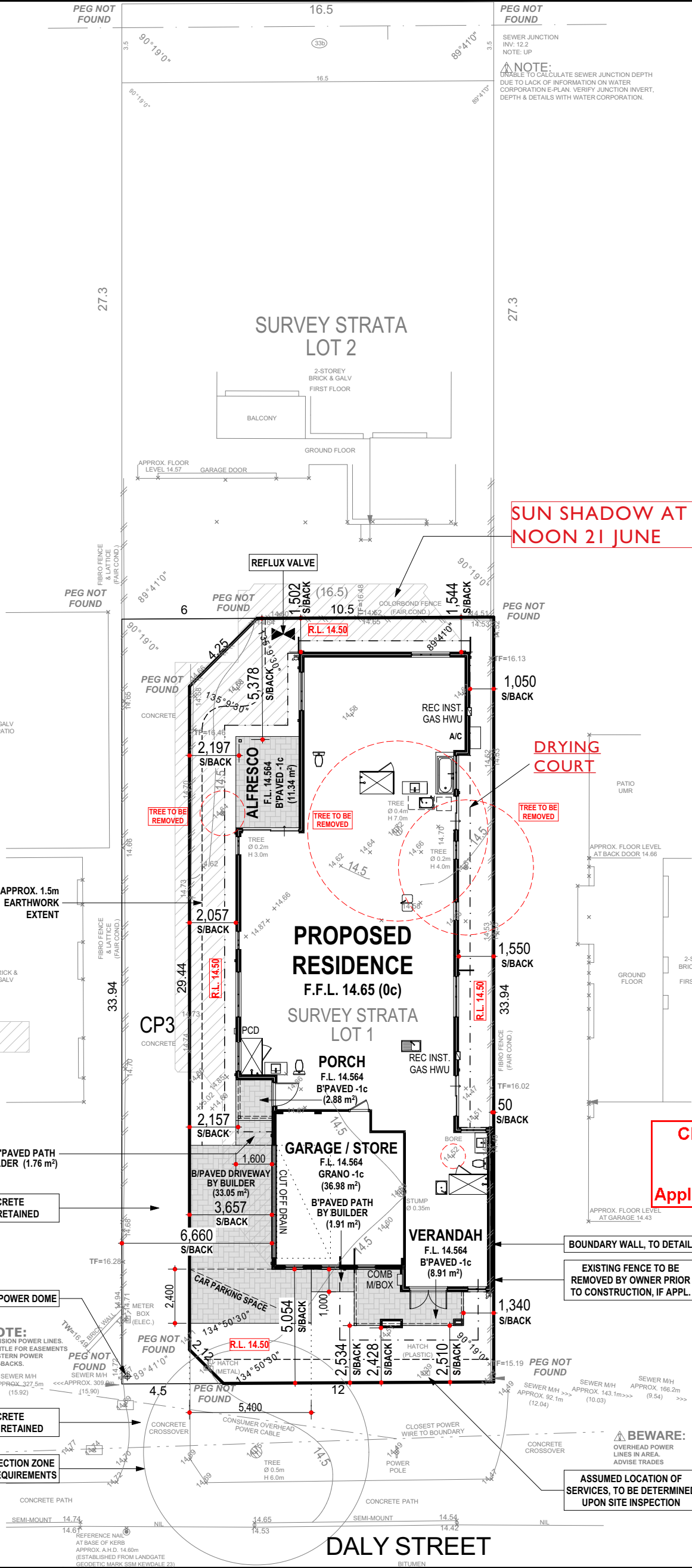
SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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BUILT AROUND PEOPLE



DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO B'WORK / FRAMING

LEGEND		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Pillar/Post
		Top Wall
		Top Retaining
		Top Fence

SEWER LOCATION
AND INVERT LEVEL
TO BE CONFIRMED.
FINISHED FLOOR LEVEL
SUBJECT TO CHANGE

LOT 1 MISCLOSE:
0.006m

LOT 2 MISCLOSE:
0.000m

LOT CP3 MISCLOSE:
0.006m

NOTE:
EASEMENT (SEWERAGE).
REFER TO SEC 167 T.P.D. ACT
REG 33(b)
SEE DOCUMENT

BEWARE:
Advise trades overhead power lines.

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BOUNDARY WALL, TO DETAIL

EXISTING FENCE TO BE
REMOVED BY OWNER PRIOR
TO CONSTRUCTION, IF APPL.

BEWARE:
OVERHEAD POWER
LINES IN AREA.
ADVISE TRADES

ASSUMED LOCATION OF
SERVICES, TO BE DETERMINED
UPON SITE INSPECTION

Scale 1:200
0 2 4 6 8