

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:	87/2025
Property Address:	2 Boucher Street KEWDALE 6105 (Lot 150 PL 402711)
Proposed Development:	Single House
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.

proposed residence 2 Boucher Street Kewdale



Nguyen and Drew

Lot 150 (#2) Boucher St Kewdale

CITY OF BELMONT
RECEIVED
05/03/2025
Application No: 87/2025

JFK
Custom Homes

Date: 4/03/2025, Revision: E

CLIENT: NGUYEN & DREW	PLAN: DP 402711	LOT AREA: 409m ²	SURVEY DATE: 13/01/23
BUILDER:	C/T Vol: 2875 Fol: 97		MAP REFERENCE:
BUILDER JOB #	HEIGHT DATUM: AHD	COASTAL ZONE: >1KM	
AUTHORITY: CITY OF BELMONT	HEIGHT CORRECTION TO AHD: NO	SEWER INFORMATION: YES	

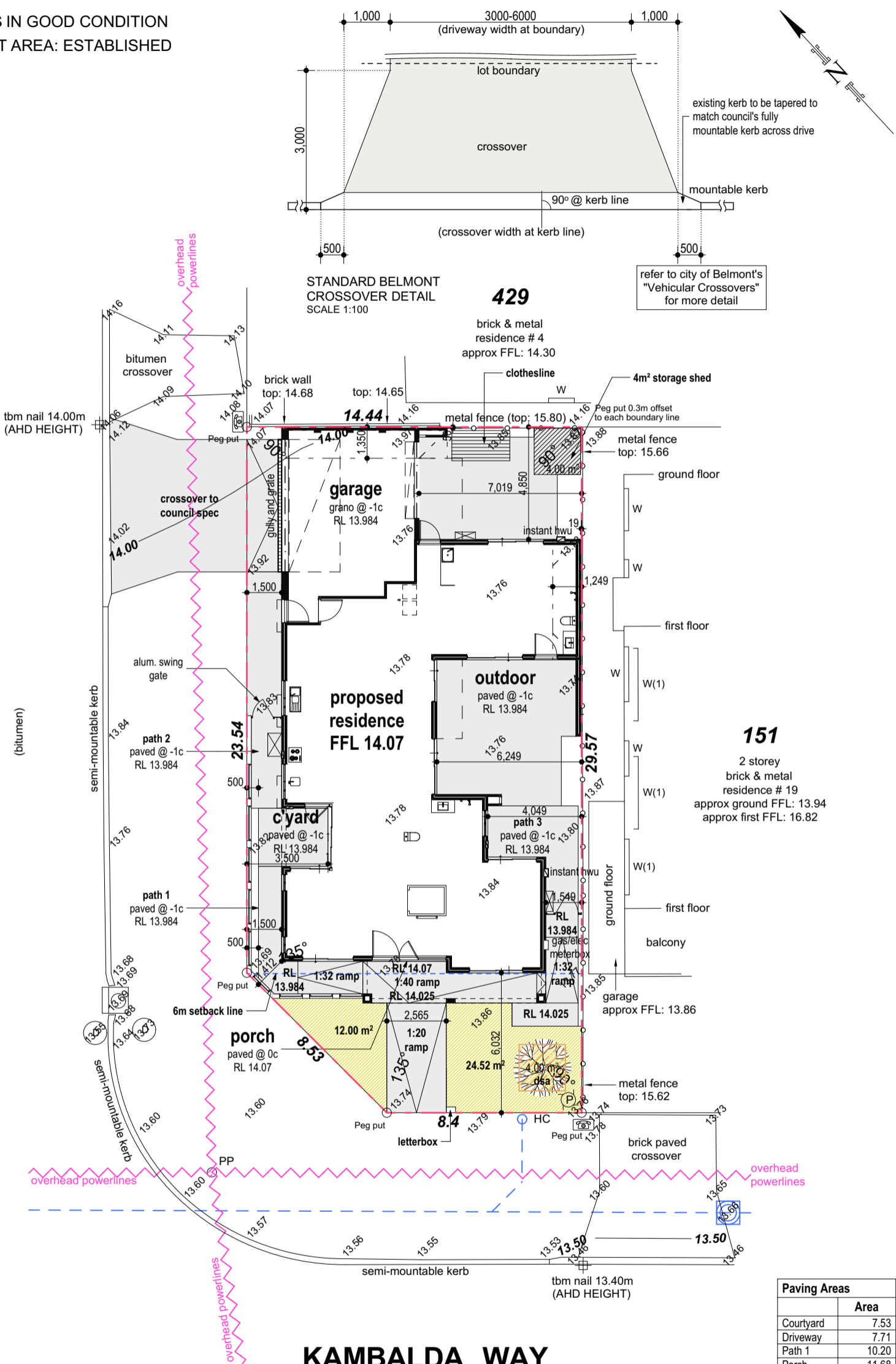
FEATURE SYMBOL LEGEND

POWER	
CABLE DOME (P)	POWER POLE (PP)
CABLE BOX (CB)	CONSUMER POLE (CP)
POWER MARKER (◇)	EXPOSED CABLES (EC)
LIGHT POLE (LP)	STAYWIRE ANCHOR (SWA)
WATER	
WATER METER / TAP (M)	FIRE HYDRANT (H)
TAP (T)	STOP VALVE (SV)
FLUSHING POINT (FP)	RETIC VALVE (RV)
BORE (B)	WATER MARKER (W)
SEWERAGE	
SEWER M/H (SQUARE LID) (S)	SEWER M/H (ROUND LID) (R)
INSPECTION SHAFT (IS)	INSPECTION OPENING (IO)
HOUSE CONNECTION (HC)	
TELSTRA	
TELSTRA PIT (P)	TELSTRA MANHOLE (M)
TELSTRA MARKER (T)	
DRAINAGE	
DRAIN M/H (SQUARE LID) (D)	DRAIN M/H (ROUND LID) (R)
SIDE ENTRY PIT (SEP)	DRAINAGE GRATE (G)
COMBINED ENTRY PIT (CEP)	
GAS	
GAS METER (GM)	GAS VALVE (GV)
GAS MARKER (G)	
SURVEY MARKS	
PEG FOUND (PF)	PEG GONE (PG)
DRILL HOLE (DH)	BENCH MARK (B)
PEN MARK (PM)	NAIL & PLATE (NPL)
	NAIL (N)
MISCELLANEOUS INFO.	
STREET SIGN (S)	SPOT HEIGHT (H)
UNKNOWN SERVICE MARKER (U)	BOLLARD (B)
OVERHEAD POWER LINE (OPL)	SEWER LINE (S)
FENCE LINE (F)	WINDOW / OPENING (W)

NOTES
 (1) ALL FEATURES IN GOOD CONDITION
 (2) DEVELOPMENT AREA: ESTABLISHED

IMPORTANT FEATURE SURVEY NOTES
 1. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
 2. All service information shown on this plan should be verified with the relevant authorities.
 3. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

BOUCHER STREET

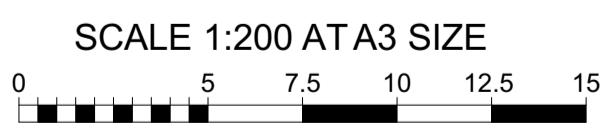


STANDARD BELMONT CROSSOVER DETAIL SCALE 1:100

151
 2 storey
 brick & metal
 residence # 19
 approx ground FFL: 13.94
 approx first FFL: 16.82

Paving Areas	Area
Courtyard	7.53
Driveway	7.71
Path 1	10.20
Porch	11.68
Ramp	12.14
Path 2	14.53
Path 3	20.27
Drying	28.80
Outdoor	34.54
Crossover	36.29
Total	183.69 m²

Total frontage area	- 68.42m ²
Total softscaping required	- 34.21m ² (50%)
Total softscaping provided	- 36.52m² (53.34%)



SEWER JUNCTION DETAILS

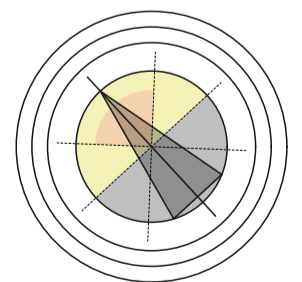
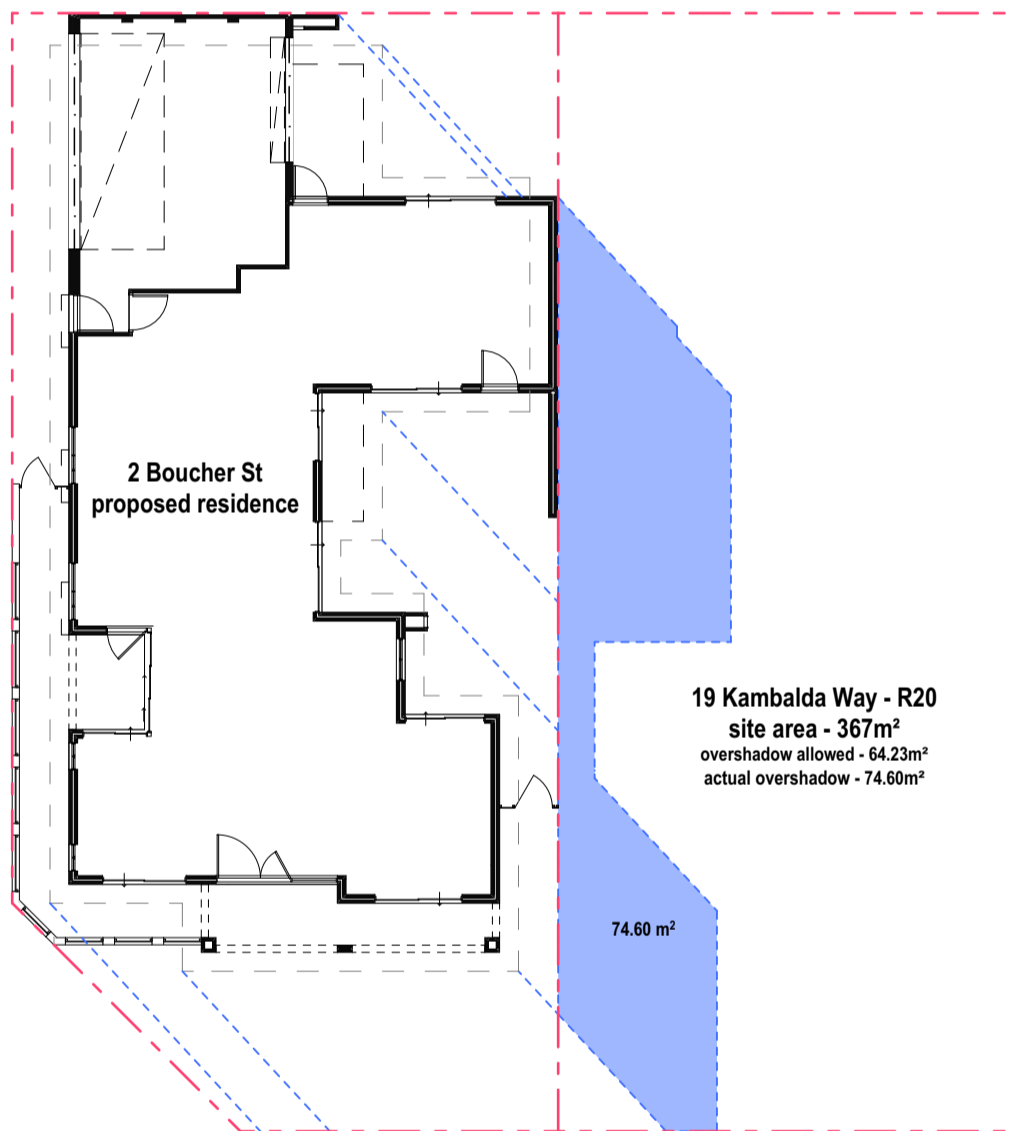
HOUSE CONNECTION (HC) IL:	11.74
UP DISTANCE:	0.0
DEPTH TO CONNECTION:	2.05

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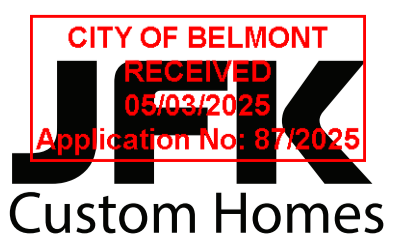
Custom Homes



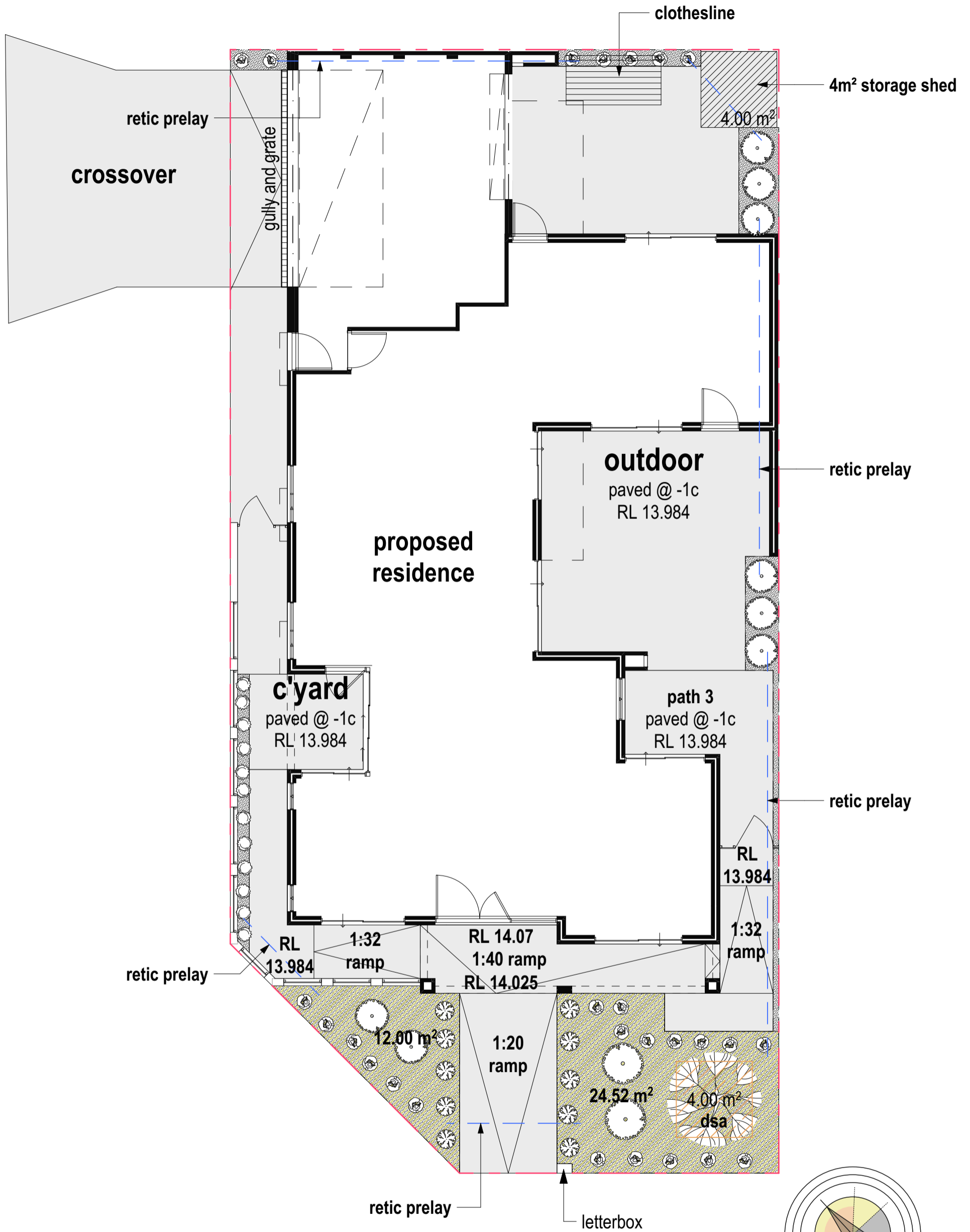
Overshadowing
1:200

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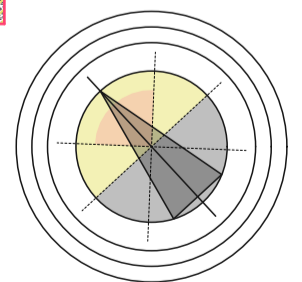


Date: 4/03/2025, Revision: E



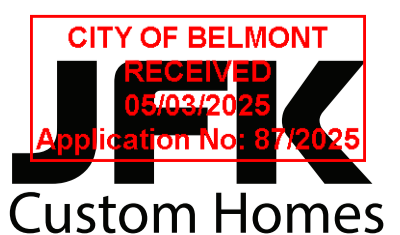
Total frontage area	- 68.42m ²
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Landscape Plan
1:100

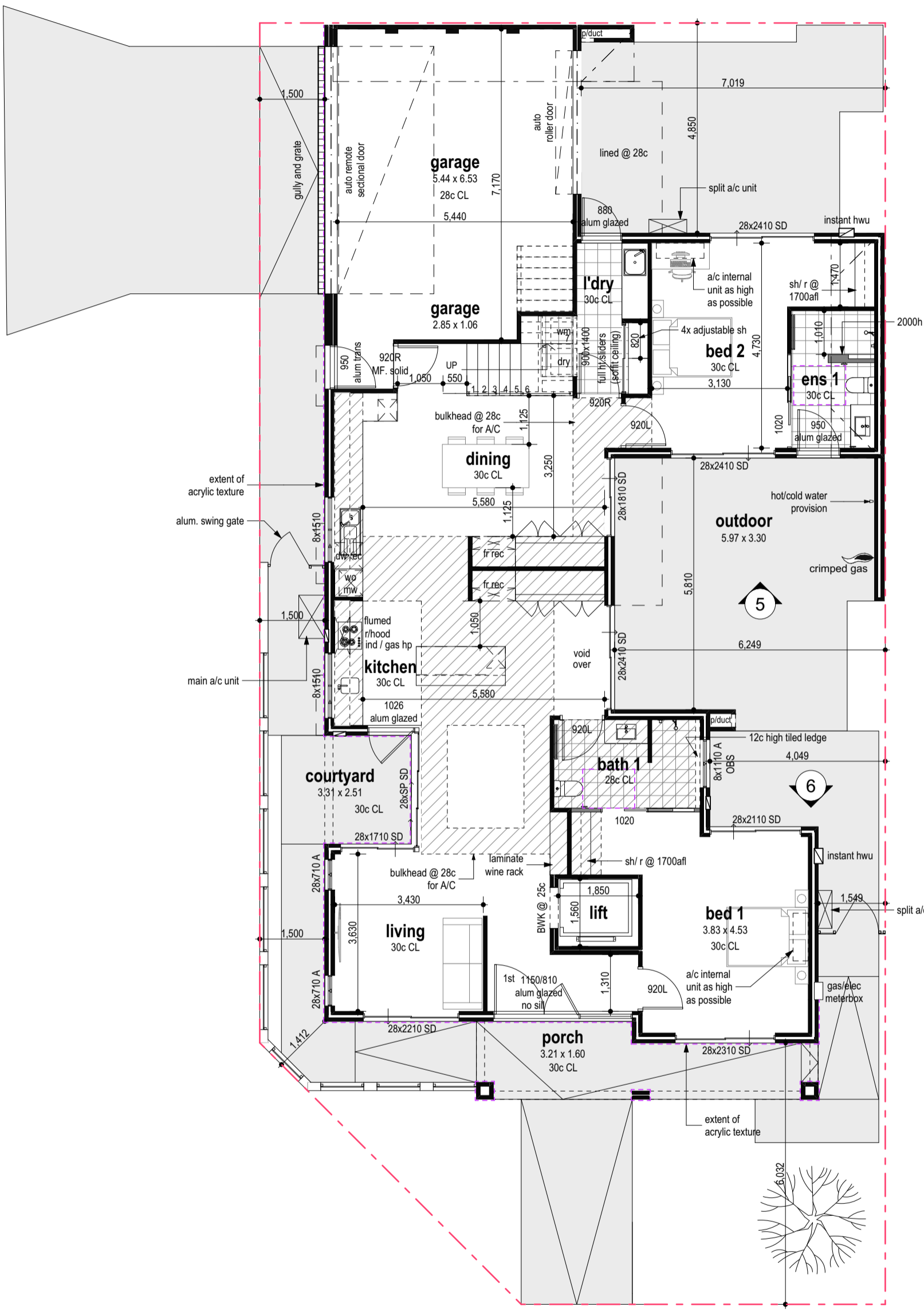


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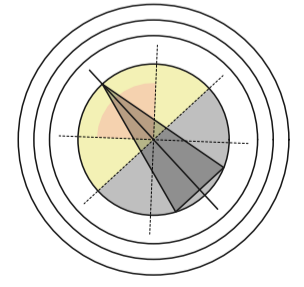


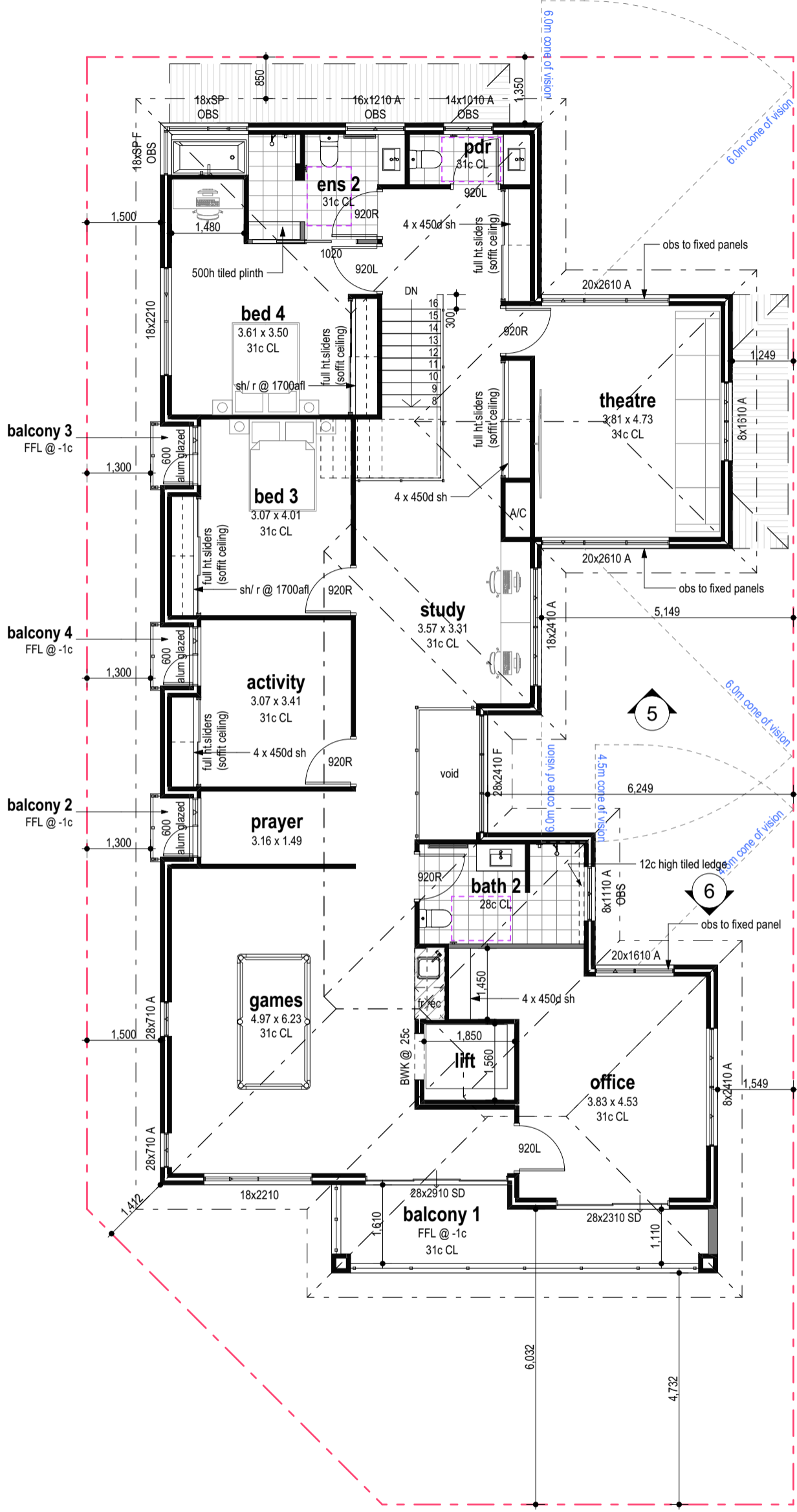
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Site area - 409m²
 Site cover - 233.24m² (57.03%)
 (R20+LDPscheme15 - 55% max)

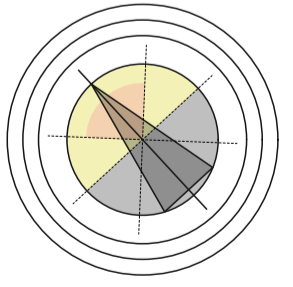
FLOOR AREAS			
Floor	Location	Area	Perimeter
Ground Floor	Living	162.95	76.6
	Garage	43.50	28.6
		206.45 m ²	105.2 m
First Floor	Living	205.26	81.2
	Balcony 1	12.06	19.4
	Balcony 4	1.00	4.4
	Balcony 2	1.00	4.4
	Balcony 3	1.00	4.4
		220.32 m ²	113.8 m
		426.77 m ²	219.0 m

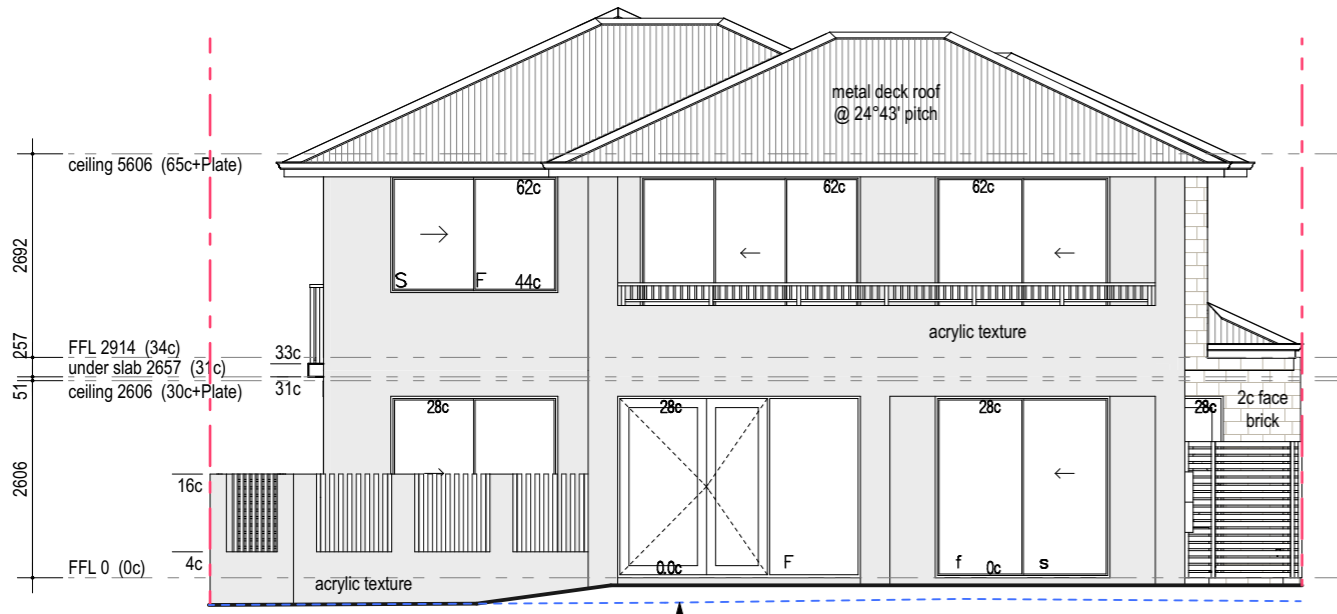




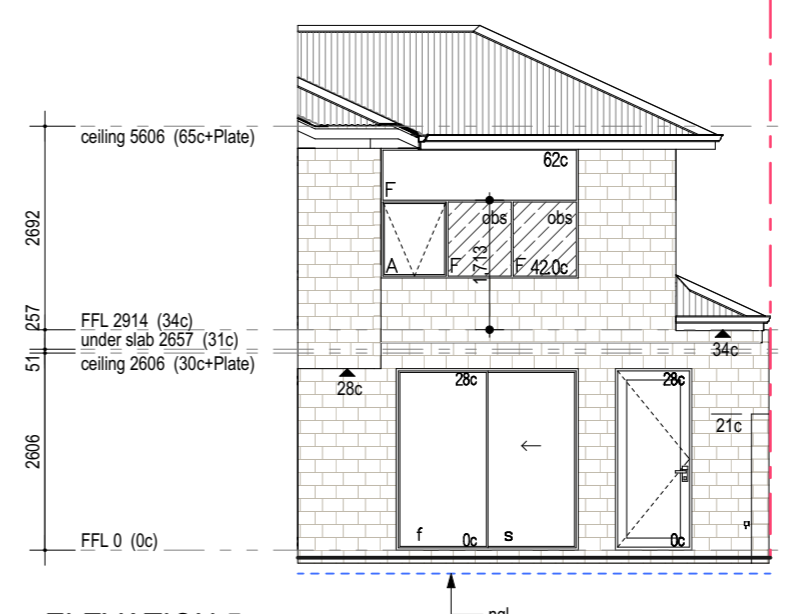
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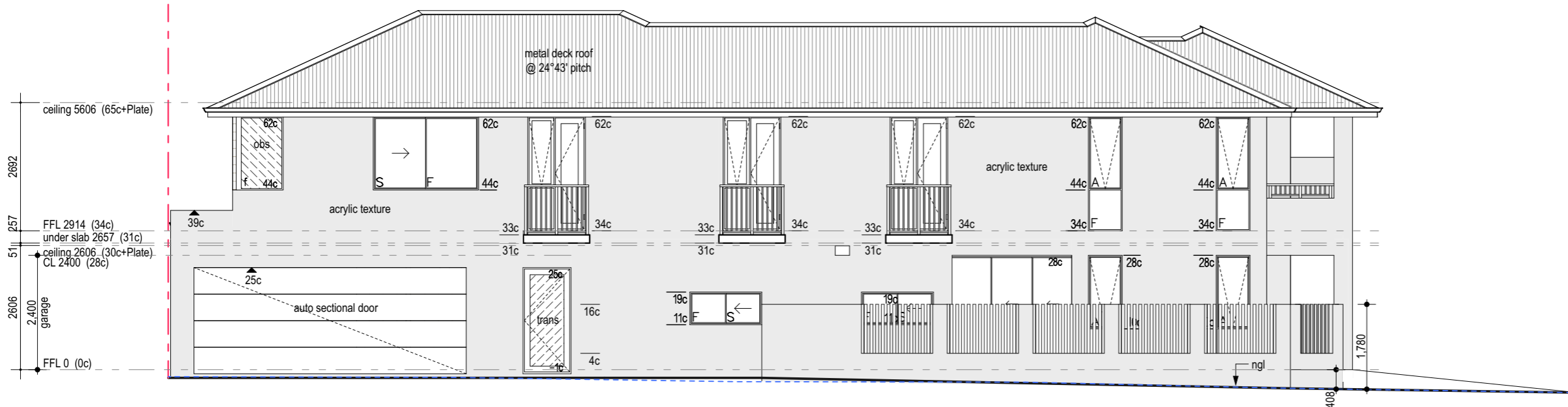




ELEVATION 1
1:100



ELEVATION 5
1:100

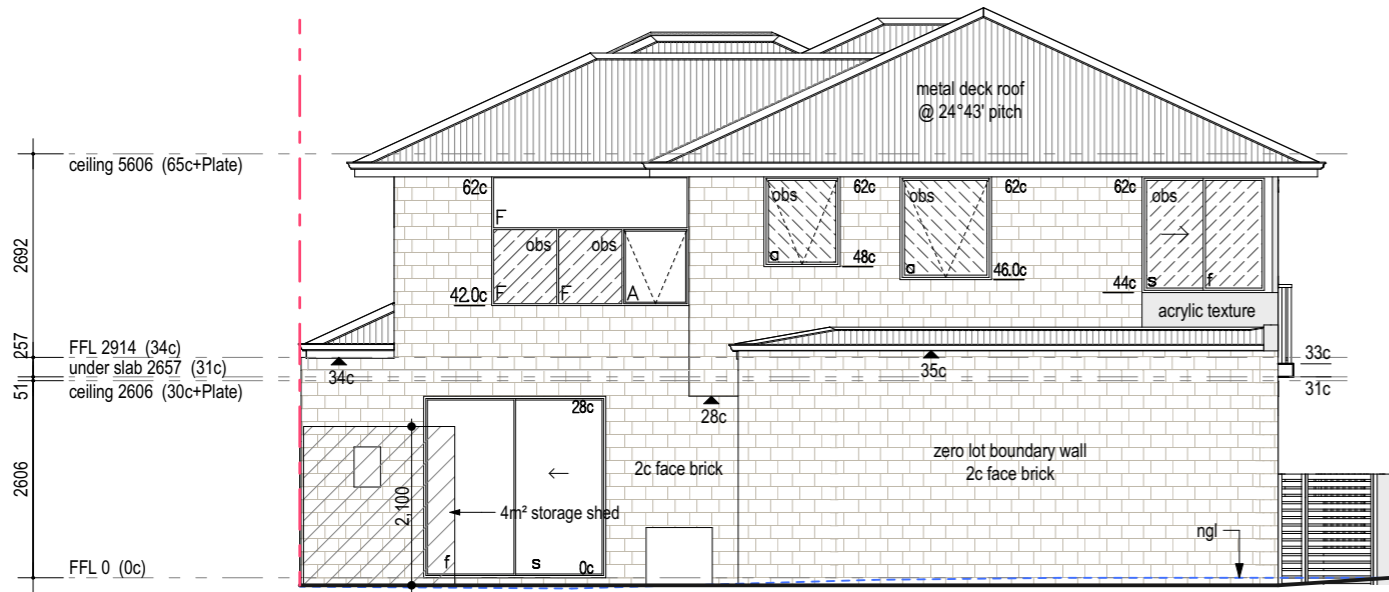


ELEVATION 2
1:100

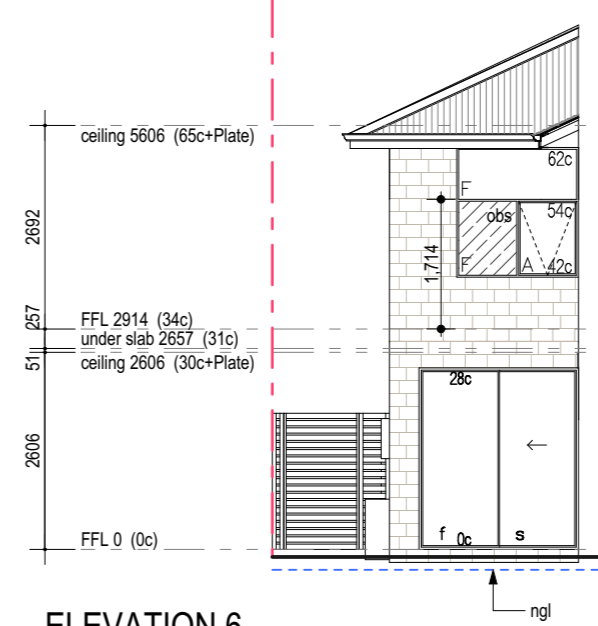
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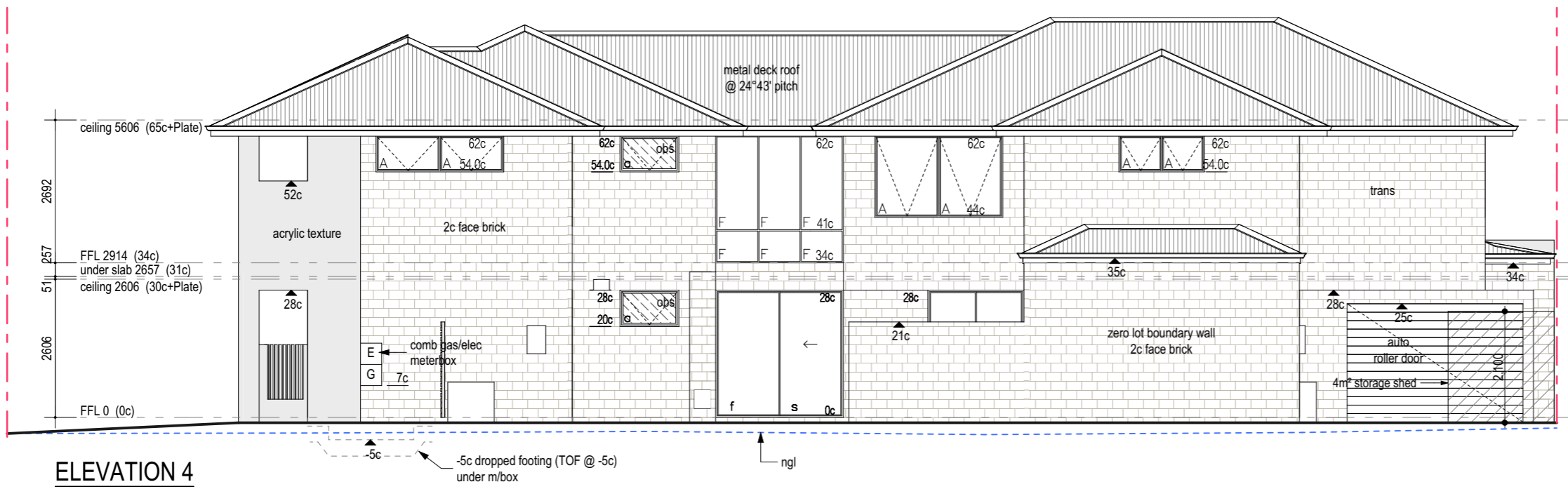
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ELEVATION 3
1:100



ELEVATION 6
1:100



ELEVATION 4
1:100

City of Belmont
 AMENDED PLANS
 RECEIVED 02/5/2025
 Application No: 87/2025

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Date: 2/05/2025, Revision: E