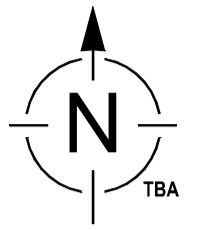


**DESIGN CHECKLIST - PART 'B'**



SHIRE OF GINGIN ZONING = GR40  
 DEVELOPER = N/A  
 BUILDING ENVELOPE N/A  
 LPS 9

MIN % OPEN SPACE - N/A  
 SITE AREA =      m<sup>2</sup>  
 COVERED AREA = 230.91 m<sup>2</sup> =      %  
 OPEN SPACE PROVIDED =      m<sup>2</sup> =      %

MIN. OLA =      m<sup>2</sup> N/A  
 OLA PROVIDED =      m<sup>2</sup>  
 (2/3 UNCOVERED EXCL. EAVES)

PRIMARY STREET SETBACK AVG. N/A  
 AREA FORWARD OF      m SETBACK =      m<sup>2</sup>  
 COMPENSATING AREA =      m<sup>2</sup>

SETBACK REQ. N/A  
 PRIMARY SETBACK =      m MIN or AVG.  
 2ndry STREET SETBACK =      m  
 SIDES SETBACK =      m  
 REAR SETBACK =      m  
 GARAGE SETBACK =      m

Z/LOT B'DARY WALL/S COMPLY = NO  
 STORE PROVIDED = N/A

25% OR 35% OVERSHADOWING N/A

SITE - TBA  
 SLOPING SITE >1m - CONST APPROVED = YES/NO  
 SEWER LINE ONSITE = YES/NO  
 EASEMENTS (TYPE??) = YES/NO  
 TREE ON VERGE = YES/NO  
 RETAINING REQ. / SHOWING = YES/NO

BUSHFIRE PRONE AREA - YES  
 BAL REPORT IS REQUIRED

NOISE MANAGEMENT - NO

GF CEILINGS AT 28c + PLATE  
 UNLESS NOTED OTHERWISE

DEVELOPMENT APPROVAL REQ. = YES  
 LD SPOKE TO RIAN AT SHIRE (21/05/26)  
 THIS IS AN ADDITIONAL HOUSE ON THE  
 POULTRY FARM AND SHIRE ARE AWARE  
 OF THE UPCOMING APPLICATION.  
 (CLIENT HAS ALREADY SUBMITTED A D.A.  
 TO DEMOLISH AND REPLACE EXISTING  
 DELAPIDATED WORKERS COTTAGE AND THE  
 NEW HOUSE IS TO BE BUILT IN THAT LOCATION)

R-CODE VARIATIONS PROPOSED - NO

ATU REQUIRED

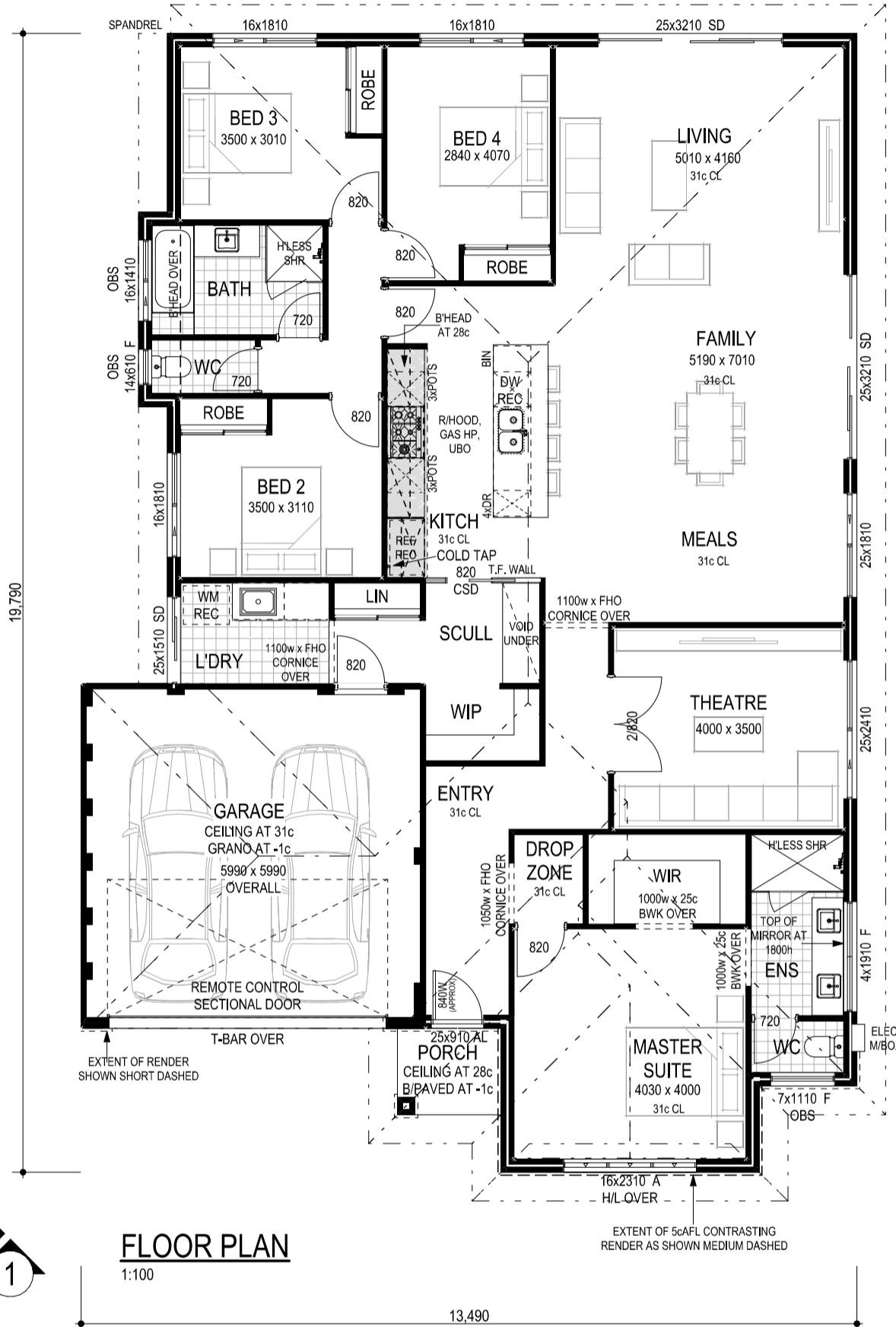
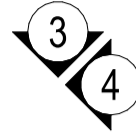
Floor Areas		
Floor	Location	Area
<b>GROUND FLOOR</b>		
	HOUSE	195.97
	GARAGE	34.94
	PORCH	2.70
		<b>233.61 m<sup>2</sup></b>

Perimeters		
Floor	Area	Perimeter
<b>GROUND FLOOR</b>		
	HOUSE	64.56

Roof Areas			
Floor	Pitch	Flat	Pitched
<b>GROUND FLOOR ROOF</b>			
	24.72°	259.83	286.02
		<b>259.83 m<sup>2</sup></b>	<b>286.02 m<sup>2</sup></b>

**CLIENT NOTE:**  
**PRELIMINARY DESIGN ONLY**  
 THIS DESIGN IS SUBJECT TO CHANGE UPON  
 RECEIPT OF ALL APPLICABLE ENERGY,  
 ENGINEERING, AIRCONDITIONING AND  
 SURVEY ASSESSMENTS

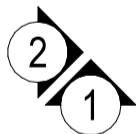
**CLIENT NOTE:**  
 LOT DIMENSIONS & ANGLES UNAVAILABLE  
 AT TIME OF SKETCH, SKETCH IS SUBJECT  
 TO CHANGE UPON RECEIPT OF SURVEY.



**FLOOR PLAN**

1:100

13,490



RURAL BLOCK / POULTRY FARM  
 SITING TO BE CONFIRMED BY  
 CLIENT WITH SHIRE

I HEREBY ACKNOWLEDGE THAT I HAVE  
 VIEWED AND AM SATISFIED THAT ALL OF THE  
 DOORS AND WINDOWS ARE THE CORRECT  
 SIZES WITHIN THIS HOME DESIGN.

CLIENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_

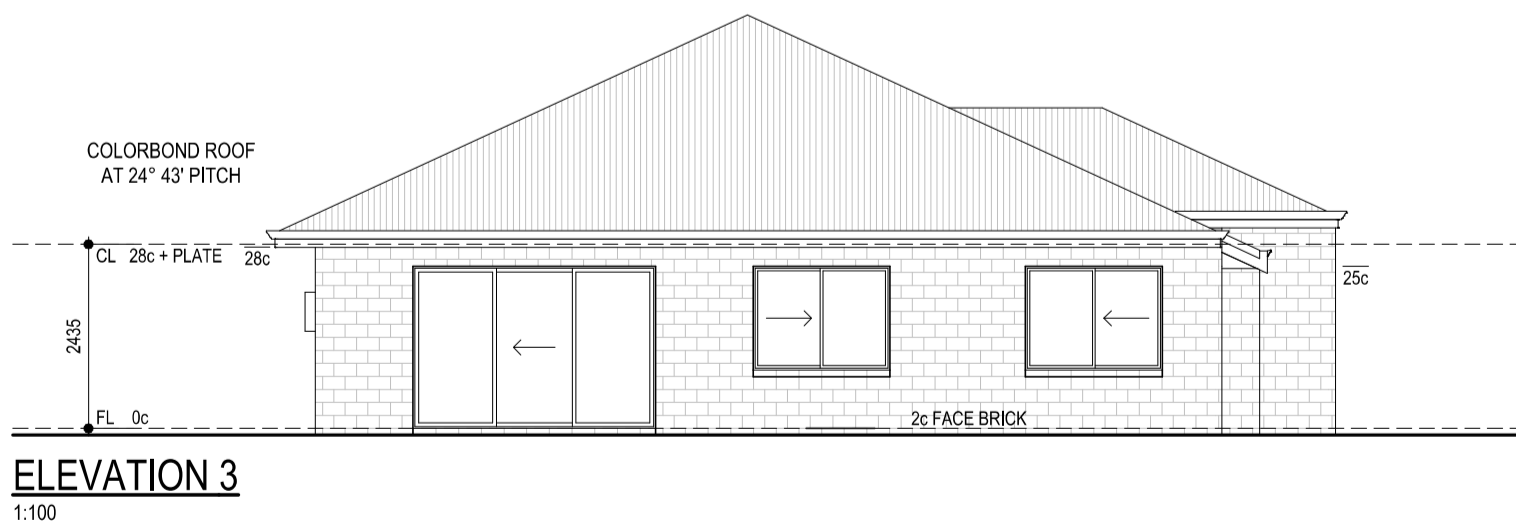
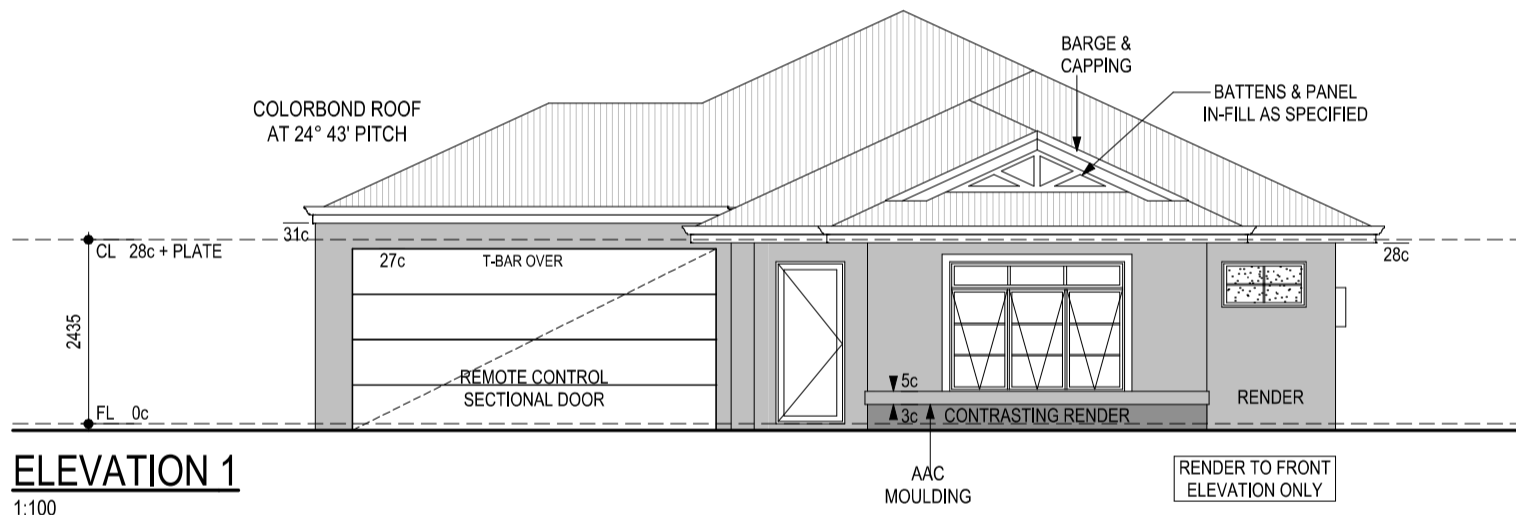
**Proposed "WILLIAMS" Residence © E & OE**

Lot 3683 (#252) Duffy Road, Bambun (Gingin)  
 Consultant: Chris Daniel Job N°: 500301 R-code: GR40 (General Rural 40)  
 G:\Design Estimates\##### TE\500301 Williams\500301 Williams v1  
 Drawn By: LD Date: 22 May 2026

CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**Plunkett Homes**  
 129 Hasler Road  
 Osborne Park 6017  
 PH: 9366 0000  
 plunketthomes.com.au  
 BC 7995  
 ABN: 98 009 250 373

**3D VIEW**  
FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LETTER OF QUOTATION FOR INCLUSIONS



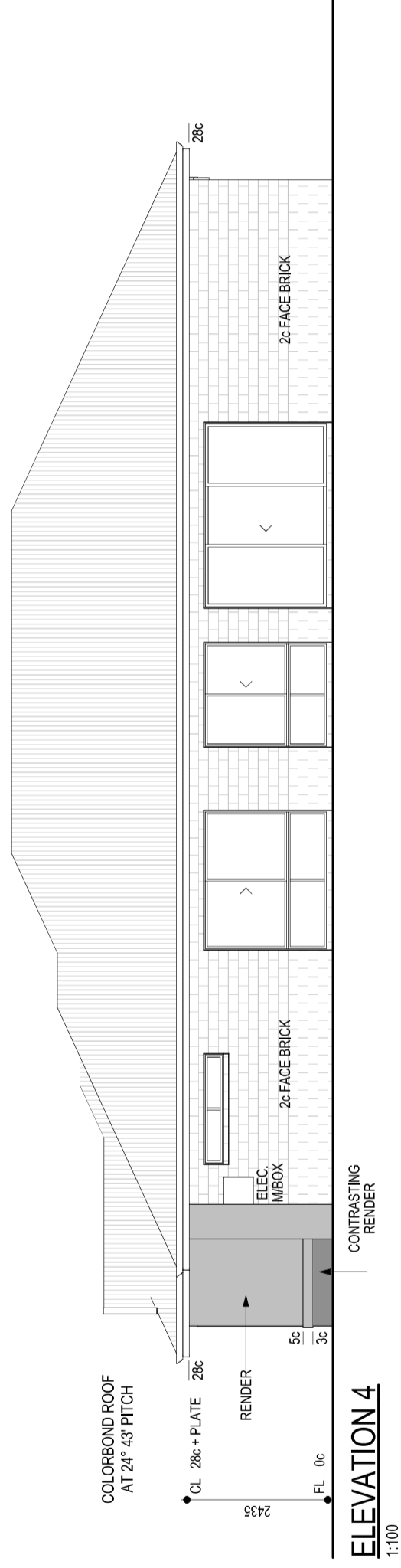
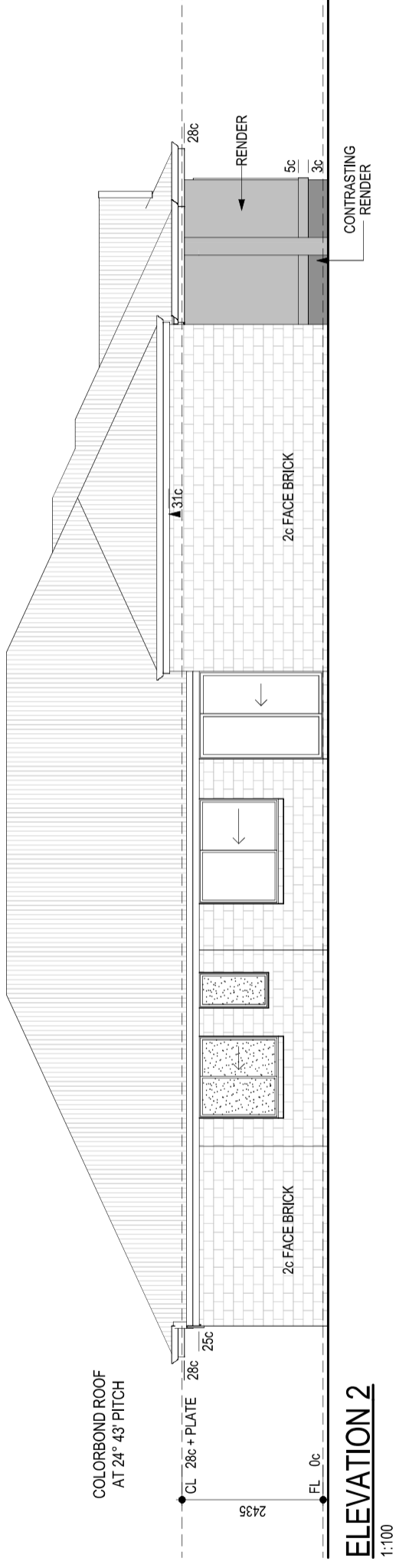
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 DATE:.....