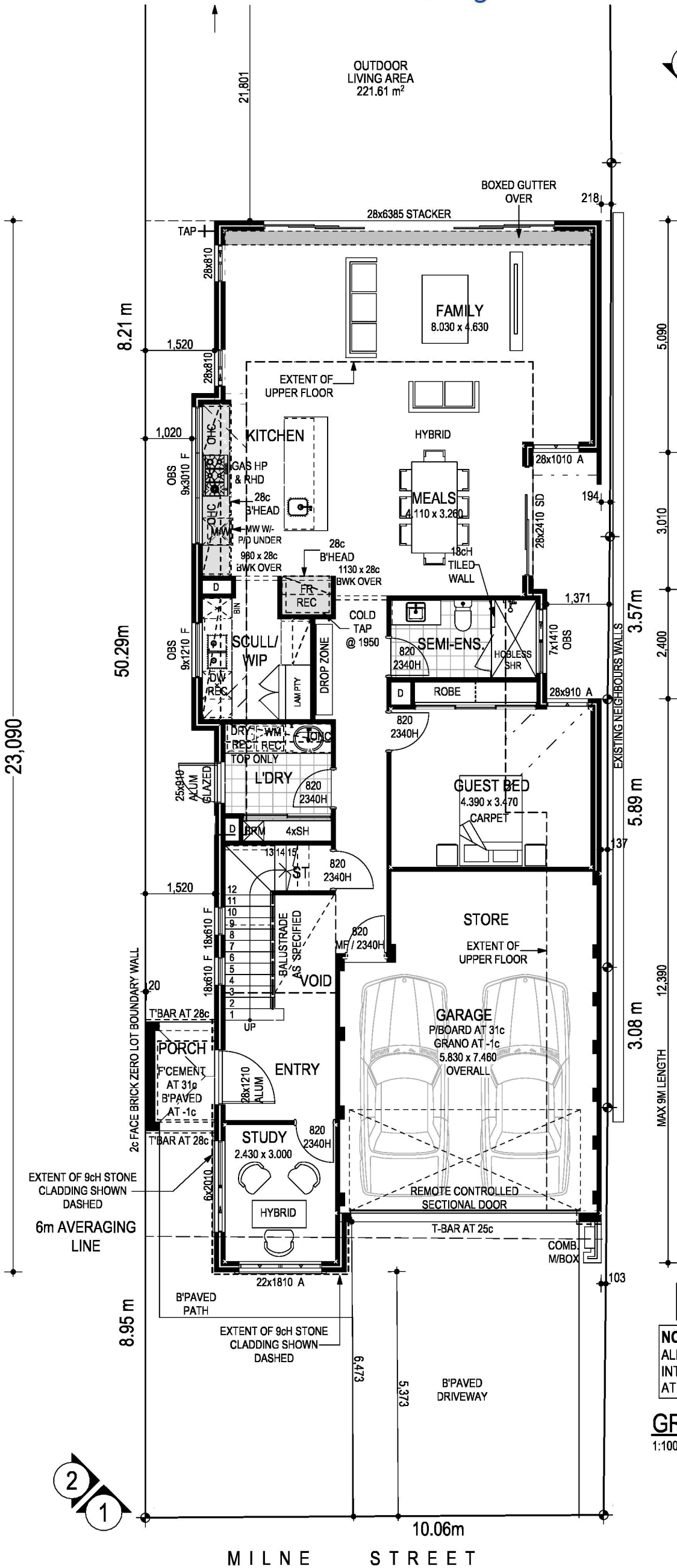


Building better homes since 1903.



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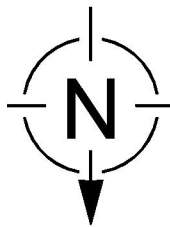
GROUND FLOOR PLAN

1:100

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: _____

DESIGN CHECKLIST - PART 'B'



CITY OF MELVILLE ZONING = R17.5
LDP N/A
LPP 3.1 RESIDENTIAL DEVELOPMENT

MAX 9m BOUNDARY WALL LENGTH
MAX 3m BOUNDARY WALL HEIGHT

MIN 50% OPEN SPACE
SITE AREA = 511m²
COVERED AREA = 189.03m² = 36.99%
OPEN SPACE PROVIDED = 321.97m² = 63.01%

MIN. OLA = 36m²
OLA PROVIDED = 221.61m²
(2/3 UNCOVERED EXCL. EAVES)

PRIMARY STREET SETBACK AVG.
AREA FORWARD OF 6m SETBACK = 2.20m²
COMPENSATING AREA = 2.28m²

SETBACK REQ.
PRIMARY SETBACK = 6m MIN or AVG.
2ndry STREET SETBACK = N/A
SIDES SETBACK = 1.0m/1.5m
REAR SETBACK = 1.0m/1.5m
GARAGE SETBACK = 4.5m

Z/LOT B'DARY WALL/S COMPLY = YES
(MAX 9m LENGTH & 3m HIGH)
STORE PROVIDED = YES BUT NOT REQ'D

25% OVERSHADOWING N/A (NO SHADOWS
CAST ON NEIGHBOURS SITE)
(MIDDAY, 21 JUNE)
ADJOINING LOT AREA = ___m²
SHADOW CAST = ___m² %
(SUBJECT TO SURVEY)

SITE - TBA

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

BUSHFIRE PRONE AREA - NO

NOISE MANAGEMENT - NO

UF CEILINGS AT 31c + PLATE
GF CEILINGS AT 31c + PLATE
UNLESS NOTED OTHERWISE

DEVELOPMENT APPROVAL REQ. = YES

R-CODE VARIATIONS PROPOSED

- ENTRY ON SIDE BOUNDARY
- OVERLOOKING ONTO NEIGHBOURING PROPERTY AT FRONT
- BOUNDARY WALLS TO RHS ABUTTING EXISTING NEIGHBOURS BOUNDARY WALLS
- MASTER SUITE WINDOW OVERLOOKING

CLIENT NOTE:

VARIATION(S) PROPOSED

AS A RESULT OF THE PROPOSED R-CODE VARIATION(S), A DEVELOPMENT APPLICATION WILL BE REQUIRED. THERE IS NO GUARANTEE FOR THIS APPLICATION TO BE APPROVED AND THIS PLAN IS SUBJECT TO CHANGE. ADDITIONAL FEES AND TIME DELAYS WILL APPLY.

Floor Areas

Floor	Location	Area
SECOND FLOOR	HOUSE	127.84
		127.84 m ²
GROUND FLOOR	HOUSE	144.10
	GARAGE/STORE	42.07
	PORCH	3.58
		189.75 m ²
		317.59 m ²

Floor	Perimeters	Area	Perimeter
GROUND FLOOR	HOUSE	67.44	
SECOND FLOOR	HOUSE	55.76	

Roof Areas

Floor	Pitch	Flat	Pitched
GROUND FLOOR ROOF	2.00°	24.20	24.22
	18.47°	50.11	52.80
	24.72°	22.65	24.93
		96.96 m ²	101.95 m ²
SECOND FLOOR ROOF	24.72°	156.65	172.49
		156.65 m ²	172.49 m ²
		253.61 m ²	274.44 m ²

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.

Plunkett
Homes

129 Hasler Road
Osborne Park 6017

PH: 9366 0000
plunketthomes.com.au
BC 7995
ABN: 98 009 250 373

Proposed Residence © E & OE

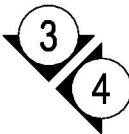
Lot 1 (#33b) MILNE STREET, BICTON

Consultant: Jamie Lopez Job N°: 500122 v3 R-code: R17.5

Drawn By: LD Date: 11 Dec 2025

Amendment 1 By: LD Date: 12 Jan 2026

Amendment 2 By: RX-MN - v3 Date: 18 Mar 2026



NOTE:
ALL GF & UF
INTERNAL DOOR HEIGHTS
AT 2340mm H

1:100

CLIENT: _____
DATE: _____



MAX 9m BOUNDARY WALL LENGTH
MAX 3m BOUNDARY WALL HEIGHT

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 SITE AREA = 511m²
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ADJOINING LOT __ AREA = __m²
SHADOW CAST = __m² __%
(SUBJECT TO SURVEY)

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BUSHFIRE PRONE AREA - NO

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UF CEILINGS AT 31c + PLATE
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	24.72°	156.65	172.49
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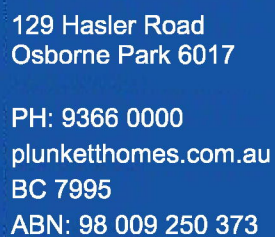
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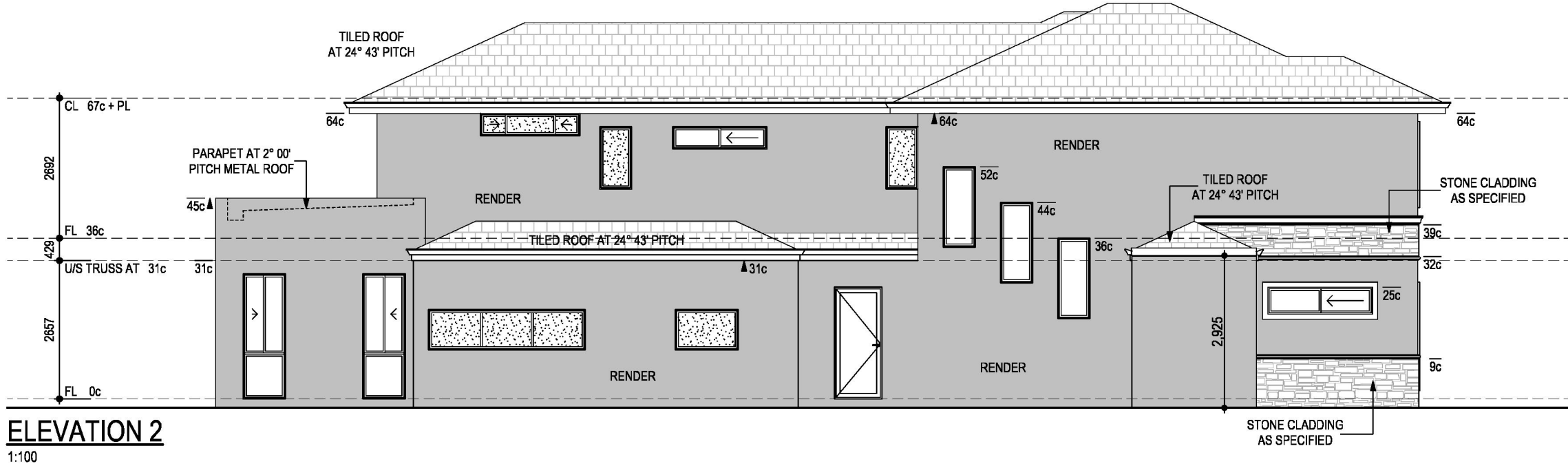


**NOTE: POSSIBLE DELAY DUE TO
TILED ROOF AND SUBJECT TO
AVAILABILITY**

Proposed Residence © E & OE
Lot 1 (#33b) MILNE STREET, BICTON
Consultant: Jamie Lopez Job N°: 500122 v3 R-code: R17.5
 Drawn By: LD Date: 11 Dec 2025
 Amendment 1 By: LD Date: 12 Jan 2026
 Amendment 2 By: RX-MN - v3 Date: 18 Mar 2026

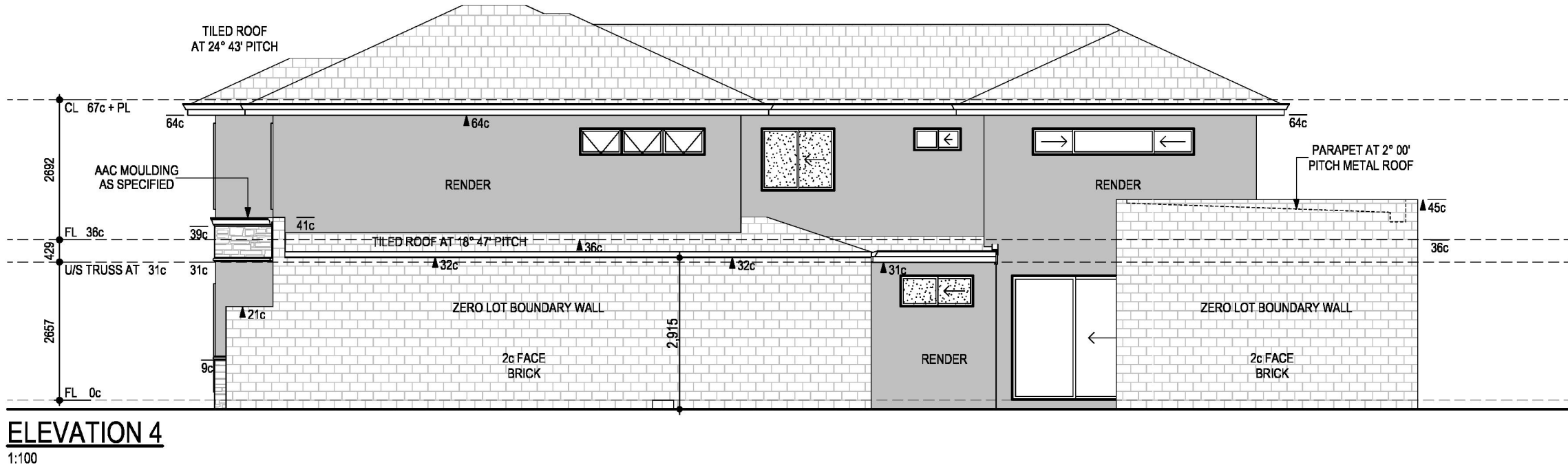


— Building better homes since 1903. —



ELEVATION 2

1:100



ELEVATION 4

1:100

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Plunkett Homes

129 Hasler Road
Osborne Park 6017

PH: 9366 0000
plunketthomes.com.au
BC 7995
ABN: 98 009 250 373

Proposed Residence © E & OE

Lot 1 (#33b) MILNE STREET, BICTON

Consultant: **Jamie Lopez** Job N°: **500122 v3** R-code: **R17.5**

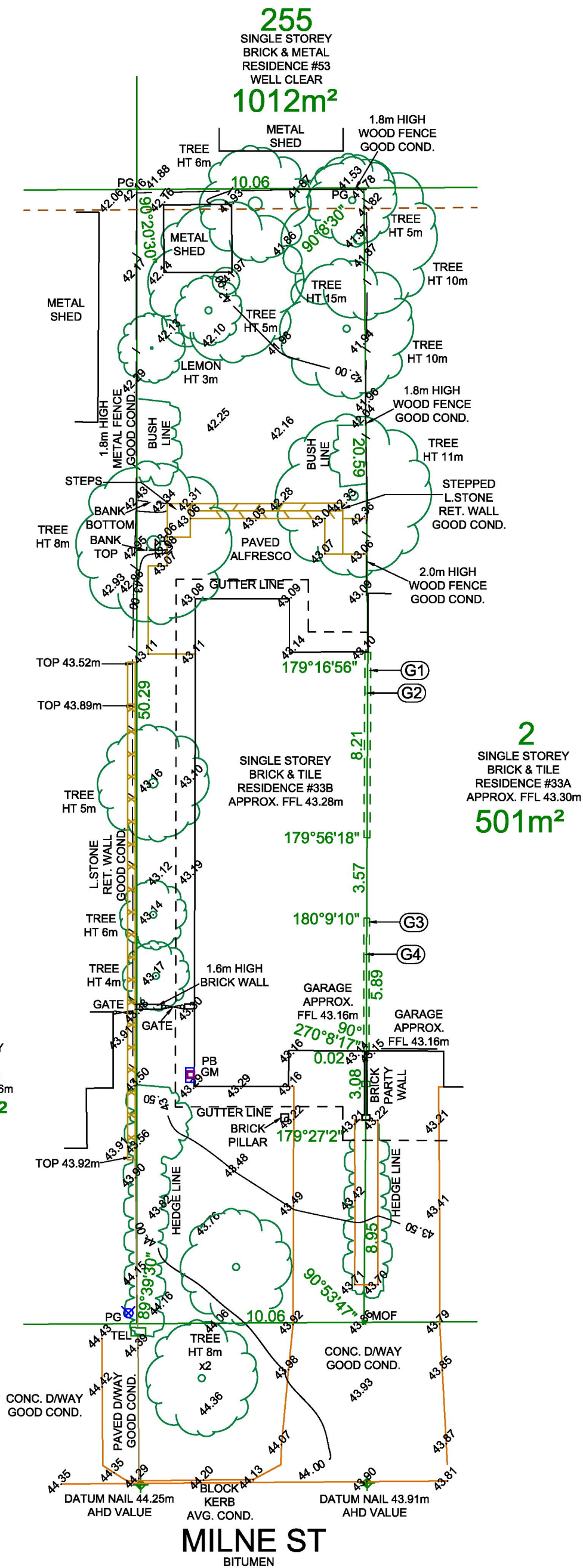
Drawn By: LD Date: 11 Dec 2025

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- NOTE : PARTY WALL EASEMENT (G1)
NOTE : PARTY WALL EASEMENT (G2)
NOTE : PARTY WALL EASEMENT (G3)
NOTE : PARTY WALL EASEMENT (G4)

GROUND COVER

SANDY / GRASS / TREES

MILNE ST
BITUMEN

SERVICE LEGEND

POWER

- BOARD PB
POWER POLE PP
LIGHT POLE LP
STAY POLE SP
S. WIRE ANCHOR SWA
UNI PILLAR
EXPOSED CABLES EC

GAS

- PRE-LAID CONN. GPL
METER GM

SEWERAGE

- MANHOLE SMH
INSPECT. SHAFT IS
INSPECT. OPENING IO
HOUSE CONNECTION HC
HOUSE CONN. INDICATOR HCI
INSPECT. SHAFT CONNECTION ISC

TELE.

- PIT TEL
PRE-LAID CONN. TPL

DRAINAGE

- MANHOLE DMH
GULLY PIT
LOT PIT LDP
HOUSE CONN. DHC
SIDE ENTRY PIT
COMBINATION ENTRY PIT

WATER

- STOP VALVE WSV
HYDRANT HY
FLUSH POINT FP
WATER TAP WTP
WATER METER M
PRE-LAID CONN. WPL

SURVEY

- DATUM NAIL
PEG FOUND PF
PEG DISTURBED PD
PEG GONE PG
MARK ON FEATURE MOF

LOT RECORDS

STATUS	LOT SERVICE			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER		✓		✓
SEWERAGE		✓		✓
GAS	✓			
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H		✓	

AREA: ESTAB 05/2015

COASTAL DISTANCE 1.5-10km

LOT: 1
AREA: 511 m²

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. AHD CONNECTION OBSERVED FROM LANDGATE'S GEODETIC RECORDS.

SEWER CONNECTION POSITION APPROXIMATE ONLY
SEWER INVERT LEVEL N/A
SEWER BROUGHT UP N/A
DEPTH TO CONNECTION N/A

TITLE : FEATURE SURVEY

CLIENT :

BUILDER : PLUNKETT HOMES



P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

LOT : 1 No. 33/B MILNE ST

SUBURB : BICTON

SSP : 4645

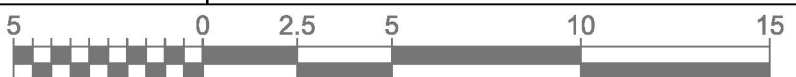
AUTHORITY : CITY OF MELVILLE

C/T : 1462/674

UBD REF : 306 P 12

GPS : S 32.02352°

E 115.78893°



NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SHEET	BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No	REV
1 of 1	500122	12/05/26	1:200	56739-01-100	A