

**SHIRE OF KATANNING  
LOCAL PLANNING SCHEME NO.5**



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of Katanning

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 8154 (987) on Warren Road, Cobline

Proposal: Construction and use of a proposed new 16.6m<sup>2</sup> steel framed, Colorbond clad tiny house on wheels on the abovementioned property for use as a holiday house.

Details of the proposal are available for inspection at the Shire Administration Centre, 52 Austral Terrace, Katanning and the 'News' section of Shire's website (<https://www.katanning.wa.gov.au/news/>) up to and including **Monday 16 October 2023**.

Comments on the proposal are now invited and can be emailed to [admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

**Dale Putland**  
**Acting Chief Executive Officer**  
**Shire of Katanning**

18 September 2023



**SK**

**SCOTT & KIM KEAST**

| [KIMKEAST@BIGPOND.COM](mailto:KIMKEAST@BIGPOND.COM)

## CONTACT

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Kim Keast  
2683 Warren Rd  
BADGEBUP WA 6317  
0428912658

Good afternoon

Please find this letter to accompany our Development Application For 987 Warren RD Cobline WA 6317

We wish to diversify our current farming block to include a Tiny House on Wheels for the purpose of short stay accommodation close to the town site of Katanning.

Currently the 80 ha of land is used primarily for cropping, with the farm business been operated by our family. With the completion and setup of the tiny house, farming will still be the main use. With Katanning having a strong flow of tourism we feel this will bring an element of interest to the town.

The Tiny House on wheels has been created for couples who want to unplug from a busy world and enjoy some quiet time in nature.

We have chosen this spot on the property as it is the most scenic and not in direct impact of the farming enterprise. Currently there is a area not in crop to allow for the Tiny House to be situated.

The Tiny House on Wheels is being constructed in Perth and transported to site via Tiny Homes Perth. There will be no on site building, only drop off and finishing set up with local electrician and plumber. Once completed the Tiny House will be ready to occupy. Please see Tiny House plans in relation to colour scheme.

Fully off grid, solar and battery power will be used, along with composting toilet and grey water system which are both part of the structure. Two 10000L water storage tanks will be onsite, both Monument Grey in colour, one of which will be designated for human consumption and the other as a fire fighting water source. Tank water will be checked weekly and if needed refilled by a local tanker. After consulting with a fire practitioner, the Tiny House will be built to a BAL 19 rating with all relevant evacuation plans etc completed and will remain on site for guests. On approval of DA works will begin to complete a 6m wide driveway, which will enable passing of traffic in both directions in case of emergency or fire. Both the driveway, turn around area and area where the Tiny House will be situated will be constructed using gravel. As the Tiny House is not delivered until January 2024, harvest will be completed before the 25m APZ zone will be created. This will all be completed before delivery. Low lying branches and leaf matter will be cleared in spring to lower fire hazard over the summer months. Rubbish will be collected after each stay or every two days and disposed of at the Katanning refuse site.

All farming practices including harvest, seeding and spraying will not take place if the Tiny House is occupied, this reducing dust and chemical exposure for occupants.

Please feel free to contact me if you require any further clarification.

Thank you for your time  
Scott & Kim Keast

SHIRE OF KATANNING LOCAL PLANNING SCHEME NO.5



Shire of  
**Katanning**  
Heart of the Great Southern

**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL**

**Owner Details**

Name/s:

Scott & Kim Keast

ABN (if applicable):

26 840234083

Postal Address:

2683 Warren Rd Badgebup WA 6317

Postcode:

Work Phone:

Home Phone:

Mobile Phone: 0428912658

Fax:

E-mail:

kimkeast@bigpond.com

Contact Person for Correspondence:

Kim Keast

Signature:

*S.R. Keast*

Date:

21/8/23

Print Name:

Scott Keast

Signature:

*Kim Keast*

Date:

21/8/23

Print Name:

Kim Keast

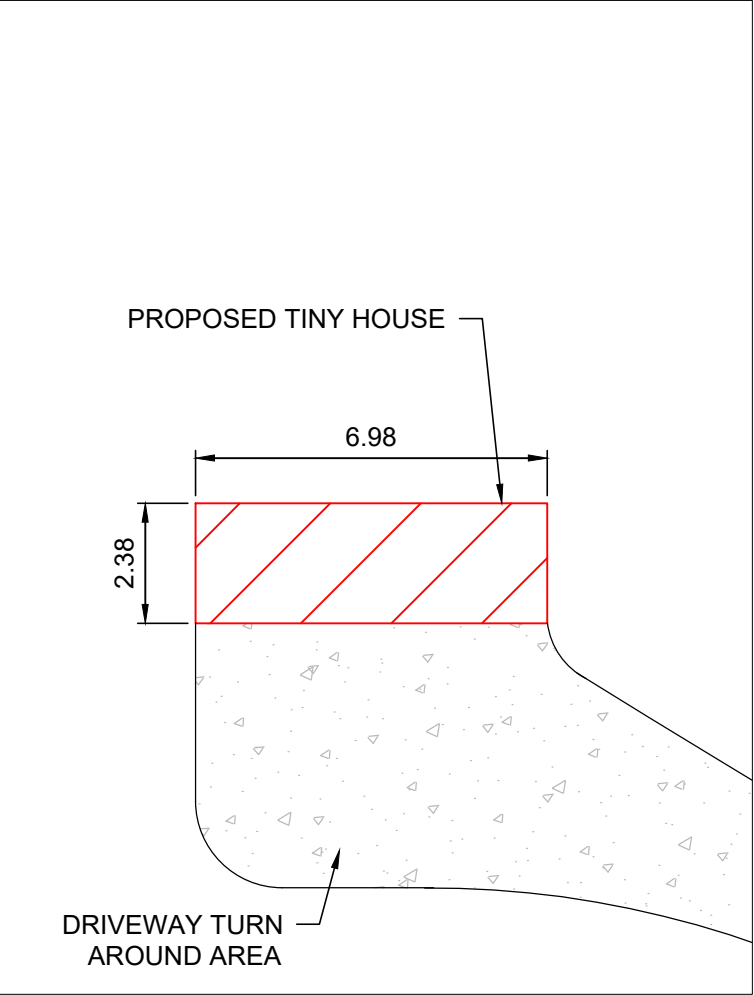
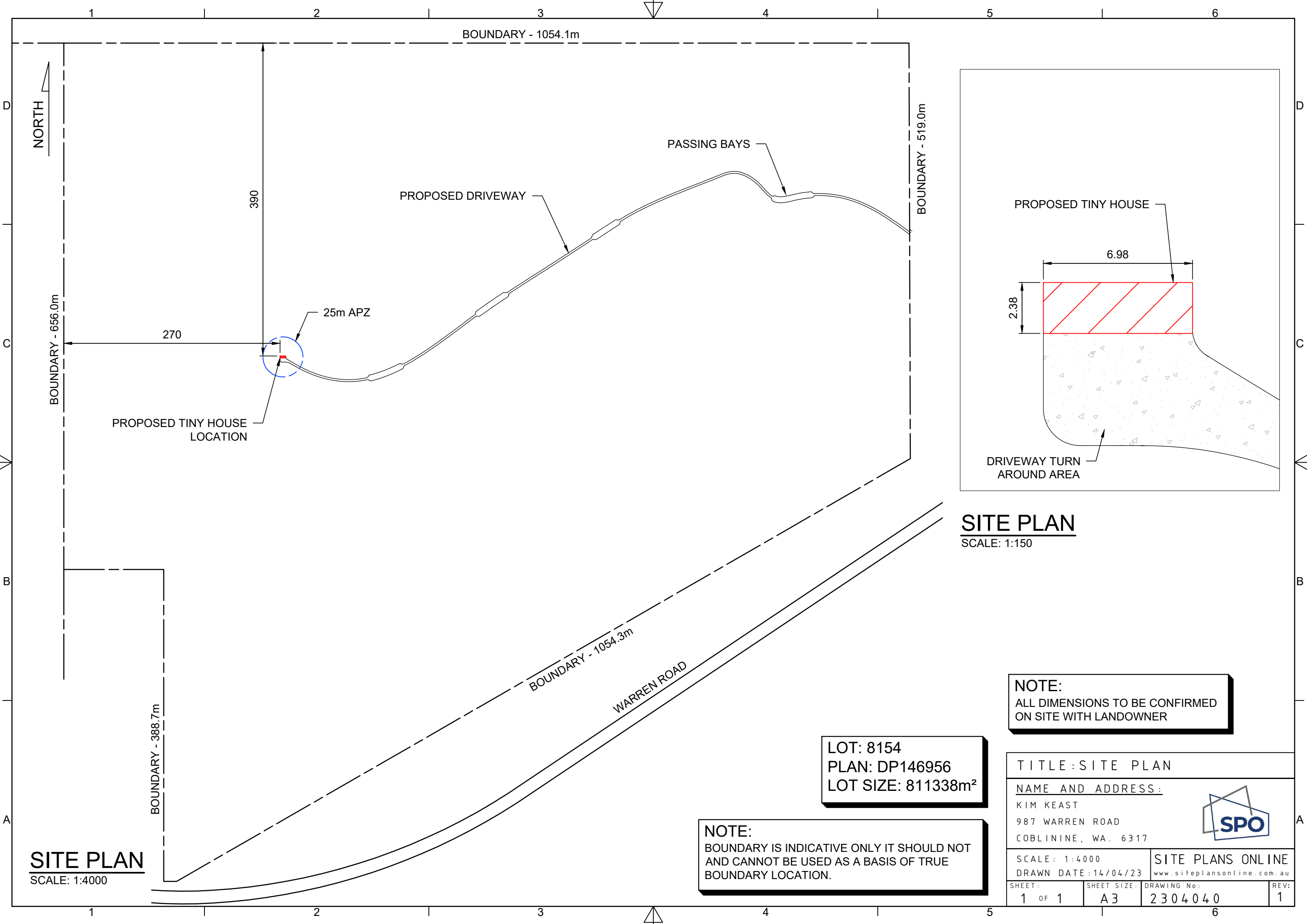
**IMPORTANT NOTES:**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. Processing of this application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
  - 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.

Print the full names and positions of the company signatories underneath the signatures and provide a copy of an ASIC company search to verify those who signed the application form have the legal authority to do so .....[Search Company and Other Registers \(asic.gov.au\)](http://www ASIC.gov.au).
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.....[Certificate of Title - Landgate](#).
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Katanning where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing..... [proposals@dplh.wa.gov.au](mailto:proposals@dplh.wa.gov.au).

<b>Applicant Details (if different from owner)</b>		
Name/s:		
Address:		
		Postcode:
Work Phone:	Fax:	E-mail:
Home Phone:		
Mobile Phone:		
Contact Person for Correspondence:		
Signature:		Date:
Print Name:		
<b>IMPORTANT NOTES:</b>		
<p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, an ASIC company search where required, suitable plans and other supporting information as per the Shire's Development Application Checklist and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the Shire following receipt and review of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the Shire for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required an additional fee in accordance with the Shire's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the Shire for its records and will not be returned to the applicant/landowner following final determination.</p>		
<b>Property Details</b>		
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No/s:	House/Street No/s:	Location No/s:
8154	987 Warren Rd Cobline	
Survey Diagram or Plan No/s:	Certificate of Title Volume No/s:	Certificate of Title Folio No/s:
DP 146956	97	88A
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):		
Street name:		Suburb:
987 Warren Rd		Cobline WA 6317
Nearest street intersection: Newton RD		

<b>Proposed Development:</b>
Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> Works and Use NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.
Is an exemption from development approval claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use
Description of exemption claimed (if relevant):
Nature of any existing buildings and/or land use: Farming Land
Description of proposed works and/or land use:  Katanning has become a tourist delight and an area people will call through and explore our country lifestyle. I am looking at providing a country style stay on our farm located on the doorstep of Katanning. By creating a unique Tiny House on Wheels I hope to offer an up market escape for couples to enjoy our quiet and secluded area. The Tiny House will be completely off grid, utilising a solar power/battery set up for power, composting toilet and rain water tanks.
Approximate cost of proposed development (excluding GST): \$150000.00
<b>OFFICE USE ONLY</b>
Date application received: Received by: Application Reference Number: Shire of Katanning Assessment Number: Application Fee Payable: \$ Date of Receipt of Application Fee: Receipt Number for Application Fee:



**SITE PLAN**  
SCALE: 1:150

**SITE PLAN**  
SCALE: 1:4000

LOT: 8154  
PLAN: DP146956  
LOT SIZE: 811338m<sup>2</sup>

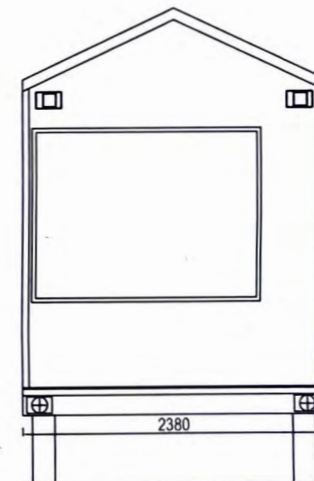
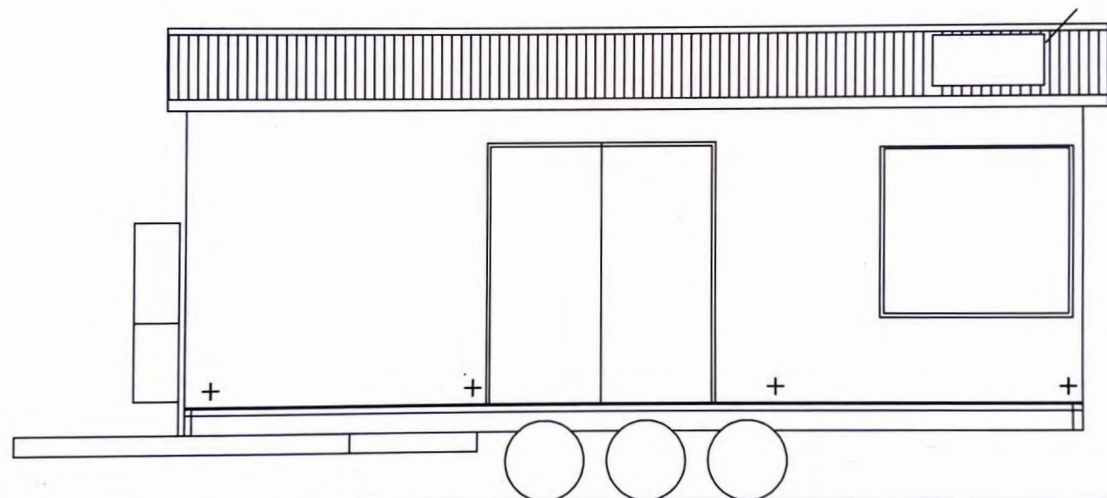
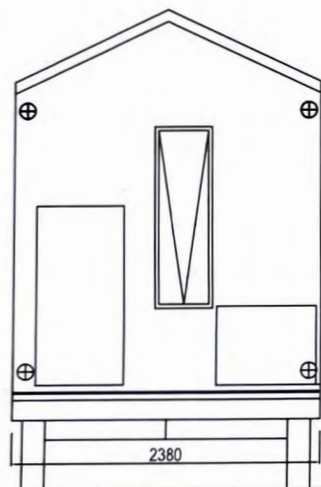
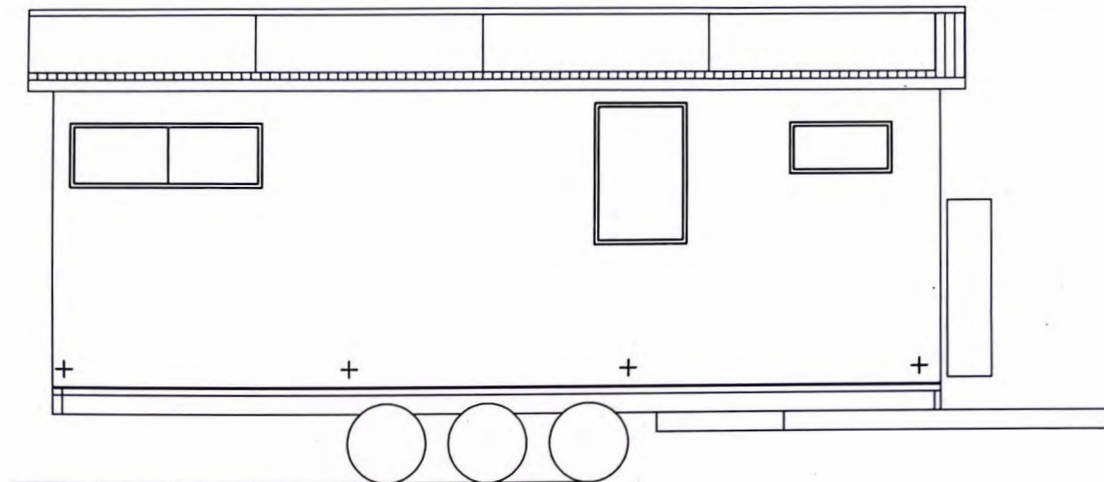
**NOTE:**  
BOUNDARY IS INDICATIVE ONLY IT SHOULD NOT AND CANNOT BE USED AS A BASIS OF TRUE BOUNDARY LOCATION.

**NOTE:**  
ALL DIMENSIONS TO BE CONFIRMED ON SITE WITH LANDOWNER

TITLE: SITE PLAN			
NAME AND ADDRESS: KIM KEAST 987 WARREN ROAD COBLININE, WA. 6317			
SCALE: 1:4000		SITE PLANS ONLINE	
DRAWN DATE: 14/04/23		www.siteplansonline.com.au	
SHEET: 1 OF 1	SHEET SIZE: A3	DRAWING No: 2304040	REV: 1



+	Side Lights / reflector (Amber)
⊕	Front lights Top and Bottom (White)
⊞	Back top lights (Red)
⊞⊕	Rear lights (Combination) Amber/Red/Reflector/No Plate (Indicator noted above as Amber)

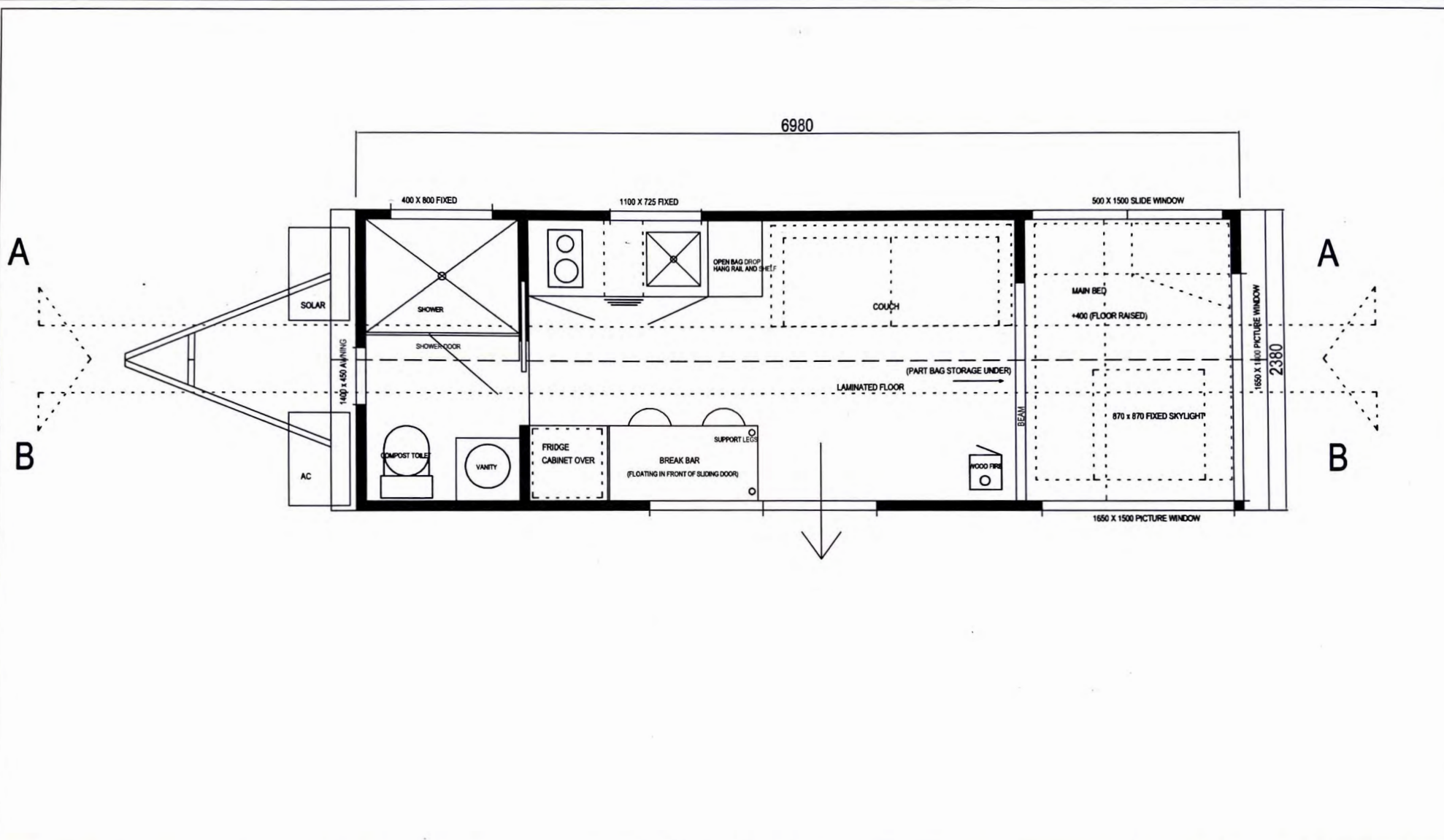


PROJECT No.	1052
CLIENT	KIM KEAST
	CUSTOM DESIGN
DRAWING	EXT LIGHTS
DATE	23/04/2023

REV.	BY	DESCRIPTION	DATE	REVISIONS

PROOFING	DRAWN BY	SJ
	CHECKED BY	SJ
	SCALE	1:40
	DRAWING No.	

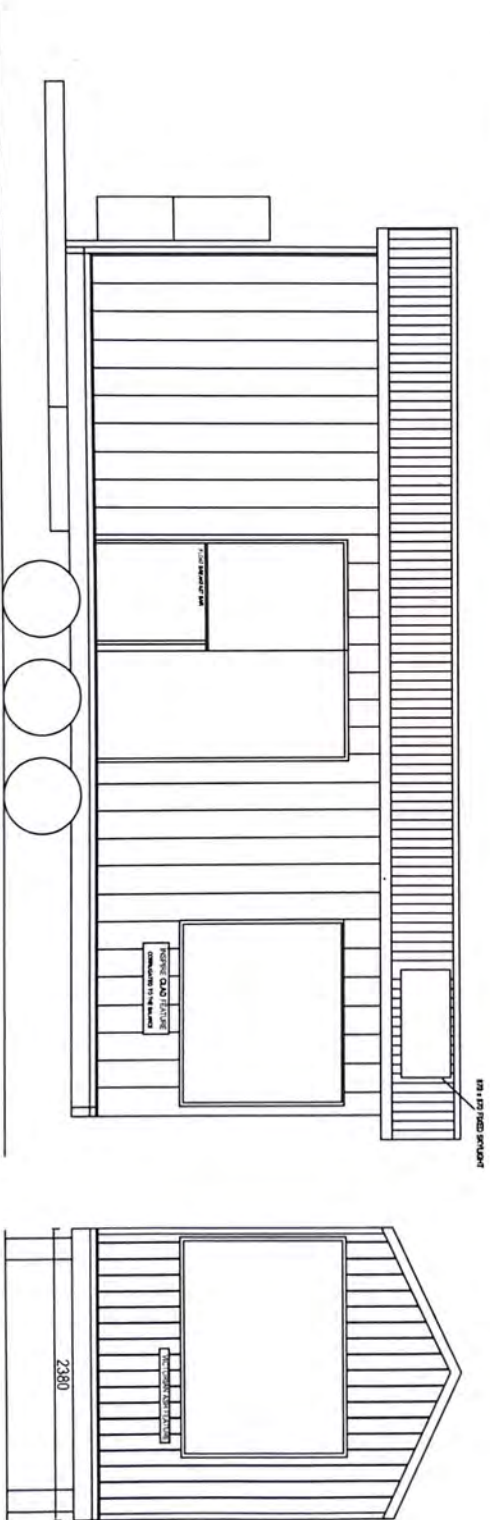
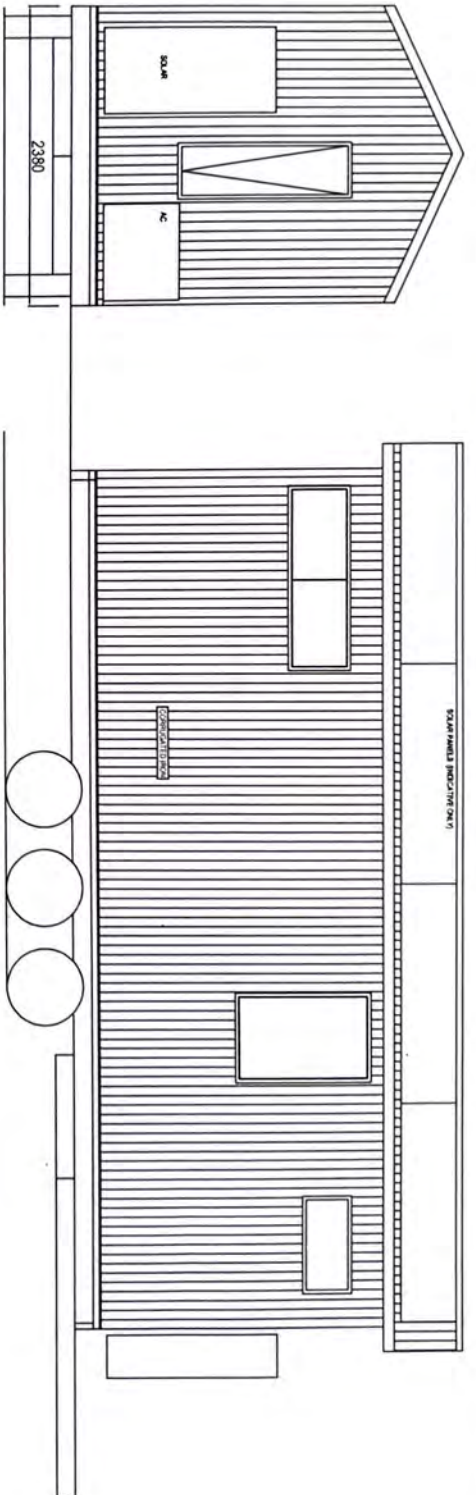
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A.B.N 66 656 298 172 P. 1300 846 946



	PROJECT No.	1052	<b>REVISIONS</b>					<b>PROOFING</b>	DRAWN BY	SJ
	CLIENT	KIM KEAST							CHECKED BY	SJ
		CUSTOM DESIGN							SCALE	1:30
	DRAWING	FLOOR PLAN		REV.	BY	DESCRIPTION	DATE		DRAWING No.	
	DATE	23/04/2023		© THIS DRAWING IS THE COPYRIGHT OF TINY HOMES PERTH PTY LTD AND MAY NOT BE COPIED IN PART OR FULL WITHOUT WRITTEN PERMISSION .A.B.N 66 656 298 172 P. 1300 846 946						







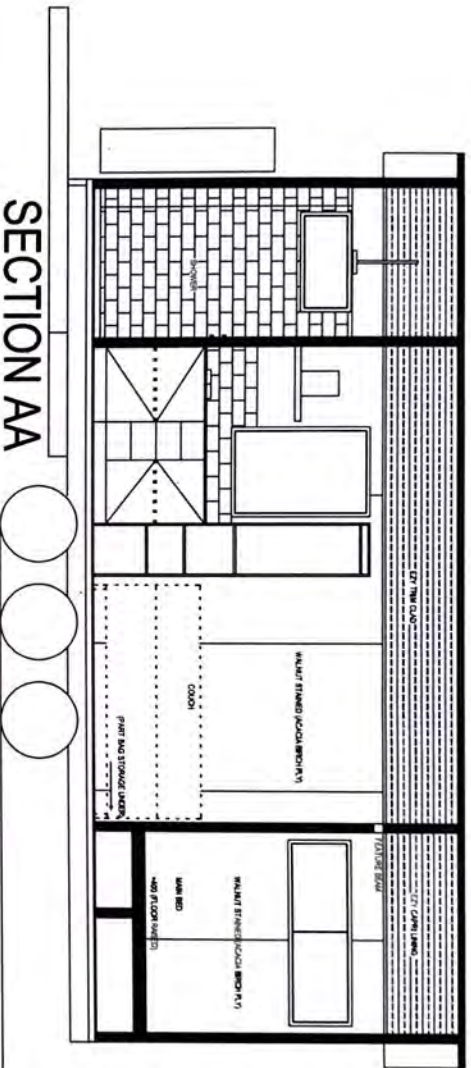
**Tiny Homes Perth**  
*tinyhomesperth.net.au*

Small Homes Big Ideas™

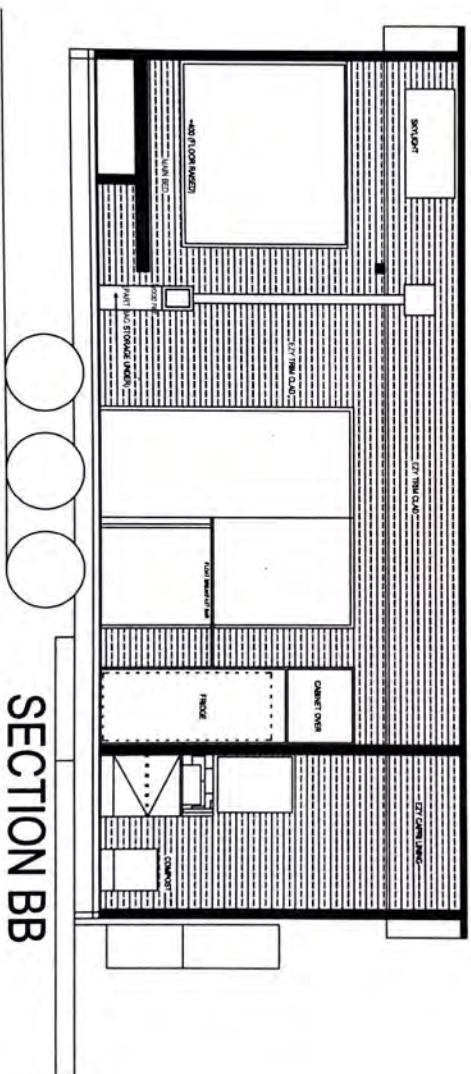
PROJECT No.	1052	REVISIONS		DRAWING No.		DRAWN BY	SJ
CLIENT	KIM KEAST	REV.	BY	DESCRIPTION	DATE	CHECKED BY	SJ
DRAWING	CUSTOM DESIGN					SCALE	1:40
DATE	ELEVATION / FLOOR						
	23/04/2023						

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**SECTION AA**



**SECTION BB**

PROJECT No.	1052	REVISIONS		DESCRIPTION	DATE	DRAWN BY	SJ
CLIENT	KIM KEAST	REV.	BY			CHECKED BY	SJ
DRAWING	CUSTOM DESIGN					SCALE	1:40
DATE	23/04/2023					DRAWING No.	
							DATE

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**General**

- \*All details to be checked and site measured as required prior to ordering, discrepancies between architectural and actual to be confirmed.
- \*All referenced standards to be current at time of fabrication.

**Design criteria**

- \*Roof type - sheeted
- \*Roof pitch - refer drawings
- \*Trusses if applicable - 800cs
- \*Roof panel - 1000 cs
- \*Ceiling battens 600 cs
- \*All fabrication to be in accordance with AS 4600-2005 cold form structure code
- \*All materials to conform with AS 1397-2011 Steel sheet and strip

**Site fixed permanent**

- \*Level Tidy Home by reversing onto adjustable ramp if on slope.
- \*Adjust stabilizers to support
- \*Note: Consider removing wheels to pressure tyres
- \*Note: replace wheels with masonry blocks or similar by jacking and supporting to insert to support centre of chassis.

**Steel wall frames**

- \*Steel wall frames manufactured in accordance with structure wall frame details attached.
- \*All trusses to be supported with in 100mm from a vertical stud
- \*Materials to be 75 x 32 x 1.2mm G500 materials
- \*Top plate to be continuous / or secured to a SHS structure frame between
- \*Fit wall frames to one another at bottom / top / and middle
- \*Brace over heads of openings (by way of diagonal stud)
- \*K brace on wall opening greater than 2.4m when no opening or wall junction
- \*Add strap bracing as required once assembled

- \*All wall frame materials including top cord 75 x 32 x 1.2 G500
- \*Welds - 25mm inside - 25 mm outside (on one side)

**Roof frame**

- \*Trusses to be no more than 800cs
- \*Roof panel to be at 1000cs
- \*Truss / roof panel to be made from 75 x 32 x 1.2 G500
- \*Add strap bracing over roof steel/Tek screw on each overlap stud
- \*Roof battens 900cs when used with trusses
- \*12 x 20 Tek screws

- \*Trusses / Roof panel 75 x 32 x 1.2 G500
- \*Webbing 75 x 32 x 1.2 G500
- \*Top / bottom cord 75 x 32 x 1.2 G500
- \*Welds - 25mm inside - 25mm outside (on one side)

- \*Roof panel - Screw roof panel to wall frame every 300mm
- \*Truss - Use triple grip either side of truss and screw
- \*12 x 20 Tek screws

**Chassis**

- \*Refer chassis detail
- \*To be welded in accordance with AS 1554.7:2014
- \*All materials to be fully welded
- \*Note: hitch to main rails to be stitch welded (100mm)
- \*Refer Hunstman Products for current Australian Design Rule compliance (ADR)

**Verandah / Alfresco/Pitch plate 75 x 50 x 2 RHS**

- \*Secure with 14 x 75 Tek screws x 600cs (OR WELDED TO FRAME PRIOR TO CLADDING)
- \*Eye bolt for shade sail - Drill and secure through top plate of wall frame - add 50 x 50 x 3mm plate behind when fixing

**Electrical**

- \*All 240v Electrical to conform with AS 3000:2007
- \*Install Brake away unit as per manufacture requirements
- \*All 12 volt lights to be tested and inspected via in house systems

**Plumbing / Gas**

- \*All conform with AS 3500.2:2011 / AS 5801.2:2002

**Note:**

- \*All wall cladding screws to have rubber seal & BE MINIMUM 25MM long.

**Wall frame specification**

- \*All framing section to be manufactured with continuous pre coated strip conforming with AS 1307:2011.
- \*Welding of frames to be Metal Inert Gas (MIG) conforming to AS 1554.7:2014
- \*Fabrication and erection of wall frames conform to AS 1538-1998 (Cold Formed Steel structures)
- \*Codes for Plumbing and Electrical services shall be made no bigger than 25mm diameter
- \*Refer manufacture specification for fixing of proposed cladding
- \*Bottom plates - 75 x 32 x 1.2 G500
- \*Top plates - 75 x 32 x 1.2 G500
- \*Note: Top plate to be continuous
- \*Internal wall frames (non load bearing) 75 x 32 x 1.2 or Timber 70 x 45
- \*Studs - Wall heights less than 3.6m to be at 600cs 75 x 32 x 1.2 G500
- \*Welding to be 25mm to the inside and 25mm to the outside (On one side)
- \*Window - No greater than 1500cs 75 x 32 x 1.2 G500
- \*K Bracing - To have 50mm weld inside and 50mm outside (one side only)
- \*Window / Door bracing - To have 50mm weld inside and 50mm outside (one side only)
- \*Add double stud to opening greater than 1800mm in width
- \*SHS / RHS additional structural requirement, to be fully welded to Chassis (Screw frames / Trusses via 12 x 20 Tek screws 300cs)
- \*Wall frames to Chassis (600cs 12 Dia x 30mm bolt and spring washer)

**Truss / Roof panel specification**

- \*Welding to truss to be within 100mm from a roof batten fix point
- \*Top, bottom cord and webbing to be 75 x 32 x 1.2 G500
- \*Welding to be 25mm to the inside and 25mm to the outside (On one side)
- \*Note: Roof panel is also roof batten (no greater than 1000cs)
- \*Use 12 x 20 Tek screws for Triple grip with trusses
- \*Use 12 x 20 Tek screws x 300cs to roof panel
- \*Roof battens 2 x 12 x 20 Tek Screws
- \*Ceiling battens 2 x 10 x 16 Tek screws

**Chassis specification (AS 1554)**

- \*Refer Chassis detail for materials
- \*All members fully welded
- \*Hitch to chassis rails to be slotted 100mm wide
- \*Refer Hunstman Products for manufacture Australian Design Rules compliance (ADR)
- \*Note: Tow ball hitch NOT TO BE WELDED to hitch rails
- \*Up to 3500kg Weld 2 x 13mm Safety chains (3500-4500KG MINIMUM 800MPa) Bolted not welded
- \*Flooring - Use minimum 12mm Hardwood Structural Ply to main floor and Loft (if applicable)
- \*Note: Refer detail for screw / glue sequence to chassis
- \*Refer detail below for bolt of frames to chassis (12 Dia x 30mm)

**Plumbing / Gas**

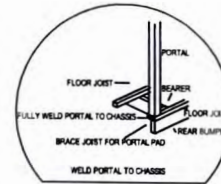
- \*All conform with AS 3500.2:2011 / AS 5801.2:2002

**Note:**

- \*All wall cladding screws to have rubber seal & BE MINIMUM 25MM long.

**Reference**

- ADR 1/00 Reversing Lamps
- ADR 2/00 Direction Indicators
- ADR 23/00 Installation of Lighting and Light Signalling Devices on other than L-Group Vehicles
- ADR 23/03 Passenger Car Tyres
- ADR 38/05 Trailer Braking Systems
- ADR 42/05 General Safety Requirements
- ADR 43/04 Vehicle Configuration and Dimensions
- ADR 44/02 Specific Purpose Vehicles
- ADR 45/01 Lighting and Light Signalling Devices not covered by ECE Regulations
- ADR 47/00 Retro Reflectors
- ADR 48/00 Devices for Illumination of Rear Registration Plates
- ADR 49/00 Front and Rear Position (Side) Lamps, Stop Lamps, and End Outline Marker Lamps
- ADR 51/00 Filament Lamps
- ADR 61/03 Vehicle Markings
- ADR 62/02 Mechanical Connections Between Vehicles
- ADR 74/00 Side Marker Lamps
- ADR 91/00 Rear Underrun Impact Protection
- ADR 92/00 External Projections
- ADR 95/00 Installation of Tyres
- ADR 96/00 Commercial Vehicle Tyres.



PROJECT No.	1052	REVISIONS	REV.	BY	DESCRIPTION	DATE	PROOFING	DRAWN BY	SJ
CLIENT	KIM KEAST							CHECKED BY	SJ
	CUSTOM DESIGN							SCALE	N.T.S
DRAWING	ENGINEERING							DRAWING No.	
DATE	23/04/2023								

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MD 29591



# ADDENDA

Date

3/07/2023

**Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Note: To be read with the agreed Specification and Drawings.

## VARIATIONS / NOTES

Variation No	Date	Comment	Updated Dwg Y/N	Updated Addenda Y/N
(One) 1	8/07/2023	Pre Start selections	Y	Y

Note: A Tiny Home must be weight for registration with bare essentials included in the Tiny Home, these include Fridge, cabinet works, floocovering etc. Discuss further with Tiny Homes Perth for a full understanding.

Notes:

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**Please note:** Upon commencement of your Tiny Home further changes are subject to costs and time.

It is acknowledged to the best of the purchaser and Tiny Homes Perth variations shall be kept to a minimum, Tiny Homes Perth have the right to decline a variation request if works completed stop the variation works beginning. (I.E. to remove something already installed)

If this is the case Tiny Homes Perth shall provide the cost to remove and make the changes inclusive of additional time needed to construct.

Note: Tiny Homes Perth (Dealer) acknowledges the claim schedules are stop points, therefore the purchaser shall have every opportunity to inspect and discuss changes.

Note purchasing of the next stage does commence prior to a stage being completed therefore communication is key and when to react to inspect.

PRELIMINARY	3
FLOOR / FRAME / TRUSS CONSTRUCTION	3
ROOF SHEET / FLASH HOUSE	3
INSULATION	4
EAVES	4
EXTERNAL WALL CLADDING	4
EXTERNAL DOORS / SOLID	4
DOOR HARDWARE	4
EXT DOOR FRAMES NON ALUMINIUM	4
WINDOWS / SLIDING DOORS	5
INTERNAL LINING / LIVING AREA	5
INTERNAL LIVING BATHROOM	5
INTERNAL DOORS	5
STAIRS	5
MOULDINGS / INTERNAL DOOR FRAMES	5
INTERNAL DOOR HARDWARE	6
BALUSTRADE / DECKING	6
CABINET WORK	6
PLUMBING FIXTURES	8
TILES	9
APPLIANCES	9
AIR CONDITIONING	9
ELECTRICAL	9
INTERNAL GLAZING / SHOWER BASE-CUBICLE	10
PAINTING	10
FLOOR COVERINGS	11
WINDOW TREATMENTS	11
PURCHASERS SIGNATURE	11

**PRELIMINARY****Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Trailer weight expected

Trailer expected height

Ceiling height in main area:  (Approx. subject to materials used)

Roof pitch external:

Roof pitch internal:  (Rake ceiling)

Roof design type:

**Bush Fire Attack Level**

**FLOOR / FRAME / TRUSS CONSTRUCTION****Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Steel Chassis  (Refer drawings)

Timber Structure flooring (Lower)  (Refer drawings)

Timber Structure flooring (Upper Loft)  (Refer drawings)

Wall frame Structure:  (Refer drawings)

Truss frame Structure:  (Refer drawings)

Awning Eye connection points:  (Refer drawings)

Purchaser to provide Awning for Manufacturer to install Awning Eyes in correct position.

Awning connection point Pitch plate):

4 x Stabilizers to corners and handle:

Jockey Wheel to front draw bar:

6 x Ford Pattern 5 stud Rims and light truck tyres:  Triple Axel

1 x Ford Pattern 5 stud Rim and light truck tyre spare:  (Note: No Jack or wheel brace included)

Colour of Rims:

**ROOF SHEET / FLASH HOUSE****Purchasers Name: (1054) Kim Keast (SK TRTADING)****Roof:**

Type:

Standard colour:

Ultra Colorbond:

**Flashings:** barge, ridge, apron, valley.

Standard colour:

Ultra Colorbond:

**Gutter:**

Type:

Standard colour:

Ultra Colorbond:

Note: Gutters are NOT standard to Tiny Homes Perth homes unless shown on the plan

Custom made and designed  
To front of Tiny home only  
(Note: Needs to be installed on site)



**Fascia flashing:**Standard colour: Ultra Colorbond: 

Note: Downpipes are NOT standard to Tiny Homes Perth homes, unless shown on the plan

**Downpipe:**Type: 

Downpipe location on plans to be placed at the Builders discretion

Standard colour: **INSULATION****Purchasers Name: (1054) Kim Keast (SK TRTADING)**Roof: Ceiling: Ext Walls: Ext Walls foil wrap: Int walls: Under floor insulation: 

(Due to weight restrictions floor insulation and the support of shall add weight where not needed. Tiny Homes Perth recommends the perimeter of the home have a perimeter skirting installed once on site controlling the air under the home.

**EAVES****Purchasers Name: (1054) Kim Keast (SK TRTADING)**Rear, Wrapping picture window Rear eave overhang 

(Refer drawings if applicable)

Lining type: **EXTERNAL WALL CLADDING****Purchasers Name: (1054) Kim Keast (SK TRTADING)**Type:  (Refer drawings)Standard colour: Ultra Colorbond: **Feature x 1** Other: Standard colour:  (Sealed by owner)(Join strips to be painted prior to install)Ultra Colorbond: **Feature x 2** Type: Standard colour: Ultra Colorbond:

**EXTERNAL DOOR (Solid) Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Entry:

Paint/Stain grade:

Glazing type if applicable:  Std glass is clear or translucent, all other glass is extra over

Security doors:

**DOOR HARDWARE Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Front entry:  Colour:

**EXT DOOR FRAMES non Aluminium Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Frames:

**WINDOWS / SLIDING DOORS Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Including Standard key locks to windows and doors  
Note: Flyscreens colour coded to windows

Window Colour: (Jason Windows)  (Fixed / Slider) Consider? 30mm Adapter  
20mm Adapter

Glazing type Bathroom:

Flyscreen:

Skylight

**INTERNAL LINING LIVING AREA Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Walls 1:

Corner / Cornice trims:

Walls 2:  Colour:

Corner / Cornice trims:

Ceiling:  Colour:

Under loft ceiling:  Colour:

Recess feature into walls:  \*Shelves under windows)

**INTERNAL LINING BATHROOM Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Shower Walls 1:  Colour:

Walls 2:  Colour:

Walls 2:  Colour:

Corner trims:

Window reveals: Note: The manufacturer shall use a combination of materials based on main cladding used to finish.

Shower walls:  (Note: If shower base not cubicle walls required)

Colour:

Ceiling:  Colour:

**INTERNAL DOORS***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Internal:	<input type="text" value="Primecoat (Flush) (std)"/>		
Other:	<input type="text"/>		
Internal sliding doors:	<input type="text" value="Pelmit Slider"/>	<input type="checkbox"/>	<input type="text" value="Internal Slider"/> <input type="checkbox" value="YES"/>

**STAIRS***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Treads:	<input type="text" value="N/A"/>	Finish:	<input type="text"/>
		Route Non slip:	<input type="text"/>
Stringer:	<input type="text"/>		

**MOULDING / INTERNAL DOOR FRAMES***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Skirting:	<input type="text" value="Combination"/>	<input type="checkbox"/>	<input type="text" value="Ply / Painted Pine"/>
Door frames:	<input type="text" value="Ply Frames"/>	<input type="checkbox"/>	<input type="text" value="Ply frame"/>
Pantry shelving:	<input type="text"/>	<small>(Only applicable if non Cabinetmaker made.)</small>	
Linen shelving:	<input type="text"/>	<small>(Only applicable if non Cabinetmaker made.)</small>	

**INTERNAL DOOR HARDWARE***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

<b>Internal:</b>			
(G/B Contract 100 range)	Passage sets:	<input type="text"/>	
<b>Internal sliding doors</b>	Flush pulls:	<input type="text" value="YES"/>	Colour: <input type="text" value="BLACK"/>

**BALUSTRADE /DECKING***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Balustrade:	<input type="text"/>
Decking:	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

**CABINET WORK***Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Note: Prior to the manufacture of cabinet works the manufacturer may ask the Purchaser to alter the cabinet design to make good of building around the wheel tub that appears on both sides of the Tiny Home. Subject to alterations cost may apply.

**NOTE: BLACK MELAMINE CARCASS****Kitchen:**Note: Discusion of fridge opening during quote stage.

Bench top:	<input type="text" value="Other"/>	<input type="text" value="BLACK BIRCH PLY"/>
Brand/code/finish:	<input type="text"/>	
Splashback:	<input type="text" value="TBC"/>	Tile / Glass (If Acrylic, can not be behind the Hot plate)
Doors:	<input type="text" value="BLACK BIRCH PLY"/>	
Brand/code/finish:	<input type="text"/>	
Kick boards:	<input type="text" value="BLACK BIRCH PLY"/>	
Handles:	<input type="text" value="Other"/>	Doors to have a finger hole Bank of draws to have finger holes

**Breakfast Bar:**

Doors:

Brand/code/finish:

Handles:

Breakfast Bar  
Overhang:

Dishasher recess:

Note: if no installation paper work given by client the standard opening shall be made 610mm

Microwave recess:

**Bathroom:**

Bench top:

Brand/code/finish:

Doors:

Brand/code/finish:

Kick boards:

Handles:

**Laundry:**

Bench top:

Brand/code/finish:

Doors:

Brand/code/finish:

Kick boards:

Handles:

**Open Bag Drop:**

Face board:

Brand/code/finish:

Kick boards:

Handles:

**Shelving (Kitchen Wall)**

Doors:

**Appliance actual sizes (Cabinet opening to be made bigger to suit.)**

				(Sized in mm)
Fridge:	W	D	H	
	0	0	0	<b>HISENSE 179LT</b>
				<b>BLACK</b>
Washing Machine:				N/A
Dishwasher:				N/A
Microwave:				N/A
<b>Murphy Bed:</b>				
Size:	N/A			
Face Material:				
TV Recess:				
Bed Head:				
Mattress:	N/A			<input type="checkbox"/> If supplied by Manufacturer
Shaving Cabinet:				(Non Cabinetmaker manufacture)
	N/A			
Bookcase:				(Non Cabinetmaker manufacture)
Size approx.:	Yes			(BC Ply)

**PLUMBING FIXTURES**

**Purchasers Name: (1054) Kim Keast (SK TRTADING)**

<b>Kitchen:</b>		
Sink:	CHARCOAL	Inset
Taphole:	Centre rear	
Bowl placement:	AS PER DRAWING	
Mixer tap:	BLACK	
D/Wash provision	NO	*Cold water only
Laundry:	Note: Standard is washing machine taps in trough cabinet	
Trough:	N/A	

**Bathroom:**

Shower taps:

Shower rose:

Bath taps:

Basin:

Taphole:

Basin taps:

Towel rails:

**Toilet:**

Pan:  (White)

Cistern:

Compost WC:

Roll Holder:

**Fresh Water Holding Tank:**

59 Litre:  (Refer Appliances if Pump applicable)  
(Strapped under Tiny Home - no stone guard)

**Grey Water Holding Tank:**

59 Litre:  (No pump connection - manual drain only)  
(Strapped under Tiny Home - no stone guard)

**Grey water connection under Tiny Home.**

PVC:

**Water connection point:**

Hose type:  (To front)

Note: Future pipe work plugged for future hard connection - by Purchasers Plumber)

**Gas connection external for BBQ**

(As required under Gas regulations)  (LHS)

**Gas Bottle / Location / Box**

(As required under Gas regulations)  (Box to the draw bar)

**TILES (Kitchen bench Splash back only)**

**Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Colour

Size  Position

**APPLIANCES****Purchasers Name: (1054) Kim Keast (SK TRTADING)****Oven:**

LPG (Model required)

Oven Type: Finish: Gas / Elec Grill: **Hotplate:**

LPG (Model required)

Hotplate Type: Finish: Gas: **Rangehood:**

Note: Flue to outside air

Range hood: 

STAINLESS STEEL (BLACK ACCENT)

Finish: **Hot Water Unit:**

LPG (Model required)

H.W.U: Size/model: 

Capacity as per Builders discretion

**Roaring Mini Meg:****Television:**Size/model: Bracket: Location e.g.Living: **Fridge**

Note: Only if supplied by Manufacturer

Size/model: Colour: **AIR CONDITIONING****Purchasers Name: (1054) Kim Keast (SK TRTADING)**A/C: 

(WHITE FUJITSU)

Location e.g.Living: Split system location if applicable: 

\* Mark on plans split system location

**ELECTRICAL****Purchasers Name: (1054) Kim Keast (SK TRTADING)**

Internal subboard:

Electricity:

**15 AMP Male plug connection point:**

GPO / Switch covers:

Conduit Electrical:

**SOLAR SYSTEM**

10KW Victron Solar System  
 \*Install panel rails only  
 \*Invertor / battery box supplied only  
 \*all installed by clients Electrician

Position on plans generic, final placement at Manufacturers discretion

Note: Future pipe work plugged for future hard connection - by Purchasers Electrician)

Conduit Solar only:  To floor and roof

Note: Future pipe work from floor through Subboard to ceiling future hard connection - by Purchasers Electrician)

**Note: Eave vent std, roof vent if no eaves**

Std Exhaust fan:

Std Exhaust fan:

**12 Volt Power:**

ADR Lighting - External:  \* Mark on plans

Indicators / Brake lights:  \* Mark on plans

Brakeaway Unit:  \* Mark on plans

Trailer Plug:  \* Mark on plans

TV Aerial:  Note: Cable under floor only.

**Light Fittings:** External (bunker):  Design at builders discretion

Downlights:  Prior to Electrical pre-wire

Downlight colour:  Prior to Electrical pre-wire

**INTERNAL GLAZING / SHOWER BASE-CUBICLE****Purchasers Name: (1054) Kim Keast (SK TRTADING)****Bathroom Mirror:**

Frame colour:

**Shower Doors:** (Option-to be shown in quotation if included)

**Bathroom:**

Shower door:

Glass type:

Frame colour:

**Shower Fixed Rod (Shower screen by Purchaser:)**

Rod Colour:  Going around / offset support

**Shower Fibre glass tray**

**WHITE:**  Model:

(Note a tile tray is used for the colour grey, the tray may have moulding marks)

Shower floor other



**PAINTING**

*Purchasers Name: (1054) Kim Keast (SK TRTADING)*

**Note: Any painting outside of your contract cannot commence until after key handover**

**Internal:**

Ceiling if applicable:  (PAINT COLOUR) **TBC**

Walls:  (PAINT COLOUR) **TBC**

Walls:  CLEAR SEAL ONLY (PLY)

Note: Flat / Low sheen paint on internal walls only.

Note: Single colour to ALL internal walls only - additional colours are extra over

Int door frames:  To be made from Ply

Internal Doors:  **TBC**

Skirting:

Note: Satin finish applied to Int door frames, doors and skirtings.

**External Frames:**

Entry frame internal:

Entry frame external:

**External Doors**

Entry (both sides):

Note: Due to warping no dark external colours shall apply to doors (as this affects warranty)

**External of Building**

Eaves/porch ceiling:

Note: If external painting is by client, it must be carried out immediately after handover (for warranty purposes)

External cladding - Main (Only if an un-painted board)

**Gas box / Decking door (If Applicable)**

(Flat sheet)

Gable ends:

Barge board Eave & behind face:

Eave & back of timber barge:

Metal barge flashing face  **Note: All matches roof colour**

**Painting / Galvanizing of Chassis:**

Entire Chassis frame

Underside of Ply flooring:  Grey

This area applicable to gable roof design only not skillion.

**FLOOR COVERINGS**

*Purchasers Name: (1054) Kim Keast (SK TRTADING)*

Areas: **TBC** Colour/code:

**Vinyl Planking: NOTE: BE AWARE OF THE FLOOR BECOMING SLIPPERY**

Areas:

Colour/code:

**WINDOW TREATMENTS**

**Purchasers Name: (1054) Kim Keast (SK TRADING)**

Note: Standard is blinds to habitual rooms (not included in toilet / laundry)

Areas:

Type:

Colour/code:

Sliding doors verticals:

Colour/code:

SIGNED BY THE PURCHASER:

DATE:

SIGNED BY THE PURCHASER:

DATE:

AUTHORISED BY:

DATE:

For and on behalf of Tiny Homes Perth.

**E & O excepted**