

**27 MAPLE STREET, LATHLAIN, WA 6100**

**DRW-DA-PRJ021-SUB002**



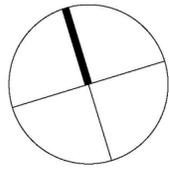
**FRONT PERSPECTIVE VIEW**

**27 MAPLE STREET, LATHLAIN, WA 6100**

**DRW-DA-PRJ021-SUB002**



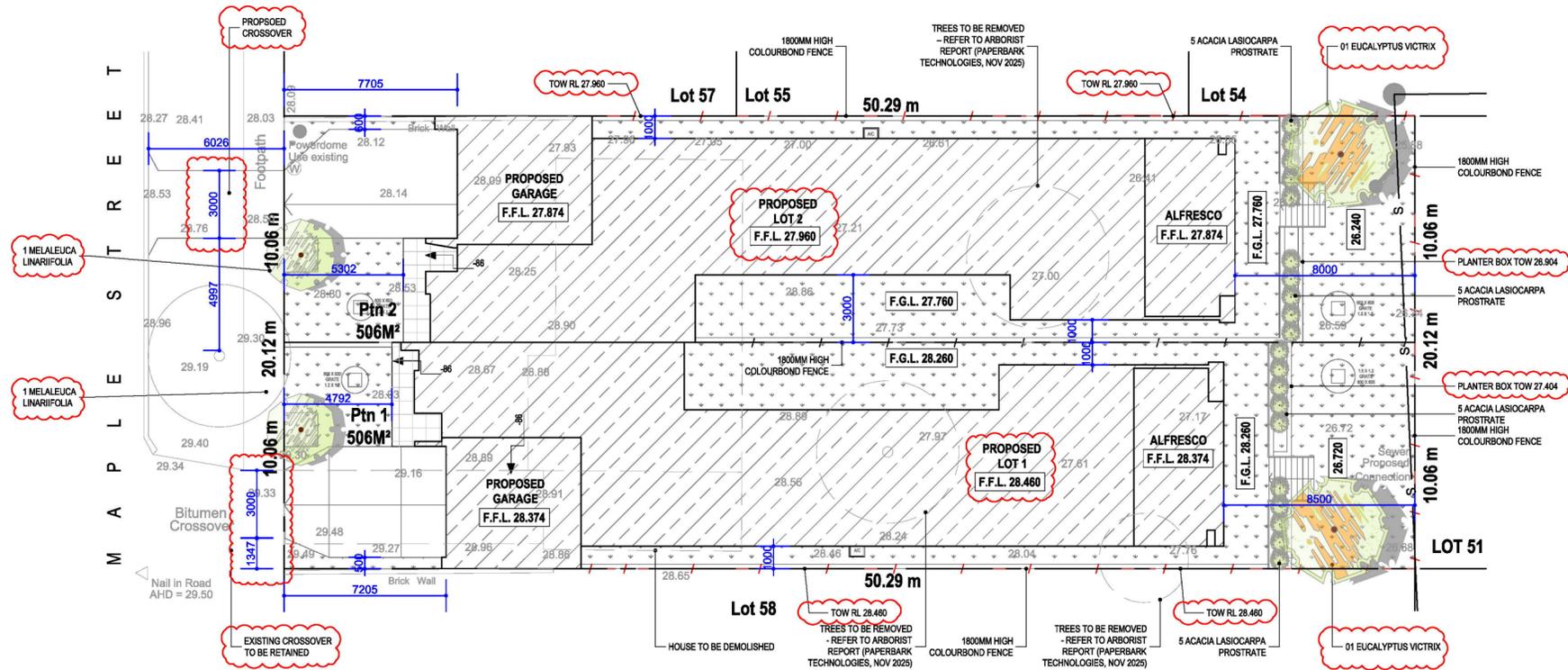
**REAR PERSPECTIVE VIEW**



AREAS - LOT 1		
ID	AREA	
LIVING AREA	204.72	m <sup>2</sup>
GARAGE	35.54	m <sup>2</sup>
PORCH	6.00	m <sup>2</sup>
ALFRESCO	32.32	m <sup>2</sup>
	278.58	m <sup>2</sup>

AREAS - LOT 2		
ID	AREA	
LIVING AREA	205.64	m <sup>2</sup>
GARAGE	34.77	m <sup>2</sup>
PORCH	6.68	m <sup>2</sup>
ALFRESCO	32.32	m <sup>2</sup>
	279.41	m <sup>2</sup>

PLANT SCHEDULE				
PLANT NAME	QUANTITY	PLANTING SIZE		PLANTING SPACING
		HEIGHT	CANOPY DIAMETER	
EUCALYPTUS VICTRIX	2	10-16 M	6-8 M	INDIVIDUAL TREE
MELALEUCA LINARIFOLIA	2	5-10 M	4-6 M	INDIVIDUAL TREE
ACACIA LASIOPHYLLA PROSTRATE	20	200-400 MM	600-1000 MM	600-800 MM



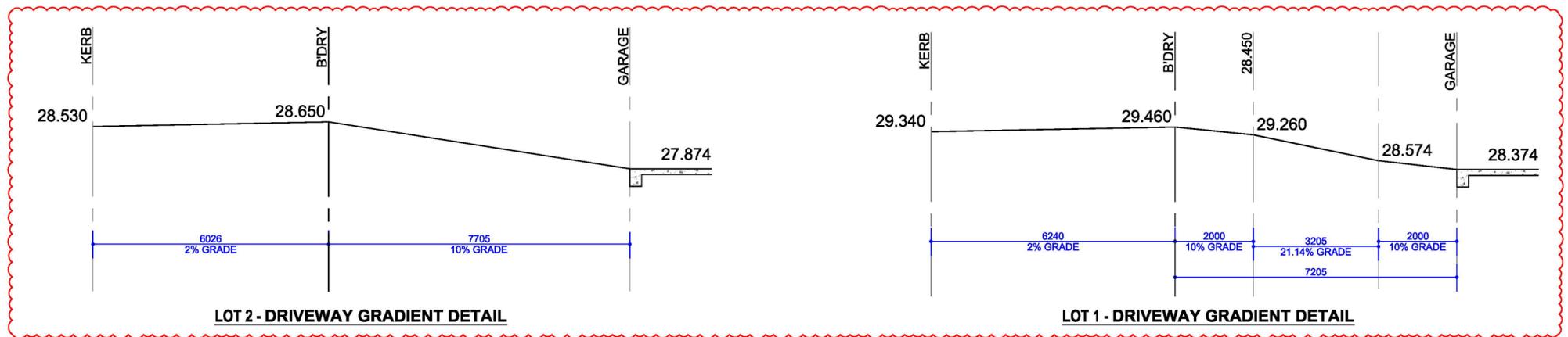
ACACIA LASIOPHYLLA PROSTRATE



EUCALYPTUS VICTRIX



MELALEUCA LINARIFOLIA



NOTES:  
 - THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY. BOUNDARIES SHOWN ARE BASED ON PLAN DIMENSIONS AND LANDGATE SCDB DATA ONLY.  
 THESE BOUNDARY LOCATIONS SHOULD BE VERIFIED BY A BOUNDARY RE ESTABLISHMENT SURVEY PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION.  
 - IT SHOULD BE NOTED THAT UNDERGROUND SERVICES WERE LOCATED BY FIELD INSPECTION OR WERE SHOWN ON A DIAL BEFORE YOU DIG SEARCH OF THE SURVEY AREA, ALL SERVICE LOCATIONS SHOULD BE VERIFIED BY ALL RELEVANT PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION, THEREFORE, NO RESPONSIBILITY IS TAKEN FOR SERVICE LOCATIONS.  
 - THE CERTIFICATE OF TITLE SHOULD BE CHECKED FOR ANY EASEMENTS AND ENCUMBRANCES.  
 - AERIAL IMAGE SOURCED FROM NEARMAP, TAKEN MARCH 2020.

REV	DATE	ISSUE
1	30.10.25	ISSUE FOR APPROVAL
2	25.11.25	ISSUE FOR APPROVAL
3	27.11.25	ISSUE FOR APPROVAL
4	21.01.26	ISSUE FOR APPROVAL
5	04.02.26	ISSUE FOR APPROVAL

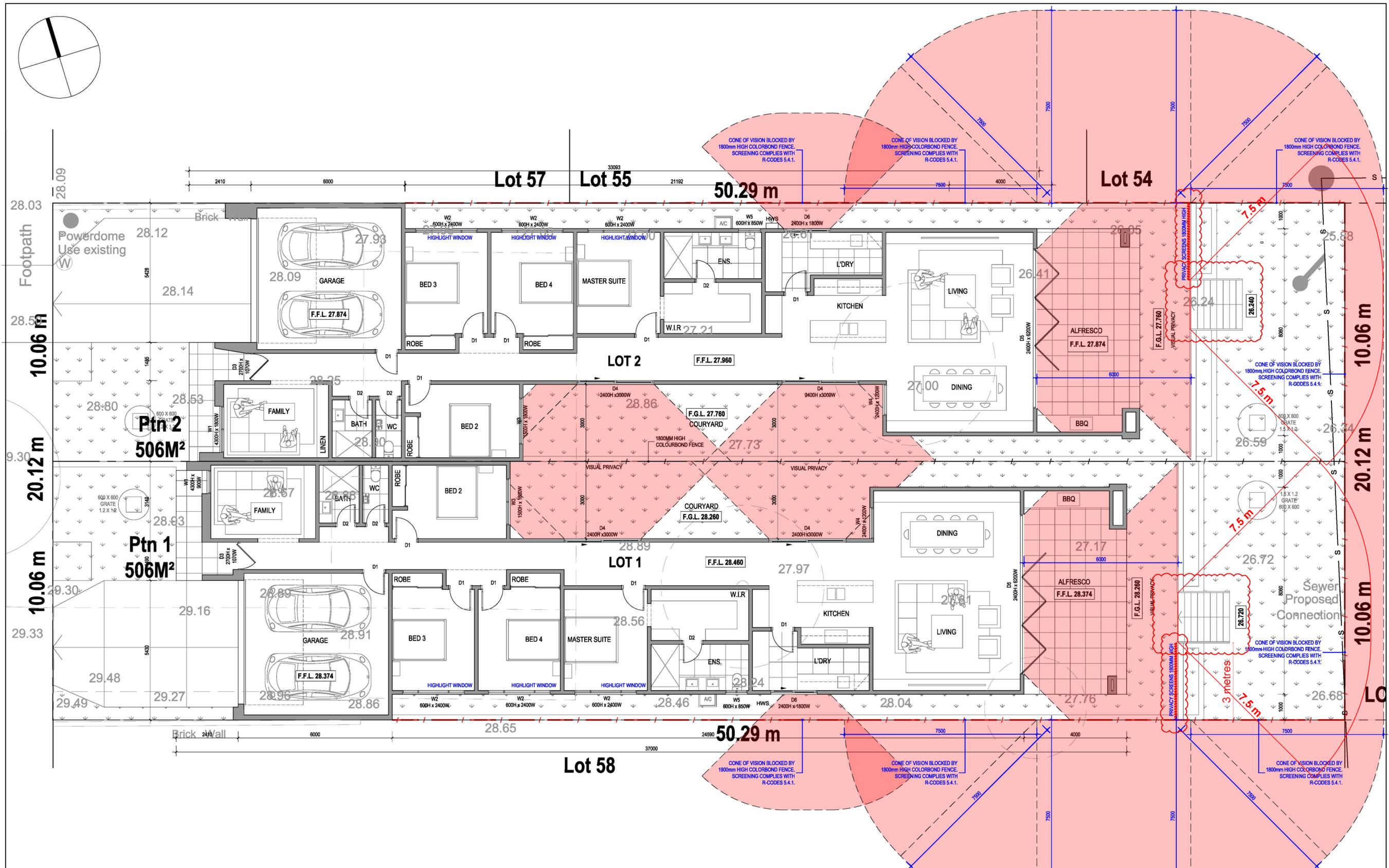
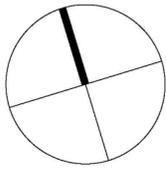
DIRECTOR	
CNDA	
APCM	
CSD.DESIGN	
ARCH.DESIGN	
DRAWING	

NOTE  
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OWNER	
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PROJECT NAME	DRW-DA-PRJ021-SUB002
ADDRESS	27 MAPLE STREET, LATHLAIN, WA 6100

DRAWING TITLE	SITE PLAN
DRAWING NO.	A-101
SCALE	1/200 @A3



REV	DATE	ISSUE	DIRECTOR
1	30.10.25	ISSUE FOR APPROVAL	CNDA
2	25.11.25	ISSUE FOR APPROVAL	CNDA
3	27.11.25	ISSUE FOR APPROVAL	APCM
4	21.01.26	ISSUE FOR APPROVAL	APCM
5	04.02.26	ISSUE FOR APPROVAL	APCM

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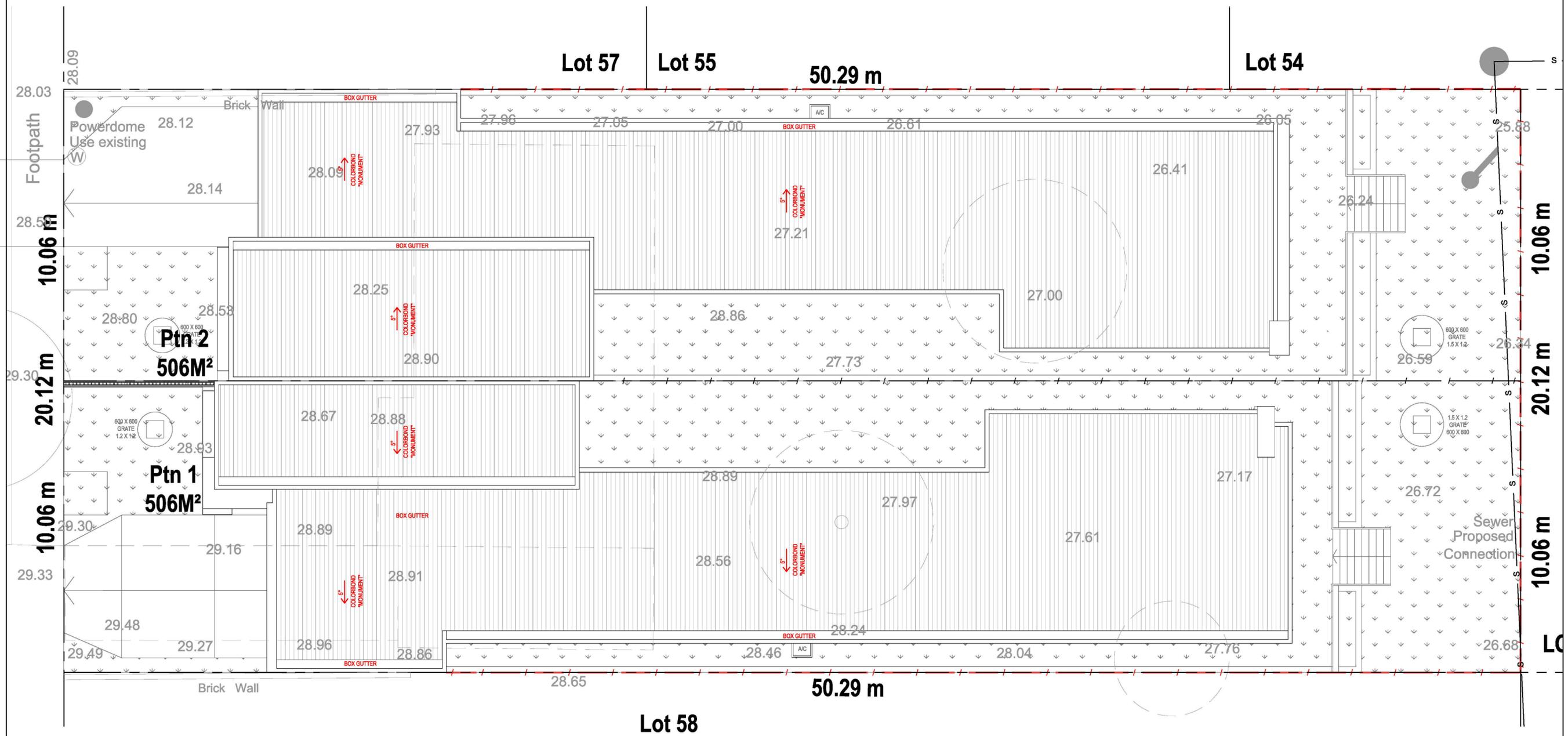
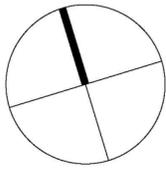
**Luxcom**  
Constructing the lifestyle  
WWW.LUXCOM.COM.AU  
LATHLAIN, WA 6004

**PEX DESIGNS**  
ADMIN@PEX.COM.NZ | PEX.COM.NZ

OWNER
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PROJECT NAME	DRW-DA-PRJ021-SUB002
ADDRESS	27 MAPLE STREET, LATHLAIN, WA 6100

DRAWING TITLE	GROUND FLOOR PLAN
DRAWING NO.	A-201
SCALE	1/100 @A3



REV	DATE	ISSUE	DIRECTOR	NOTE	OWNER	PROJECT NAME	DRAWING TITLE	
1	30.10.25	ISSUE FOR APPROVAL	DIRECTOR	COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM.	 <b>Luxcom</b> Constructing the lifestyle WWW.LUXCOM.COM.AU ADD: 197 ADELAIDE TERRACE, EAST PERTH, WA 6004 EMA: [REDACTED]	<b>DRW-DA-PRJ021-SUB002</b>  ADDRESS  <b>27 MAPLE STREET, LATHLAIN, WA 6100</b>	<b>ROOF PLAN</b>	
2	25.11.25	ISSUE FOR APPROVAL	CNDA					
3	27.11.25	ISSUE FOR APPROVAL	APCM					
4	21.01.26	ISSUE FOR APPROVAL	CSD.DESIGN					
5	04.02.26	ISSUE FOR APPROVAL	ARCH.DESIGN					
			DRAWING				DRAWING NO.	<b>A-202</b>
							SCALE	



**ROOF**  
MATERIAL: COLORBOND  
COLOUR: MONUMENT



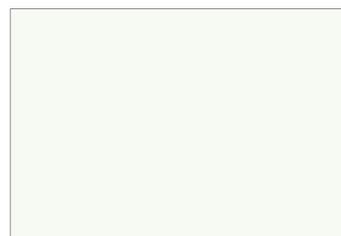
**FASCIA & GUTTER**  
MATERIAL: COLORBOND  
COLOUR: MONUMENT



**WINDOW + DOOR**  
MATERIAL: ALUMINUM  
COLOUR: MONUMENT



**ENTRY DOOR**  
MATERIAL: WOOD  
COLOUR: NATURAL



**RENDER FINISH 01**  
MATERIAL: CEMENT  
COLOUR: DULUX - VIVID WHITE™ SW1G1

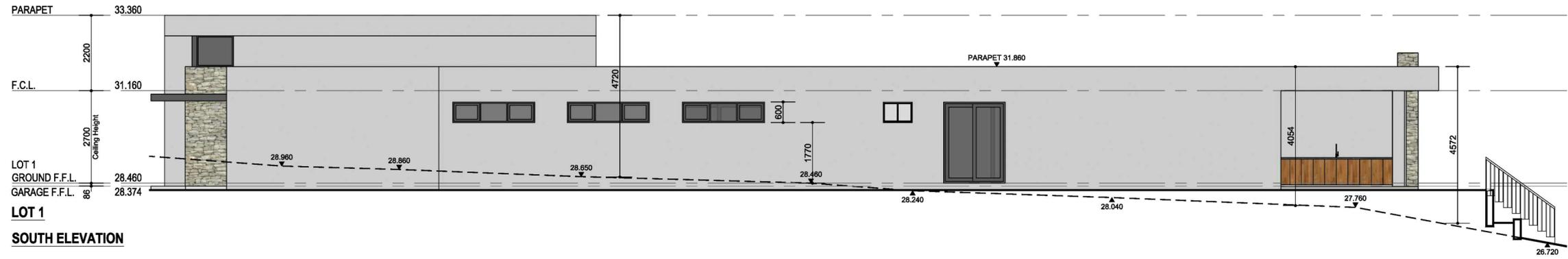


**FEATURE STONE**  
MATERIAL: STONE  
COLOUR: NATURAL

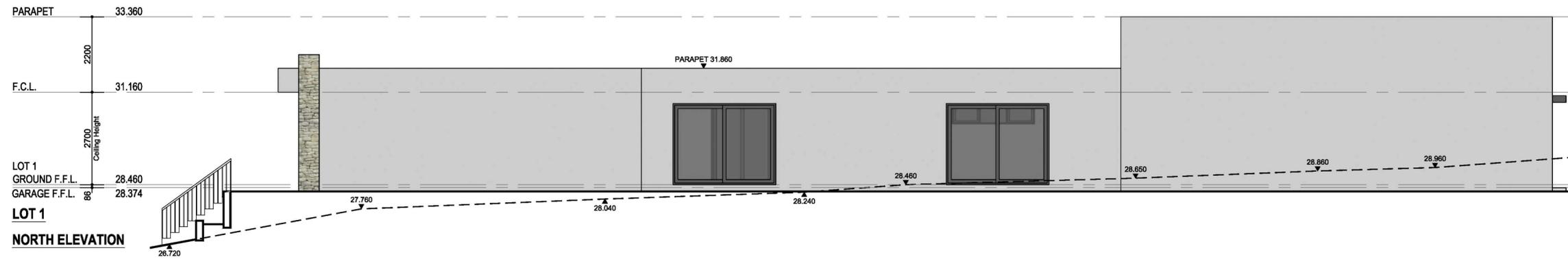


**FEATURE STONE**  
MATERIAL: STONE  
COLOUR: NATURAL

REV	DATE	ISSUE	DIRECTOR	NOTE	OWNER	PROJECT NAME	DRAWING TITLE			
1	30.10.25	ISSUE FOR APPROVAL		NOTE COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM,	 <b>Luxcom</b> Constructing the lifestyle WWW.LUXCOM.COM.AU ADD: 197 ADELAIDE TERRACE, EAST PERTH, WA 6004 EMAIL: [REDACTED]	<b>PEX DESIGNS</b> ADMIN@PEX.COM.AU   PEX.COM.AU	<b>DRW-DA-PRJ021-SUB002</b>		<b>ELEVATIONS</b>	
2	25.11.25	ISSUE FOR APPROVAL	CNDA							
3	27.11.25	ISSUE FOR APPROVAL	APCM				SCALE	1/100 @A3		
4	21.01.26	ISSUE FOR APPROVAL	CSD.DESIGN							
5	04.02.26	ISSUE FOR APPROVAL	ARCH.DESIGN							
			DRAWING							



**SOUTH ELEVATION**



**NORTH ELEVATION**



**ROOF**

MATERIAL: COLORBOND  
COLOUR: MONUMENT



**FASCIA & GUTTER**

MATERIAL: COLORBOND  
COLOUR: MONUMENT



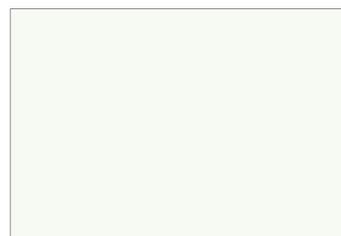
**WINDOW + DOOR**

MATERIAL: ALUMINUM  
COLOUR: MONUMENT



**ENTRY DOOR**

MATERIAL: WOOD  
COLOUR: NATURAL



**RENDER FINISH 01**

MATERIAL: CEMENT  
COLOUR: DULUX - VIVID WHITE™ SW1G1



**FEATURE STONE**

MATERIAL: STONE  
COLOUR: NATURAL



**FEATURE STONE**

MATERIAL: STONE  
COLOUR: NATURAL

REV	DATE	ISSUE	DIRECTOR
1	30.10.25	ISSUE FOR APPROVAL	CNDA
2	25.11.25	ISSUE FOR APPROVAL	CNDA
3	27.11.25	ISSUE FOR APPROVAL	APCM
4	21.01.26	ISSUE FOR APPROVAL	APCM
5	04.02.26	ISSUE FOR APPROVAL	APCM

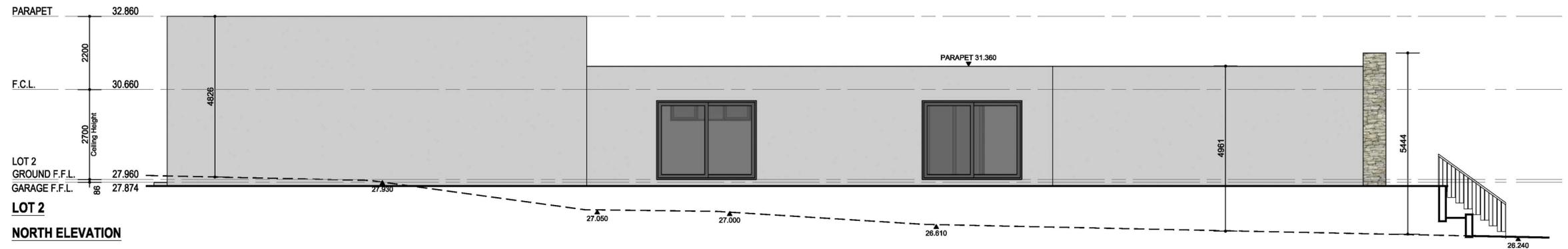
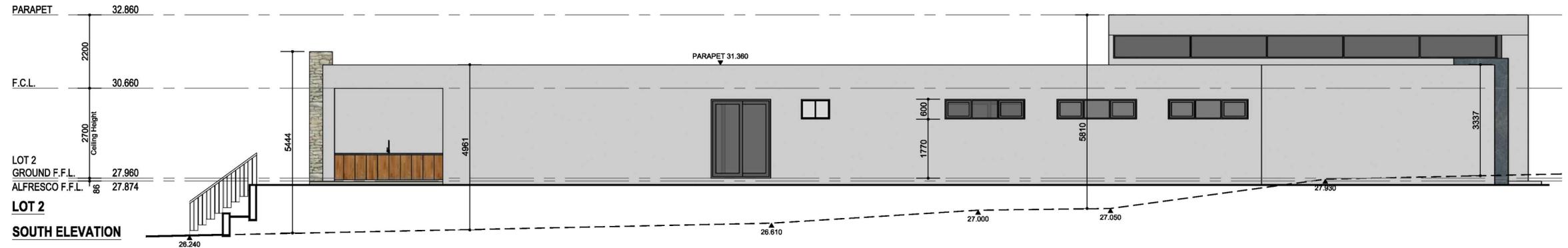
CSD.DESIGN
ARCH.DESIGN
DRAWING

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OWNER

PROJECT NAME  
**DRW-DA-PRJ021-SUB002**  
ADDRESS  
**27 MAPLE STREET, LATHLAIN, WA 6100**

DRAWING TITLE  
**ELEVATIONS COLOUR + MATERIAL SCHEDULE**  
DRAWING NO. **A-302**  
SCALE **1/100 @A3**



**ROOF**

MATERIAL: COLORBOND  
COLOUR: MONUMENT



**FASCIA & GUTTER**

MATERIAL: COLORBOND  
COLOUR: MONUMENT



**WINDOW + DOOR**

MATERIAL: ALUMINUM  
COLOUR: MONUMENT



**ENTRY DOOR**

MATERIAL: WOOD  
COLOUR: NATURAL



**RENDER FINISH 01**

MATERIAL: CEMENT  
COLOUR: DULUX - VIVID WHITE™ SW1G1



**FEATURE STONE**

MATERIAL: STONE  
COLOUR: NATURAL



**FEATURE STONE**

MATERIAL: STONE  
COLOUR: NATURAL

REV	DATE	ISSUE	DIRECTOR
1	30.10.25	ISSUE FOR APPROVAL	CNDA
2	25.11.25	ISSUE FOR APPROVAL	CNDA
3	27.11.25	ISSUE FOR APPROVAL	APCM
4	21.01.26	ISSUE FOR APPROVAL	APCM
5	04.02.26	ISSUE FOR APPROVAL	APCM

CSD.DESIGN
ARCH.DESIGN
DRAWING

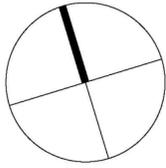
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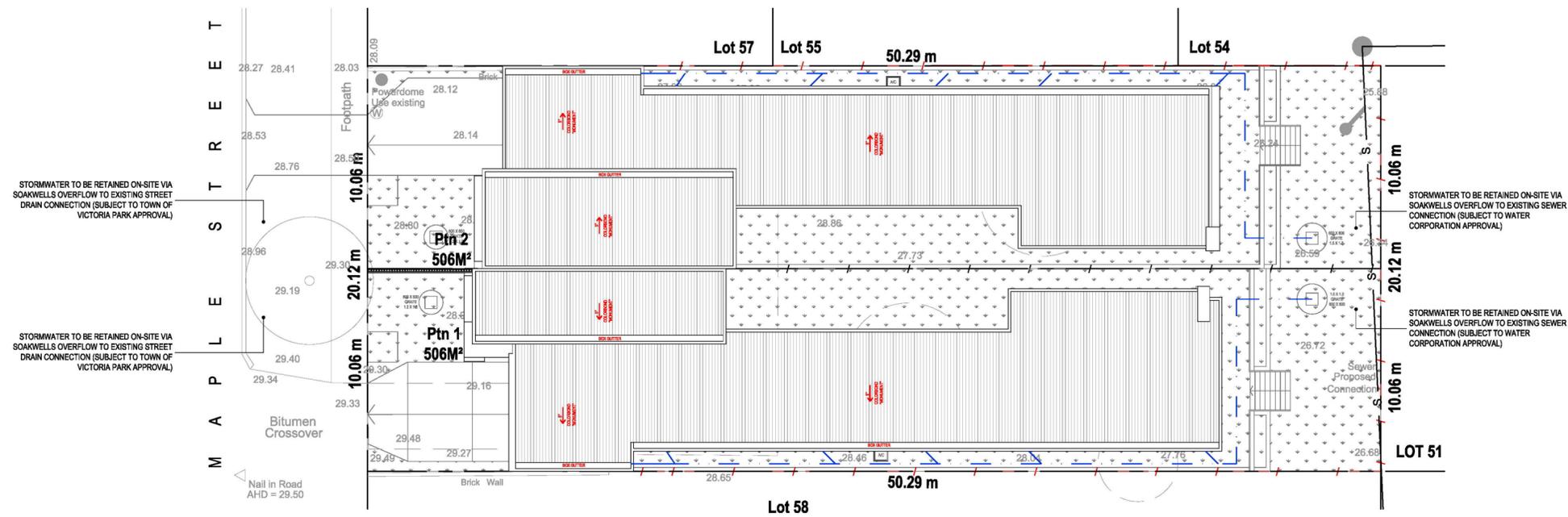
OWNER

PROJECT NAME  
**DRW-DA-PRJ021-SUB002**  
ADDRESS  
**27 MAPLE STREET, LATHLAIN, WA 6100**

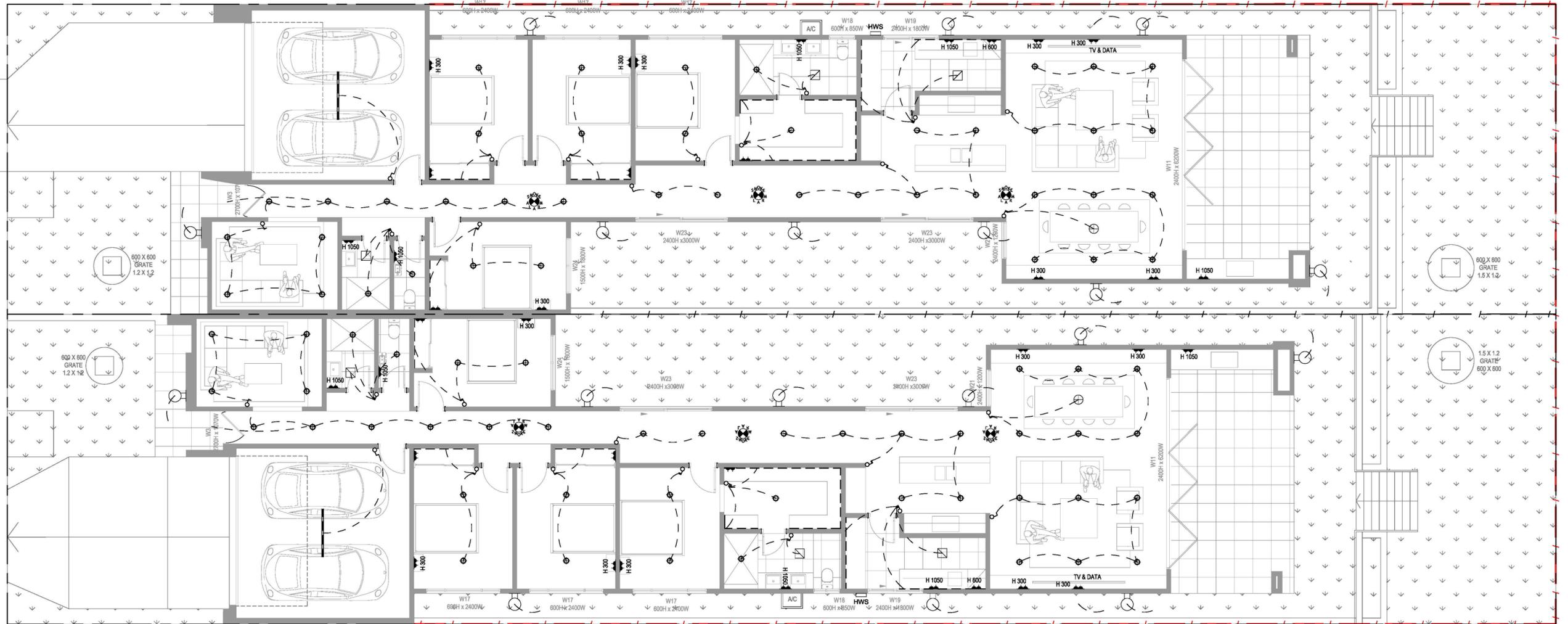
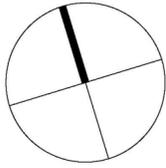
DRAWING TITLE  
**ELEVATIONS COLOUR + MATERIAL SCHEDULE**  
DRAWING NO.  
**A-303**  
SCALE 1/100 @A3



- LEGEND:**
- STORMWATER TO RAINWATER TANK
  - - - STORMWATER OVERFLOW TO SEWER
  - - - STORMWATER OVERFLOW TO STREET



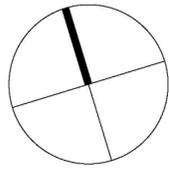
REV	DATE	ISSUE	DIRECTOR	NOTE	OWNER	PROJECT NAME	DRAWING TITLE	
1	30.10.25	ISSUE FOR APPROVAL	DIRECTOR	COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM,	 Constructing the lifestyle WWW.LUXCOM.COM.AU ADD: 107 ADELAIDE TERRACE, EAST PERTH, WA 6004 EMAIL: [REDACTED]	DRW-DA-PRJ021-SUB002	STORMWATER CONCEPT	
2	25.11.25	ISSUE FOR APPROVAL	CNDA					
3	27.11.25	ISSUE FOR APPROVAL	APCM					
4	21.01.26	ISSUE FOR APPROVAL	CSD.DESIGN					
5	04.02.26	ISSUE FOR APPROVAL	ARCH.DESIGN					
			DRAWING			ADDRESS	DRAWING NO.	A-401
					27 MAPLE STREET, LATHLAIN, WA 6100	SCALE	1/100 @A3	



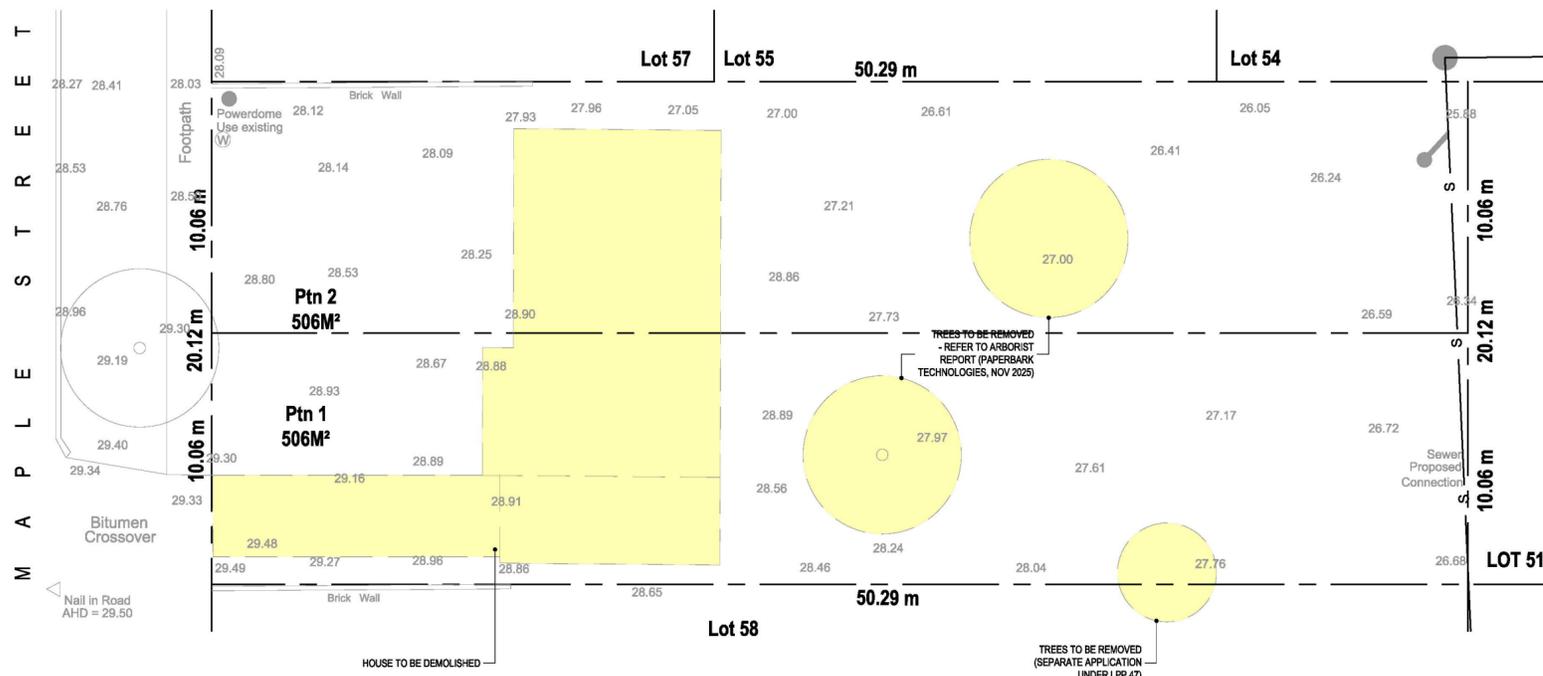
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1	30.10.25	ISSUE FOR APPROVAL		COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM,		DRW-DA-PRJ021-SUB002	ELECTRICAL PLAN	
2	25.11.25	ISSUE FOR APPROVAL	CNDA					
3	27.11.25	ISSUE FOR APPROVAL	APCM					
4	21.01.26	ISSUE FOR APPROVAL	CSD.DESIGN					
5	04.02.26	ISSUE FOR APPROVAL	ARCH.DESIGN					
			DRAWING			ADDRESS	DRAWING NO.	A-501
					27 MAPLE STREET, LATHLAIN, WA 6100	SCALE	1/100 @A3	



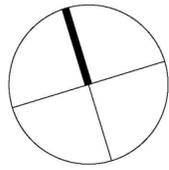
**PEX DESIGNS**  
ADMIN@PEX.COM.VN | PEX.COM.VN



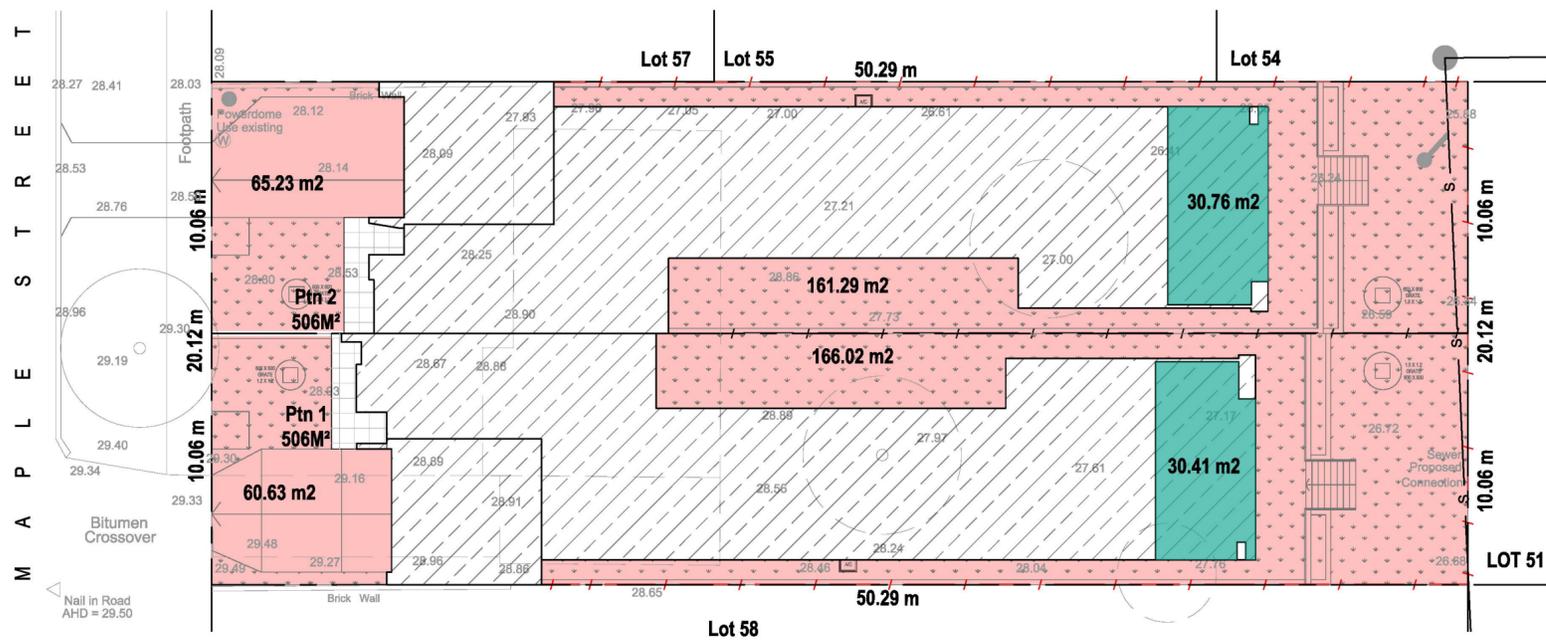
**LEGEND:**  
 DEMOLISHED



REV	DATE	ISSUE	DIRECTOR	NOTE	OWNER	PROJECT NAME	DRAWING TITLE	
1	30.10.25	ISSUE FOR APPROVAL		NOTE COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM,	 <b>PEX DESIGNS</b> <small>ADMIN@PEX.COM.VN   PEX.COM.VN</small>	<b>DRW-DA-PRJ021-SUB002</b>	<b>OPEN SPACE AREA</b>	
2	25.11.25	ISSUE FOR APPROVAL	CNDA					
3	27.11.25	ISSUE FOR APPROVAL	APCM			27 MAPLE STREET, LATHLAIN, WA 6100 SCALE 1/100 @A3	<b>A-601</b>	
4	21.01.26	ISSUE FOR APPROVAL	CSD.DESIGN					
5	04.02.26	ISSUE FOR APPROVAL	ARCH.DESIGN					
			DRAWING					



**LEGEND:**  
 OUTDOOR LIVING  
 OPEN SPACE



SITE AREA	: 1.012 M2
MINIMUM 50% OPEN SPACE	- 506 M2
PROPOSED OPEN SPACE	- 514.34 M2 (50.82%)
MINIMUM OUTDOOR LIVING	- 30 M2
PROPOSED OUTDOOR LIVING	- 61.17 M2

REV	DATE	ISSUE	DIRECTOR	NOTE	OWNER	PROJECT NAME	DRAWING TITLE		
1	30.10.25	ISSUE FOR APPROVAL		NOTE COPY RIGHT THIS PLAN IS THE SOLE PROPERTY OF "PEX DESIGNS" AND MUST NOT BE USED WITHOUT PERMISSION FROM LUXCOM,	 <b>PEX DESIGNS</b> <small>ADMIN@PEX.COM.VN   PEX.COM.VN</small>	<b>DRW-DA-PRJ021-SUB002</b>	<b>DEMOLISHED PLAN</b>		
2	25.11.25	ISSUE FOR APPROVAL	CNDA						
3	27.11.25	ISSUE FOR APPROVAL	APCM						
4	21.01.26	ISSUE FOR APPROVAL							
5	04.02.26	ISSUE FOR APPROVAL							
			CSD.DESIGN			ADDRESS <b>27 MAPLE STREET, LATHLAIN, WA 6100</b>	DRAWING NO.	<b>A-701</b>	
			ARCH.DESIGN				SCALE		1/100 @A3
			DRAWING						