

COVER

Building Permit - Overall

124-126 Lockhart St, Como, WA 6152



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REFER TO DRAWINGS:

B 1.01 TO B 5.01

Bm 1.01 TO Bm 5.01

C1 1.01 TO C 5.01

Cm 1.01 TO Cm 5.01

D 1.01 TO D 5.01

Dm 1.01 TO Dm 5.01



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29.07.26	A	Re-Issue for Consultants		
26.06.26	-	Issue for Consultants		
DATE	REV	REASON FOR ISSUE	BY	

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COMO TOWNHOUSE DEVELOPMENT

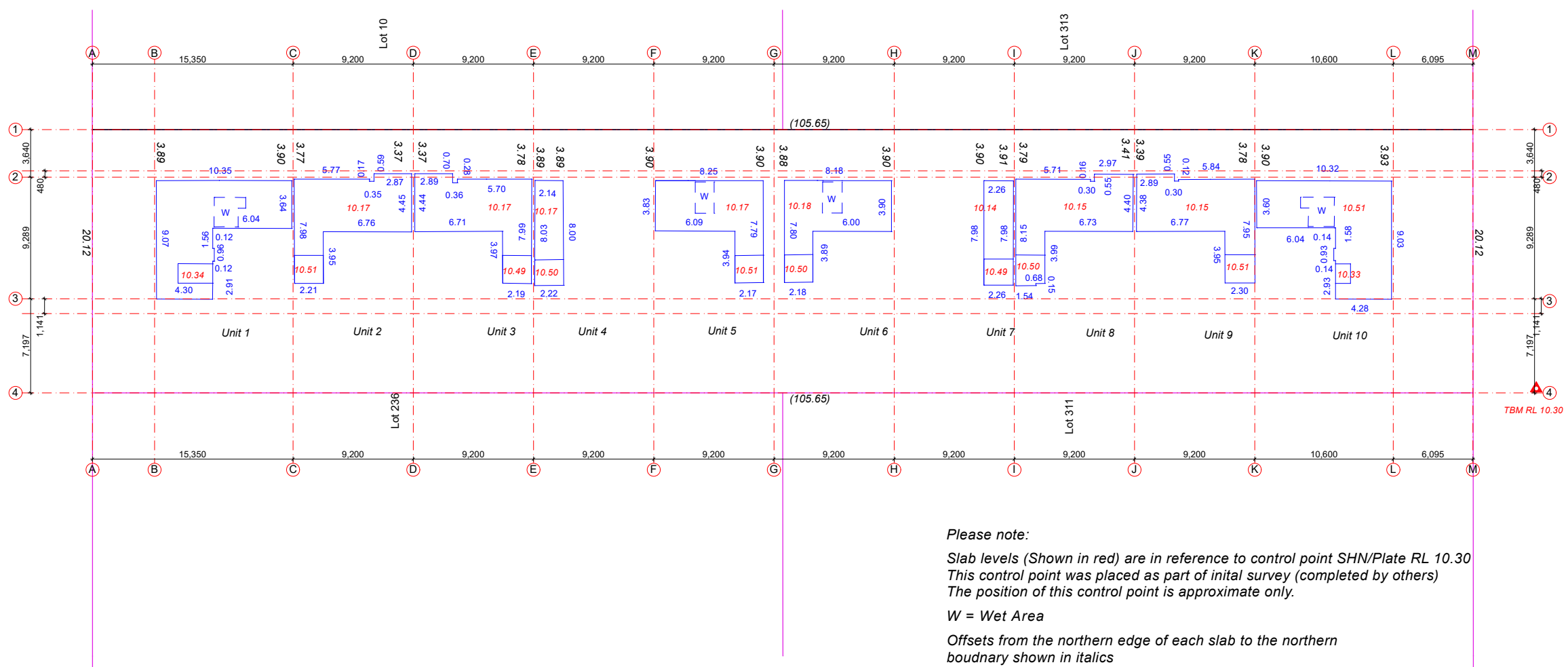
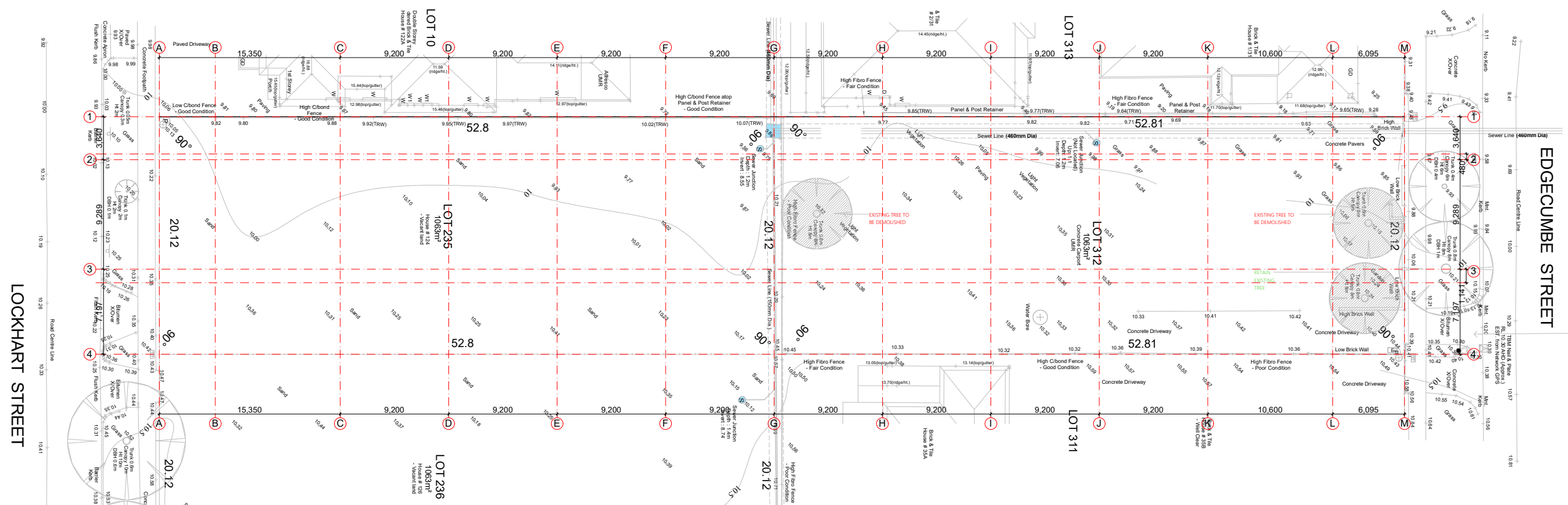
124-126 Lockhart St, Como, WA 6152

Sheet Name

Cover Page

Building Permit

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PROJECT No.	630-GRI	DRAWING No.	REV.
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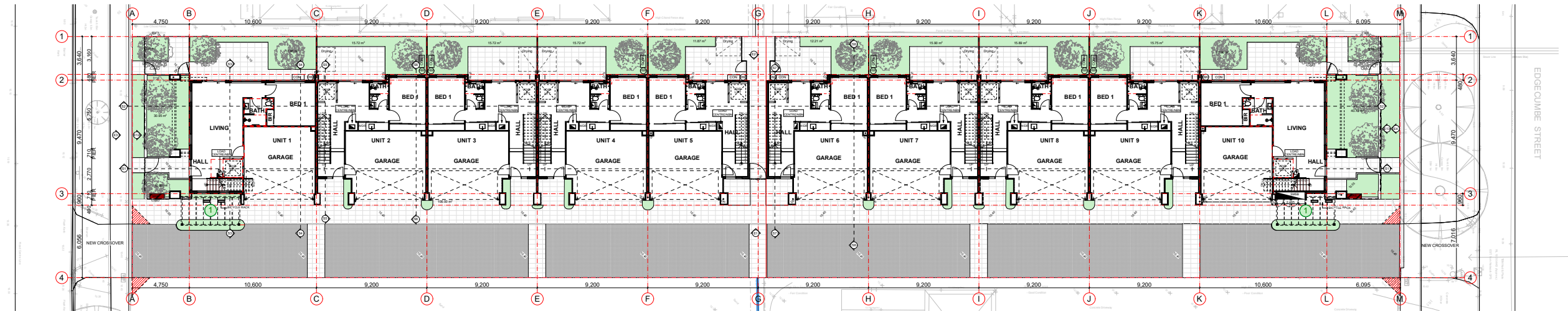
Site As Built
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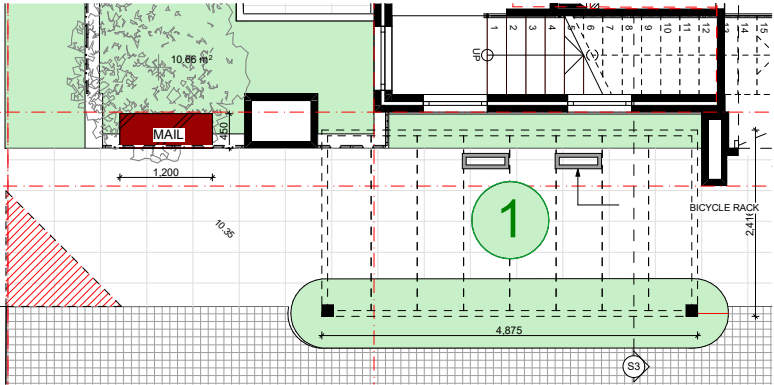
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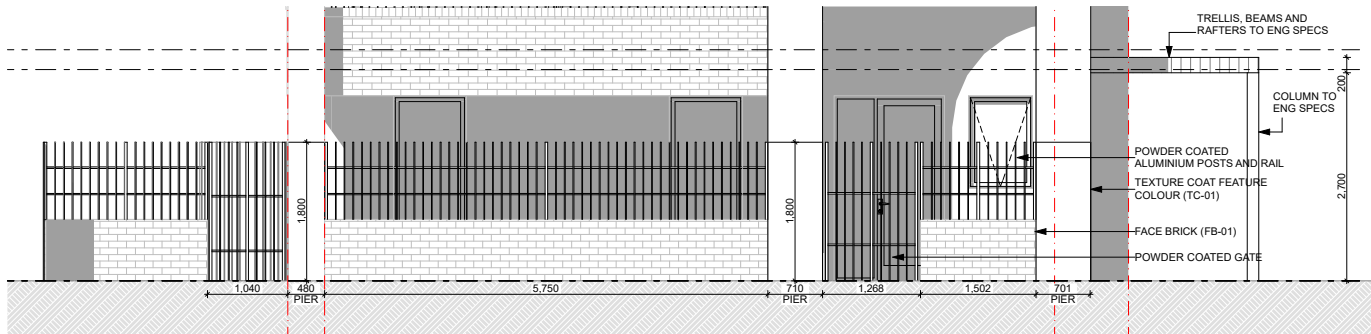
Site and Services Plan

Scale 1:200



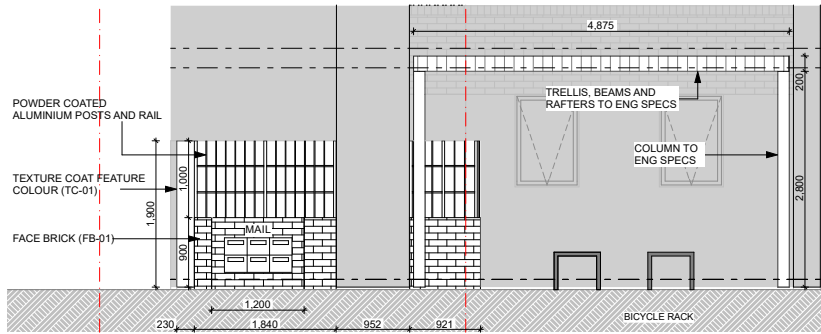
Ground Floor - West Fence

Scale 1:50



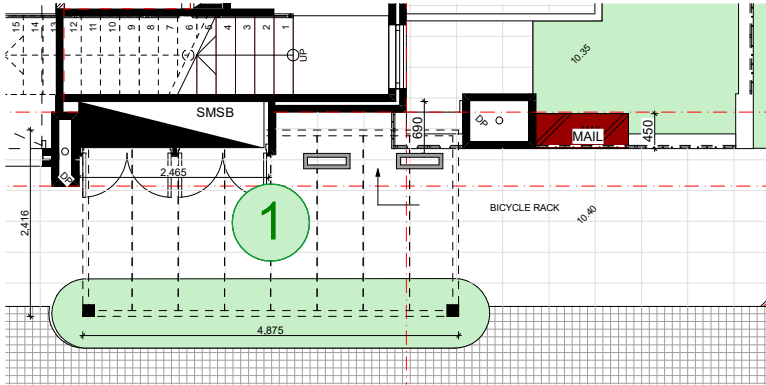
West Fence

Scale 1:50



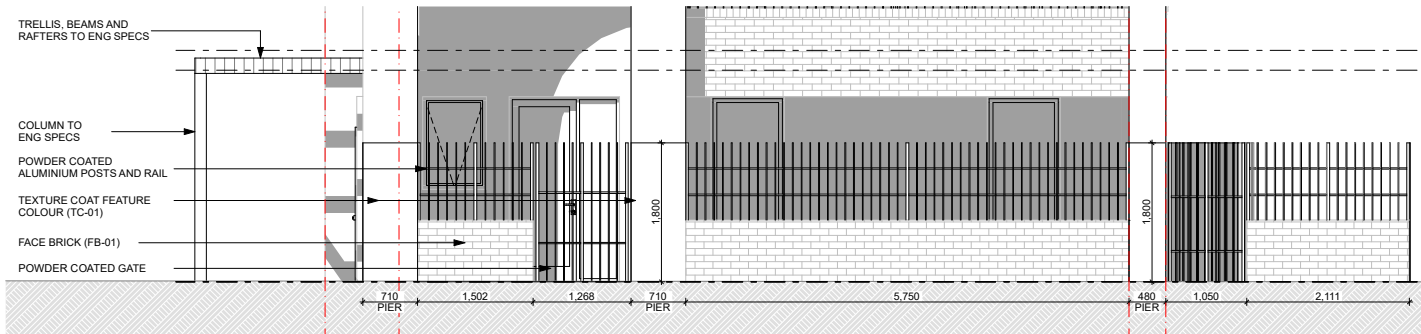
South Elevation - West Fence

Scale 1:50



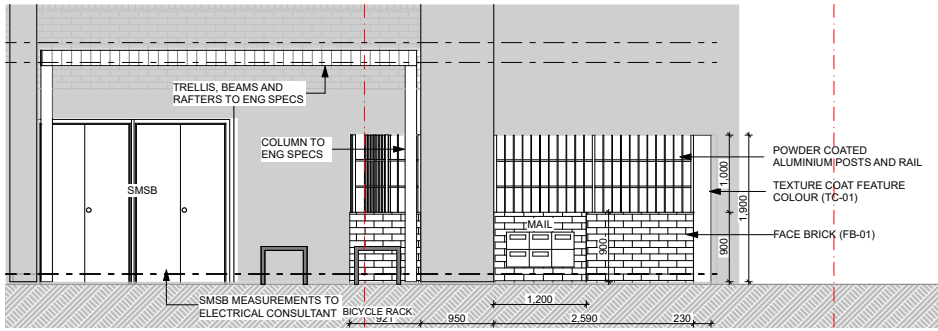
Ground Floor - East Fence

Scale 1:50



East Fence

Scale 1:50



South Elevation - East Fence

Scale 1:50

GENERAL NOTES
ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
CONTRACTOR SHALL CARRY OUT WORK IN CONFORMANCE WITH THE B.C.A. / N.C.C. / RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS
THE MAIN CONTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT
LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
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SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCIES
ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING
REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATIONS OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING
ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES
THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE
THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL SITE CONDITIONS & ACCESS REQUIREMENTS
REFER TO WALL TYPES PLANS FOR WALL & STRUCTURAL COLUMN SETOUTS
REFER SLAB SETOUT PLANS FOR SLAB SETOUTS
ENSURE ALL STRUCTURAL STEEL COLUMNS WITHIN 3m OF SITE BOUNDARY TO BE FIRE PROTECTED TO CODES AND STANDARDS
INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEAL AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.

NOTES
- KUNISEAL (O.A.E.) TO ALL COLD JOINTS
- CONFIRM LOCATION OF INSPECTION / CLEANOUT POINTS TO ALL SOIL STACKS WITH ARCHITECT PRIOR TO INSTALLATION
- SERVICES PENETRATION THROUGH WALLS AND FLOORS WHICH REQUIRES FIRE RATING SHALL BE PROTECTED BY APPROPRIATE FIRE COLLAR
- RAINWATER PIPES, WASTE PIPES, SOIL STACKS AND THE LIKE IN WALL CAVITIES SHALL BE ACOUSTICALLY LAGGED O.A.E.
- DRAINAGE PIPES OF BALCONIES, PLANTERS, CONC. ROOFS SHALL BE CAST INTO SLAB WHERE THERE IS NO SUFFICIENT CEILING SPACE OR NO SOFFIT LINING TO CONCEAL PIPES. APPLICABLE TO ALL AREAS EXCEPT FOR THE CONCRETE SOFFIT OF CARPARK / DRIVEWAY
- FLOOR WASTES, DRAINAGE POINTS AND PLANTER DRAINS TO LOCATIONS SHOWN ON FLOOR PLANS. REFER NOTE ABOVE FOR PIPE CAST INTO SLABS. REF. HYD
- PROVIDE SKIRTING TILES AND DOOR THRESHOLD TILES TO BALCONIES
- PROVIDE COMPLIANCE ALUMINIUM NOSING TO STAIR TREADS
- PROVIDE RONDO FINISHING TRIMS TO ALL HARDWALL
- PLASTER AND DRYLINED INTERNAL & EXTERNAL WALLS. RONDO TRIM MATERIAL SELECTIONS SHALL BE APPROPRIATE FOR THE INTENDED ENVIRONMENT
- GENERAL ARRANGEMENT PLANS DIMENSIONED TO WALL LINING
- PROVIDE FINISHING EDGE TRIMS FOR INTERNAL & EXTERNAL TIMBER FLOOR, TILED FLOOR, TILED WALL AT THE FOLLOWING TYPICAL LOCATIONS:
a) HORIZONTAL SURFACES:
i) ALONG THE CHANGE OF FINISHES
ii) ALONG FREE EDGE END TERMINATIONS
iii) ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL & VERTICAL SURFACES
b) VERTICAL SURFACES:
i) ALONG FREE EDGE END TERMINATIONS

NOTES:
DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE

FLOOR PLANS
OVERALL SETOUTS, WINDOWS AND DOORS TYPES. GENERAL APARTMENTS LAYOUTS AND PLUMBING LOCATIONS

WALL TYPES
FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE.

SLAB SETOUT
LOCATION OF SLAB EDGES, SET DOWS, PENETRATIONS AND PLUMBING SETOUT

WALL TYPE NOTES

NOTES - WALL TYPES (EXTERNAL AND INTERNAL)

- PROVIDE CAVITY FLASHING TO PREVENT MOISTURE INGRESS TO INTERIORS.
- CUSTOM PROFILED COLORBOND PARAPET CAPPING, U.N.O.
- WATERPROOF MEMBRANE TO RETAINING WALLS.
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- DIMENSION PROVIDED ON WALL TYPE PLANS AND SLAB SETOUT PLANS ARE TO STRUCTURE FINISHES LAYERS.

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Site and Services Plan

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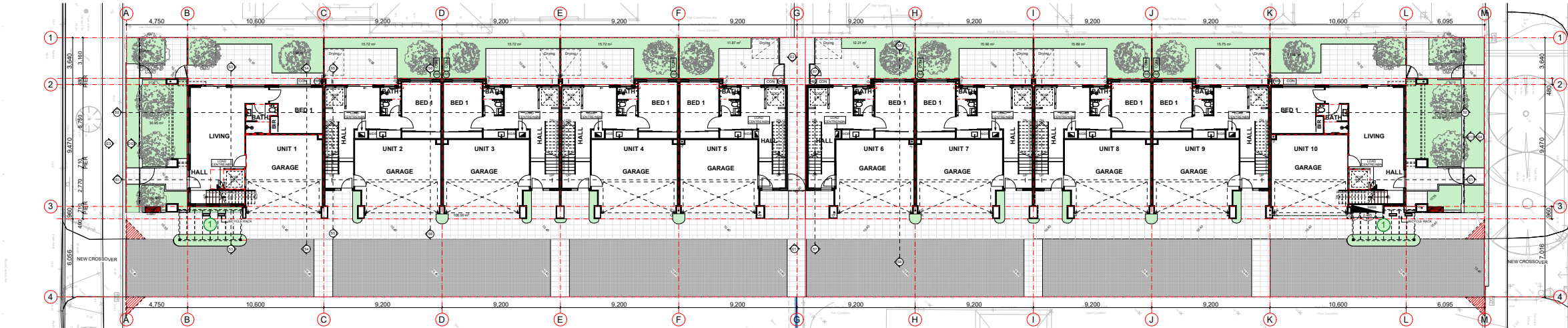
WALL TYPES
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SLAB SETOUT
LOCATION OF SLABEDGES, SET DOWS, PENETRATIONS AND PLUMBING SETOUT

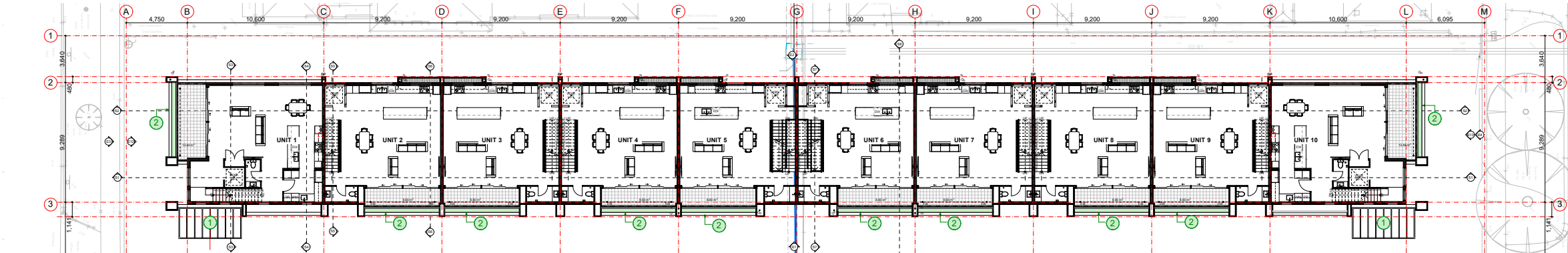
WALL TYPE NOTES

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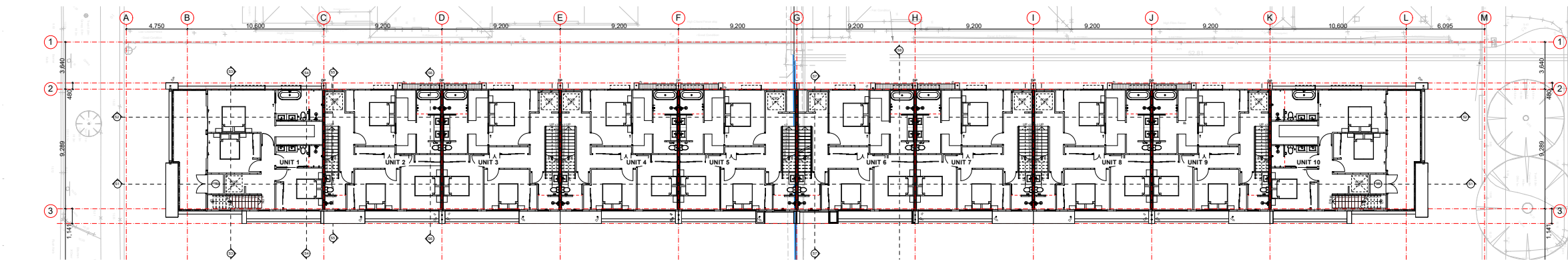
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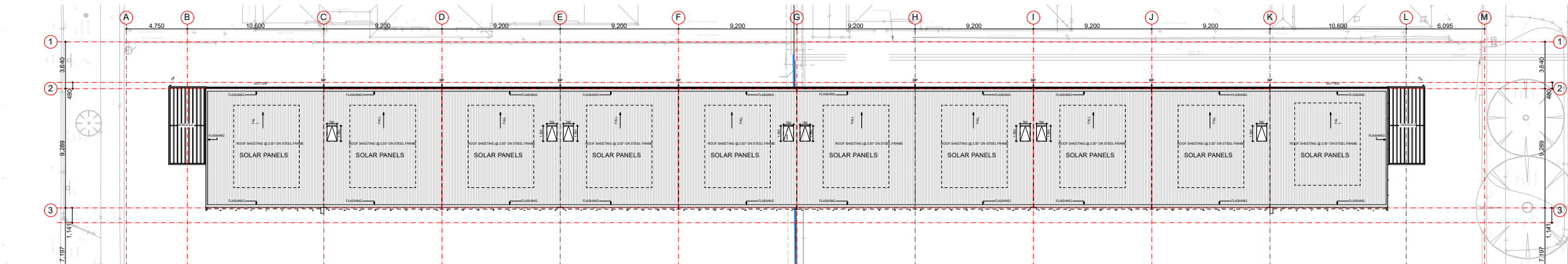
Site Plan - GF
Scale 1:200



Site Plan - FF
Scale 1:200



Site Plan - 2F
Scale 1:200



Site Plan - Roof
Scale 1:200

REFERENCE DRAWINGS:
B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01

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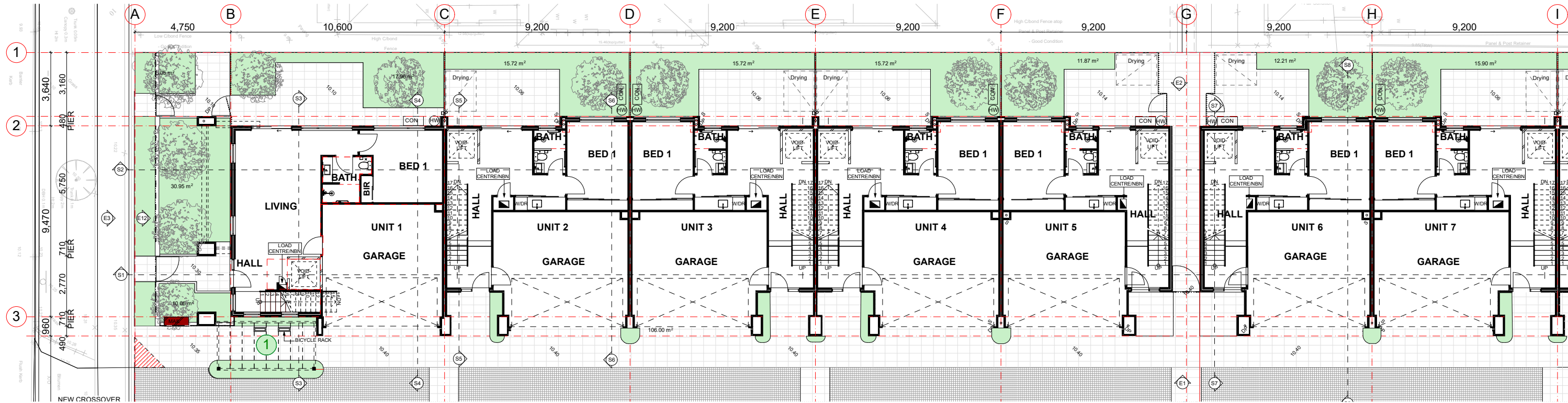
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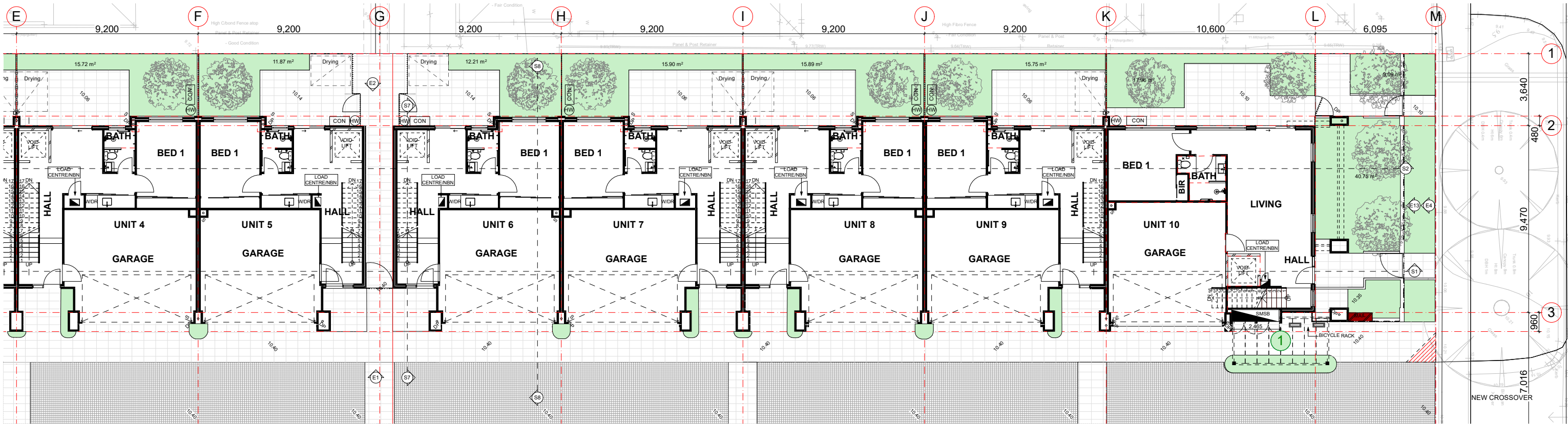
Site Plan

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Ground Floor
Scale 1:100



Ground Floor
Scale 1:100

REFERENCE DRAWINGS:
B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01

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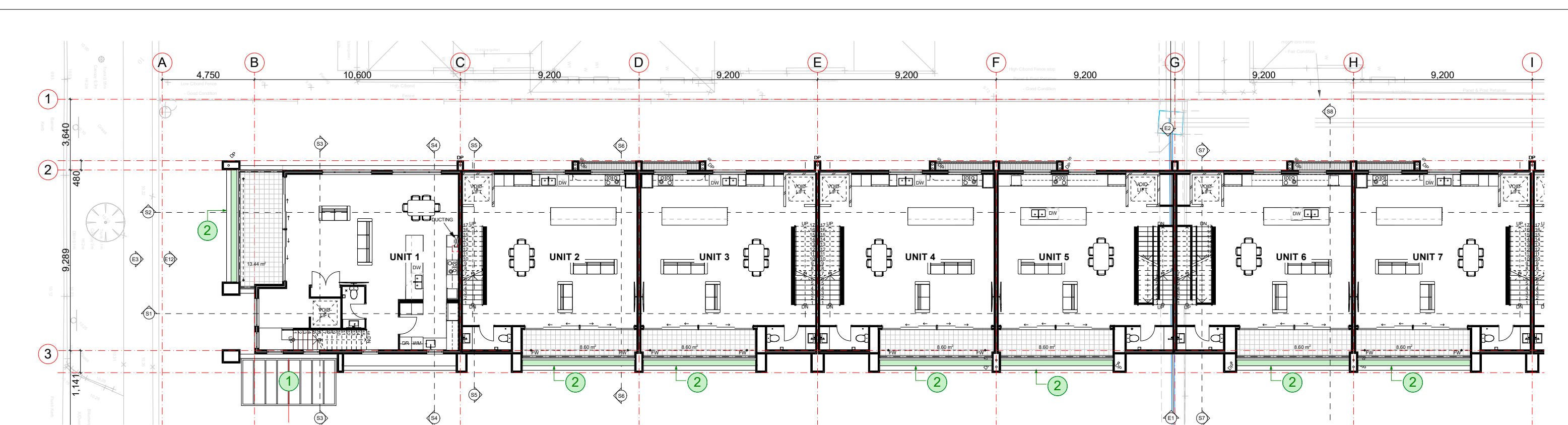
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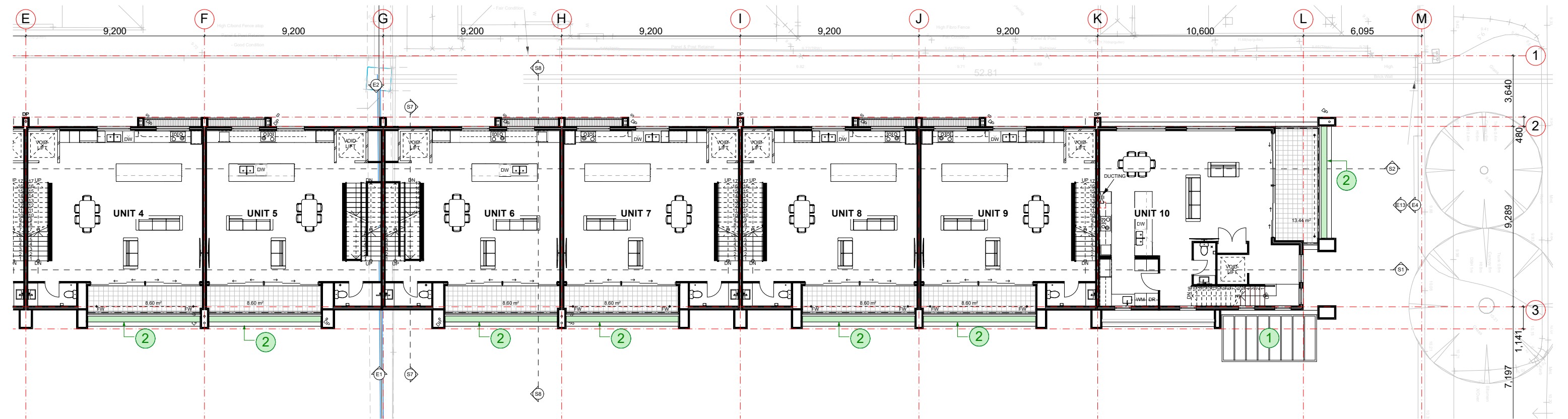
Overall - Ground Floor Plan

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First Floor
Scale 1:100



First Floor
Scale 1:100

REFERENCE DRAWINGS:
B1.01
Bm1.01
C1.01
Cm1.01
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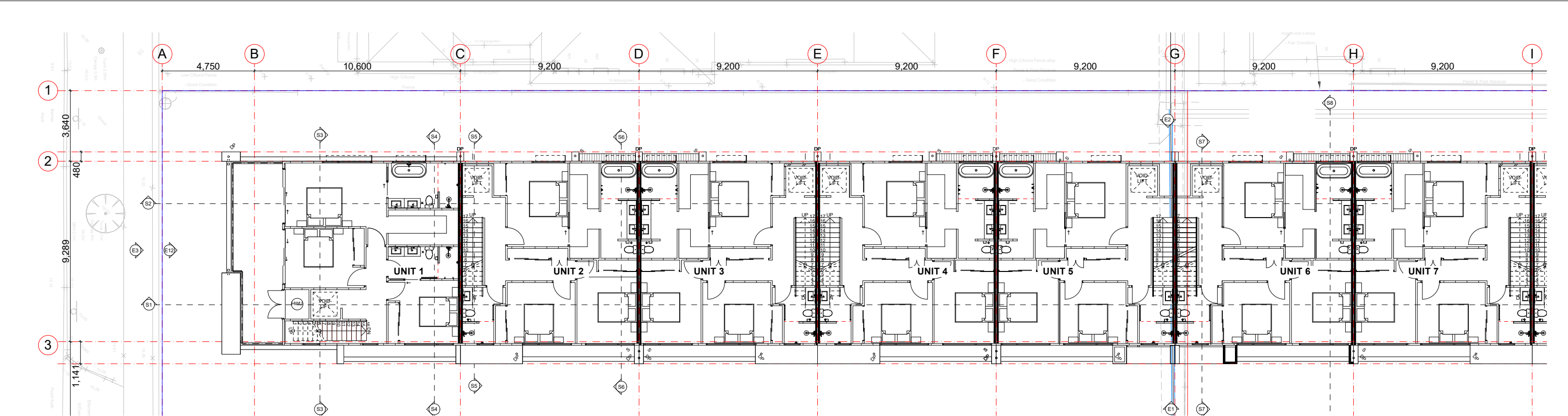
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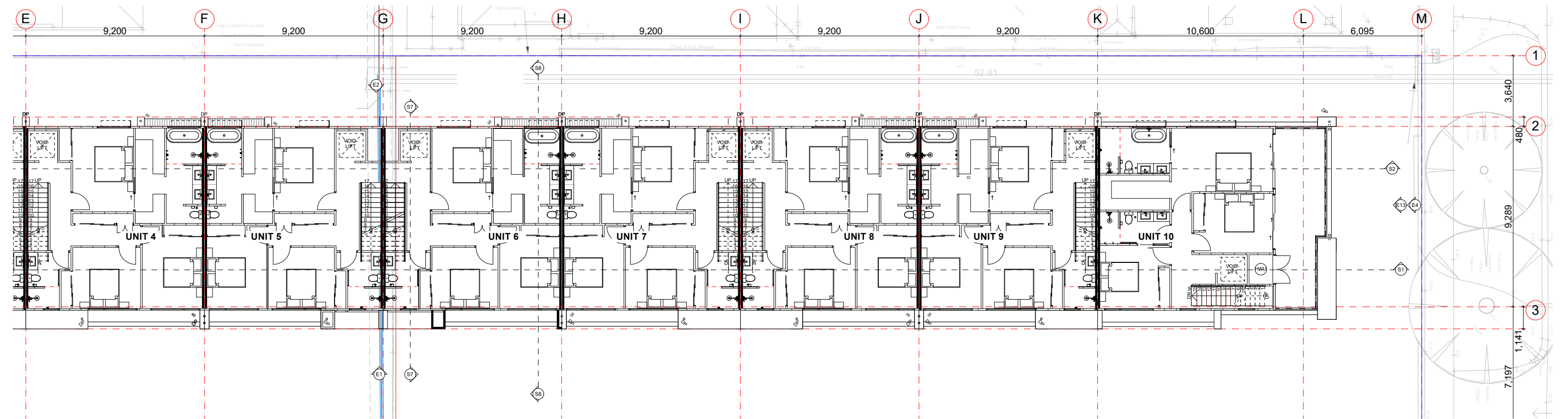
Overall - First Floor Plan

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A2.03 Second Floor
Scale 1:100



A2.03 Second Floor
Scale 1:100

REFERENCE DRAWINGS:
B1.01
Bm1.01
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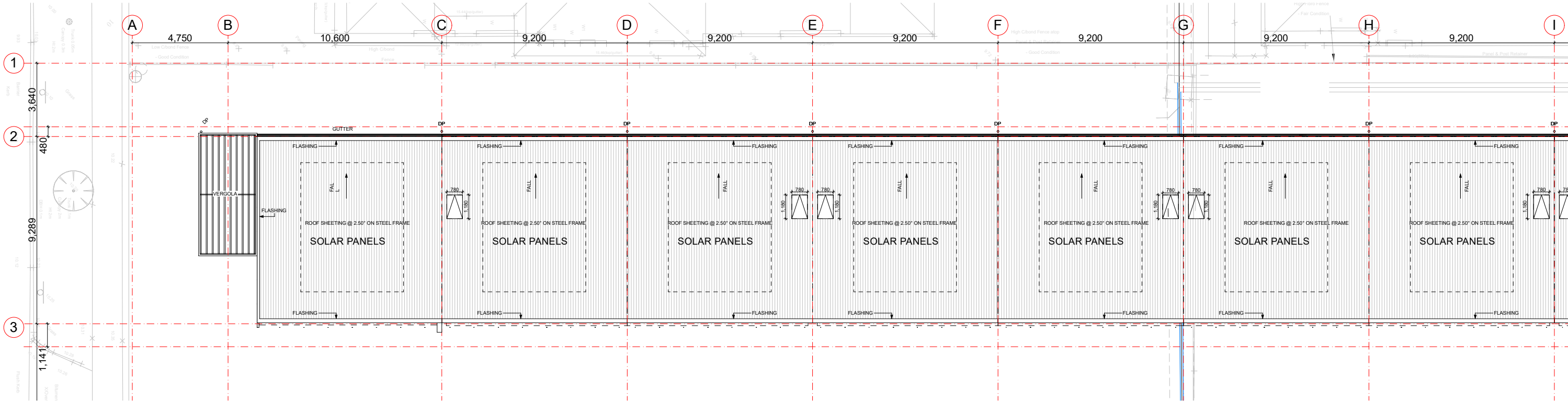
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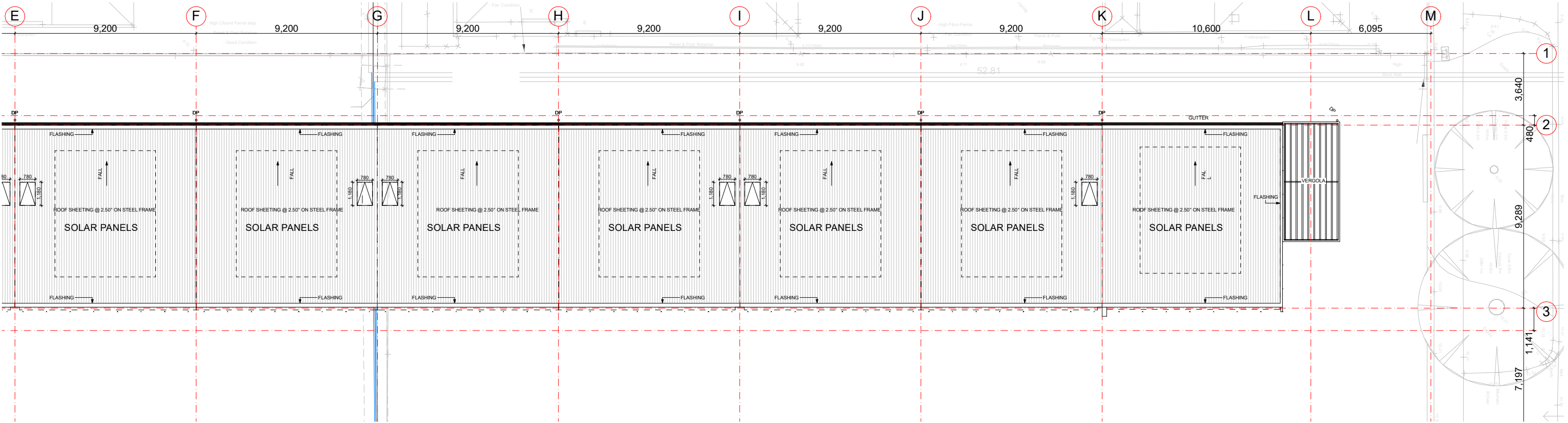
Sheet Name
Overall - Second Floor Plan

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Roof
Scale 1:100



Roof
Scale 1:100

REFERENCE DRAWINGS:
B1.01
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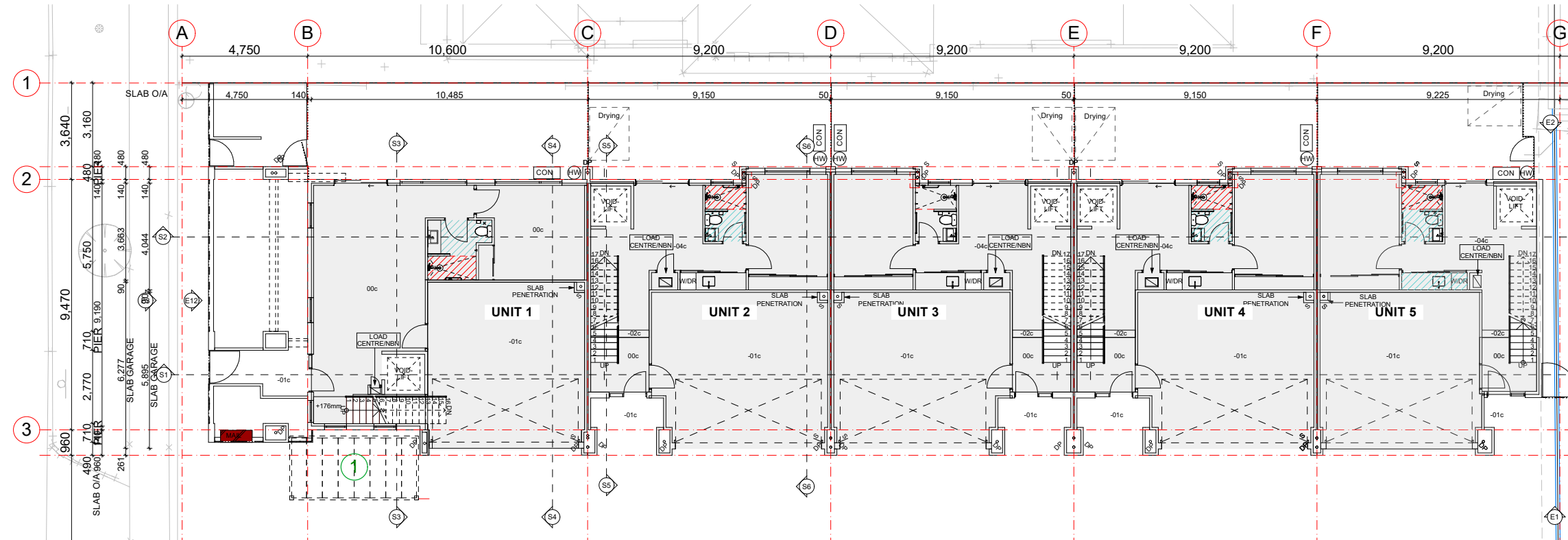
COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name

Overall - Roof Plan

Building Permit

DRAWN	CM	DESIGNED	zz
CHECKED	SM	PRINCIPAL	
DATE	29/07/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		A2.04	Rev A



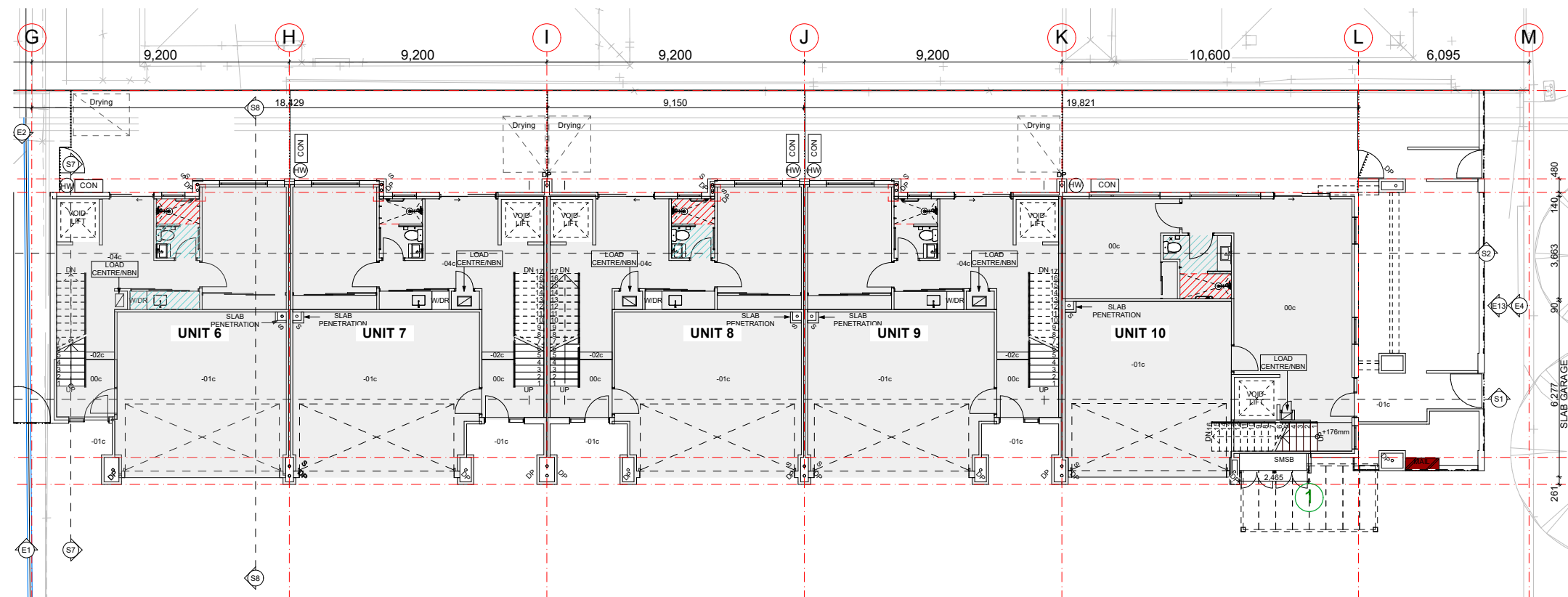
GF Slab Setout
Scale 1:100

GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
CONTRACTOR SHALL CARRY OUT WORK IN CONFORMANCE WITH THE B.C.A. / N.C.C. / RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS
THE MAIN CONTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION TO ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT
LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
CONTRACTOR SHALL CARRY OUT WORK IN CONFORMANCE WITH THE B.C.A. / N.C.C. / RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS
SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCIES
ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING
REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATIONS OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING
ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES
THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE
THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL SITE CONDITIONS & ACCESS REQUIREMENTS
REFER TO WALL TYPES PLANS FOR WALL & STRUCTURAL COLUMN SETOUTS
REFER SLAB SETOUT PLANS FOR SLAB SETOUTS
ENSURE ALL STRUCTURAL STEEL COLUMNS WITHIN 3m OF SITE BOUNDARY TO BE FIRE PROTECTED TO CODES AND STANDARDS
INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEAL AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.

NOTES

- KUNISEAL (O.A.E.) TO ALL COLD JOINTS
- CONFIRM LOCATION OF INSPECTION / CLEANOUT POINTS TO ALL SOIL STACKS WITH ARCHITECT PRIOR TO INSTALLATION
- SERVICES PENETRATION THROUGH WALLS AND FLOORS WHICH REQUIRES FIRE RATING SHALL BE PROTECTED BY APPROPRIATE FIRE COLLAR
- RAINWATER PIPES, WASTE PIPES, SOIL STACKS AND THE LIKE IN WALL CAVITIES SHALL BE ACOUSTICALLY LAGGED O.A.E.
- DRAINAGE PIPES OF BALCONIES, PLANTERS, CONC. ROOFS SHALL BE CAST INTO SLAB WHERE THERE IS NO SUFFICIENT CEILING SPACE OR NO SOFFIT LINING TO CONCEAL PIPES. APPLICABLE TO ALL AREAS EXCEPT FOR THE CONCRETE SOFFIT OF CARPARK / DRIVEWAY
- FLOOR WASTES, DRAINAGE POINTS AND PLANTER DRAINS TO LOCATIONS SHOWN ON FLOOR PLANS. REFER NOTE ABOVE FOR PIPE CAST INTO SLABS. REF. HYD
- PROVIDE SKIRTING TILES AND DOOR THRESHOLD TILES TO BALCONIES
- PROVIDE COMPLIANCE ALUMINIUM NOSING TO STAIR TREADS
- PROVIDE RONDO FINISHING TRIMS TO ALL HARDWARE
- PLASTER AND DRYLINED INTERNAL & EXTERNAL WALLS. RONDO TRIM MATERIAL SELECTIONS SHALL BE APPROPRIATE FOR THE INTENDED ENVIRONMENT
- GENERAL ARRANGEMENT PLANS DIMENSIONED TO WALL LINING
- PROVIDE FINISHING EDGE TRIMS FOR INTERNAL & EXTERNAL TIMBER FLOOR, TILED FLOOR, TILED WALL AT THE FOLLOWING TYPICAL LOCATIONS:
a) HORIZONTAL SURFACES:
i) ALONG THE CHANGE OF FINISHES
ii) ALONG FREE EDGE END TERMINATIONS
iii) ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL & VERTICAL SURFACES
b) VERTICAL SURFACES:
i) ALONG FREE EDGE END TERMINATIONS



GF Slab Setout
Scale 1:100

NOTES:

DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE

FLOOR PLANS

OVERALL SETOUTS, WINDOWS AND DOORS TYPES. GENERAL APARTMENTS LAYOUTS AND PLUMBING LOCATIONS

WALL TYPES

FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE.

SLAB SETOUT

LOCATION OF SLAB EDGES, SET DOWNS, PENETRATIONS AND PLUMBING SETOUT

LEGEND:

30mm WET AREA SET DOWN
50mm WET AREA SET DOWN

NOTES:

- STRUCTURAL ENGINEER DRAWINGS TAKE PRECEDENCE FOR SLAB THICKNESS
- FIRE COLLAR TO SERVICE PENETRATION THROUGH SLAB, TYPICAL
- SERVICES SHAFTS PENETRATING THROUGH S.O.U. MUST ACHIEVE FRL -180/90
- CROSS CHECK SLAB SETOUT WITH WALL SETOUT DRAWINGS
- TYPICALLY, WET AREA SETDOWN ARE ALIGNED TO STUD FRAME FACE
- PLASTERBOARD / FYRECHEK TO BE FLUSH AGAINST STUD AND SLAB SETDOWN FACE
- TYPICALLY, EXTERNAL SLAB STEPS ARE TO EXTERNAL FYRECHEK FACE
- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

REFERENCE DRAWINGS
B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01
For detailed slab setout



(08) 6243 6405
0438420344
urbanize@urbanize.com.au

DATE	REV	REASON FOR ISSUE	BY
29.07.26	A	Re-Issue for Consultants	
26.06.26	-	Issue for Consultants	

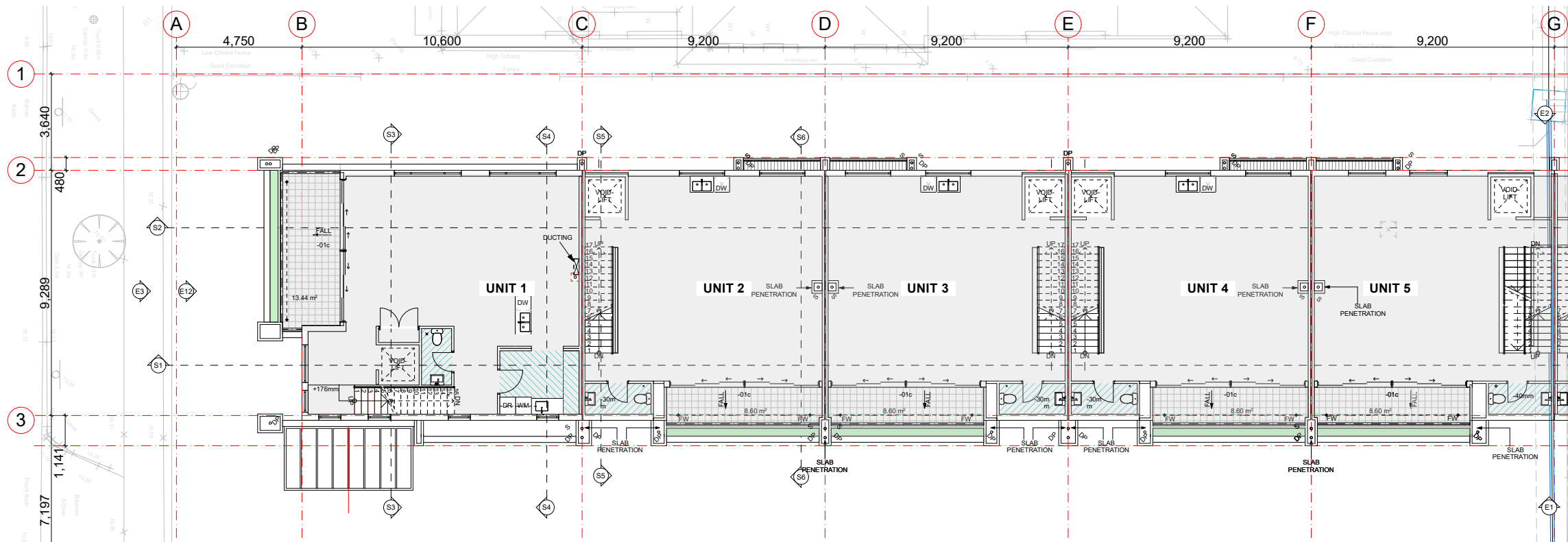
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COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name
Slab setout Plan - Ground Floor

Building Permit

DRAWN	CM	DESIGNED	zz
CHECKED	SM	PRINCIPAL	
DATE	29/07/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		A2.10	Rev A



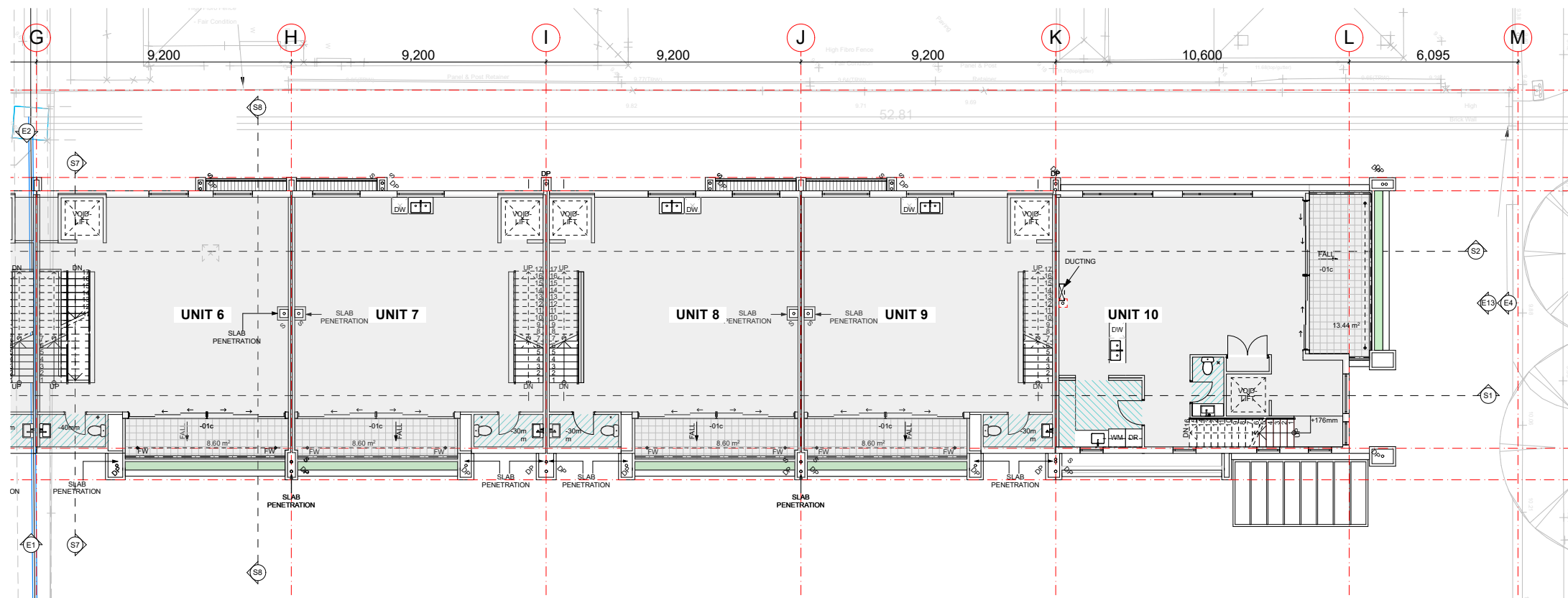
First Floor Slab Setout
Scale 1:100

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ii) ALONG FREE EDGE END TERMINATIONS
iii) ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL & VERTICAL SURFACES
b) VERTICAL SURFACES:
i) ALONG FREE EDGE END TERMINATIONS



First Floor Slab Setout
Scale 1:100

NOTES:

DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE

FLOOR PLANS

OVERALL SETOUTS, WINDOWS AND DOORS TYPES. GENERAL APARTMENTS LAYOUTS AND PLUMBING LOCATIONS

WALL TYPES

FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE.

SLAB SETOUT

LOCATION OF SLAB EDGES, SET DOWS, PENETRATIONS AND PLUMBING SETOUT

LEGEND:

30mm WET AREA SET DOWN

50mm WET AREA SET DOWN

NOTES:

- STRUCTURAL ENGINEER DRAWINGS TAKE PRECEDENCE FOR SLAB THICKNESS
- FIRE COLLAR TO SERVICE PENETRATION THROUGH SLAB, TYPICAL
- SERVICES SHAFTS PENETRATING THROUGH S.O.U. MUST ACHIEVE FRL >= 90/90
- CROSS CHECK SLAB SETOUT WITH WALL SETOUT DRAWINGS.
- TYPICALLY, WET AREA SETDOWN ARE ALIGNED TO STUD FRAME FACE
- PLASTERBOARD / FYRECHEK TO BE FLUSH AGAINST STUD AND SLAB SETDOWN FACE.
- TYPICALLY, EXTERNAL SLAB STEPS ARE TO EXTERNAL FYRECHEK FACE.
- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

REFERENCE DRAWINGS

B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01

For detailed slab setout

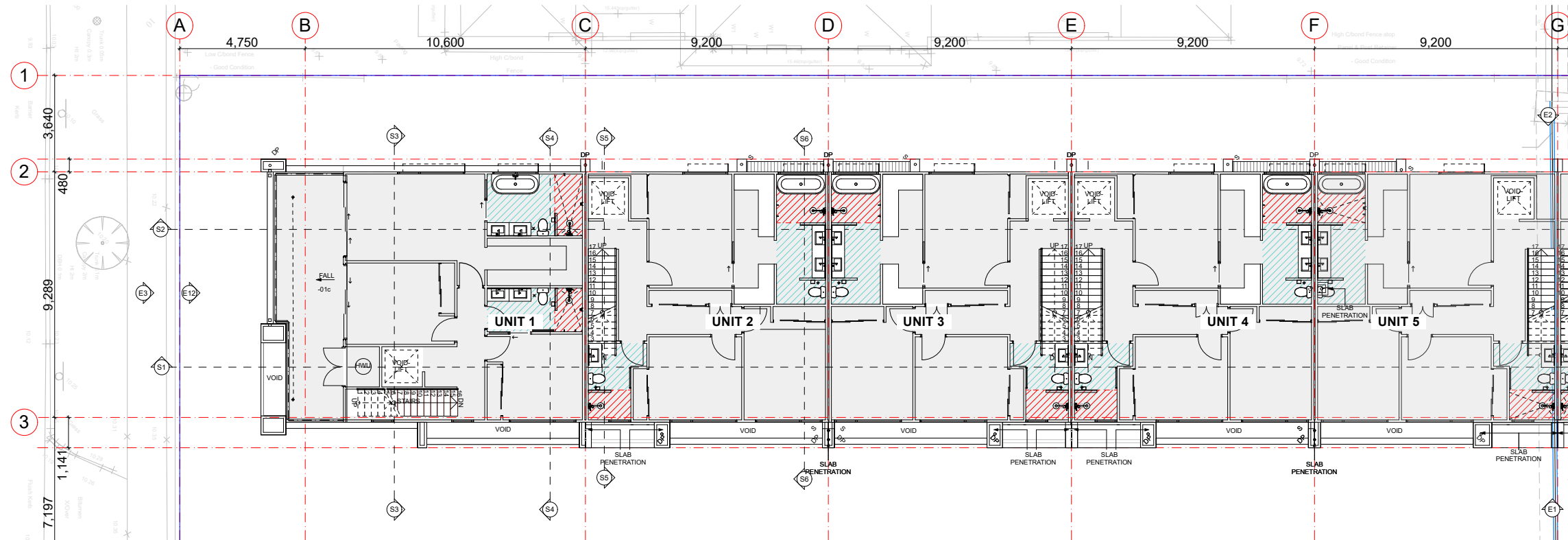


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DATE	REV	REASON FOR ISSUE	BY
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COMO TOWNHOUSE DEVELOPMENT 124-126 Lockhart St, Como, WA 6152				DRAWN	CM	DESIGNED	zz
				CHECKED	SM	PRINCIPAL	
Sheet Name				DATE	29/07/2026	Principal	
Slab setout Plan - First Floor				PROJECT No.	630-GRI	DRAWING No.	REV.
Building Permit				Scale as shown - Half Scale @ A3		A2.11	Rev A

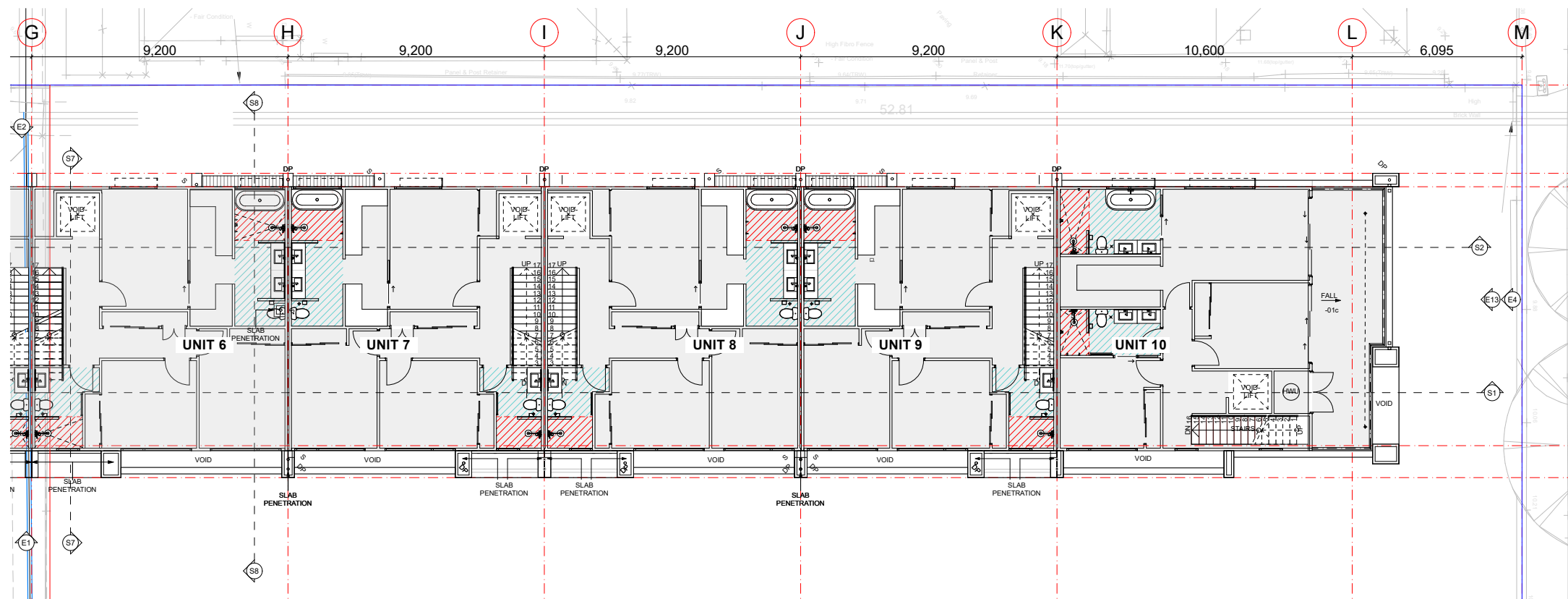


Second Floor Slab Setout
Scale 1:100

GENERAL NOTES

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- NOTES**
- UNISEAL (O.A.E.) TO ALL COLD JOINTS
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 - RAINWATER PIPES, WASTE PIPES, SOIL STACKS AND THE LIKE IN WALL CAVITIES SHALL BE ACoustically LAGGED O.A.E.
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 - i) ALONG THE CHANGE OF FINISHES
 - ii) ALONG FREE EDGE END TERMINATIONS
 - iii) ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL & VERTICAL SURFACES
 - b) VERTICAL SURFACES:
 - i) ALONG FREE EDGE END TERMINATIONS



Second Floor Slab Setout
Scale 1:100

NOTES:

DIMENSIONS PROVIDED ON GENERAL ARRANGEMENT PLANS ARE TO WALL STRUCTURE

FLOOR PLANS

OVERALL SETOUTS, WINDOWS AND DOORS TYPES. GENERAL APARTMENTS LAYOUTS AND PLUMBING LOCATIONS

WALL TYPES

FULL SETOUT OF WALLS AND WINDOWS, WALL TYPES TAGGED FOR REFERENCE.

SLAB SETOUT

LOCATION OF SLAB EDGES, SET DOWNS, PENETRATIONS AND PLUMBING SETOUT

LEGEND:

- 30mm WET AREA SET DOWN
- 50mm WET AREA SET DOWN

NOTES:

- STRUCTURAL ENGINEER DRAWINGS TAKE PRECEDENCE FOR SLAB THICKNESS
- FIRE COLLAR TO SERVICE PENETRATION THROUGH SLAB, TYPICAL
- SERVICES SHAFTS PENETRATING THROUGH S.O.U. MUST ACHIEVE FRL -180/90
- CROSS CHECK SLAB SETOUT WITH WALL SETOUT DRAWINGS
- TYPICALLY, WET AREA SETDOWN ARE ALIGNED TO STUD FRAME FACE
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- TYPICALLY, EXTERNAL SLAB STEPS ARE TO EXTERNAL FYRECHECK FACE
- DIMENSIONS PROVIDED ARE TO STRUCTURE EXCLUDING FINISHES LAYERS.

REFERENCE DRAWINGS

B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01

For detailed slab setout

URBANIZE

(08) 6243 6405
0438420344
urbanize@urbanize.com.au

DATE	REV	REASON FOR ISSUE	BY
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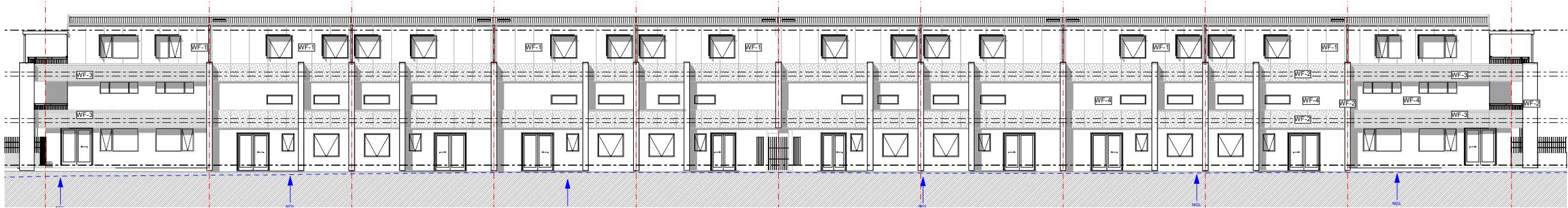
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Building Permit

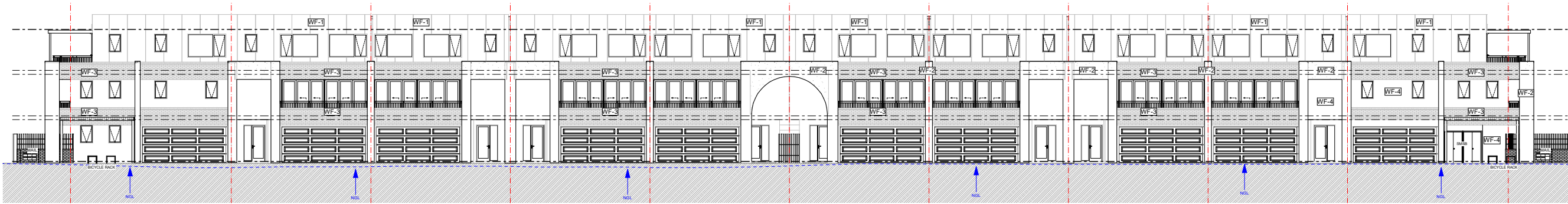
DRAWN	CM	DESIGNED	zz
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DATE	29/07/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		A2.12	Rev A

NOTES

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North Elevation
Scale 1:150



South Elevation
Scale 1:150

WALL FINISHES NOTES:			
WF-1	MATERIAL:	HARDIES EASYLAP WITH TEXTURE PAINT	
	RANGE	COLOUR: MONUMENT	
WF-2	MATERIAL:	MIDLAND BRICK	
	RANGE	COLOUR: CEMENT RENDER WITH LIGHT CREAM TEXTURE COAT	
WF-3	MATERIAL:	MIDLAND BRICK	
	RANGE	COLOUR: RED	
WF-4	MATERIAL:	MIDLAND BRICK	
	RANGE	COLOUR: CEMENT RENDER WITH TEXTURE COAT	

Reference drawing:
B2.01
C2.01



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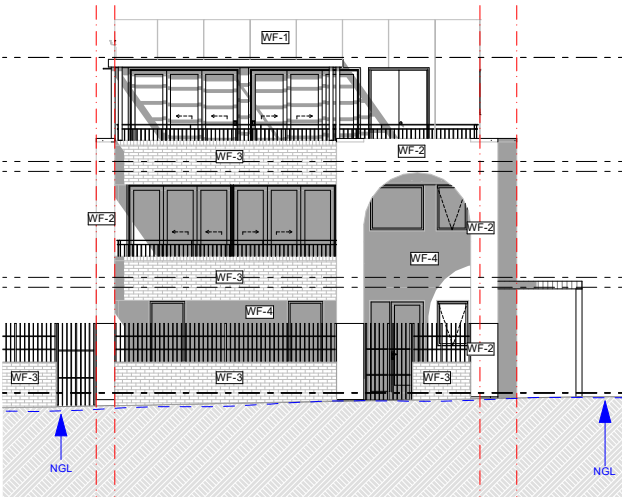
Sheet Name
Elevations - North + South

Building Permit

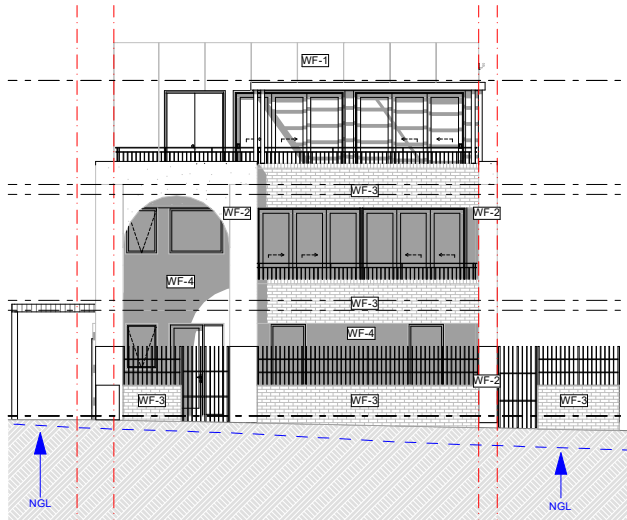
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 - i) ALONG THE CHANGE OF FINISHES
 - ii) ALONG FREE EDGE END TERMINATIONS
 - iii) ALONG EXTERNAL CORNER JUNCTIONS OF HORIZONTAL & VERTICAL SURFACES
 - b) VERTICAL SURFACES:
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West Elevation
Scale 1:100



East Elevation
Scale 1:100



WALL FINISHES NOTES:			
WF-1	MATERIAL: HARDIES EASYLAP WITH TEXTURE PAINT RANGE COLOUR: MONUMENT		
WF-2	MATERIAL: MIDLAND BRICK RANGE COLOUR: CEMENT RENDER WITH LIGHT CREAM TEXTURE COAT		
WF-3	MATERIAL: MIDLAND BRICK RANGE COLOUR: RED		
WF-4	MATERIAL: MIDLAND BRICK RANGE COLOUR: CEMENT RENDER WITH TEXTURE COAT		

Reference drawing:
B2.01
C2.01

URBANIZE

(08) 6243 6405
0438420344
urbanize@urbanize.com.au

29.07.26	A	Re-Issue for Consultants		
26.06.26	-	Issue for Consultants		
DATE	REV	REASON FOR ISSUE	BY	

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COMO TOWNHOUSE DEVELOPMENT
124-126 Lockhart St, Como, WA 6152

Sheet Name

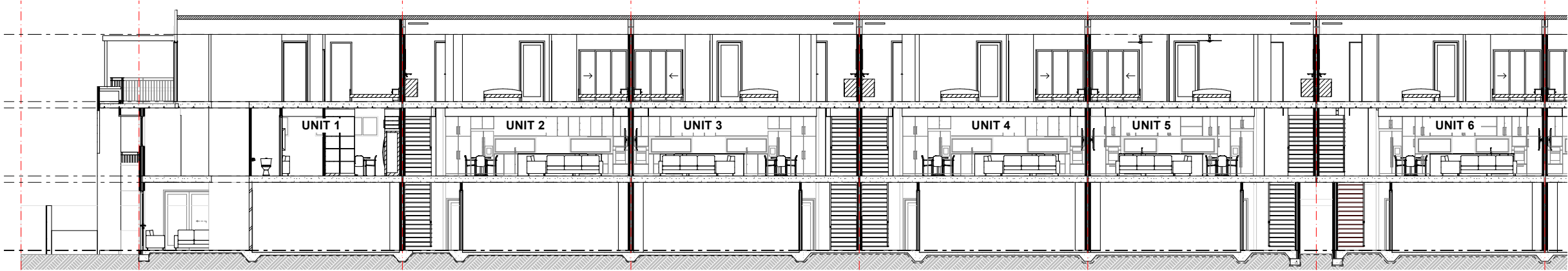
Elevations - East + West

Building Permit

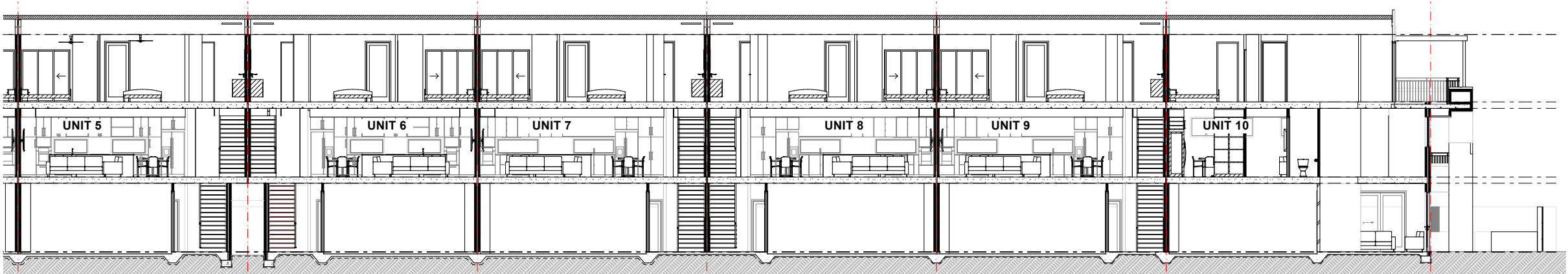
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CHECKED	SM	PRINCIPAL	
DATE	29/07/2026	Principal	
PROJECT No.	630-GRI	DRAWING No.	REV.
Scale as shown - Half Scale @ A3		A3.02	Rev A

NOTES

- KUNISEAL (O.A.E.) TO ALL COLD JOINTS
- CONFIRM LOCATION OF INSPECTION / CLEANOUT POINTS TO ALL SOIL STACKS WITH ARCHITECT PRIOR TO INSTALLATION
- SERVICES PENETRATION THROUGH WALLS AND FLOORS WHICH REQUIRES FIRE RATING SHALL BE PROTECTED BY APPROPRIATE FIRE COLLAR
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S1
Scale 1:100



S1
Scale 1:100

Reference drawing:
B3.01
C3.01

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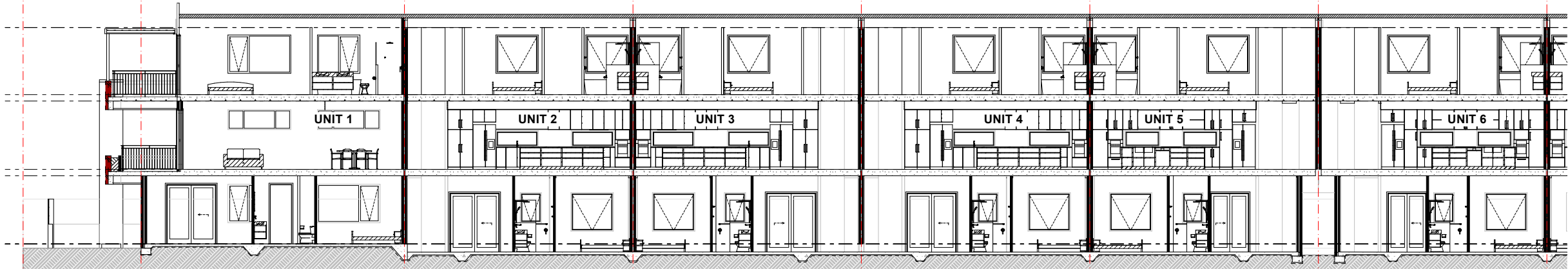
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Sections

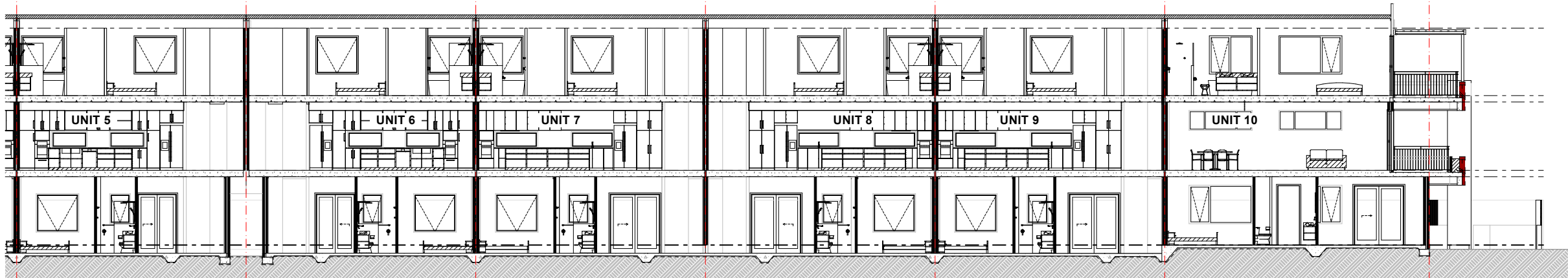
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S2
Scale 1:100



S2
Scale 1:100

REFERENCE DRAWINGS:
B1.01
Bm1.01
C1.01
Cm1.01
D1.01
Dm1.01

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124-126 Lockhart St, Como, WA 6152

Sheet Name

Sections

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Scale as shown - Half Scale @ A3		A4.02	Rev A

124 - 126 LOCKHART ST,
Como, Western Australia

Landscape Design
DA Submission - May 2026

SITE CONTEXT + APPROACH

SITE CONTEXT

The lots of 126+126 provide a unique opportunity to create a functioning laneway that can be both a civic space, vehicle laneway, landscape lane and vested setback area that will always allow ventilation through the dwellings.

The streetscape for Lockhart St is different to Edgcombe in scale and landscape character. Trees to the Lockhart street verge are small in scale and unusual in that they are predominantly Macadamia trees. Edgcombe in contrast has mature WA Peppermint Trees.

LANDSCAPE APPROACH

The landscape design can be summarised as four main elements:

A. Lockhart + Edgcombe Streetscape

The landscapes for the entries reflect an urban and quality aspiration. they are designed to provide a softscape street identity and to allow productive garden spaces (Lockhart) and floral display (Edgcombe)

B. Welcome Entrances

Elevated arbors provide a landscape entry to the laneway from both streets and to the centre. Special dwelling entry gardens provide a garden identity for the development, whilst allowing individual accents in planting selections develop over time.

C. Verdant South

Planters to the south will provide a distinctive microclimate for shade loving natives and Australian ferns. Refer to laneway sketch for upper level plantings.

D. Private area - Shared Fragrances

Private Courtyards with northern solar access will provide private outdoor amenities and be filled with columnar fragrant trees (Michelias and Native Frangipanis) which can be enjoyed by the community.

KEY - EXISTING SITE AREA

1. Site
2. Neil McDougall Park
3. Coolidge Reserve
4. Manning Community Centre and Primary School
5. Swan River Rowing Club
6. Raffles Hotel
7. Canning Bridge
8. Swan River
9. South Perth Yacht Club
10. Canning Cloister Foreshore
11. Olives Reserve and Dog Park

- ■ ■ TransPerth Train Line
- ■ ■ TransPerth Frequency Bus Route
- ■ ■ Cassey Street Bridge (Proposed)
- Bus Stops
- Canning Bridge Train Station



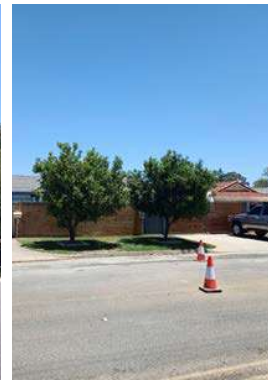
North Boundary Views



Edgcombe St View
Streetscape lined with mature WA peppermints



Lockhart St View
Streetscape is an eclectic mix of small productive trees

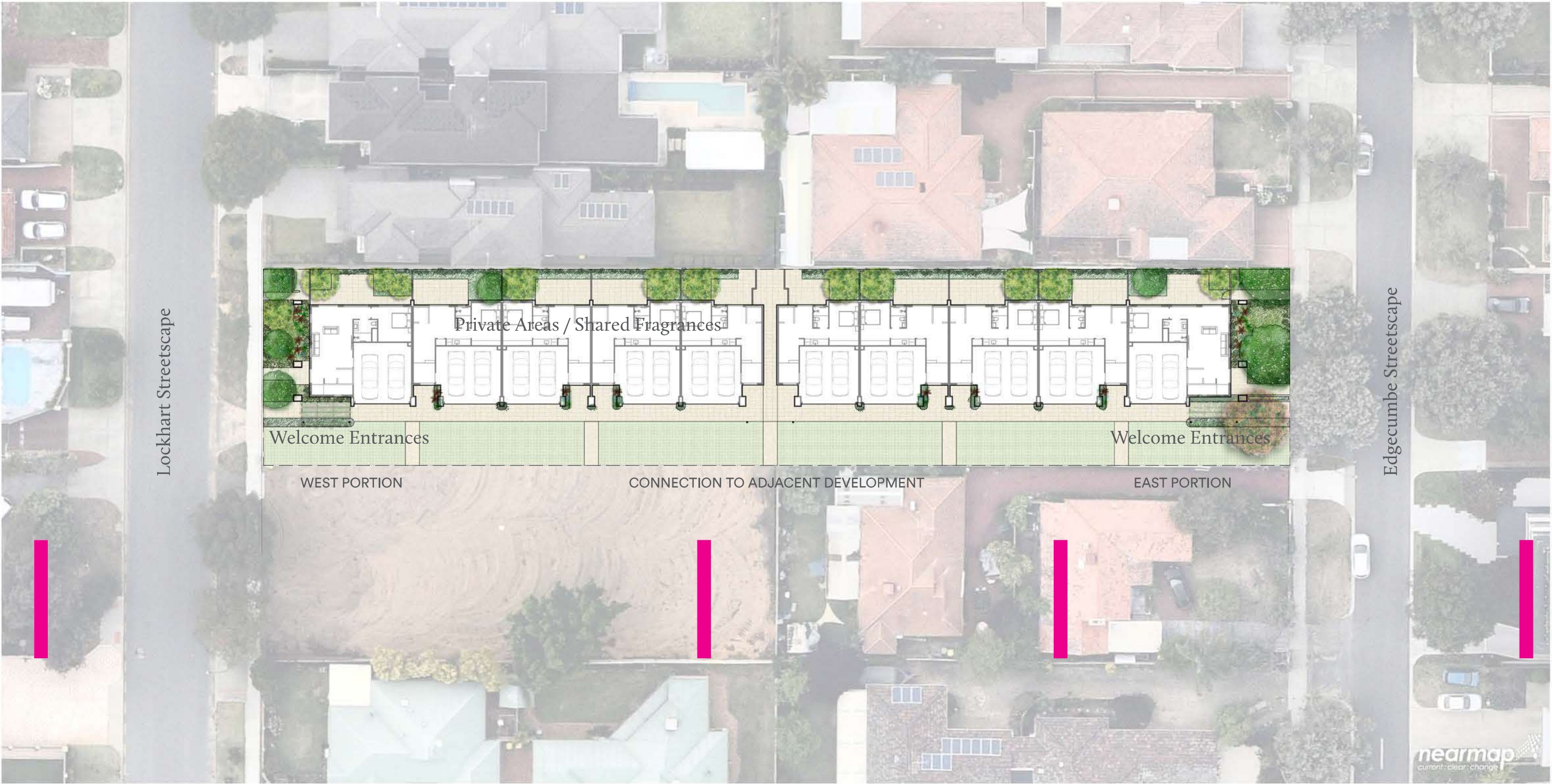


Existing Tree 01
Bauhinia sp is a good size and proposed to be retained



Existing Tree 02
Schefflera sp to be removed (destructive root system)







KEY ELEMENTS

- | | | | |
|--|---|--|--|
| 1. HEDGING - Aromatic Australian native clipped. | 5. FLORAL ENTRANCE PLANTINGS - Native mix: Scaevola, Brachysome, Lomandra 'Lime Tuff'. | 9. FEATURE TRELLIS PLANTING - Mix of native plantings, Anigozanthos' Gold Velvet', Patersonia occidentalis, Conostylis candicans | 12. DRYING COURT |
| 2. GROUNDPLANTING - Banksia, Rhagodia and Anigozanthos 'Yellow Gem' plantings. | 6. PERMEABLE PAVING | 10. ENTRANCE PLANTING - Shade planting mix with feature 'Pipe Planter' Phil. 'Xanadu; Hymenoporum flavum 'Gold Nugget', Aspidistra. Diacondra, Alpinia caerulea, | 13. SMALL TREE - AROMATIC MIX - Michelia Alba + Hymenoporum flavum |
| 3. NATIVE GRASS PLANTINGS - | 7. ELEVATED ARBOR - Plantings of Native Wisteria to trellis from ground. | 11. GENERAL GROUND PLANTING - Lomandra 'Tanika' Eremophila sp, Calothamnus quadrifidus 'Clean & Green' | 14. HEDGING TO BOUNDARY |
| 4. MEDIUM TREE - Tristianopsis Laurina 'Luscious' | 8. LANEWAY SHRUBS - Mix of native shrubs; Ricinocarpus (Pencil Form) Leptospermum sericeum. | | 15. SMALL TREE PLANTINGS |
| | | | 16. PEDESTRIAN PATHWAYS TRAFFICABLE |
| | | | 17. EXISTING FOOTPATH + VERGE |
| | | | 18. PRIVATE TERRACES |



KEY ELEMENTS

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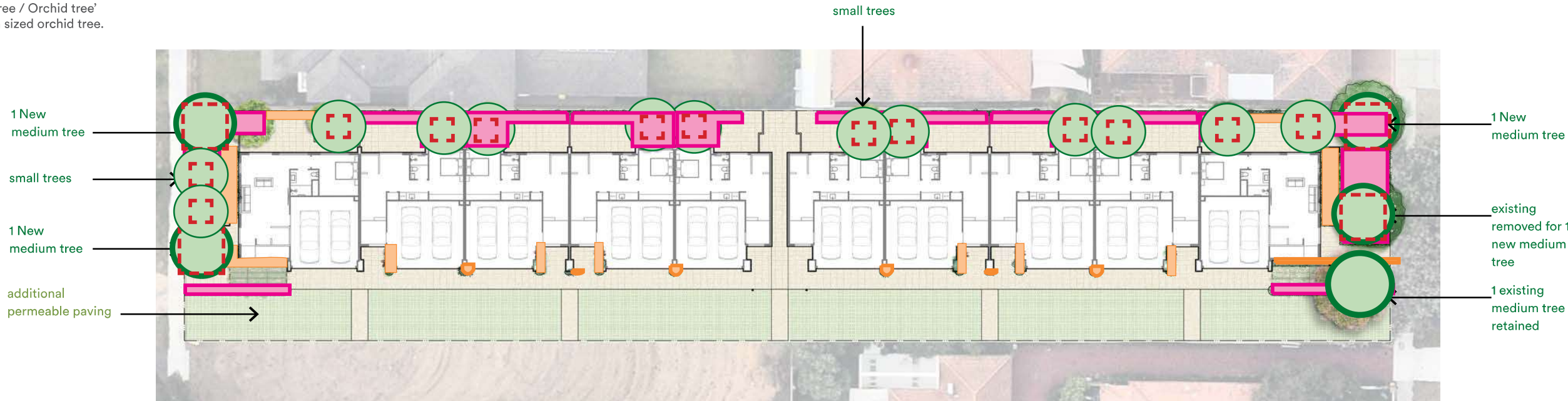


EXISTING TREE TYPE TO BE RETAINED + EXISTING TREE

Bauhinia Purpurea 'Purple Butterfly Tree / Orchid tree'
 Evergreen + Semi-Evergreen Medium sized orchid tree.
 Height: 4-6m x 4-6m wide.

LANDSCAPE METRIC

Ground Level



GROUND FLOOR PLAN

DEEP SOIL AREA REQUIREMENT		
		% of site area
SITE AREA	2124m ²	
REQUIRED DEEP SOIL AREA	149m ²	7% if existing tree retained on site
DEEP SOIL AREAS (open ground below. >1m width)	258m ²	12.1%
GENERAL PLANTING (open ground below. <1m width)	43m ²	
TOTAL PLANTING	301m ²	14.2%

TREE PROVISION REQUIREMENT	
SITE AREA	2124m ²
REQUIRMENT FOR TREES	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² , therefore there is a requirement of 1 large tree and 3 medium trees.
PROPOSED TREES	1 existing medium tree + 4 new medium trees + 13 small trees

- LANDSCAPE KEY
- DEEP SOIL AREAS (Open ground below. 1m minimum width)
 - PERMEABLE PAVING
 - GENERAL PLANTING (Open ground below. <1m width)
 - DEEP SOIL REQUIRED FOR TREES

LANDSCAPE REFERENCES - INDICATIVE PLANTING



MEDIUM TREE - EVERGREEN

Tristaniopsis Laurina 'Luscious'
Height at maturity: 7m high x 4-5m wide



SMALL EVERGREEN TREE

Michelia alba 'Pak Lan'
Evergreen sub-tropical tree with lime-green leaves and per-
fumed flowers
Height: 5-6m high x 3-3.5m wide



SMALL EVERGREEN TREE

Hymenosporum flavum (Native Frangipani)
An open columnar shape evergreen tree with deep yellow
flowers in Summer.
Height: 6m x 4m wide.



DECIDUOUS FLOWERING TREE

Lagerstroemia indica x *fauriei* 'Tuscarora' (Crepe Myrtle)
Upright multi-stemmed feature deciduous tree with a
broad spreading crown and masses of coral red flowers
and a smooth trunk.
Size 6m high x 4m wide



STOCK

Supplier: Ellenby Tree Farm
Stock size: 300Lt
Stock photo: 300lt



STOCK

Supplier: Ellenby Tree Farm
Stock size: 300Lt
Stock photo: 300Lt



STOCK

Supplier: Ellenby Tree Farm
Stock size: 300Lt
Stock photo: 500Lt



STOCK

Supplier: Ellenby Tree Farm
Stock size: 300Lt
Stock photo: 300Lt

LANDSCAPE REFERENCES - INDICATIVE PLANTING



HEDGE PLANTING

Murraya paniculata (Orange Jessamine)



HEDGE PLANTING

Ricinocarpus + Pittosporum tenuifolium 'Screenmaster'



FEATURE PLANTING

Zamia Furfuracea 'Cardboard Plant'
Size at Maturity: 1m high x 1m wide.



FEATURE PLANTING

Cyathea 'Kalgoolie Gold Tree Fern'

A fast growing, native Australian tree fern large, lacy fronds
Size at Maturity: 2-3m high x wide



FEATURE PLANTING

Phormium Tenax 'Purpureum' (Flax)
Perennial with dark bronze leaves
Height: 1.5m-1.5m high x wide



SHADE PLANTING

Aspidistra elatior (Cast Iron Plant)
Size at Maturity: 1m high x 1m wide



SHADE PLANTING

Philodendron 'Xanadu'
Evergreen, low height shrub with deep green foliage

LANDSCAPE REFERENCES - INDICATIVE PLANTING



Scaevola sp. 'Fan flower'
WA Native
0.5m high x 1m wide

Calothamnus rupestris
WA Native
0.5m high x 1.0m wide

Banksia repens
'Creeping Banksia'
WA Native
0.6m high x 3m wide

Grevillea crithmifolia 'Green carpet' + Acacia Saligna
WA Native
0.5m high x 3m wide

Lomandra longifolia 'Tanika' + Lime
Tuff' mix
Aust. Native
50-60cm cm high x wide.

Olearia 'Ghost town'
Native upright shrub
(Australian Native)

CASCADE PLANTING
CASUARINA GLAUCA + Acacia 'Limelight'
Australian native. Lush foliage and compact weeping habit
Height: 50cm high x 1m wide



Brachysome mix
WA Native
40cm high x 40cm wide

Scaevola sp. 'Fan flower'
WA Native
0.5m high x 1m wide

Hardenbergia comptoniana
WA Native
20cm x 3m