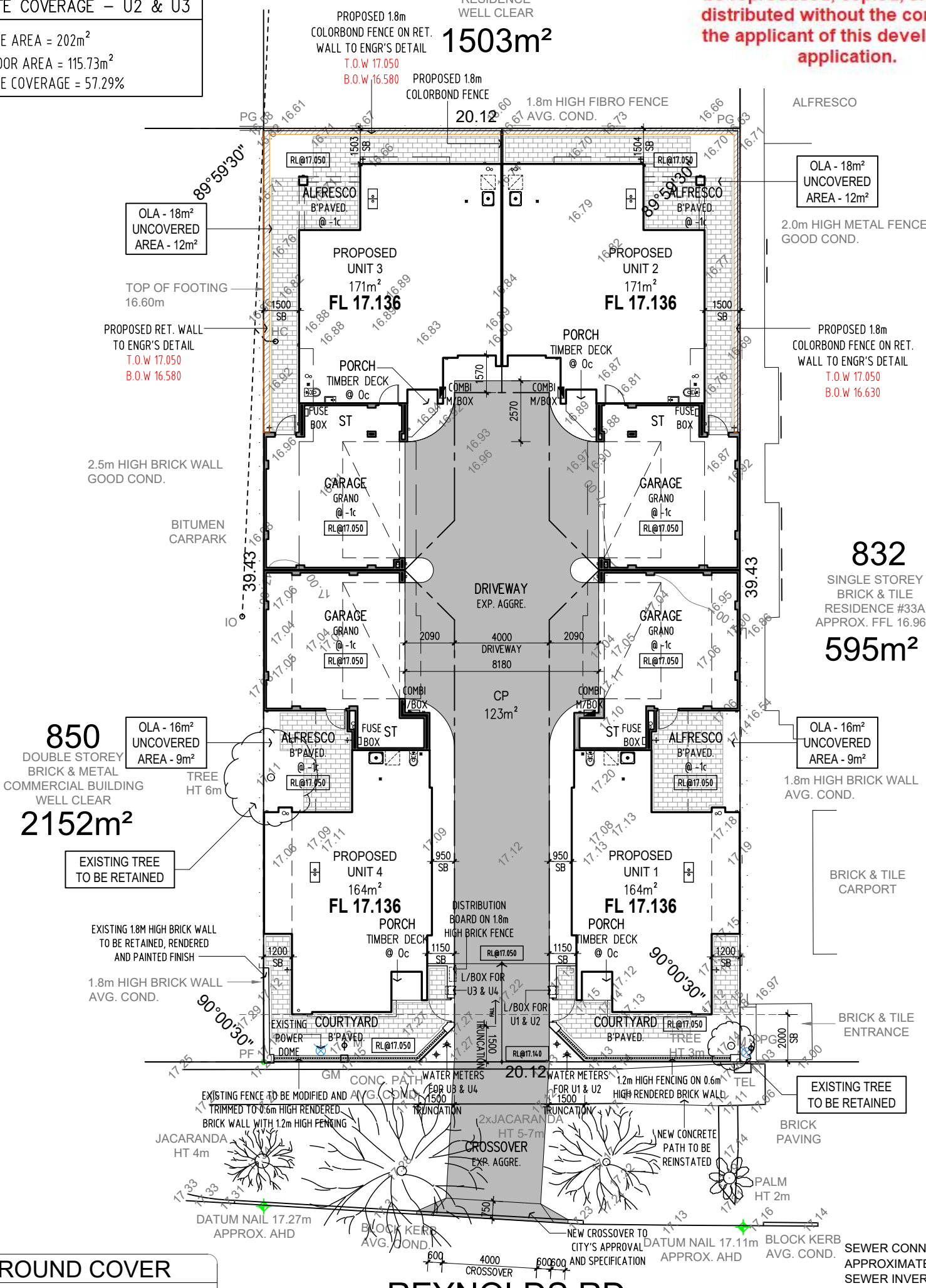
SITE COVERAGE – U1 & U4
SITE AREA = 195m²
FLOOR AREA = 110.55m²
SITE COVERAGE = 59.69%
SITE COVERAGE – U2 & U3
SITE AREA = 202m²
FLOOR AREA = 115.73m²
SITE COVERAGE = 57.29%

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33
SINGLE STOREY BRICK & METAL RESIDENCE WELL CLEAR
1503m²

832
SINGLE STOREY BRICK & TILE RESIDENCE #33A APPROX. FFL 16.96m
595m²

850
DOUBLE STOREY BRICK & METAL COMMERCIAL BUILDING WELL CLEAR
2152m²



SERVICE LEGEND

POWER
- CONSUMER POLE ○ CP
- 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 ϕ M
- PRE-LAID CONN. ○ WPL

SURVEY
- DATUM NAIL ✦
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE PG
- STAKE FOUND ○ STF

LOT RECORDS

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

AREA: ESTAB 11/1927
COASTAL DISTANCE 1.5-10km
LOT: 208
AREA: 793 m²

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

GROUND COVER

SANDY / GRASS / WEED

SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEWER INVERT LEVEL 14.85
SEWER BROUGHT UP 0.60
DEPTH TO CONNECTION 1.41

REYNOLDS RD
BITUMEN

TITLE : FEATURE SURVEY
CLIENT : HAP VO DEVELOPMENT PTY LTD
BUILDER : N/A

LOT : 208 No. 35 REYNOLDS RD
SUBURB : APPLECROSS — P : 4990
AUTHORITY : CITY OF MELVILLE — C/T : 2048/227
UBD REF : 308 D 8 — GPS : S 32.01507° E 115.84238°

5 0 2.5 5 10 15

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

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		14/07/21	1:200	41050-02-200	A

SITE PLAN

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) RAYNOLDS ROAD, APPLLECROSS, WA

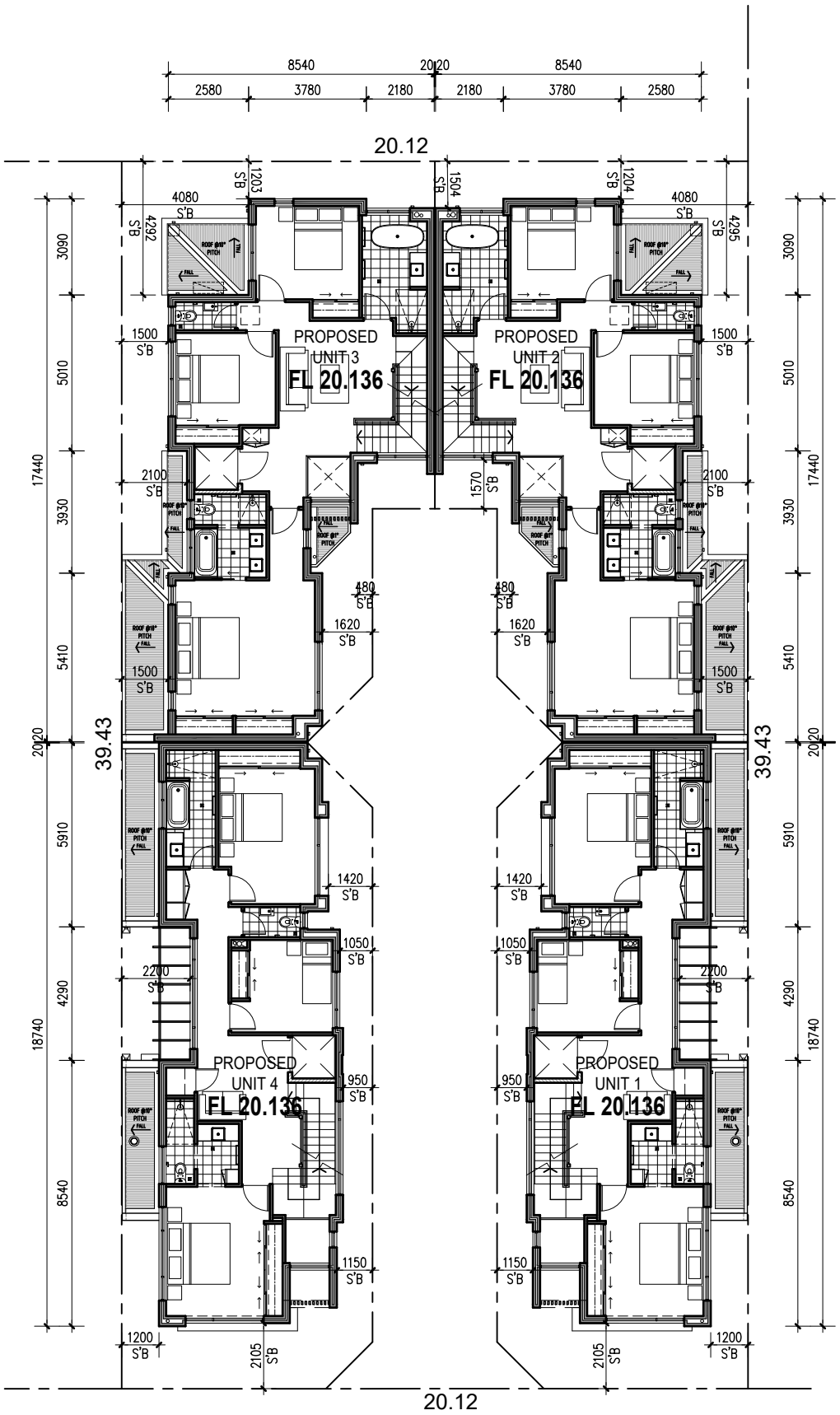
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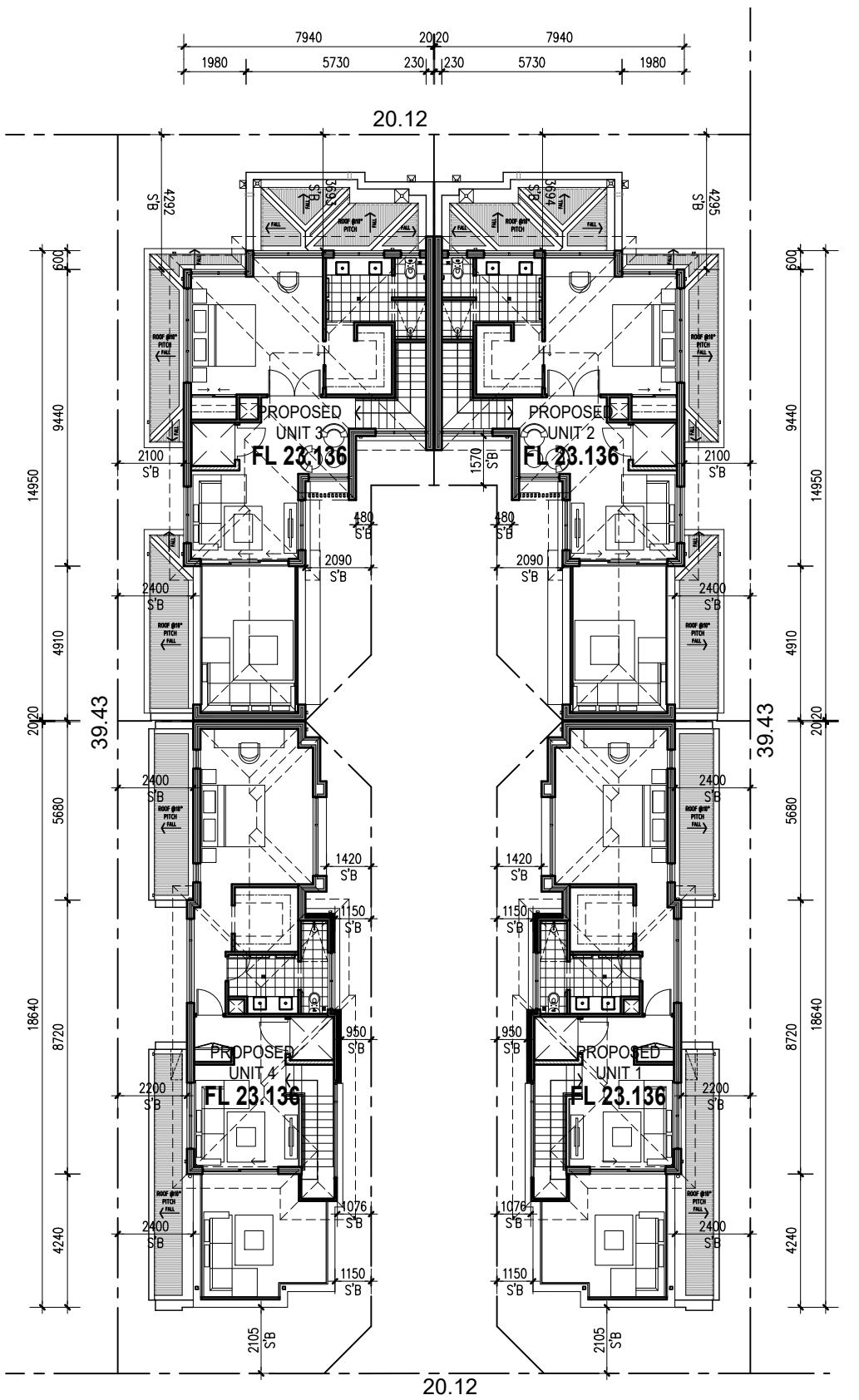
CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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OVERALL FIRST FLOOR PLAN

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size

OVERALL SECOND FLOOR PLAN

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) RAYNOLDS ROAD, APPLLECROSS, WA

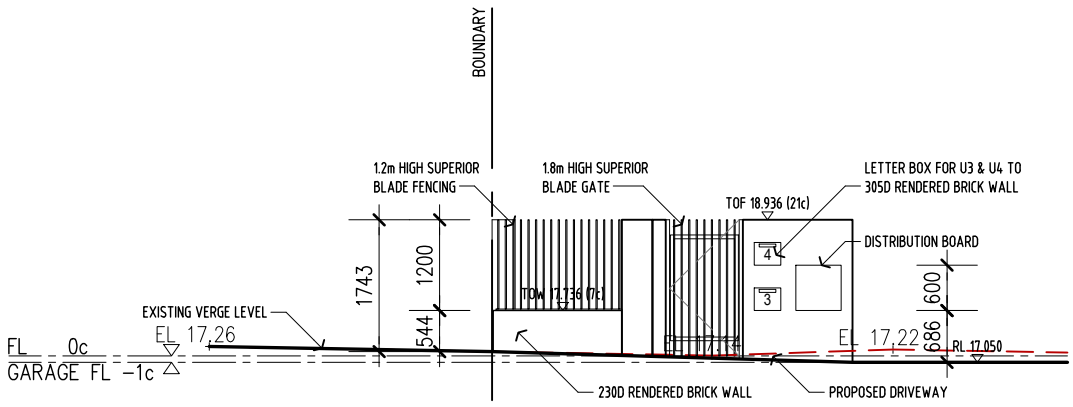
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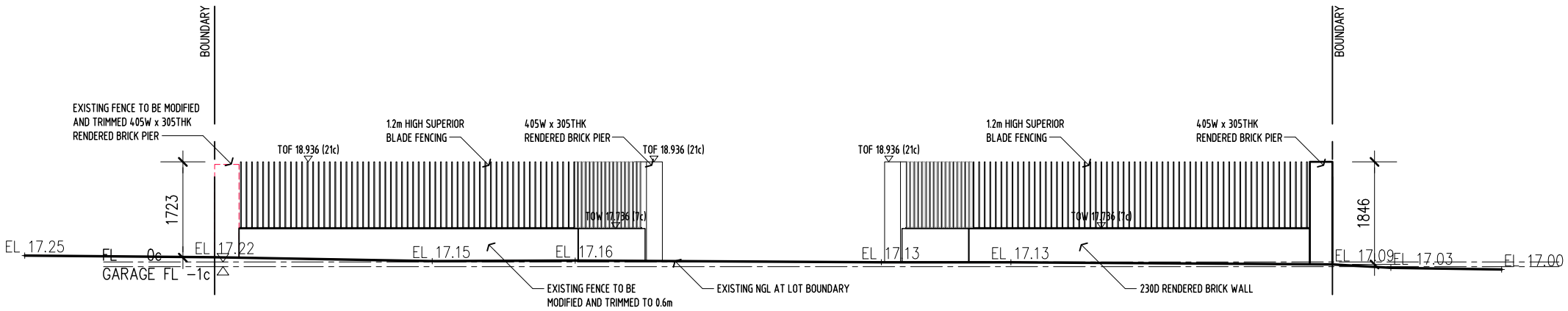
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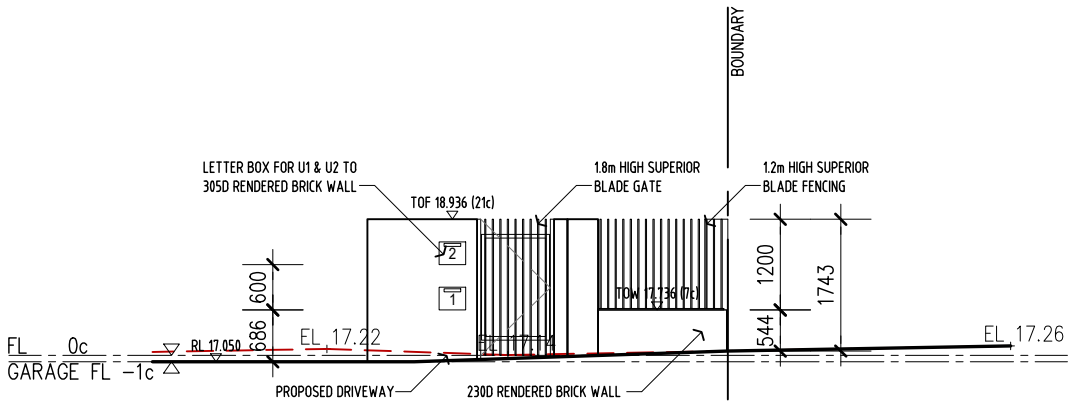
FENCE ELEVATION 1

SCALE 1 : 100 @ A3 size



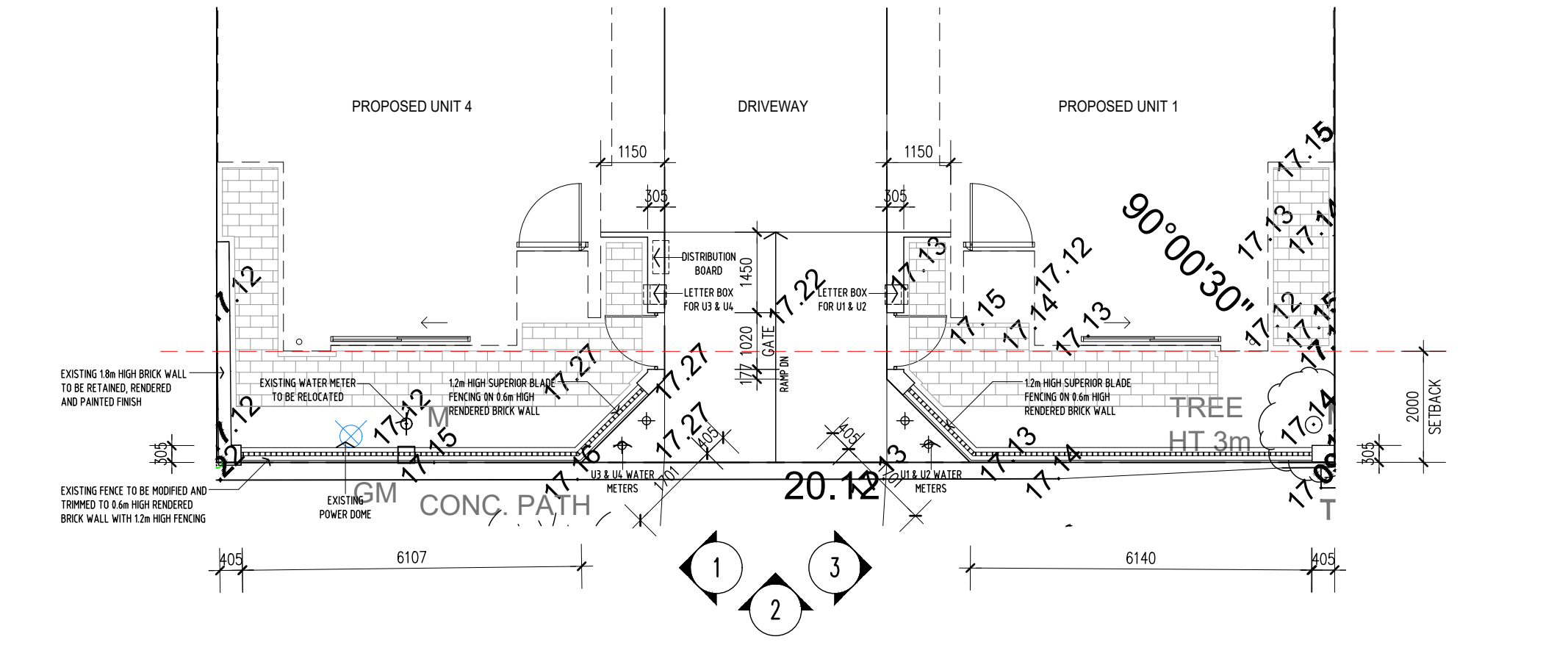
FENCE ELEVATION 2

SCALE 1 : 100 @ A3 size



FENCE ELEVATION 3

SCALE 1 : 100 @ A3 size



FENCE LAYOUT AND DETAILS

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 | drawn: CP | scale: 1 : 200 @ A3 | project no: 19007 | drawing/rev no: P008 | PLANNING

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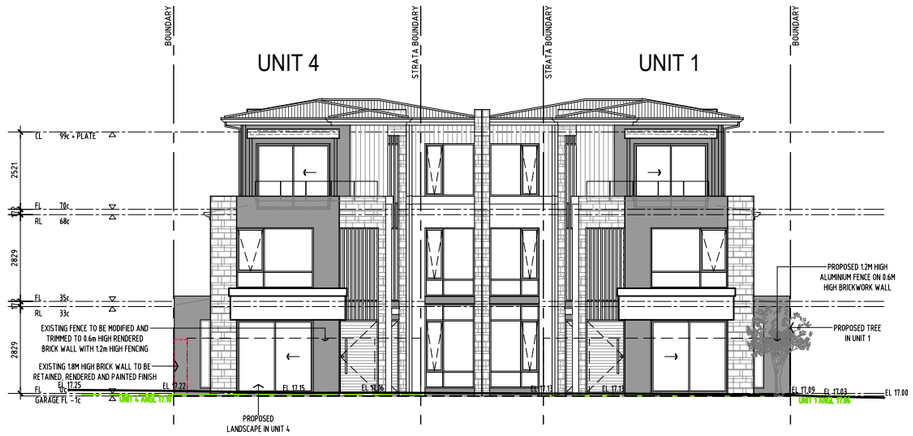
Document Set ID: 5853866
Version: 1, Version Date: 02/06/2022

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

PLANNING

date: 06 MAY 2022 | drawn: CP | scale: 1 : 200 @ A3 | project no: 19007 | drawing/rev no: P009



NORTH-EAST BOUNDARY ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size



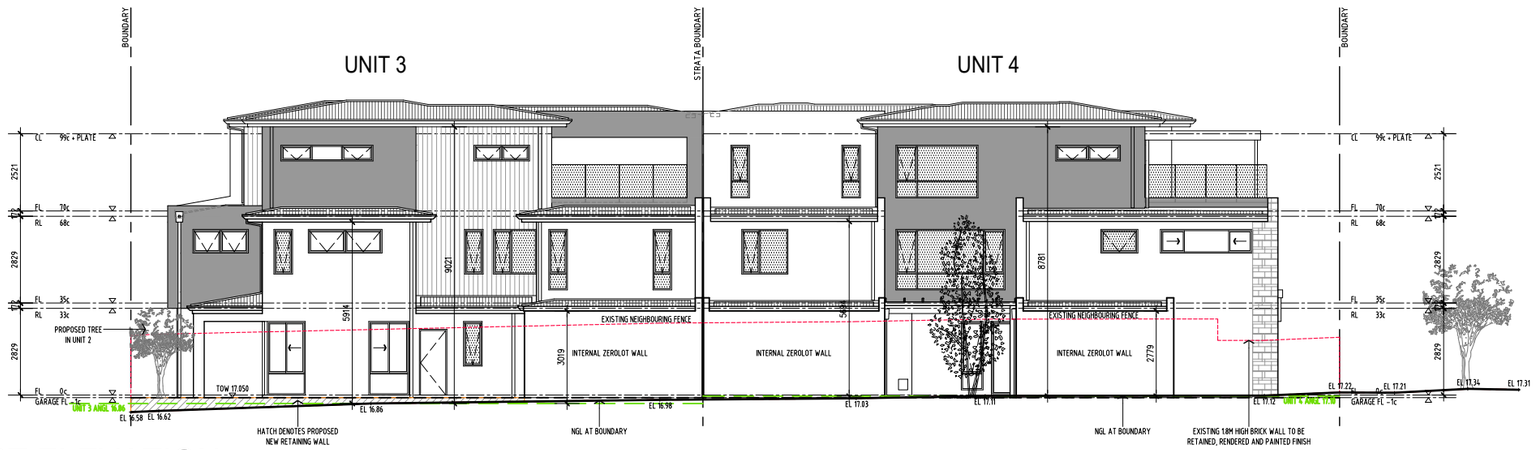
SOUTH-WEST BOUNDARY ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size



NORTH-WEST BOUNDARY ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size



SOUTH-EAST ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size

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1148 MODILLON AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

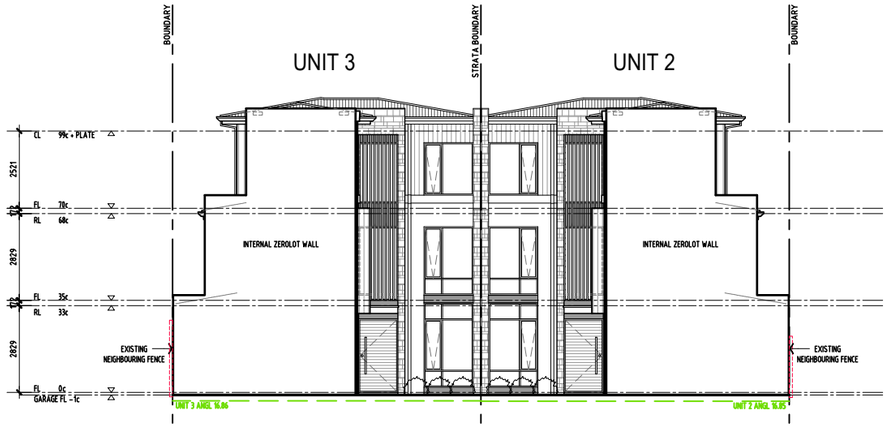
Document Set ID: 5852866
Version: 1, Version Date: 02/06/2022

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

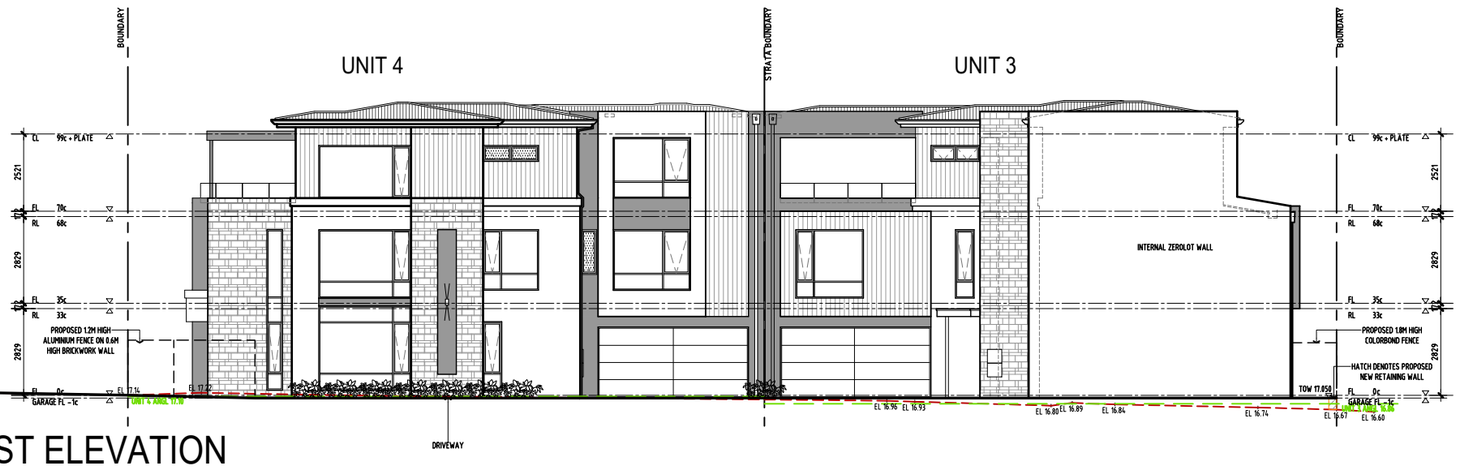
PLANNING

date: 06 MAY 2022 | drawn: CP | scale: 1 : 200 @ A3 | project no: 19007 | drawing/rev no: P10



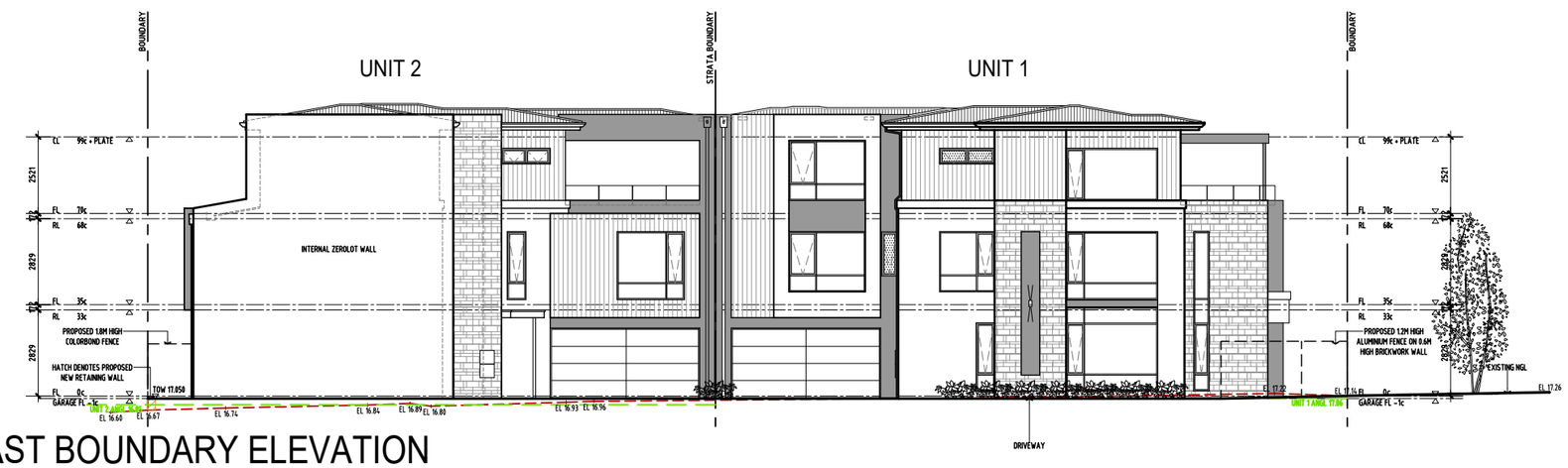
NORTH-EAST BOUNDARY ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size



NORTH-WEST ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size



SOUTH-EAST BOUNDARY ELEVATION

SCALE 1 : 200 @ A3 size
SCALE 2 : 150 @ A2 size

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ARCHITECT:
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1149 MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6480 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: ablng@abellingarchitect.com

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UNIT 1

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

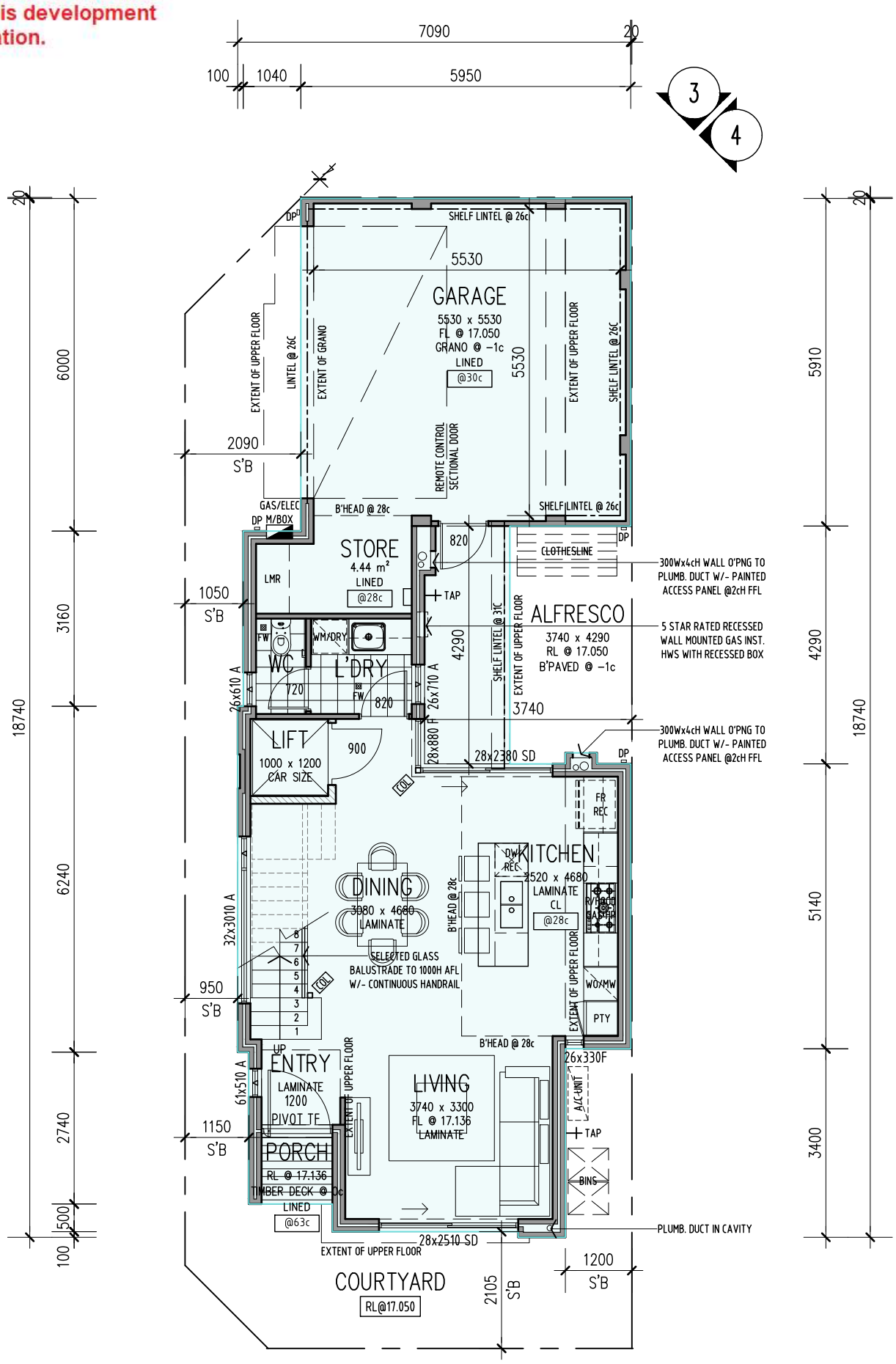
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO GROUND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO GROUND FLOOR CEILING



SITE COVERAGE
= 110.55 M² (56.69%)

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P101 PLANNING

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114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 1

SD DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

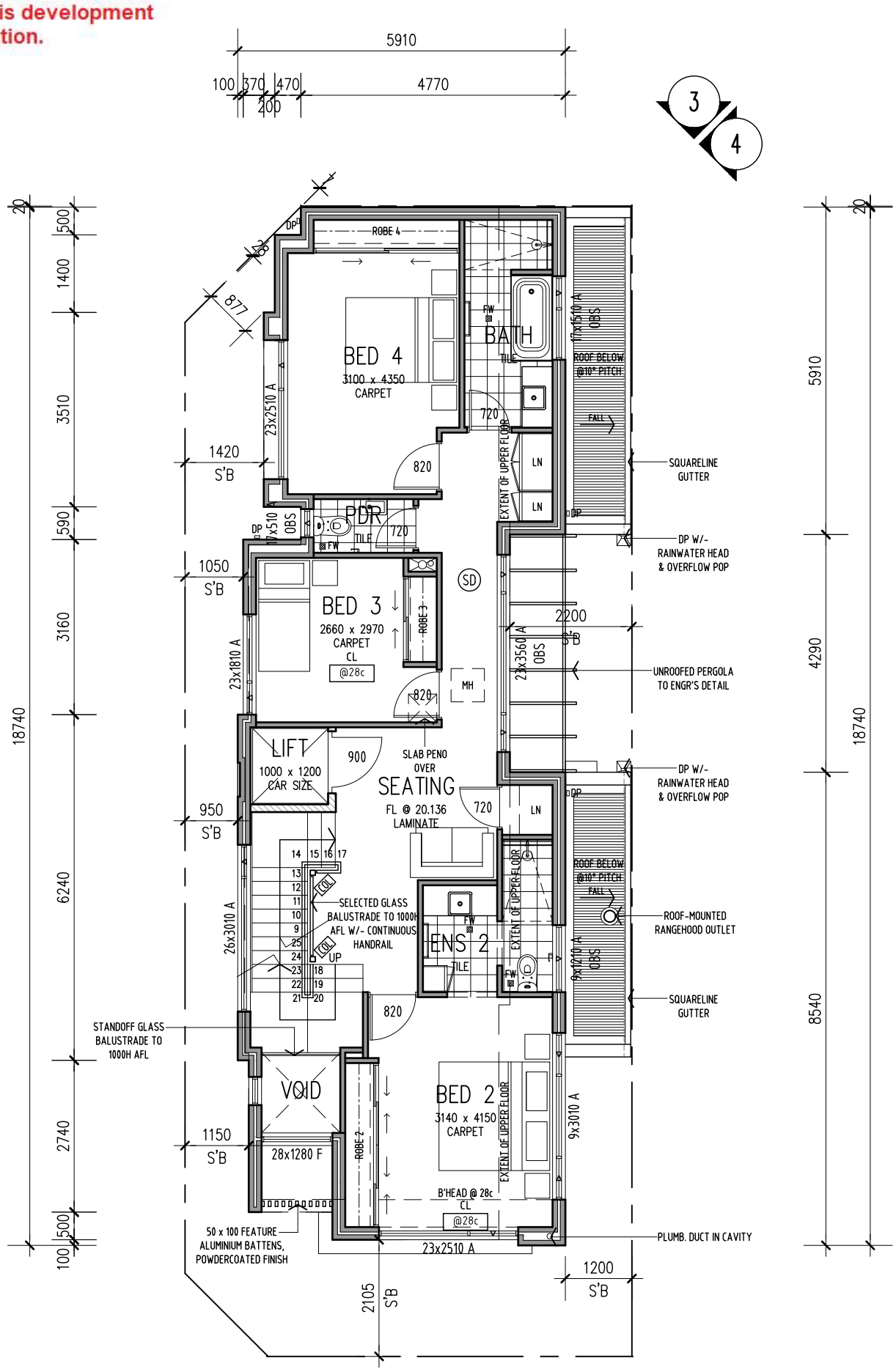
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO FIRST FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO FIRST FLOOR CEILING



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

FIRST FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P102 PLANNING

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102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

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WESTERN AUSTRALIA 6148
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UNIT 1

SD DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

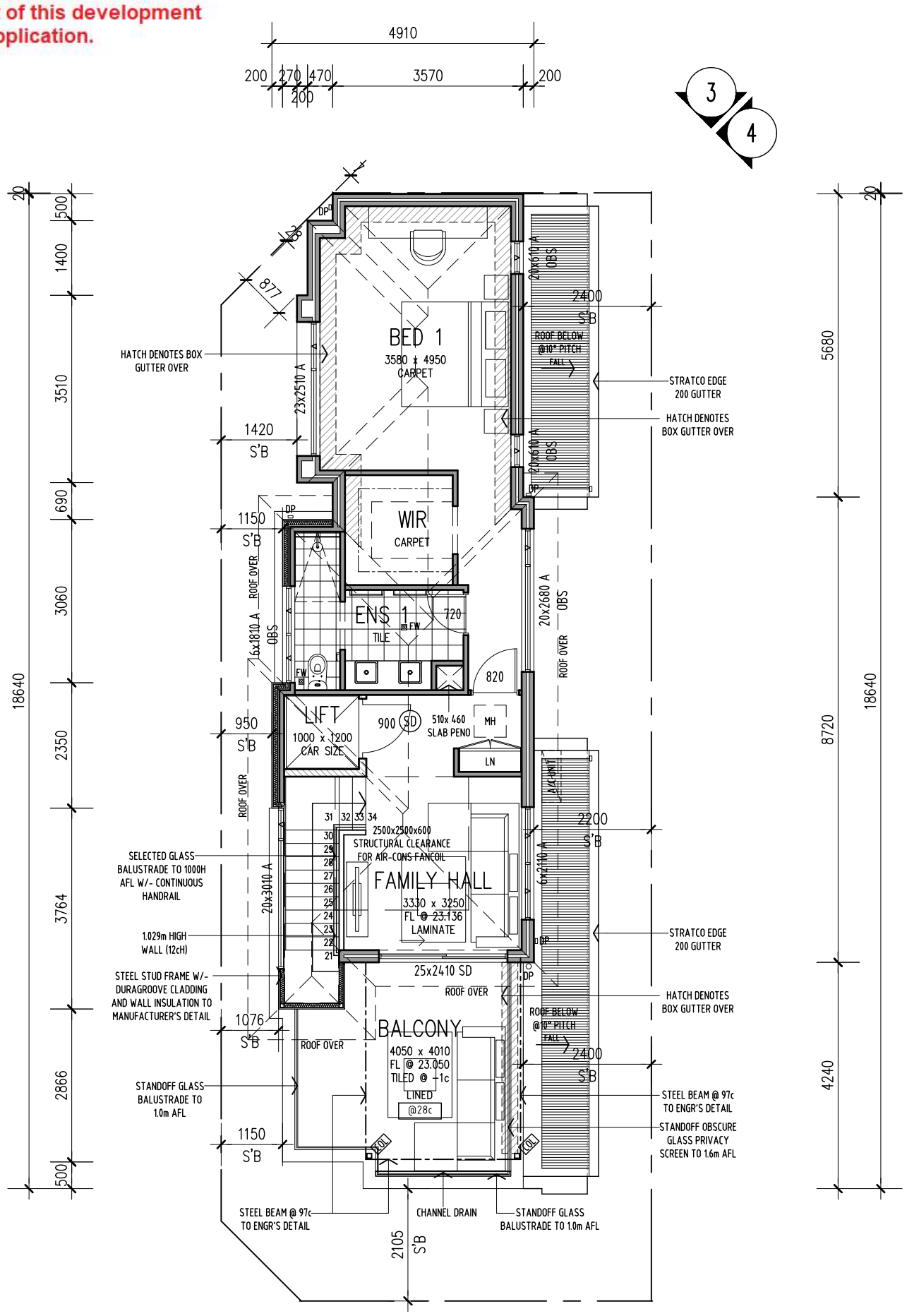
WIND CLASSIFICATION AS PER A.S. 4055:

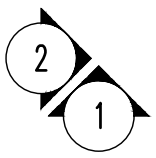
T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

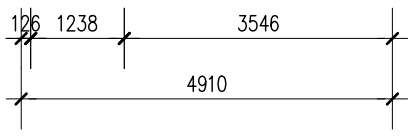
CEILING NOTE:

29c CEILING TO SECOND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO SECOND FLOOR CEILING







Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

SECOND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

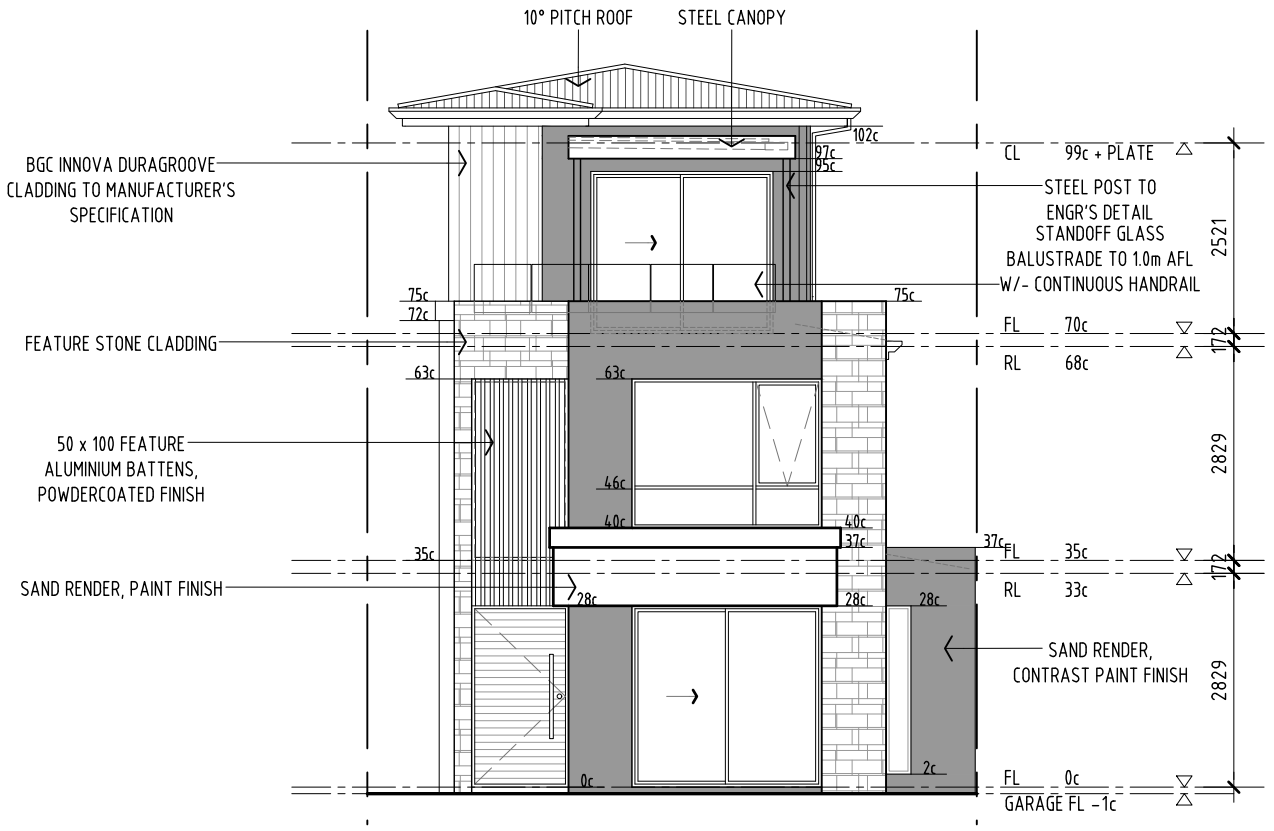
date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P103 PLANNING

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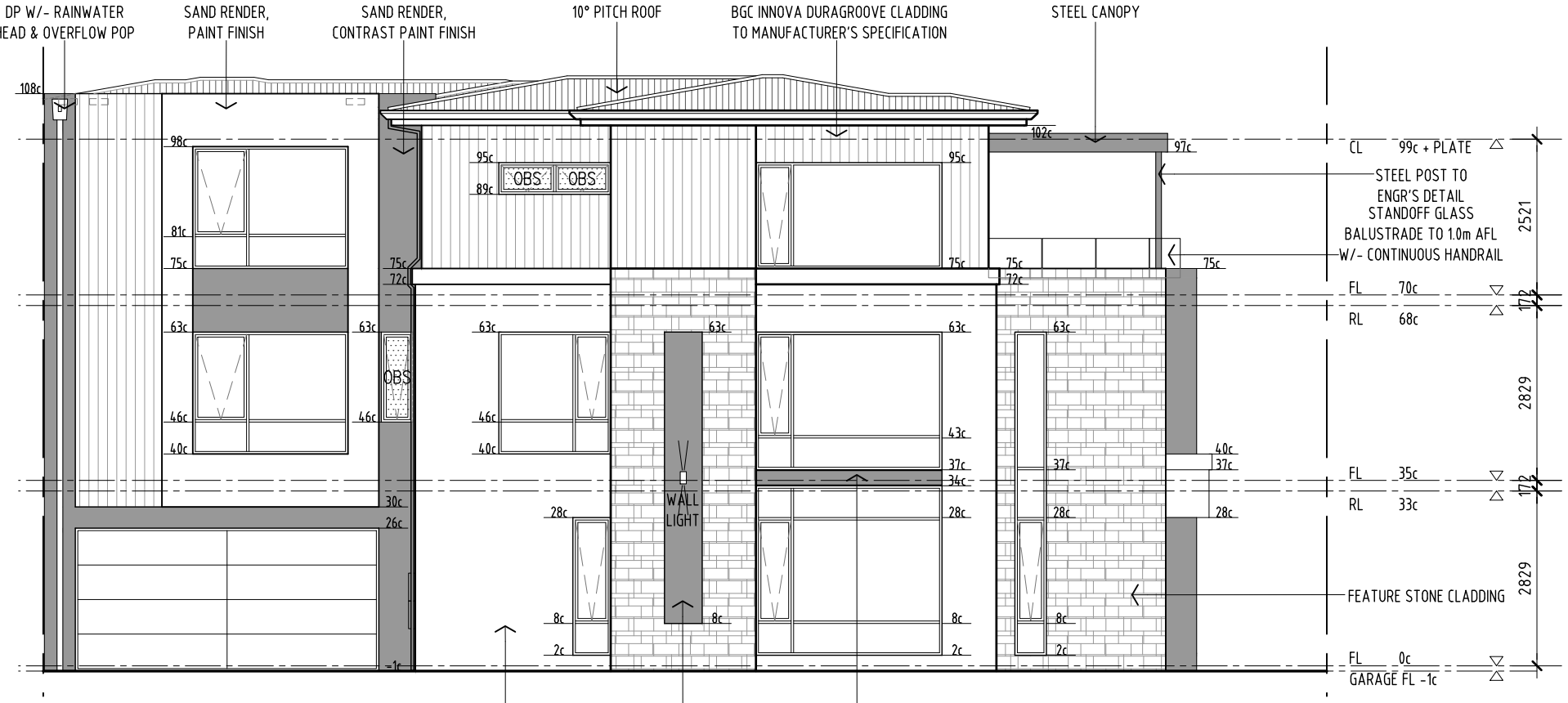
Document Set ID: 5858866
Version: 1, Version Date: 09/06/2022

UNIT 1



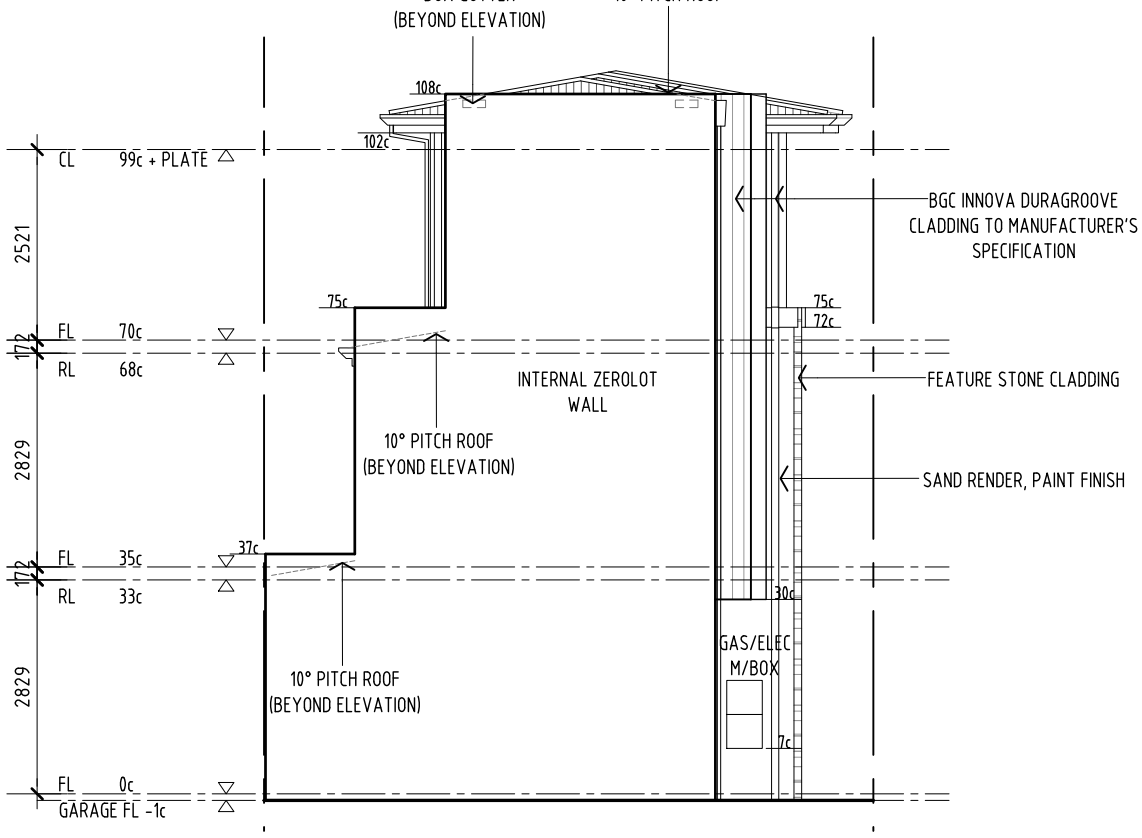
ELEVATION 1

SCALE 1 : 100 @ A3 size



ELEVATION 2

SCALE 1 : 100 @ A3 size



ELEVATION 3

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P104 | PLANNING

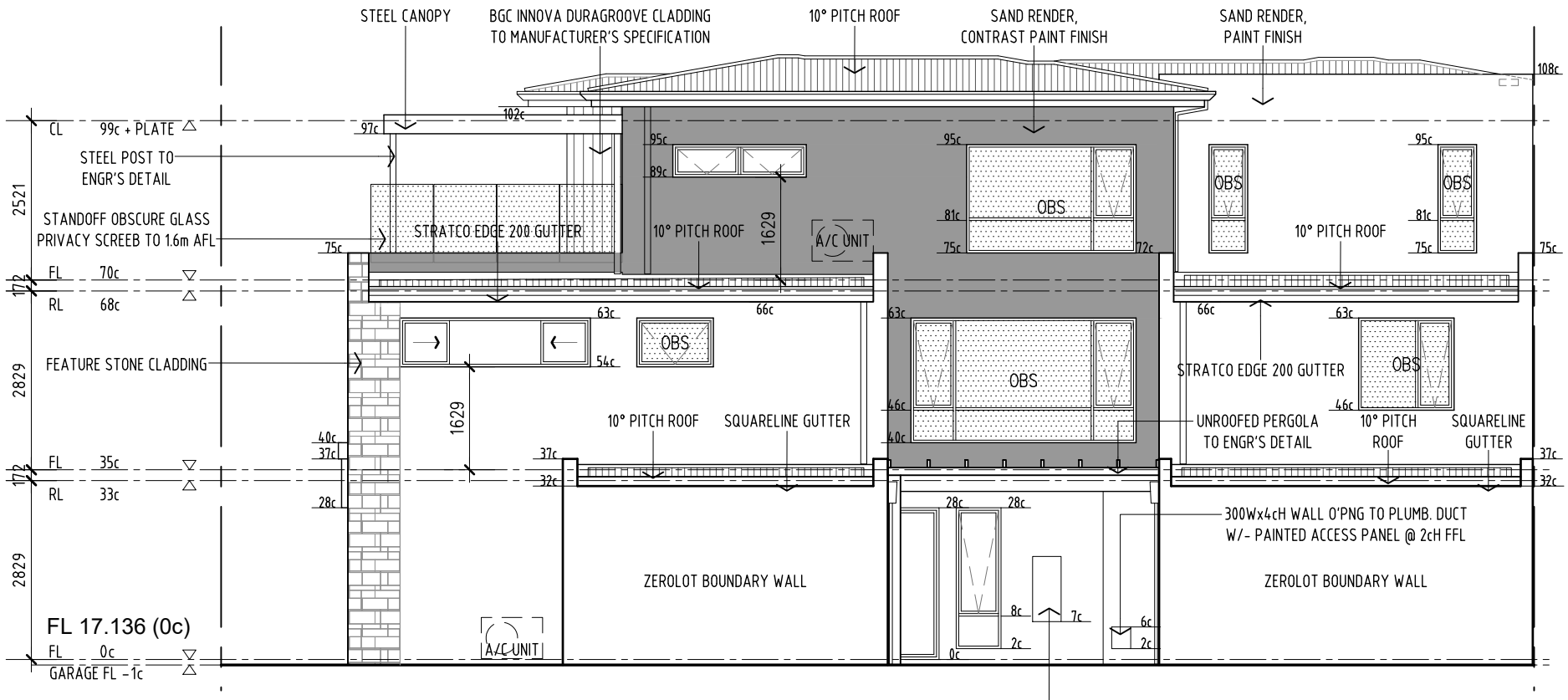
CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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Version: 1, Version Date: 12/06/2020

UNIT 1



ELEVATION 4

SCALE 1 : 100 @ A3 size

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PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P105 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH,
WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 2

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(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

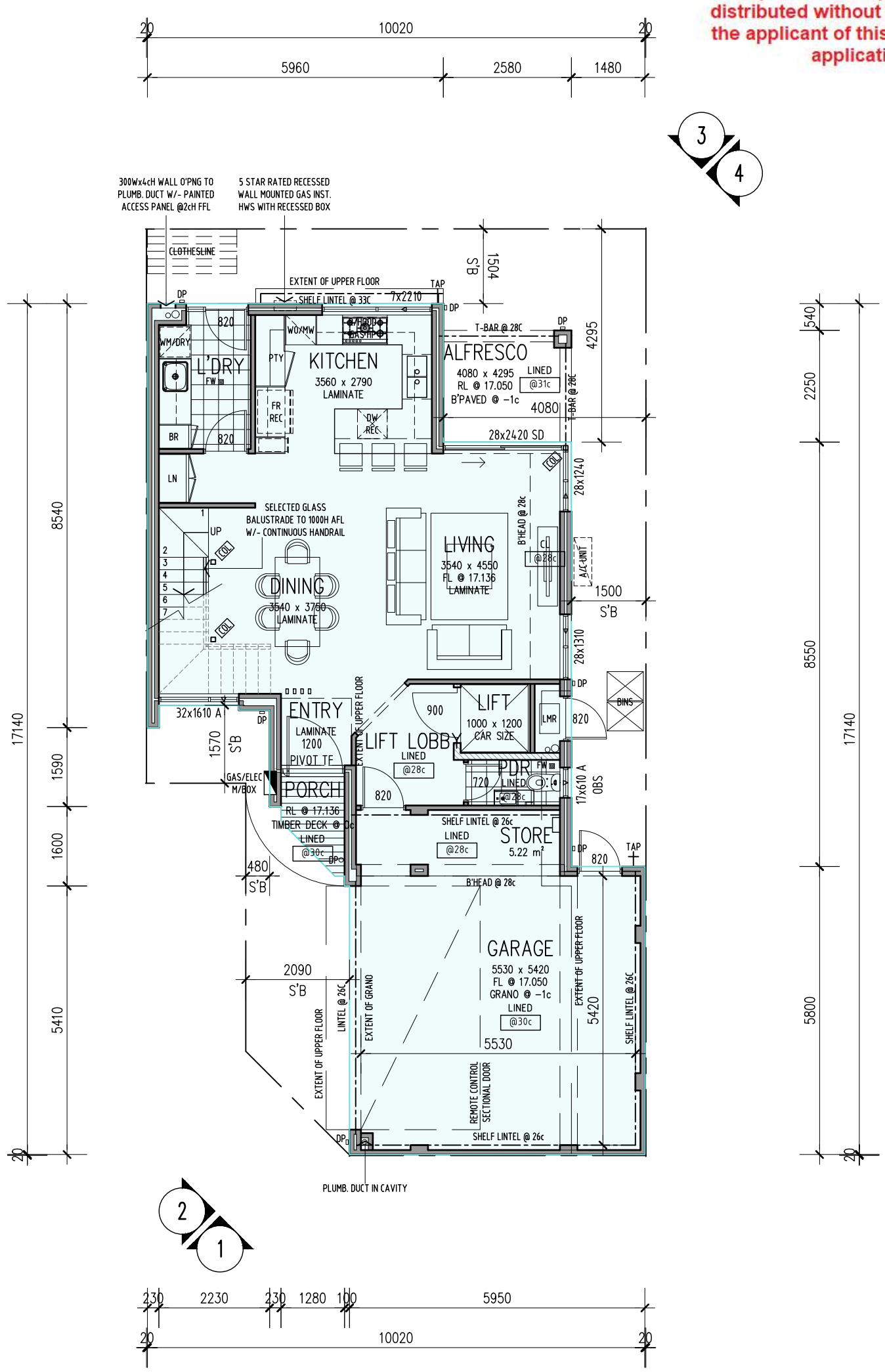
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO GROUND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO GROUND FLOOR CEILING



SITE COVERAGE
= 115.73 M² (57.29%)

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P201 | PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH,
WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 2

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(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

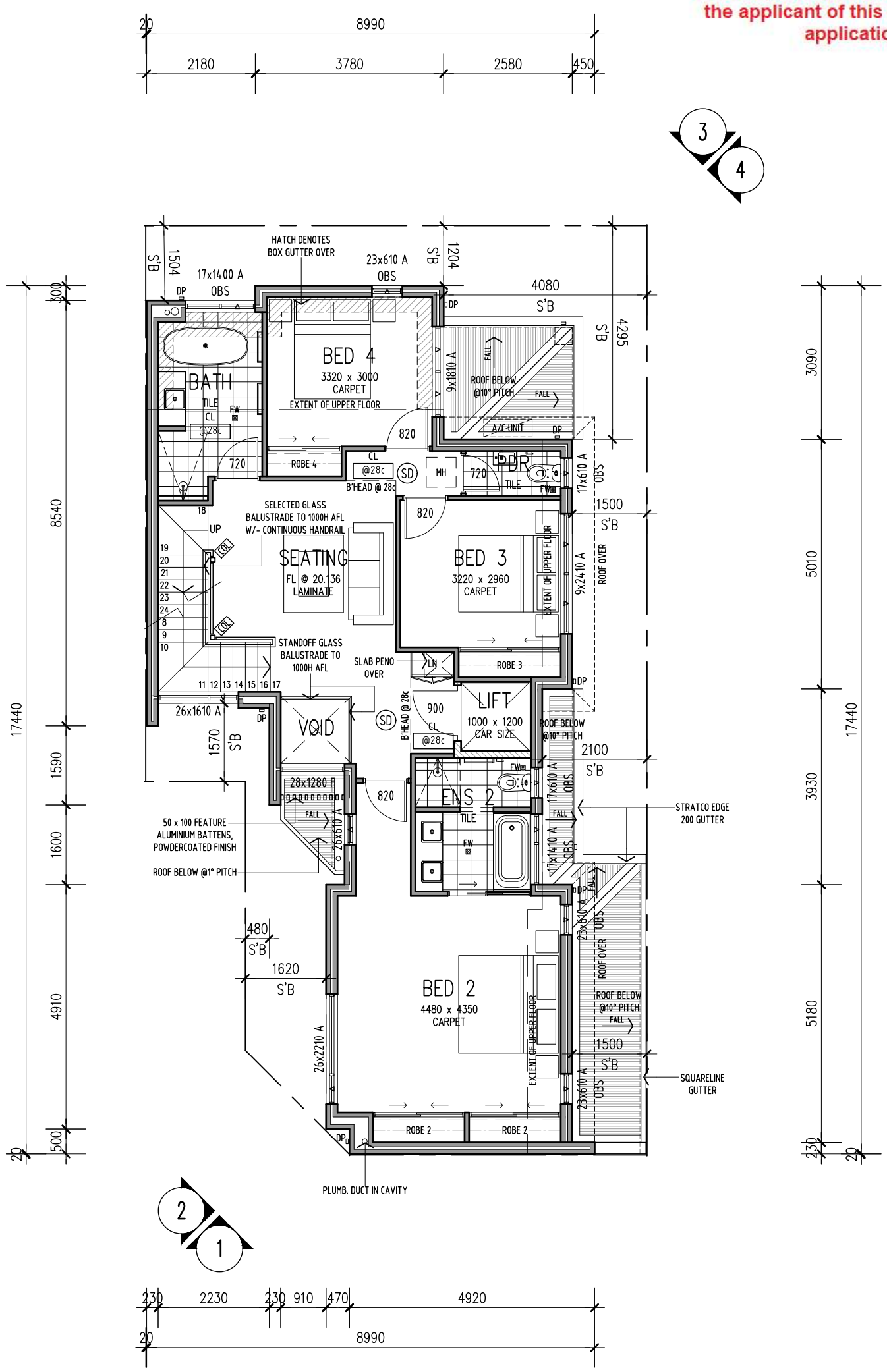
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO FIRST FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO FIRST FLOOR CEILING



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

FIRST FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P202 | PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 2

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(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

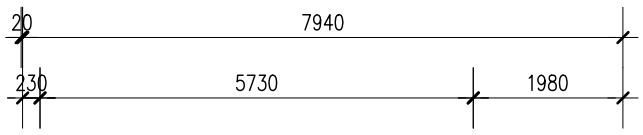
WIND CLASSIFICATION AS PER A.S. 4055:

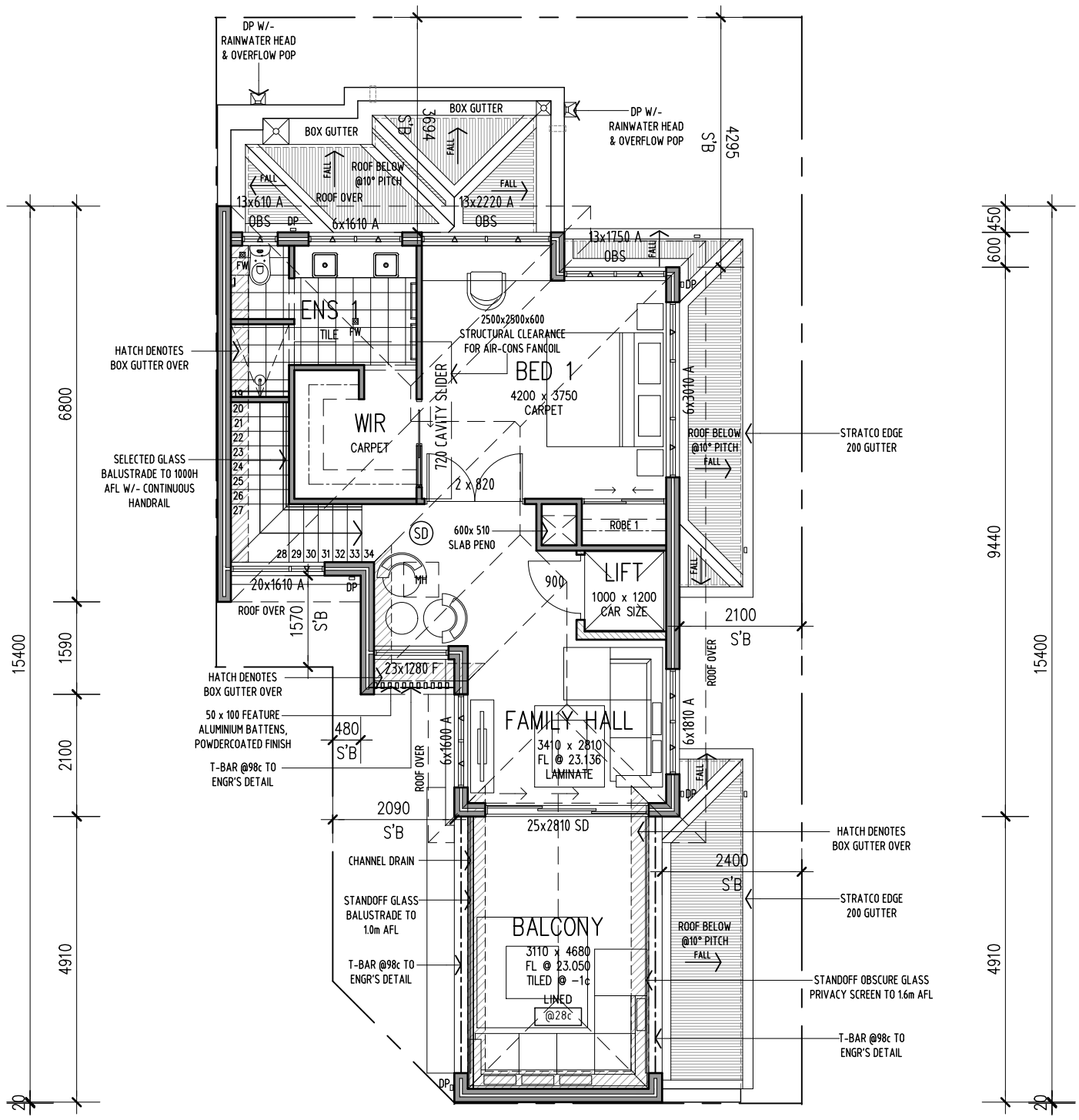
T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

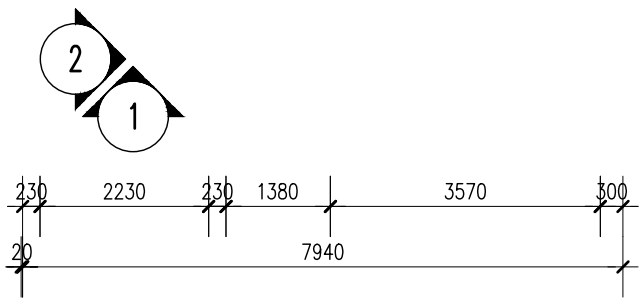
29c CEILING TO SECOND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO SECOND FLOOR CEILING





Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**



Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

SECOND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

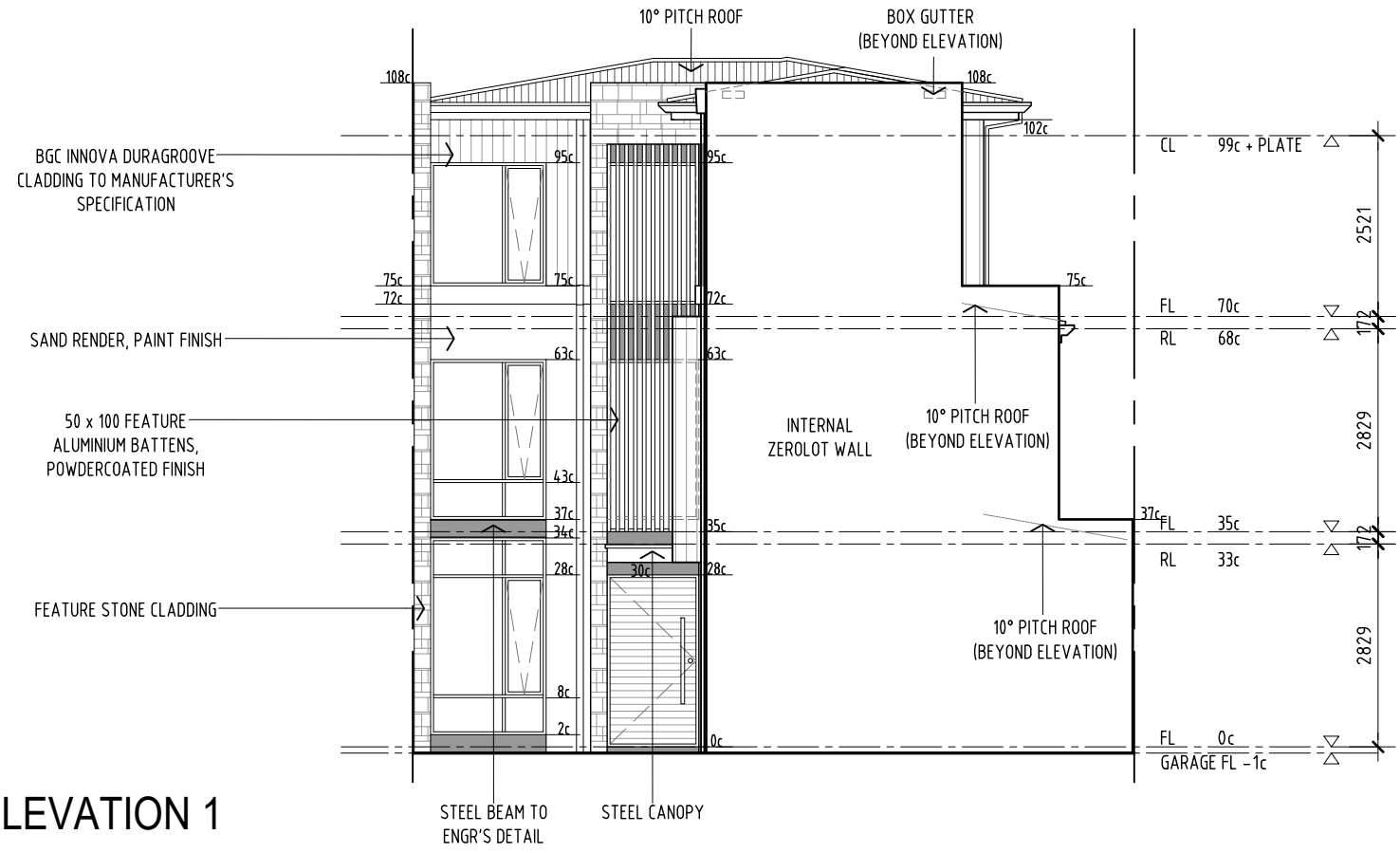
date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P203 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

Document Set ID: 5853866
Version: 1, Version Date: 02/06/2022

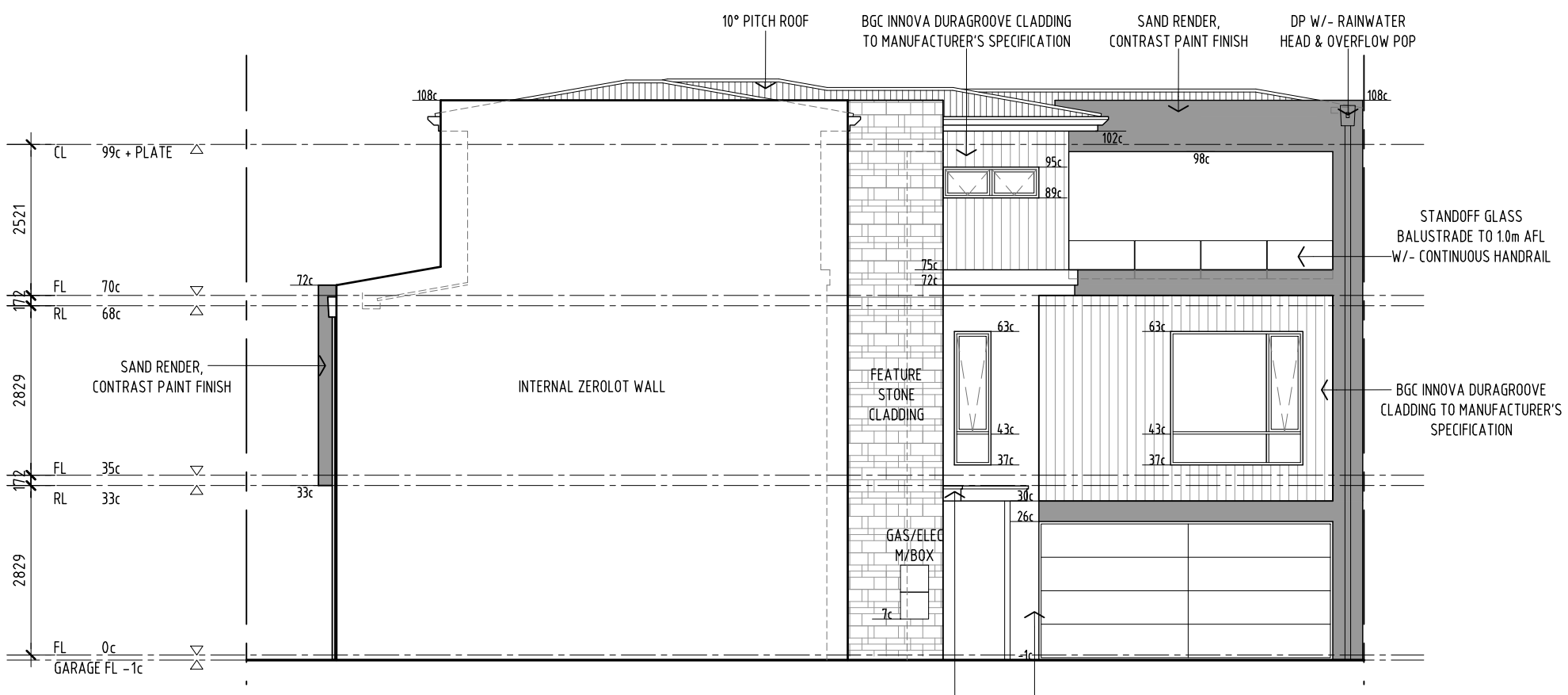
UNIT 2



ELEVATION 1

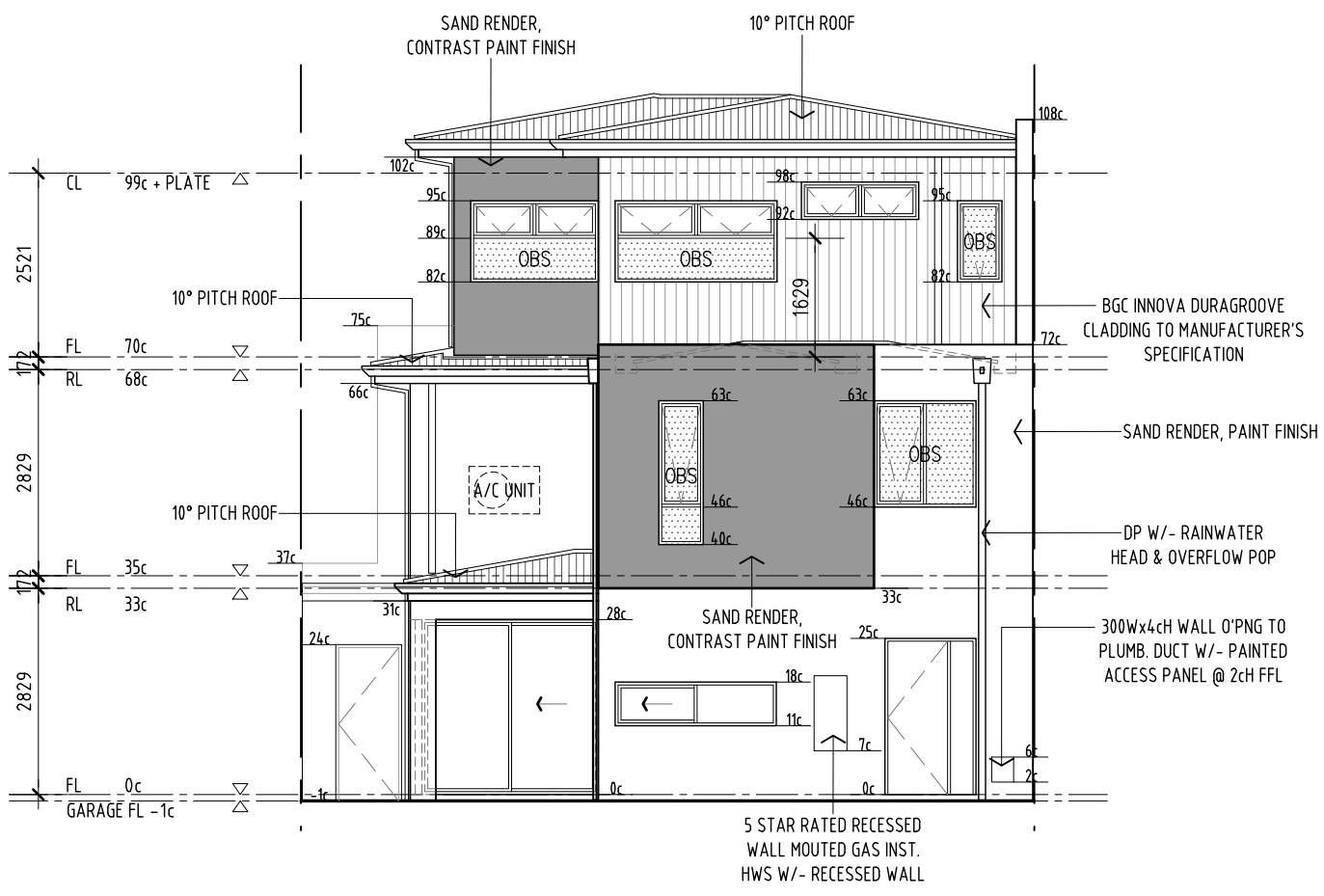
SCALE 1 : 100 @ A3 size

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ELEVATION 2

SCALE 1 : 100 @ A3 size



ELEVATION 3

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

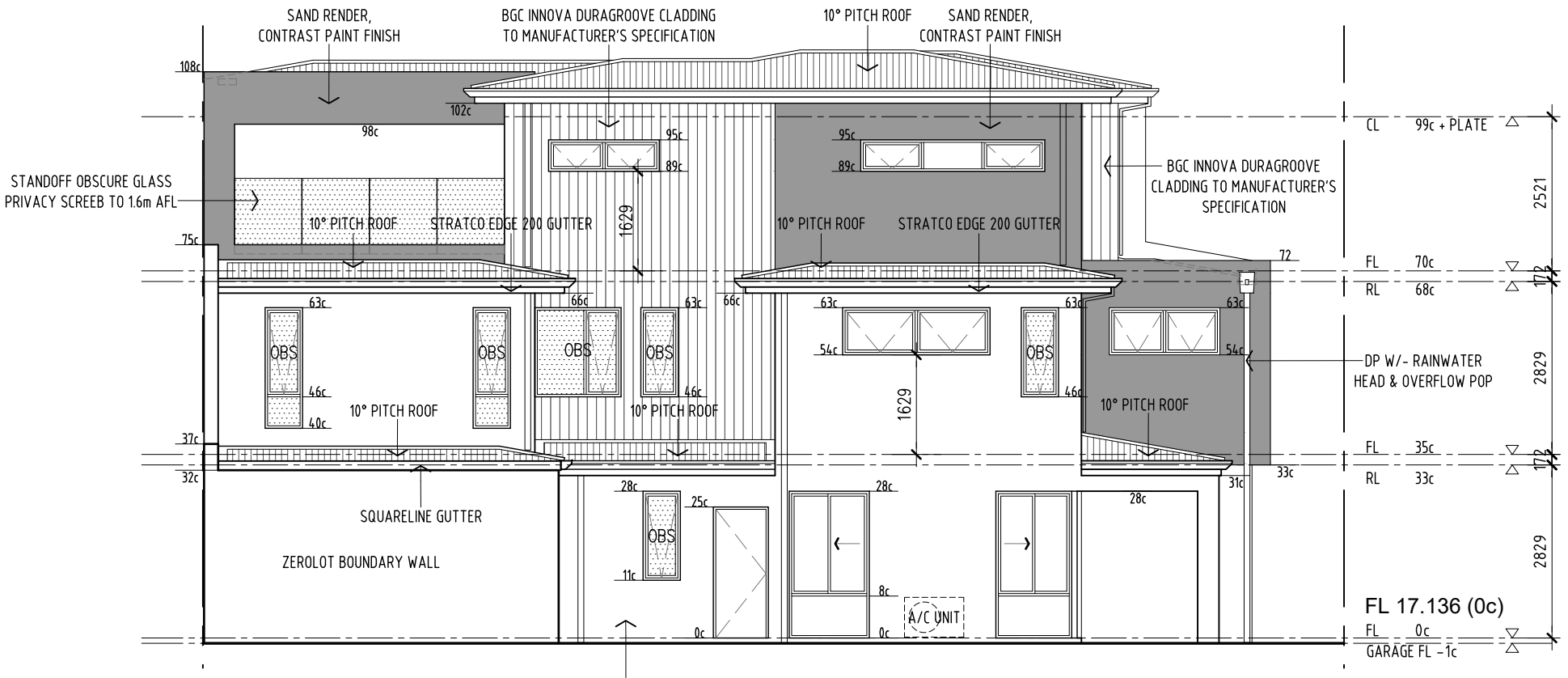
date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P204 | PLANNING

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WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

Document Set ID: 5853866
Version: 1, Version Date: 12/06/2020

UNIT 2



ELEVATION 4

SCALE 1 : 100 @ A3 size

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PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P205 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
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WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 3

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

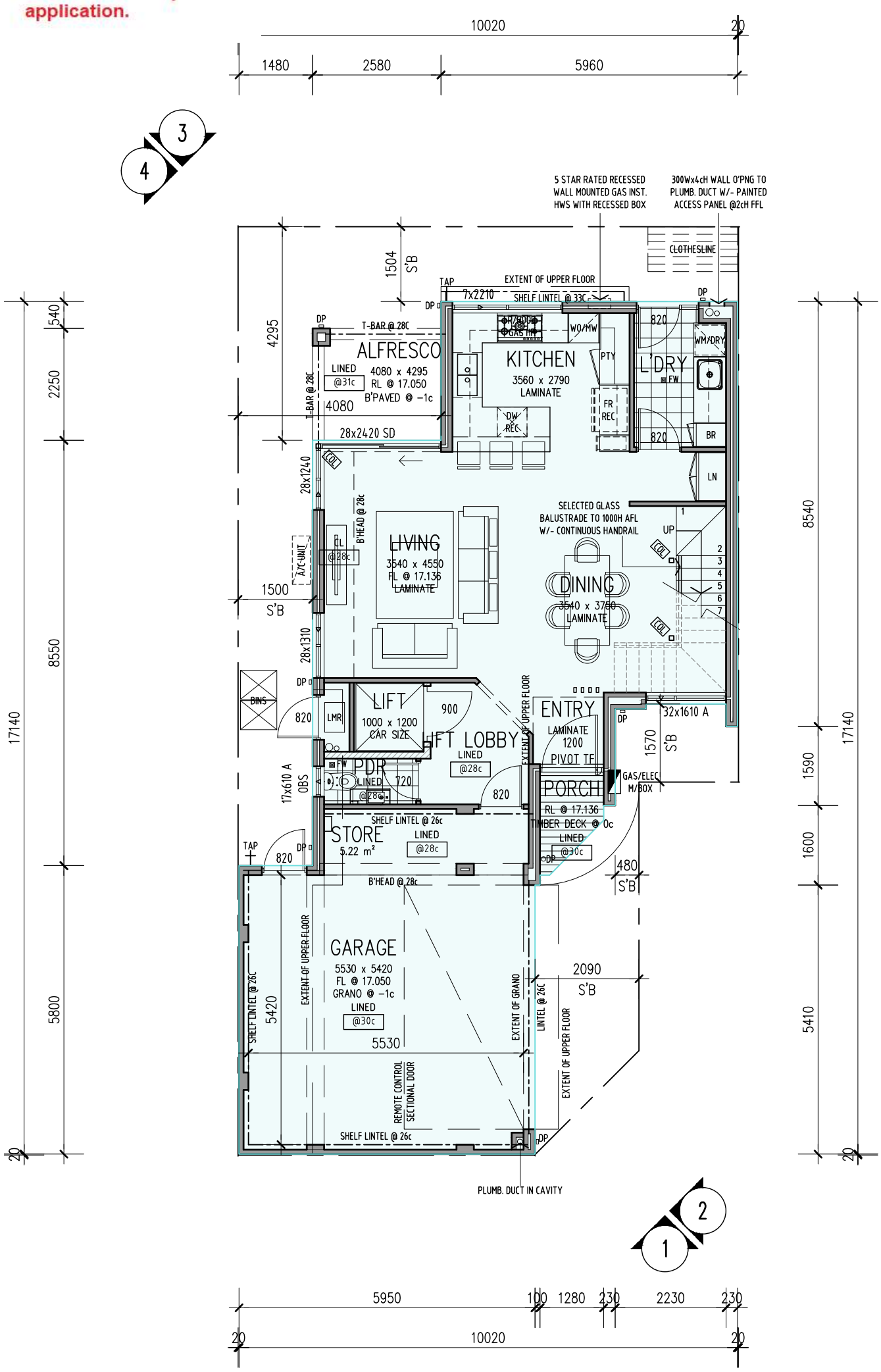
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO GROUND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO GROUND FLOOR CEILING



SITE COVERAGE
= 115.73 M² (57.29%)

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P301 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

Document Set ID: 5853866
Version: 1, Version Date: 12/06/2022

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UNIT 3

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

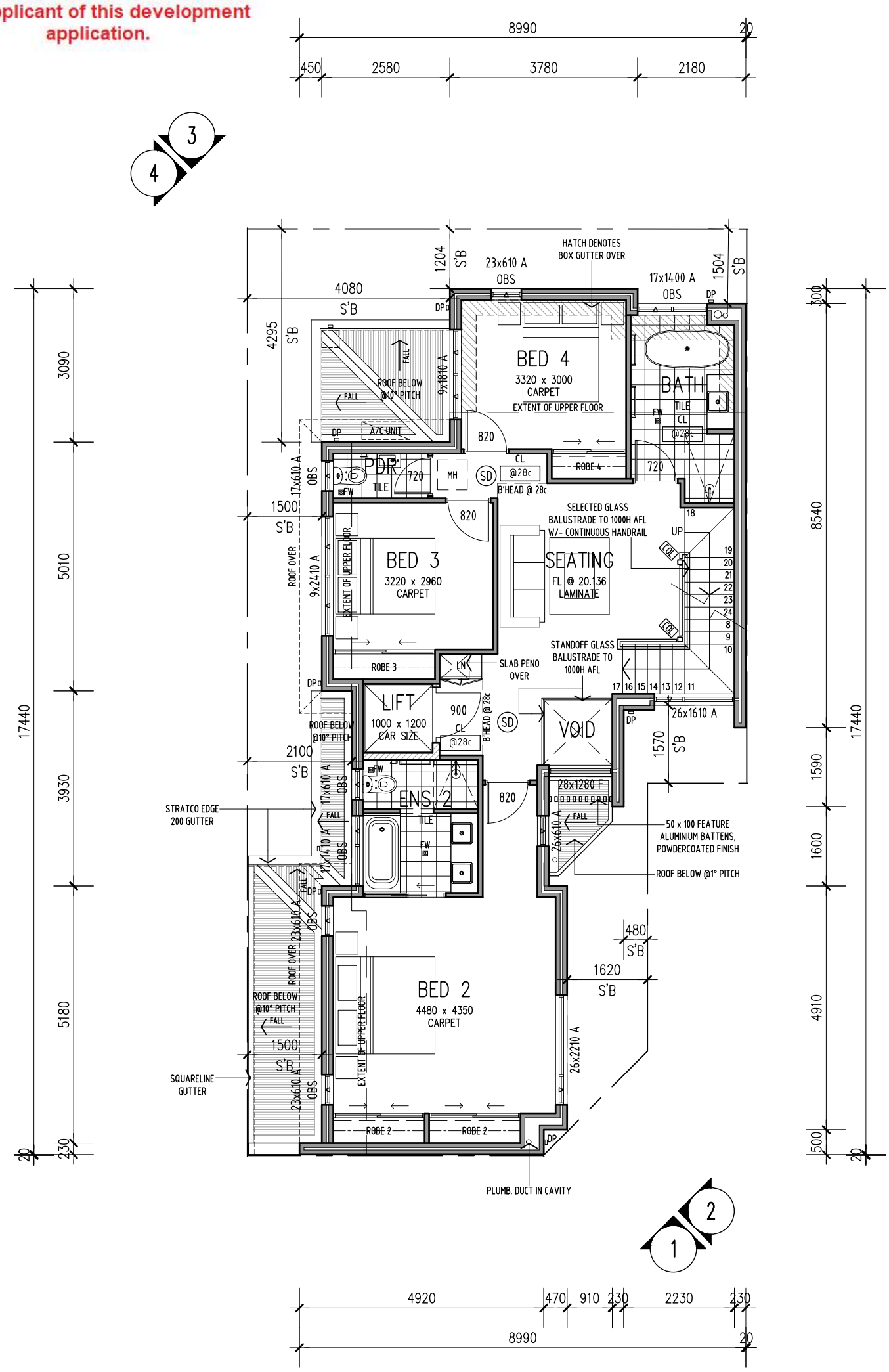
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO FIRST FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO FIRST FLOOR CEILING



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

FIRST FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P302 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

Document Set ID: 5853866
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UNIT 3

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

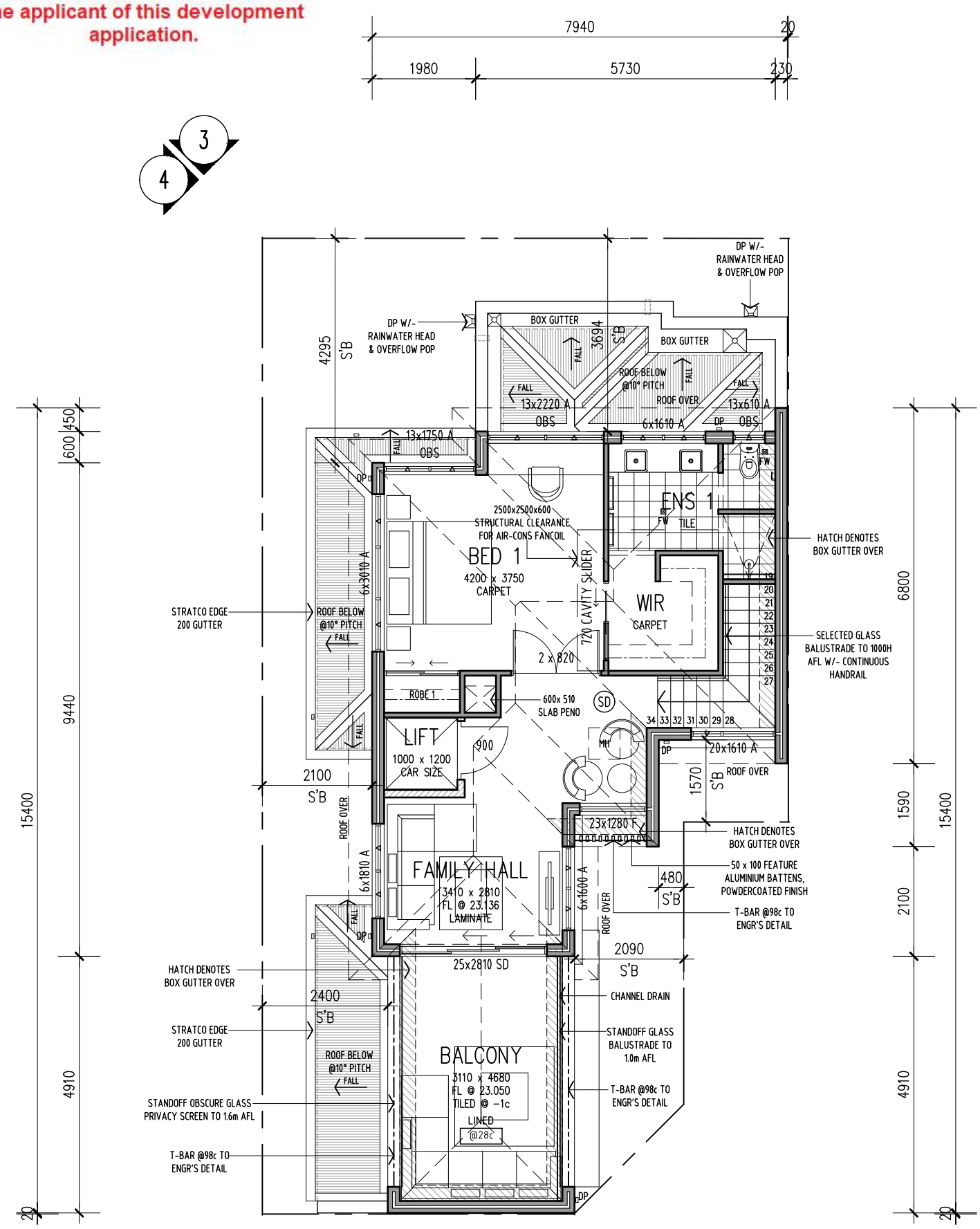
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

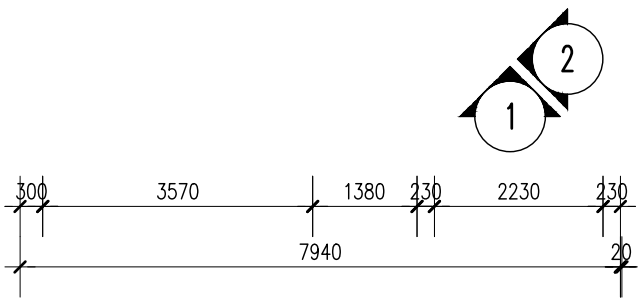
CEILING NOTE:

29c CEILING TO SECOND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO SECOND FLOOR CEILING



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	64.24	38.06
	BALCONY	17.53	16.96
		81.77 M²	**55.02 M**
First Floor			
	HOUSE	106.37	56.90
		106.37 M²	**56.90 M**
Ground Floor			
	HOUSE	73.46	38.20
	GARAGE	33.68	23.70
	STORE	6.49	11.98
	ALFRESCO	17.52	16.75
	PORCH	2.10	6.38
		133.25 M²	**97.01 M**
		321.39 M²	**208.93 M**



Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	88.47	89.83
		88.47 M²	**89.83 M²**
First Floor			
	10°	26.78	27.19
		26.78 M²	**27.19 M²**
Ground Floor			
	1°	1.96	1.96
	10°	16.20	16.45
		18.16 M²	**18.41 M²**
		133.41 M²	**135.43 M²**

UPDATED ON 06/05/2022

SECOND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

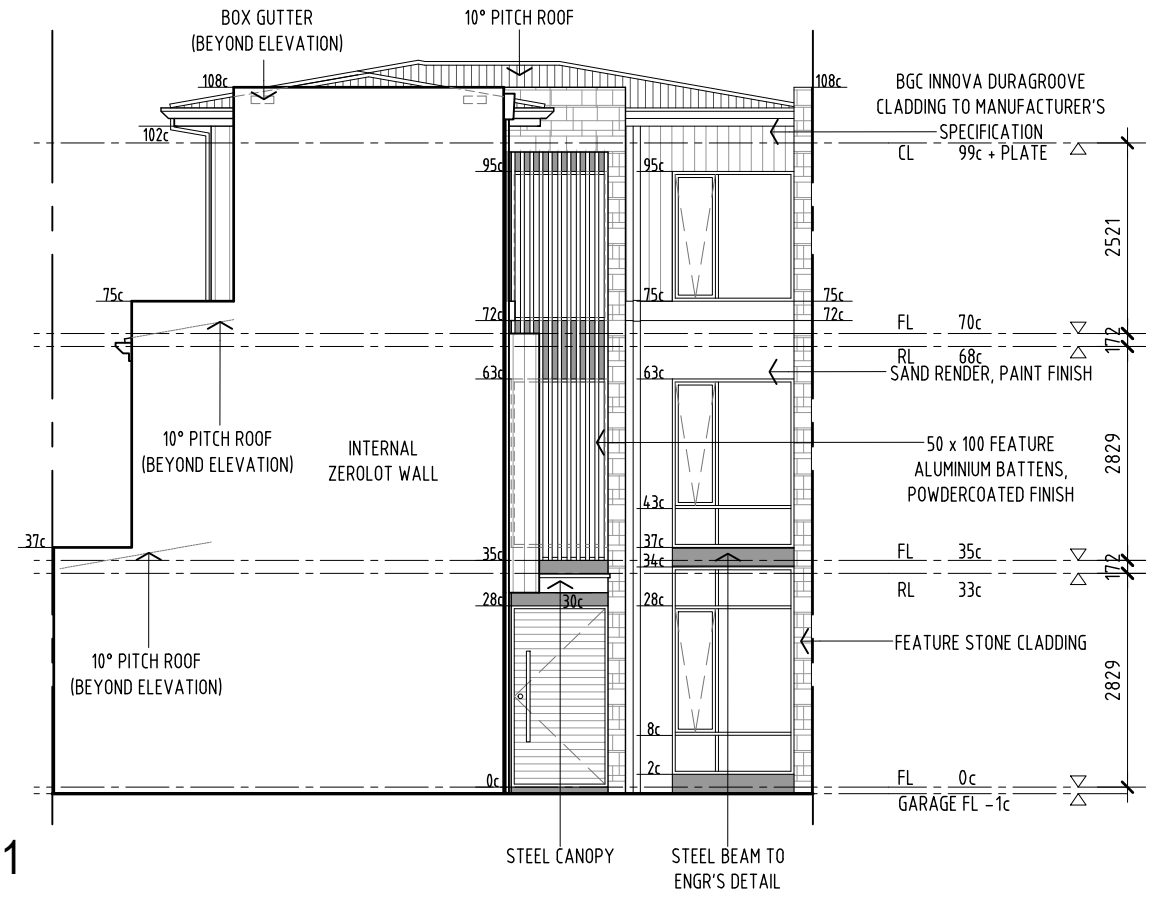
date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P303 | PLANNING

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102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

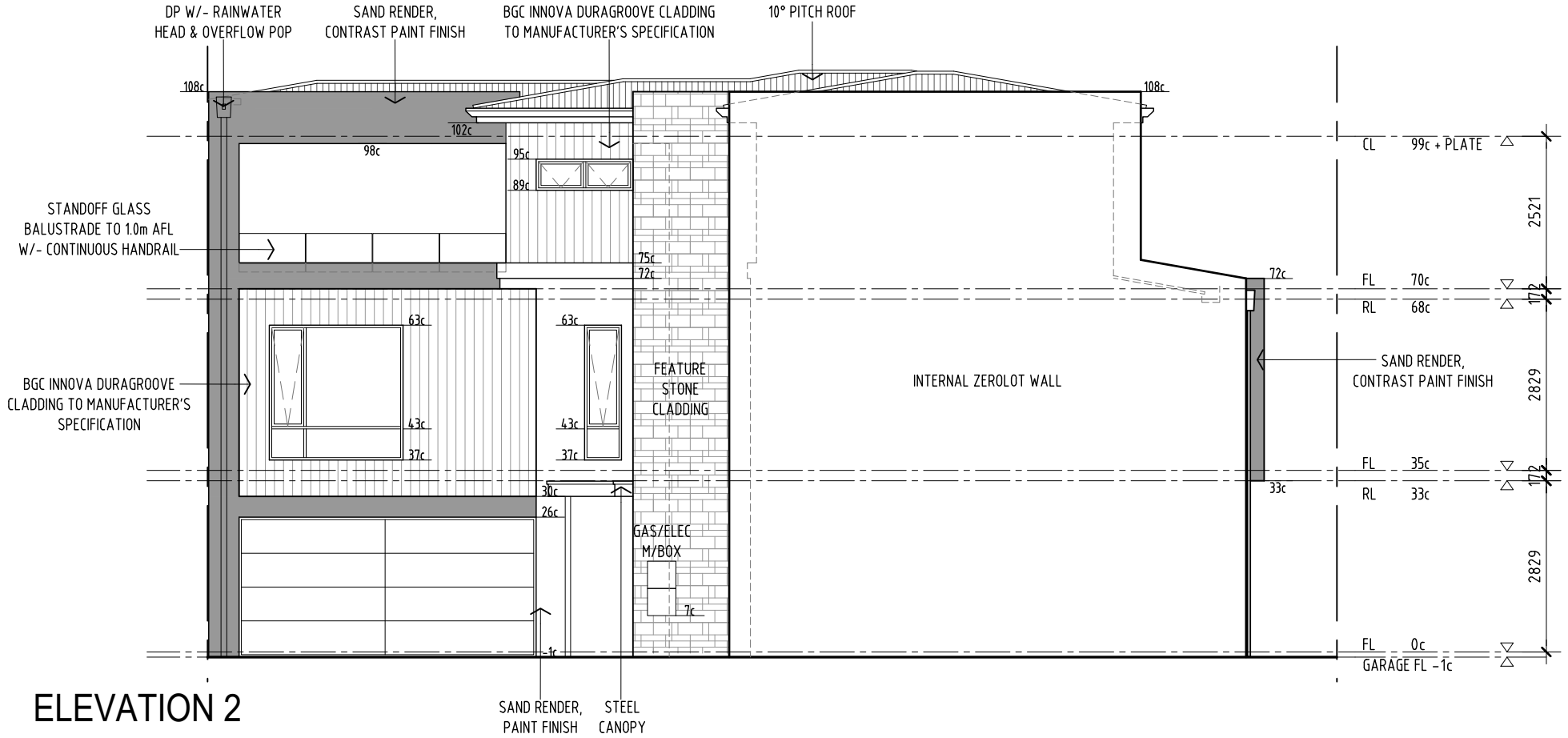
Document Set ID: 5853866
Version: 1, Version Date: 12/06/2020

UNIT 3



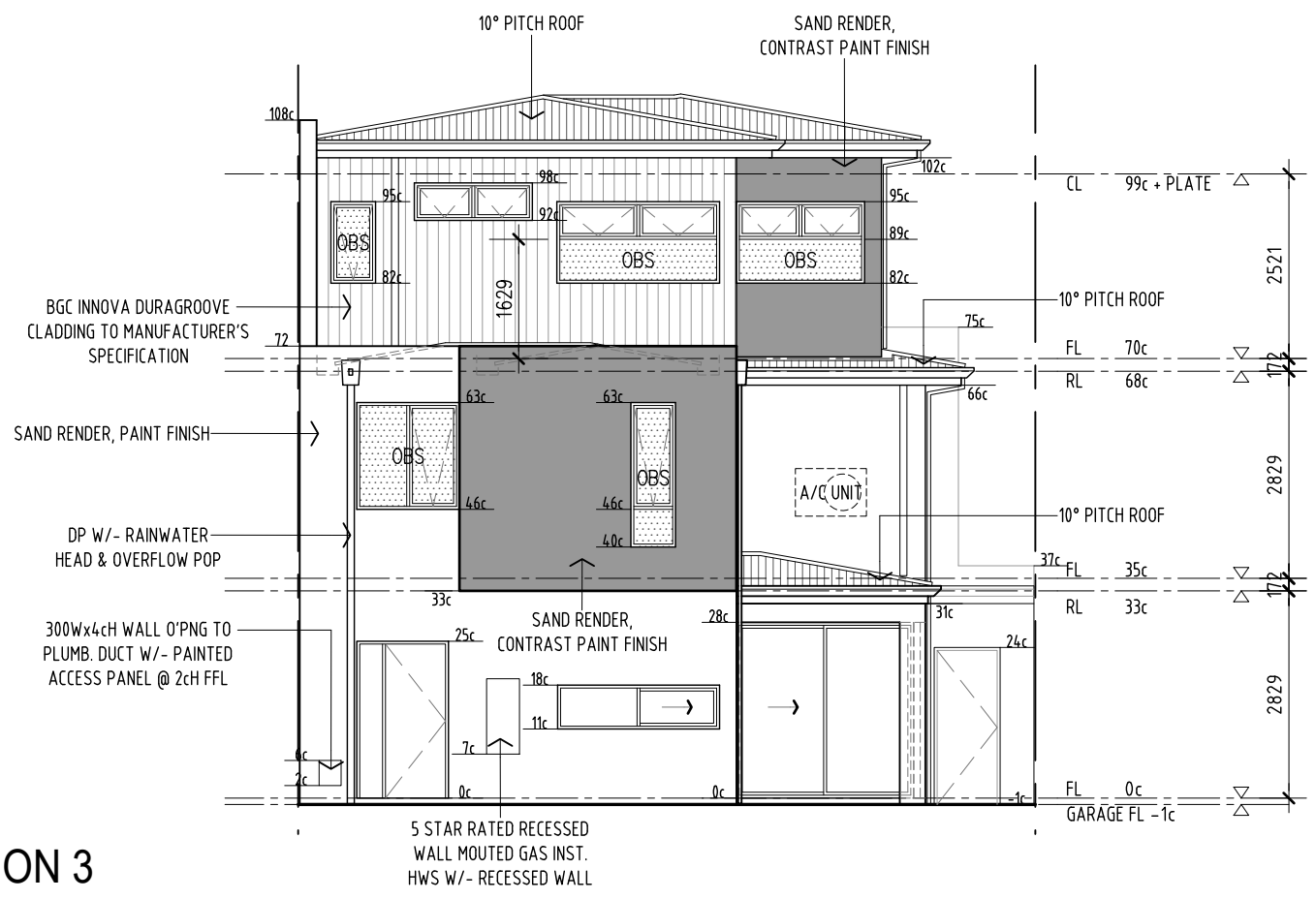
ELEVATION 1

SCALE 1 : 100 @ A3 size



ELEVATION 2

SCALE 1 : 100 @ A3 size



ELEVATION 3

SCALE 1 : 100 @ A3 size

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PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

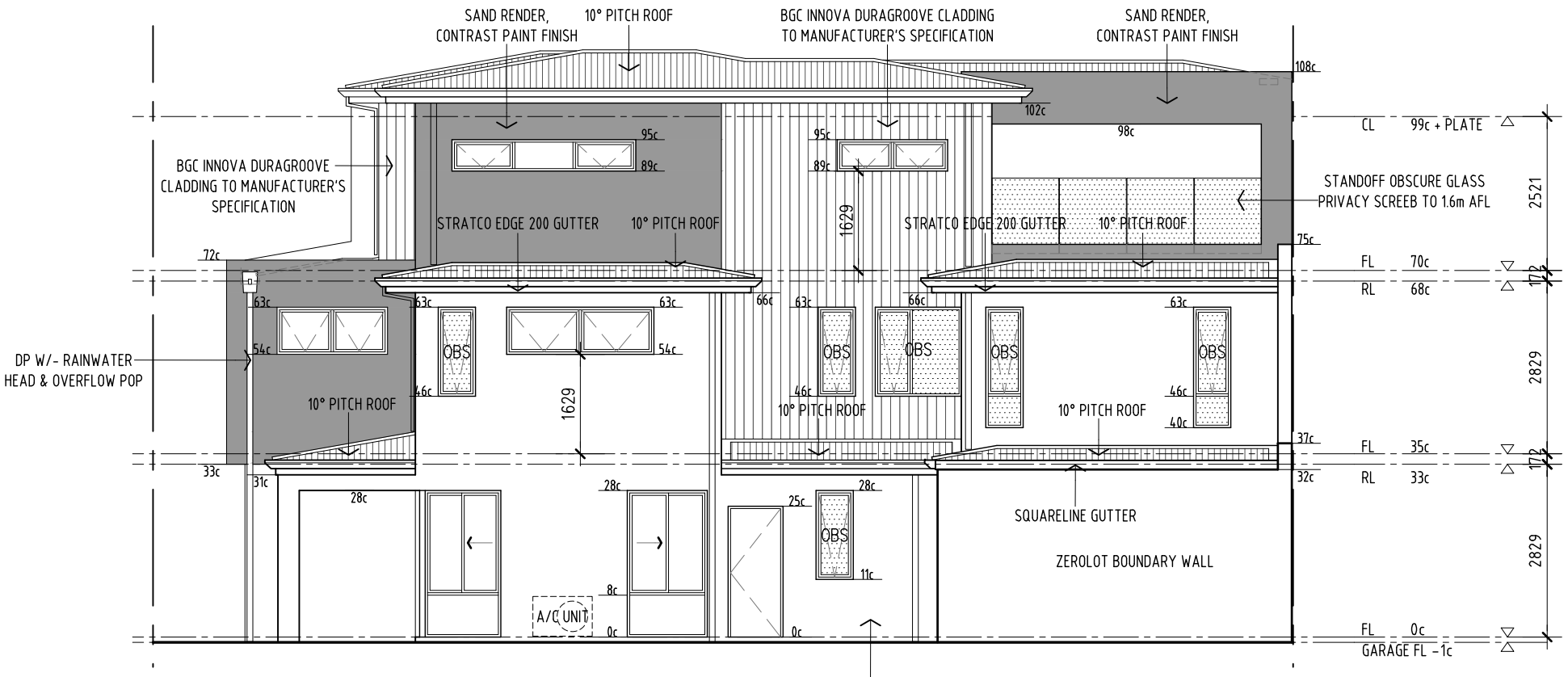
date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P304 | PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
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WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 3



ELEVATION 4

SCALE 1 : 100 @ A3 size

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PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P305 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
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WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 4

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

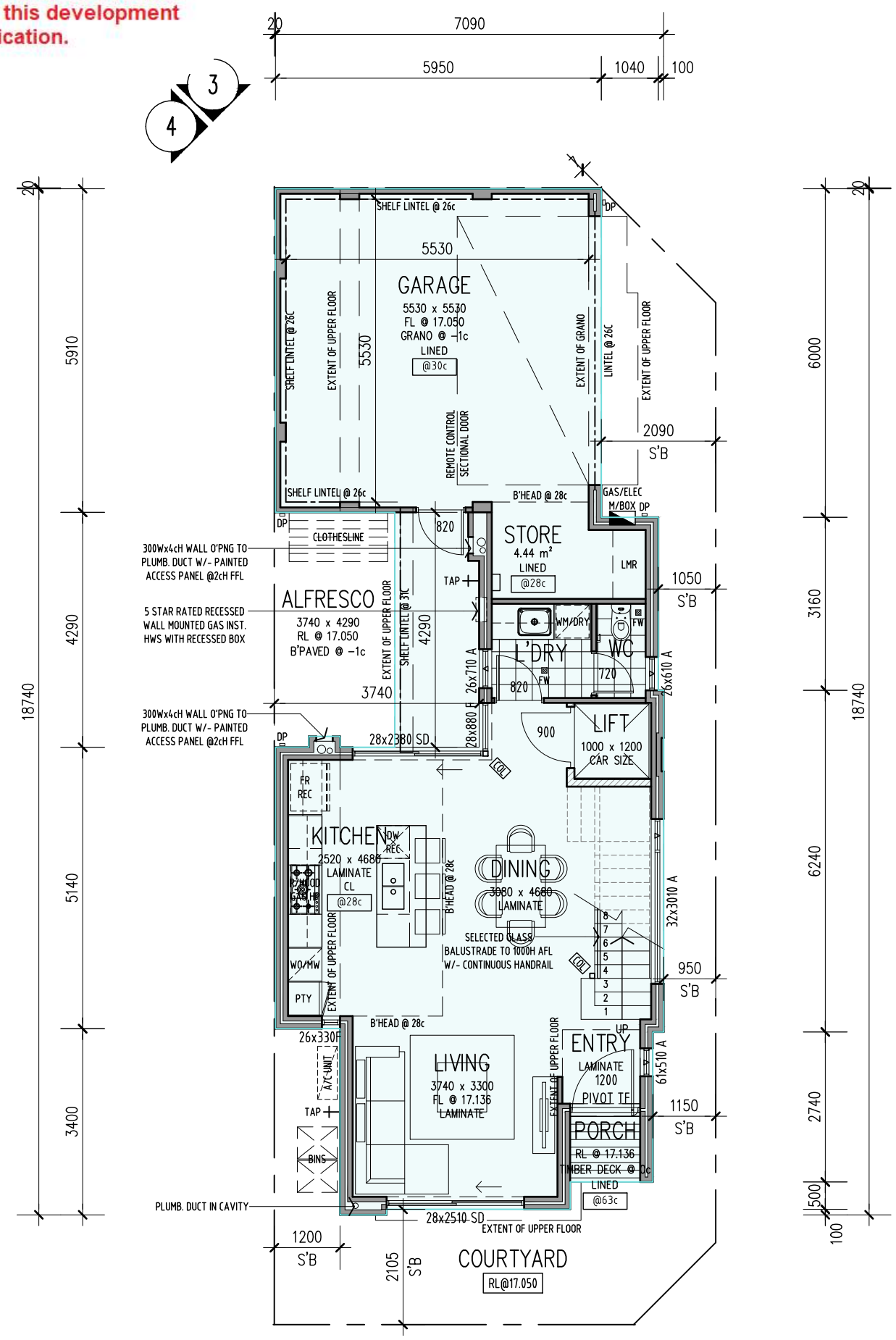
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

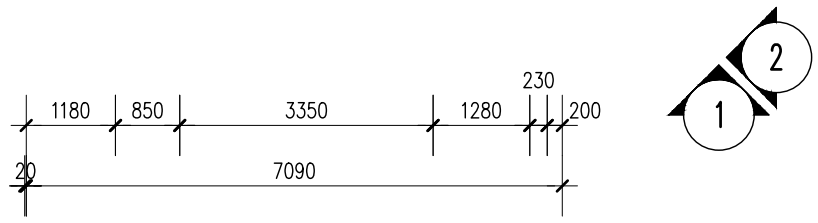
31c CEILING TO GROUND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO GROUND FLOOR CEILING



SITE COVERAGE
= 110.55 M² (56.69%)

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**



Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P401 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 4

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

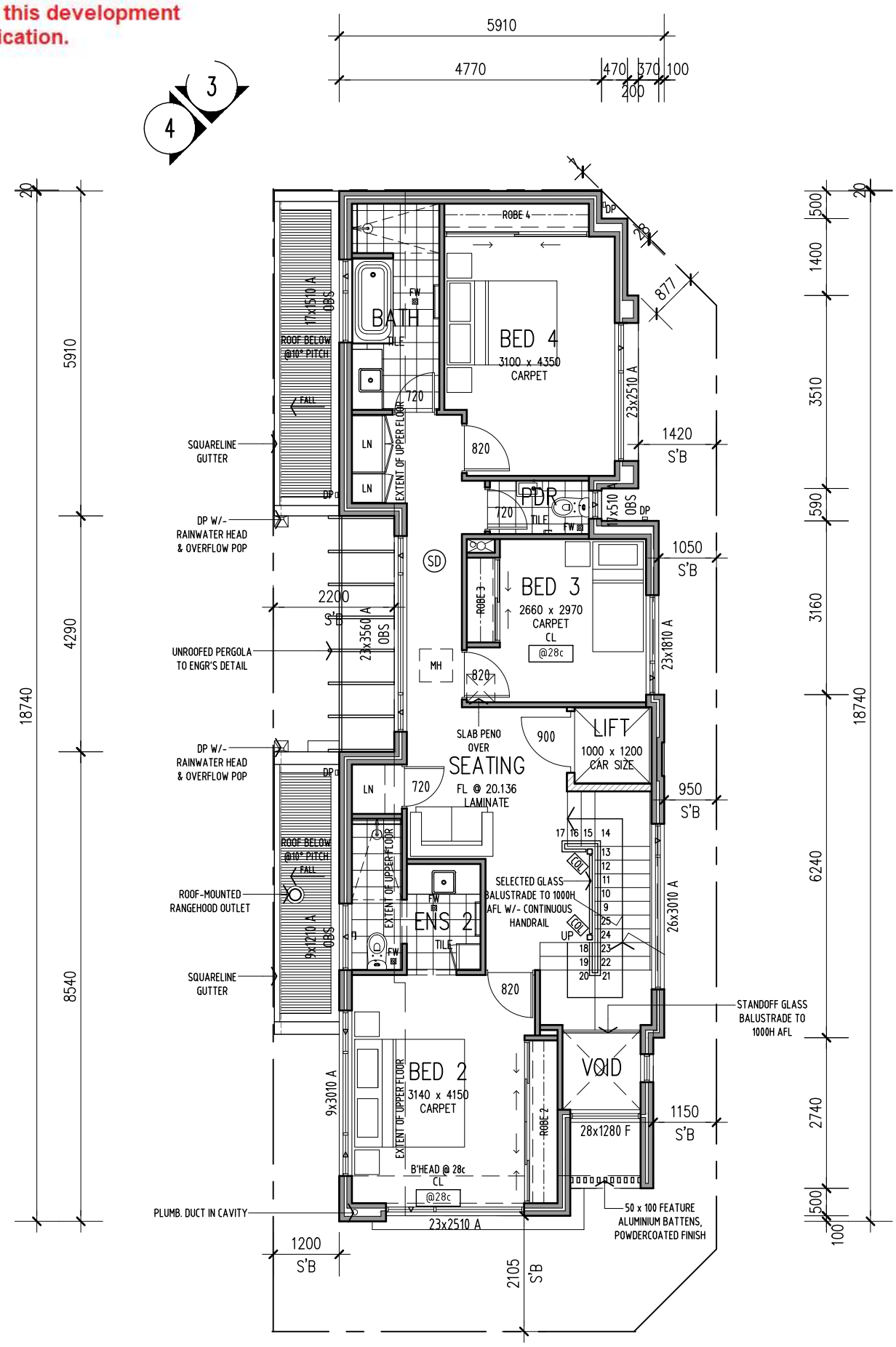
WIND CLASSIFICATION AS PER A.S. 4055:

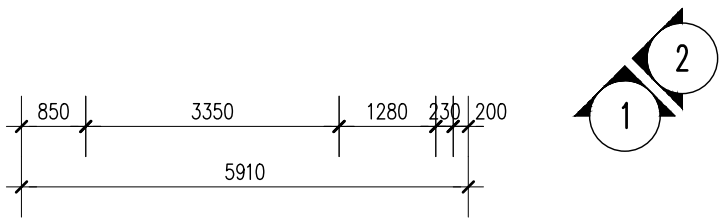
T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

CEILING NOTE:

31c CEILING TO FIRST FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO FIRST FLOOR CEILING





Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

FIRST FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P402 PLANNING

CLIENT: HAP VO DEVELOPMENT PTY. LTD.
102 EDWARD STREET, PERTH, WESTERN AUSTRALIA 6000

ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON
WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 4

(SD) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR

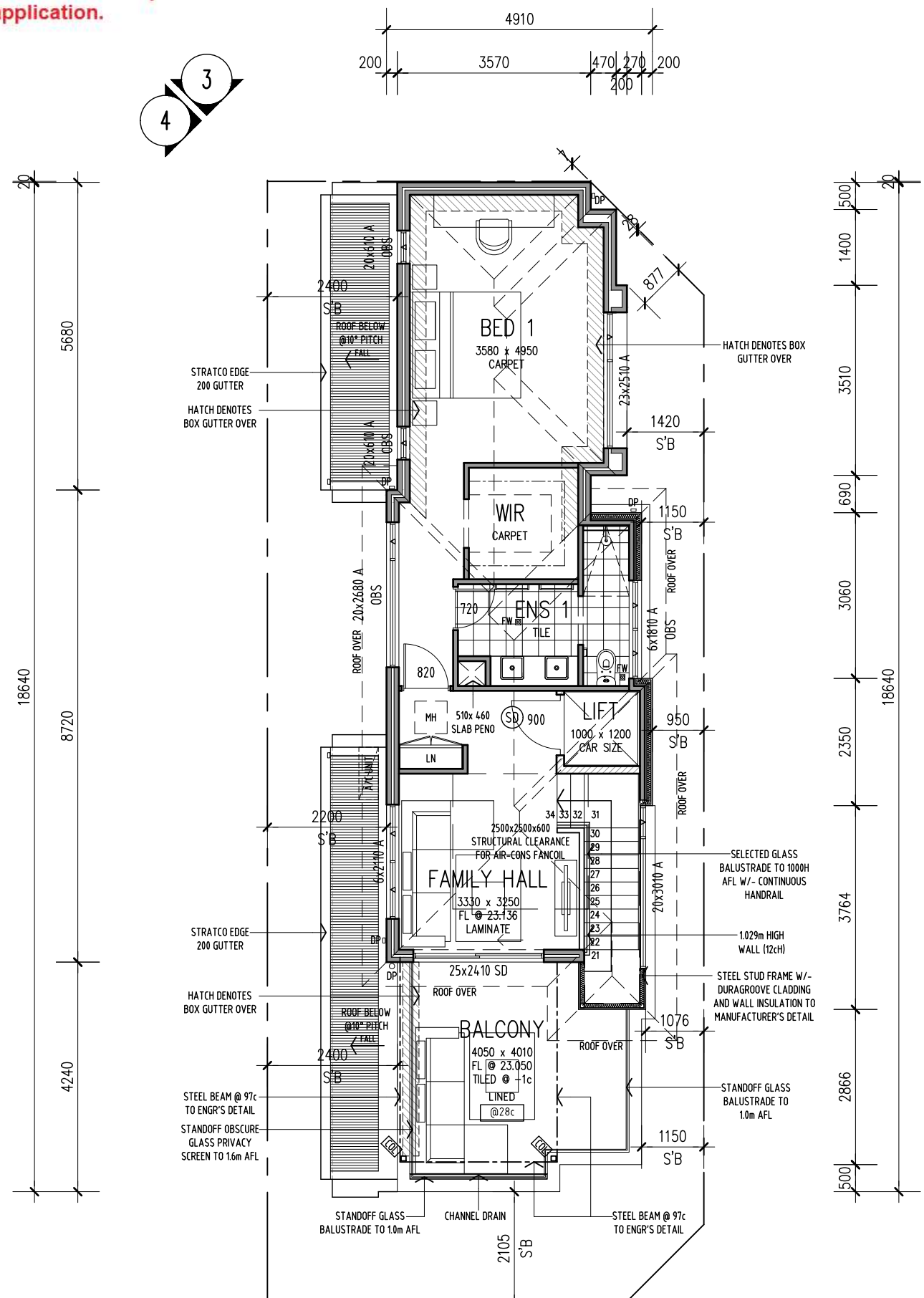
WIND CLASSIFICATION AS PER A.S. 4055:

T.B.A. – WHEN ENGINEERS SITE INSPECTION REPORT IS AVAILABLE

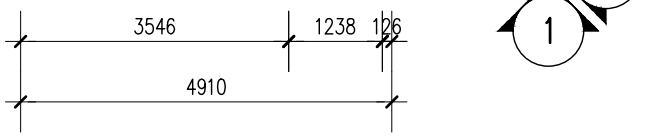
CEILING NOTE:

29c CEILING TO SECOND FLOOR UNLESS NOTED OTHERWISE

P50 SHADOWLINE TO SECOND FLOOR CEILING



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Second Floor			
	HOUSE	65.73	41.71
	BALCONY	17.35	17.50
		83.08 M²	**59.21 M**
First Floor			
	HOUSE	98.87	55.04
		98.87 M²	**55.04 M**
Ground Floor			
	HOUSE	61.60	36.90
	GARAGE	35.16	23.72
	STORE	5.37	9.88
	ALFRESCO	16.04	16.06
	PORCH	1.81	5.42
		119.98 M²	**91.98 M**
		301.93 M²	**206.23 M**



Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Second Floor			
	10°	74.50	75.65
	0.5°	10.19	10.19
		84.69 M²	**85.84 M²**
First Floor			
	20°	15.39	16.38
		15.39 M²	**16.38 M²**
Ground Floor			
	20°	12.05	12.82
		12.05 M²	**12.82 M²**
		112.13 M²	**115.04 M²**

UPDATED ON 06/05/2022

SECOND FLOOR PLAN

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P403 PLANNING

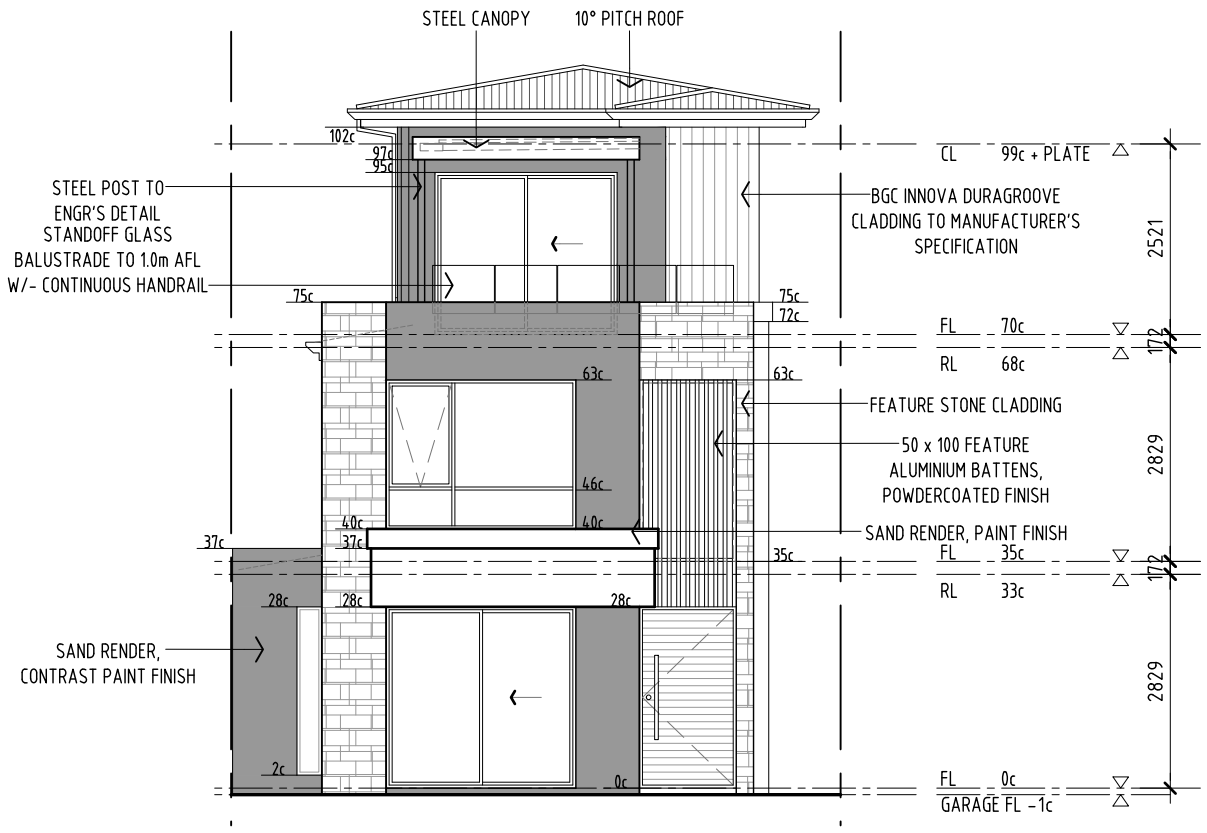
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ARCHITECT: ABEL LING ARCHITECT
114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
TEL: 08 6460 1382 MOB: 0423 676 608
WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

Document Set ID: 5858866
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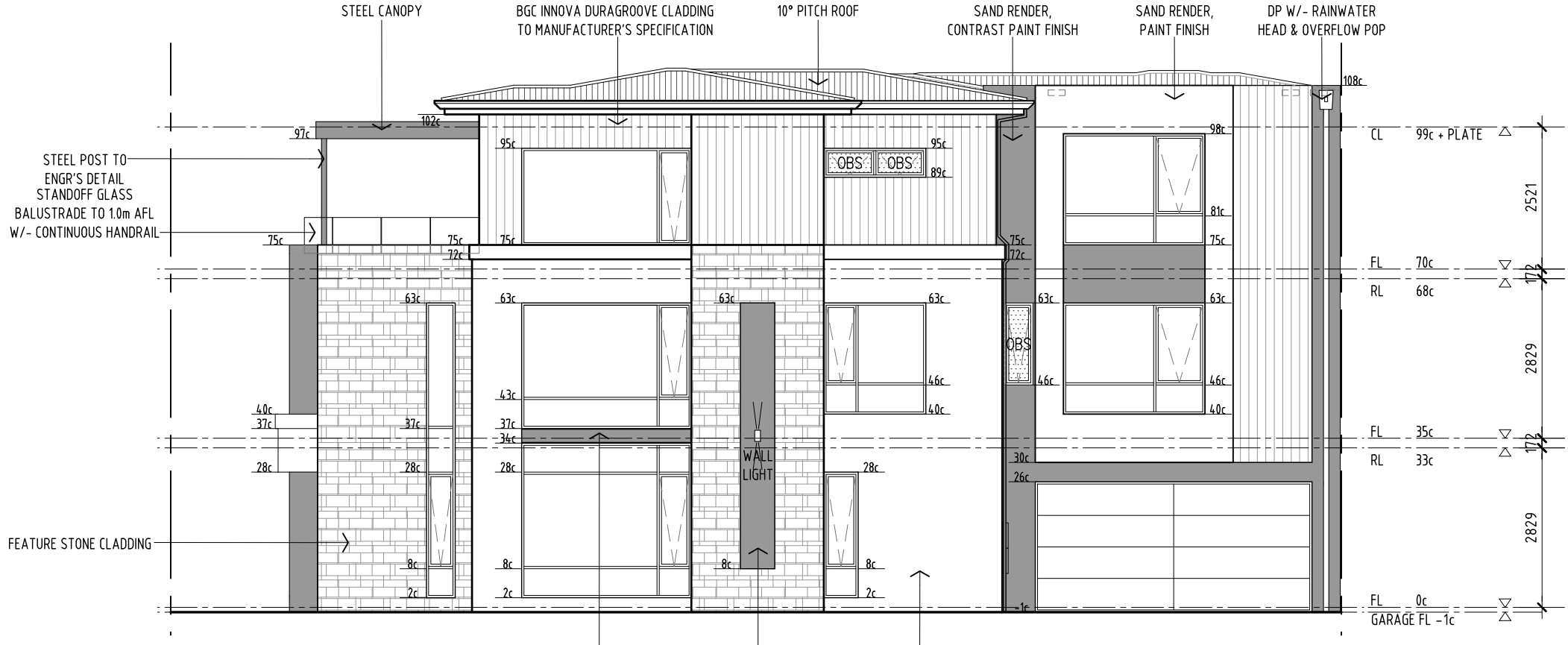
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UNIT 4



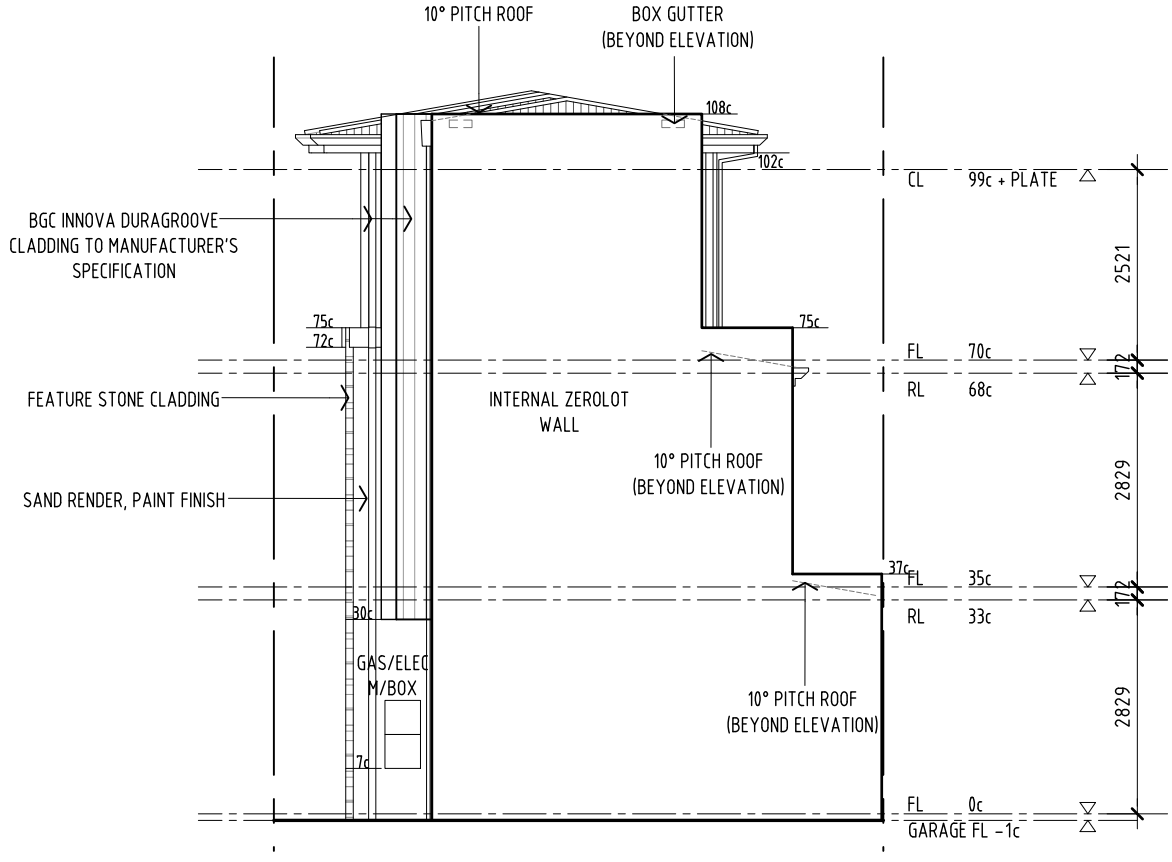
ELEVATION 1

SCALE 1 : 100 @ A3 size



ELEVATION 2

SCALE 1 : 100 @ A3 size



ELEVATION 3

SCALE 1 : 100 @ A3 size

PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

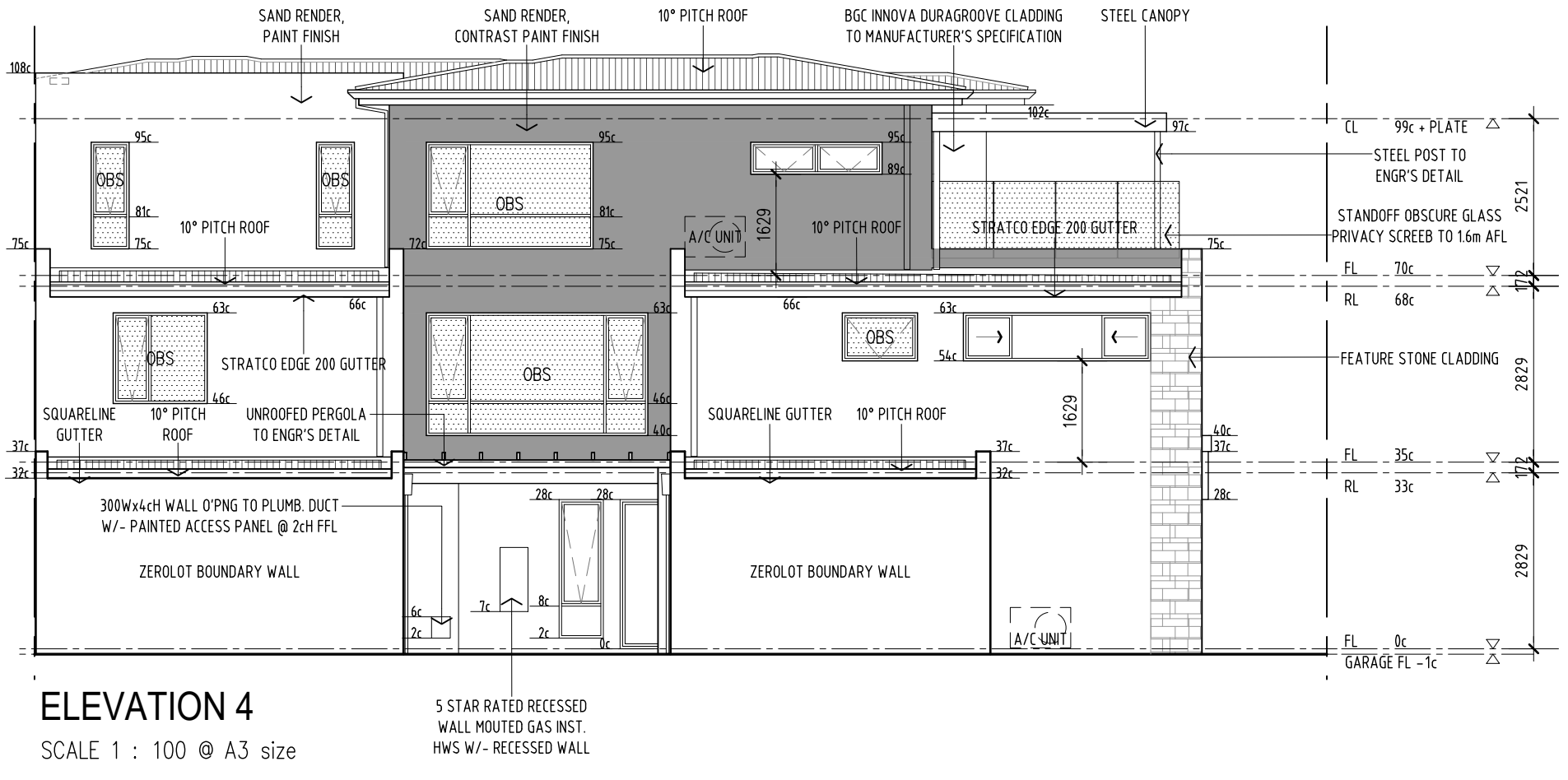
date: 06 MAY 2022 | drawn: CP | scale: 1 : 100 @ A3 | project no: 19007 | drawing/rev no: P404 | PLANNING

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114B MODILLION AVENUE SOUTH, RIVERTON WESTERN AUSTRALIA 6148
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WEB: www.abellingarchitect.com EMAIL: aling@abellingarchitect.com

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UNIT 4



ELEVATION 4

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PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

ON LOT 208 (HN35) REYNOLDS ROAD, APPLECROSS, WA

date: 06 MAY 2022 drawn: CP scale: 1 : 100 @ A3 project no: 19007 drawing/rev no: P405 PLANNING

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