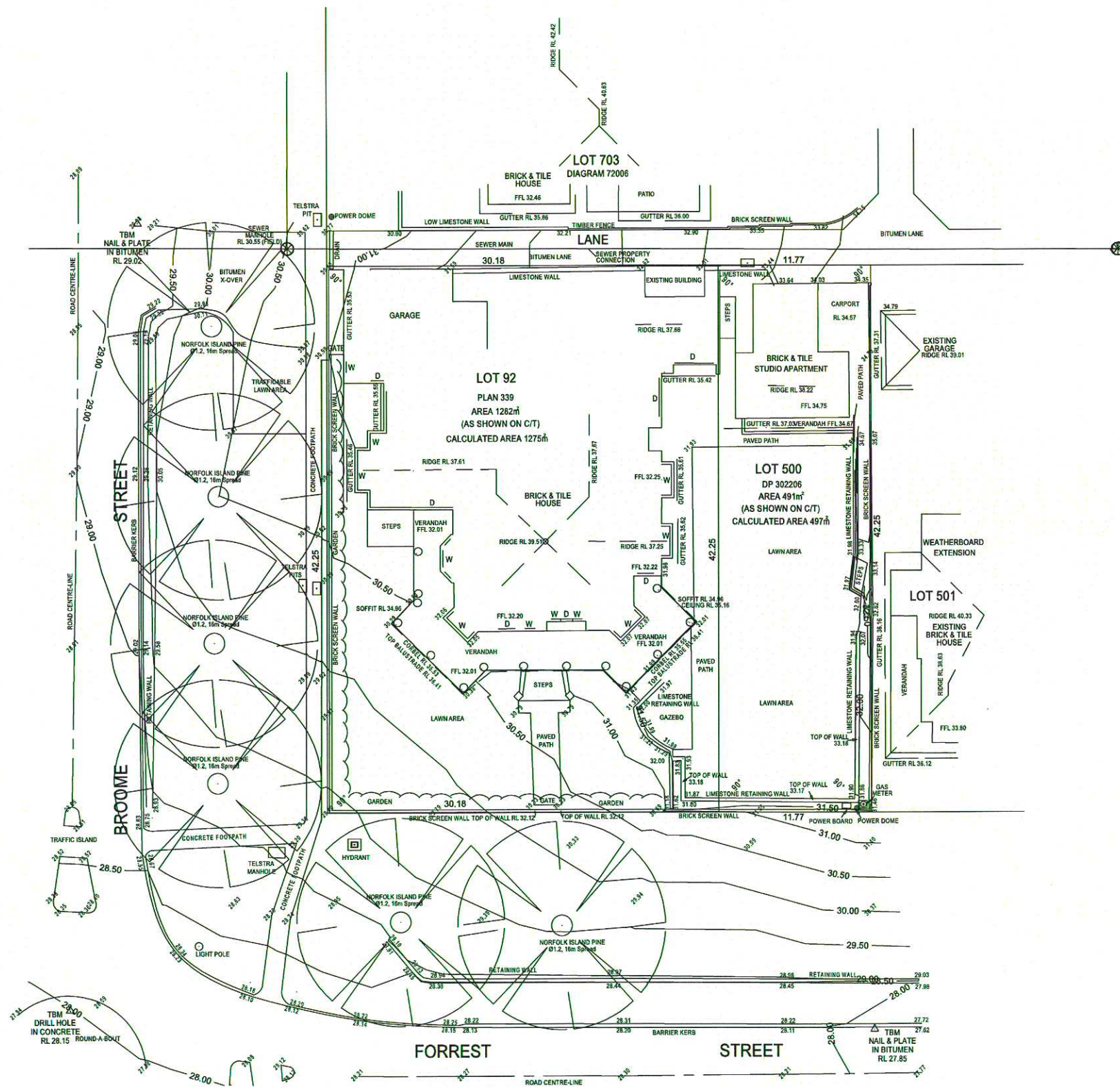




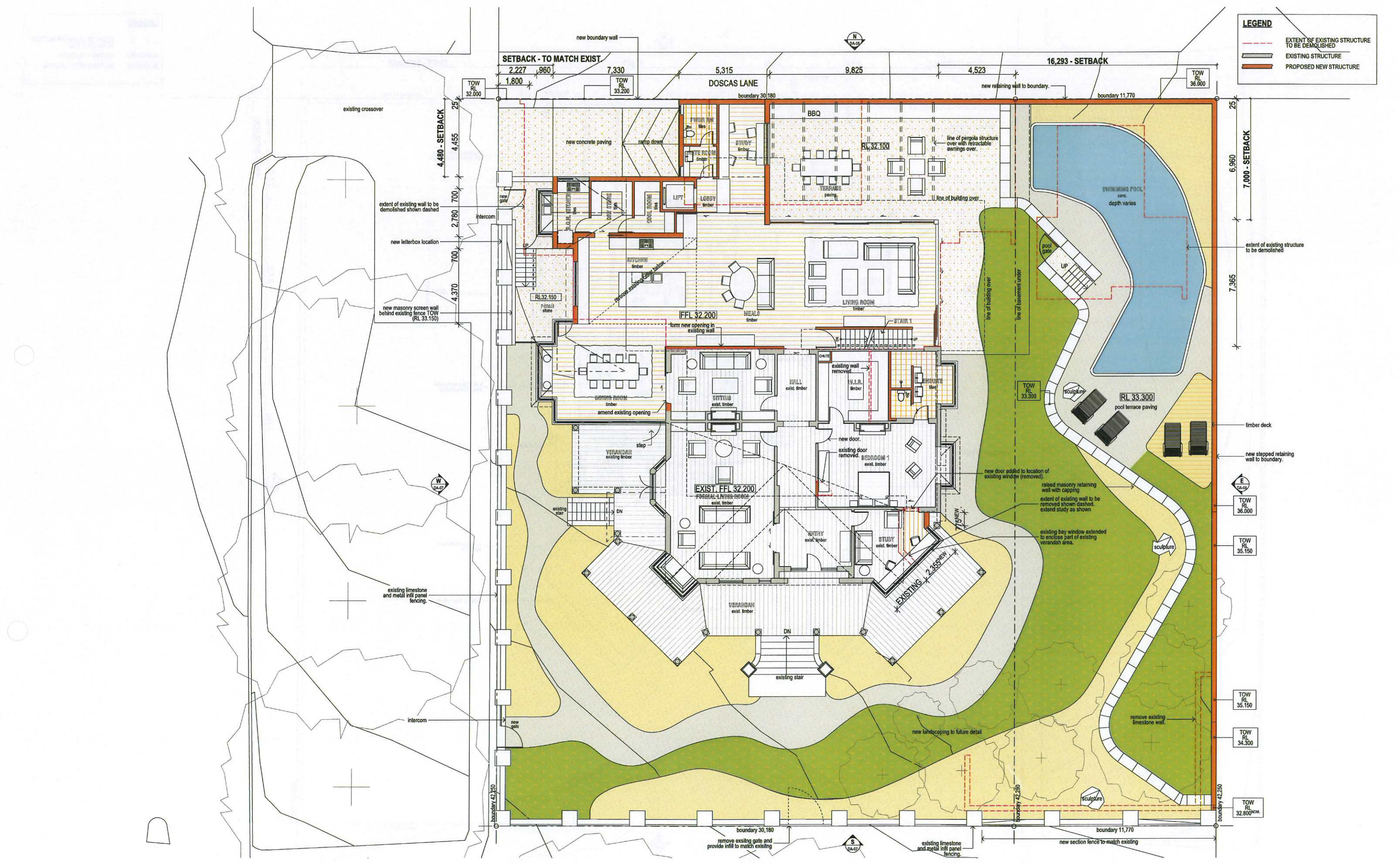
DEVELOPMENT CRITERIA

LOT AREAS	
LOT 92 -	1282.35 m ²
LOT 400 -	491 m ²
TOTAL AMALGAMATED LOT AREA	1773.35m²
FLOOR AREAS (GROSS)	
BASEMENT -	403.69 m ²
GROUND -	479.36 m ²
FIRST -	281.71 m ²
TOTAL GROSS FLOOR AREA -	1164.76 m²
DEVELOPMENT CRITERIA	
ZONING DENSITY -	R20
OPEN SPACE (% OF SITE) -	68.84 %
SITE COVERAGE (% TOTAL) -	33.16 %

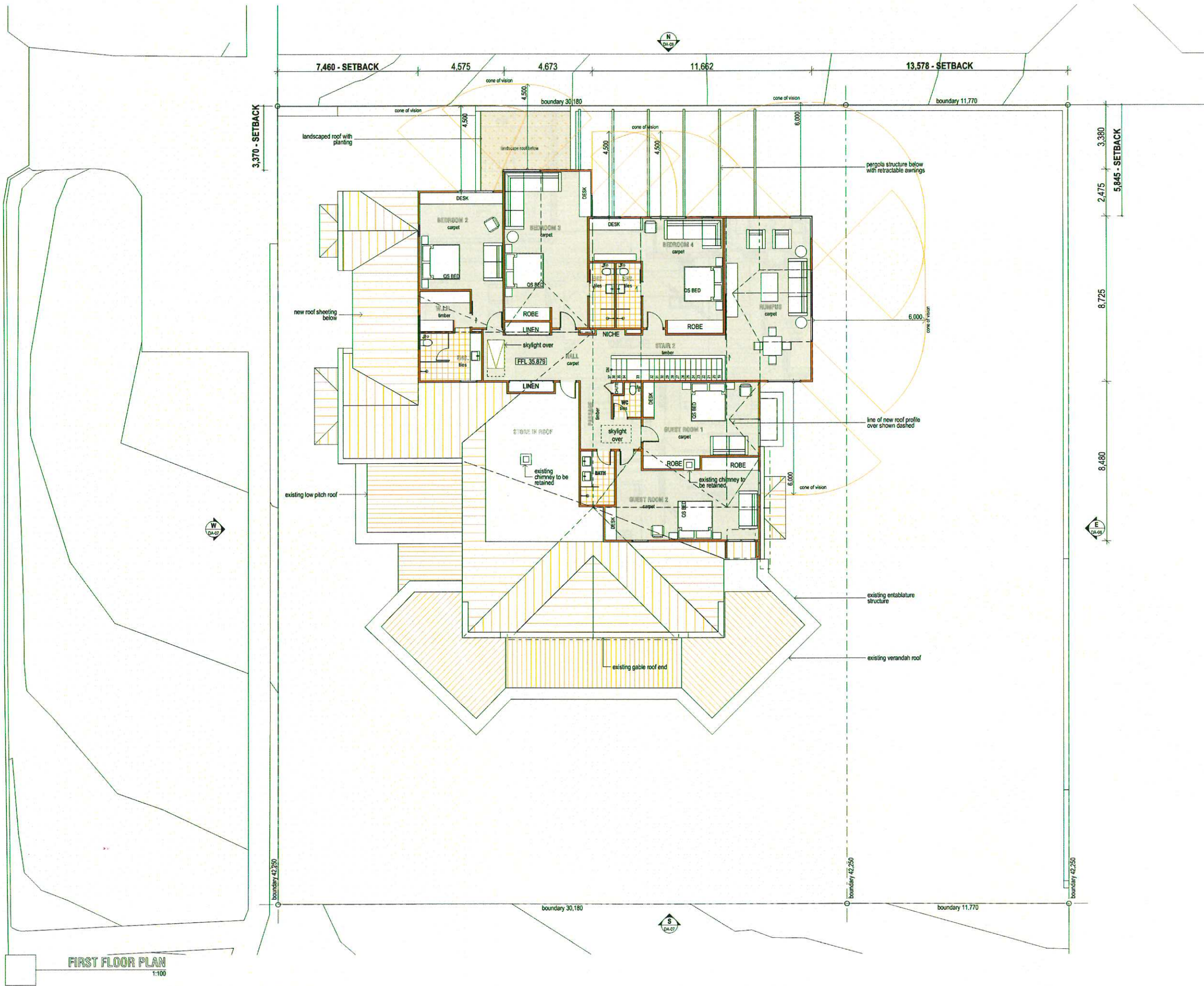


Proposed Alterations + Additions
 48 Forrest Street Cottesloe





GROUND FLOOR PLAN
1:100






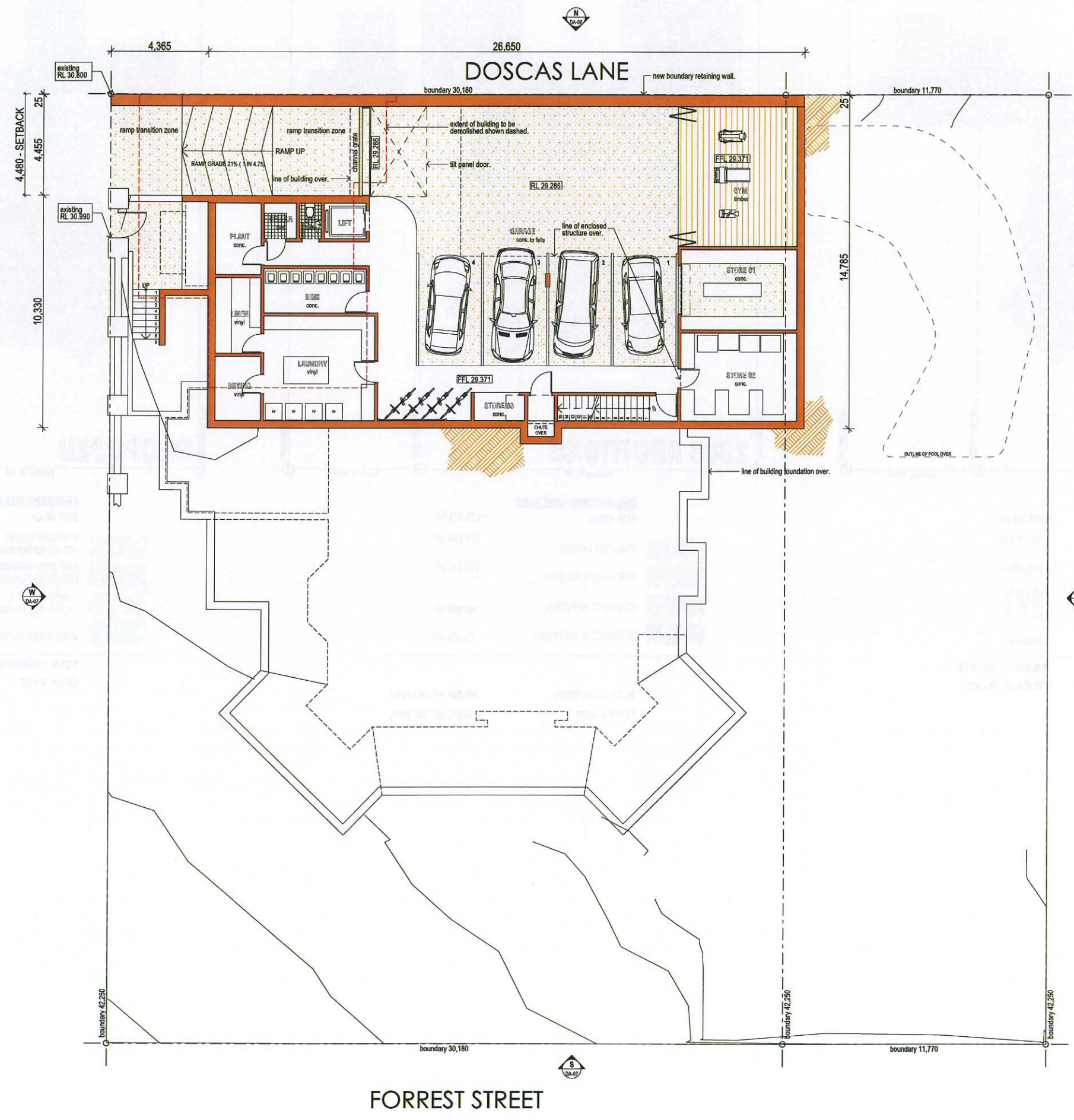
LEGEND

- EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING STRUCTURE
- PROPOSED NEW STRUCTURE

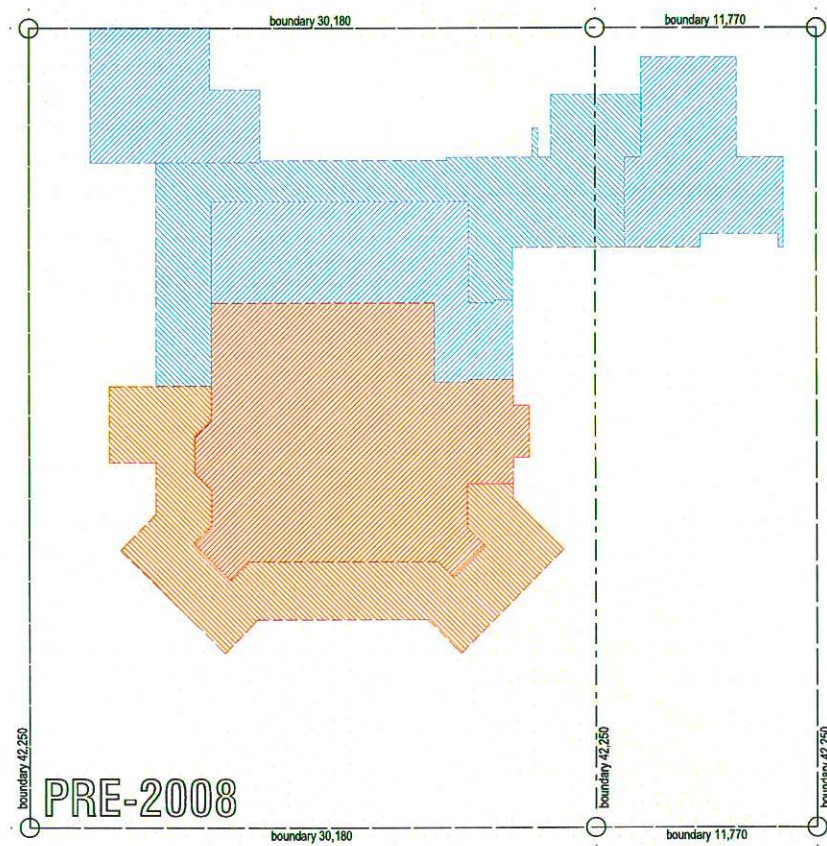
FIRST FLOOR PLAN
1:100



LEGEND	
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING STRUCTURE
	PROPOSED NEW STRUCTURE

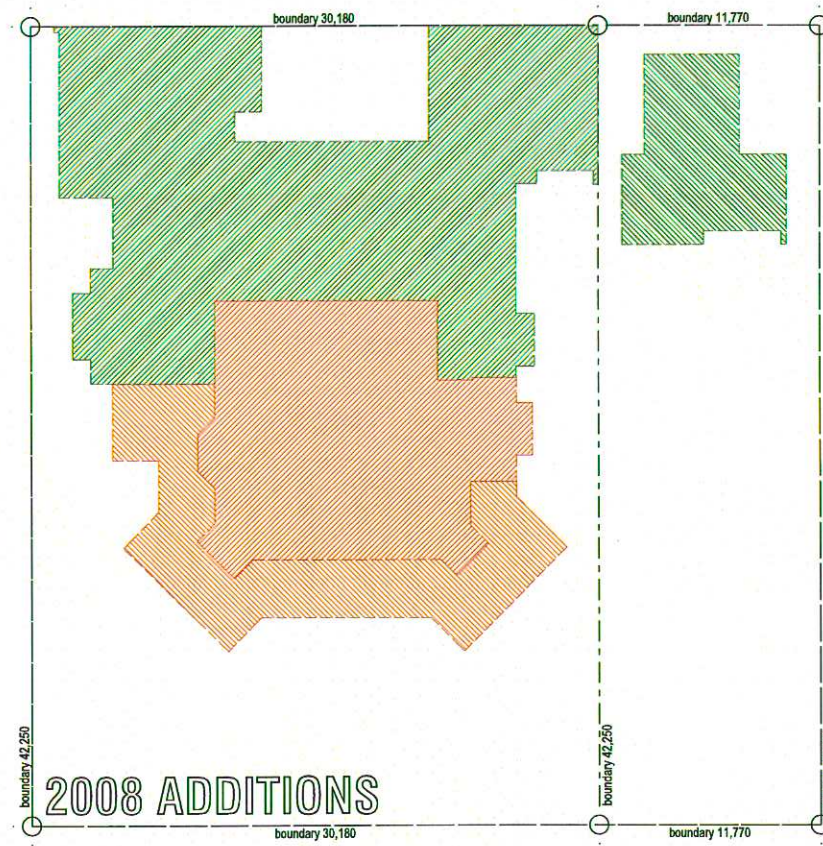


BASEMENT PLAN
1:100



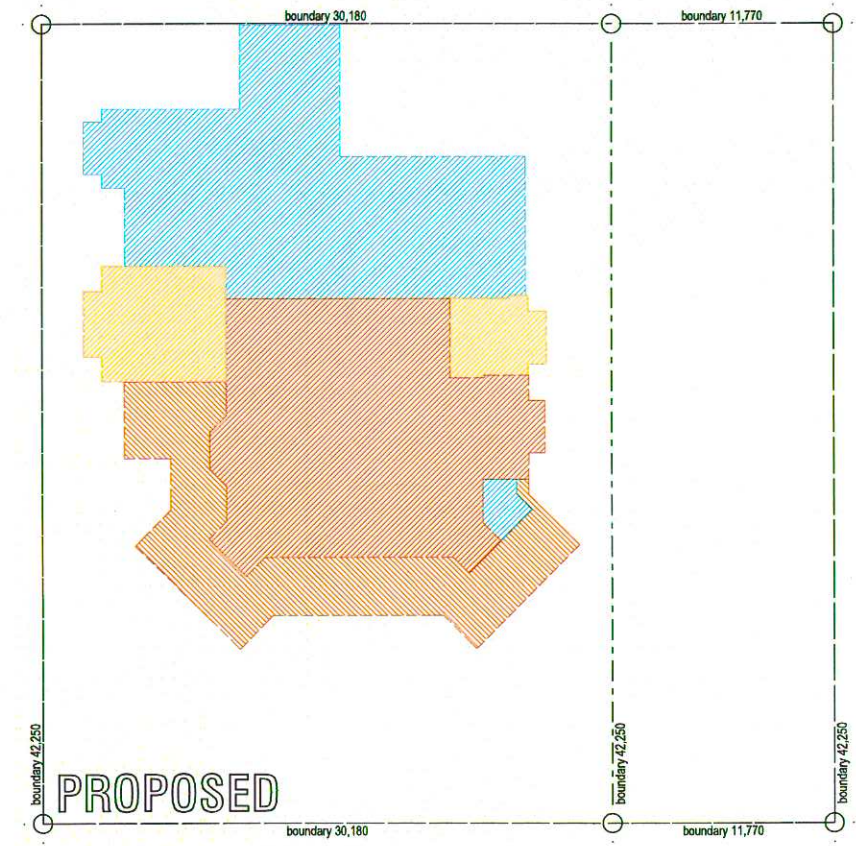
PRE-2008

PRE-2008 SITE COVERAGE	
SITE AREA	1,773.348 m ²
PRE-2008 HOUSE	200.224 m ²
PRE-2008 VERANDAH	114.250 m ²
PRE-2008 HOUSE	90.431 m ²
PRE-2008 VERANDAH (ENCLOSED)	63.901 m ²
PRE-2008 VERANDAH (ENCLOSED)	126.665 m ²
TOTAL COVERAGE	650.853 m² (36.70%)
OPEN SPACE	1122.495 m² (63.30%)



2008 ADDITIONS

CURRENT SITE COVERAGE	
SITE AREA	1,773.348 m ²
PRE-2008 HOUSE	200.224 m ²
PRE-2008 VERANDAH	114.250 m ²
CURRENT ADDITION	368.096 m ²
CURRENT APARTMENT	65.266 m ²
TOTAL COVERAGE	747.836 m² (42.17%)
OPEN SPACE	1024.552 m² (57.83%)



PROPOSED

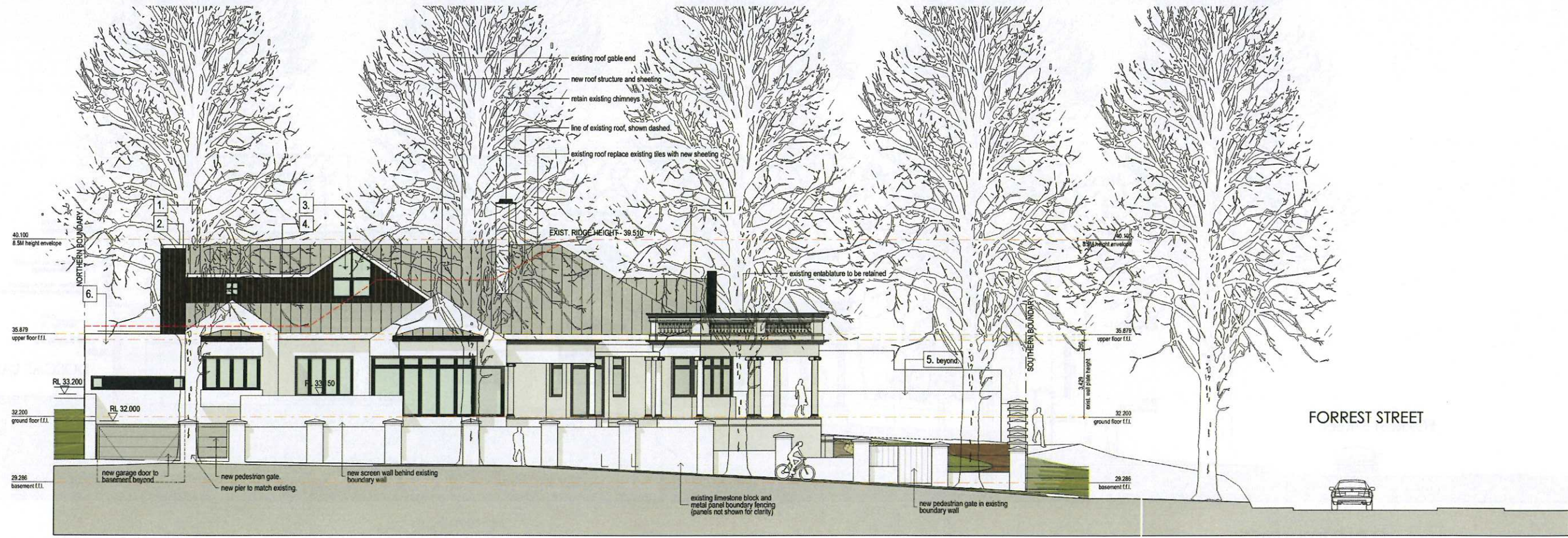
PROPOSED SITE COVERAGE	
SITE AREA	1,773.348 m ²
PRE-2008 HOUSE (TO BE RETAINED)	200.224 m ²
PRE-2008 VERANDAH (TO BE RETAINED)	108.453 m ²
CURRENT ADDITION (TO BE RETAINED)	19.948 m ²
CURRENT ADDITION (TO BE RETAINED)	43.609 m ²
PROPOSED ADDITIONS	215.793 m ²
TOTAL COVERAGE	588.027 m² (33.16%)
OPEN SPACE	1185.321 m² (66.84%)



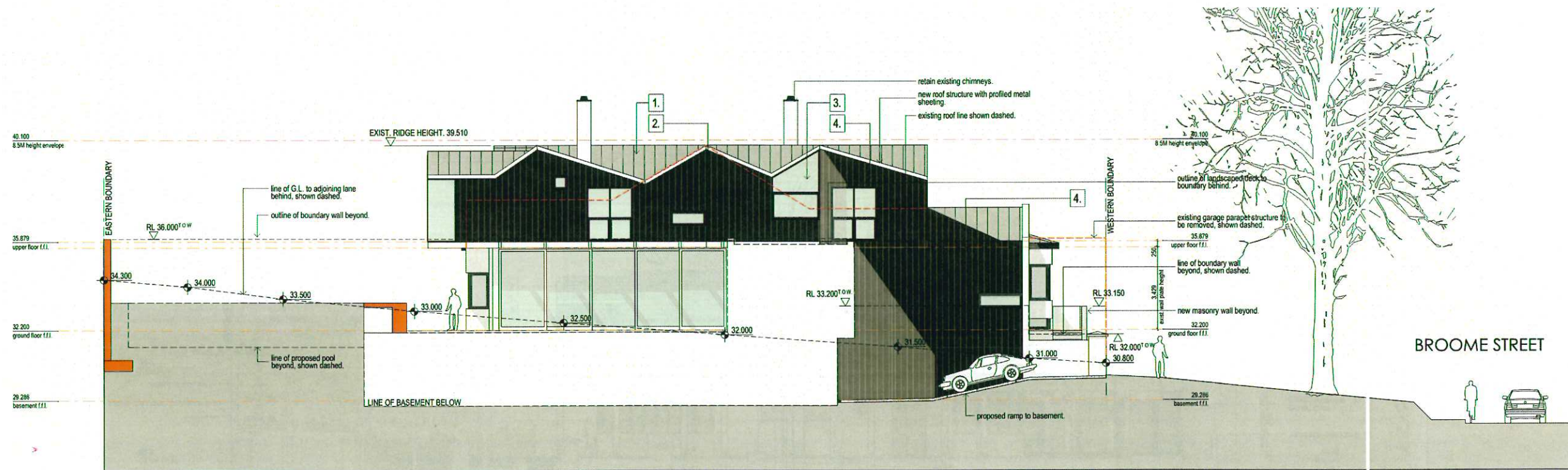
LEGEND

- EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING STRUCTURE
- PROPOSED NEW STRUCTURE
- 1. PROFILED METAL SHEETING.
- 2. SELECT PAINT FINISH.
- 3. TIMBER FRAMED GLAZING.
- 4. TIMBER CLADDING; PAINT FINISH.
- 5. SELECT BLOCKWORK.
- 6. SELECT MASONRY; RENDER/PAINT FINISH.

S ELEVATION - FORREST STREET
1:100



W ELEVATION - BROOME STREET
1:100



N ELEVATION - NORTH
1:100



E ELEVATION - EAST
1:100



BROOME STREET PERSPECTIVE - AFTER



FORREST STREET PERSPECTIVE - AFTER

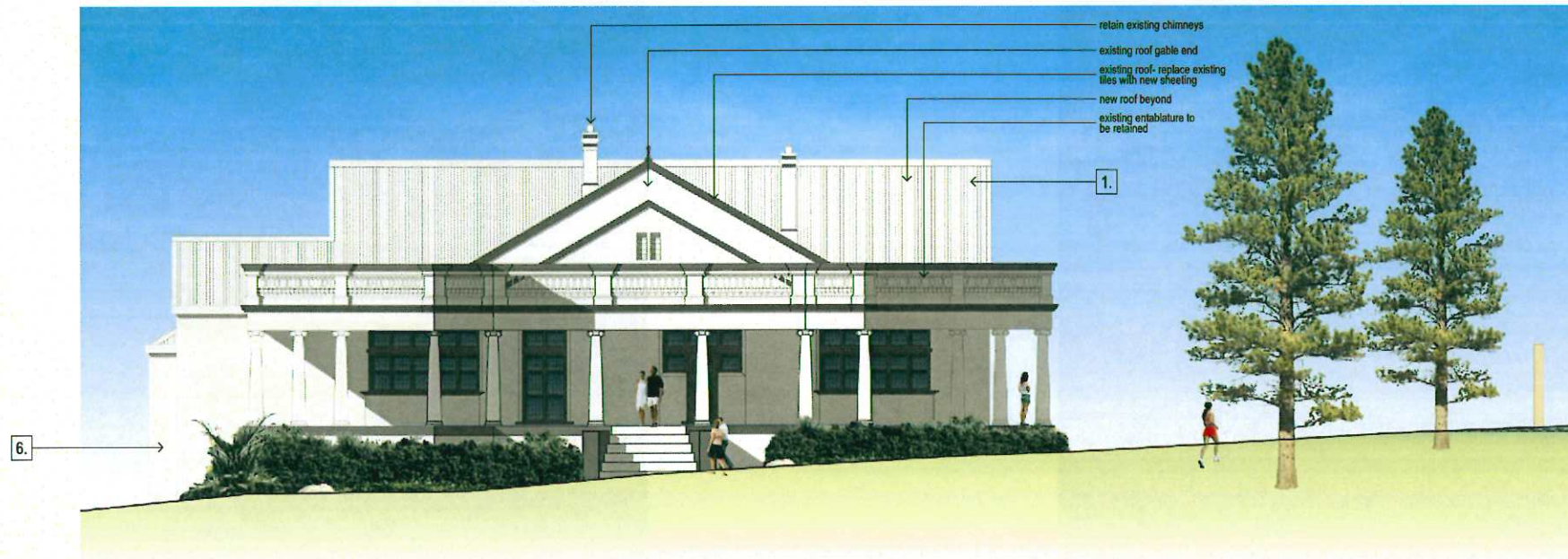


BROOME STREET PERSPECTIVE - BEFORE



FORREST STREET PERSPECTIVE - BEFORE

LEGEND	
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING STRUCTURE
	PROPOSED NEW STRUCTURE
	PROFILED METAL SHEETING.
	SELECT PAINT FINISH.
	TIMBER FRAMED GLAZING.
	PROFILED METAL CLADDING.
	SELECT BLOCKWORK.
	SELECT MASONRY, RENDER/PAIN FINISH.



S RENDERED ELEVATION - SOUTH
FRONT FENCE REMOVED FOR CLARITY
NOT TO SCALE



N RENDERED ELEVATION - NORTH
LANEWAY FENCE REMOVED FOR CLARITY
NOT TO SCALE





BROOME STREET PERSPECTIVE - AFTER



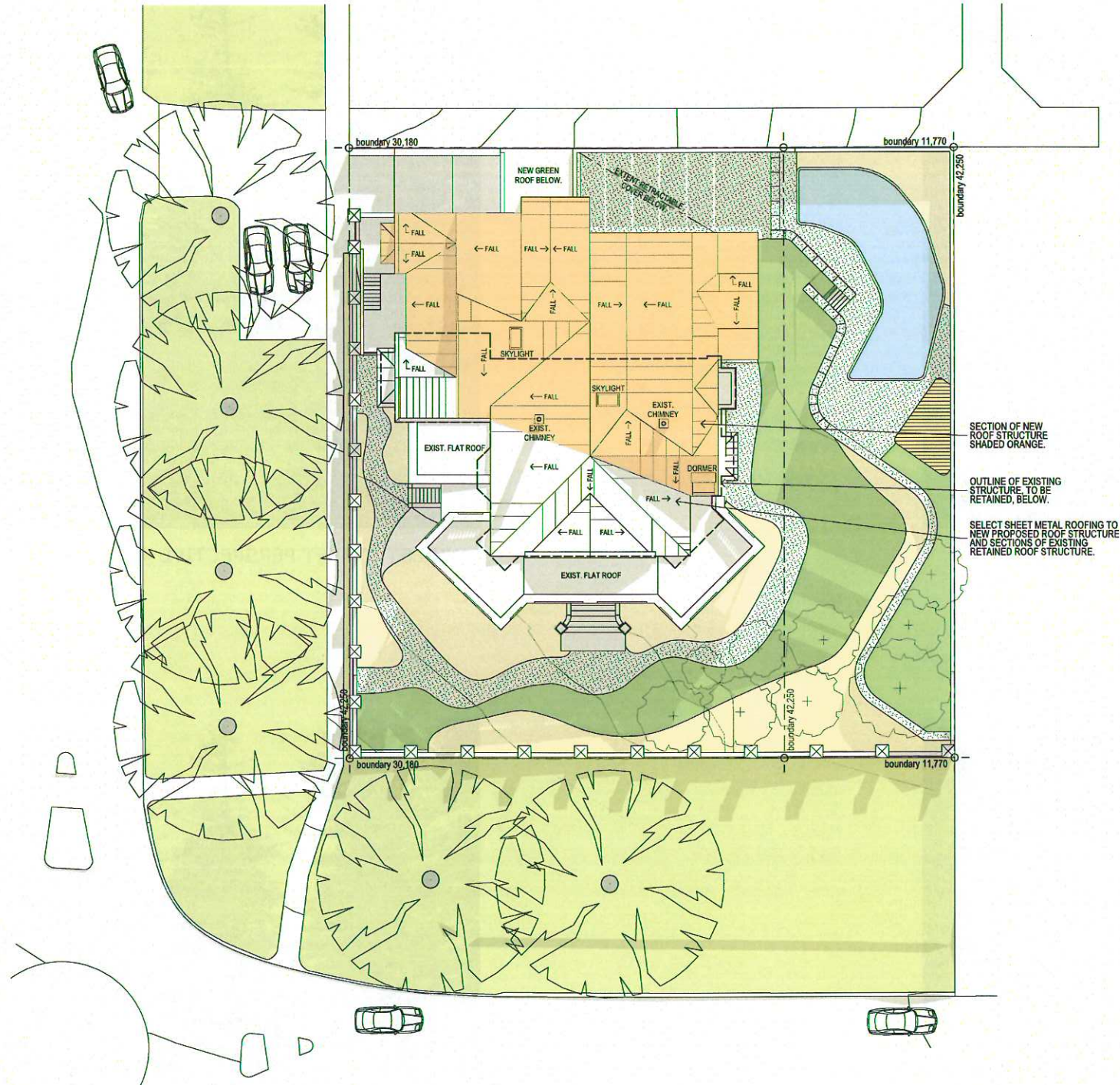
FORREST STREET PERSPECTIVE - AFTER



BROOME STREET PERSPECTIVE - BEFORE



FORREST STREET PERSPECTIVE - BEFORE



SECTION OF NEW ROOF STRUCTURE SHADED ORANGE.

OUTLINE OF EXISTING STRUCTURE TO BE RETAINED, BELOW.

SELECT SHEET METAL ROOFING TO NEW PROPOSED ROOF STRUCTURE AND SECTIONS OF EXISTING RETAINED ROOF STRUCTURE.

ROOF PLAN
1:200

