



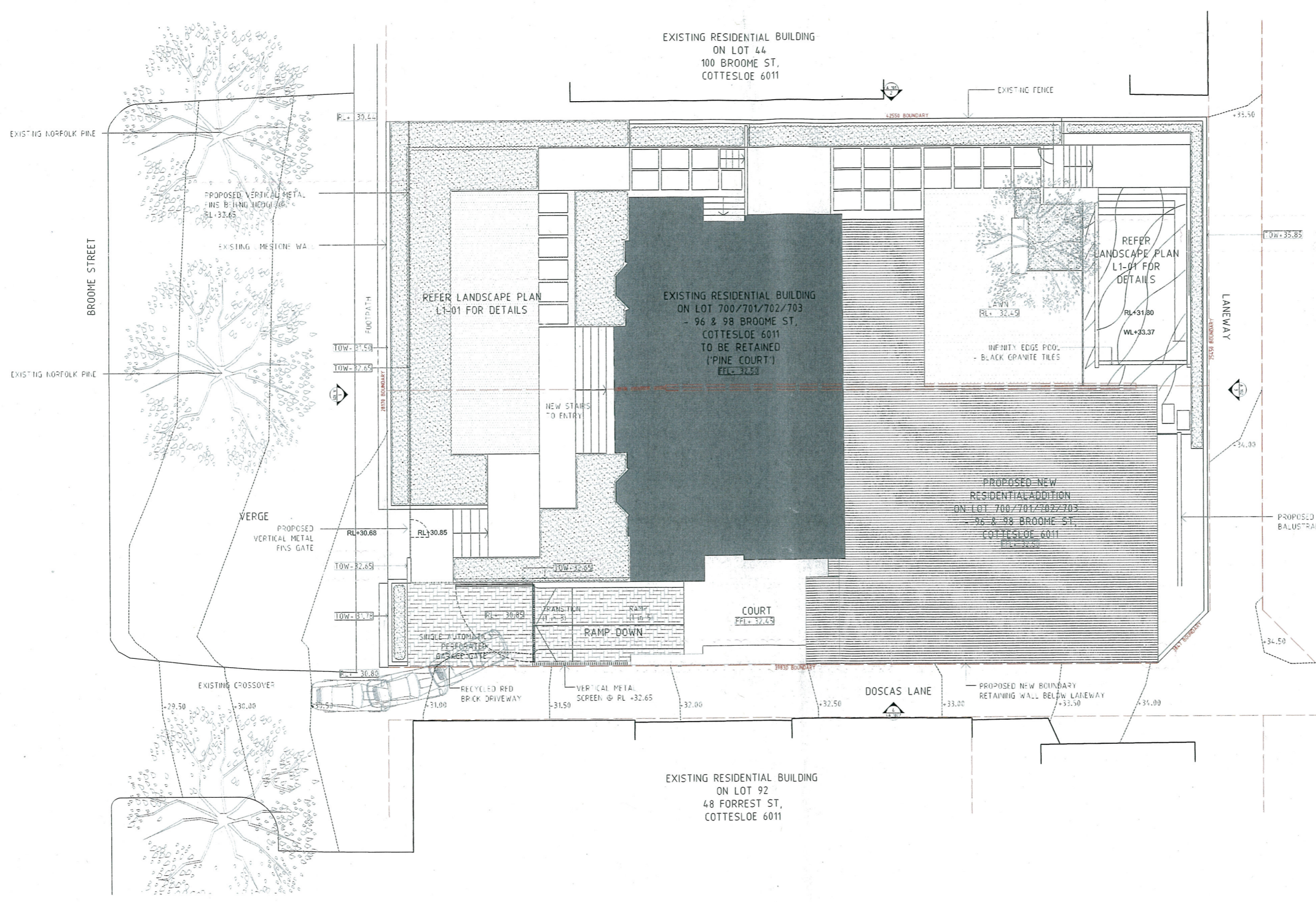
96-98 Broome St
Pine Court

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Scale 1:437

Wednesday, 14 May
2014





DEVELOPMENT CRITERIA	
LOT AREAS	
LOT 700	587m ²
LOT 701	4m ²
LOT 702	4m ²
LOT 703	603m ²
TOTAL AMALGAMATED LOT AREA	1195m²
FLOOR AREAS (GROSS+)	
BASEMENT	213m ²
GFOUND	350m ²
LEVEL 1	156m ²
TOTAL GROSS FLOOR AREA	719m²
*GROSS FLOOR AREA IS MEASURED TO INTERNAL FACE OF EXTERNAL WALLS AND WINDOWS AND EXCLUDES SERVICE RISERS, 1 FT SHAFTS AND FIRE STAIRS	
DEVELOPMENT CRITERIA	
ZONING DENSITY	= 20
SITE AREA	1155 SQM
OPEN SPACE	763 SQM
OPEN SPACE (%SITE)	64%
**OPEN SPACE IS CALCULATED IN ACCORDANCE WITH THE DEFINITION PROVIDED IN THE RESIDENTIAL ZONING TABLES	

TOWN OF COTTESLOE
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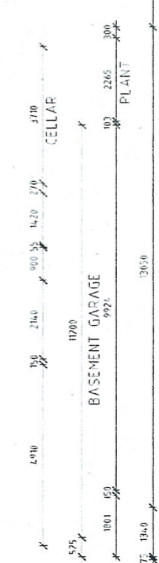
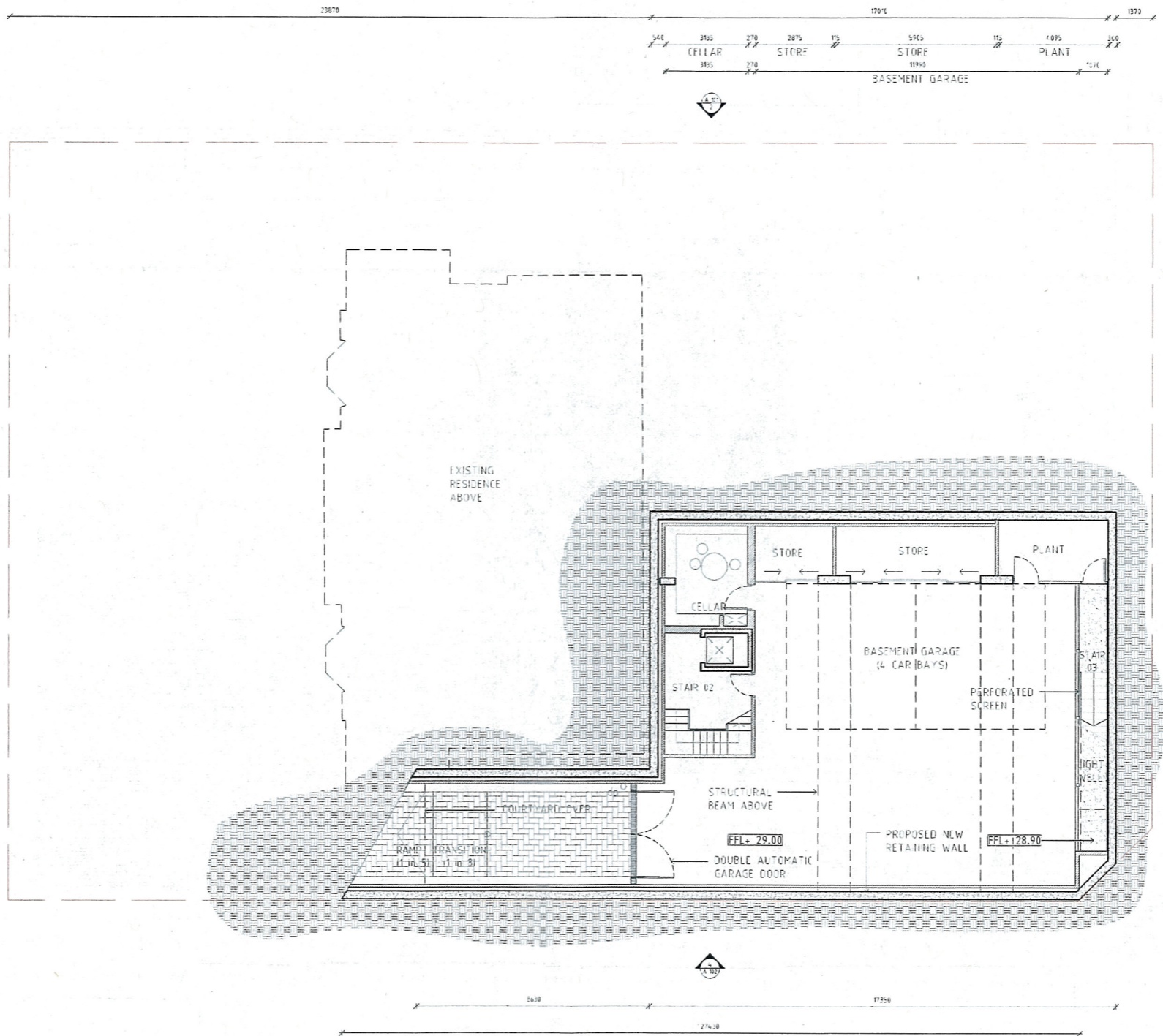
TYPE	LEGEND / MATERIAL
A2	ALUMINIUM WINDOW FRAME W/ CLEAR GLAZING
B	OFFRAME FABRIC BLIND
C5	SAVANGLID PVC FRAME AT LEVEL PAINTED FIN
LW	EXISTING WINDOW W/ WINDOW
A3	ALUMINIUM WINDOW FRAME W/ TRANSLUCENT LAMINATED GLASS
P3	PERFORATED METAL SCREEN
B2	BLINDWORK - ROLLED AND FINISHED WITH PAINTED STEEL FRAME W/ CLEAR GLASS BALUSTRADE
S2	PAINTED STEEL ROOF SHEETS
SC	PAINTED STEEL COLUMN
D	TIMBER DOOR FRAME W/ CLEAR GLAZING
TP	PAINTED METAL SLATS
TB	PAINTED TILE ROOF SHEETS
LATH	LATH
CONCRETE	CONCRETE
NEW WALL	NEW WALL
EXISTING WALL	EXISTING WALL
FFL	FLOOR FINISH LEVEL
RL	RELATIVE LEVEL
TOW	TOP OF WALL
RF	ROOF FINISH LEVEL

DA SUBMISSION
 1 15.04.14 DA REVISON 1 -P-A
 2 17.01.14 DA SUBMISSION -P-A
 REV 347 AMENDMENT CAD

CLIENT
 ADRIAN AND MICHELLE FINN
 10/330 Spiker Rd, Seaside WA 6150
 080 990 0700
 080 990 3035

Kerry Hill Architects
 38 Howard St Fremantle Western Australia 6150
 +61 8 9236 4544 F +61 8 9236 4544
 admin_pam@kerryhillarchitects.com

PROJECT	NO	DRAWN	CHECKED	SCALE	DRAWING TITLE
FINE COURT	508	KHA	KHA	1:100 @ A1	SITE PLAN
ADDRESS		DATE			
96-98 BROOME STREET		15.04.14			
COTTESLOE WA					
DESIGN NUMBER	REV	DATE			
DA 000	1	15.04.14			



TOWN OF COTTESLOE
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Notes / Legend / Materials	
AL ALUMINUM WINDOW FRAME W/ CLEAR GLAZING	AC ALUMINUM WINDOW FRAME W/ TRANSPARENT LAMINATED GLASS
AS SHEATHED FABRIC BLIND	PS POLYPROPYLENE SHEET
AW GALVANIZED RYC FLOOR AT EDGE PAINTED FIN	RP BLACKWORK REINFORCED AND PAINTED FINISH
LW EXISTING LEADLIGHT WINDOW	SB PAINTED STEEL FRAME W/ CLEAR GLASS
	SC PAINTED STEEL COLUMN
	TD RUBBER DOUBLE FRAME W/ CLEAR GLAZING
	TP PAINTED METAL SLATS
	TT PAINTED TILE ROOF SHEETS
	FA FARTH
	CO CONCRETE
	NEW WALL
	EXISTING WALL
	FFL FINISH FLOOR LEVEL
	PL RELATIVE LEVEL
	TOW TOP OF WALL
	RFL ROOF FINISH LEVEL

DA SUBMISSION	
REV	DATE
15.04.14	DA REVISION 1
17.01.14	JA SUBMISSION

CLIENT
 ADRIAN AND NICOLA IINI

3 338 Burrell Rd, Seaside WA 6008
 081 9381 0100
 081 9381 2000

Kerry Hill Architects
 39 Poulton St Fremantle Western Australia 6150
 +61 8 9381 4545 F +61 8 9381 4545
 admin@kha.com.au www.kha.com.au

PROJECT
 PHIL CURRI

ADDRESS
 16-18 BRIDGE STREET
 COTTESLOE WA

JOB
 508

DRAWN
 KHA

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SCALE
 1:100 @A1

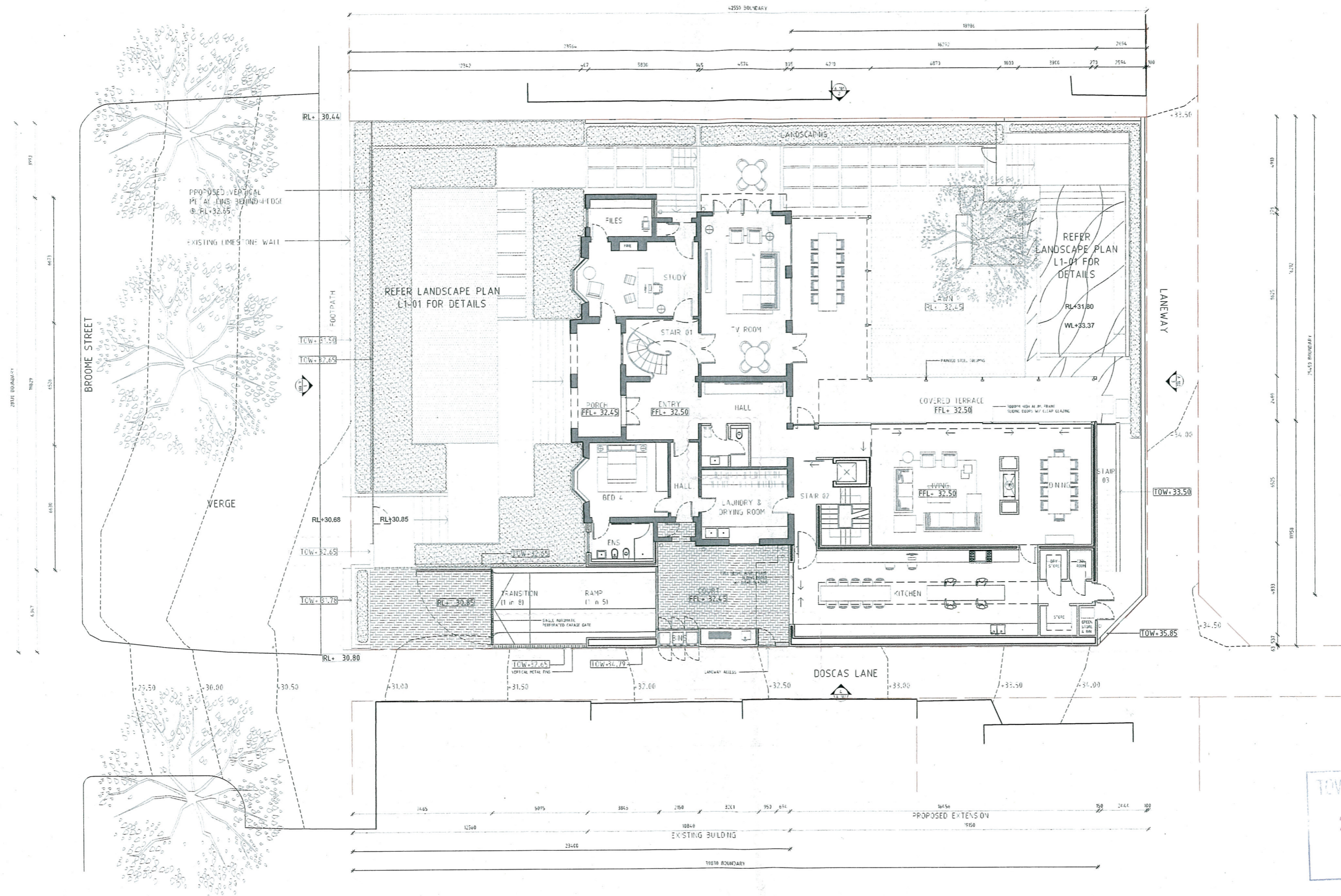
APPROVED
 KHA

DRAWING TITLE
 BASEMENT PLAN

DRAWING NUMBER
 DA 001

REV
 1

DATE
 15.04.14



notes / legend / materials	
A5 ALUMINUM WINDOW FRAME W/ CLEAR GLAZING	SC PAINTED STEEL COLUMN
A6 ALUMINUM WINDOW FRAME W/ CLEAR GLAZING	SD PAINTED STEEL DOOR FRAME W/ CLEAR GLAZING
B5 OPERABLE FABRIC BLIND	TD PAINTED STEEL DOOR FRAME W/ CLEAR GLAZING
G5 GALVANIZED PIPE RIGID AT EXTERIOR	TR PAINTED STEEL DOOR FRAME W/ CLEAR GLAZING
LW EXISTING LEVEL ONLY WINDOW	
AC ALUMINUM WINDOW FRAME W/ IRONMOLYN LAMINATED GLASS	
PS PERFORATED METAL SCREEN	
FP POLYURETHANE FOAM INSULATION	
SB PAINTED STEEL FRAME W/ CLEAR GLASS BALCONY RAIL	
EA EARTH	
CO CONCRETE	
NEW WALL	
EXISTING WALL	
FPL FINISH FLOOR LEVEL	
R RELATIVE LEVEL	
TOW TOP OF WALL	
RT ROOM FINISH LEVEL	

DA SUBMISSION			
1	15.04.14 DA REVISED		
2	17.01.14 DA SUBMISSION		
REV	DATE	AMENDMENT	OK'D

CLIENT
ADRIAN AND MICHELA FINI
Lot 3, 338 Barker Rd, Subiaco WA 6008
PH 9383 4700
BR 9385 3995

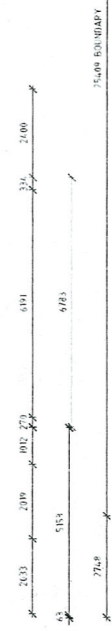
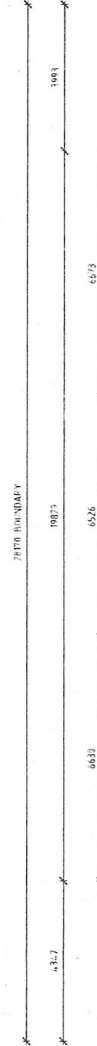
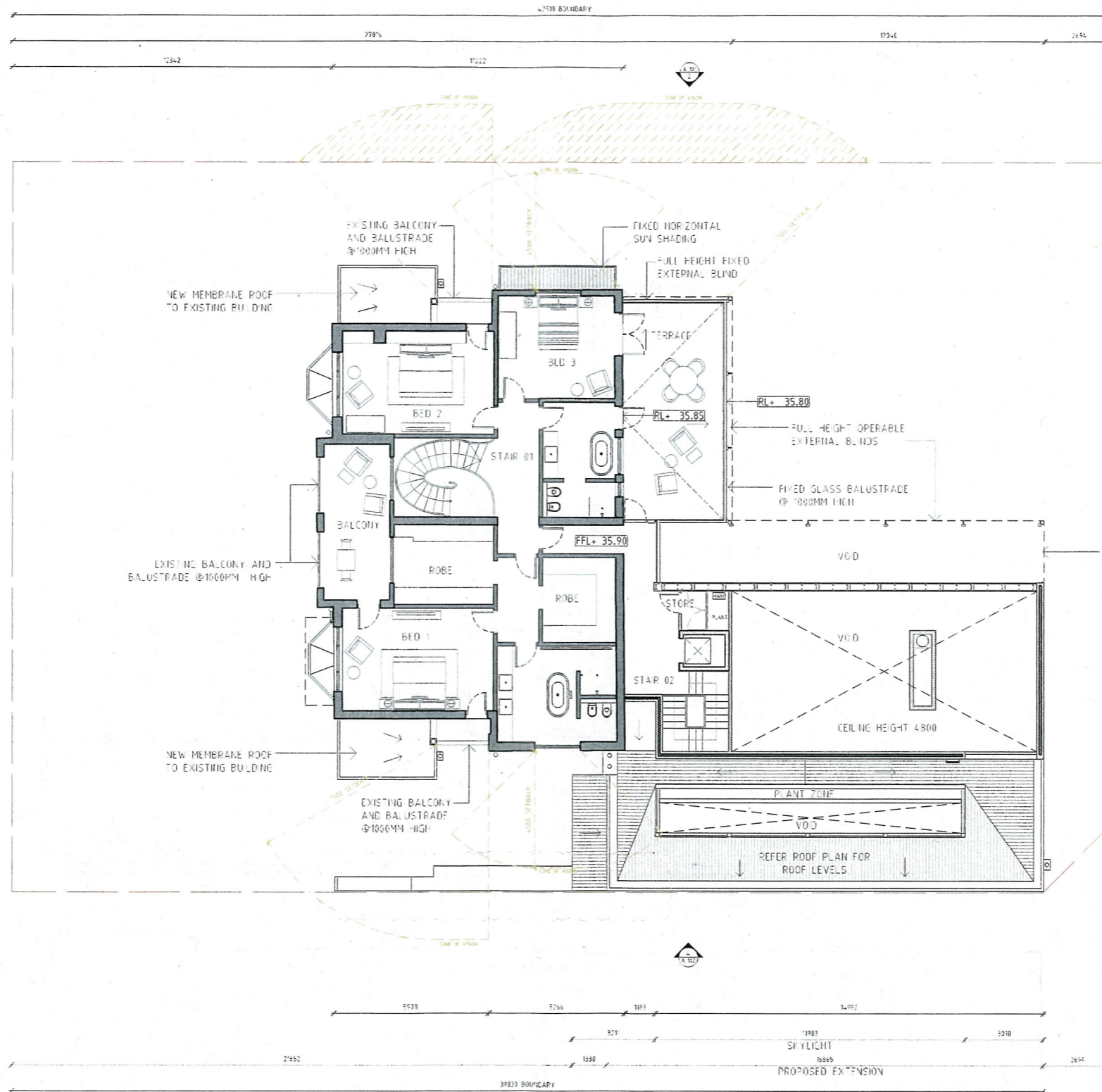
Kerry Hill Architects
30 Mount St Fremantle Western Australia 6160
T +61 9386 4545 F +61 9386 4546
admin_porth@kerryhillarchitects.com

PROJECT
PINE COURT
ADDRESS
96-98 BROOME STREET
COTTESLOE WA

JOB
508
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NORTH
SCALE
1:100 @A1
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DRAWING TITLE
GROUND FLOOR PLAN
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DA 002
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TOWN OF COTTESLOE
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15.04.14	DA REV SIGN 1	1-A	
17.01.14	DA SUBMISSION	1-A	

CLIENT
ADRIAN AND MICHELA FINI

30 Mount St Fremantle Western Australia 6160
T +61 8398 4545 F +61 8398 4546
admin_park@kerryhillarchitects.com

Kerry Hill Architects

PROJECT
PINE COURT

ADDRESS
16-18 BROOKE STREET
COTTESLOE WA

JOB
508

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DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NUMBER
DA 003

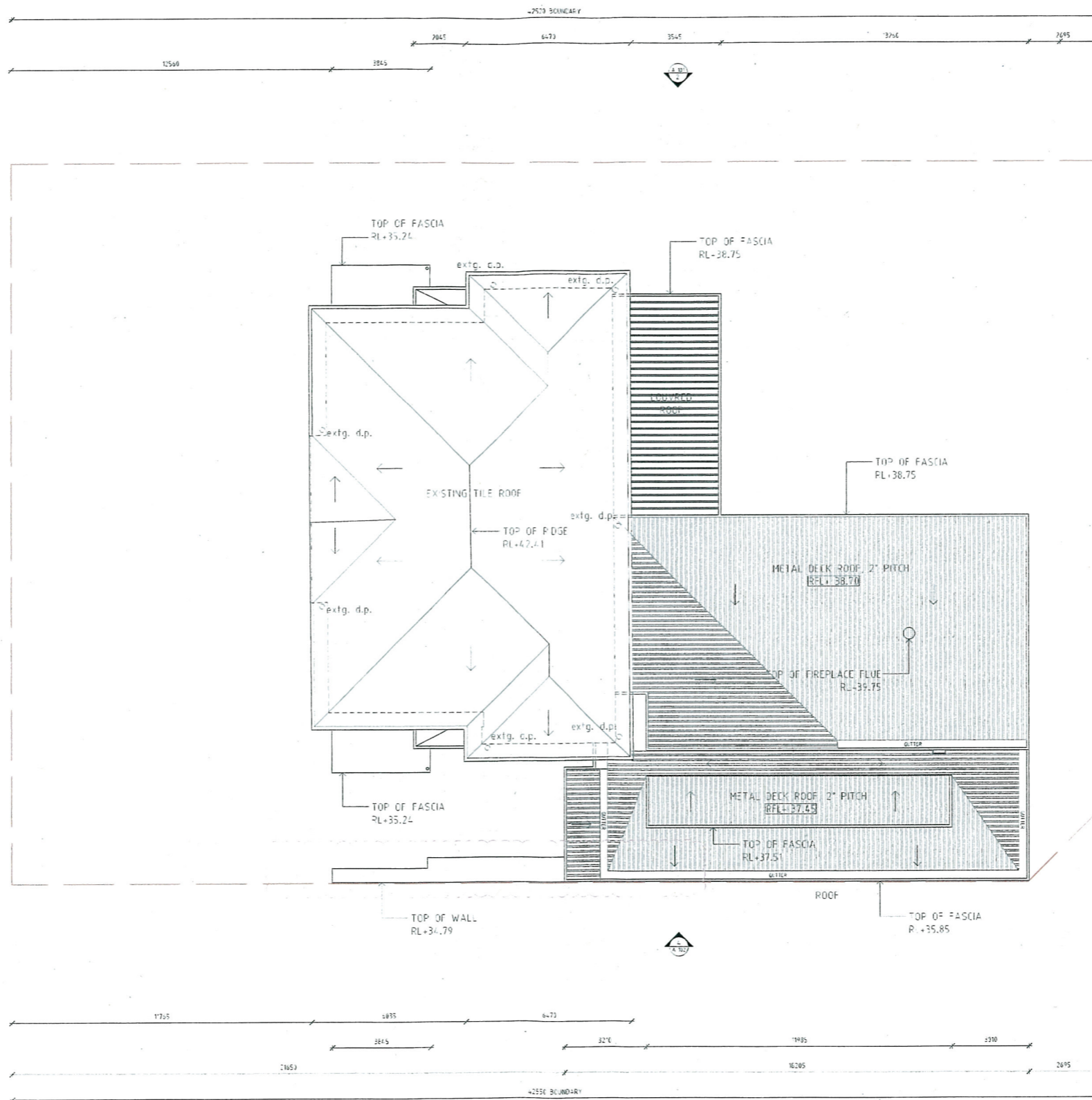
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DATE
15.04.14

notes / legend / materials

AG	ALUMINIUM WINDOW FRAME W/ CLEAR GLAZING	SC	PAINTED STEEL COLUMN	FA	FARTH
PS	OPERABLE FABRIC BLIND	PC	PERFORATED METAL SCREEN	PI	FLOOR LEVEL
GS	GALVANIZED RFC FLOOR AT EDGE PAINTED TM	RP	BLACKWORK ROHCROED AND PAINTED TM SH	TOW	TOP OF WALL
LV	EXISTING LEADLIGHT WINDOW	SR	PAINTED STEEL FRAME W/ CLEAR GLASS IGU SYSTEM	RFL	ROOF FINISH LEVEL
		TP	PAINTED METAL SLATS		
		TR	PAINTED TILE ROOF SHEETS		
			CONCRETE		
			NEW WALL		
			EXISTING WALL		

TOWN OF COTTESLOE
29 APR 2014
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TOWN OF COTTESLOE
 28 APR 2014
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notes / legend / materials	
AL ALUMINIUM WINDOW FRAME W/ CLEAR GLASS	AL ALUMINIUM WINDOW FRAME W/ TINTED GLASS
GL GLASS	GL GLASS
SP SPALVAISED PVC FASCIA AT EDGE PAINTED IN	SP PAINTED STEEL FRAME W/ CLEAR GLASS
LW EXISTING LEADLIGHT WINDOW	SB PAINTED TILE SHEETS
FA FARTH	CO CONCRETE
NE NEW WALL	EX EXISTING WALL
FL FINISH FLOOR LEVEL	PL PILE/SLAB LEVEL
TOW TOP OF WALL	FHL ROOF FASCIA LEVEL

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15.04.14 DA REVISED 1	J-BA
17.04.14 DA SUBMISSION	K-BA
REV	DATE

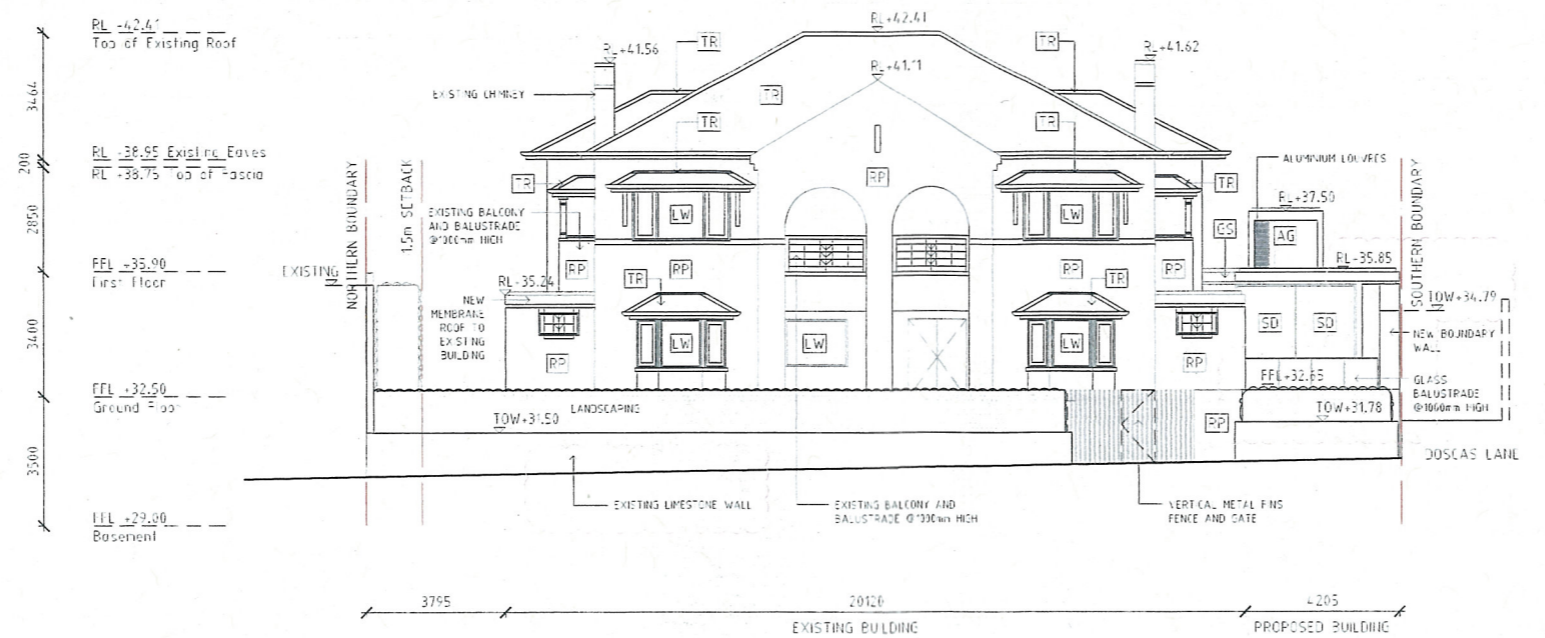
CLIENT
 ADRIAN AND MICHELA FINI
 1st Fl, 100 Barker Rd, Subiaco WA 6008
 081 9383 8780
 081 9383 3995

Kerry Hill Architects
 30 Mount St Fremantle Western Australia 6160
 T +61 9336 4545 F +61 9336 4546
 admin_perth@kerryhillarchitects.com

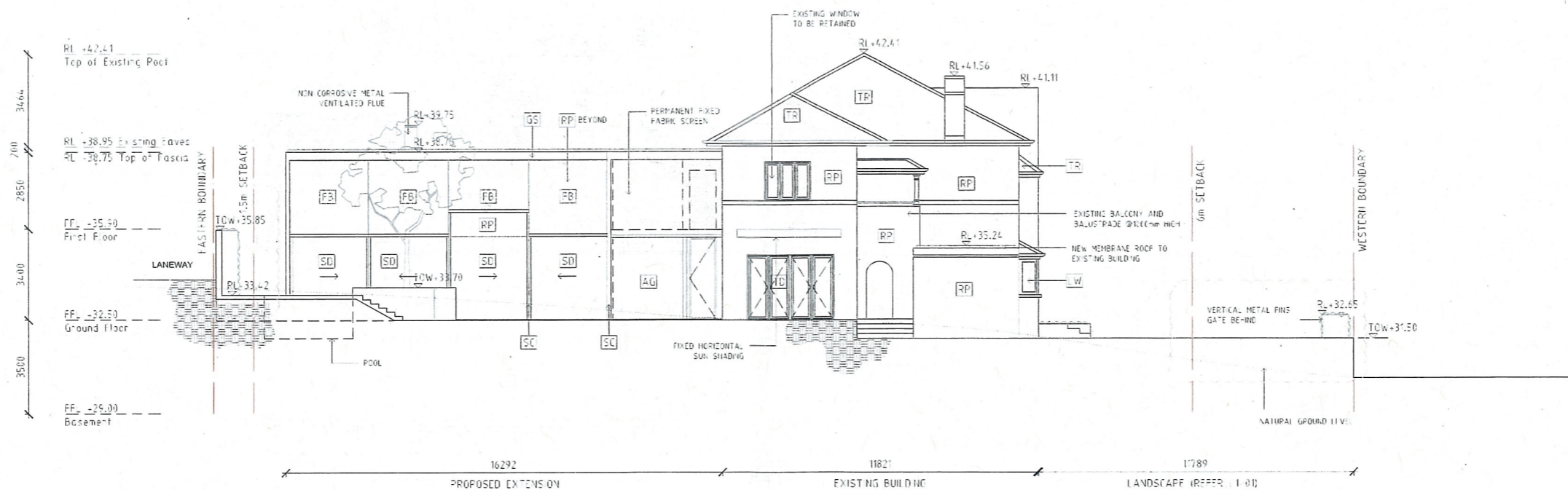
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 ROOF PLAN
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31 WEST ELEVATION



32 NORTH ELEVATION

TOWN OF COTTESLOE
29 APR 2016
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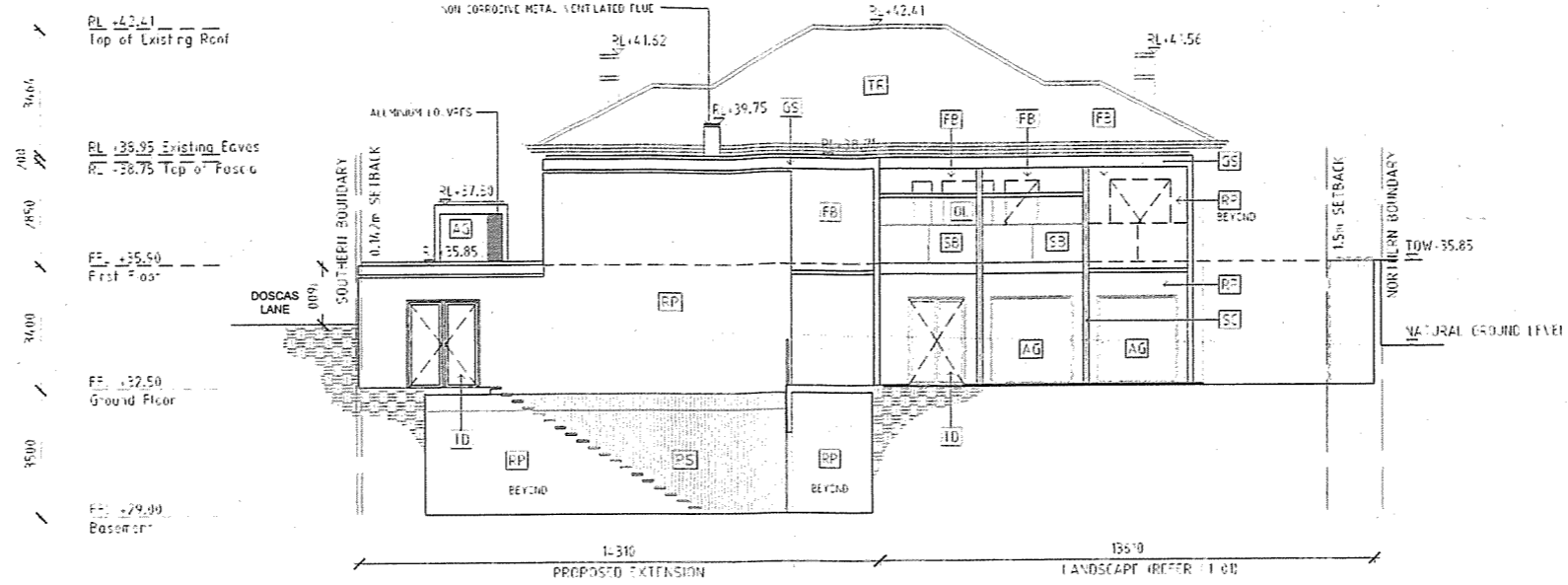
Legend / Materials	
AG ALUMINUM WINDOW FRAME W/ CLEAR GLASS	AL ALUMINUM WINDOW FRAME W/ TRANSPARENT TINTED GLASS
FB REPAIRABLE FABRIC BLIND	PS POLYPROPYLENE METAL SCREEN
GS GALVANIZED RFC FENCE AT EDGE PAINTED IN	RR BLOCKWORK ROOFING AND PAINTED IN SH
LW EXISTING LEACHLIGHT WINDOW	SB PAINTED STEEL FRAME W/ CLEAR GLASS BALUSTRADE
SC PAINTED STEEL COLUMN	TD TROPIC DEEP FRAME W/ CLEAR GLAZING
TR PAINTED TILE ROOF SHEETS	TP PAINTED METAL SLATS
FAIRN	PL RELATING LEVEL
CONCRETE	TOW TOP OF WALL
NEW WALL	RFL ROOF FINISH LEVEL
EXISTING WALL	

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REV	DATE	APPROVED	OWN
15.04.16	DA REVISION 1	KHA	
17.01.16	DA SUBMISSION	KHA	

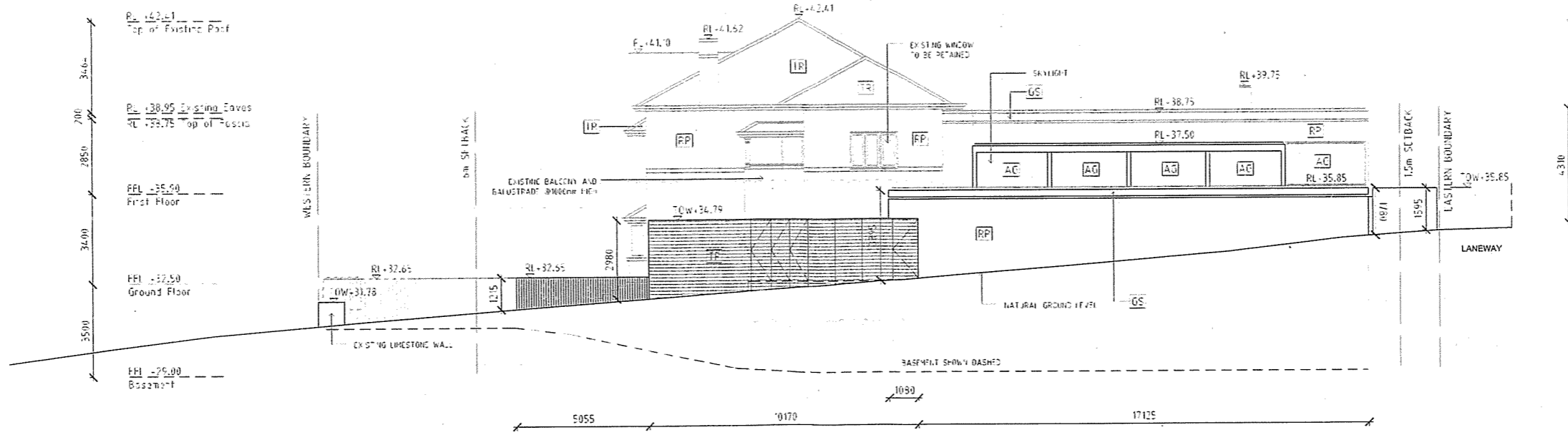
CLIENT	
ADRIAN AND NICOLA FINE	
3390 Burrell Rd, Subiaco WA 6008	
08 9497 4700	
08 9497 3939	

Kerry Hill Architects	
30 Paul St, Fremantle Western Australia 6150	
+61 8 9338 4345 F +61 8 9338 4346	
www.kerryhillarchitects.com	

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PINE COURT		508		KHA		KHA		KHA		DA 01	
DATE		DATE		DATE		DATE		DATE		DATE	
5.04.16										5.04.16	



29 EAST ELEVATION



30 DOSCAS LANE SOUTH ELEVATION

TOWN OF COTTIERIDGE
28 APR 2018
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Notes / Legend / Materials			
AG ALUMINUM WINDOW FRAME W/ CLEAR GLASS	AL ALUMINUM WINDOW FRAME W/ TINTED/LOWE EMISSIVE ANTI-REFLECTIVE GLASS	SI PAINTED STEEL SKYLIGHT	PAINT
FB WELFARE FABRIC BLIND	PS POLYCARBONATE PANEL	TI TYPICAL IRON FRAME W/ CLEAR GLAZING	CONCRETE
SE GALVANIZED STEEL FACE AT EDGE PAINTED IN	RP BLOCKWORK CONCRETE AND PAINTED IN-SITU	TP PAINTED METAL CLATS	NEW WALL
EW EXISTING LEADLIGHT WINDOW	SB PAINTED STEEL FRAME W/ CLEAR GLASS SKYLIGHT	TR PAINTED TILE ROOF SHEETS	EXISTING WALL
			EXISTING ROOF LEVEL
			RELATIVE LEVEL
			TOWN TOP OF WALL
			RPL ROOF FINISH LEVEL

DA SUBMISSION	
15.04.16 DA REV SKEN 1	1-1A
17.07.16 DA SUBMISSION	1-1A
REV DATE	REVISION

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17.07.16 DA SUBMISSION	1-1A
REV DATE	REVISION

Kerry Hill Architects	
38 Piccadilly, Fremantle WA 6155	08 9438 4565
24th Floor, 24th Floor, Perth WA 6000	08 9438 4565

Kerry Hill Architects	
38 Piccadilly, Fremantle WA 6155	08 9438 4565
24th Floor, 24th Floor, Perth WA 6000	08 9438 4565

Kerry Hill Architects	
38 Piccadilly, Fremantle WA 6155	08 9438 4565
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TOWN OF COTTESLOE
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notes / legend / materials	
AG ALUMINIUM WINDOW FRAME W/ CLEAR GLAZING	AC ALUMINIUM WINDOW FRAME W/ TRANSLUCENT GLAZING
CB OPERABLE FABRIC BLIND	FS PERFORATED METAL SCREEN
GS GALVANIZED PFC FIXED AT EDGE, PAINTED FIN	BP BALCONY WORK - RENDERED AND PAINTED FINISH
LW EXISTING LEADLIGHT WINDOW	SB PAINTED STEEL FRAME W/ CLEAR GLASS BALUSTRADE
PC PAINTED STEEL FINISH	TD TIMBER DOOR FRAME W/ CLEAR GLAZING
TP SOLID TIMBER PANEL DOORS	TR PAINTED TALE ROOF SHEETS
FA FATH	CONCRETE
NEW WALL	EXISTING WALL
FF FRESH FINISH LEVEL	RL RELATIVE LEVEL
TOW TOP OF WALL	PFL ROOF FINISH LEVEL

ISSUE	DATE	AMENDMENT	BY
17.01.14	DA SUBMISSION		FHA

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CLIENT
ADRIAN AND MICHELA FIRI
 14/118 Baxter Rd. Subiaco WA 6008
 081 938 3700
 081 938 3795

Kerry Hill Architects
 28 Mount St Fremantle Western Australia 6150
 T +61 9336 4545 F +61 9336 4544
 admin@kerryhillarchitects.com

PROJECT
FINE COURT
 ADDRESS
 94-98 BRODIE STREET
 COTTESLOE WA

JOB
 508
 DRAWN
 KHA
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 KHA

SCALE
 @A1
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DRAWING TITLE
EXISTING STREETSCAPE
 DRAWING NUMBER
 DA 201
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 DATE
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TOWN OF COTTAGE PLACE
 29 APR 2016
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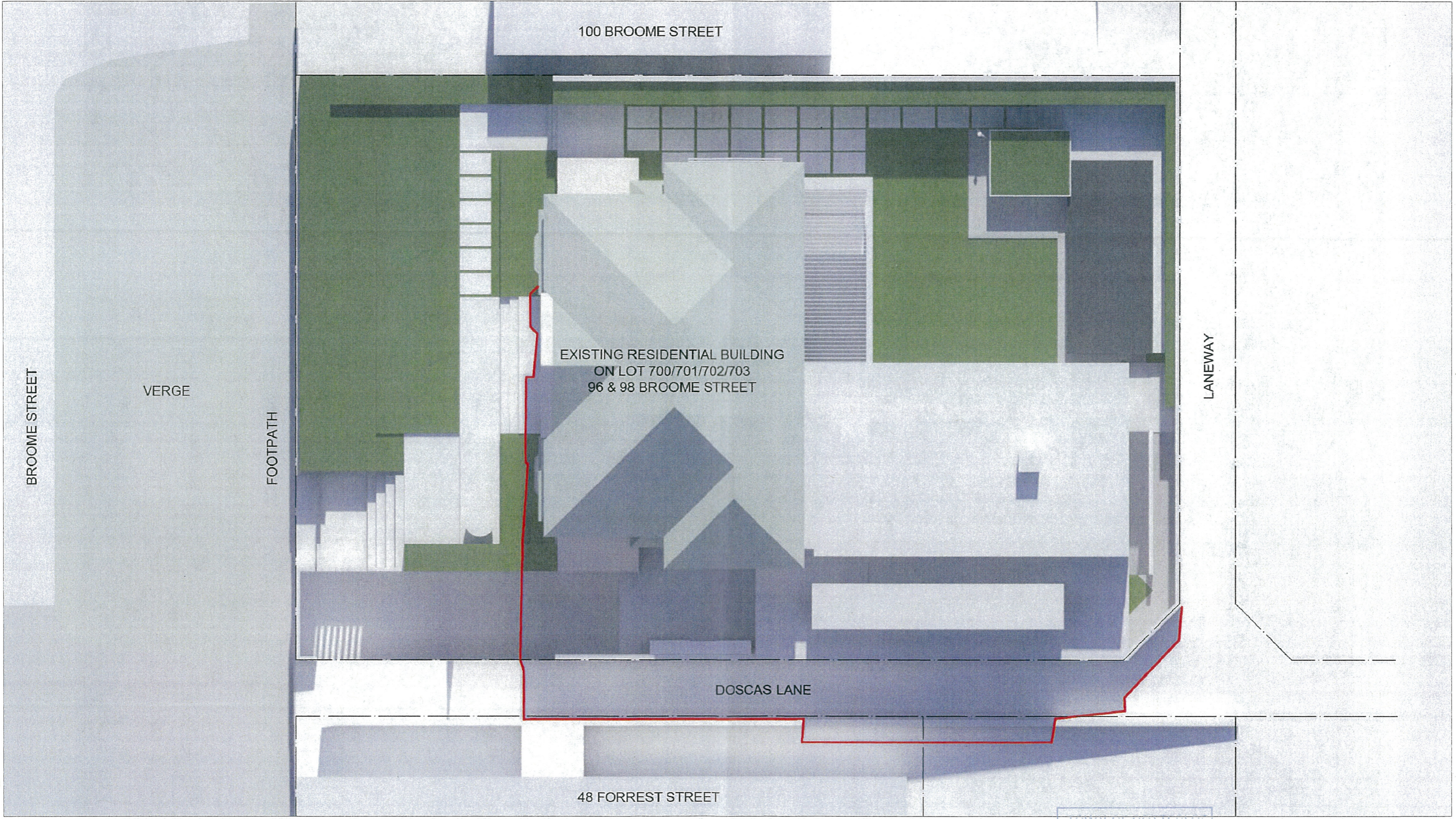
Notes / Legend / Materials	
AD ALUMINUM WINDOW FRAME W/ CLEAR GLAZING	AC ALUMINUM WINDOW FRAME W/ TRANSPARENT LAMINATED GLASS
SB WEAPABLE FABRIC BLIND	PS POLYETHYLENE TEREPHTHALATE (PET) SHEET
GC GALVANIZED STEEL FENCE AT EDGE PAINTED IN	RB BLOCKWORK ROUNDED AND PAINTED IN
LW EXISTING LEADLIGHT WINDOW	SB PAINTED STEEL FRAME W/ CLEAR GLASS
	SL PAINTED STEEL COLUMN
	TD TIMBER DOOR FRAME W/ CLEAR GLAZING
	TP PAINTED METAL SLATS
	TD PAINTED TILE ROOF SHEETS
	CONCRETE
	NEW WALL
	EXISTING WALL
	FILL FINISH FLOOR LEVEL
	RL RELATIVE LEVEL
	TOW TOP OF WALL
	RFL ROOF FINISH LEVEL

DA SUBMISSION		
REV	DATE	APPROVED
1	15.04.16 DA REVISED 1	KHA
2	17.04.16 DA SUBMISSION	KHA

Client: ADRIAN AND MICHELA FINI
 30 Pinal St Fremantle Western Australia 6150
 Tel: +61 8 9391 4545 Fax: +61 8 9391 4545
 www.kerryhillarchitects.com

Kerry Hill Architects
 30 Pinal St Fremantle Western Australia 6150
 Tel: +61 8 9391 4545 Fax: +61 8 9391 4545
 www.kerryhillarchitects.com

Project	Job	Drawn	North	Scale	Drawing Title
PINE COURT	508	KHA	1:100 @A1		STREETVIEW - AFTER
Address	Checked	Approved	Rev	Date	
96-98 BRIDGE STREET COTTAGE PLACE WA	KHA	KHA		15.04.16	



TOWN OF COTTESLOE
 29 APR 2016
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SHADOW DIAGRAM - 21ST JUNE 12PM

Notes / Legend / Materials	
AG ALUMINIUM WINDOW FRAME W/ CLEAR GLAZING	AC ALUMINIUM WINDOW FRAME W/ TRANSLUCENT ANTI-REFLECTIVE GLASS
ES SPEARHEAD FABRIC BLIND	PS POLYURETHANE INSULATION
SS GALVANIZED RYC FENCE AT EDGE PAINTED IN BLACK	BT BLOCKWORK - CONCRETE AND PAINTED IN WHITE
EW EXISTING LEADLIGHT WINDOW	SD PAINTED STEEL FRAME W/ CLEAR GLASS
	SC PAINTED STEEL COLUMN
	TD EMERALD SOLID FRAME W/ CLEAR GLAZING
	TP PAINTED METAL CLATS
	TP PAINTED TILE ROOF SHEETS
	FA FARTH
	CONCRETE
	NEW WALL
	EXISTING WALL
	FF FINISH FLOOR LEVEL
	PL PLASTER LEVEL
	TOW TOP OF WALL
	RFL ROOF FINISH LEVEL

DA SUBMISSION	
15.04.14 DA REVISED 1	RHA
17.04.14 DA SUBMISSION	RHA
REV	DATE

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 ADRIAN AND MICHELA FINI

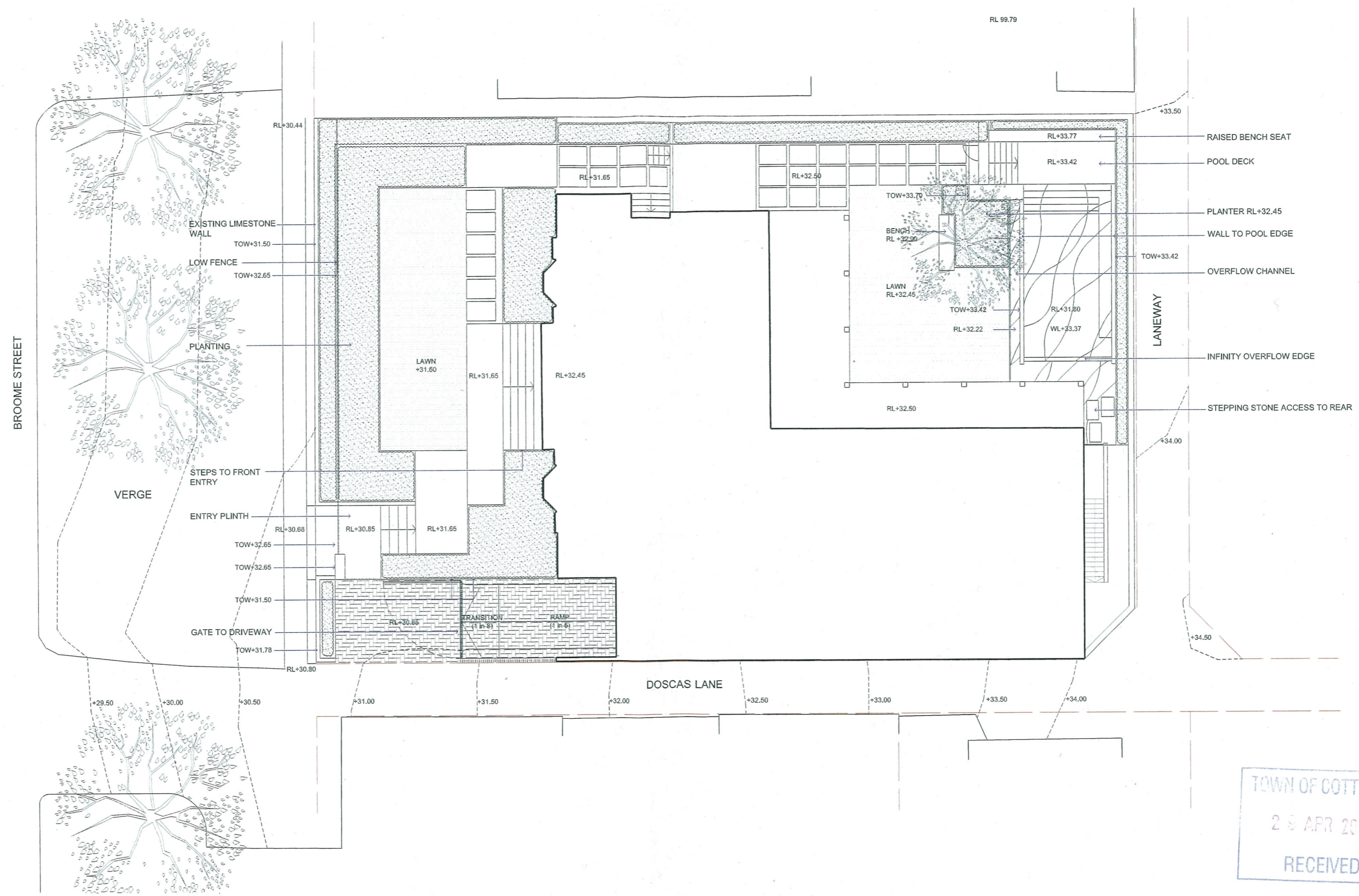
320 Broome Rd Subiaco WA 6008
 (08) 9381 6700
 (08) 9381 3395

Kerry Hill Architects
 38 Pinak St Fremantle Western Australia 6153
 T +61 8 9336 4545 F +61 8 9336 4546
 admin@kerryhillarchitects.com

PROJECT
 PHL COURT

ADDRESS
 96-98 BROOME STREET
 COTTESLOE WA

JOB	DRAWN	CHECKED	SCALE	DRAWING TITLE
508	KHA	KHA	1:100 @A1	SHADOW DIAGRAM
				DRAWING NUMBER
				DA 203
				REV DATE
				15.04.14





DOSCAS LA

PINE COURT