

Urban Design Consultancy - Revised Development Application
July 2018

cover
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 8557 8466 f + 61 2 8557 8477 nominated architect - steve kennedy - registration no. 5828



in collaboration with



1821 - DA 01 C

D 18/07/18 for DA approval

drawing schedule

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aerial plan



accommodation summary

Unit Number	Unit Type	Floor Area	Storage
managers unit	3 bed	186.67 sq m	19.8 m ³
unit 01	2 bed	243.53 sq m	4.2 m ³
unit 02	2 bed	76.18 sq m	4 m ³
unit 03	3 bed	115.54 sq m	7.7 m ³
unit 04	2 bed	89.35 sq m	4 m ³
unit 05	2 bed	81.57 sq m	4.4 m ³
unit 06	2 bed	86.88 sq m	4.4 m ³
unit 07	2 bed	92.77 sq m	4.7 m ³
unit 08	1 bed	69.46 sq m	9.3 m ³
unit 09	2 bed	90.57 sq m	4.2 m ³
unit 10	1 bed	64.49 sq m	8.5 m ³
unit 11	1 bed	63.44 sq m	8.5 m ³
unit 12	3 bed	116.89 sq m	8.2 m ³
unit 13	2 bed	89.35 sq m	4 m ³
unit 14	2 bed	81.56 sq m	4.4 m ³
unit 15	2 bed	81.16 sq m	4.4 m ³
unit 16	2 bed	87.84 sq m	3.9 m ³
unit 17	2 bed	89.84 sq m	5.6 m ³
unit 18	2 bed	84.58 sq m	12.6 m ³
unit 19	2 bed	98.19 sq m	12.6 m ³
unit 20	2 bed	90.57 sq m	4.2 m ³
unit 21	2 bed	80.17 sq m	4.2 m ³
unit 22	2 bed	76.19 sq m	4 m ³
unit 23	3 bed	115.57 sq m	8.2 m ³
unit 24	2 bed	89.35 sq m	4 m ³
unit 25	2 bed	81.57 sq m	4.4 m ³
unit 26	2 bed	81.16 sq m	4.4 m ³
unit 27	2 bed	87.84 sq m	3.9 m ³
unit 28	2 bed	89.84 sq m	5.6 m ³
unit 29	2 bed	84.58 sq m	12.6 m ³
unit 30	3 bed	114.1 sq m	6 m ³
unit 31	2 bed	126.89 sq m	5 m ³
unit 32	2 bed	76.58 sq m	17 m ³
unit 33	2 bed	76.84 sq m	17 m ³
unit 34	2 bed	79.25 sq m	5 m ³
unit 35	3 bed	121.1 sq m	9 m ³
unit 36	2 bed	90.57 sq m	4.2 m ³
unit 37	2 bed	80.17 sq m	4.2 m ³
unit 38	2 bed	76.19 sq m	4 m ³
unit 39	2 bed	81.16 sq m	4.4 m ³
unit 40	2 bed	87.84 sq m	3.9 m ³
unit 41	2 bed	89.84 sq m	5.6 m ³
unit 42	2 bed + study	101.66 sq m	8.4 m ³
unit 43	1 bed	60.34 sq m	6.5 m ³
unit 44	1 bed	60.27 sq m	6.5 m ³
unit 45	3 bed	112.65 sq m	6.2 m ³
unit 46	2 bed	79.25 sq m	5 m ³
unit 47	2 bed	78.48 sq m	17 m ³
unit 48	2 bed	78.48 sq m	17 m ³
unit 49	2 bed	79.25 sq m	5 m ³
unit 50	3 bed	104.59 sq m	8.4 m ³
unit 51	1 bed	60.34 sq m	6.5 m ³
unit 52	1 bed	60.27 sq m	6.5 m ³
unit 53	3 bed	112.65 sq m	6.2 m ³
unit 54	2 bed	78.48 sq m	7 m ³
unit 55	2 bed	81.93 sq m	17 m ³
unit C1	2 bed	54.3 sq m	16.1 m ³
unit C2	2 bed	100.25 sq m	10.4 m ³
		106.3 sq m	

development yield

Residential

total units	58 units (inc 2 caretaker & 1 managers' units)
unit type	1 bed 2 bed 3 bed
number of units	7 41 10
percentage of yield	12% 71% 17%

Commercial

1 commercial area of 167.0 sq m

Parking

2 levels of basement car parking - 78 total spaces
 - 55 residential (15 accessible)
 - 3 caretakers/manager
 - 5 commercial (1 accessible)
 - 15 visitors (2 accessible)
 - 2 carwash bays
 - 21 bicycle spaces
 - 5 motorcycle spaces



introduction

proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy associates architects level 3 / 1 south street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 58289



1821 - DA 02 D

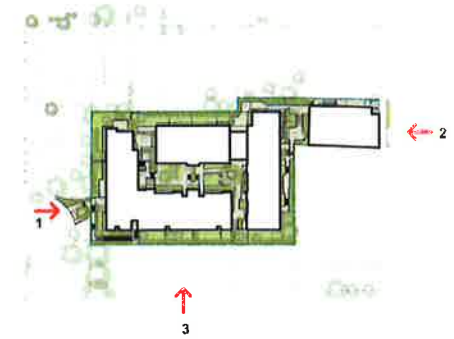
12/11/18 for DA approval



view 1 - meares place



view 2 - collins street



view 3 - south east (carpark)

AMENDMENTS 12.11.18:
 - privacy screens to units 20, 36, 47, 48, 53, 54 & 55 : fixed screens with adjustable horizontal louvre blade inserts
 - facade materials + finishes amended + adjusted

perspective views 01
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street, Annandale 2038 p + 61 2 9557 6468 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5626



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1821 - DA 03 E

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view 4 - Internal courtyard

view 5 - Internal courtyard

view 6 - Internal courtyard

AMENDMENTS 12.11.18:
 - facade materials + finishes amended + adjusted



perspective views 02
 proposed development

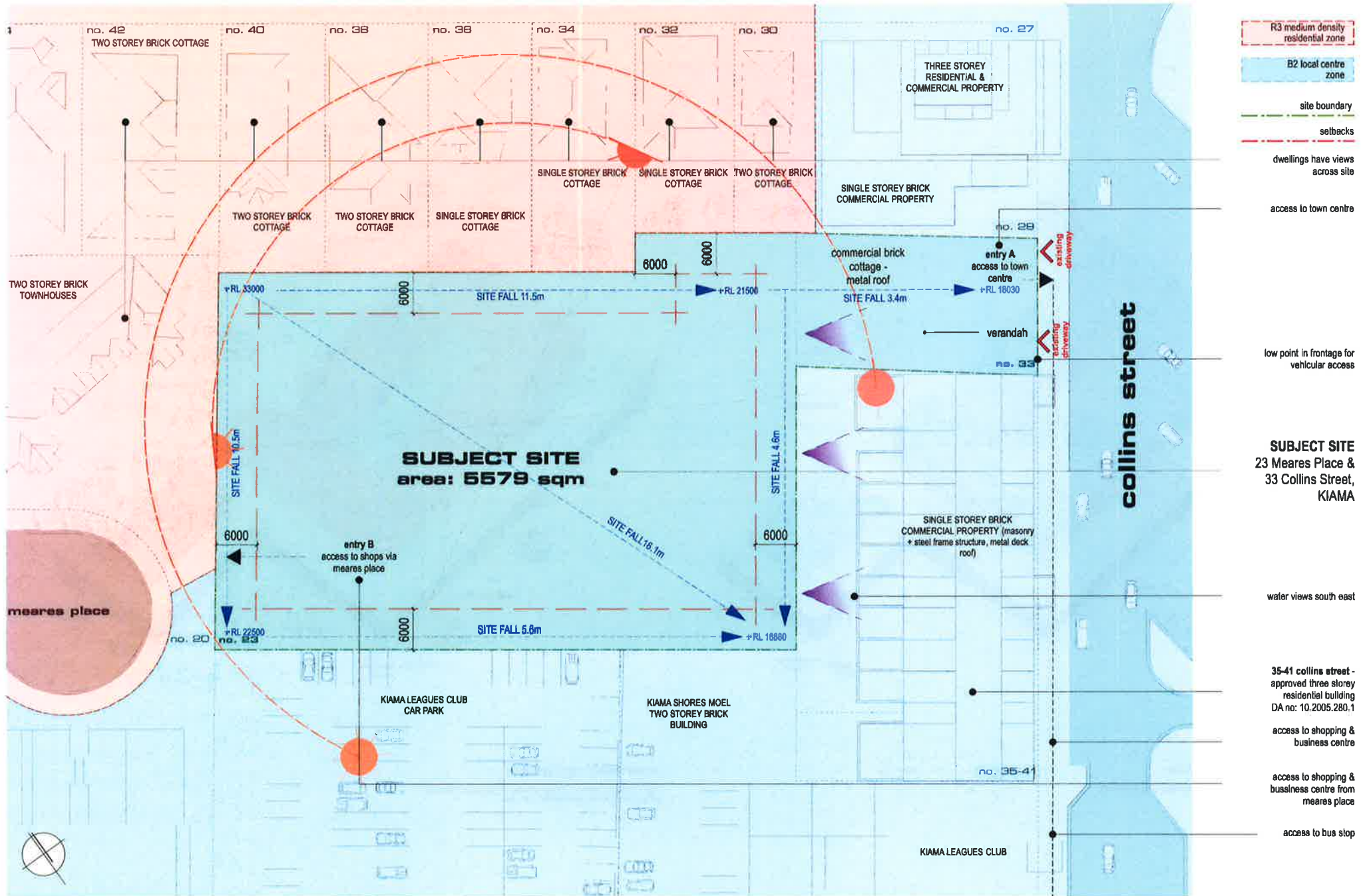
23 Meares Place & 33 Collins Street, KIAMA

Kennedy associates architects level 3 / 1 booth street annandale 2038 p · 61 2 9557 6466 f · 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5829



1821 - DA 04 E

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site analysis
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477. nominated architect - steve kennedy - registration no. 5928

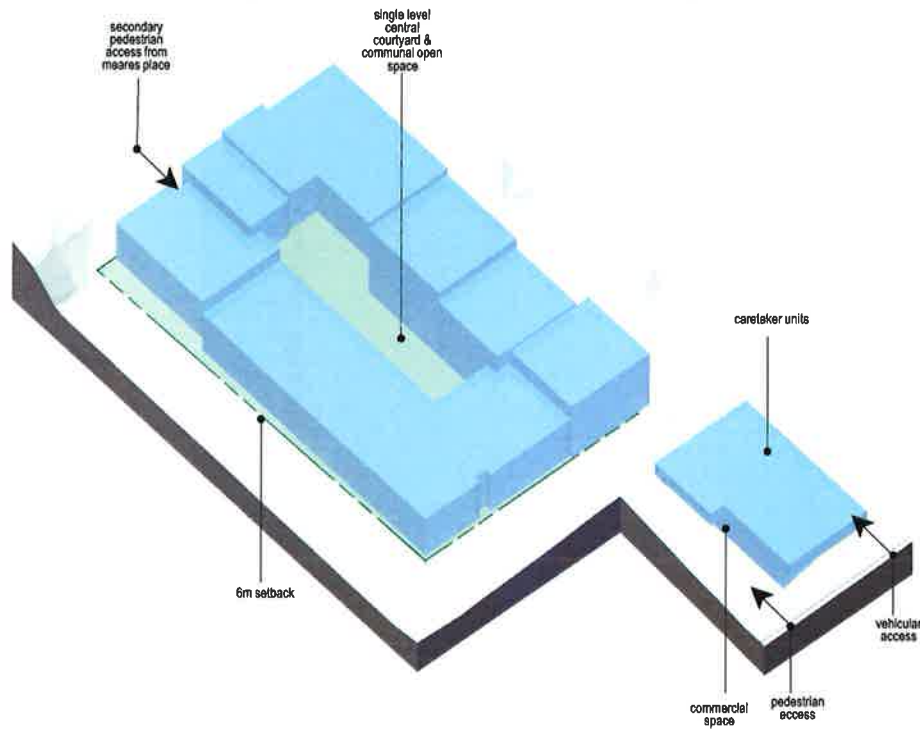


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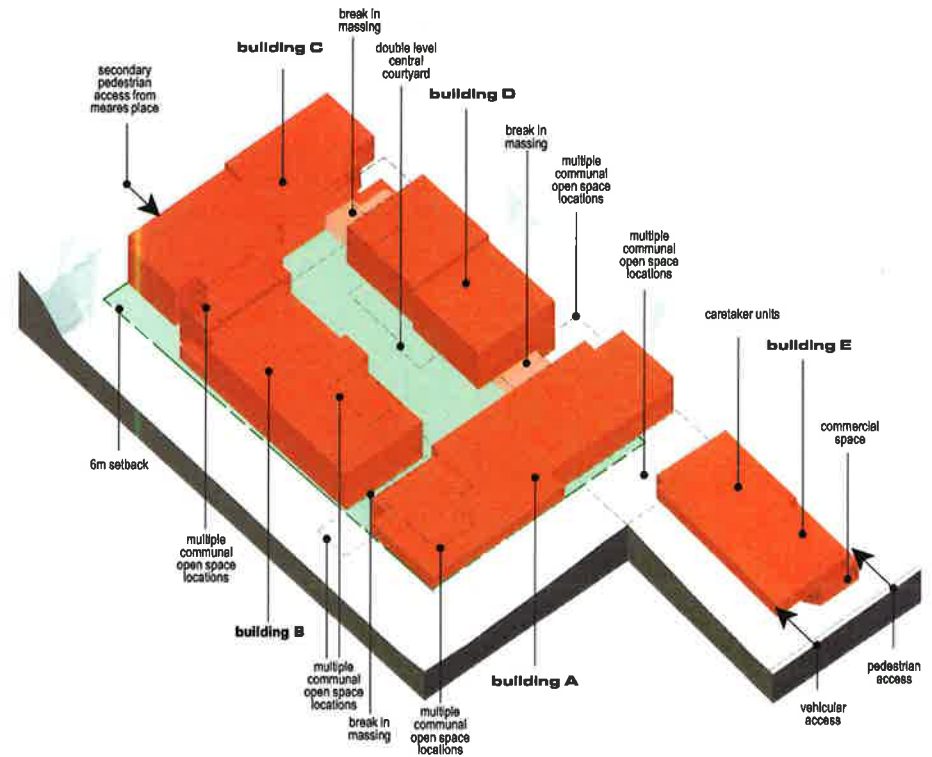
1821 - DA 05 C

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ORIGINAL SCHEME

massing consists of single continuous perimeter block building with single level courtyard



REVISED SCHEME

massing consists of three buildings based on original footprint but with defined breaks & stepped integrated courtyards

design analysis 1 - massing comparison

proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street, Annandale, NSW 2038 p + 61 2 9557 6488 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

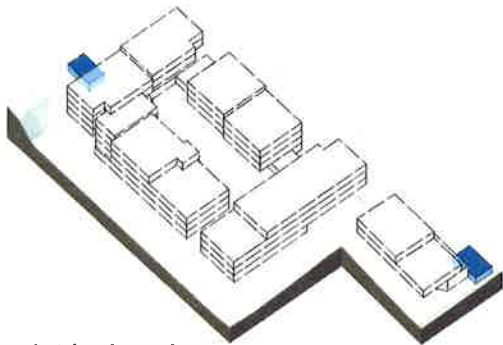


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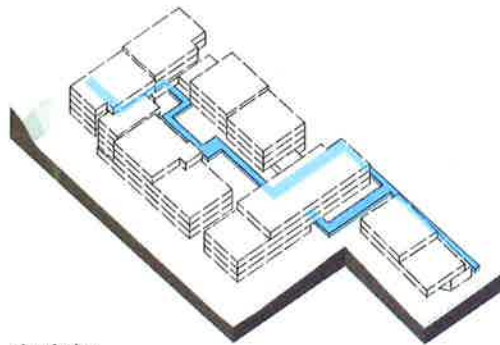


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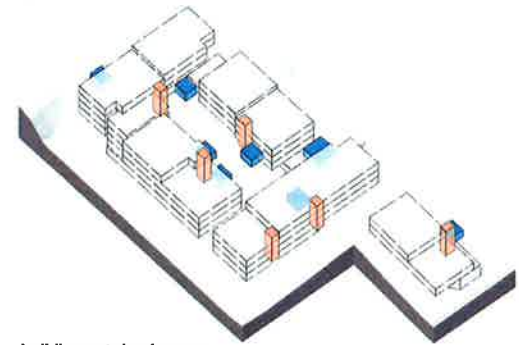
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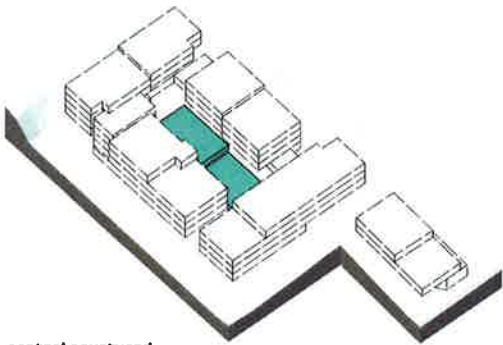
pedestrian site entries



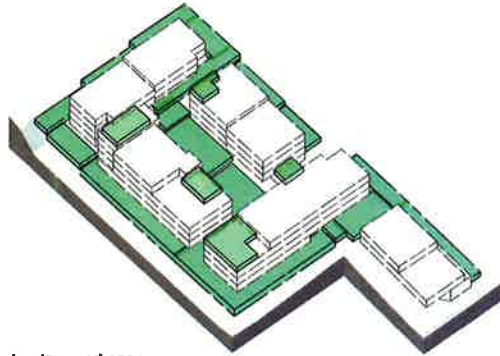
circulation



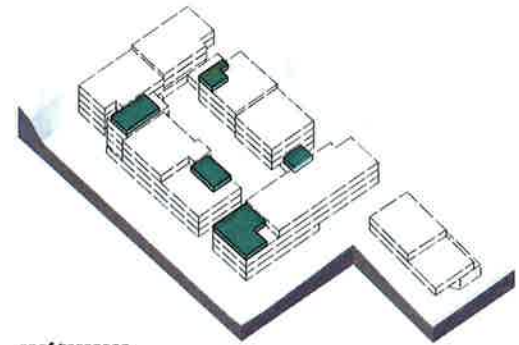
building entries/cores



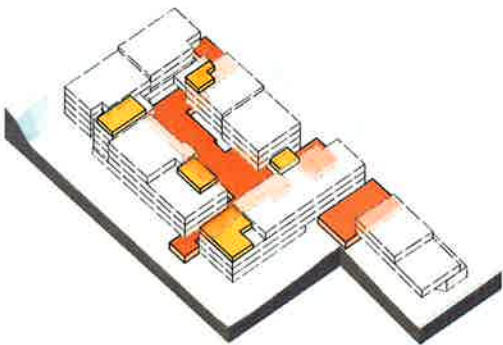
central courtyard



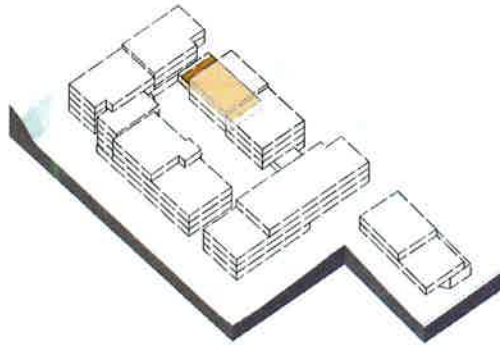
landscaped area



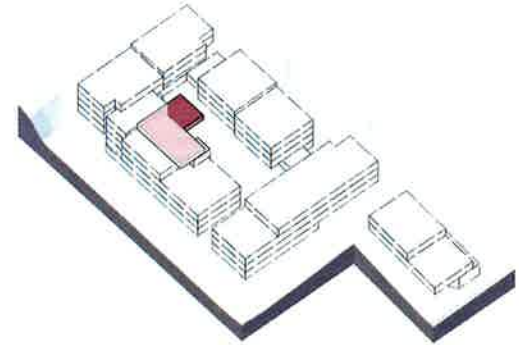
roof terraces



communal open space



communal room



gymnasium

design analysis 2 - core principles

proposed development

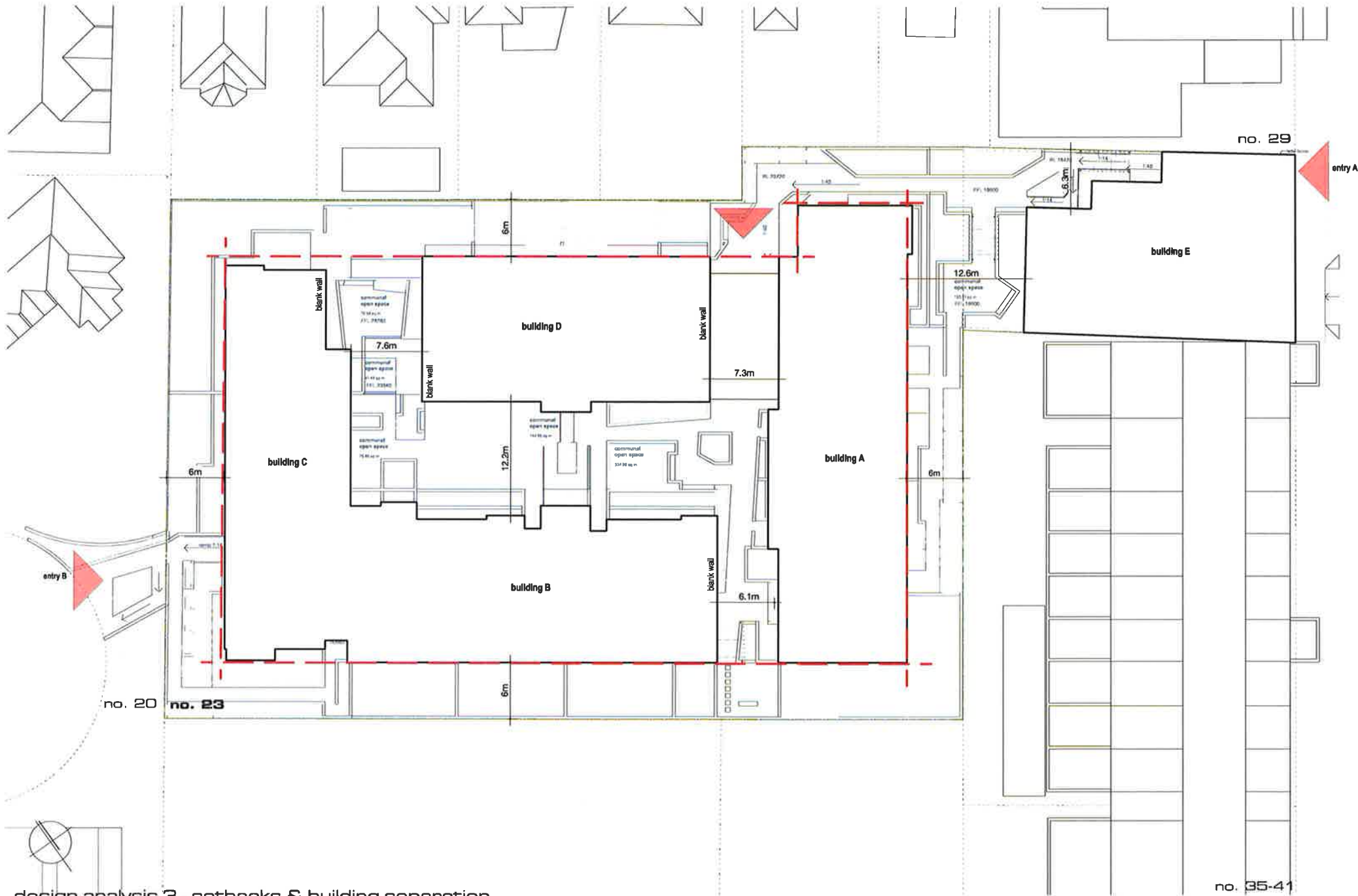
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5698



1821 - DA07C

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design analysis 3 - setbacks & building separation
 proposed development

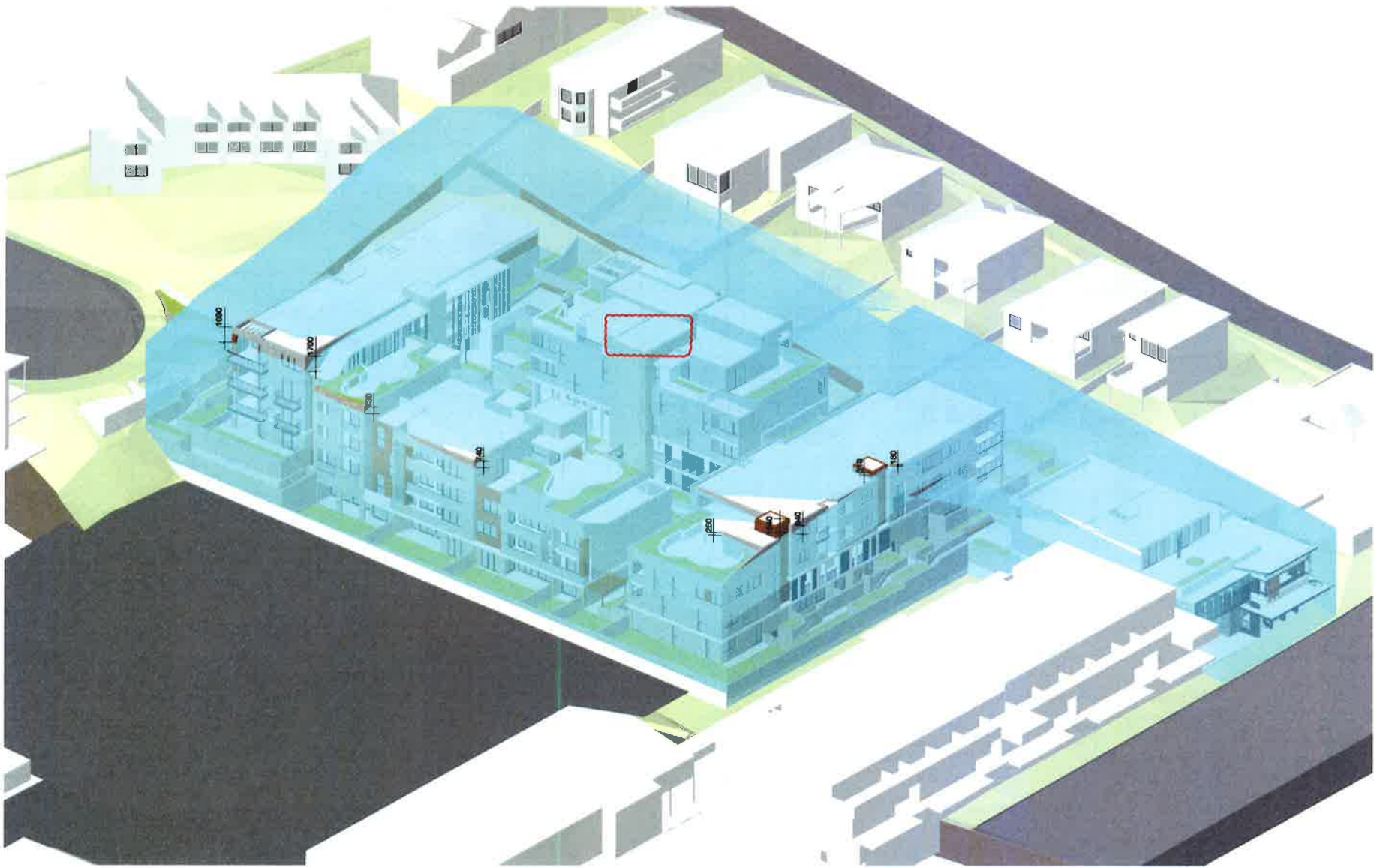
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Kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9657 6496 f + 61 2 9657 6477 nominated architect - steve kennedy - registration no. 5828



1821 - DA.08.C

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AMENDMENTS 12.11.18:
 - building D lift overrun & height non-compliance eliminated

design analysis 4 - 1.1 m height plane
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 8463 f + 61 2 6337 8477 nominated architect - steve kennedy - registration no. 25626



in collaboration with

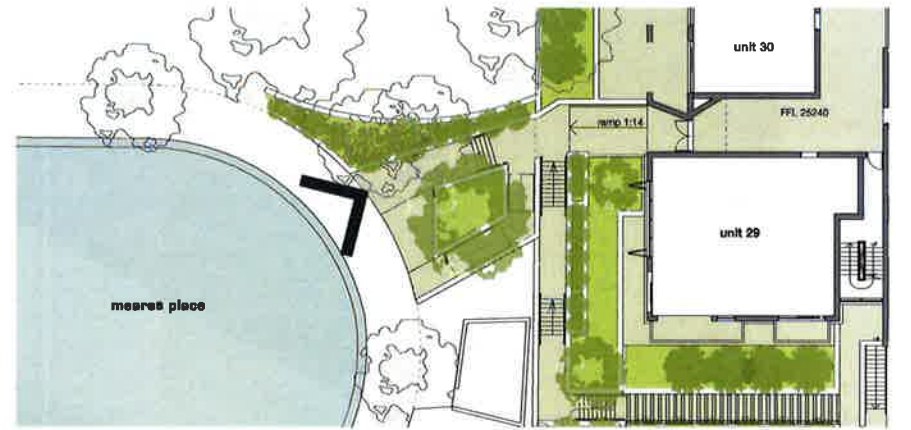


1821 - DA 09 D

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A



secondary entry via meares place

B



design analysis 5 - entries
proposed development

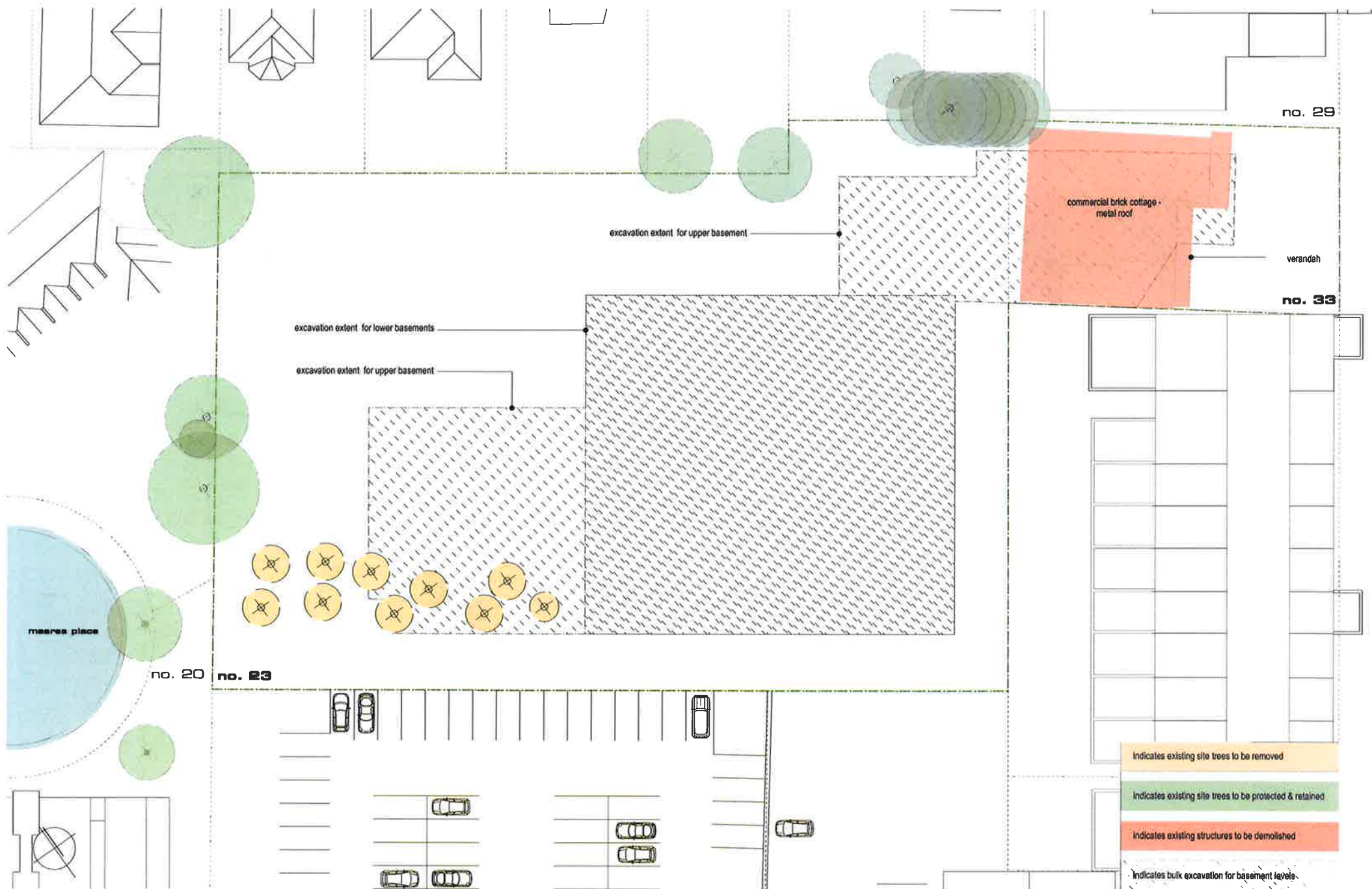
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kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 8557 8488 f + 61 2 8557 8477 nominated architect - steve kennedy - registration no. 5698



1821 - DA 10 C

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demolition & early site works plan
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5829

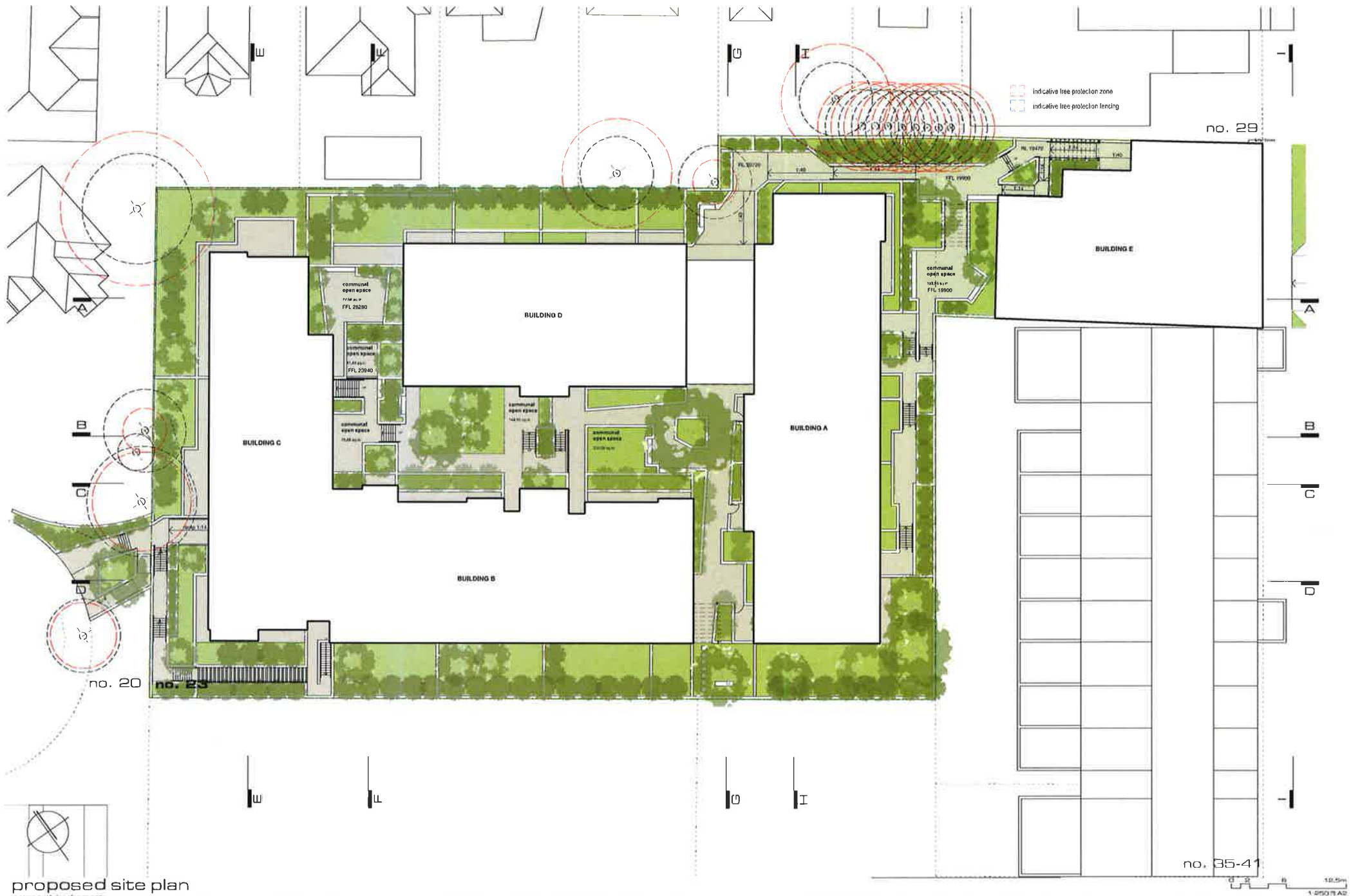


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1821 - DA 11 C

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proposed site plan
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 bathurst street armadale 2038 p + 61 2 9587 6468 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

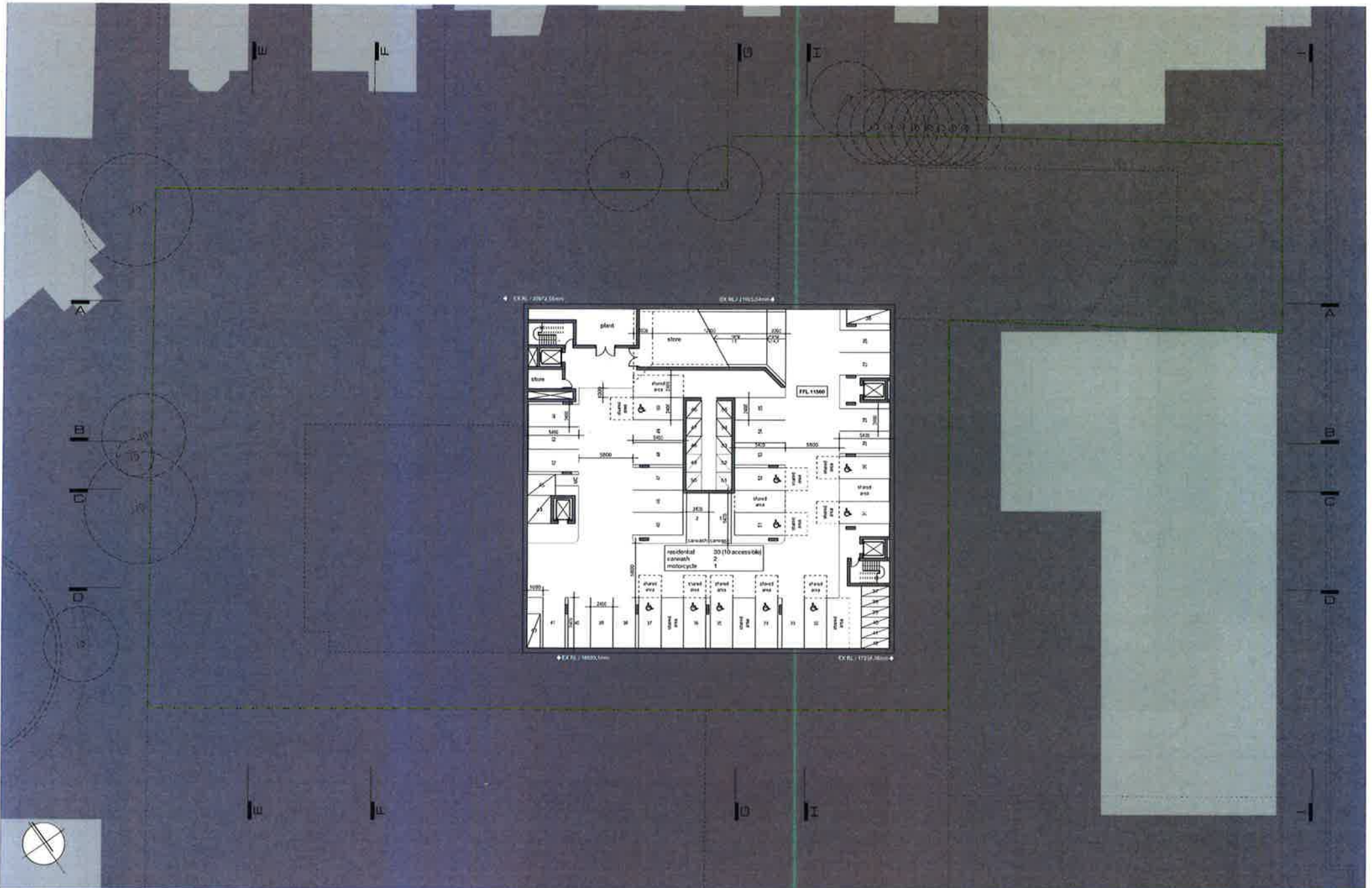


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1821 - DA 12 C

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proposed level -02
proposed development



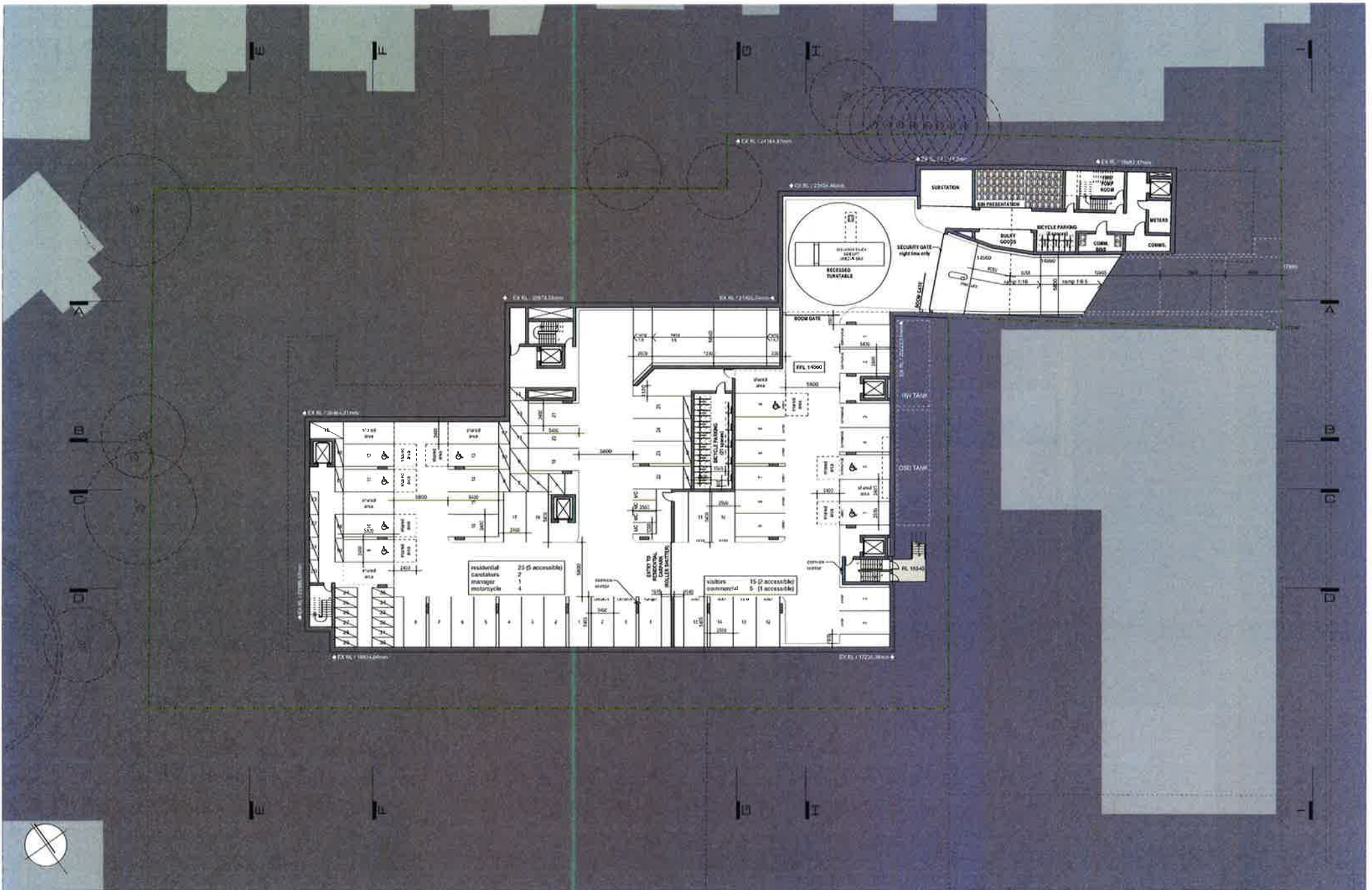
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p • 61 2 9557 6466 f • 61 2 9557 6477 nominated architect - steve kennedy - registration no. 8828



1821 - DA 14 C

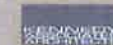
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proposed level -01
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p • 61 2 8557 6468 f • 61 2 8557 6477 nominated architect - steve kennedy - registration no. 5326



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proposed level 00
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p • 61 2 9337 6468 f • 61 2 8557 6477 nominated architect - stree kennedy - registration no. 5828



no. 35-41

1:950 TAD



1821 - DA 16 C

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proposed level 01
proposed development

23 Meares Place & 33 Colline Street, KIAMA

kennedy associates architects level 3 / 1 booth street erndelade 2038 p + 61 2 8657 8468 f + 61 2 8237 8477 nominated architect - steve kennedy - registration no. 5828



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1821 - DA 17C

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AMENDMENTS 12.11.18:
 - unit 20 privacy screens: fixed screens with adjustable
 horizontal louvre blade insets

proposed level 02
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p • 61 2 9557 6465 f • 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5926



1821 - DA 18 D

D 18/11/18 for DA approval

1:0.5m
 1:850 @ A2



proposed level 03
proposed development

23 Meares Place & 33 Colline Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 8567 8468 f + 61 2 8567 8477 nominated architect - steve kennedy - registration no. 5928

- AMENDMENTS 12.11.18:
- units 36, 47 & 48 privacy screens: fixed screens with adjustable horizontal louvre blade insets
 - new private open space to unit 39
 - building B communal open space amended
 - clerestory windows to unit 25 deleted

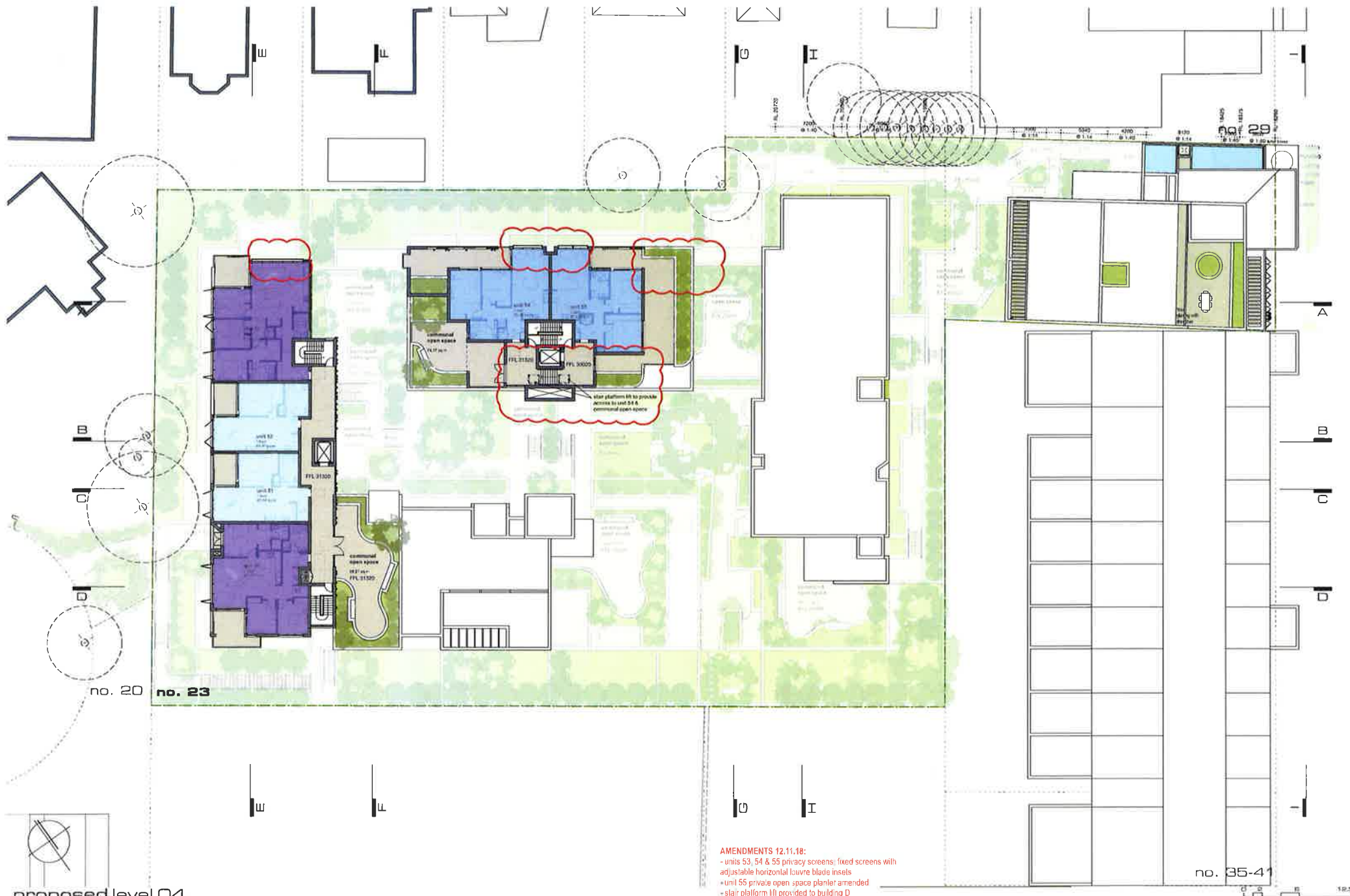


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1821 - DA 19 D

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AMENDMENTS 12.11.18:
 - units 53, 54 & 55 privacy screens; fixed screens with adjustable horizontal louvre blade insets
 - unit 55 private open space planlet amended
 - stair platform lift provided to building D

proposed level 04
 proposed development

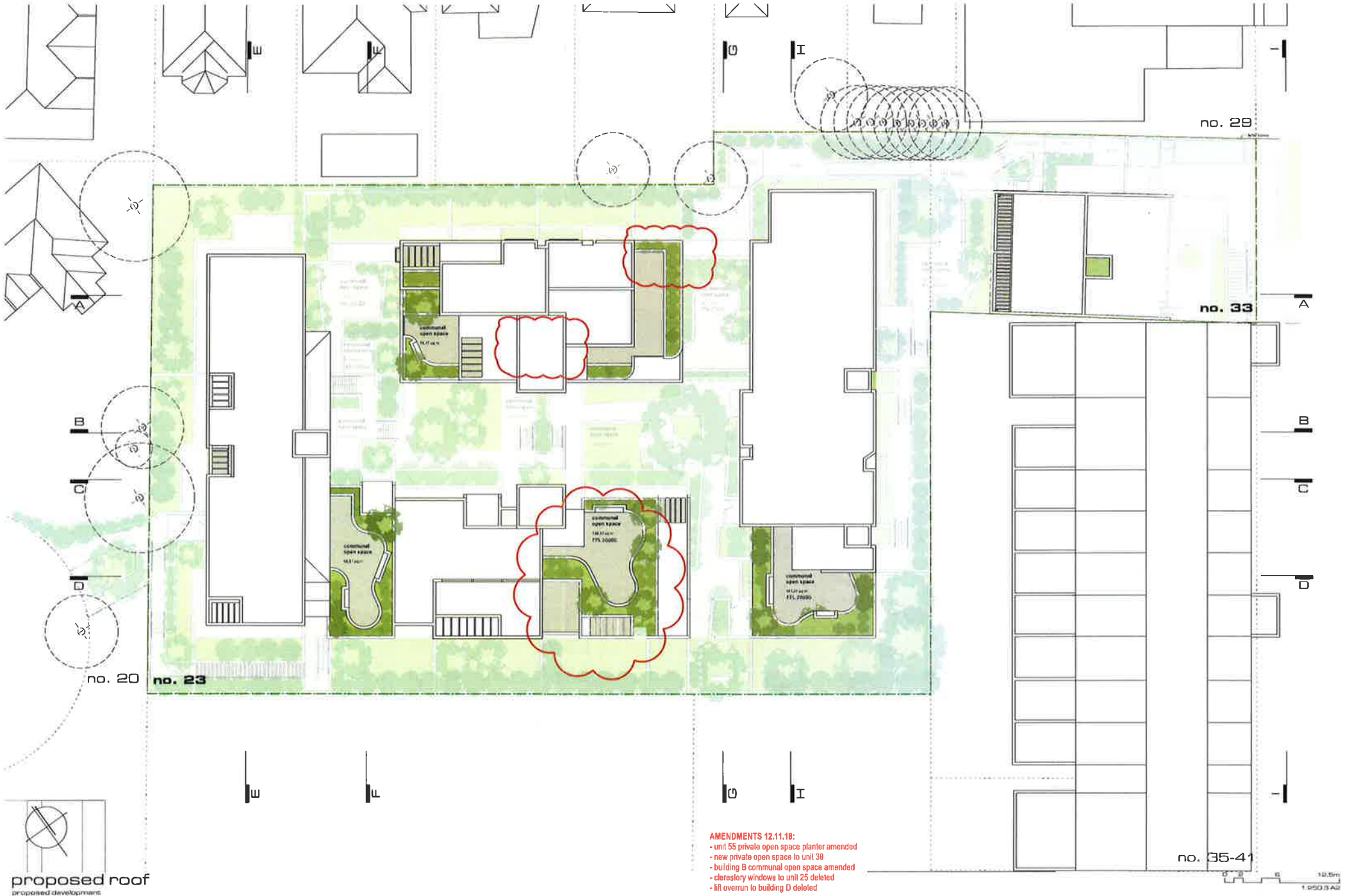
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kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6468 f + 61 2 9557 6477 nominated architect - ebove kennedy - registration no. 5222



1821 - DA 20 D

D 12/11/18 for DA approval



- AMENDMENTS 12.11.18:**
- unit 55 private open space planter amended
 - new private open space to unit 39
 - building B communal open space amended
 - clerestory windows to unit 25 deleted
 - lift overrun to building D deleted

proposed roof
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5029

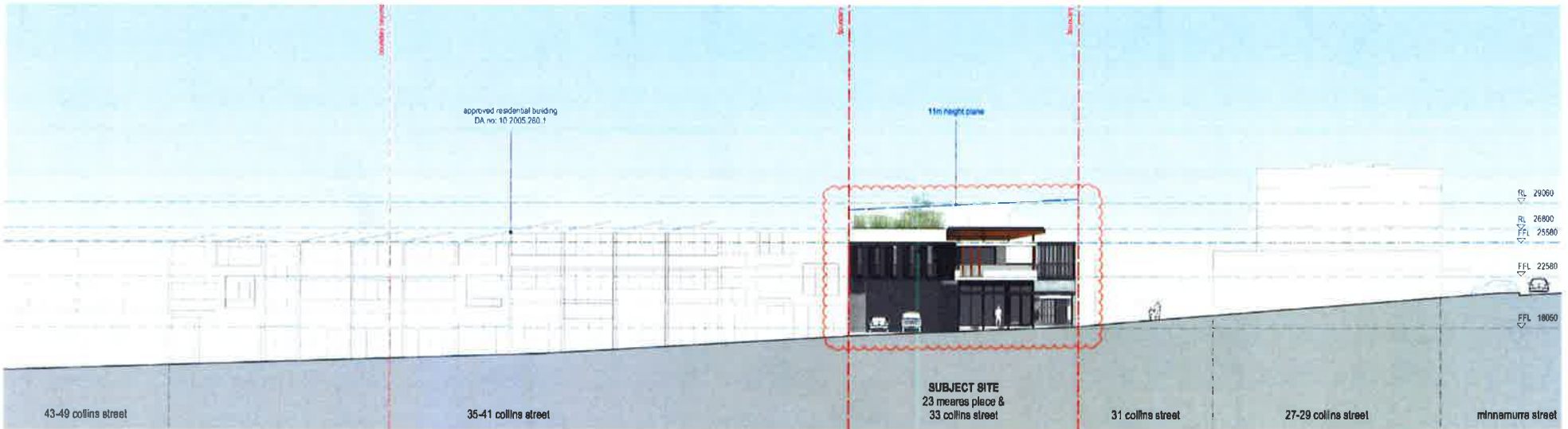


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1821 - DA 21 D

D 18/11/18 for DA approval



south east elevation (collins street)



south west elevation

AMENDMENTS 12.11.18:
 * facade materials * finishes amended * adjusted



elevations 01
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street erindale 2028 p • 61 2 8557 6466 f • 61 2 8557 6477 nominated architect - steve kennedy - registration no. 5828

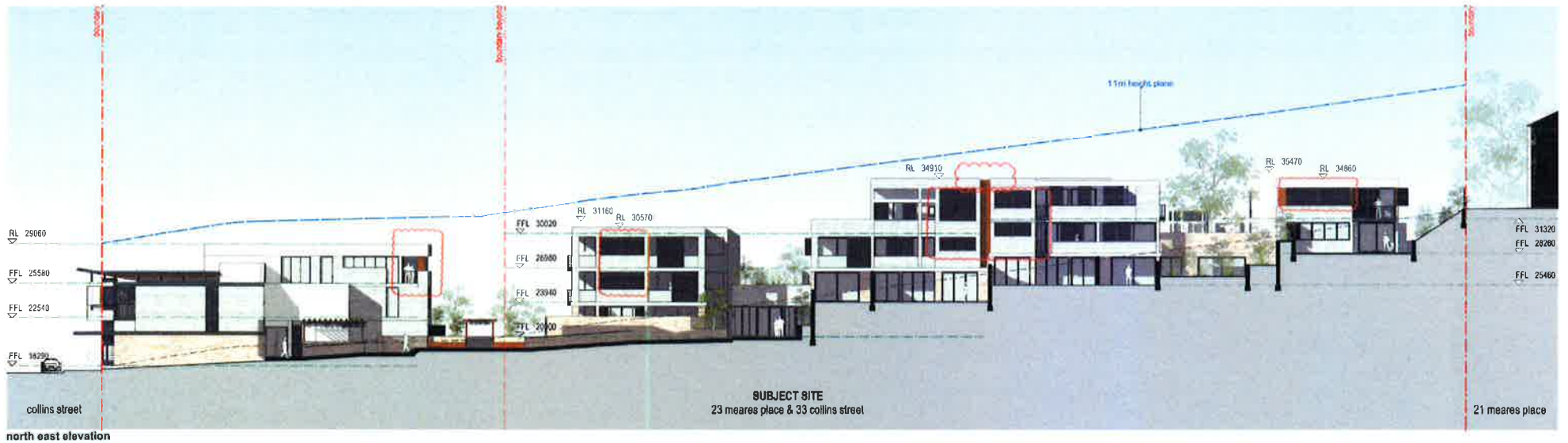
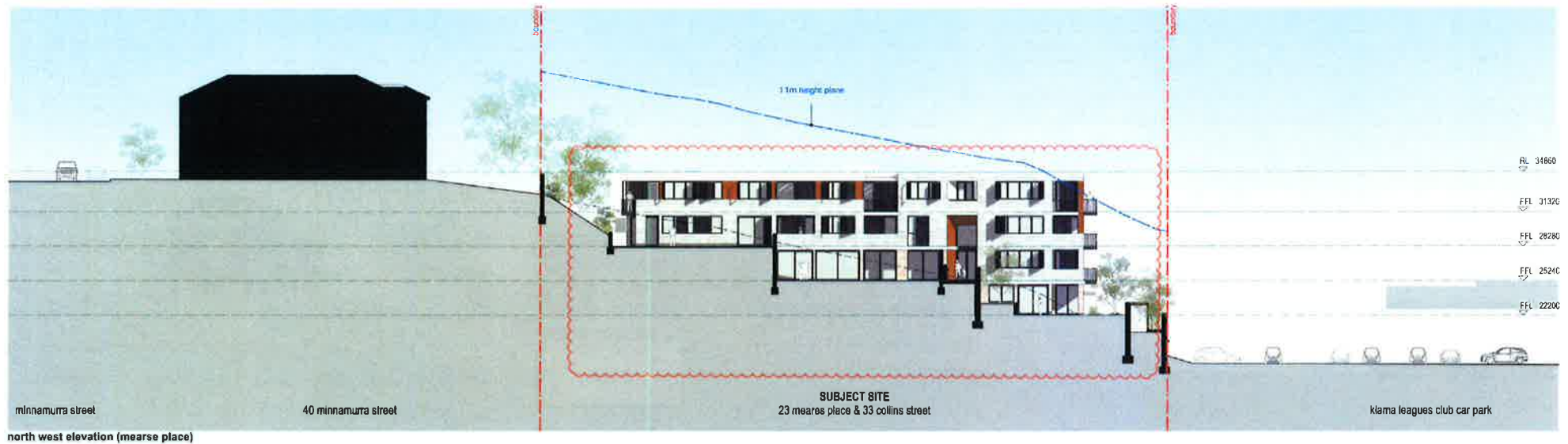


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1821 - DA 22 D

D 12/11/18 for DA approval



AMENDMENTS 12.11.18:
 - privacy screens to units 20, 36, 47, 48, 53, 54 & 55 - fixed screens with adjustable horizontal louvre blades inside
 - building D lift overrun eliminated
 - facade materials + finishes amended + adjusted



elevations 02
proposed development

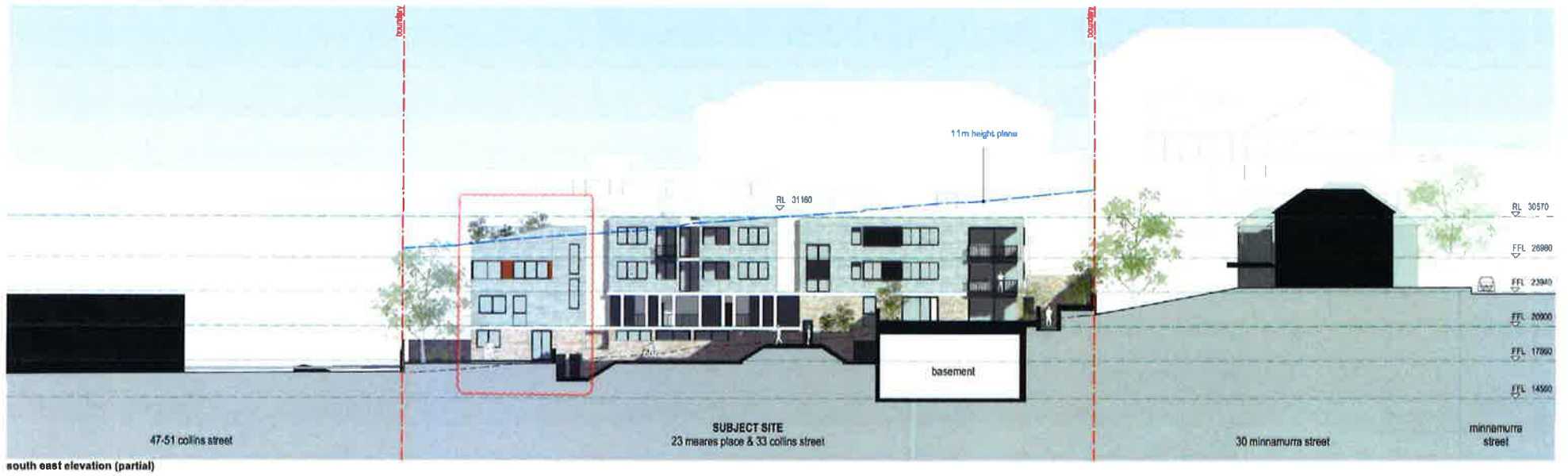
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1821 - DA 23 D

12/11/18 for DA approval



AMENDMENTS 12.11.18:
 - facade materials + finishes amended + adjusted



elevations 03
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p - 61 8 9557 9498 f - 61 8 9557 8477 nominated architect - stave kennedy - registration no. 25820

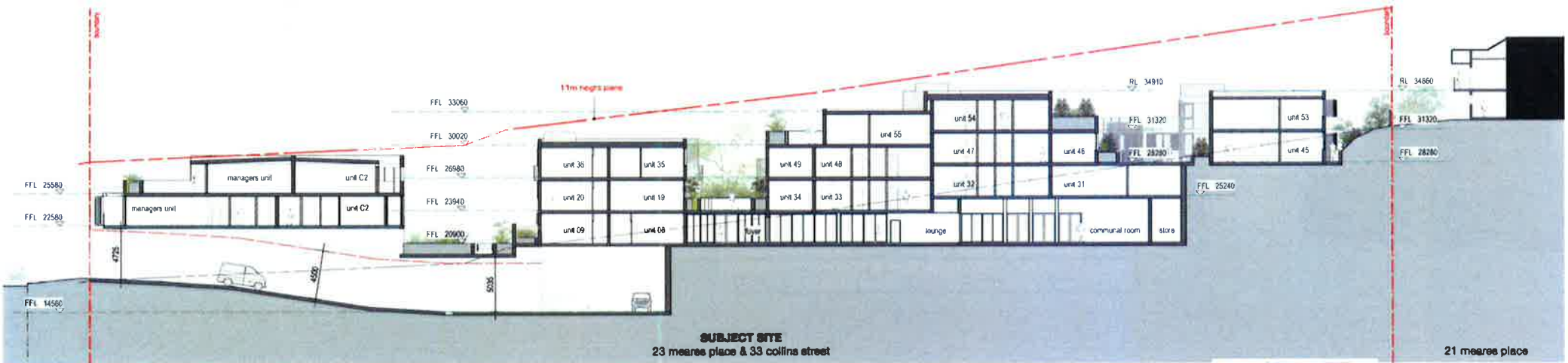


1821 - DA 24 D

D 12/11/18 for DA approval



section B



section A

sections 1
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 bath street annandale 2038 p + 61 2 6257 6488 f + 61 2 6257 6477 nominated architect - stave kennedy - registration no. 6262

6.1

CONTRIBUTOR: Kennedy Associates
 APPROVED BY: John Boudra
 CERTIFYING BODY: VCB/DA/15/178
 COMPLYING WITH: 23 August 2018

33 Collins St
 Kiama NSW
 2553

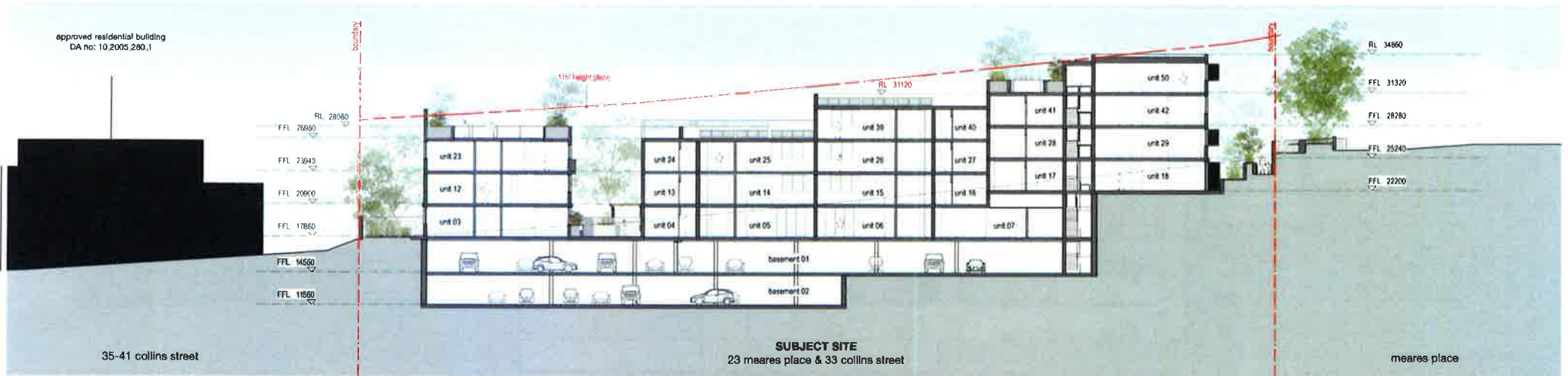


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1821 - DA 25 C

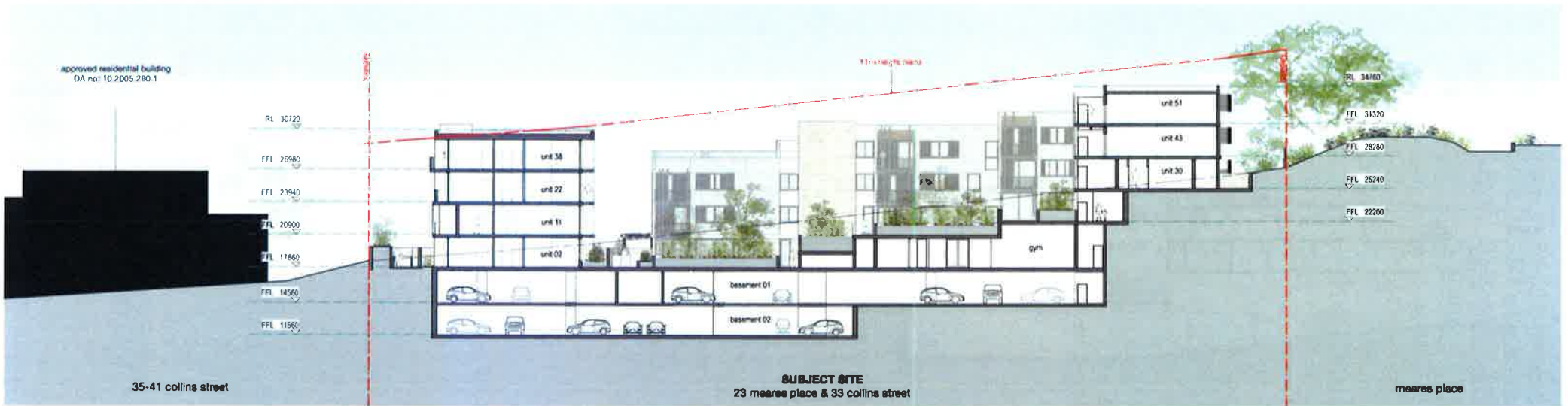
C 18/07/18 for DA approval



section D

6.1
 NATIONAL
 HOUSE
 BUILDING
 CERTIFICATION
 23 Collins St
 Kiama, NSW
 2533
 www.nhb.com.au

Certificate No: 00020447
 Issued To: John Bullen
 Accreditation: VICSDA/16-1783
 Expiry Date: 03 August 2019



section C

sections 2
proposed development

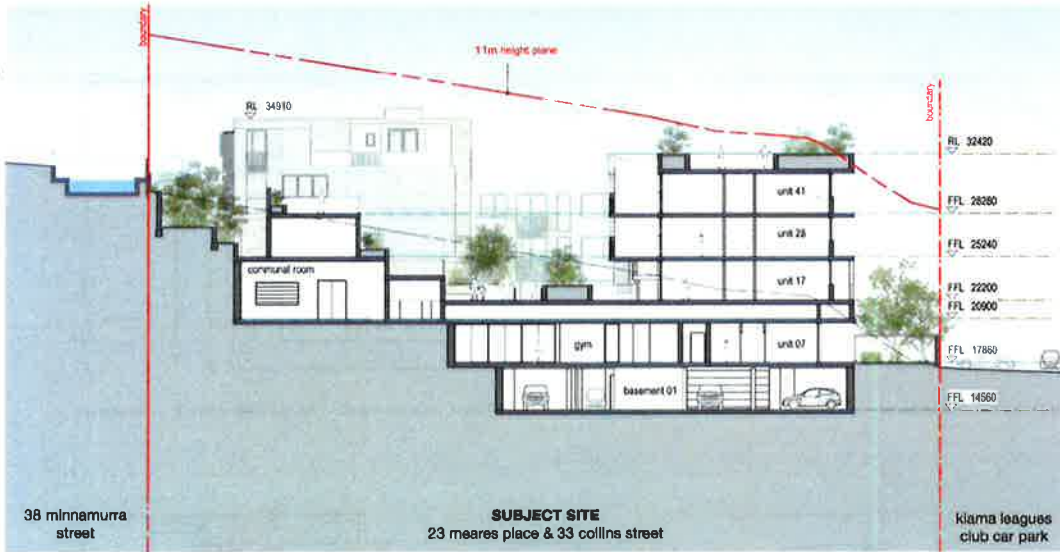
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale NSW p + 61 2 9557 8468 f + 61 2 9557 8477 nominated architect - steve kennedy - registration no. 53628

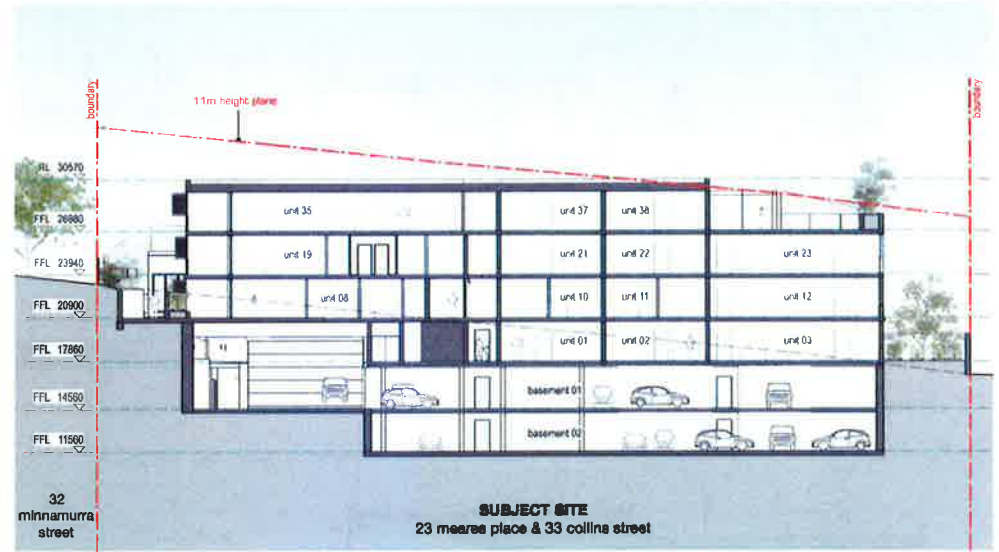


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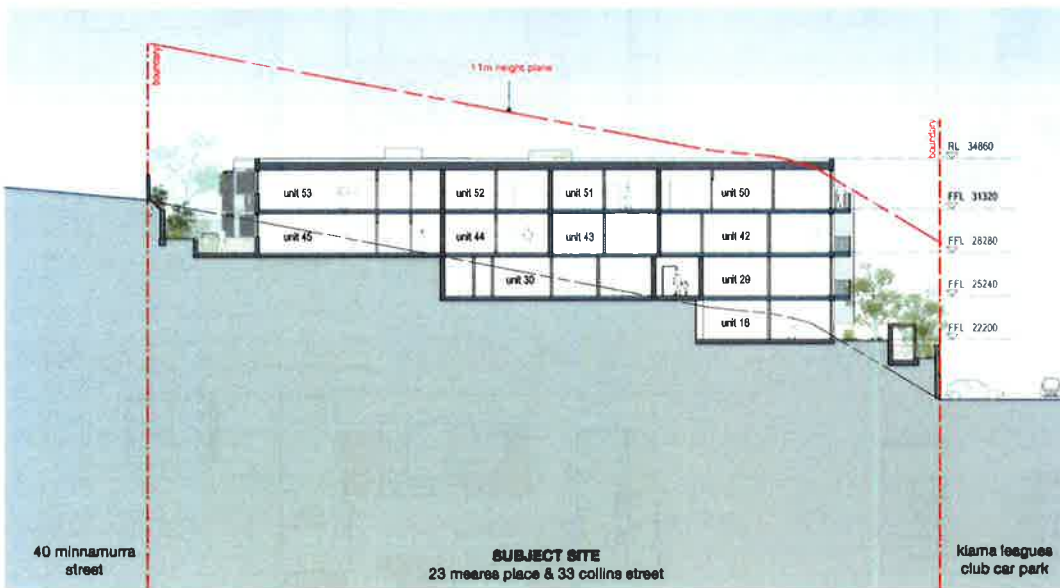
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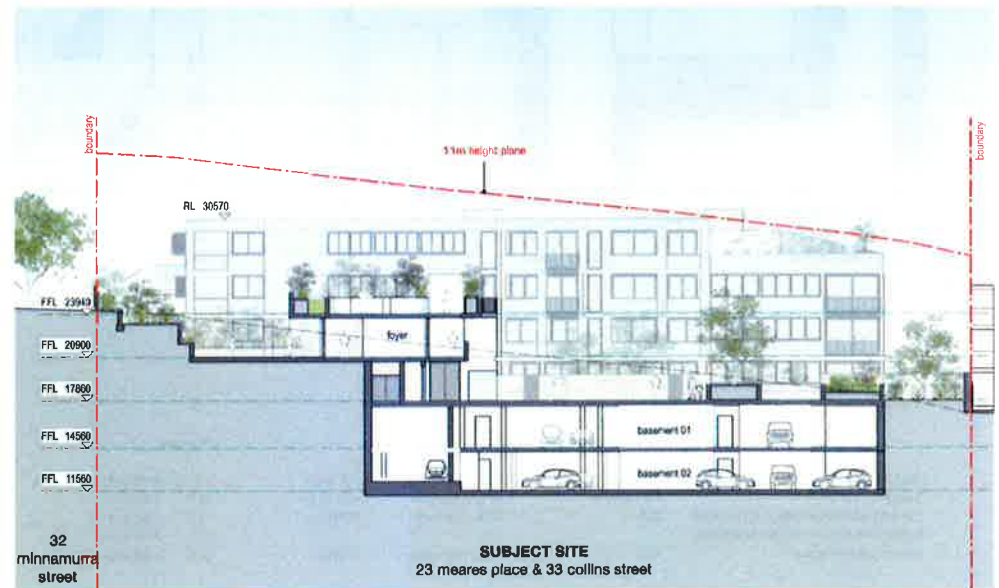
section F



section H



section E



section G

6.1

APPROVED

23 Aug 4 2018

2533

sections 3
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 8488 f + 61 2 9557 8477 nominated architect - stave kennedy - registration no. 5829

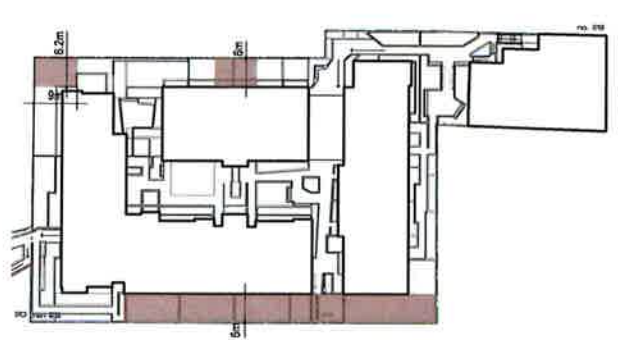


in collaboration with

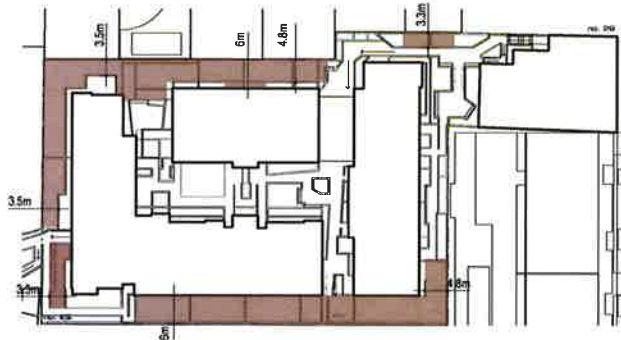


1821 - DA 27 C

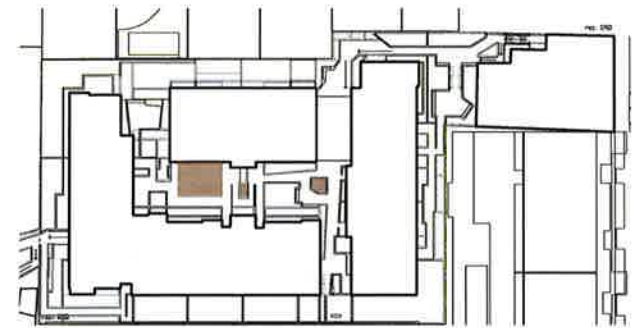
C 18/07/18 for DA approval



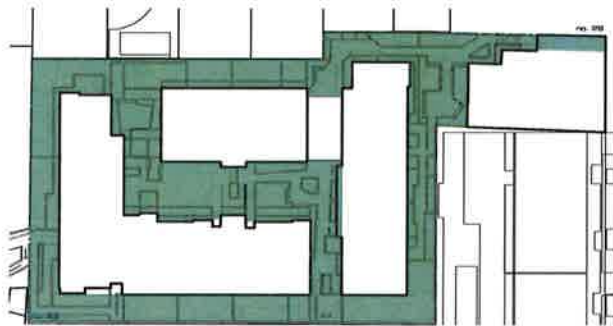
deep soil zone (minimum dimension of 6m) 490 sq m



deep soil zone (minimum dimension of 3m) 894 sq m



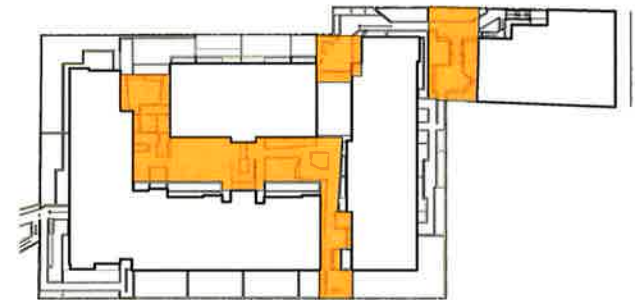
internal deep soil planters (not included in ADG/DCP count) 80 sq m



landscaped area 2707 sq m



landscaped area - roof terraces 458 sq m



communal open space - courtyards 969 sq m



communal open space - roof terraces 485 sq m

Site Area (sq m)	5579sq m						
	Planning Instrument	Required		Proposed		Compliance	
Deep Soil Zone (min 6m)	ADG	7% of site area	391 sq m	9% of site area	490 sq m	complies	
Deep Soil Zone (min 3m)	SEPP Seniors	15% of site area	837 sq m	18% of site area	994 sq m	complies	
Landscaped Area (excluding roof terraces)	DCP	30% of site area	1674 sq m	49% of site area	2707 sq m	complies	
Landscaped Area (including roof terraces)				57% of site area	3165 sq m	complies	
Communal Open Space	ADG	25% of site area	1395 sq m	26% of site area	1454 sq m	complies	



summary of area counts
proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy associates architects level 13 / 71 booth street annandale 2038 p + 61 2 9637 6499 f + 61 2 9637 6477 nominated architects - steve kennedy - registration no. 5829

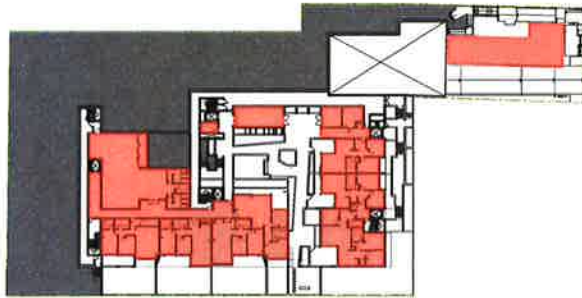


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1821 - DA 28 C

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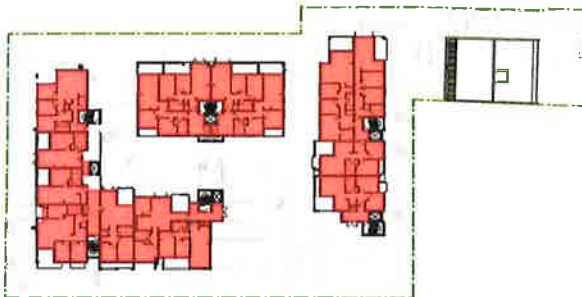
level 00



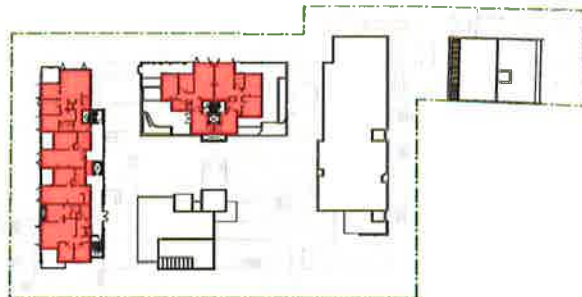
level 01



level 02



level 03



level 04

Site Area (sq m)	5579		
	F&R	GFA (sq m)	compliance
Level 00		1259	
Level 01		1869	
Level 02		1660	
Level 03		1442	
Level 04		549	
Total Permissible	1.5:1	8369	
Total Proposed	1:1	6779	complies



summary of GFA calculations
proposed development

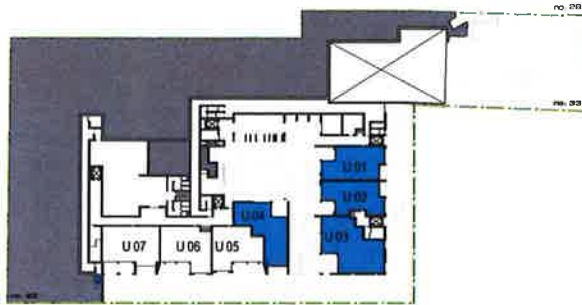
23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street Annandale 2038 p + 61 2 9257 6436 f + 61 2 9257 6477 nominated architect - eve kennedy - registration no. 5529



1821 - DA 29 C

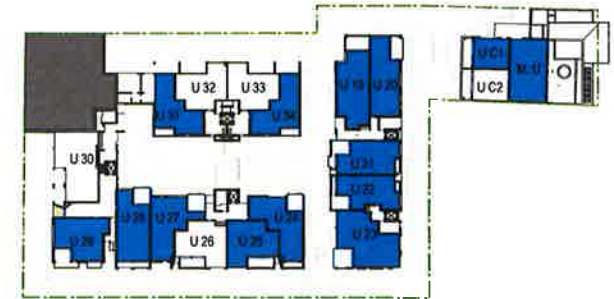
G 18/07/18 for DA approval



level 00



level 01



level 02



level 03



level 04

Level 00		Level 01		Level 02		Level 03		Level 04	
Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated
unit 01	yes	managers	yes	unit 19	yes	unit 35	yes	unit 50	yes
unit 02	yes	unit 08	yes	unit 20	yes	unit 36	yes	unit 51	no
unit 03	yes	unit 09	yes	unit 21	yes	unit 37	yes	unit 52	no
unit 04	yes	unit 10	no	unit 22	yes	unit 38	yes	unit 53	yes
unit 05	no	unit 11	no	unit 23	yes	unit 39	yes	unit 54	no
unit 06	no	unit 12	yes	unit 24	yes	unit 40	yes	unit 55	yes
unit 07	no	unit 13	yes	unit 25	yes	unit 41	yes		
		unit 14	no	unit 26	no	unit 42	yes		
		unit 15	no	unit 27	yes	unit 43	no		
		unit 16	yes	unit 28	yes	unit 44	no		
		unit 17	yes	unit 29	yes	unit 45	yes		
		unit 18	yes	unit 30	no	unit 46	yes		
		unit C1	yes	unit 31	yes	unit 47	no		
		unit C2	no	unit 32	no	unit 48	no		
				unit 33	no	unit 49	yes		
				unit 34	yes				

39 units achieve cross ventilation = 67.24%



summary of ADG cross ventilation
proposed development

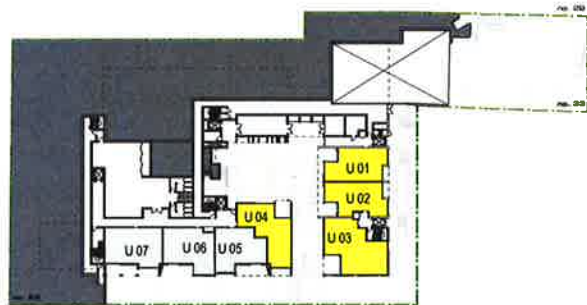
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale NSW 2038 p + 61 2 8557 6468 f + 61 2 8557 6477 nominated architect - stuart kennedy - registration no. 25228

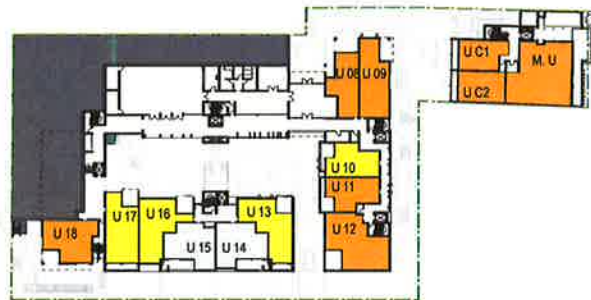


1821 - DA 30 C

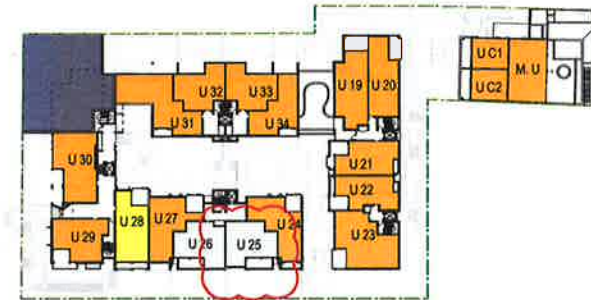
18/07/18 for DA approval



level 00



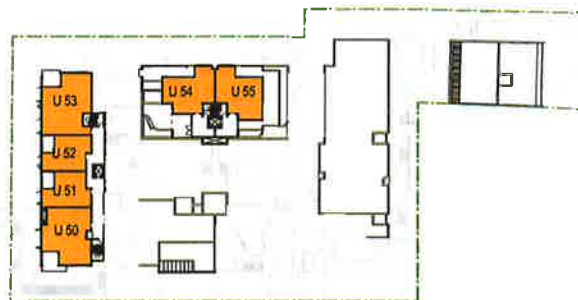
level 01



level 02



level 03



level 04

Level 00			Level 01			Level 02		
Unit No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun
unit 01	-	-	managers unit	yes	-	unit 19	yes	-
unit 02	-	-	unit 08	yes	-	unit 20	yes	-
unit 03	-	-	unit 09	yes	-	unit 21	yes	-
unit 04	-	-	unit 10	-	-	unit 22	yes	-
unit 05	-	yes	unit 11	yes	-	unit 23	yes	-
unit 06	-	yes	unit 12	yes	-	unit 24	yes	-
unit 07	-	yes	unit 13	-	-	unit 25	yes	-
			unit 14	-	yes	unit 26	-	yes
			unit 15	-	yes	unit 27	yes	-
			unit 16	-	-	unit 28	-	-
			unit 17	-	-	unit 29	yes	-
			unit 18	yes	-	unit 30	yes	-
			unit C1	yes	-	unit 31	yes	-
			unit C2	yes	-	unit 32	yes	-
						unit 33	yes	-
						unit 34	yes	-

AMENDMENTS 12.11.18:
 - solar access to units 25 & 39 updated
 - total solar counts for units achieving 3 hrs solar access and units receiving no sun updated

- Indicates units achieving 3hrs solar access
- Indicates units receiving < 3hrs solar access
- Indicates units receiving no solar access

42 units achieve 3hrs solar access to balconies & living areas on winter solstice 9:00am-3:00pm = 73.68%

7 units receive no sun on winter solstice 9:00am-3:00pm = 12.28%
 all 7 units receive sun after 3:00pm between september equinox & march

Note: Scheme does not require roof lights, sky lights or the like to achieve compliance with ADG. Where provided, such devices are to enhance the performance of the unit/scheme beyond ADG standards.

* unit 39 receives 3 hours of sun to living areas via a clerestory window and has an additional private open space that receives more than 3 hours of sun during winter

42 units achieve solar access = 73.68%

summary of ADG solar access

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street, annandale NSW 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5826



1821 - DA 31 D

D 18/11/18 for DA approval



8:00AM



9:30AM



10:00AM



10:30AM



11:00AM



11:30PM



12:00PM



12:30PM



1:00PM

AMENDMENTS 12.11.18:
- clerestory windows to unit 25 removed
- building B communal open space amended
- new private open space to unit 33

solar & daylight analysis 01
proposed development:

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 8557 8488 f + 61 2 8557 8477 nominated architect - steve kennedy - registration no. 5289



1821 - DA 32 D

D 12/11/18 for DA approval



1:30PM



2:00PM



2:30PM



3:00PM

AMENDMENTS 12.11.18:
 - clerestory windows to unit 25 removed
 - building B communal open space amended
 - new private open space to unit 39

solar & daylight analysis 02
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy.associates architects level 3 / 1 boach street annandale 2038 p : 61 2 9557 6468 f : 61 2 9557 6477. nominated architect - steve kennedy - registration no. 5928



in collaboration with



1821 - DA 33 D

12/11/18 for DA approval

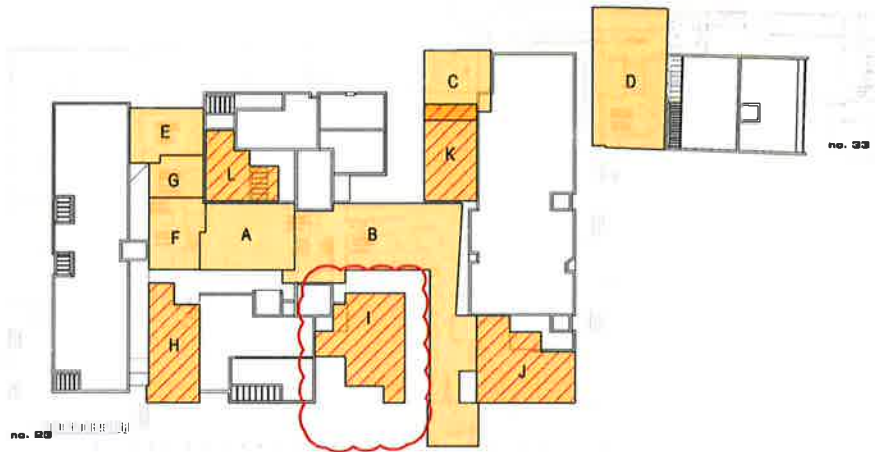
	unit number	unit 01	unit 02	unit 03	unit 04	unit 05	unit 06	unit 07	unit 08	unit 09	unit 10	unit 11	unit 12	unit 13	unit 14	unit 15
9:00am-9:30am																
9:30am-10:00am																
10:00am-10:30am																
10:30am-11:00am																
11:00am-11:30am																
11:30am-12:00pm																
12:00pm-12:30pm																
12:30pm-1:00pm																
1:00pm-1:30pm																
1:30pm-2:00pm																
2:00pm-2:30pm																
2:30pm-3:00pm																
total hours									6	6		4	3			
	unit number	unit 16	unit 17	unit 18	unit 19	unit 20	unit 21	unit 22	unit 23	unit 24	unit 25	unit 26	unit 27	unit 28	unit 29	unit 30
9:00am-9:30am																
9:30am-10:00am																
10:00am-10:30am																
10:30am-11:00am																
11:00am-11:30am																
11:30am-12:00pm																
12:00pm-12:30pm																
12:30pm-1:00pm																
1:00pm-1:30pm																
1:30pm-2:00pm																
2:00pm-2:30pm																
2:30pm-3:00pm																
total hours				4.5	6	6	5.5	4	4.5	6		3.5		4.5	3.5	
	unit number	unit 31	unit 32	unit 33	unit 34	unit 35	unit 36	unit 37	unit 38	unit 39	unit 40	unit 41	unit 42	unit 43	unit 44	unit 45
9:00am-9:30am																
9:30am-10:00am																
10:00am-10:30am																
10:30am-11:00am																
11:00am-11:30am																
11:30am-12:00pm																
12:00pm-12:30pm																
12:30pm-1:00pm																
1:00pm-1:30pm																
1:30pm-2:00pm																
2:00pm-2:30pm																
2:30pm-3:00pm																
total hours		4	5	6	4	6	6	4	4	3	5	3	4.5	4.5	4	4.5
	unit number	unit 46	unit 47	unit 48	unit 49	unit 50	unit 51	unit 52	unit 53	unit 54	unit 55	managers	caretaker 1	caretaker 2		
9:00am-9:30am																
9:30am-10:00am																
10:00am-10:30am																
10:30am-11:00am																
11:00am-11:30am																
11:30am-12:00pm																
12:00pm-12:30pm																
12:30pm-1:00pm																
1:00pm-1:30pm																
1:30pm-2:00pm																
2:00pm-2:30pm																
2:30pm-3:00pm																
total hours		6	6	6	4	4.5	4.5	4.5	5.5	6	6	6	6	4		

- indicates solar access to both living and private open space
- light yellow indicates solar access to private open space only
- light pink indicates solar access to living space only



7 units receive no direct sunlight between 9am-3pm on 21 June = 12.07 %

42 units achieve 3hrs solar access between 9am-3pm on 21 June = 72.41 %

AMENDMENTS 12.11.18:
 - solar access to unit 25 & 39 updated
 - total solar counts for units achieving 3 hrs solar access and units receiving no sun updated





Communal Open Space

-  communal open space - courtyards
-  communal open space - roof terraces



Principal Usable Communal Open Space

-  principal usable communal open space - courtyards
-  principal usable communal open space - roof terraces

The lift core of each building connects directly to a rooftop communal open space.
 The principal usable communal open space consists of areas A, E, H, I, J, K and L.
 Communal open space A (the upper level of the central courtyard) connects directly to the communal room and communal facilities at level 01.

	required	proposed	complies
site area	5579 m ²		
Communal Open Space	26% of site area = 1395 m ²	27% of site area = 1524 m ²	yes
Principal Usable COS	-	748 m ²	
2h solar access to PUCOS	50% of PUCOS = 376 m ²	68% of PUCOS = 438 m ² (between 08:30am and 11:30am)	yes

AMENDMENTS 12.11.18:
 - building B communal open space amended
 - area calculations for the principal usable communal open space updated



principal usable communal open space - area count
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architectural Level 3 / 1 Booth Street Annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1821 - DA 35 D

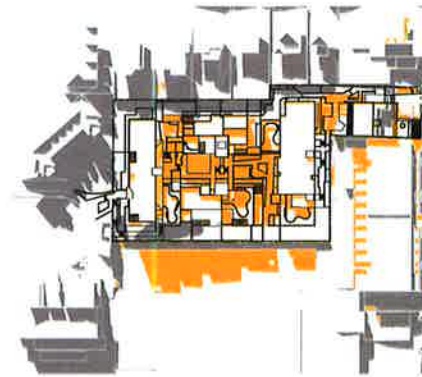
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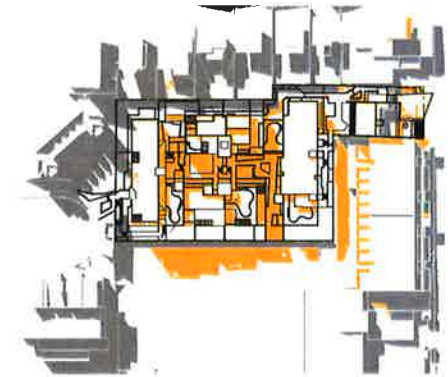
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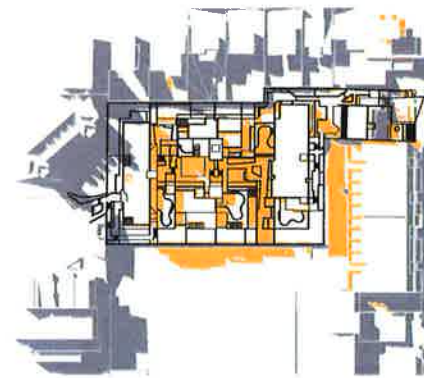
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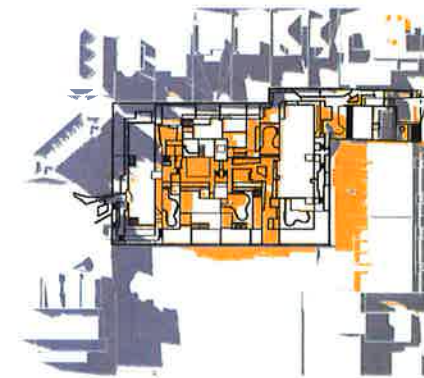
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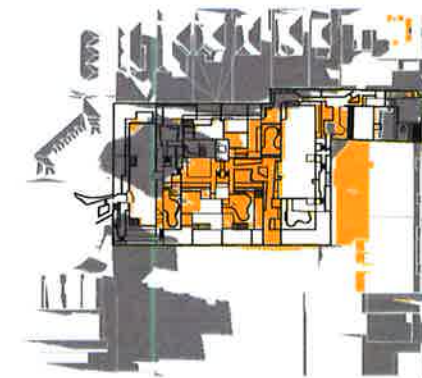
12:00PM



1:00PM



2:00PM



3:00PM

■ shadows cast by proposed development at ground level
■ shadows cast by existing buildings & fences
legend



shadow analysis plans - winter solstice - existing x proposed
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy architects architects level 3 / 1 booth street annandale 2036 p + 61 2 9557 6456 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5628

AMENDMENTS 12.11.18:

- clerestory windows to unit 25 removed
- building B communal open space amended
- new private open space to unit 39



1821 - DA 36 D

D 12/11/18 for DA approval



08:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

388.1 sq m
48%



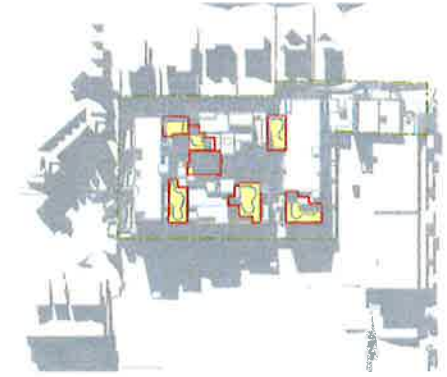
08:30 AM
area of PUCOS receiving sun
percentage of total PUCOS

434.8 sq m
58.0%



10:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

440.8 sq m
58.8%



10:30 AM
area of PUCOS receiving sun
percentage of total PUCOS

435.8 sq m
58.2%



11:00 AM
area of PUCOS receiving sun
percentage of total PUCOS

438.5 sq m
58%






11:30 AM
area of PUCOS receiving sun
percentage of total PUCOS

431.4 sq m
58%



12:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

418.3 sq m
58%

-  solar access to communal open space
-  extent of principal useable communal open space
-  shadows cast by proposed development

legend



shadow analysis plans - winter solstice - communal open space
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9657 8488 f + 61 2 9657 8477 nominated architect - steve kennedy - registration no. 8628

AMENDMENTS 12.11.18:
- area counts & calculations for the principal useable communal open spaces updated



in collaboration with



1821 DA 37 D

12/11/18 for DA approval



12:30 PM
area of PUCOS receiving sun
percentage of total PUCOS

381.4 sq m
52%



01:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

372.1 sq m
50%



01:30 PM
area of PUCOS receiving sun
percentage of total PUCOS

355.5 sq m
47%



02:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

320.3 sq m
43%



02:30 PM
area of PUCOS receiving sun
percentage of total PUCOS

290.3 sq m
38%



03:00 PM
area of PUCOS receiving sun
percentage of total PUCOS

247.8 sq m
33%

site area 5579 m²

	required	proposed	complies
Communal Open Space	25% of site area = 1395 m ²	27% of site area = 1524 m ²	yes
Principal Usable COS	-	749 m ²	
2h solar access to PUCOS	50% of PUCOS = 375 m ²	58% of PUCOS = 438 m ² (between 09:30am and 11:30am)	yes

Note: all 6 roof terrace COS areas receive a minimum of 2 hours of sun to at least 50% of its area
some portions of the PUCOS receive sun for the entire period between 09:30am and 03:00pm

Extracts from ADG:

page 65 - Design criteria:
2 Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

page 66 - Design guidance:
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

page 79 - Design guidance:
Achieving design criteria may not be possible on some sites. This includes () south facing sloping sites

- solar access to communal open space
- extent of principal usable communal open space
- shadows cast by proposed development

legend



shadow analysis plans - winter solstice - communal open space

proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level B / 1 South Street Annandale NSW 1588 p +61 2 9587 6488 f + 61 2 9557 6477 nominated architect - stave kennedy - registration no. 55228

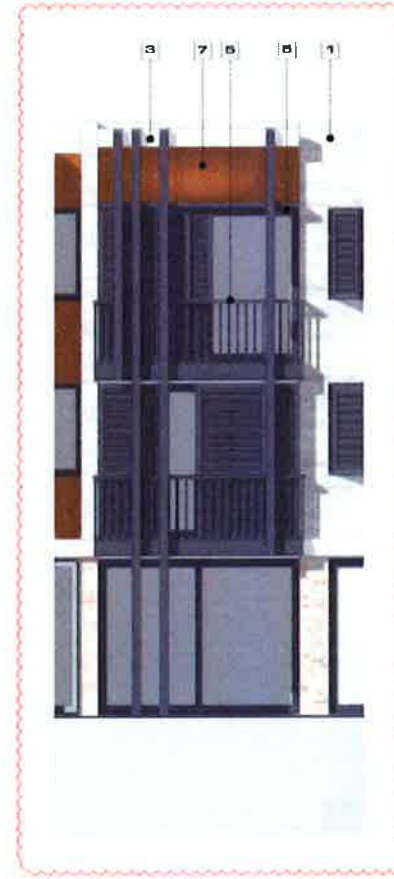
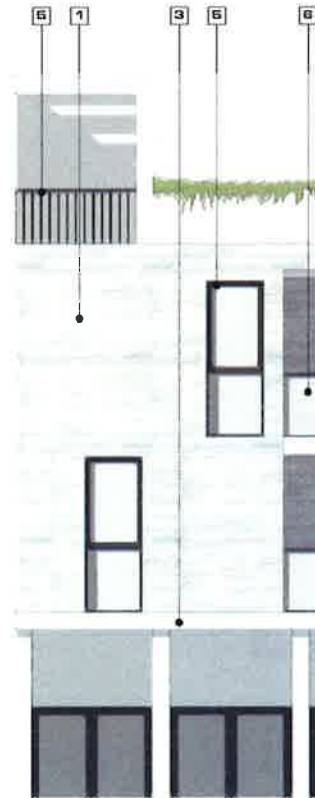
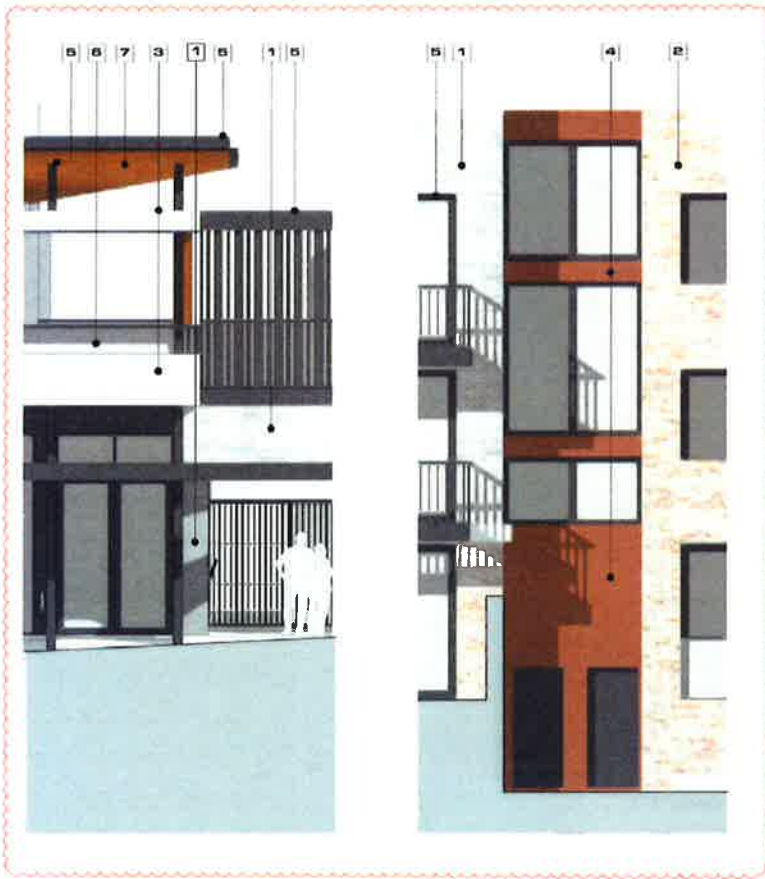
AMENDMENTS 12.11.18:

- area counts & calculations for the principal usable communal open spaces updated



1821 - DA 38 D

D 12/11/18 for DA approval



							
FACE BRICK 01 PGH altitude 'matterson'	FACE BRICK 02 austral bricks altitude 'sans serif reclaimed'	PAINTED RENDER 01 dulux 'white on white'	PAINTED RENDER 02 dulux 'very terracotta'	WINDOW FRAMES / STEEL FRAMING / METAL BALUSTRADES colorbond monument	GLASS BALUSTRADES	TIMBER SOFFITS knotwood cladding 'rod gum' or similar	STONE CLADDING eco outdoor 'bluesione honed'

AMENDMENTS 12.11.19
- facade materials - finishes amended + adjusted

schedule of finishes
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2039 p + 61 2 9557 8468 f + 61 2 9557 8477 nominated architect - steve kennedy - registration no. 6829



1821 - DA 39 D

D 12/11/18 for DA approval



typical plan unit 08



typical plan unit 19



typical plan unit 35



typical plan units 09, 20, 36



typical plan units 03, 12, 23



typical plan units 10, 11



typical plan units 01, 02, 21, 22, 37, 38



typical unit layouts - building A
proposed development

AMENDMENTS 12,11,18:

- units 20 & 36 privacy screens: fixed screens with adjustable horizontal louvre blade insets

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Bathurst Street Annandale 2038 p + 61 2 9557 8468 f + 61 2 9557 8477 nominated architect - steve kennedy - registration no. 53228



In collaboration with

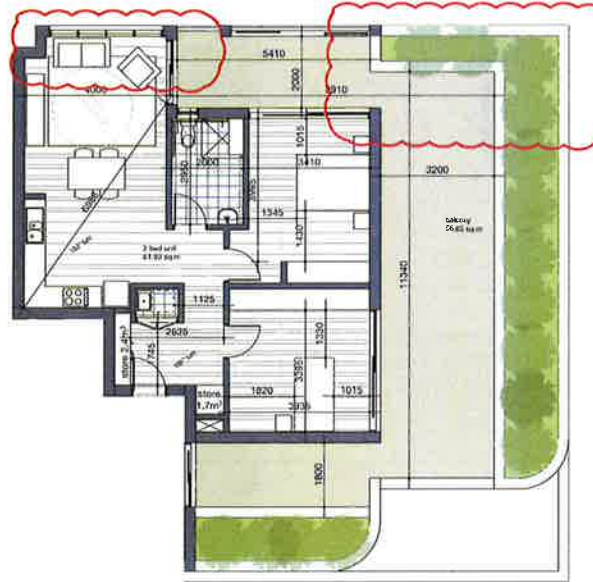


1821 - DA 40 D

D 18/11/18 for DA approval



typical plan unit 31



typical plan unit 55



typical plan units 32, 33, 47, 48, 54



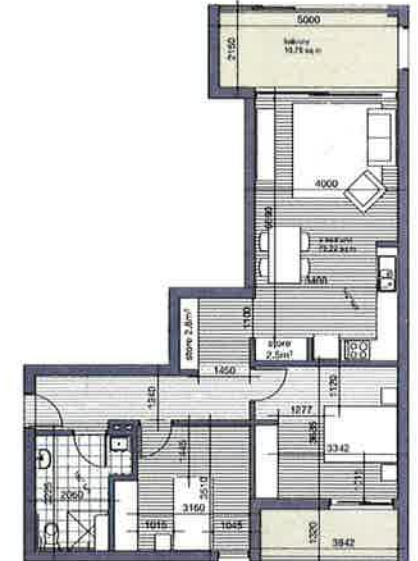
typical plan units 16, 27, 40



typical plan units 05, 14, 25



typical plan units 04, 13, 24



typical plan units 34, 46, 49



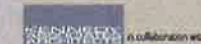
typical unit layouts - building B & D
proposed development

AMENDMENTS 12.11.18:

- units 47, 48, 54 & 55 privacy screens: fixed screens with adjustable horizontal louvre blade insets
- unit 55 private open space planter amended

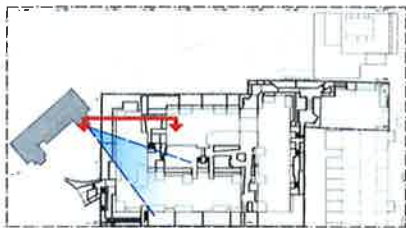
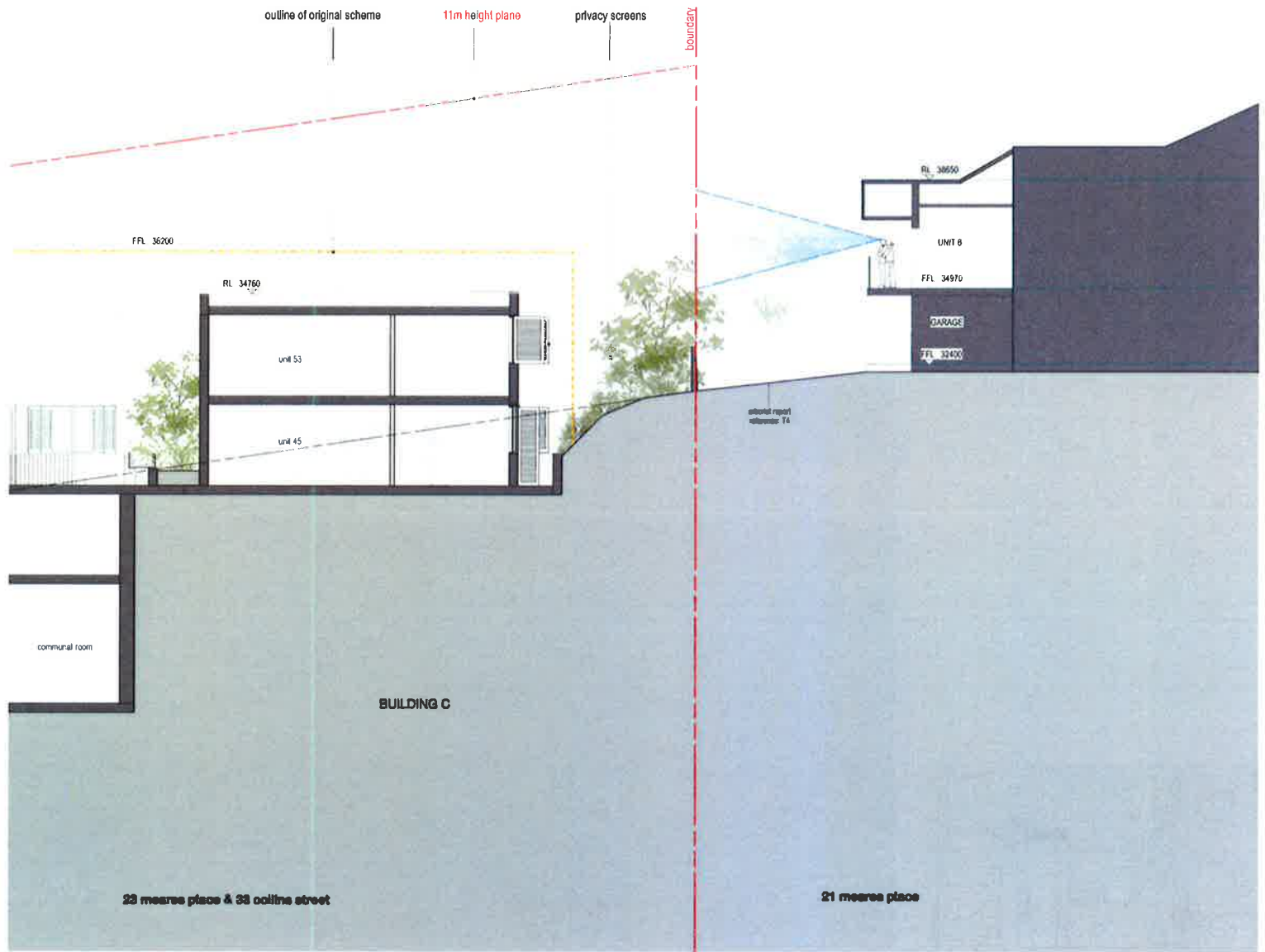
23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street Annandale 2038 p + 61 2 9557 8488 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5328



1821 - DA 41 D

D. 12/11/18 for DA approval



view impacts - 21 meares place
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 2 / 1 booth street annandale 2038 p + 61 8 6557 8486 f + 61 8 6557 8477 nominated architect - eliza kennedy - registration no. 63836

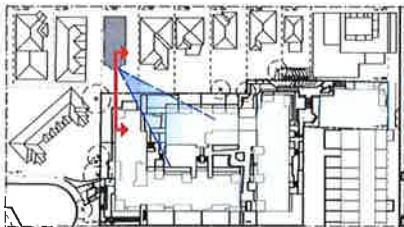
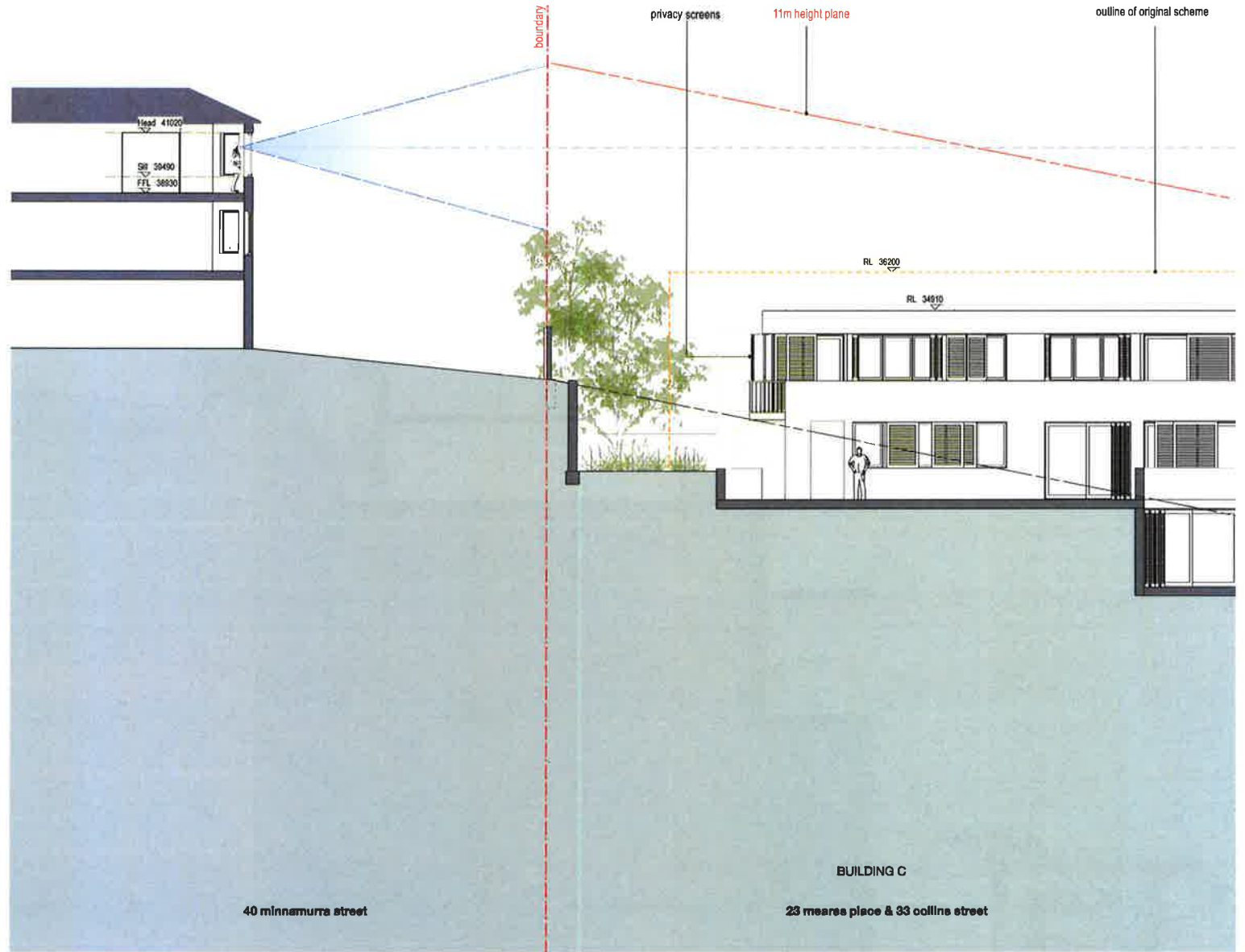


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C 18/07/18 for DA approval



view impacts - 40 minnamurra street
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 beach street emmavale 5038 p + 81 2 8557 8468 f + 81 2 8557 8477 nominated architect - steve kennedy - registration no. 8828

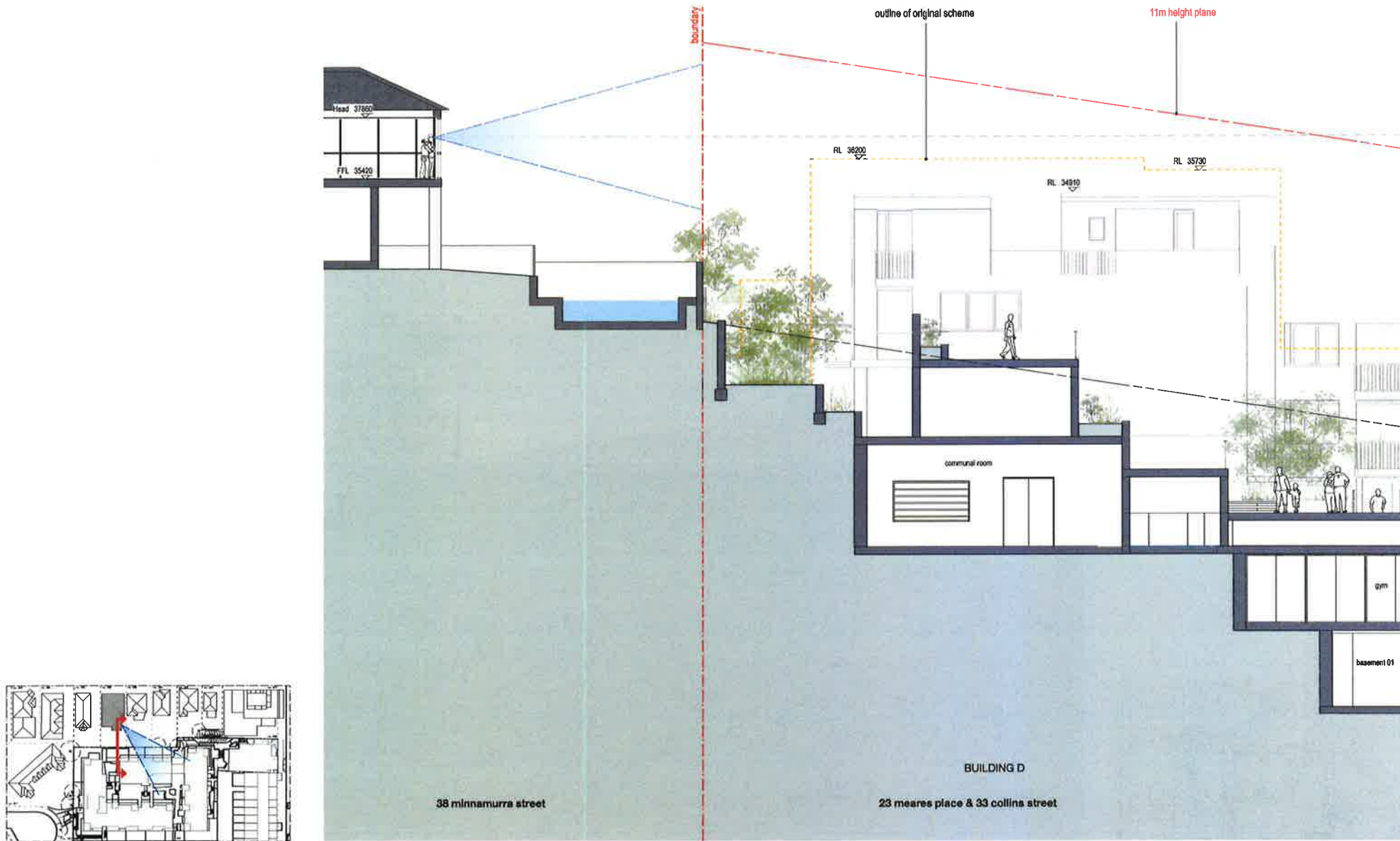


in collaboration with



1821 - DA 44 D

D 12/11/18 for DA approval



view impacts - 38 minnamurra street

proposed development

23 Meares Place & 33 Collins Street, KIAMA

kinneady associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 8488 f + 61 2 9557 8477 nominated architect - steve kinneady - registration no. 5628

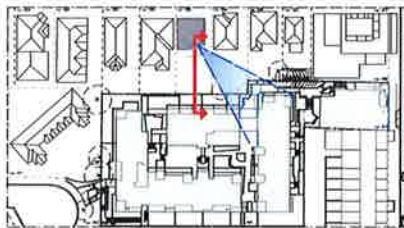
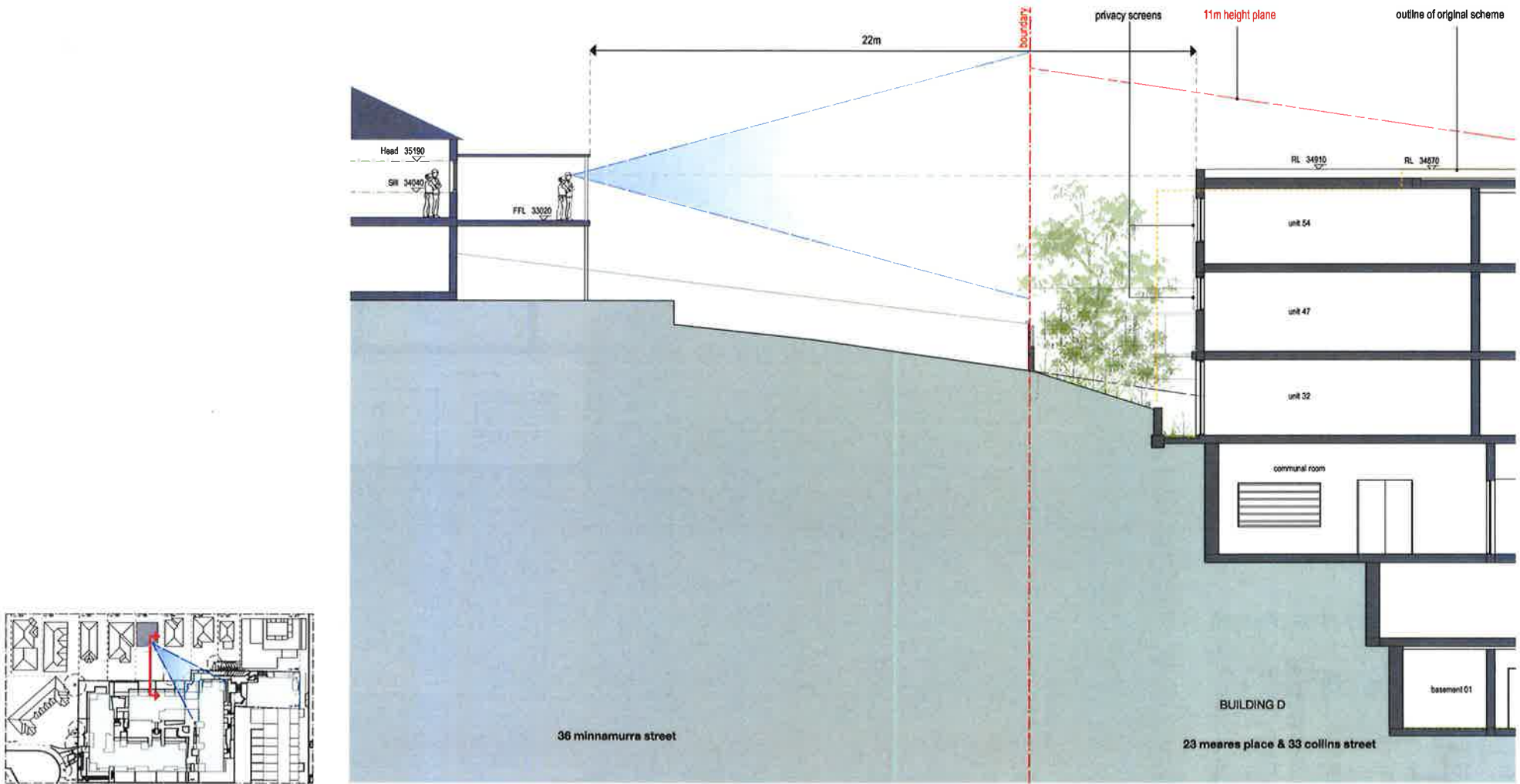


in collaboration with



1821 - DA 45 D

18/11/18 for DA approval



view impacts - 36 minnamurra street

proposed development

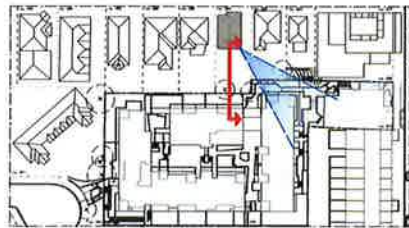
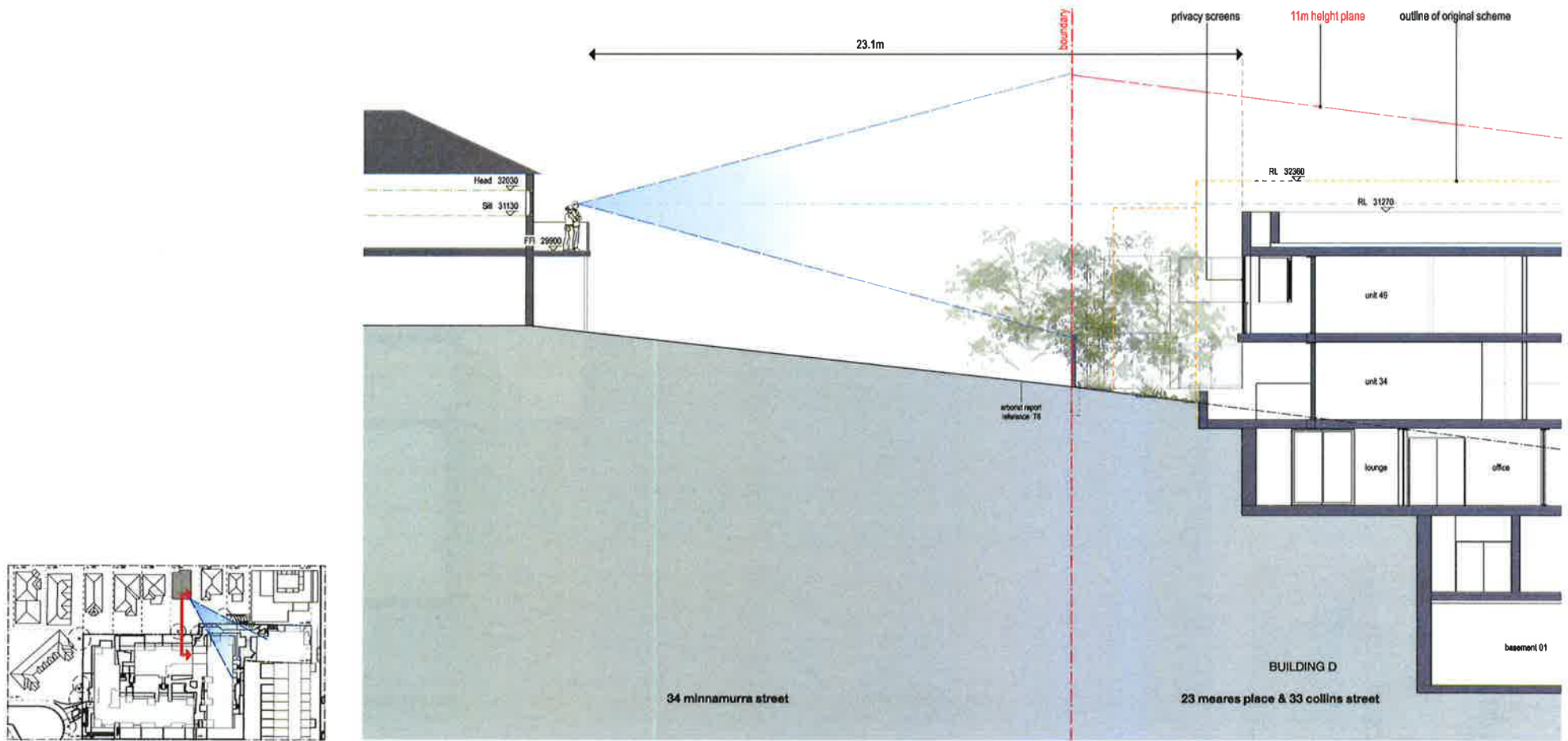
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 8557 8466 f + 61 2 9557 8477 nominated architect - above kennedy - registration no. 5526



1821 - DA 46 D

12/11/18 for DA approval



view impacts - 34 minnamurra street
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 68628

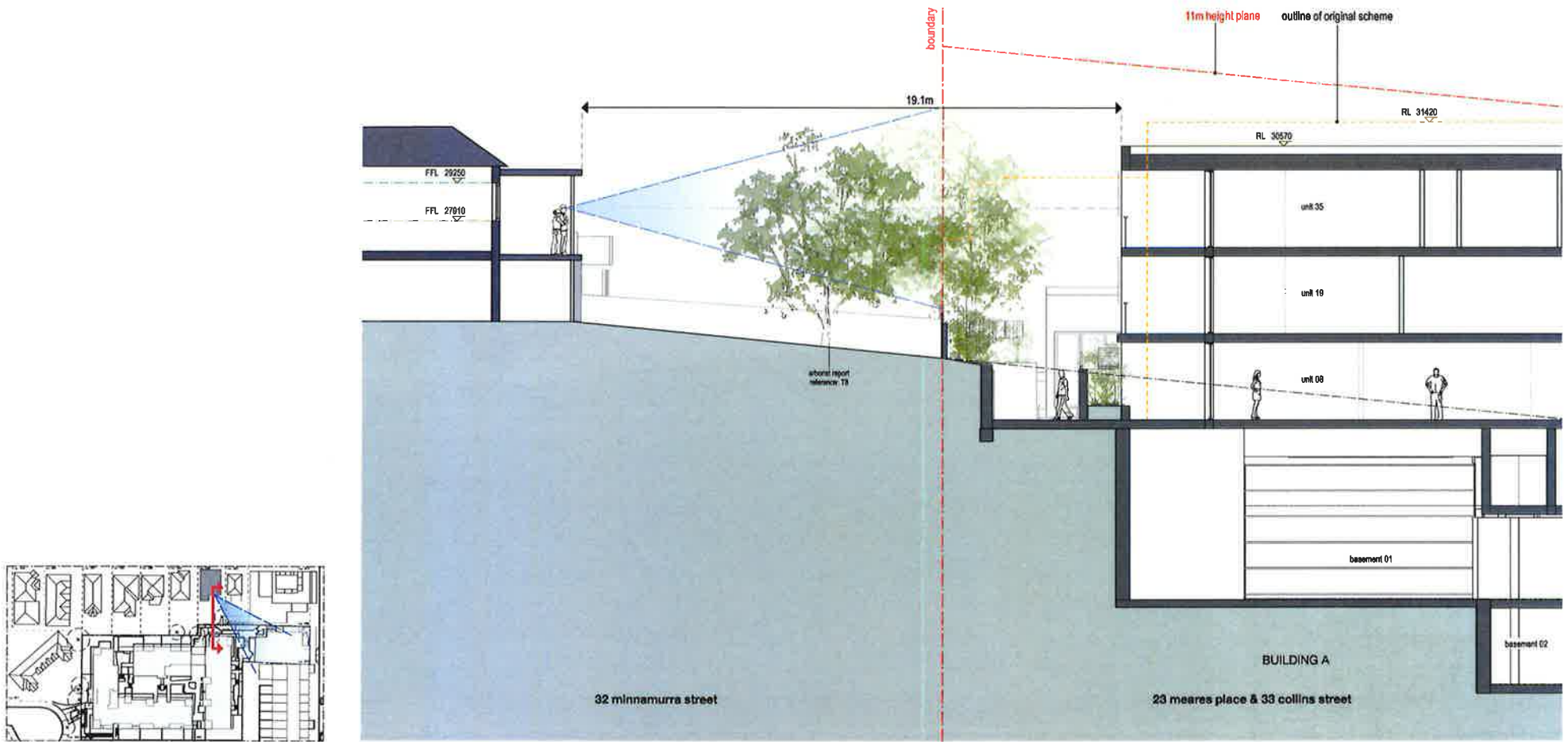


in collaboration with



1821 - DA 47 D

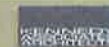
12/11/18 for DA approval



view impacts - 32 minnamurra street
proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street Annandale 2039 p + 61 2 9557 5468 f + 61 2 9557 5477 nominated architect - stuart kennedy - registration no. 5829

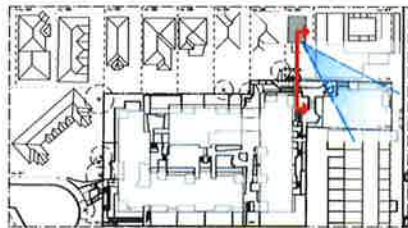
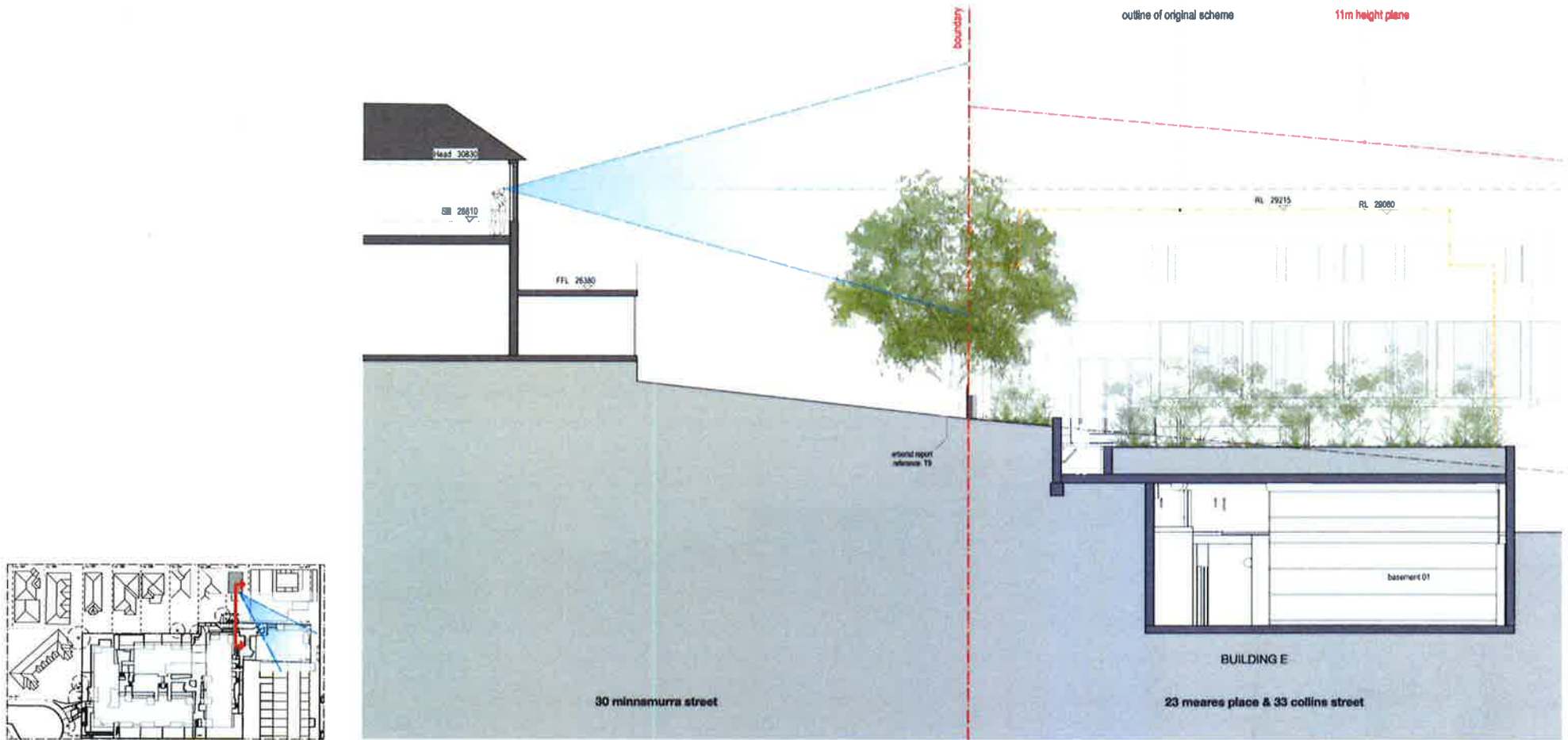


in collaboration with:



1821 - DA 48 D

D 12/11/18 for DA Approval



view impacts - 30 minnamurra street
proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Booth Street Annandale 2008 p + 61 2 9257 6466 f + 61 2 9257 6477 nominated architect - scott kennedy - registration no. 5826

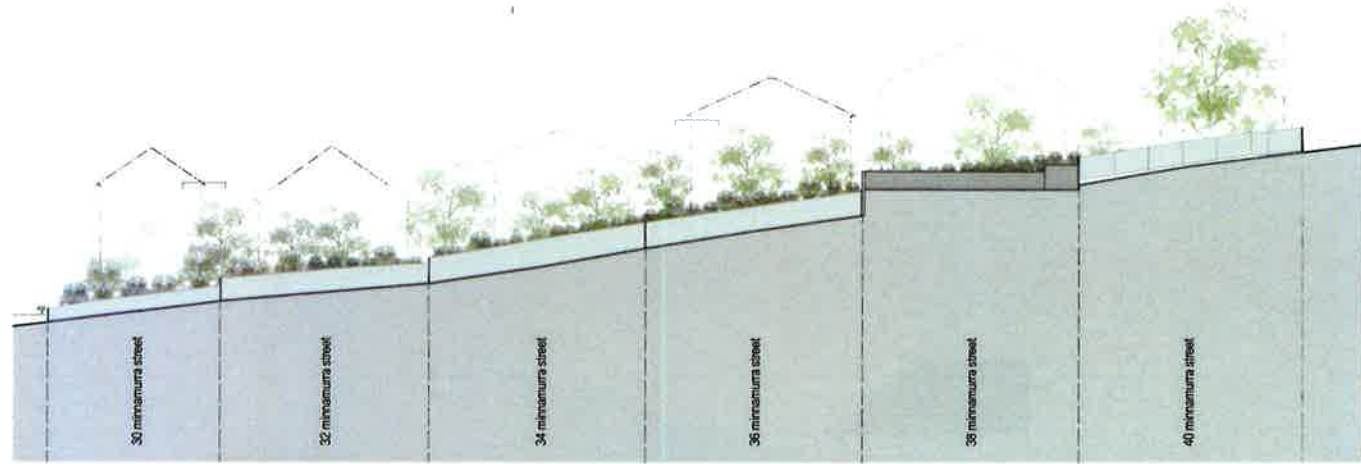
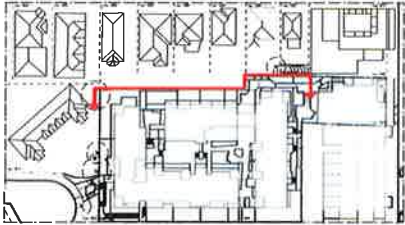


in collaboration with

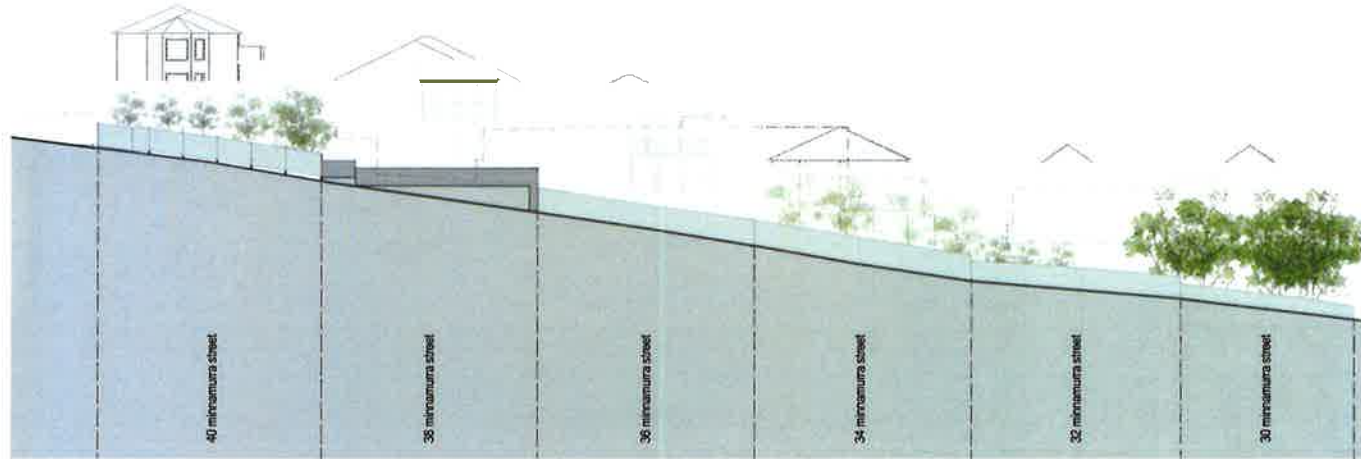
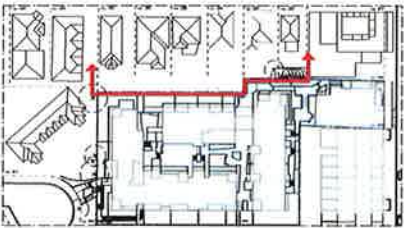


1821 - DA 49 C

18/07/18 for DA approval



north elevation of proposed development at boundary fence line
 privacy screens provided to upper level units of northern facade, refer sheet DA 23



south elevation of adjoining properties in minnamurra street at boundary fence line

view impacts - section at the fence
 proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street, annandale NSW p + 61 2 9557 8498 f + 61 2 9557 8477 nominated architect: steve kennedy - registration no. 5888



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photomontage - collins street
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 2 / 1 booth street annandale NSW 2038 p + 61 2 9557 8466 f + 61 2 9557 8477 nominated architect - steve kennedy - registration no. 5326



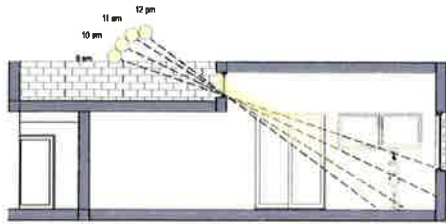
in collaboration with



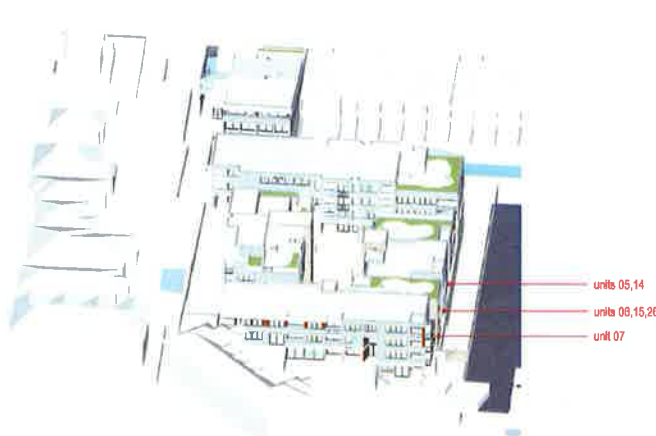
1821 - DA51 C

C 18/07/18 for DA approval

unit 39 - solar access to living area through clerestory window

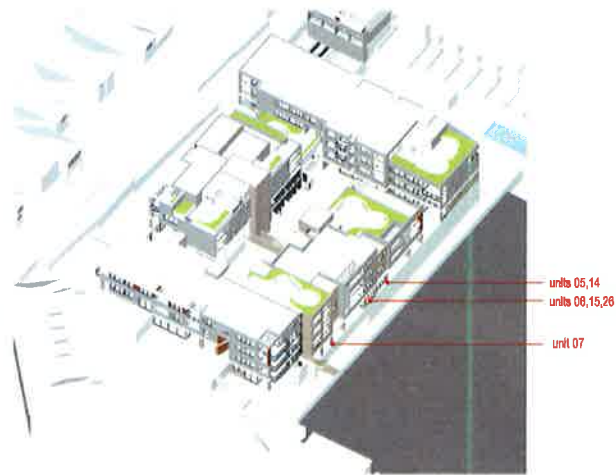


units 05-07,14,14 & 26 - solar access

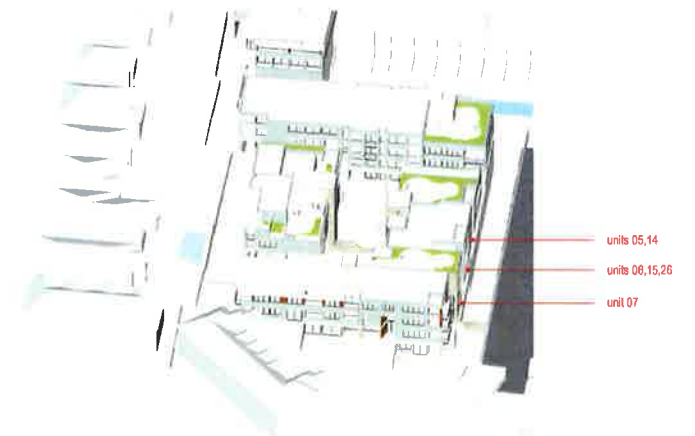


mid september sun 3:00PM

south facing units start receiving late afternoon sun from mid september to march



mid december sun 3:00PM



mid march sun 3:00PM

additional sun studies 1
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street, erndelata RD38 p + 61 2 9537 6498 f + 61 2 9537 6477 nominated architect - steve kennedy - registration no. 5628



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mid winter sun 10:30 AM



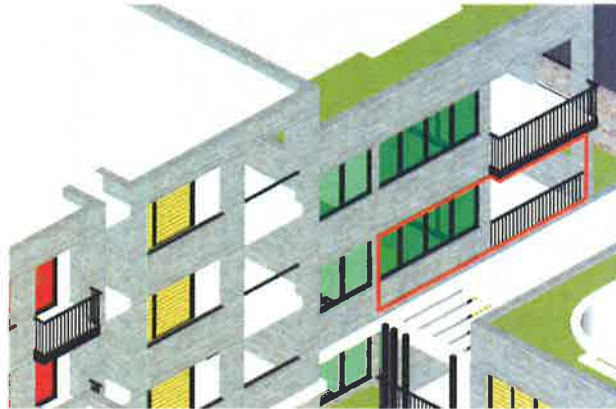
mid winter sun 11:00 AM



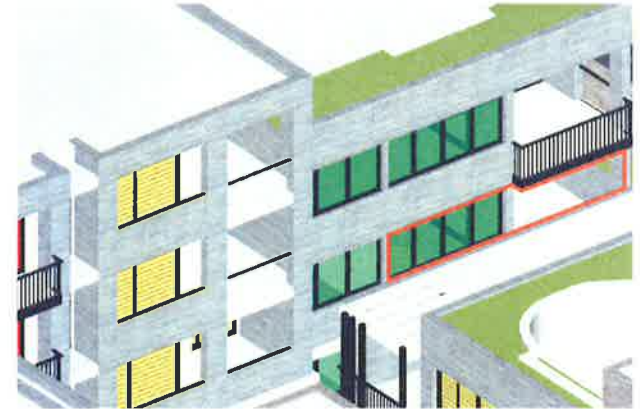
mid winter sun 11:30 AM



mid winter sun 12:00 PM

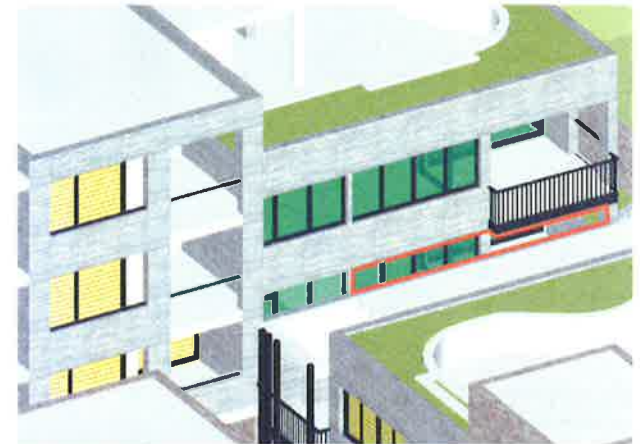


mid winter sun 12:30 PM



mid winter sun 1:00 PM

 represents living area & private open space of unit 12 during mid winter



mid winter sun 1:30 PM

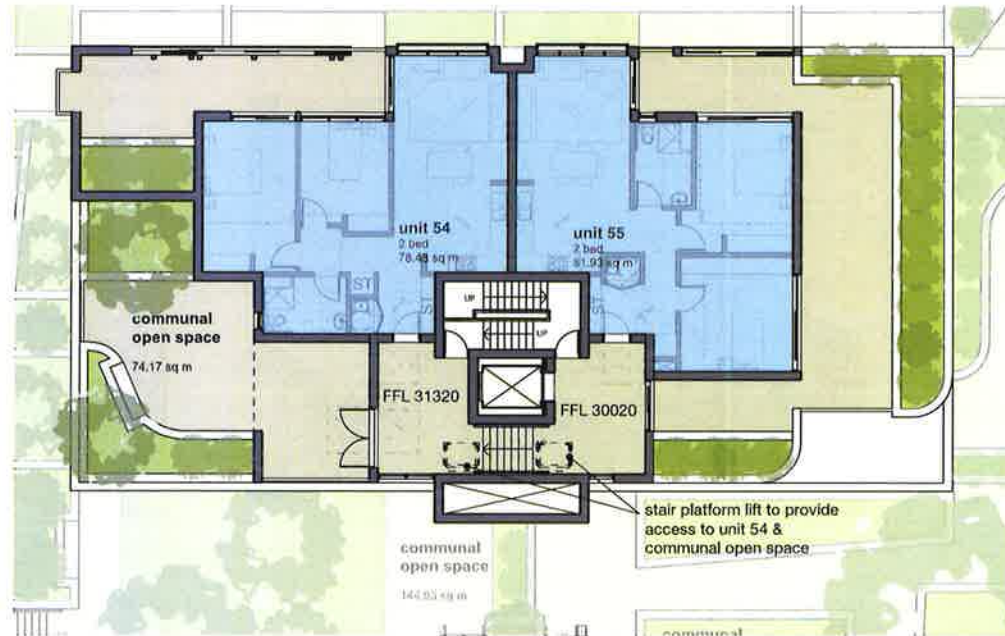
additional sun studies 2

proposed development
23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 6828

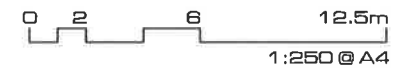


1821 - DA 53 A
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Building D

Building D - access
proposed development



23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038
nominated architect - steve kennedy - registration no. 5828
p + 61 2 9557 6466 f + 61 2 9557 6477



1821 - DA 54 A
A 12/11/18 for DA approval



view from 34 minnamurra street
proposed development

23 Meares Place & 33 Collins Street, KIAMA

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 8468 f + 61 2 9557 8477 nominated architect - steve kennedy - registration no. 5829



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1821 - DA 55 A

A 12/11/18 for DA approval

