

- R3 medium density residential zone
- B2 local centre zone
- site boundary
- setbacks
- dwelling have views across site
- access to town centre
- low point in frontage for vehicular access
- SUBJECT SITE**
23 Meares Place & 33 Collins Street, KIAMA
- water views south east
- 35-41 collins street** - approved three storey residential building DA no: 10.2005.280.1
- access to shopping & business centre
- access to shopping & bussiness centre from meares place
- access to bus stop

site analysis
proposed development

23 Meares Place & 33 Collins Street, KIAMA

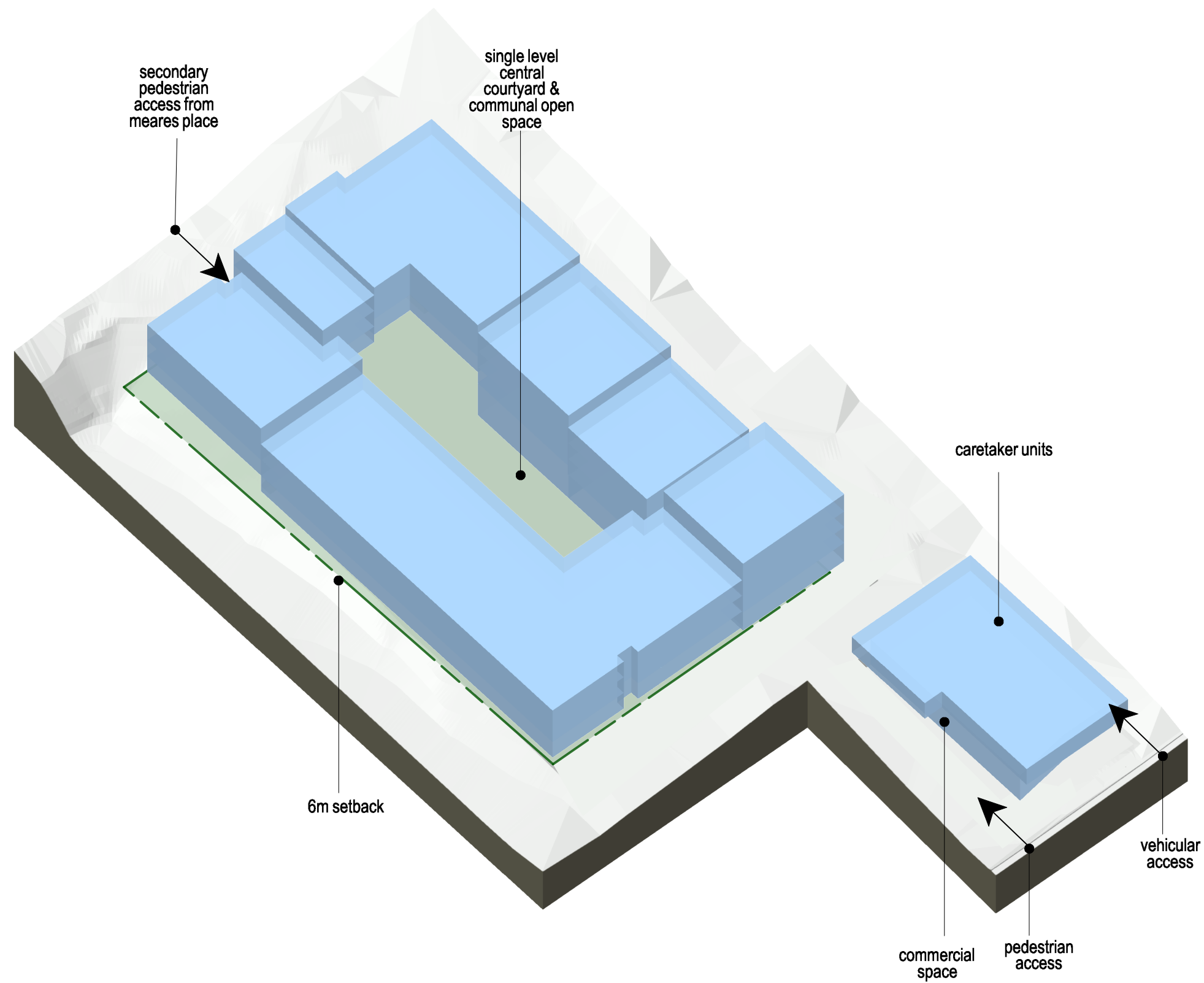
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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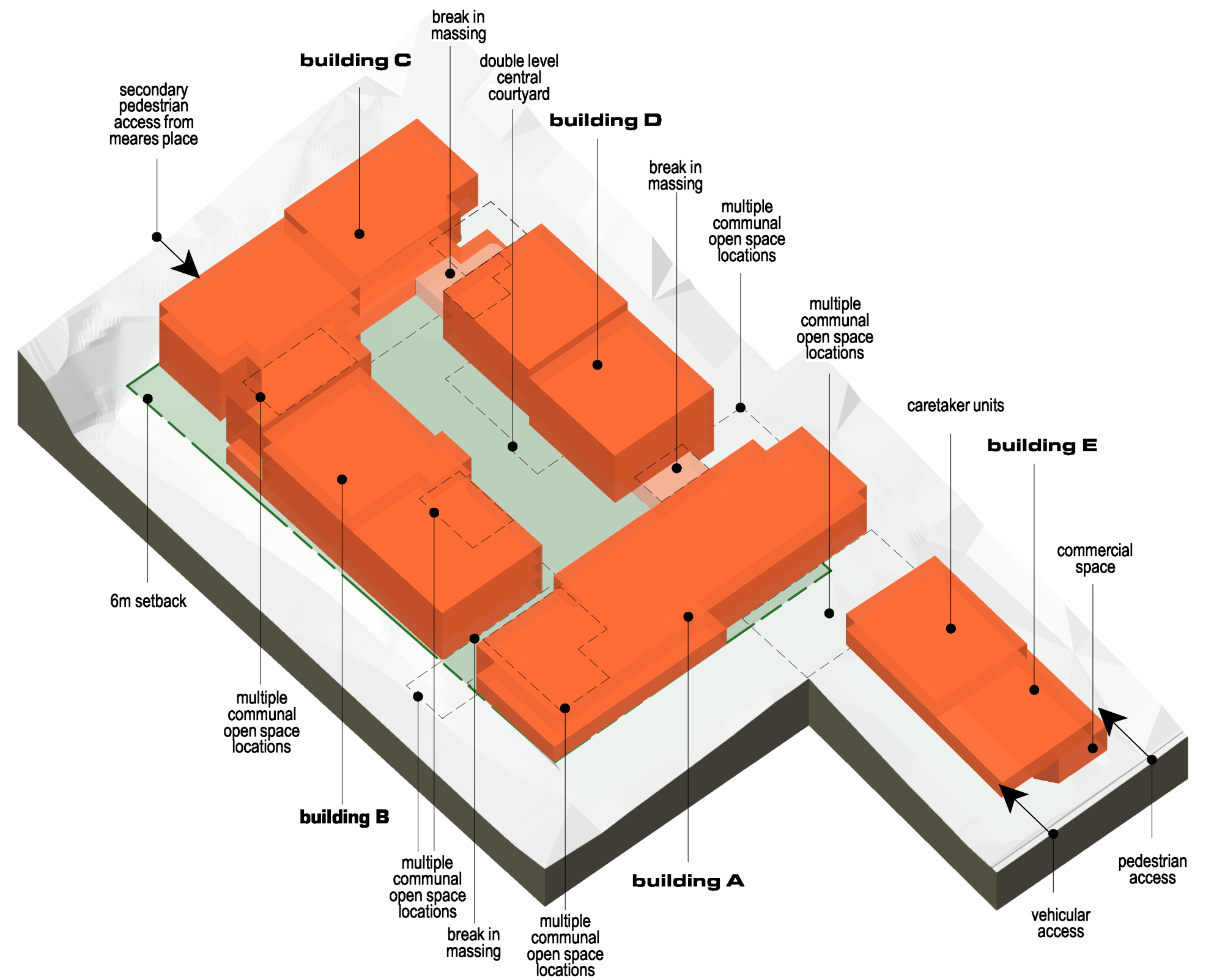
C 18/07/18 for S34 meeting

1821 - working FRONT + BACK END.vwx



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

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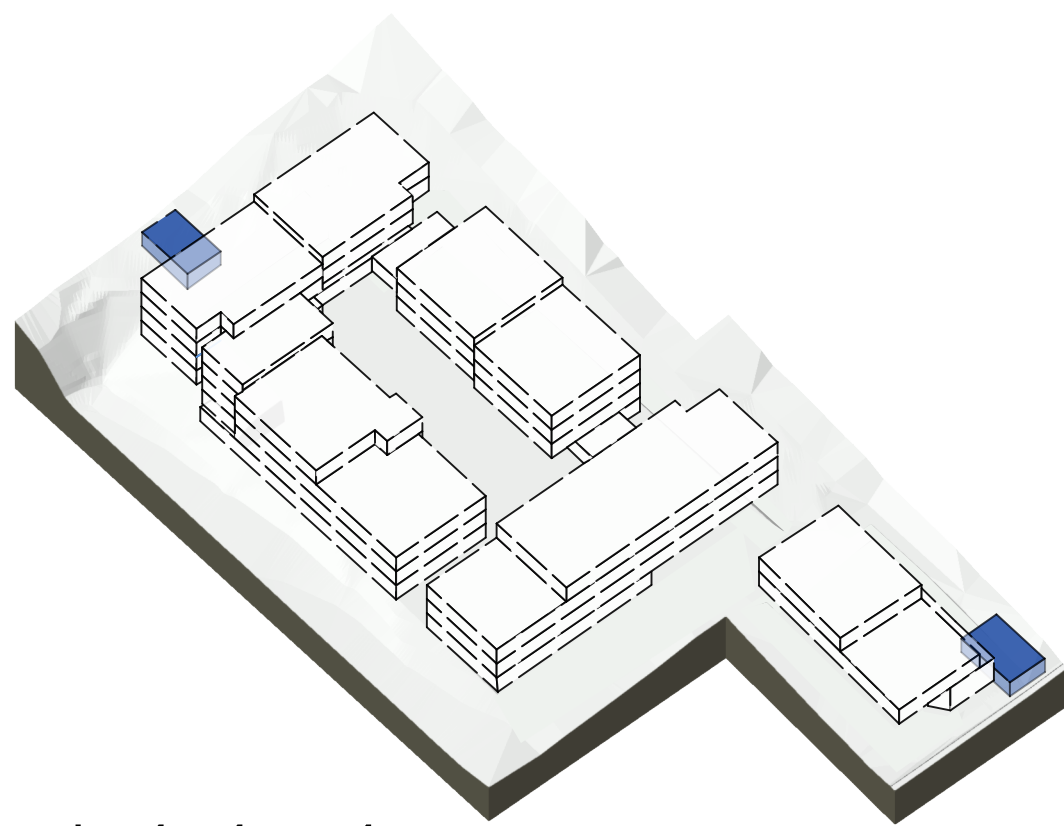


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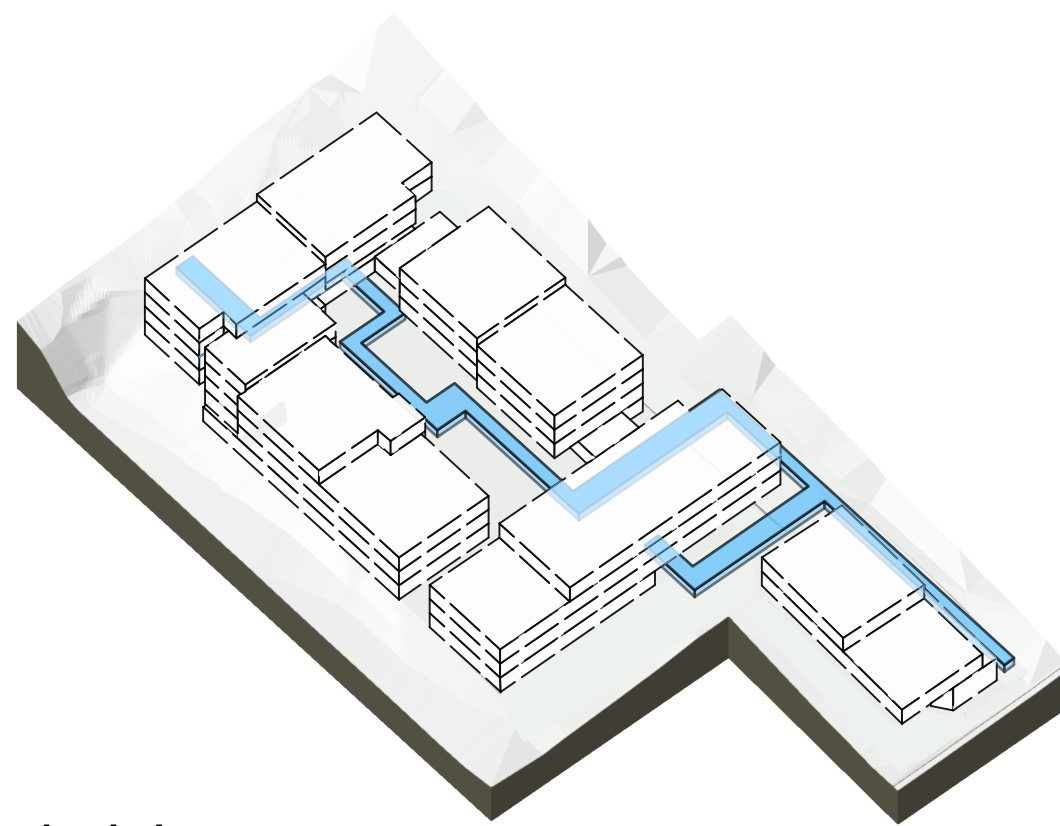


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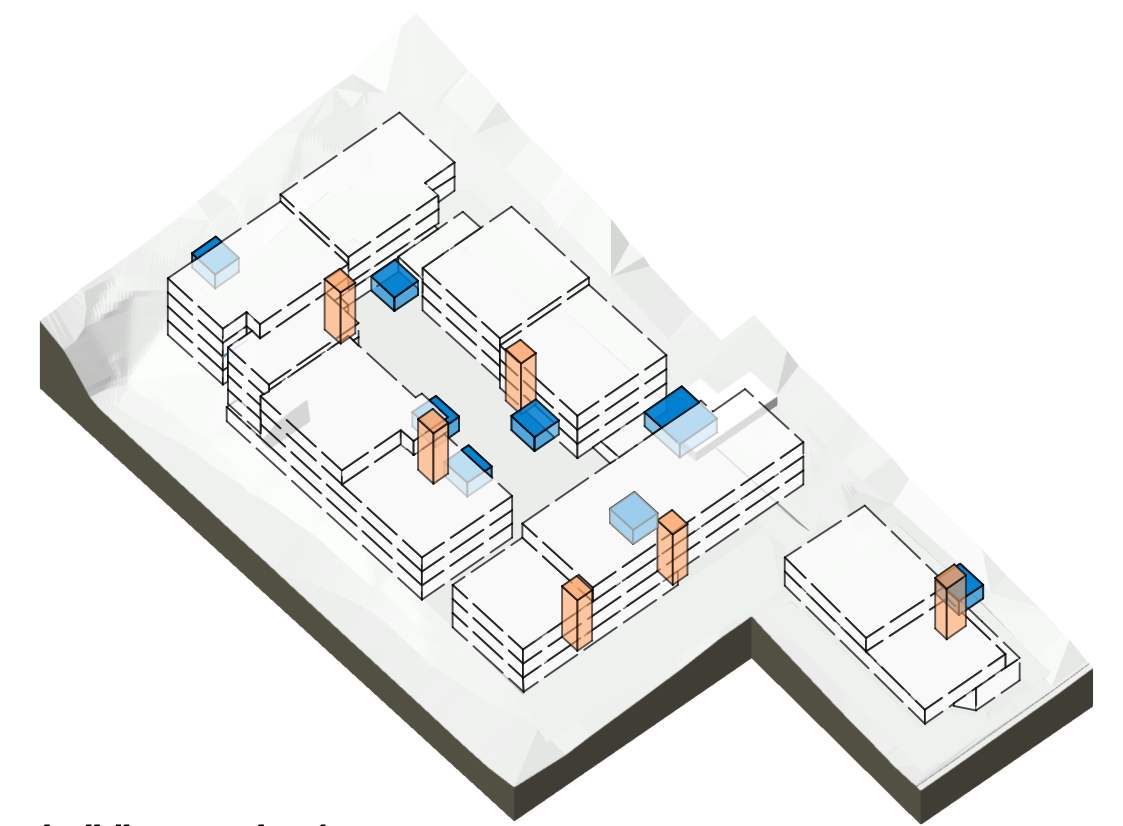
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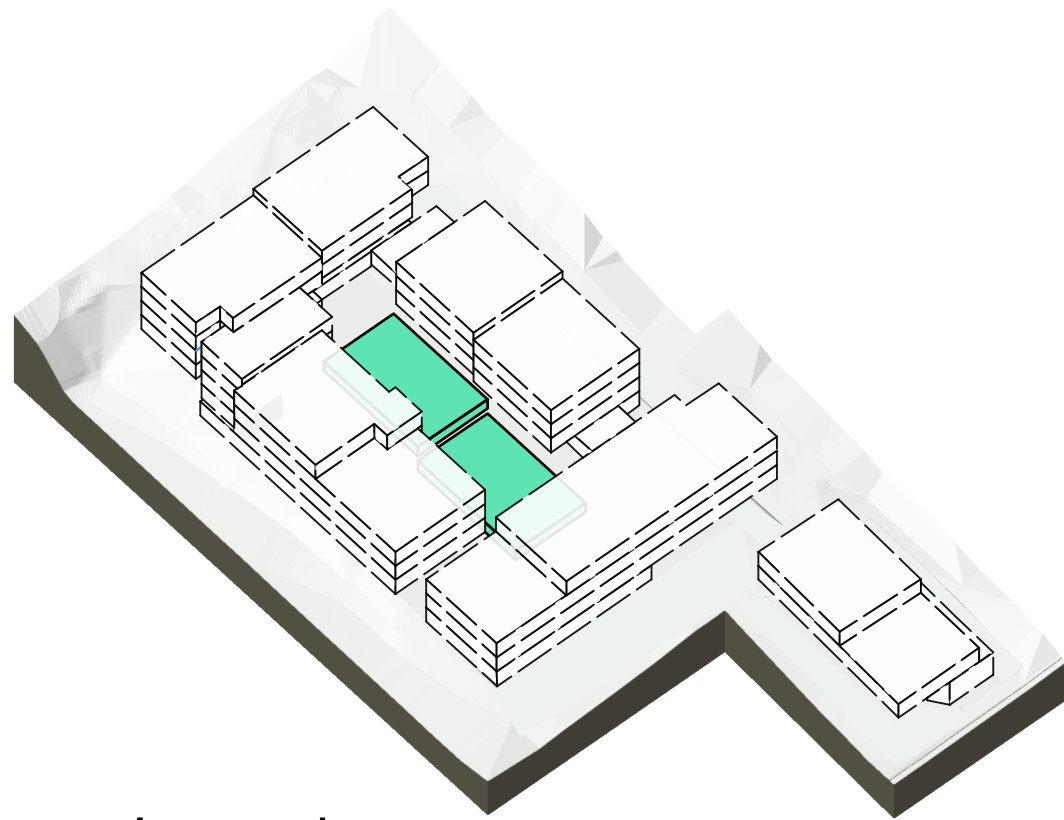
pedestrian site entries



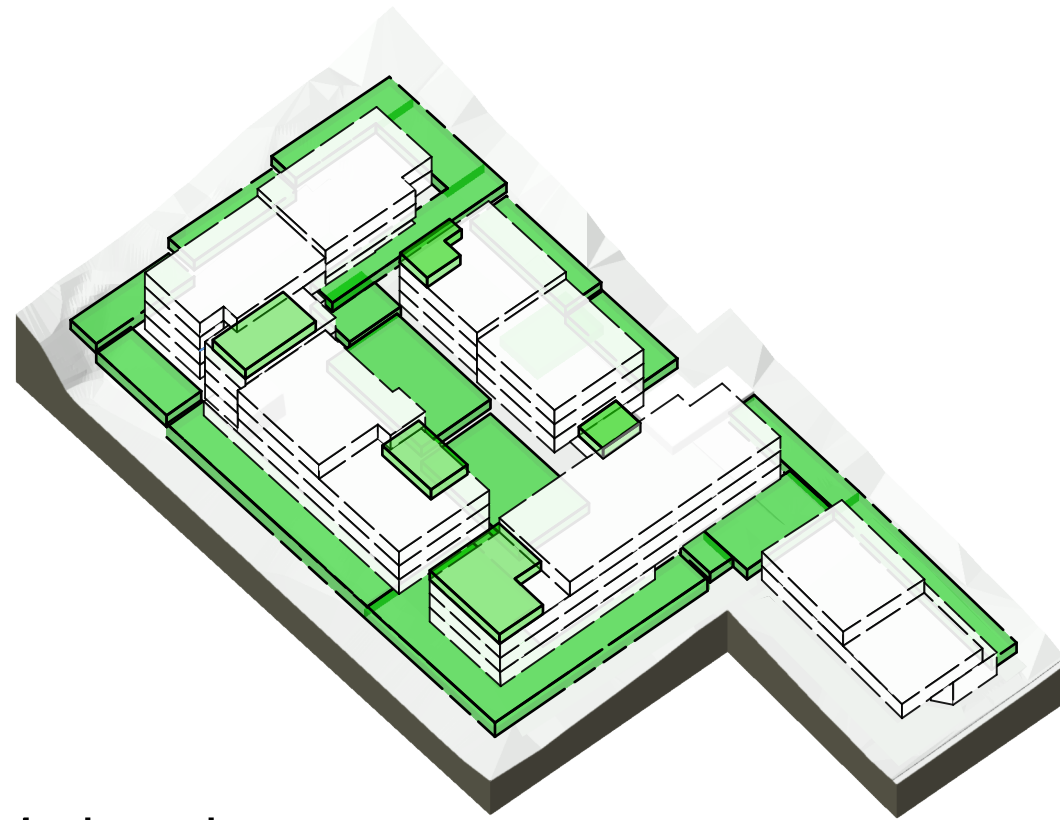
circulation



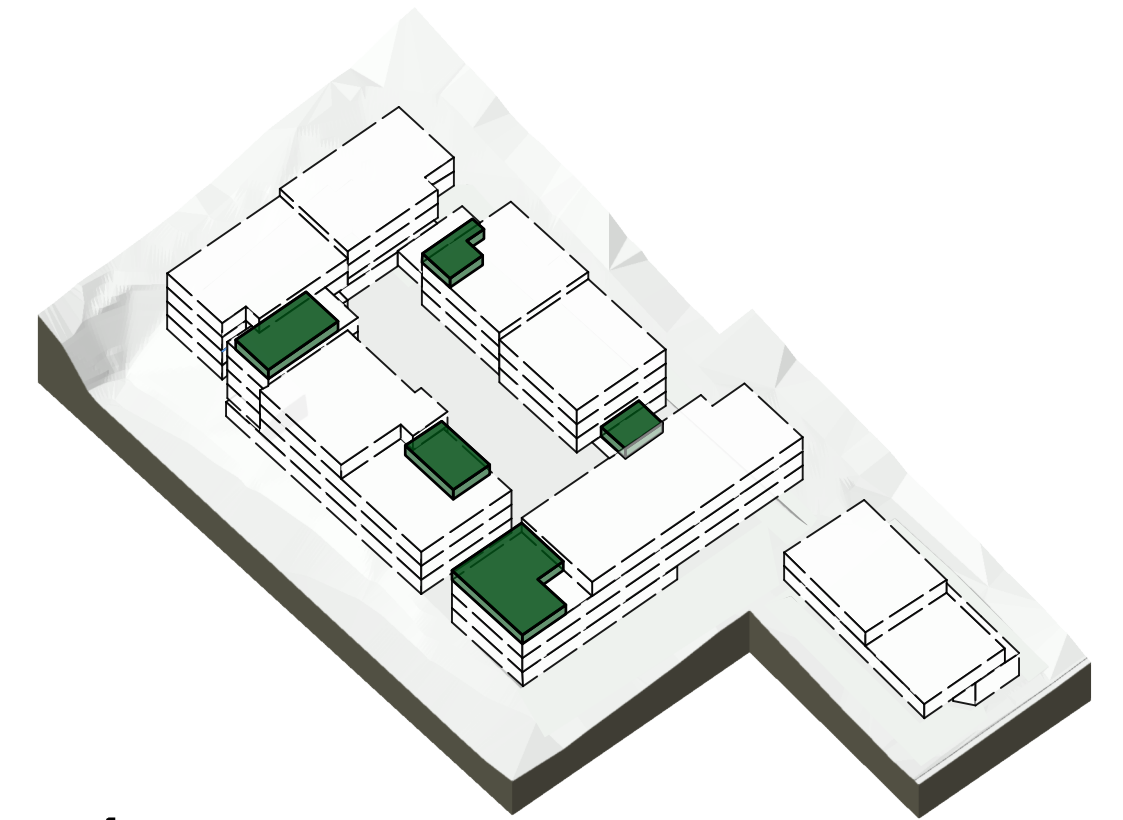
building entries/cores



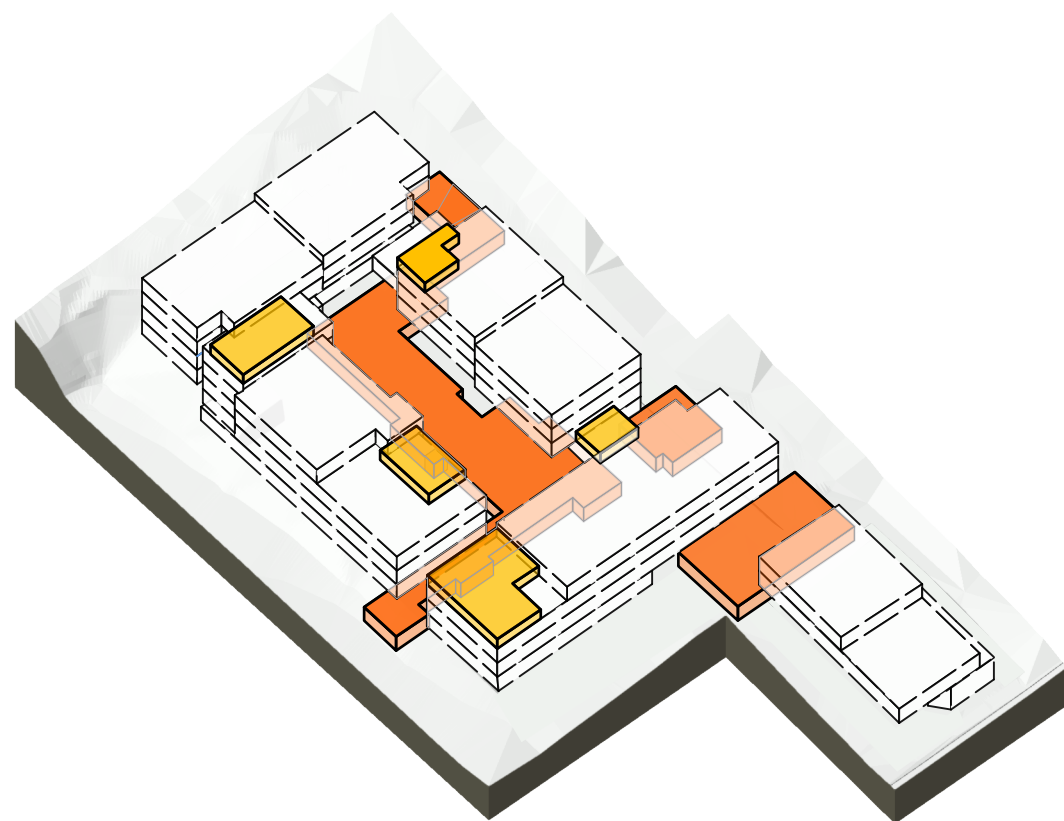
central courtyard



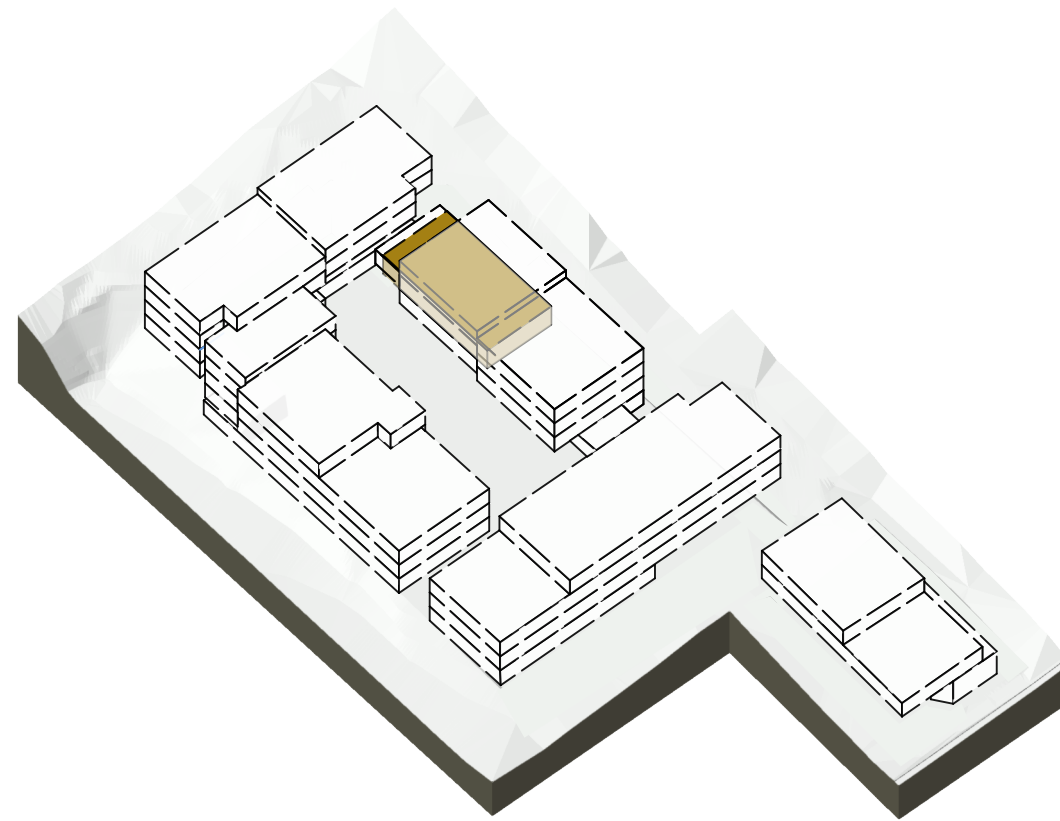
landscaped area



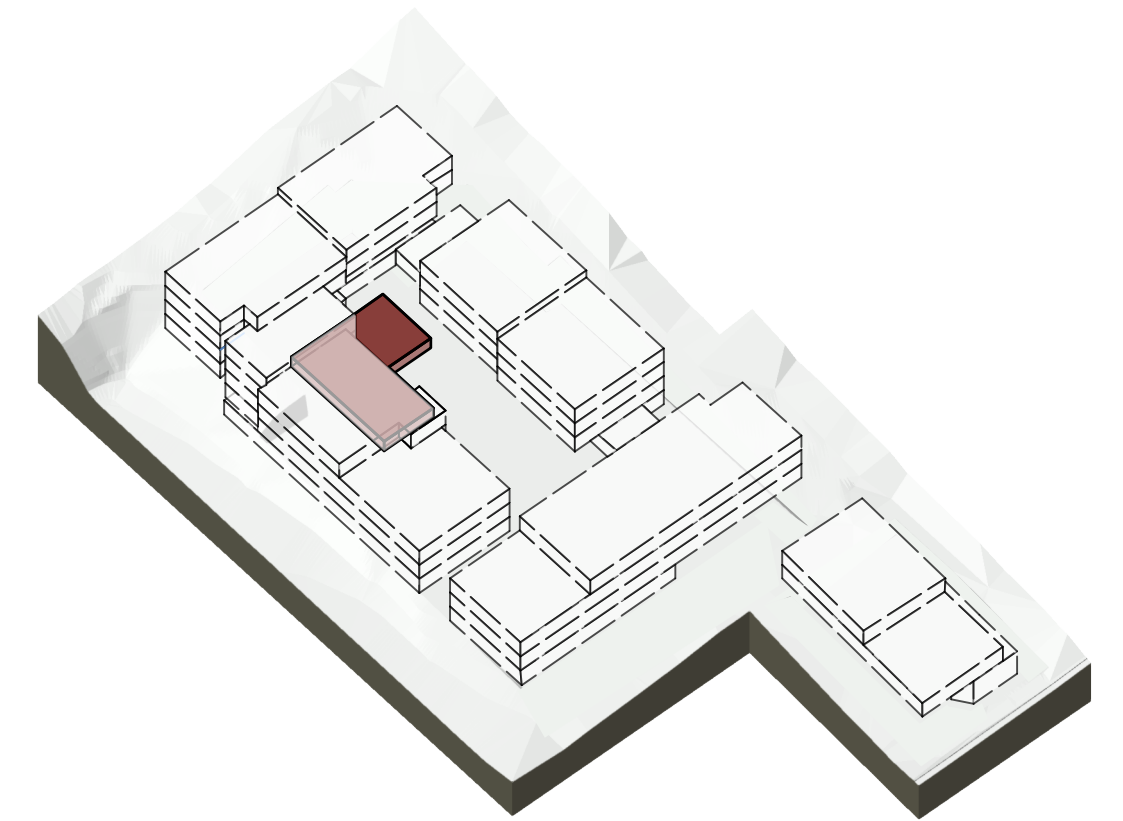
roof terraces



communal open space



communal room



gymnasium

design analysis 2 - core principles

proposed development

23 Meares Place & 33 Collins Street, KIAMA

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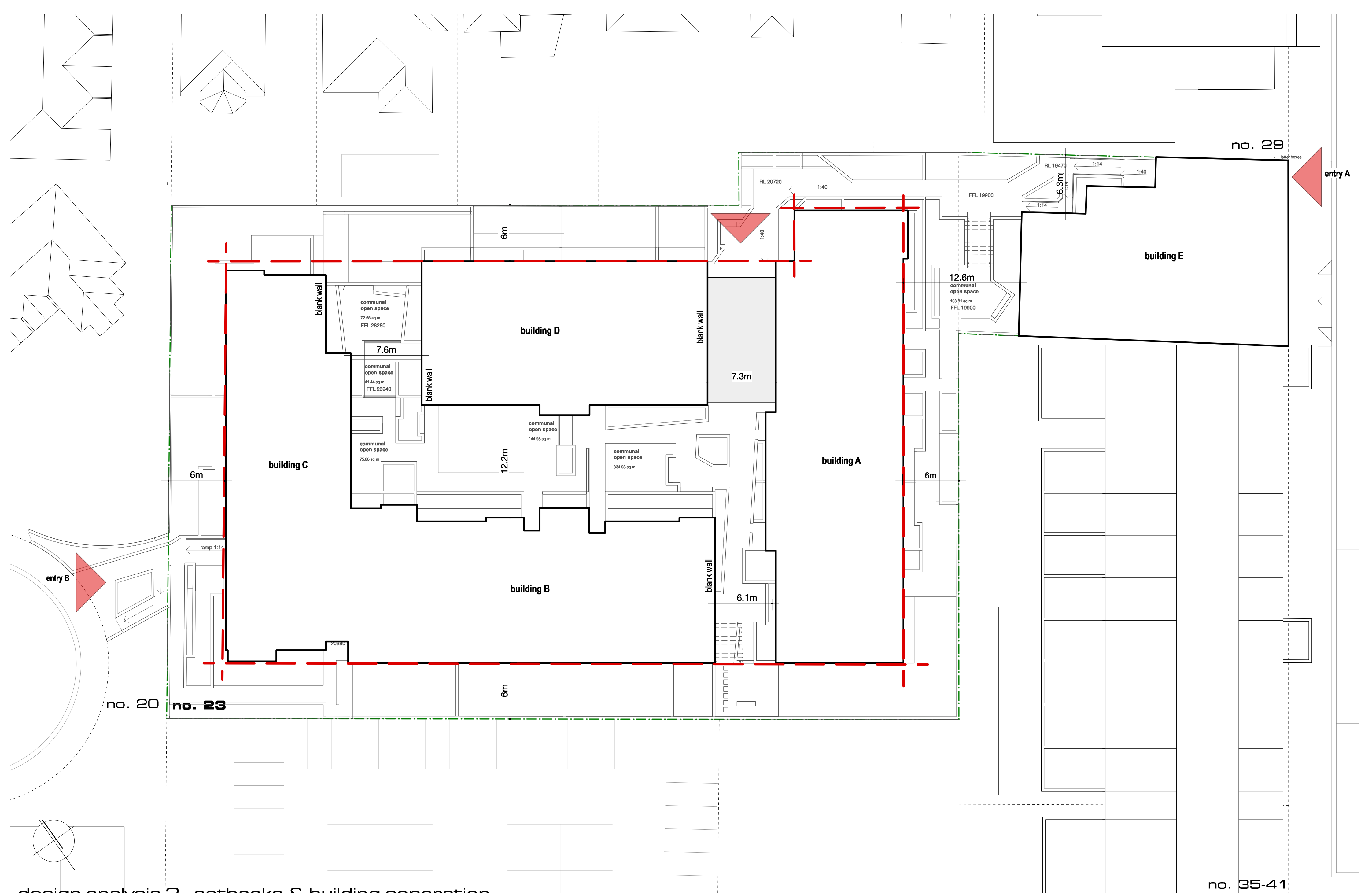


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design analysis 3 - setbacks & building separation

proposed development

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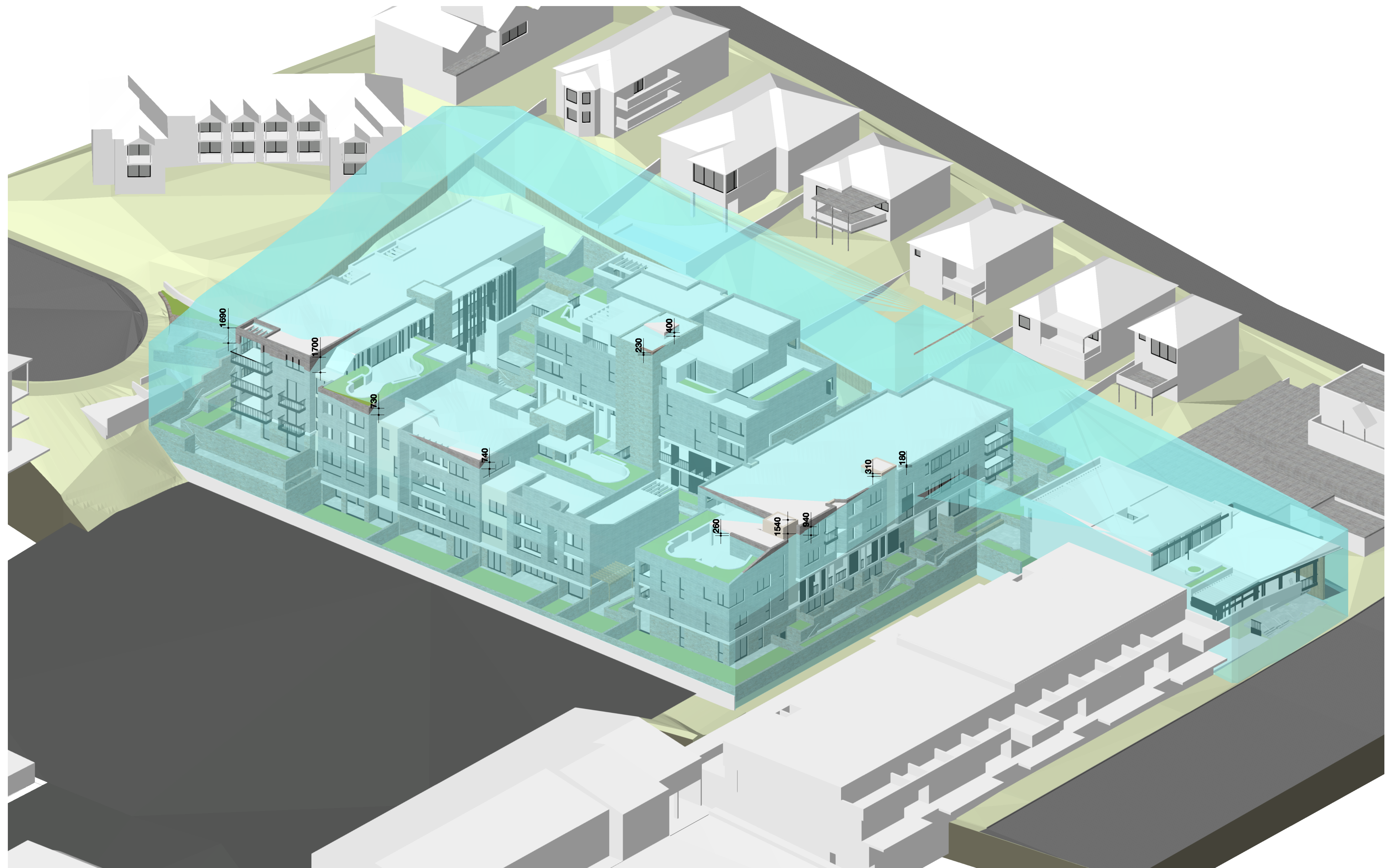
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design analysis 4 - 11 m height plane

proposed development

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