

Urban Design Consultancy - Revised Development Application

July 2018

COVER

proposed development

23 Meares Place & 33 Collins Street, KIAMA

Kennedy Associates Architects Level 3 / 1 Bosh Street Annandale 2038 p + 61 2 8557 8468 f + 61 2 8557 8477 nominated architect - steve kennedy - registration no. 5828



in collaboration with



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drawing schedule

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DA 01	cover
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DA 04	perspective view 2
DA 05	site analysis
DA 09	design analysis 1 - massing comparison
DA 07	design analysis 2 - core principles
DA 08	design analysis 3 - setbacks & building separation
DA 09	design analysis 4 - 11m height plane
DA 10	design analysis 5 - entries
DA 11	demolition & early site works plan
DA 12	proposed site plan
DA 13	proposed external works plan
DA 14	proposed level -02
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DA 16	proposed level 00
DA 17	proposed level 01
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DA 21	proposed roof
DA 22	elevations 1
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DA 29	summary of GFA calculations
DA 30	summary of ADG cross ventilation
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DA 37	shadow analysis plans - winter solstice - communal open space
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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 167.9 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

aerial plan



accommodation summary

Unit Number	Unit Type	Floor Area	Storage
managers unit	3 bed	166.67 sq m	19.8 m ³
unit 01	2 bed	243.53 sq m	4.2 m ³
unit 02	2 bed	76.16 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	78.58 sq m	17 m ³
unit 33	2 bed	78.84 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	104.58 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	

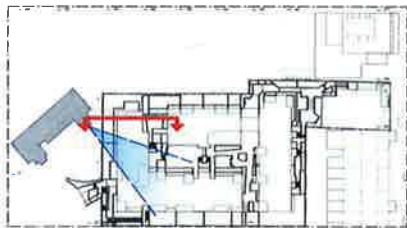
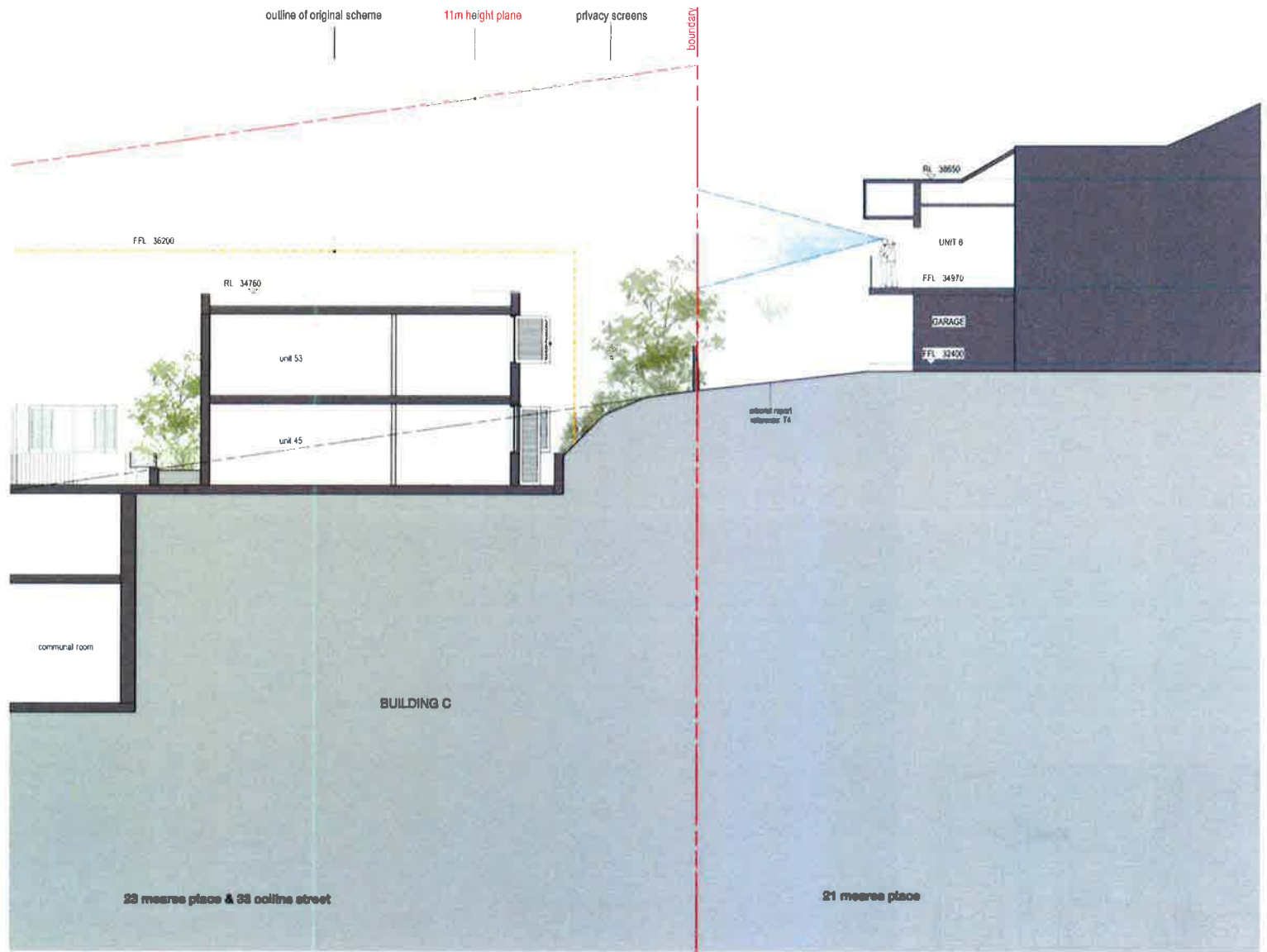
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Kennedy associates architects level 3 / 1 south street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy registration no. 5829



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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 6207 8430 f + 61 8 6207 8477 nominated architects - steve kennedy - registration no. 63823

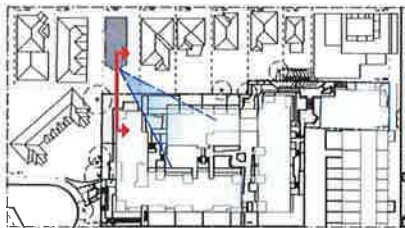
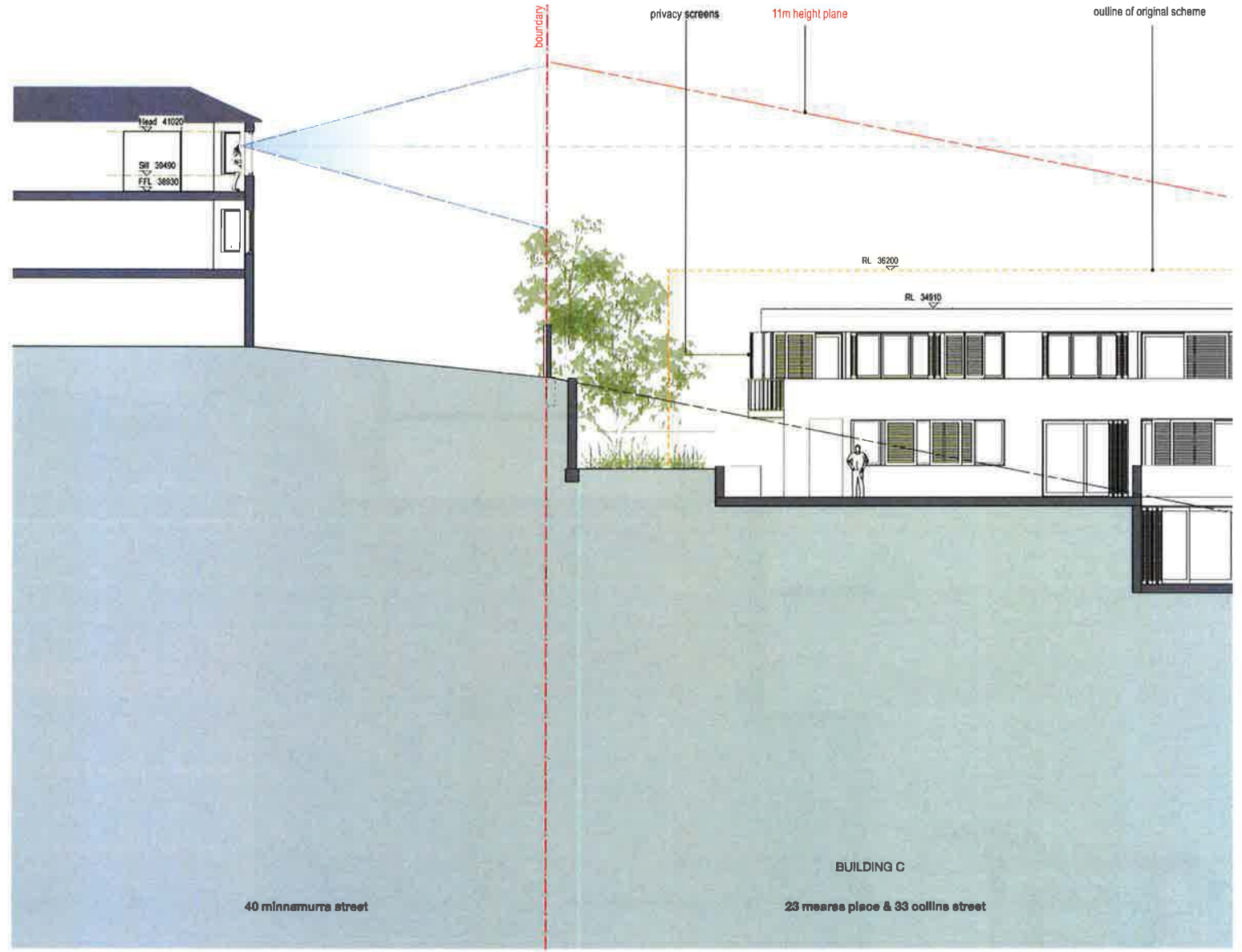


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view impacts - 40 minnamurra street
proposed development

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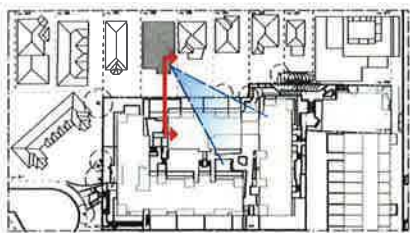
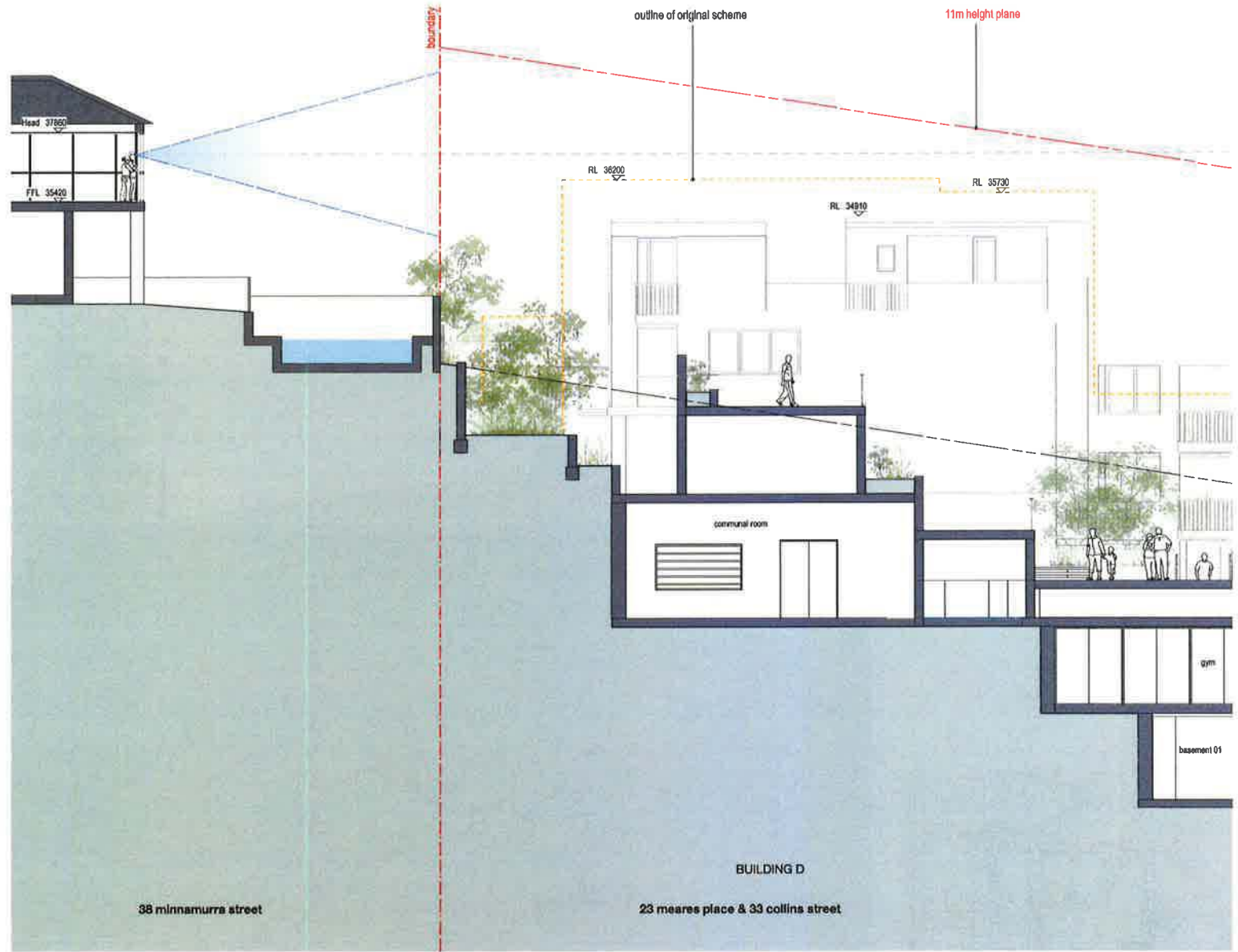


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view impacts - 38 minnamurra street

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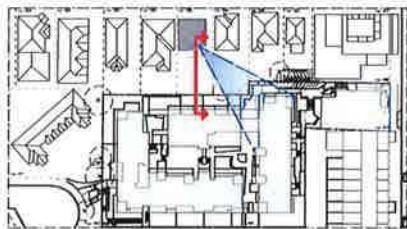
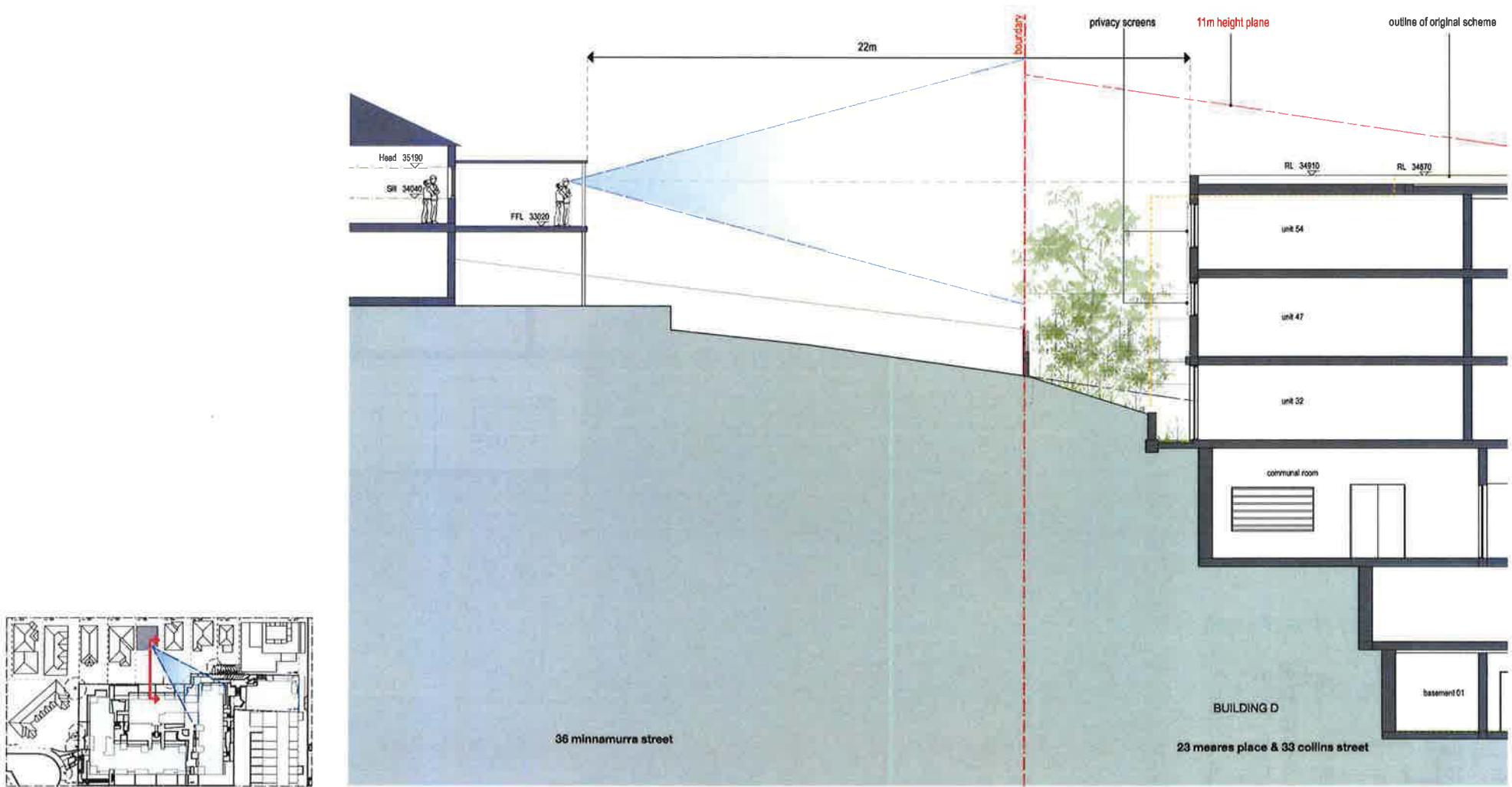


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view impacts - 36 minnamurra street

proposed development

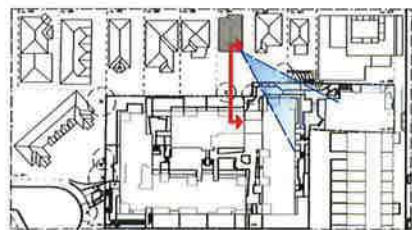
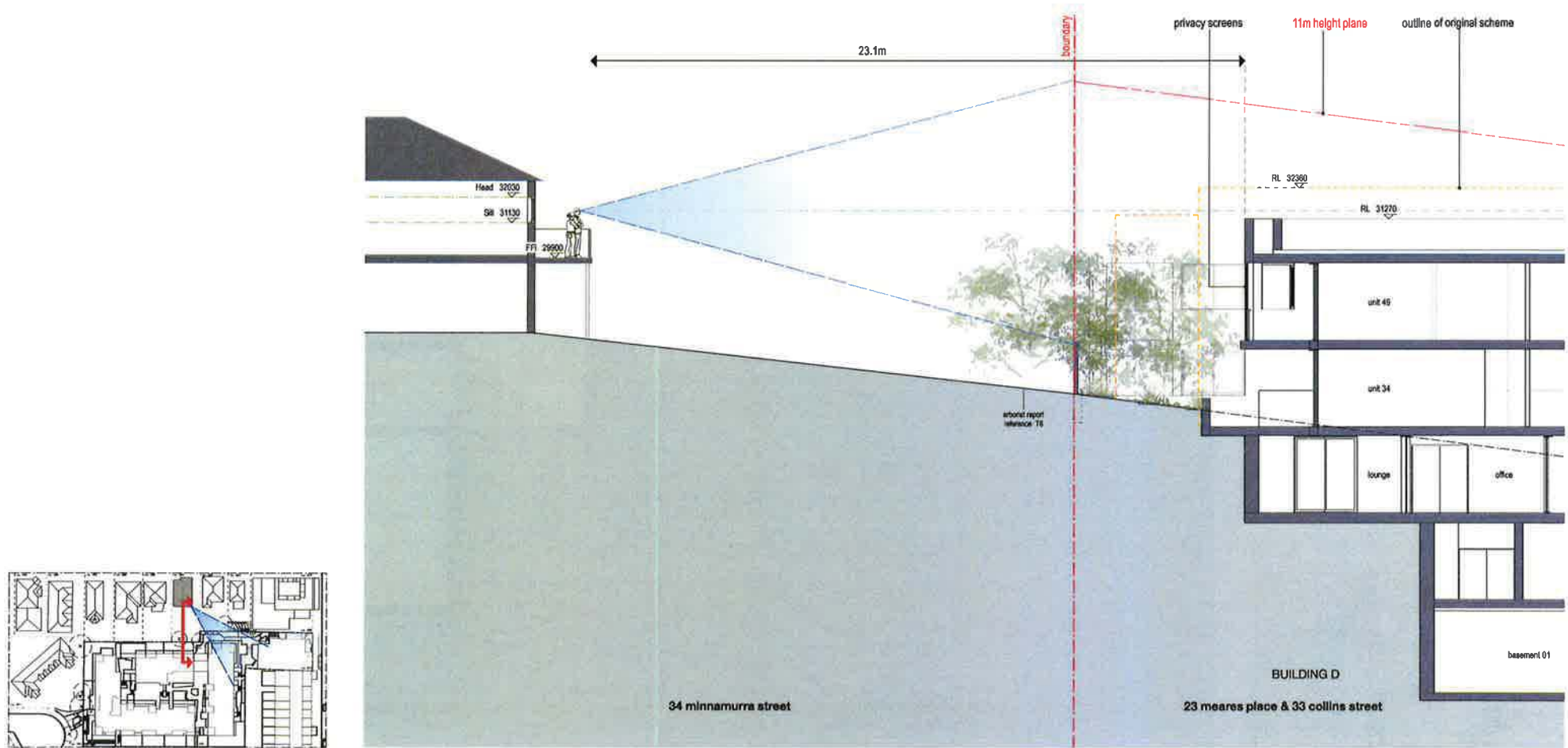
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kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - australian architectural - registration no. 5529



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view impacts - 34 minnamurra street
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kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 non-visual architects - steve kennedy - registration no. 58529

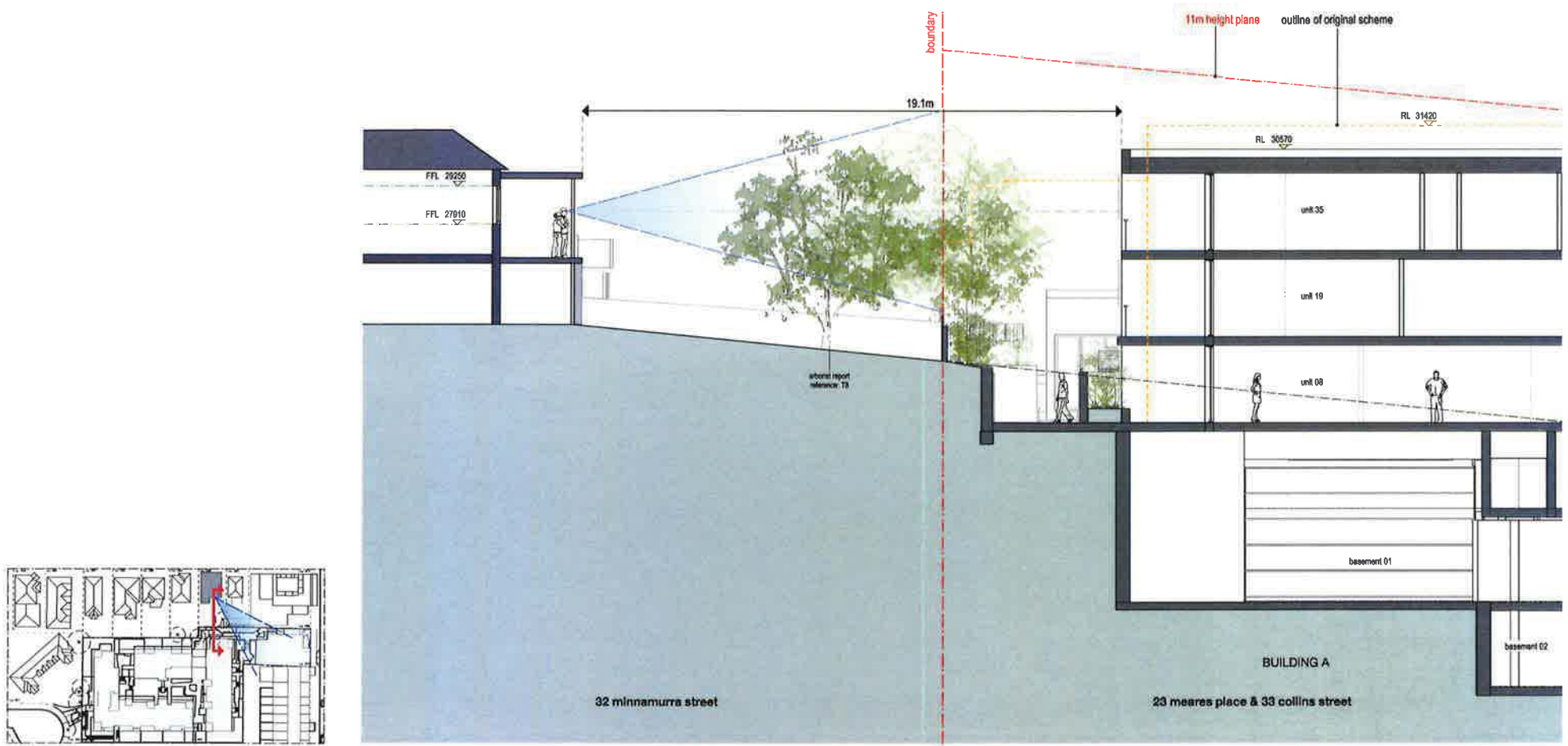


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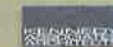
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view impacts - 32 minnamurra street

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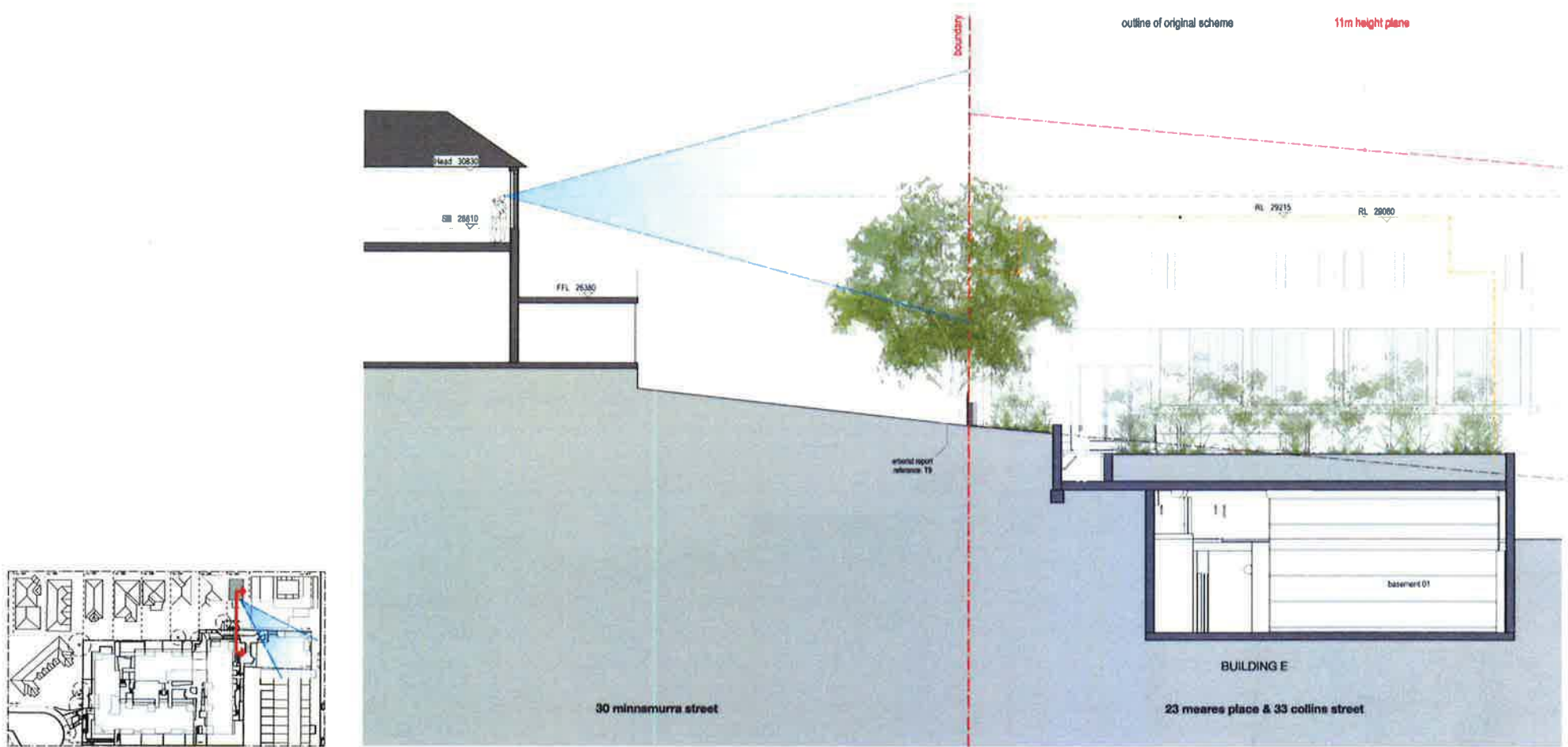


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view impacts - 30 minnamurra street

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Kennedy Associates Architects Level 3 / 1 Booth Street Annandale 2038 p + 61 2 9257 6486 f + 61 2 9257 6477 nominated architect - solve kennedy - registration no. 5826



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