CLAUSE 4.55

June 2020

drawing schedule

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CL 4.55	03	perspective views 01
CL 4.55	03.1	perspective views 01b - collins street
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CL 4.55	07	design analysis 2 - core principles
CL 4.55	08	design analysis 3 - setbacks & building separation
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CL 4.55	12	proposed site plan
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CL 4.55	16	proposed level 00
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CL 4.55	18	proposed level 02
CL 4.55	19	proposed level 03
CL 4.55	20	proposed level 04
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CL 4.55	43	typical unit layouts - building D & E
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CL 4.55	44	comparison plan - level -02
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CL 4.55	51	comparison plan - typical units Building A
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CL 4.55	55	view analysis 01 - 21 meares place (unit 6)
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CL 4.55	56	view analysis 02 - 38 minuuamurra street
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cover

proposed development

2003 - CL455 - 2 - front + back end.vwx

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 01 A

A 25/06/20 Clause 4.55

schedule of key changes

aerial plan



approved 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 **157.0 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

proposed development yield

Residential

total units	**56 units**		
unit type	1 bed	2 bed	3 bed
number of units	2	46	8
percentage of yield	4%	82%	14%

Commercial

1 commercial area of **92.1 sq m**

Parking

1 level of basement car parking

- **76 total car spaces + 1 ambulance bay**
- 59 residential (16 accessible)
- 14 visitors (1 accessible)
- 3 commercial
- 1 dedicated ambulance bay
- 2 carwash bays
- 26 bicycle spaces
- 3 motorcycle spaces



proposed accommodation summary

Unit Number	Unit Type	Floor Area	Internal Storage
unit 01	2 bed	90.59 sq m	4.8 m3
unit 02	2 bed	90.59 sq m	4.8 m3
unit 03	3 bed	104.33 sq m	5.7 m3
unit 04	2 bed	93.14 sq m	5.6 m3
unit 05	2 bed	85.49 sq m	4.3 m3
unit 06	2 bed	87.24 sq m	4 m3
unit 07	2 bed	105.19 sq m	5.3 m3
unit 08	2 bed	103.22 sq m	5.8 m3
unit 10	1 bed	61.86 sq m	4.5 m3
unit 11	1 bed	61.66 sq m	4.5 m3
unit 12	3 bed	104.15 sq m	5.7 m3
unit 13	2 bed	93.14 sq m	5.6 m3
unit 14	2 bed	85.49 sq m	4.3 m3
unit 15	2 bed	85.49 sq m	4.3 m3
unit 16	2 bed	93.44 sq m	4.6 m3
unit 17	2 bed	95.59 sq m	6.3 m3
unit 18	2 bed	93.53 sq m	5.8 m3
unit 19	2 bed	95.69 sq m	4.1 m3
unit 20	2 bed	93.87 sq m	5 m3
unit 21	2 bed	90.59 sq m	4.8 m3
unit 22	2 bed	90.59 sq m	4.8 m3
unit 23	3 bed	104.15 sq m	5.7 m3
unit 24	2 bed	93.14 sq m	5.6 m3
unit 25	2 bed	85.49 sq m	4.3 m3
unit 26	2 bed	85.49 sq m	4.3 m3
unit 27	2 bed	93.47 sq m	4.6 m3
unit 28	2 bed	95.59 sq m	6.3 m3
unit 29	2 bed	93.53 sq m	5.8 m3
unit 30	2 bed	107.77 sq m	5.7 m3
unit 31	2 bed	93.08 sq m	4 m3
unit 32	2 bed	86.17 sq m	4.2 m3
unit 33	2 bed	86.16 sq m	4.2 m3
unit 34	2 bed	93.08 sq m	4.5 m3
unit 35	2 bed	95.69 sq m	4.1 m3
unit 36	2 bed	93.87 sq m	5 m3
unit 37	2 bed	90.59 sq m	4.8 m3
unit 38	2 bed	90.59 sq m	4.8 m3
unit 39	2 bed	93.67 sq m	4.4 m3
unit 40	2 bed	93.67 sq m	4.6 m3
unit 41	2 bed	95.59 sq m	6.3 m3
unit 42	2 bed	93.53 sq m	5.8 m3
unit 43	2 bed	84.67 sq m	5.2 m3
unit 45	3 bed	106.52 sq m	4.7 m3
unit 46	2 bed	93.08 sq m	4 m3
unit 47	2 bed	86.12 sq m	4.2 m3
unit 48	2 bed	86.16 sq m	4.2 m3
unit 49	2 bed	93.08 sq m	4.5 m3
unit 50	3 bed	123.56 sq m	5.8 m3
unit 51	2 bed	85.15 sq m	5.2 m3
unit 53	3 bed	106.52 sq m	4.7 m3
unit 54	2 bed	87.04 sq m	4.2 m3
unit 55	2 bed	92.74 sq m	4.3 m3
unit E01	2 bed	125.68 sq m	12.7 m3
unit E02	3 bed	124.25 sq m	6.4 m3
unit E03	2 bed	113.89 sq m	7.8 m3
unit E04	3 bed	123.97 sq m	6.4 m3

approved accommodation summary

Unit Number	Unit Type	Floor Area	Internal Storage
unit 01	2 bed	80.17 sq m	4.2 m3
unit 02	2 bed	76.18 sq m	4 m3
unit 03	3 bed	115.54 sq m	7.7 m3
unit 04	2 bed	89.35 sq m	4 m3
unit 05	2 bed	81.57 sq m	4.4 m3
unit 06	2 bed	86.88 sq m	4.4 m3
unit 07	2 bed	92.77 sq m	4.7 m3
unit 08	1 bed	69.46 sq m	9.3 m3
unit 09	2 bed	90.57 sq m	4.2 m3
unit 10	1 bed	64.49 sq m	8.5 m3
unit 11	1 bed	63.44 sq m	8.5 m3
unit 12	3 bed	116.89 sq m	8.2 m3
unit 13	2 bed	89.35 sq m	4 m3
unit 14	2 bed	81.56 sq m	4.4 m3
unit 15	2 bed	81.16 sq m	4.4 m3
unit 16	2 bed	87.84 sq m	3.9 m3
unit 17	2 bed	89.84 sq m	5.6 m3
unit 18	2 bed	84.58 sq m	12.6 m3
unit 19	2 bed	98.19 sq m	12.6 m3
unit 20	2 bed	90.57 sq m	4.2 m3
unit 21	2 bed	80.17 sq m	4.2 m3
unit 22	2 bed	76.19 sq m	4 m3
unit 23	3 bed	115.57 sq m	8.2 m3
unit 24	2 bed	89.35 sq m	4 m3
unit 25	2 bed	81.57 sq m	4.4 m3
unit 26	2 bed	81.16 sq m	4.4 m3
unit 27	2 bed	87.84 sq m	3.9 m3
unit 28	2 bed	89.84 sq m	5.6 m3
unit 29	2 bed	84.58 sq m	12.6 m3
unit 30	3 bed	114.1 sq m	6 m3
unit 31	2 bed	126.69 sq m	5 m3
unit 32	2 bed	78.58 sq m	17 m3
unit 33	2 bed	78.84 sq m	17 m3
unit 34	2 bed	79.25 sq m	5 m3
unit 35	3 bed	121.1 sq m	9 m3
unit 36	2 bed	90.57 sq m	4.2 m3
unit 37	2 bed	80.17 sq m	4.2 m3
unit 38	2 bed	76.19 sq m	4 m3
unit 39	2 bed	81.16 sq m	4.4 m3
unit 40	2 bed	87.84 sq m	3.9 m3
unit 41	2 bed	89.84 sq m	5.6 m3
unit 42	2 bed + study	101.66 sq m	8.4 m3
unit 43	1 bed	60.34 sq m	6.5 m3
unit 44	1 bed	60.27 sq m	6.5 m3
unit 45	3 bed	112.65 sq m	6.2 m3
unit 46	2 bed	79.25 sq m	5 m3
unit 47	2 bed	78.48 sq m	17 m3
unit 48	2 bed	78.48 sq m	17 m3
unit 49	2 bed	79.25 sq m	5 m3
unit 50	3 bed	104.58 sq m	8.4 m3
unit 51	1 bed	60.34 sq m	6.5 m3
unit 52	1 bed	60.27 sq m	6.5 m3
unit 53	3 bed	112.65 sq m	6.2 m3
unit 54	2 bed	78.48 sq m	7 m3
unit 55	2 bed	81.93 sq m	17 m3
unit C1	2 bed	100.25 sq m	16.1 m3
unit C2	2 bed	106.3 sq m	10.4 m3
managers units	3 bed	166.67 sq m	19.8 m3

introduction
proposed development

2003 - CL455 - 2 - front + back end.vwx

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schedule of changes

schedule of changes for CL4.55			
	item	**type**	**comment**
basement -02	entire level	both	deleted

basement -01	excavation footprint	external	increased footprint to incorporate carspaces from level below
	number of commercial carspaces	internal	minus 2 carspaces (refer to reduced commercial area)
	number of visitors carspaces	internal	minus 1 carspace (refer to reduced number of units)
	carwash bays	internal	combined with visitor carspaces
	storage spaces	internal	relocated to level 00
	fire escape	both	redesign of stairs and fire escape
	FFL RL	internal	lowered by 240mm
	ambulance bay	internal	new accessible ambulance bay
	bicycle storage	internal	relocated and redesigned
	bin presentation	internal	relocated and redesigned
	access to building E	internal	redesigned
	substation	internal	relocated to mid of carpark ramp
	cooms. Room		relocated to building E
	pedestrian access	internal	new secure pedestrian walkway connecting visitor carpark to lift on building E
	ramp to basement -02	internal	deleted

Building A	units 01, 02, 21, 22, 37, 38	both	extra ensuite; removed rear balcony; new layout; changes to windows size/position
	unit 08	both	2 extra beds; increased area; new layout; changes to windows size/position
	unit 09	both	deleted
	units 03, 10, 11, 12, 23	both	new layout; window size/position
	units 20, 35, 36, 19	both	extra ensuite; new layout; window size/location
	lift 01 foyer - all levels	internal	new layout; new service shafts
	lift 02 foyer - all levels	both	new layout; new service shafts, new access to natural light and ventilation
	main foyer / reception area	both	deleted and replaced by new COS
	workshop	both	relocated and renamed as "craft room"
	COS terrace level 02	external	deleted
	excavation to northern boundary	external	reduced
	FFL RL	both	adjustments to all FFL RLs to comply with NCC & ADG. No impact on approved maximum RLs
	security	external	new security doors, intercom, glass louvres to levels 00 & 01

Building B	all units (except 06 & 07)	both	extra ensuite; new layout; changes to window size/location
	units 06, 07	both	new layout; changes to window size/locatiom
	lift foyer all levels	both	new layout; new service shafts
	gym	both	relocated
	fire escapes/stairs	both	redesigned
	FFL RL	both	adjustments to all FFL RLs to comply with NCC & ADG. No impact on approved maximum RLs
	plant rooms	both	new plant rooms on level 00

schedule of changes for CL4.55			
	item	**type**	**comment**
Building C	units 17,18, 28, 29, 41, 42	both	extra ensuite; new layout; window size/location
	unit 50	both	minus 1 bed; new layout; window size/location
	unit 30	both	minus 1 bed; extra study, new layout, changes to window size/location; additional cross ventilation
	units 43, 51	both	1 extra bed; extra ensuite; new layout; window size/location
	units 44, 52	both	deleted
	units 45, 53	both	new layout; window size/position
	lift foyer all levels	both	reduced area; new layout; new service shafts
	lift	both	relocated to reduce impact on solar access to building B and neighbouring property views
	fire stairs	both	one fire stairs deleted and one relocated to center of building
	fire egress	external	fire egress to south of property deleted to reduce excavation
	security	external	new security doors, intercom, glass louvres to all levels
	FFL RL	both	adjustments to all FFL RLs to comply with NCC & ADG. No impact on approved maximum RLs
	footprint	both	considerable reduction to footprint to the north to reduce excavation
	communal open space level 02	external	deleted
	communal open space level 03	external	deleted
	Meares Place entry	both	level entry from Meares Place to reduce excavation and impact on neighbouring tree

Building D	all units (except unit 31)	both	extra ensuite; new layout; changes to window size/location
	unit 31	both	1 bedroom deleted; new layout and footprint; changes to window size/location
	building envelope level 02	external	reduced footprint (see unit 31)
	building envelope levels 03 & 04	external	increased footpring to west and east
	lift foyer all levels	both	new layout; new service shafts
	security	external	new security doors, intercom, glass louvres to all levels
	FFL RL	both	adjustments to all FFL RLs to comply with NCC & ADG. No impact on approved maximum RLs
	stair climber level 04	internal	deleted
	lift	both	new lift equipment to be used to allow for elimination of overrun while giving access to unit 54

Building E	commercial space	both	to be used as office for Fresh Hope and reception area for the development
	main entry to residential development	both	relocated from side of building to commercial space on Building E (to be used as offices for the service provider)
	managers and staff units	both	deleted
	units E1, E2, E3, E4	both	new 2 & 3 bed seniors units
	connection to building A	external	covered walkway connecting both buildings
	lift	both	lift access to top level
	substation	both	indoor substation under reception, access through carpark ramp
	façade	external	new façade to Collins Street
	footprint	external	new building envelope and footprint
	accessible path of travel	external	ramps deleted, path narrowed and converted into fire egress only.
	FFL RL	both	adjustments to all FFL RLs to comply with NCC & ADG. No impact on approved maximum RLs

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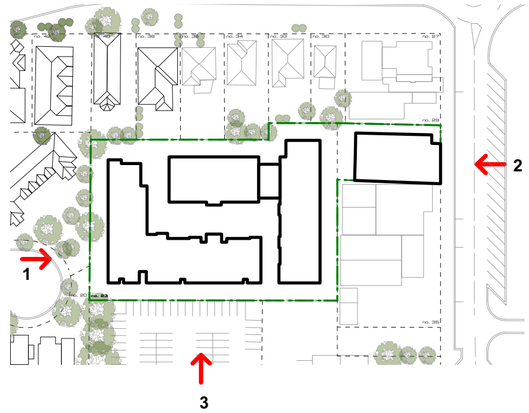
view 1 - meares place



view 2 - collins street





view 3 - south east (carpark)

perspective views 01

proposed development

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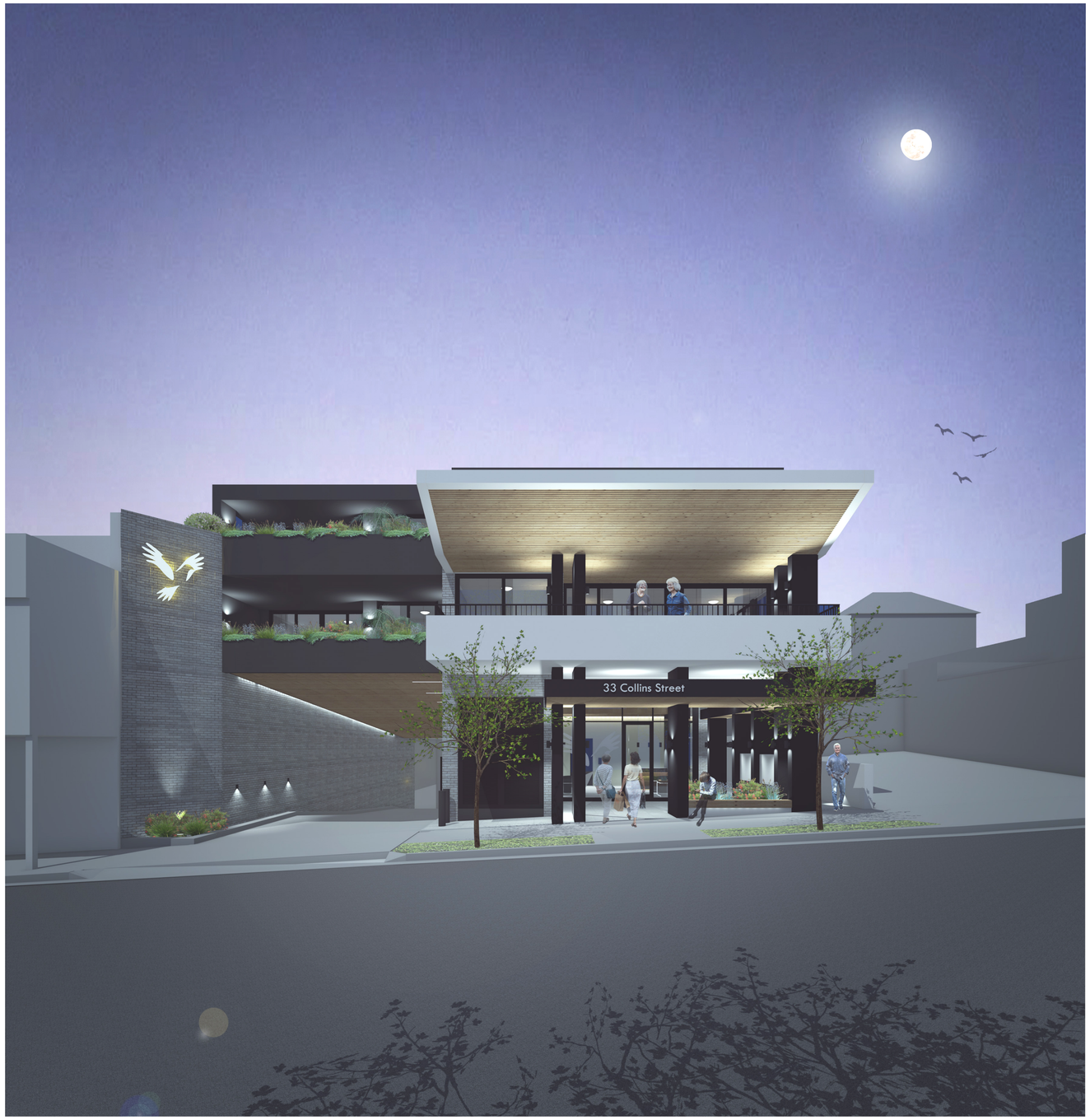

view 1 - collins street



view 2 - collins street

perspective views 01b - collins street

proposed development

2003 - CL455 - 3.1 - perspectives.vwx

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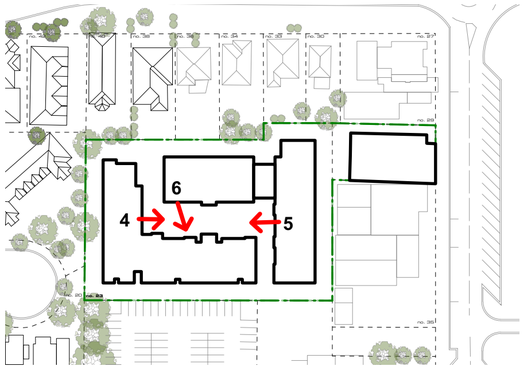



view 4 - internal courtyard



view 5 - internal courtyard



view 6 - internal courtyard

perspective views 02

proposed development

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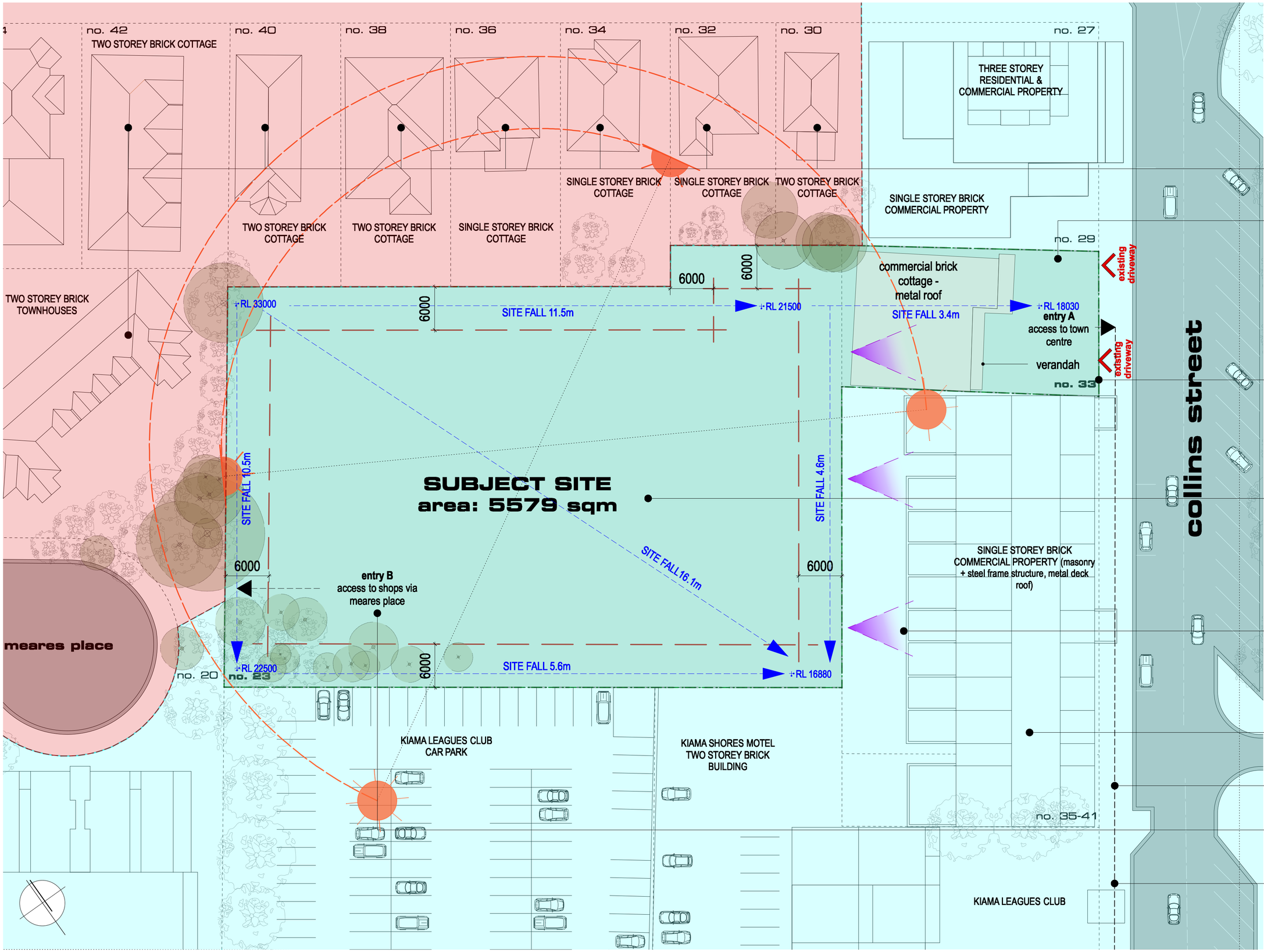

R3 medium density residential zone

B2 local centre zone

site boundary

setbacks

dwellings 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

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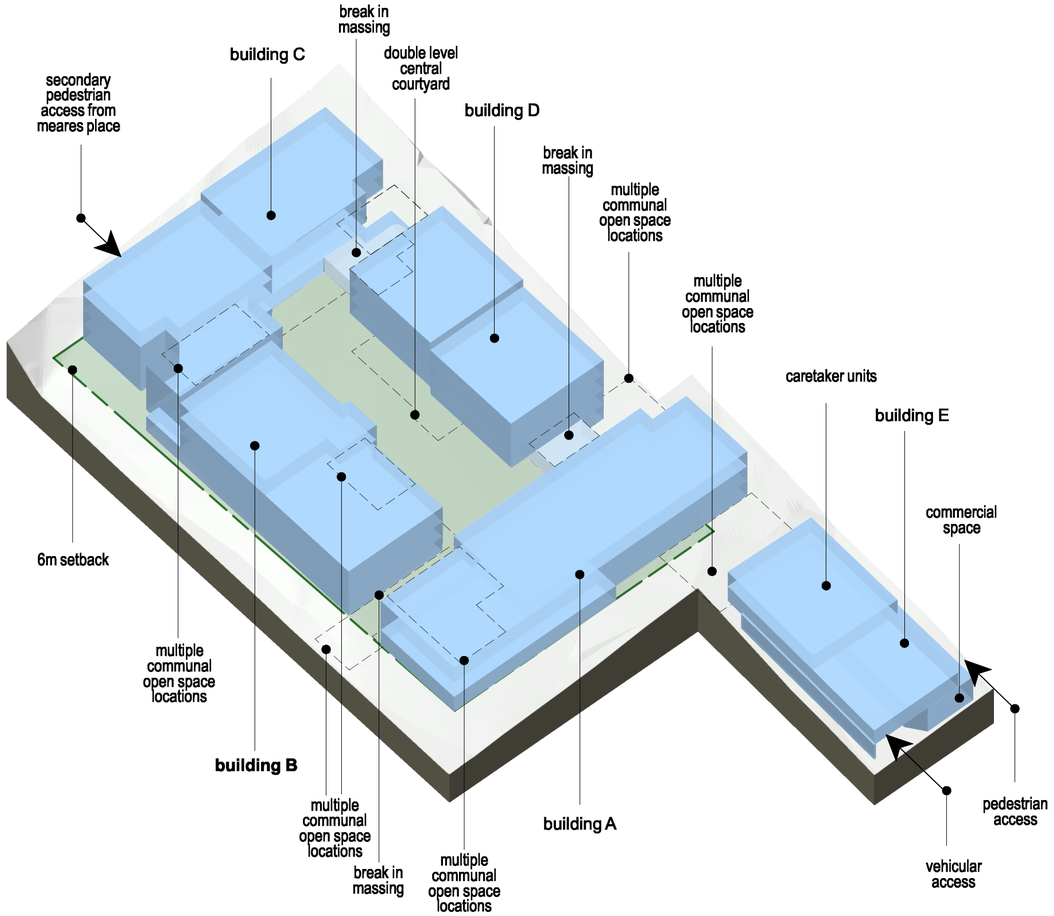
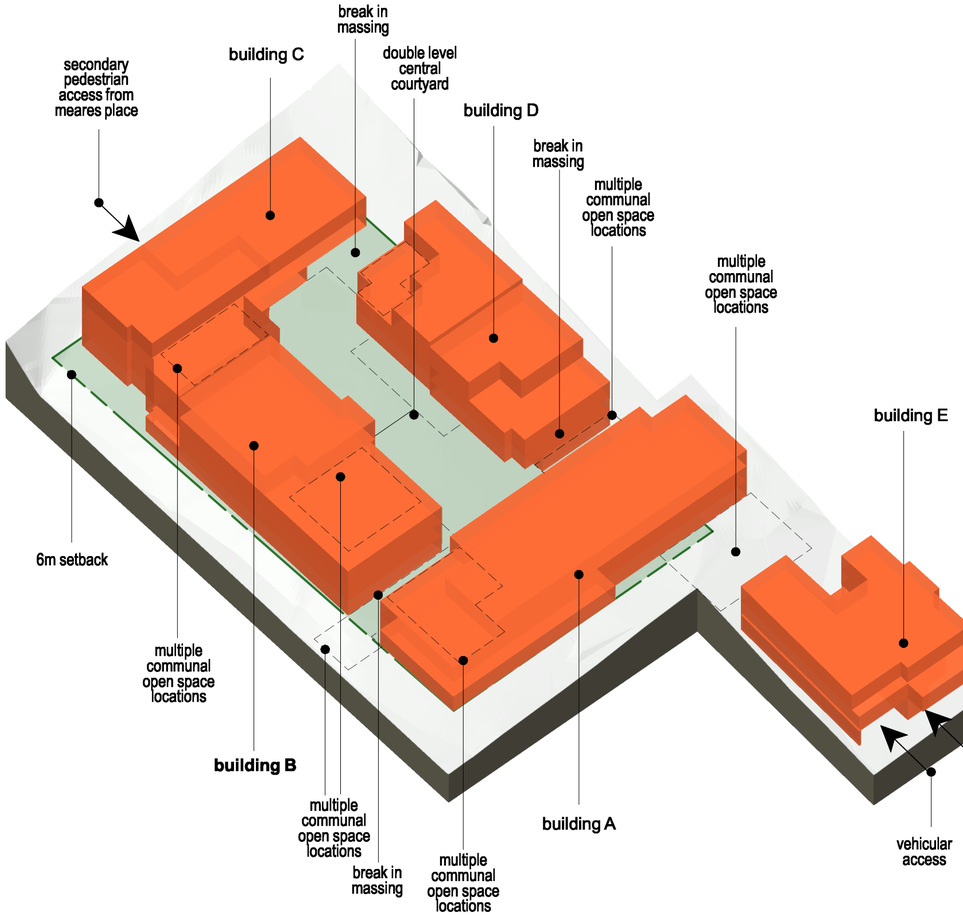


approved DA SCHEME

massing consists of four buildings with defined breaks & stepped integrated courtyards



CL 4.55 SCHEME

massing principles, footprint, building breaks & heights substantially the same as approved DA scheme

design analysis 1 - massing comparison

proposed development

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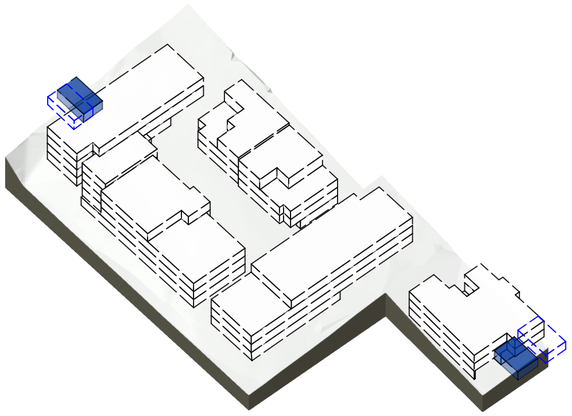
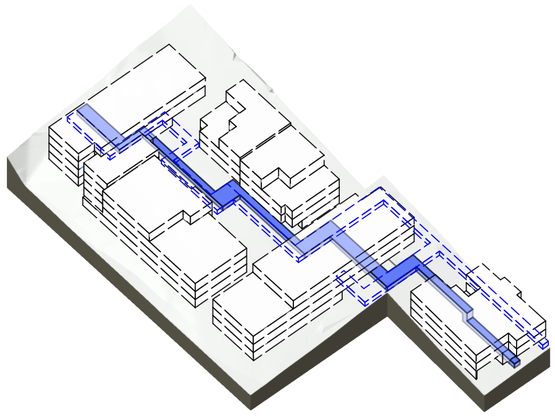
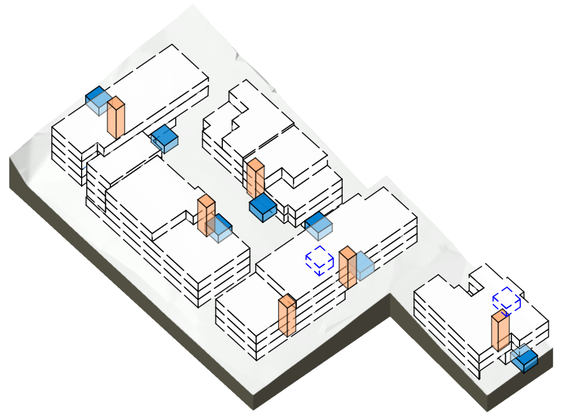


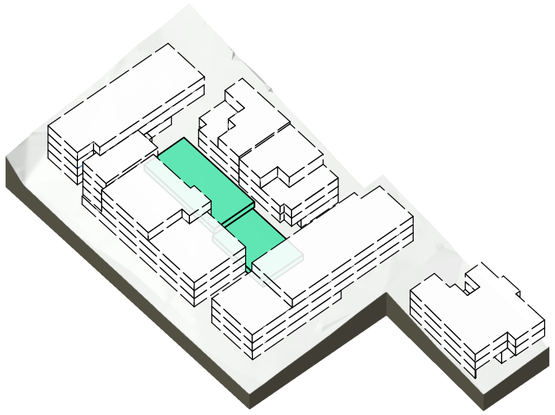
pedestrian site entries



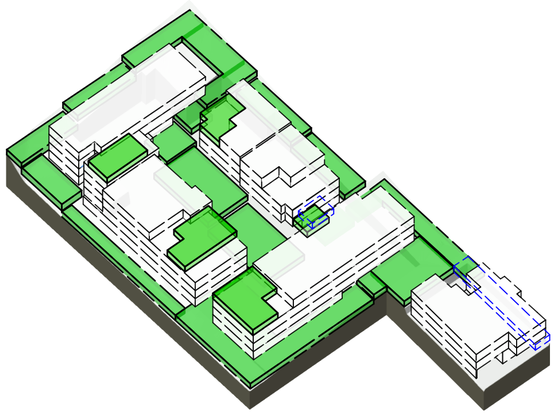
circulation



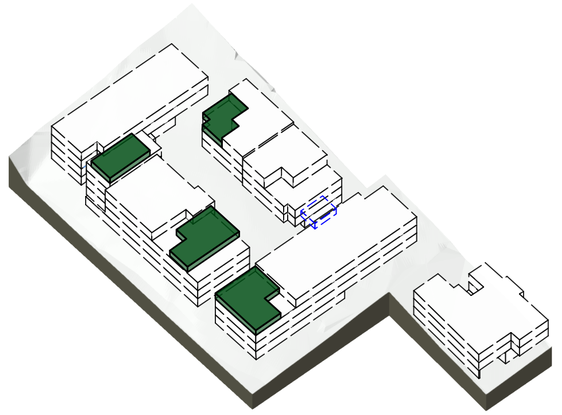
building entries/cores



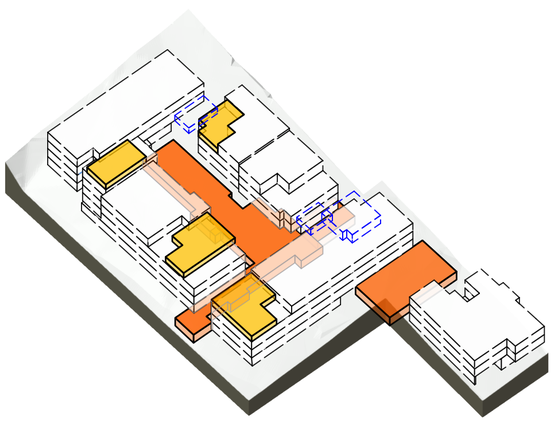
central courtyard



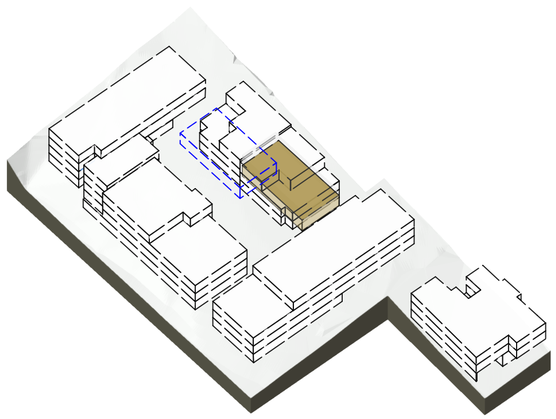
landscaped area



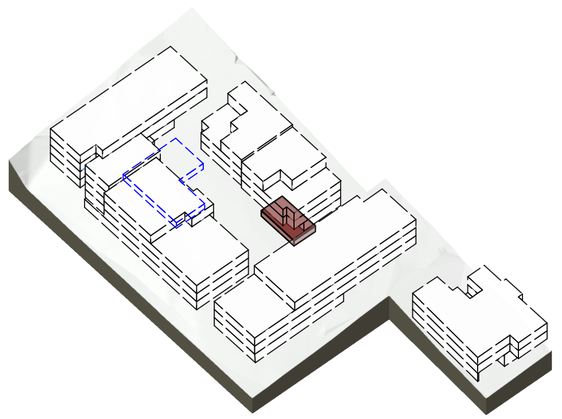
roof terraces



communal open space



communal room



gym & workshops

dashed blue line indicates approved DA

design analysis 2 - core principles

proposed development

2003 - CL455 - 2 - front + back end.vwx

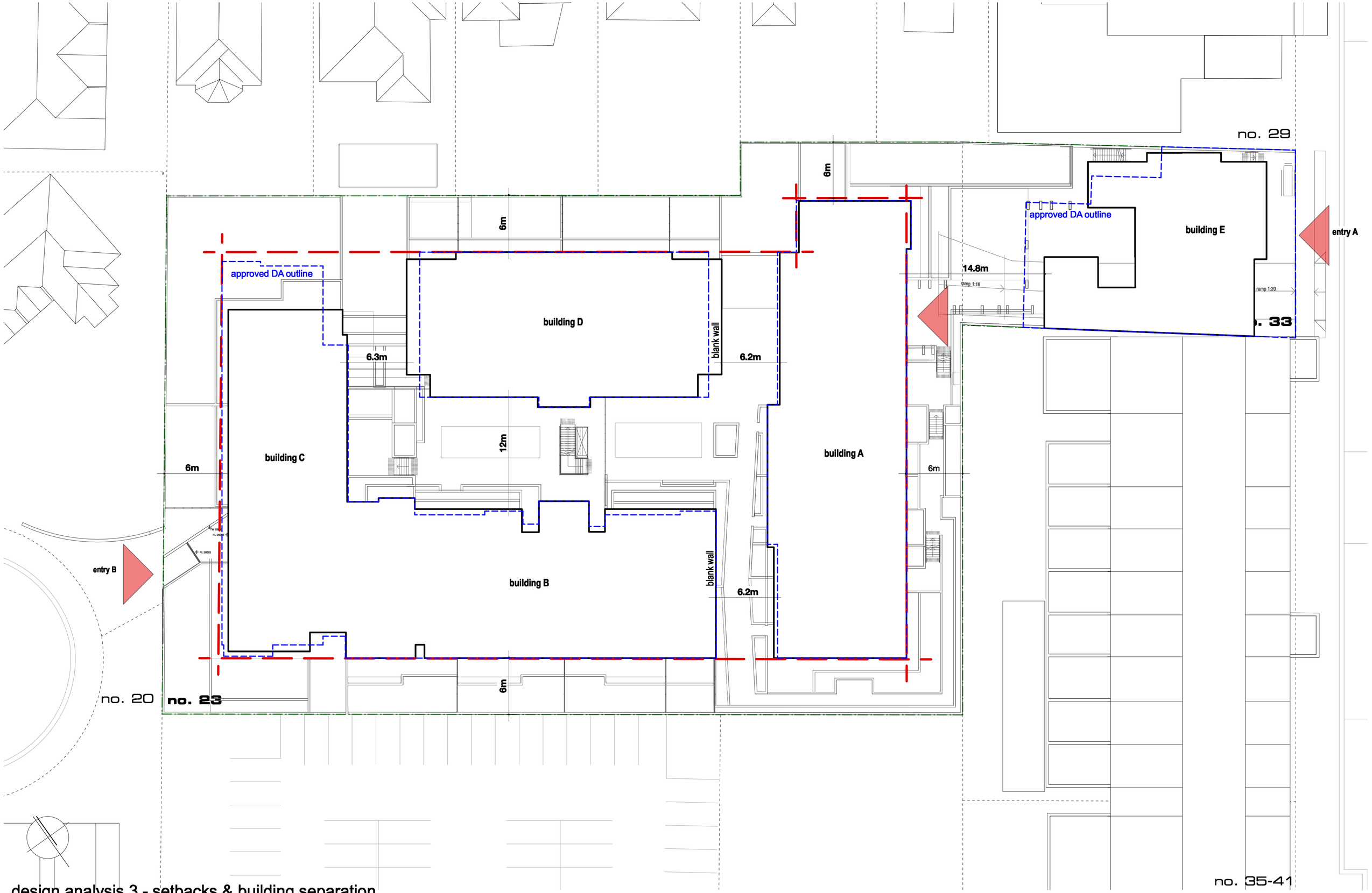
23 Meares Place & 33 Collins Street, KIAMA

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

for fresh hope

1821 – CL 4.55 07 A

A 25/06/20 Clause 4.55



design analysis 3 - setbacks & building separation

proposed development

2003 - CL455 - 2 - front + back end.vwx

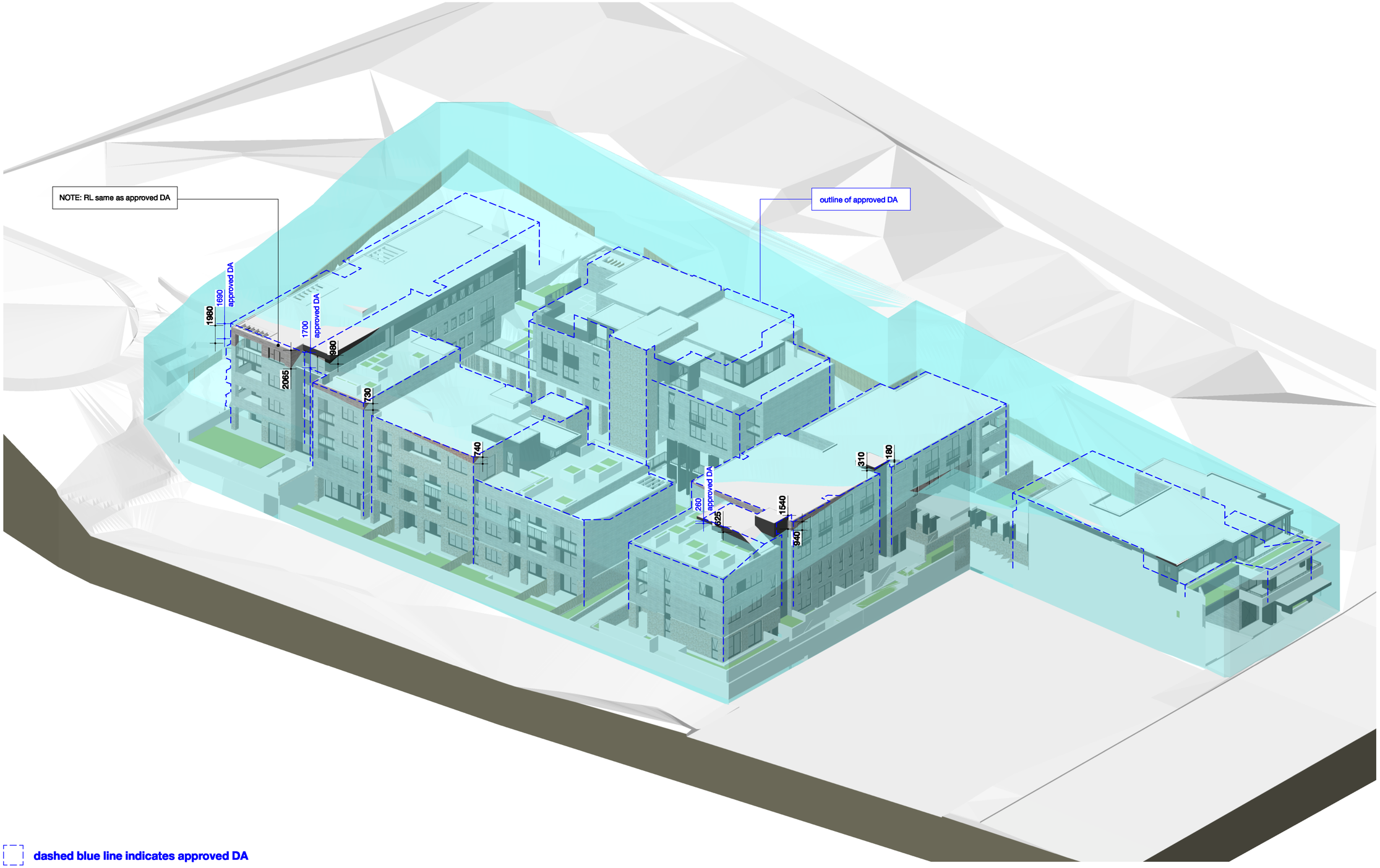
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 08 A

A 25/06/20 Clause 4.55



dashed blue line indicates approved DA

design analysis 4 - 11m height plane

proposed development

2003 - CL455 - 2 - front + back end.vwx

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

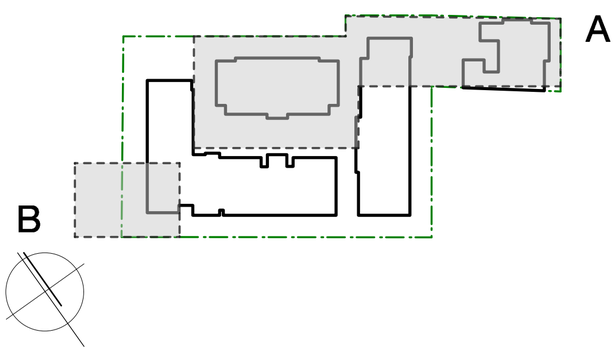
1821 – CL 4.55 09 A

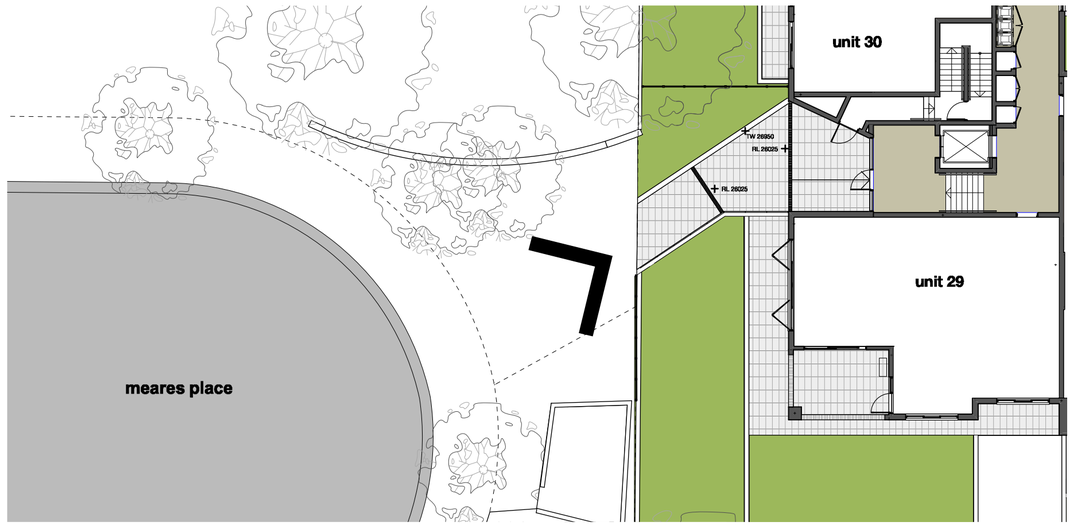
A 25/06/20 Clause 4.55



main entry from collins street

A





secondary entry via meares place

B

design analysis 5 - entries

proposed development

2003 - CL455 - 2 - front + back end.vwx

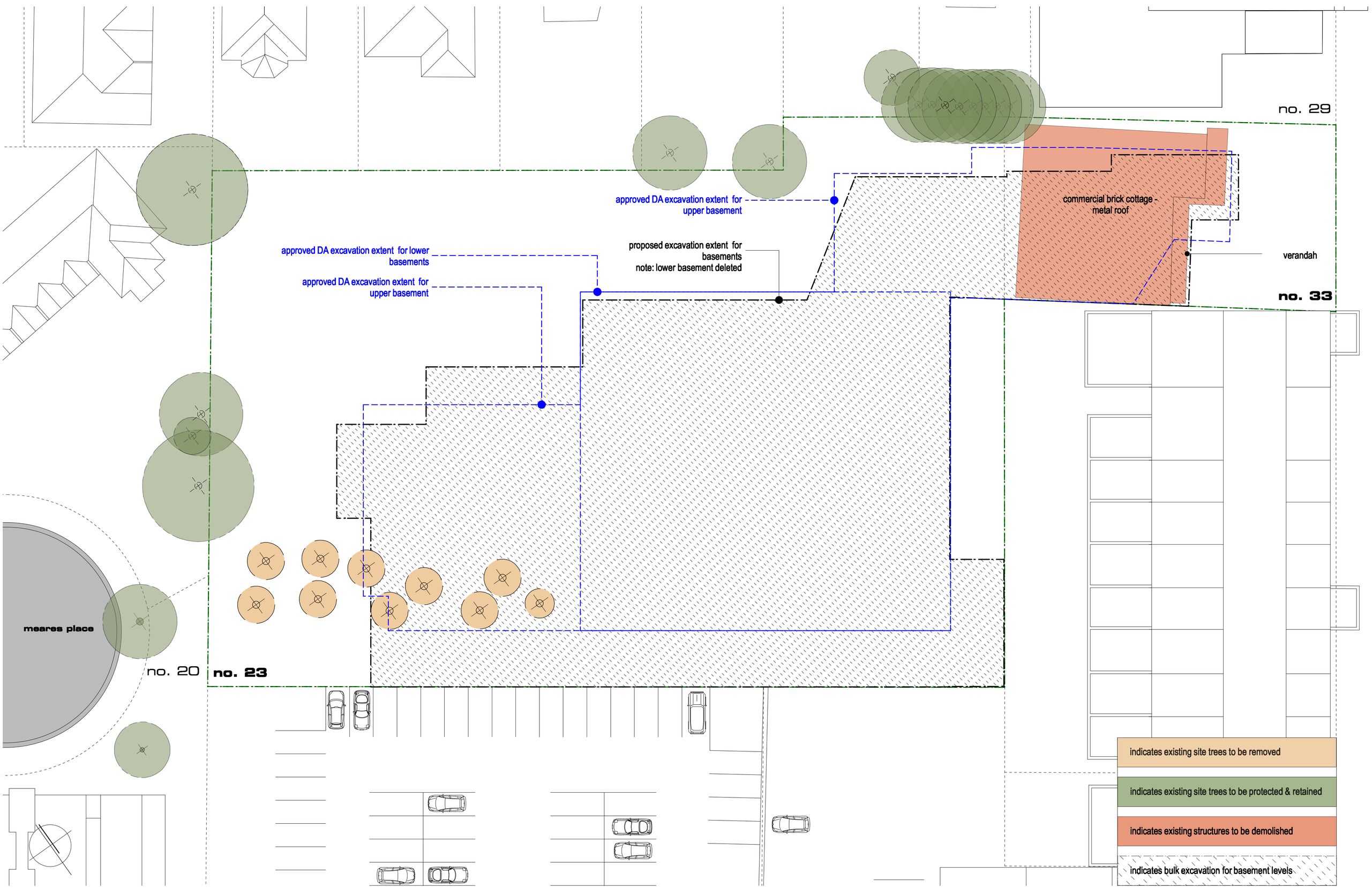
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 10 A

A 25/06/20 Clause 4.55



demolition & early site works plan

proposed development

2003 - CL455 - 2 - front + back end.vwx

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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1821 – CL 4.55 11 A

A 25/06/20 Clause 4.55

indicative tree protection zone
indicative tree protection fencing

T01
T02
T03
T04
T05
T06
T07
T08
T09

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E

FFL 20855
FFL 17585
FFL 21985
FFL 20855
FFL 17585

no. 20
no. 29
no. 35-41

A
B
C
D
E
F
G
H

proposed site plan

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

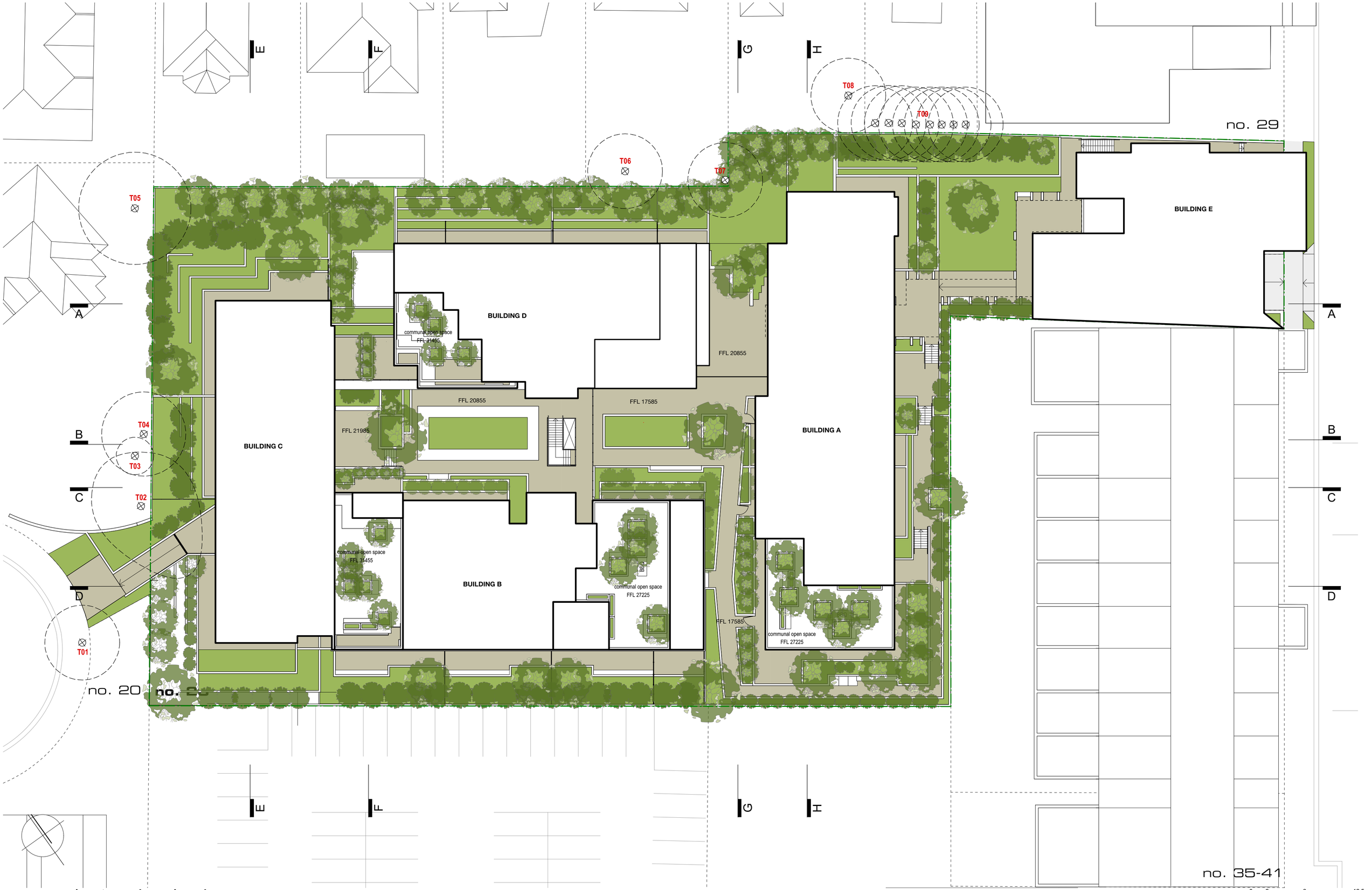
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 12 A

A 25/06/20 Clause 4.55



proposed external works plan

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

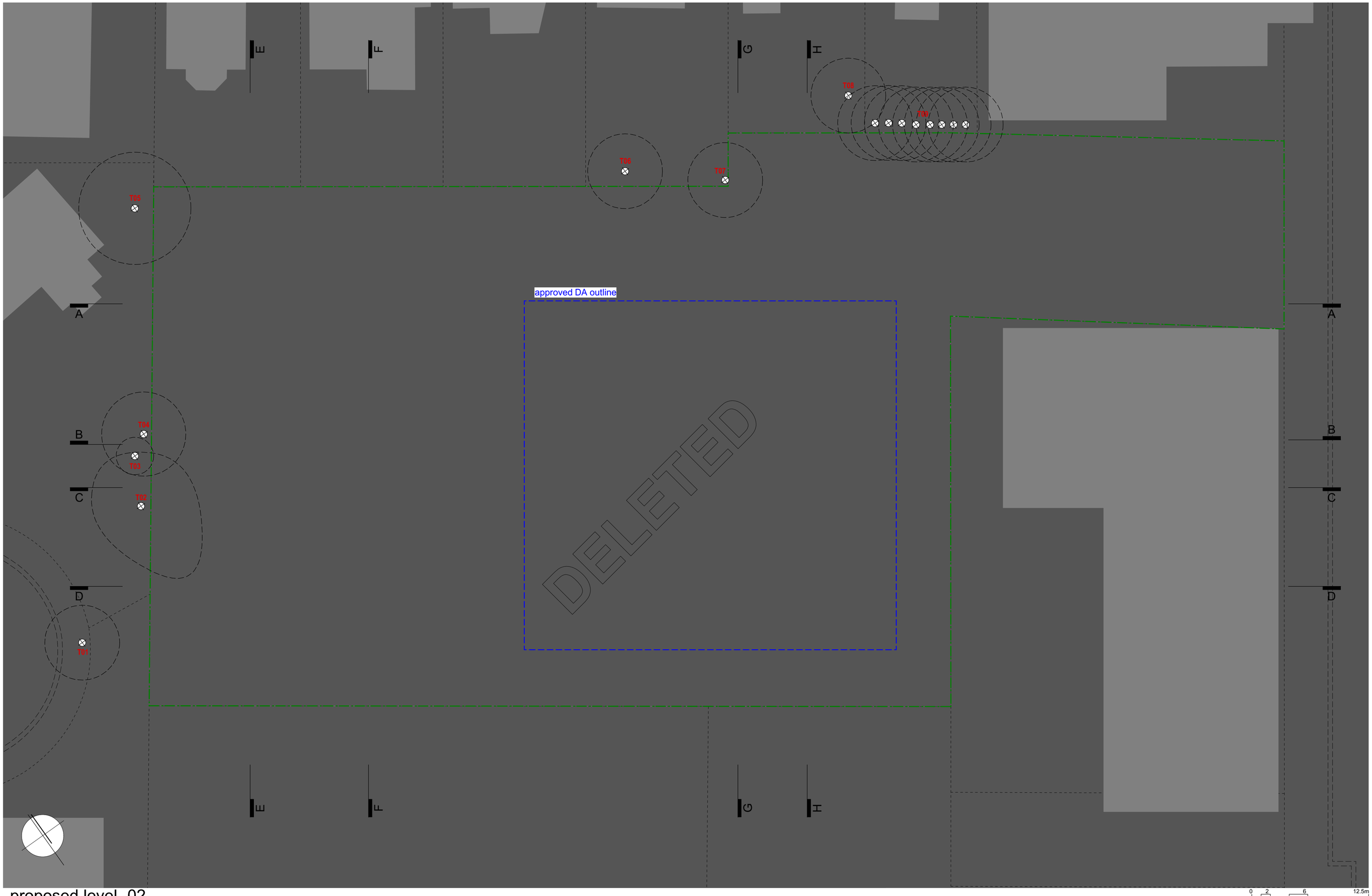
23 Meares Place & 33 Collins Street, KIAMA

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

for fresh hope

1821 – CL 4.55 13 A

A 25/06/20 Clause 4.55



proposed level -02

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

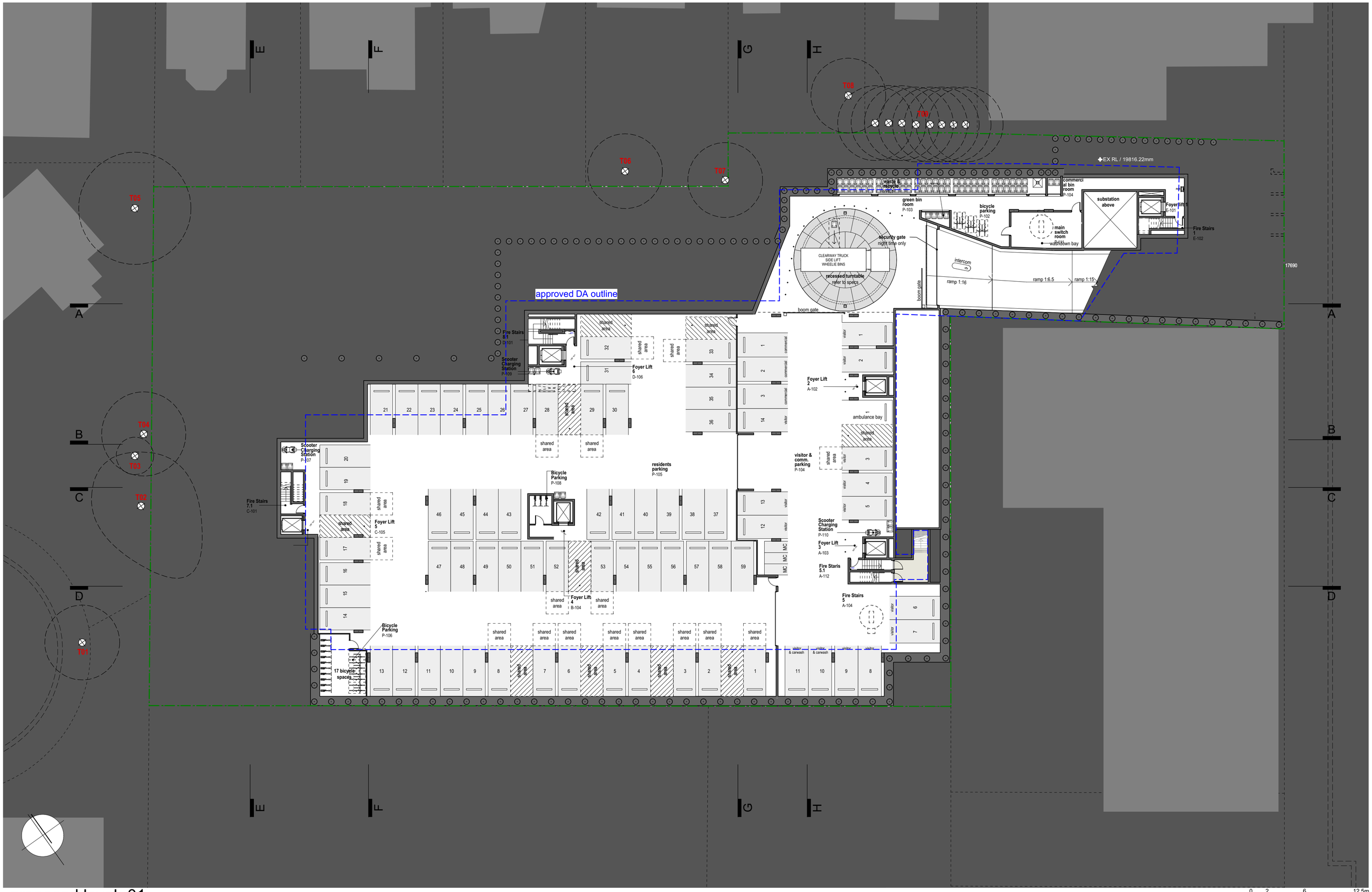
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 14 A

A 25/06/20 Clause 4.55



proposed level -01

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - proposed level -01

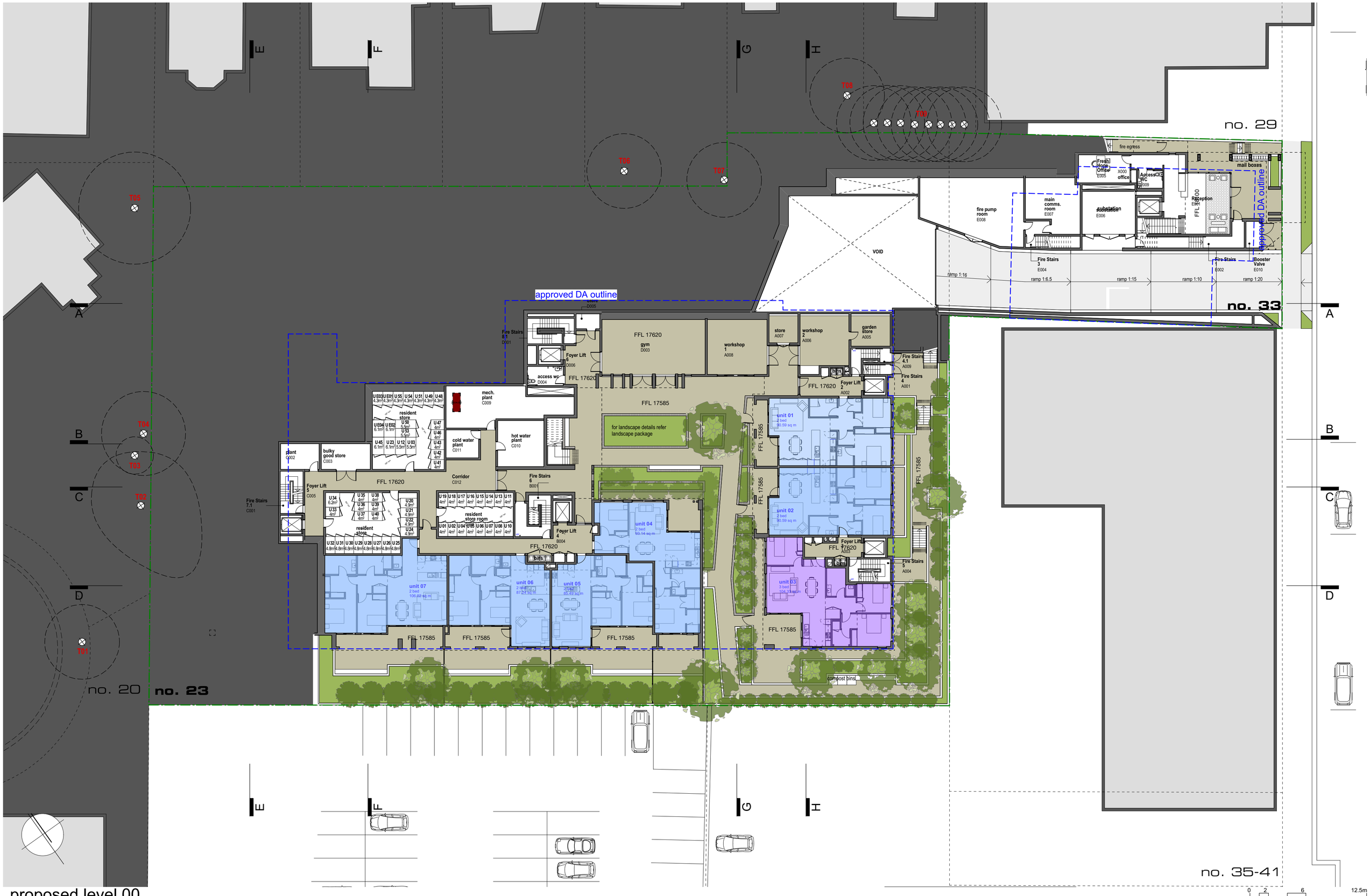
23 Meares Place & 33 Collins Street, KIAMA

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

for fresh hope

1821 – CL 4.55 15 B

B 23/09/20 Clause 4.55



proposed level 00

proposed development

23 Meares Place & 33 Collins Street, KIAMA

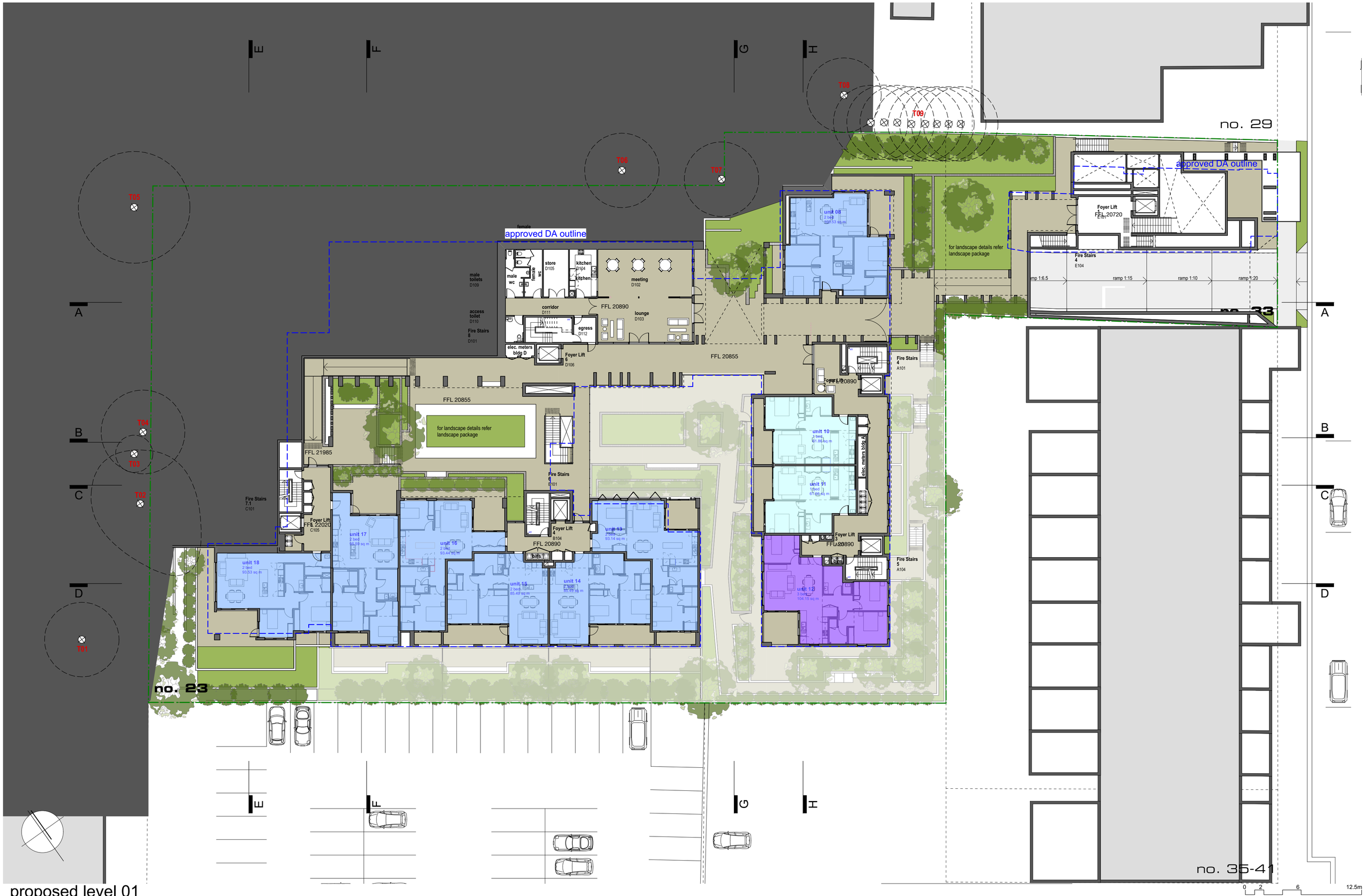
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

for fresh hope

1821 – CL 4.55 16 B

B 23/09/20 Clause 4.55

2003 - CL455 - 1 - proposed level



proposed level 01

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 17 A

A 25/06/20 Clause 4.55



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. 5828

for fresh hope

1821 – CL 4.55 18 A

A 25/06/20 Clause 4.55



proposed level 03

proposed development

1:250 @ A2

2003 - CL455 - 1 - proposed level 03

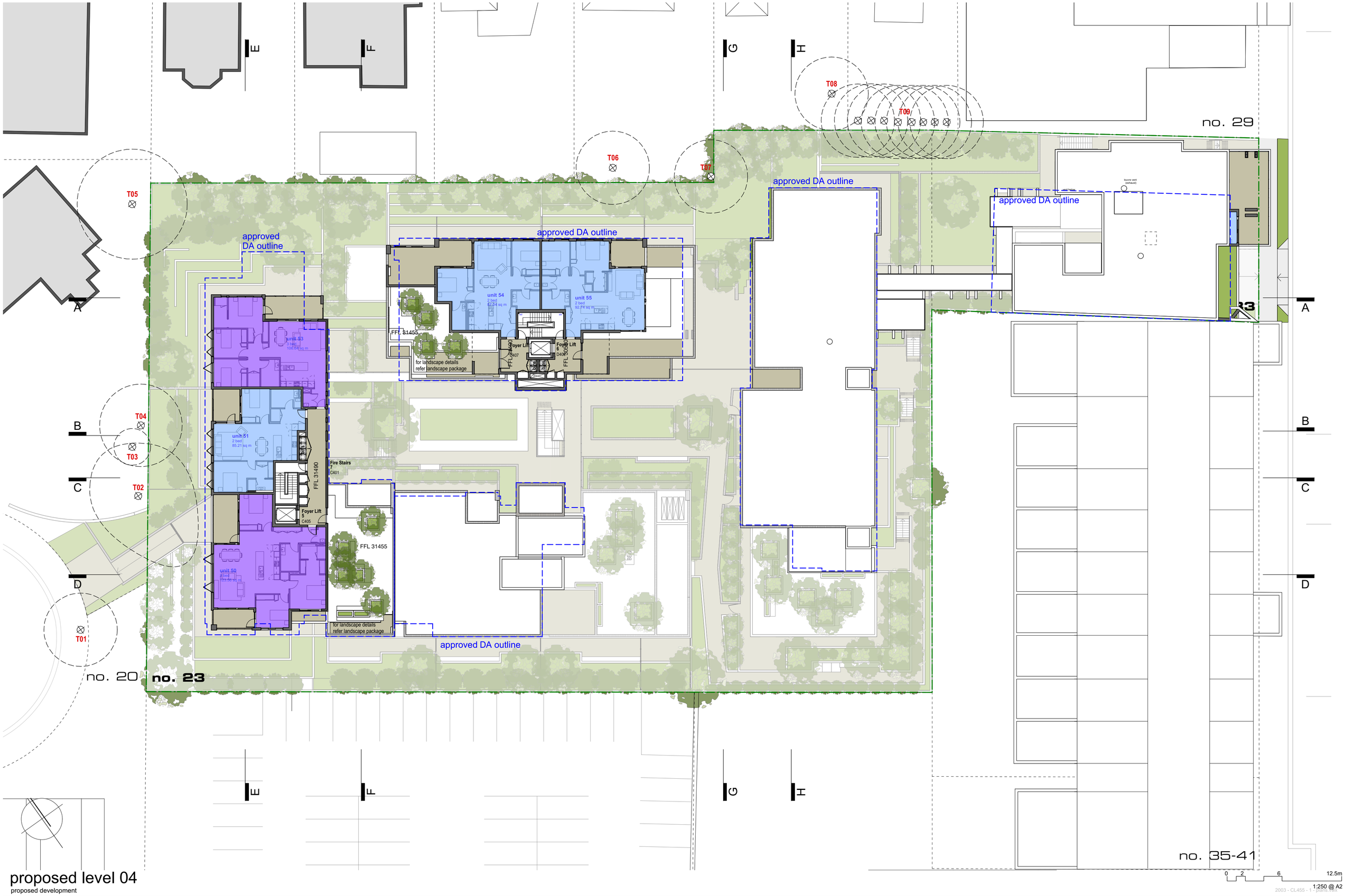
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 19 A

A 25/06/20 Clause 4.55



proposed level 04

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.dwg

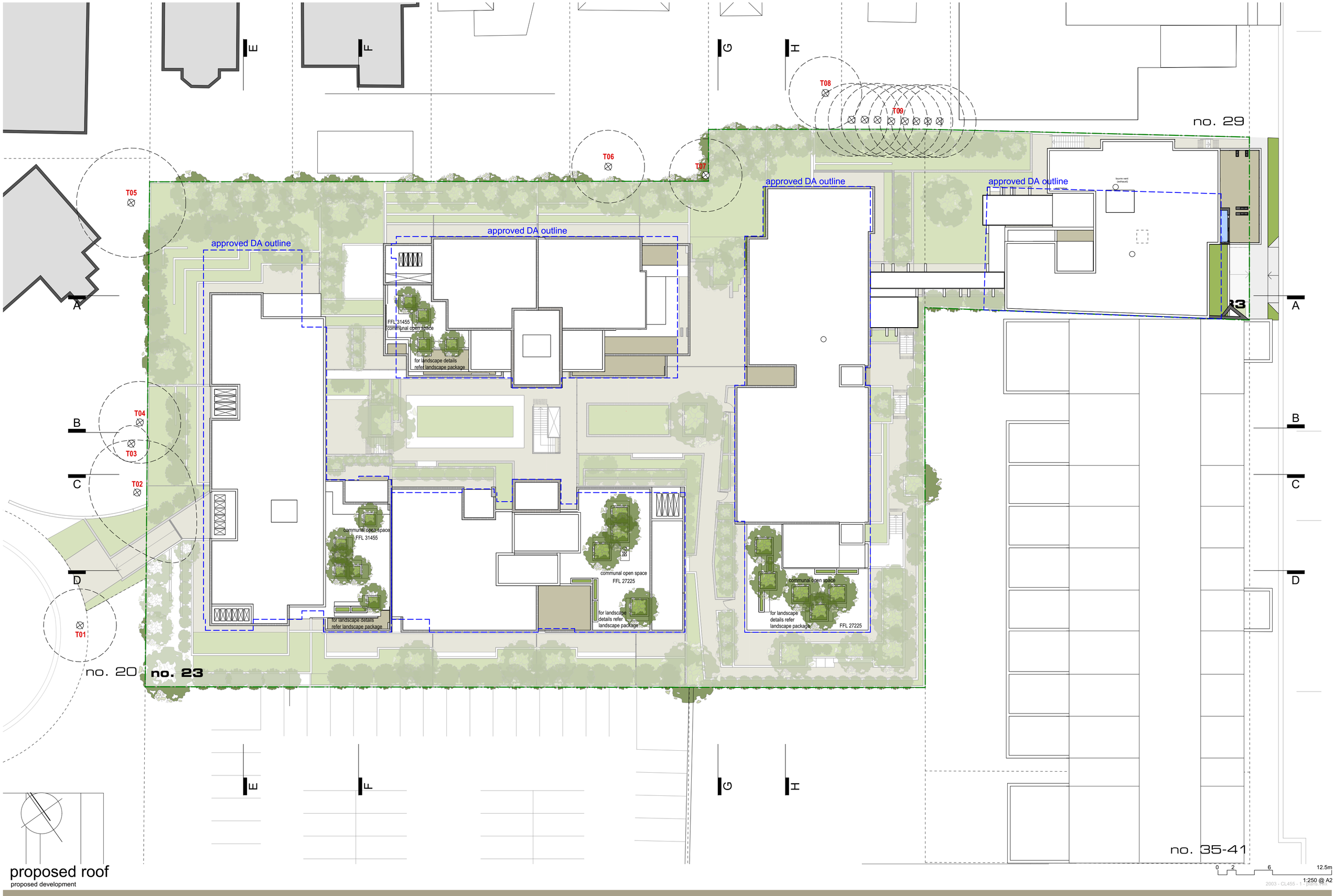
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 20 A

A 25/06/20 Clause 4.55



2003 - CL455 - 1 - planning.dwg

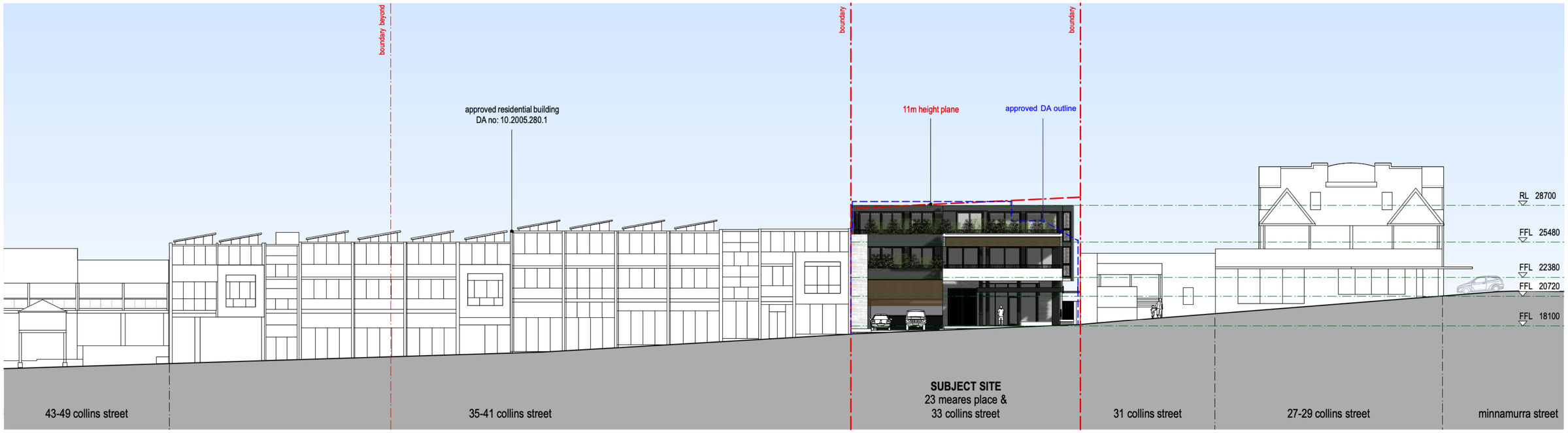
23 Meares Place & 33 Collins Street, KIAMA

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

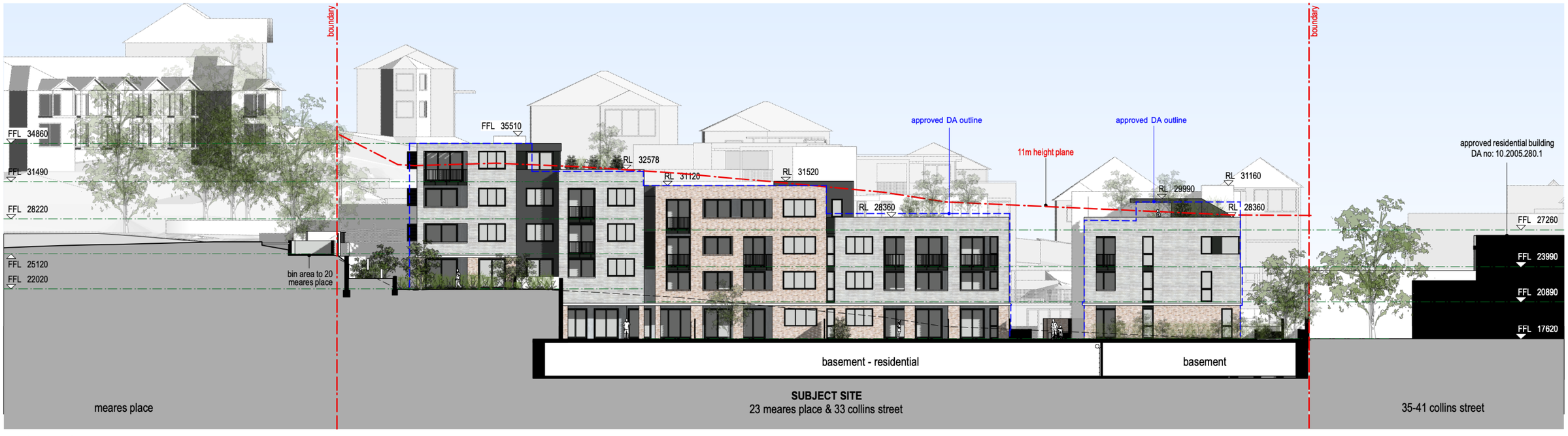
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 21 A

A 25/06/20 Clause 4.55



south east elevation (collins street)



south west elevation

elevations 01

proposed development

0 2.5 5 12.5m

1: 250 @ A2

2003 - CL455 - 3 - elevations .vwx

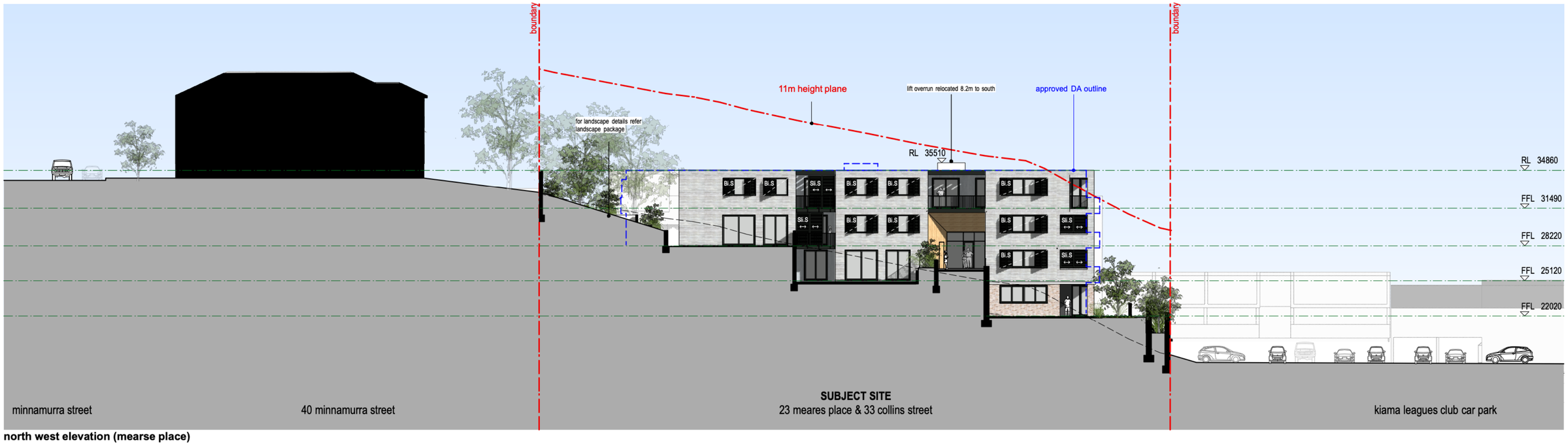
23 Meares Place & 33 Collins Street, KIAMA

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

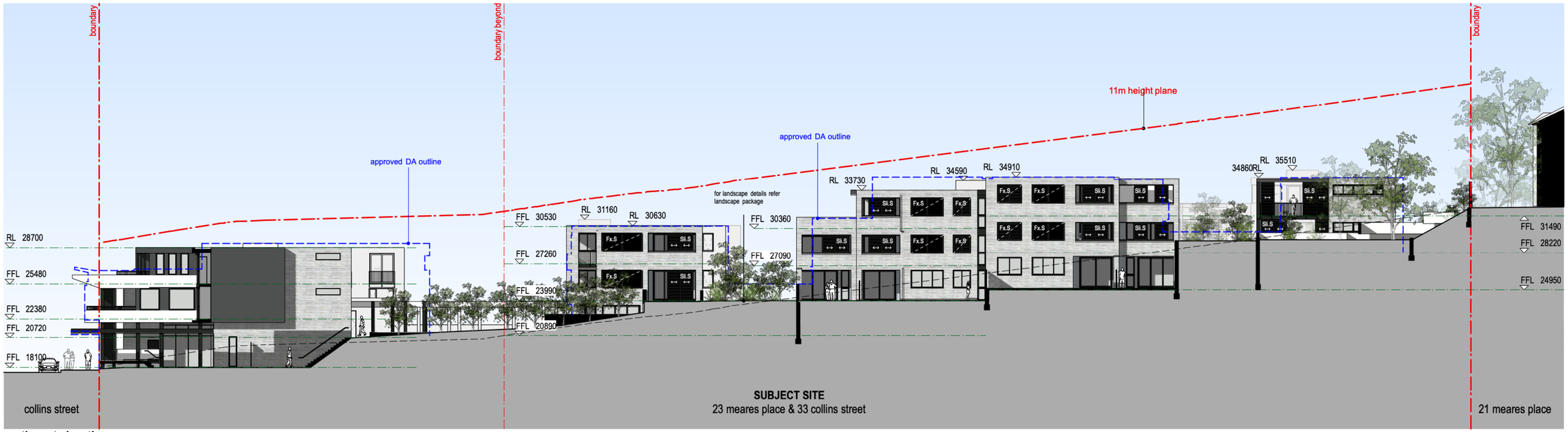
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 22 A

A 25/06/20 Clause 4.55



north west elevation (mearse place)



north east elevation

PRIVACY SCREEN LEGEND

Fx.S	Fixed Louvre Screen
Sli.S	Sliding Screen
Bi.S	Bifold Screen

0 2.5 5 12.5m

1: 250 @ A2

2003 - CL455 - 3 - elevations .vwx

elevations 02

proposed development

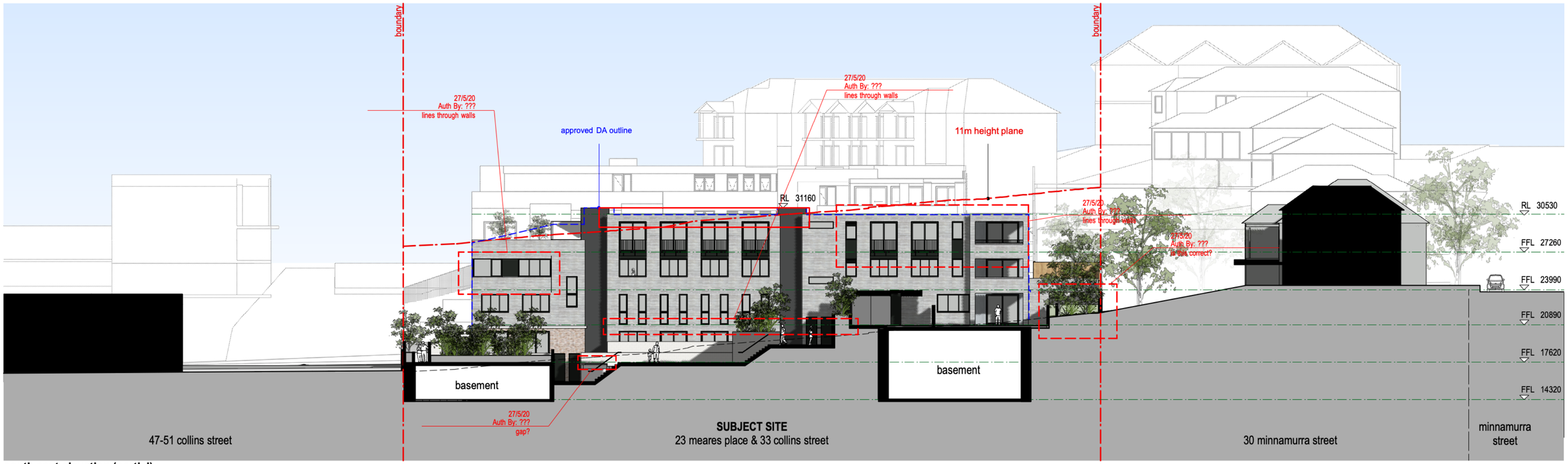
23 Meares Place & 33 Collins Street, KIAMA

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. 5828

for

1821 – CL 4.55 23 B

B 23/09/20 Clause 4.55



south east elevation (partial)

elevations 03

proposed development

0 2.5 5 12.5m

1: 250 @ A2

2003 - CL455 - 3 - elevations .vwx

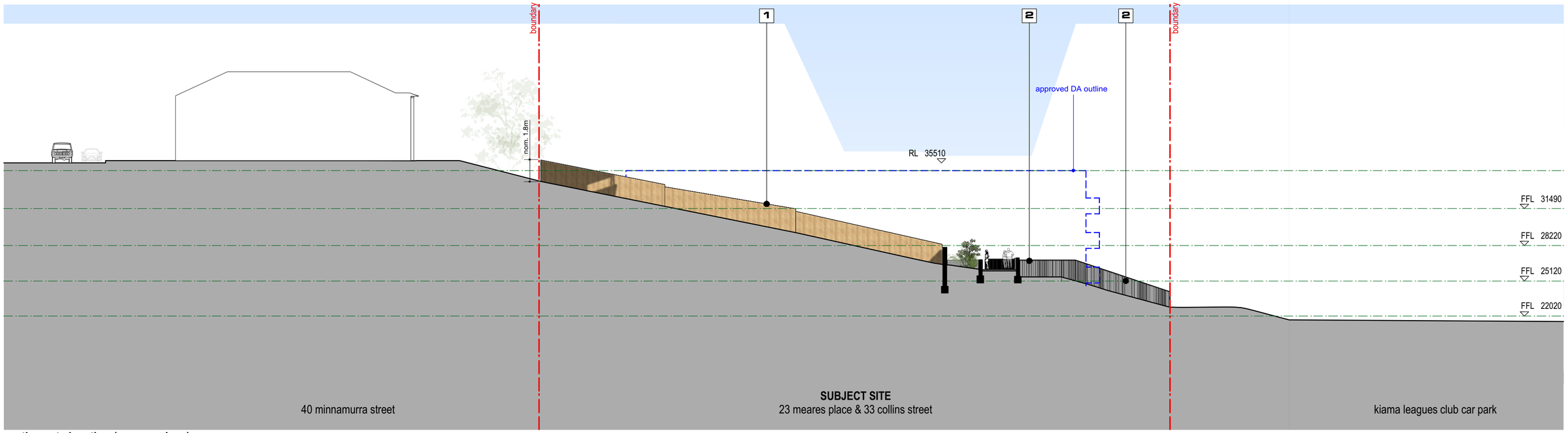
23 Meares Place & 33 Collins Street, KIAMA

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

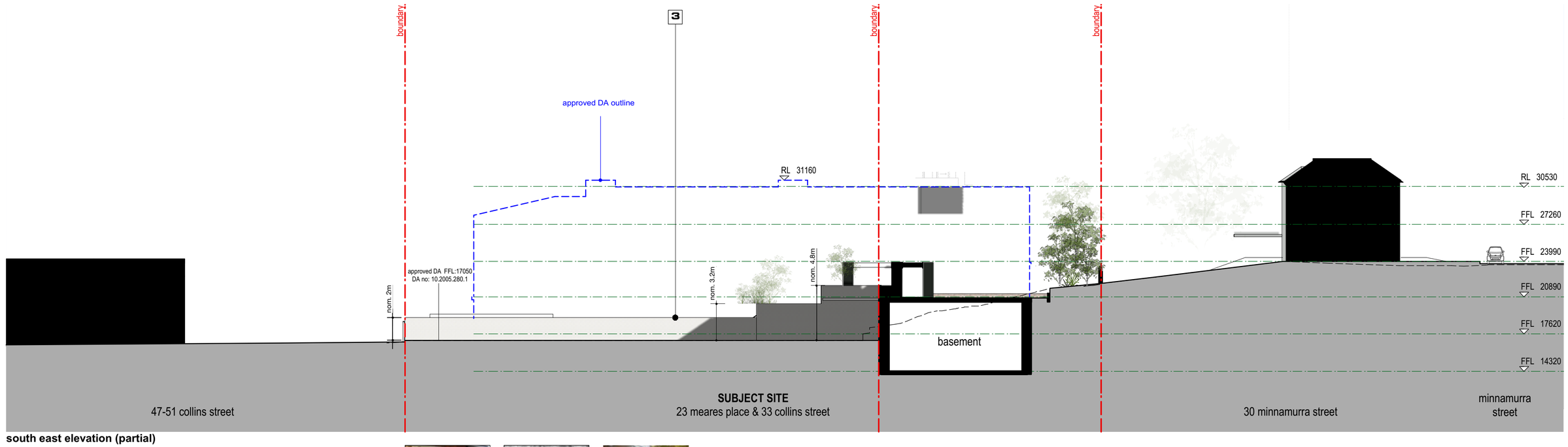
for fresh hope

1821 – CL 4.55 24 A

A 25/06/20 Clause 4.55



north west elevation (mearse place)



south east elevation (partial)



TIMBER PALISADE FENCE
'pine lap'



METAL BALUSTRADE
colorbond
'Monument'



RENDERED BLOCKWORK
Dulux
'Natural White'

boundary wall finishes

proposed development

0 2.5 5 12.5m
1: 250 @ A2

2003 - CL455 - 3 - elevations.vwx

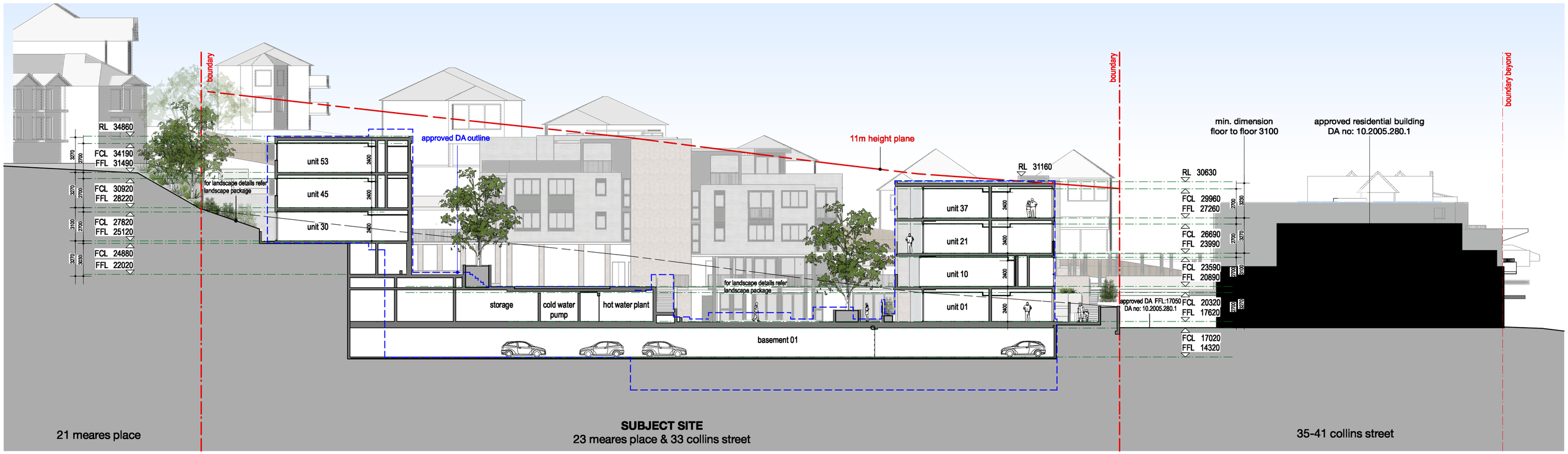
23 Meares Place & 33 Collins Street, KIAMA

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

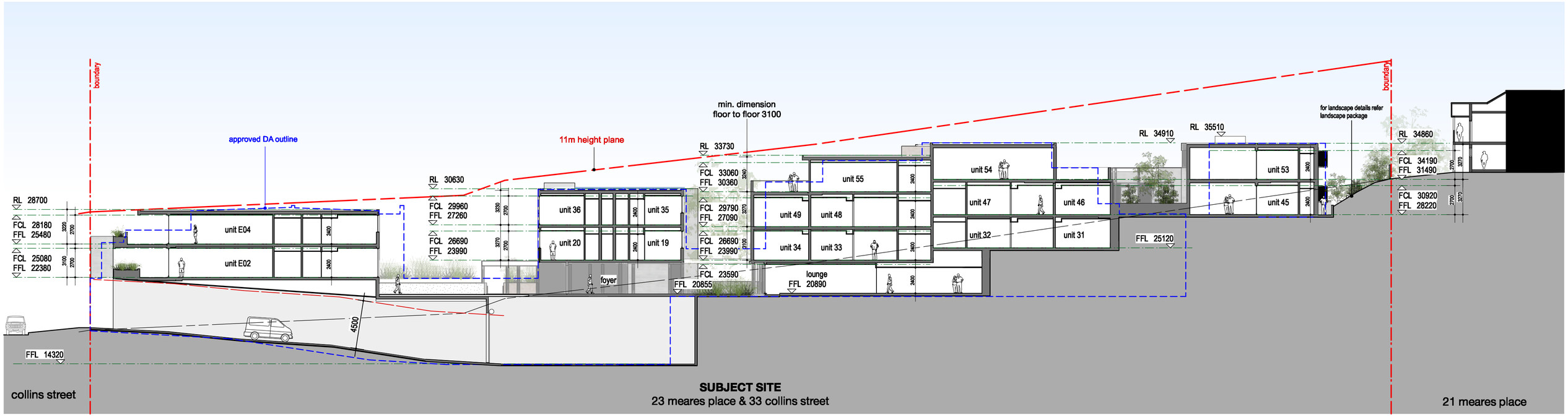
for fresh hope

1821 – CL 4.55 24.1 A

A 23/09/20 Clause 4.55



section B



section A

sections 1

proposed development

2003 - CL455 - 4 - sections.vwx

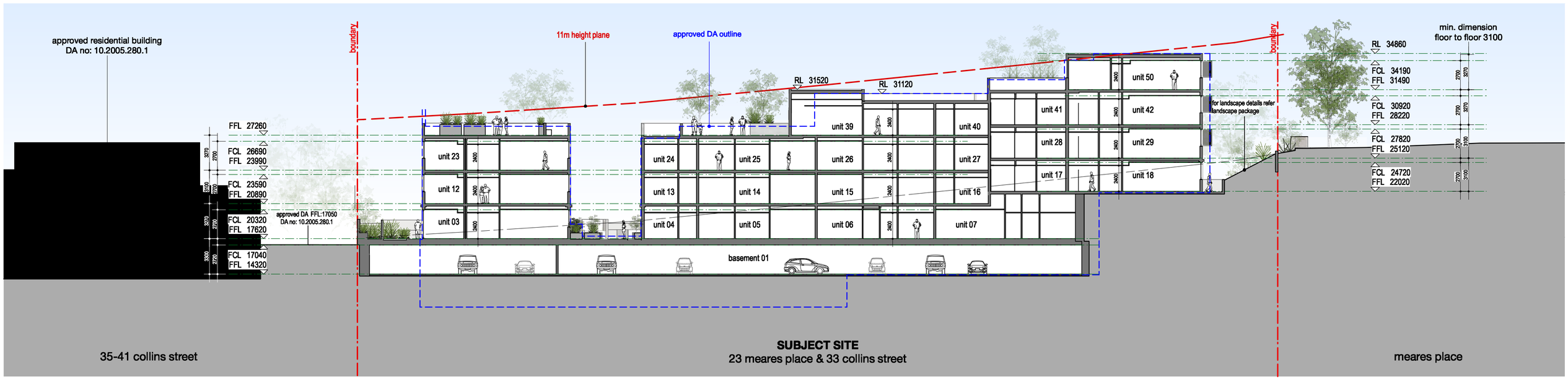
23 Meares Place & 33 Collins Street, KIAMA

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

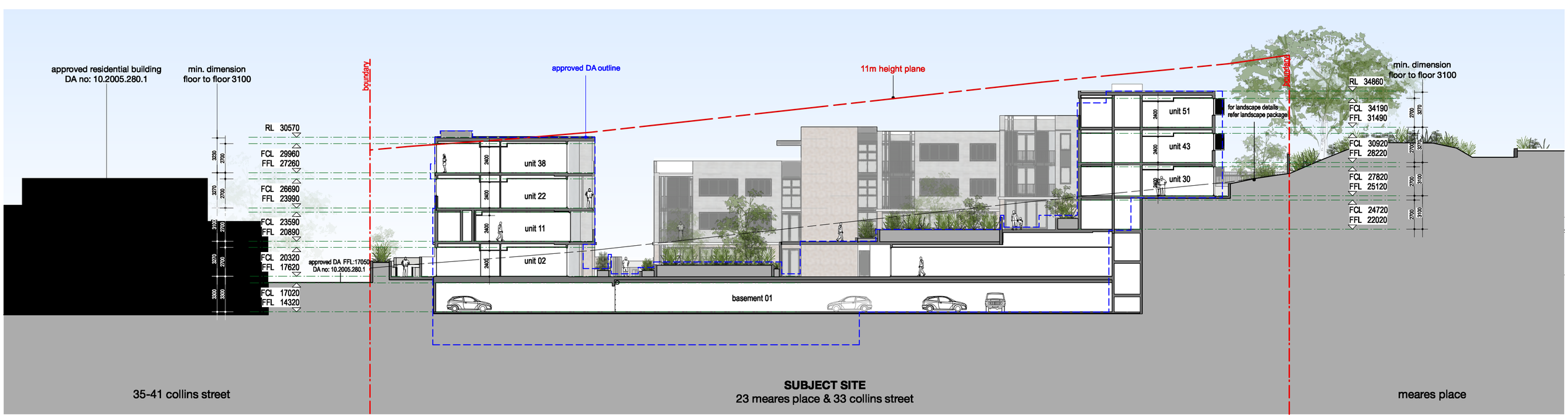
for fresh hope

1821 – CL 4.55 25 B

B 23/9/20 Clause 4.55



section D



section C

sections 2

proposed development

2003 - CL455 - 4 - sections.vwx

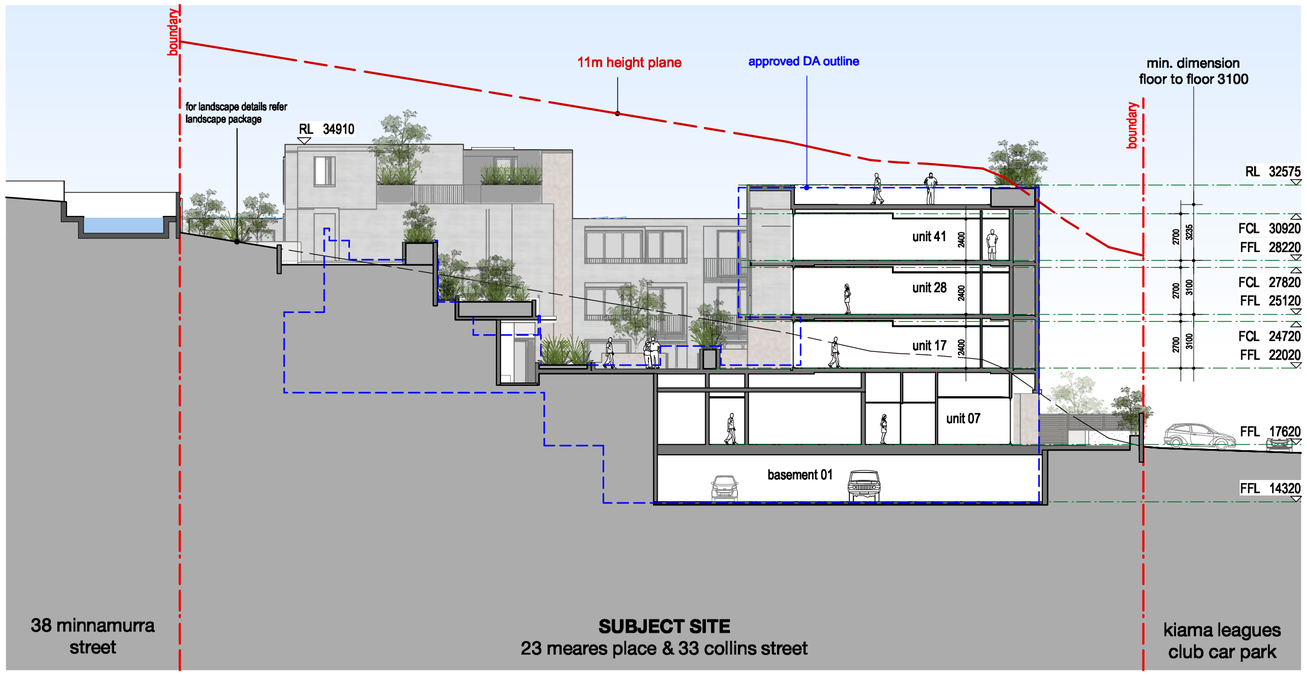
23 Meares Place & 33 Collins Street, KIAMA

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

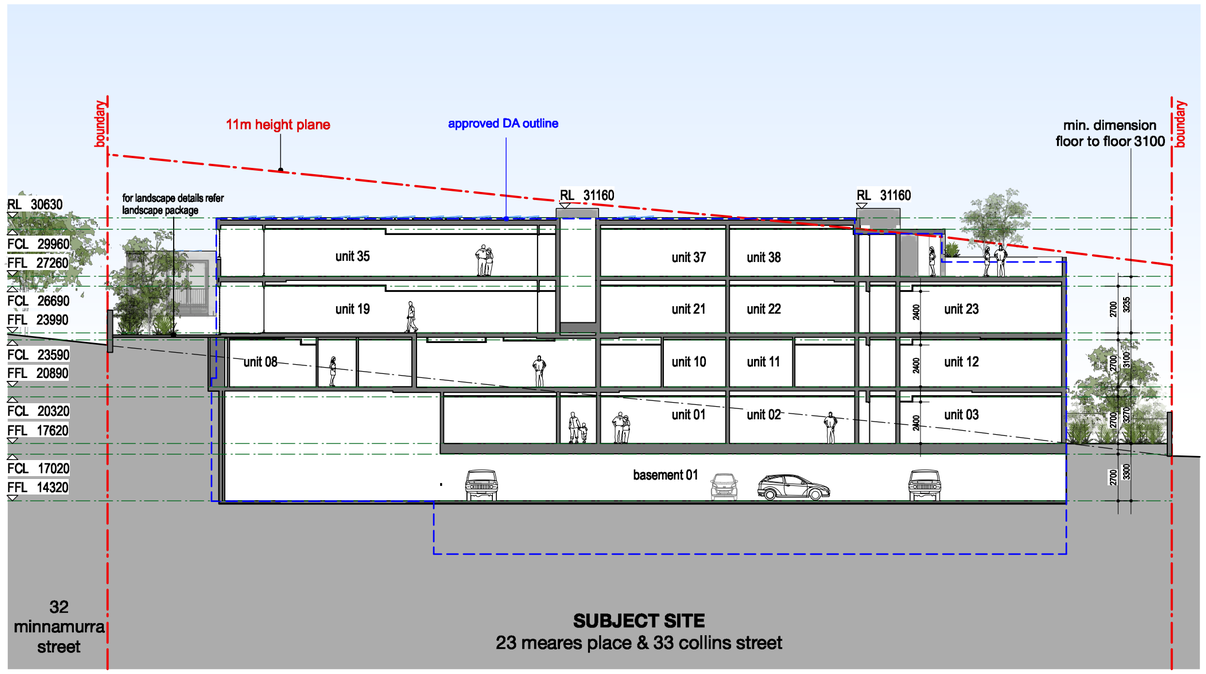
for fresh hope

1821 – CL 4.55 26 B

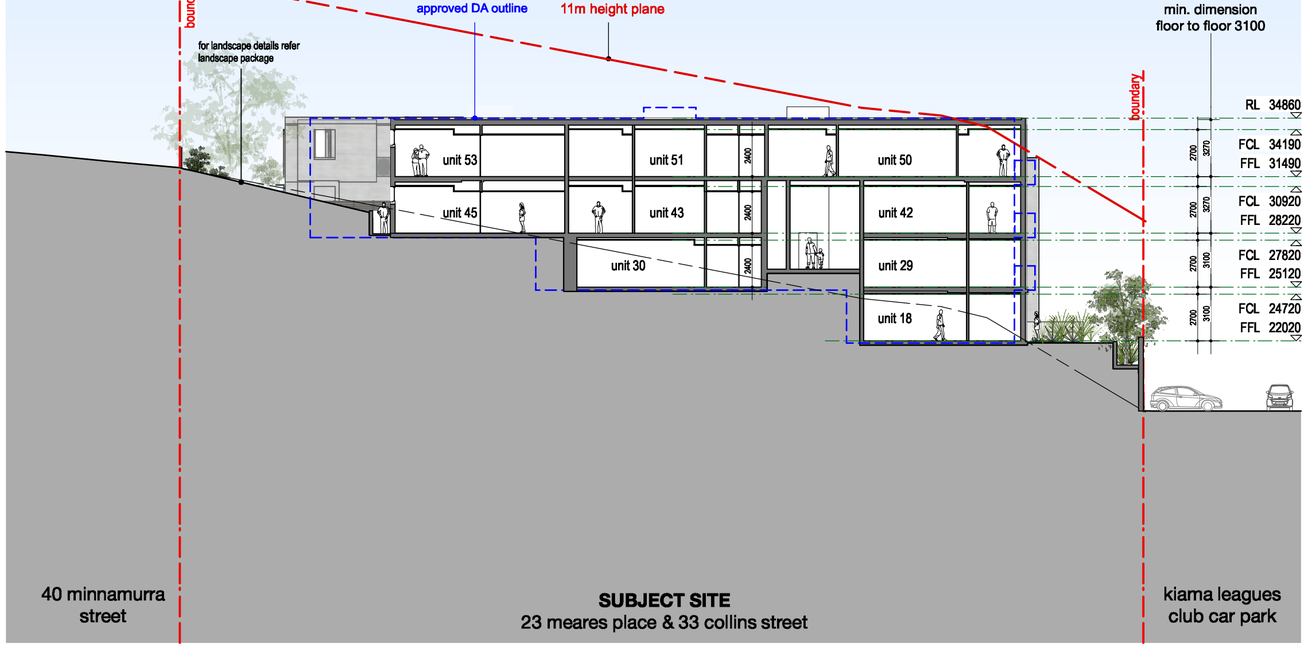
B 23/9/20 Clause 4.55



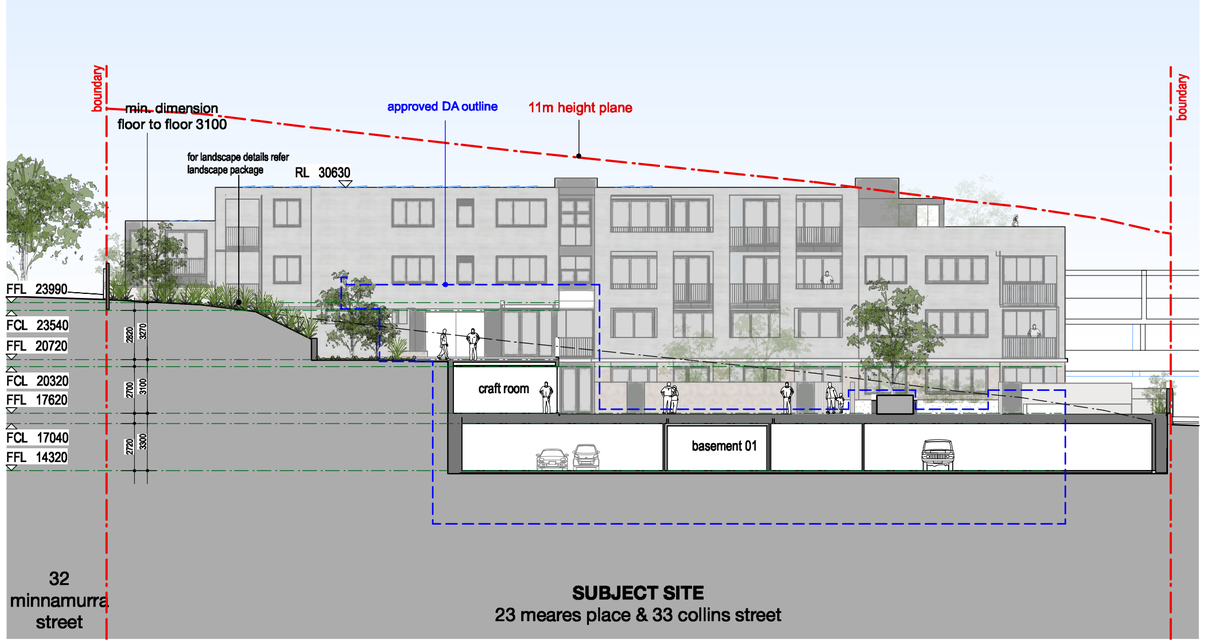
section F



section H



section E



section G

sections 3

proposed development

2003 - CL455 - 4 - sections.vwx

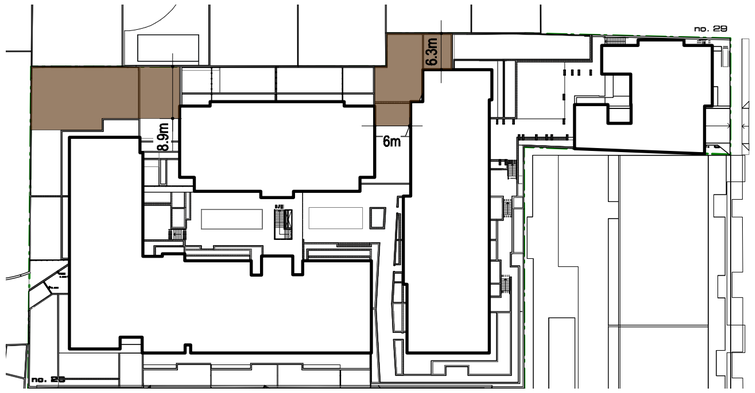
23 Meares Place & 33 Collins Street, KIAMA

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

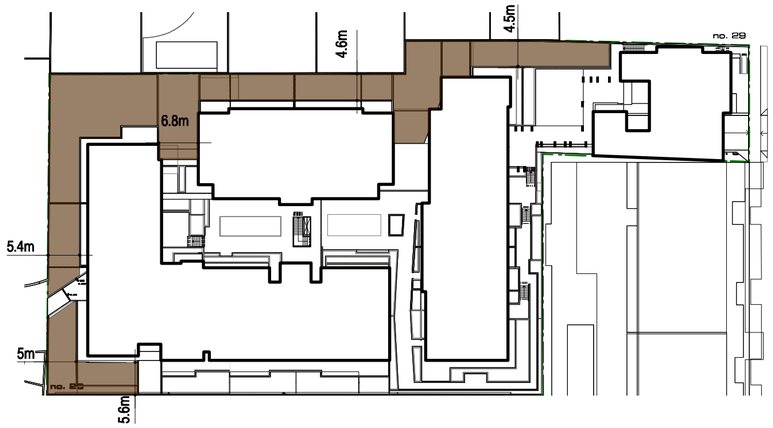
for fresh hope

1821 – CL 4.55 27 B

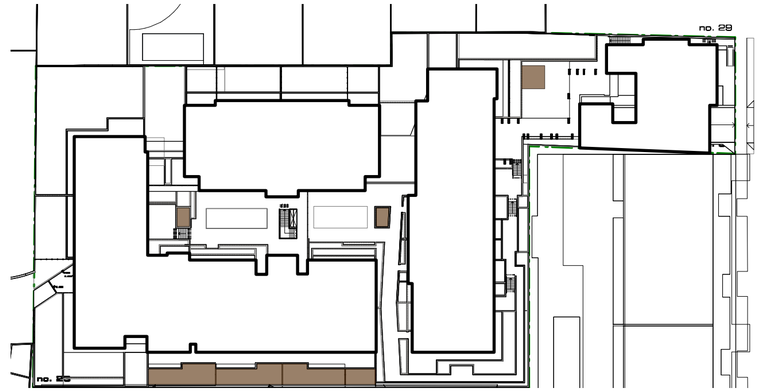
B 23/9/20 Clause 4.55



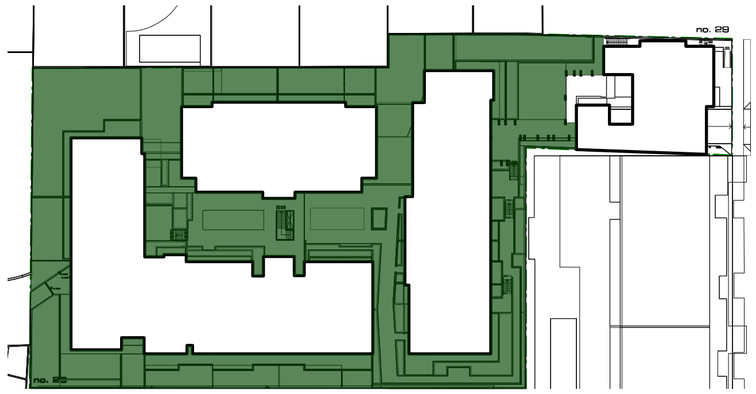
deep soil zone (minimum dimension of 6m) 399 sq m



deep soil zone (minimum dimension of 3m) 985 sq m



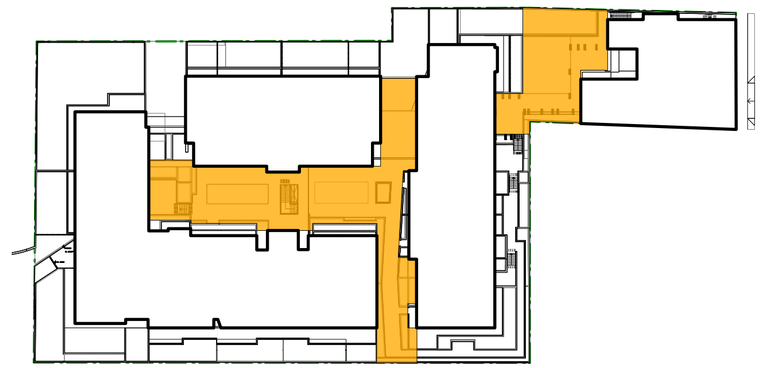
internal deep soil planters (not included in ADG/DCP count) 148 sq m



landscaped area 2793 sq m



landscaped area - roof terraces 464 sq m



communal open space - courtyards 966 sq m

approved summary of area counts

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

proposed summary of area counts

Site Area (sq m) 5579sq m

	Planning Instrument	Required			Proposed			Compliance
Deep Soil Zone (min 6m)	ADG	7 %	of site area	391 sq m	7 %	of site area	399 sq m	complies
Deep Soil Zone (min 3m)	SEPP Seniors	15 %	of site area	837 sq m	18 %	of site area	985 sq m	complies
Landscaped Area (excluding roof terraces)	DCP	30 %	of site area	1674 sq m	50 %	of site area	2793 sq m	complies
Landscaped Area (including roof terraces)					58 %	of site area	3257 sq m	complies
Communal Open Space	ADG	25 %	of site area	1395 sq m	25 %	of site area	1416 sq m	complies



communal open space - roof terraces 451 sq m

summary of area counts

proposed development

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23 Meares Place & 33 Collins Street, KIAMA

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KENNEDY ASSOCIATES ARCHITECTS for fresh hope

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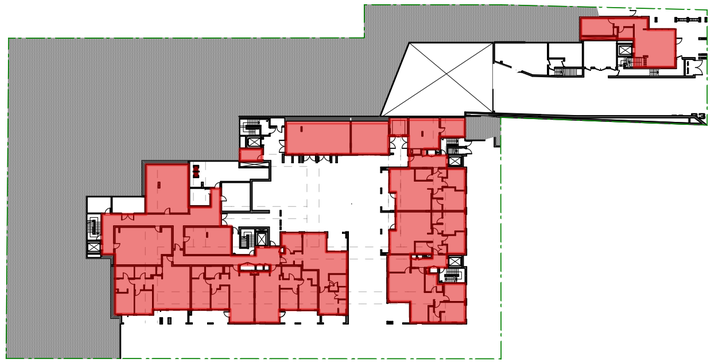


level 00



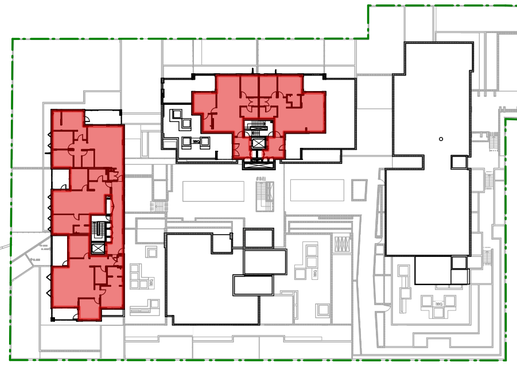
level 01



level 02



level 03



level 04

approved GFA calculations

Site Area (sq m)	5579		
	FSR	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	**1.2:1**	**6779**	**complies**

proposed GFA calculations

Site Area (sq m)	**5579**		
	FSR	**GFA (sq m)**	**compliance**
Level 00		1219	
Level 01		1189	
Level 02		1910	
Level 03		1684	
Level 04		551	
Total Permissible	1.5:1	8369	
Total Proposed	**1.2:1**	**6553**	**complies**

summary of GFA calculations

proposed development

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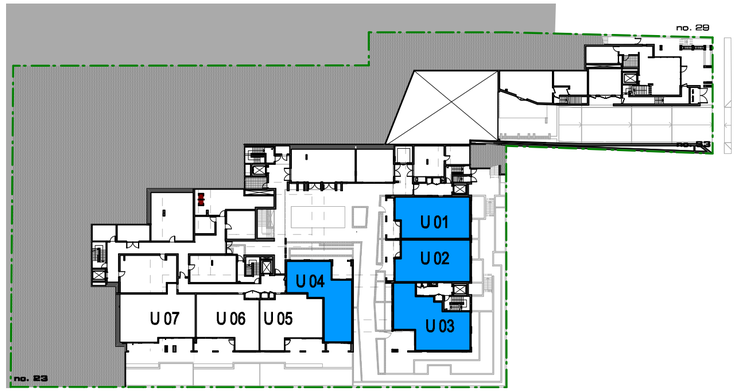
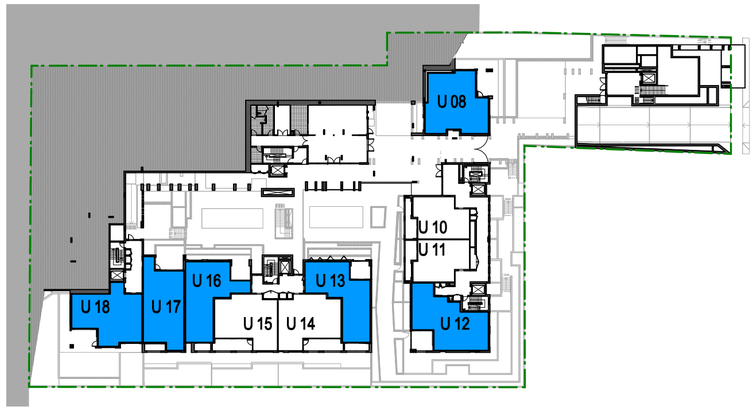
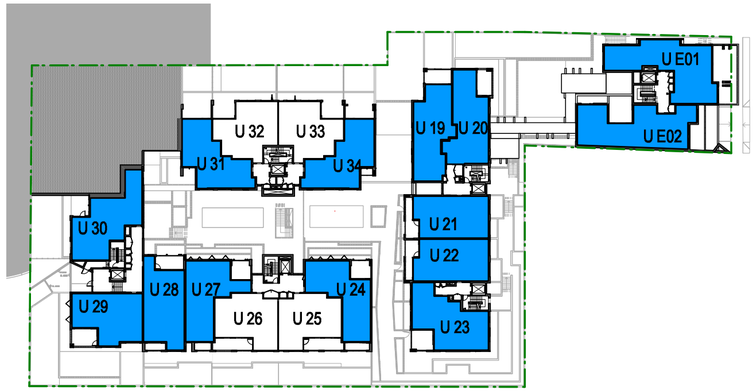


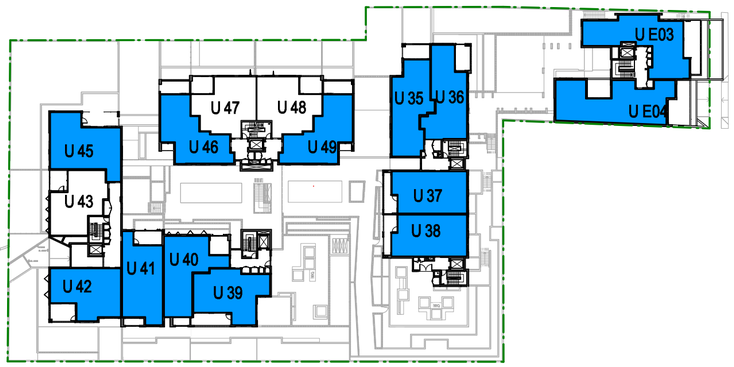
level 00



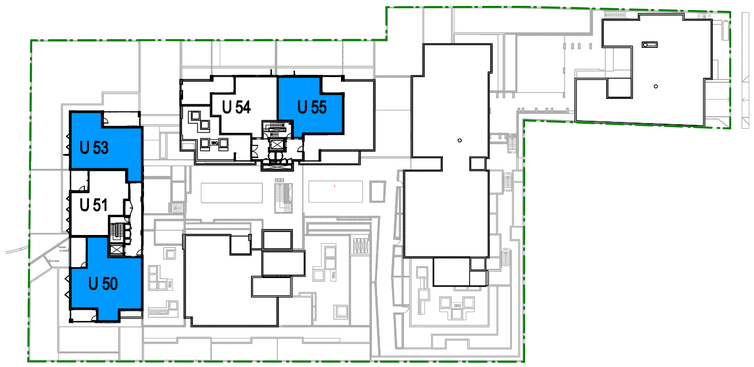
level 01



level 02



level 03



level 04

approved ADG cross ventilation breakdown

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	no		
				unit 34	yes				

proposed ADG cross ventilation breakdown

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	unit 08	yes	unit 19	yes	unit 35	yes	unit 50	yes
unit 02	yes	unit 10	no	unit 20	yes	unit 36	yes	unit 51	no
unit 03	yes	unit 11	no	unit 21	yes	unit 37	yes	unit 53	yes
unit 04	yes	unit 12	yes	unit 22	yes	unit 38	yes	unit 54	no
unit 05	no	unit 13	yes	unit 23	yes	unit 39	yes	unit 55	yes
unit 06	no	unit 14	no	unit 24	yes	unit 40	yes		
unit 07	no	unit 15	no	unit 25	no	unit 41	yes		
		unit 16	yes	unit 26	no	unit 42	yes		
		unit 17	yes	unit 27	yes	unit 43	no		
		unit 18	yes	unit 28	yes	unit 45	yes		
				unit 29	yes	unit 46	yes		
				unit 30	yes	unit 47	no		
				unit 31	yes	unit 48	no		
				unit 32	no	unit 49	yes		
				unit 33	no	unit E03	yes		
				unit 34	yes	unit E04	yes		
				unit E01	yes				
				unit E02	yes				

approved ADG cross ventilation total count

39 units achieve cross ventilation = 67.24%

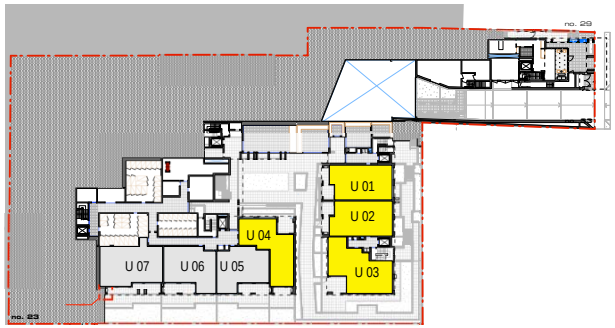
proposed ADG cross ventilation total count

40 units achieve cross ventilation = 71.43%

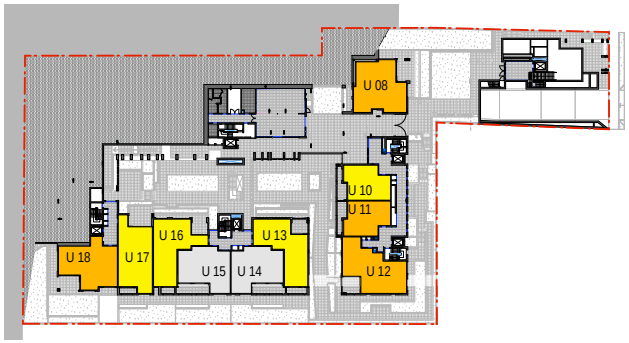
summary of ADG cross ventilation

proposed development

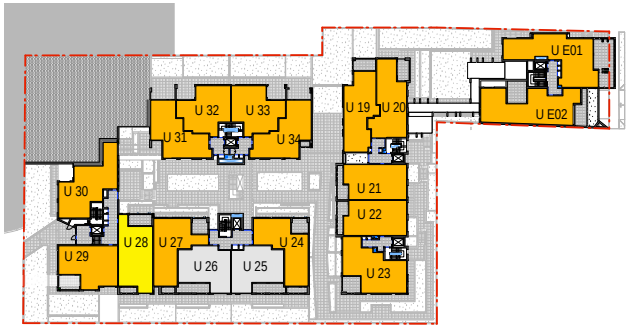
2003 - CL455 - 2 - front + back end.vwx



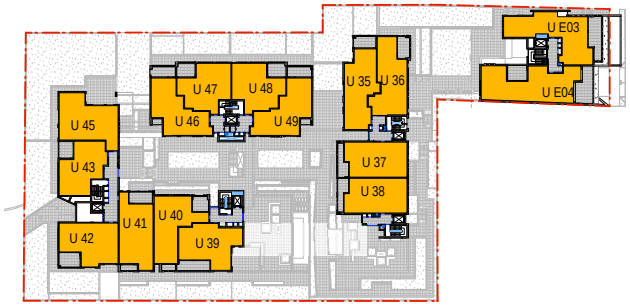
level 00



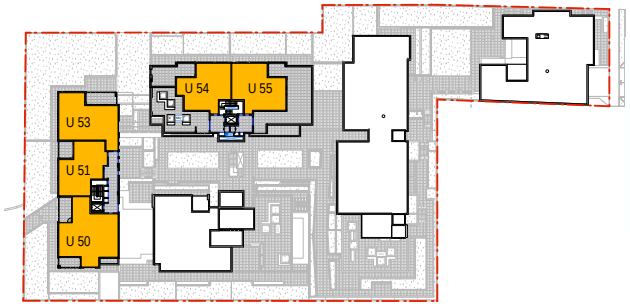
level 01



level 02



level 03



level 04

approved ADG solar access total count

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

proposed ADG solar access total count

40 units achieve 3hrs solar access to balconies & living areas on winter solstice 9:00am-3:00pm = 71.43%

7 units receive no sun on winter solstice 9:00am-3:00pm = 12.50%

all 7 units receive sun after 3:00pm between september equinox & march

indicates units achieving 3hrs solar access

indicates units receiving < 3hrs solar access

indicates units receiving no solar access

Note: 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

40 units achieve solar access = 71.43%

approved ADG solar access breakdown

Level 00			Level 01			Level 02			Level 03			Level 04		
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 No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun
unit 01	_	_	managers unit	yes	_	unit 19	yes	_	unit 35	yes	_	unit 50	yes	_
unit 02	_	_	unit 08	yes	_	unit 20	yes	_	unit 36	yes	_	unit 51	yes	_
unit 03	_	_	unit 09	yes	_	unit 21	yes	_	unit 37	yes	_	unit 52	yes	_
unit 04	_	_	unit 10	_	_	unit 22	yes	_	unit 38	yes	_	unit 53	yes	_
unit 05	_	yes	unit 11	yes	_	unit 23	yes	_	unit 39	yes	_	unit 54	yes	_
unit 06	_	yes	unit 12	yes	_	unit 24	yes	_	unit 40	yes	_	unit 55	yes	_
unit 07	_	yes	unit 13	_	_	unit 25	_	yes	unit 41	yes	_			
			unit 14	_	yes	unit 26	_	yes	unit 42	yes	_			
			unit 15	_	yes	unit 27	yes	_	unit 43	yes	_			
			unit 16	_	_	unit 28	_	_	unit 44	yes	_			
			unit 17	_	_	unit 29	yes	_	unit 45	yes	_			
			unit 18	yes	_	unit 30	yes	_	unit 46	yes	_			
			unit C1	yes	_	unit 31	yes	_	unit 47	yes	_			
			unit C2	yes	_	unit 32	yes	_	unit 48	yes	_			
						unit 33	yes	_	unit 49	yes	_			
						unit 34	yes	_						

proposed ADG solar access breakdown

Level 00			Level 01			Level 02			Level 03			Level 04		
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 No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun
unit 01	_	_	unit 08	yes	_	unit 19	yes	_	unit 35	yes	_	unit 50	yes	_
unit 02	_	_	unit 10	_	_	unit 20	yes	_	unit 36	yes	_	unit 51	yes	_
unit 03	_	_	unit 11	yes	_	unit 21	yes	_	unit 37	yes	_	unit 53	yes	_
unit 04	_	_	unit 12	yes	_	unit 22	yes	_	unit 38	yes	_	unit 54	yes	_
unit 05	_	yes	unit 13	_	_	unit 23	yes	_	unit 39	yes	_	unit 55	yes	_
unit 06	_	yes	unit 14	_	yes	unit 24	yes	_	unit 40	yes	_			
unit 07	_	yes	unit 15	_	yes	unit 25	_	yes	unit 41	yes	_			
			unit 16	_	_	unit 26	_	yes	unit 42	yes	_			
			unit 17	_	_	unit 27	yes	_	unit 43	yes	_			
			unit 18	yes	_	unit 28	_	_	unit 45	yes	_			
						unit 29	yes	_	unit 46	yes	_			
						unit 30	yes	_	unit 47	yes	_			
						unit 31	yes	_	unit 48	yes	_			
						unit 32	yes	_	unit 49	yes	_			
						unit 33	yes	_	unit E03	yes	_			
						unit 34	yes	_	unit E04	yes	_			
						unit E01	yes	_		_	_			
						unit E02	yes	_						

summary of ADG solar access

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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A 25/06/20 Clause 4.55



9:00AM



9:30AM



10:00AM



10:30AM



11:00AM



11:30PM



12:00PM



12:30PM



1:00PM

NOTE: Windows have been highlighted in colour to increase the visual differentiation between openings and walls. A variety of colours has been used to assist in differentiating between the windows of different units, i.e. adjacent units are represented by different colours. The colours shown do not relate to the level of solar access being achieved. If a window is visible, (i.e if the colour can be seen) it receives direct solar access at the noted time.

solar & daylight analysis 01

proposed development

2003 - CL455 - S - solar.vwx

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

for fresh hope

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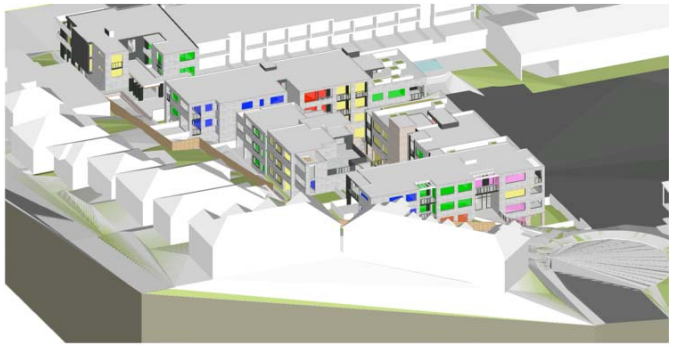
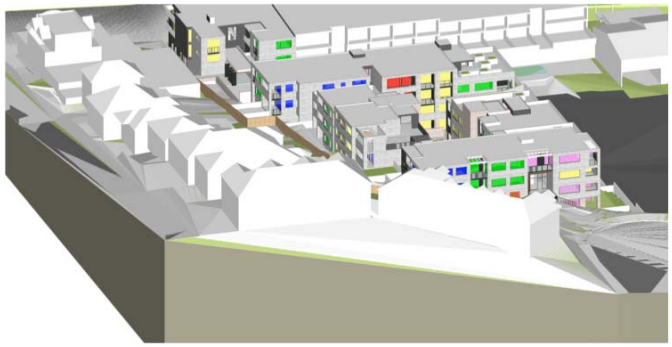
A 25/06/20 Clause 4.55



1:30PM



2:00PM



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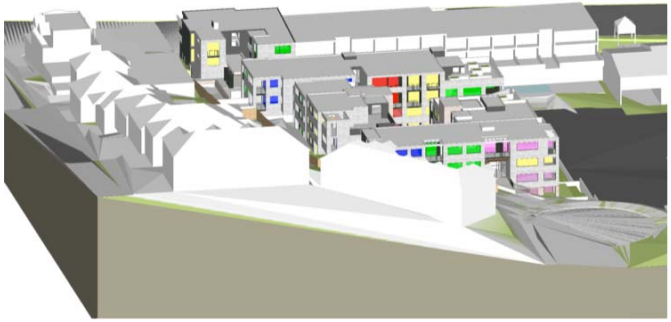

3:00PM

NOTE: Windows have been highlighted in colour to increase the visual differentiation between openings and walls. A variety of colours has been used to assist in differentiating between the windows of different units, i.e. adjacent units are represented by different colours. The colours shown do not relate to the level of solar access being achieved. If a window is visible, (i.e if the colour can be seen) it receives direct solar access at the noted time.

solar & daylight analysis 02

proposed development

23 Meares Place & 33 Collins Street, KIAMA

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	unit number	unit 01	unit 02	unit 03	unit 04	unit 05	unit 06	unit 07	unit 08		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									4.5			3	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	4.5	3	4	4.5	6			3		4	4
	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 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		3	4.5	4.5	4	6	4.5	3	3.5	3.5	4.5	3	4	4		3.5
	unit number	unit 46	unit 47	unit 48	unit 49	unit 50	unit 51		unit 53	unit 54	unit 55		E01	E02	E03	E04
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	5	5	4	4.5	4.5		3.5	6	3		5	3	5	5

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 recieve no direct sunlight between 9am-3pm on 21 june

= 12.5 %

40 units achieve 3hrs solar access between 9am-3pm on 21 june

= 71.43 %

solar & daylight analysis 03

proposed development

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Communal Open Space

- communal open space - courtyards
- communal open space - roof terraces
- communal open space - **not** included in communal open space count - 316 m2



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 B, D, E, F, G, H and I.
Communal open space B (the upper level of the central courtyard) connects directly to the communal room and communal facilities at level 01.

approved solar access to principal communal open space

site area **5579 m2**

	required		proposed		complies
Communal Open Space	25% of site area =	1395 m2	27% of site area =	1524 m2	yes
Principal Usable COS	-		**749 m2**		
2h solar access to PUCOS	50% of PUCOS =	375 m2	58% of PUCOS =	436 m2	yes
			(between 09:30am and 11:30am)		

proposed solar access to principal communal open space (refer dwgs 37A & 38A)

site area **5579 m2**

	required		proposed		complies
Communal Open Space	25% of site area =	1395 m2	25% of site area =	1416 m2	yes
Principal Usable COS	-		**1013.7 m2**		
2h solar access to PUCOS	50% of PUCOS =	507 m2	54% of PUCOS =	551 m2	yes
			(between 09:30am and 11:30am)		

principal usable communal open space - area count

proposed development



09:00AM



10:00AM



11:00AM



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

2003 - CL455 - S - solst.vwx

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09:00 AM

area of PUCOS receiving sun	504.8 sq m
percentage of total PUCOS	49.8%



09:30 AM

area of PUCOS receiving sun	548.4 sq m
percentage of total PUCOS	54.1%



10:00 AM

area of PUCOS receiving sun	561.6 sq m
percentage of total PUCOS	55.4%



10:30 AM

area of PUCOS receiving sun	563.3 sq m
percentage of total PUCOS	55.6%



11:00 AM

area of PUCOS receiving sun	540.2 sq m
percentage of total PUCOS	53%



11:30 AM

area of PUCOS receiving sun	542.1 sq m
percentage of total PUCOS	53%



12:00 PM

area of PUCOS receiving sun	520.0 sq m
percentage of total PUCOS	51%

solar access to communal open space
extent of principal useable communal open space (PUCOS)
shadows cast by proposed development

legend

shadow analysis plans - winter solstice - communal open space

proposed development

2003 - CL455 - 5 - solar.vwx

23 Meares Place & 33 Collins Street, KIAMA

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A 25/06/20 Clause 4.55



12:30 PM

area of PUCOS receiving sun	521.7 sq m
percentage of total PUCOS	51%



01:00 PM

area of PUCOS receiving sun	473.0 sq m
percentage of total PUCOS	47%



01:30 PM

area of PUCOS receiving sun	427.8 sq m
percentage of total PUCOS	42%



02:00 PM

area of PUCOS receiving sun	391.4 sq m
percentage of total PUCOS	39%



02:30 PM

area of PUCOS receiving sun	340.5 sq m
percentage of total PUCOS	34%



03:00 PM

area of PUCOS receiving sun	270.8 sq m
percentage of total PUCOS	27%

approved solar access to principal communal open space

site area 5579 m2

	required	proposed	complies
Communal Open Space	25% of site area = 1395 m2	27% of site area = 1524 m2	yes
Principal Usable COS	-	749 m2	
2h solar access to PUCOS	50% of PUCOS = 375 m2	58% of PUCOS = 436 m2 (between 09:30am and 11:30am)	yes

proposed solar access to principal communal open space

site area 5579 m2

	required	proposed	complies
Communal Open Space	25% of site area = 1395 m2	25% of site area = 1416 m2	yes
Principal Usable COS	-	**1013.7 m2**	
2h solar access to PUCOS	50% of PUCOS = 507 m2	54% of PUCOS = 551 m2 (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 09:00am and 03:00pm

Extracts from ADG:

page 55 - 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 55 - Design guidance:
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

page79 - 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 useable communal open space (PUCOS)
shadows cast by proposed development

legend

shadow analysis plans - winter solstice - communal open space

proposed development

2003 - CL4SS - S - solar.vwx

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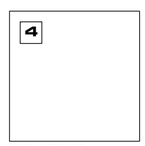
FACE BRICK 01
PGH
Dark and Stormy
'Lightning'
or similar



FACE BRICK 02
Austral Bricks
Sans Selmo
"Reclaimed
Exposure Original'



PAINTED RENDER 01 & FIBRE CEMENT CLADDING
colorbond
'Monument'



RENDERED CONCRETE SLAB EDGE
Dulux
'Natural White'



WINDOW & DOOR FRAMING, PRIVACY SCREENS AND METAL POSTS
colorbond
'Monument'



METAL BALUSTRADE
colorbond
'Monument'



SOFFITS AND CLADDING
Knotwood Aluminium
Cladding
'Tassie Oak'
or similar

schedule of finishes

proposed development

2003 - CL455 - 3 - elevations.vwx

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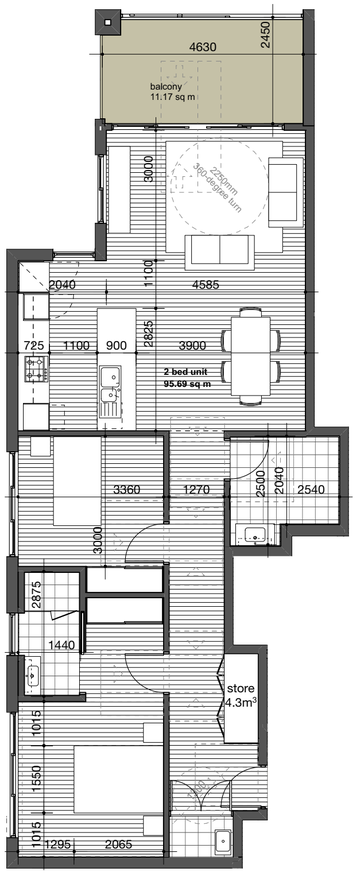
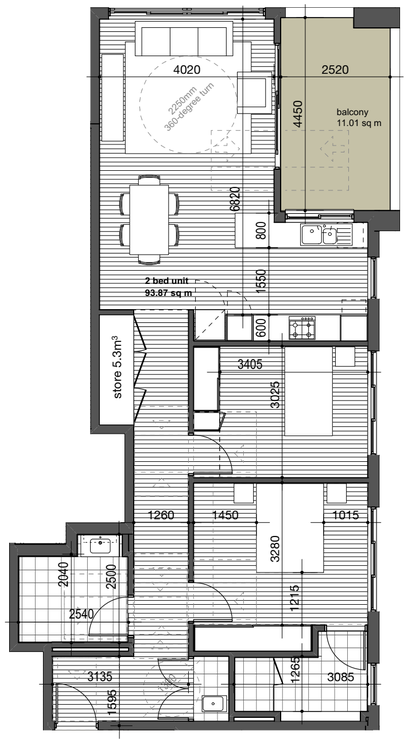
A 25/06/20 Clause 4.55



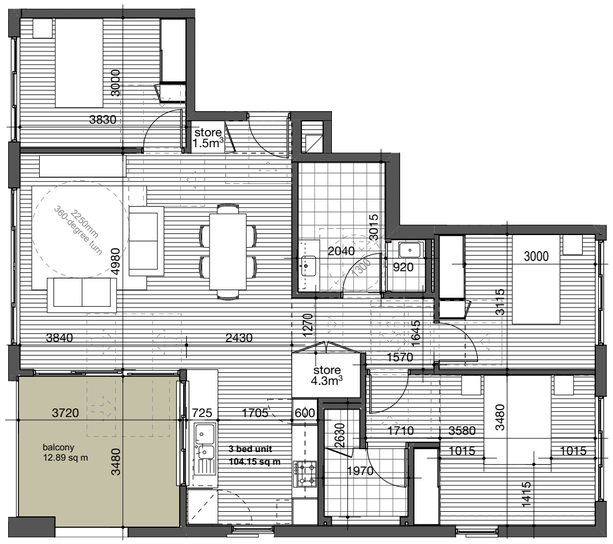
typical plan unit 08



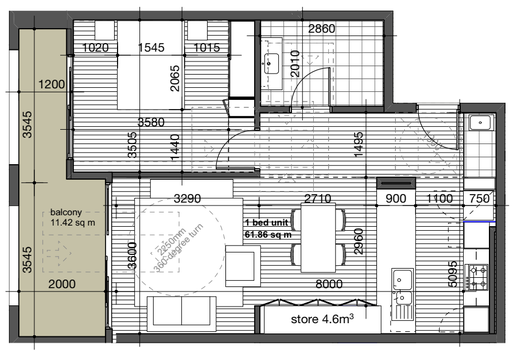
typical plan unit 19, 35



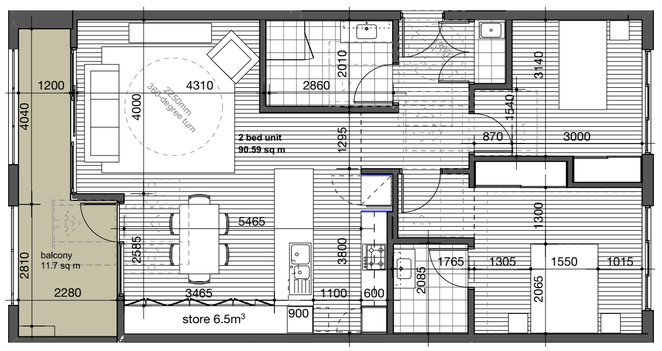
typical plan units 20, 36



typical plan units 03, 12, 23



typical plan units 10, 11 (mirrored)



typical plan units 01, 02 (mirrored), 21, 22 (mirrored), 37, 38 (mirrored)

pre-adapt

typical unit layouts - building A

proposed development

2003 - CL455 - 1 - plans.vwx

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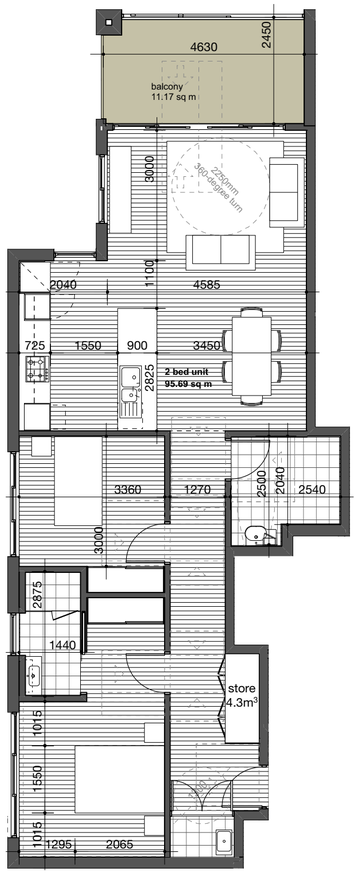
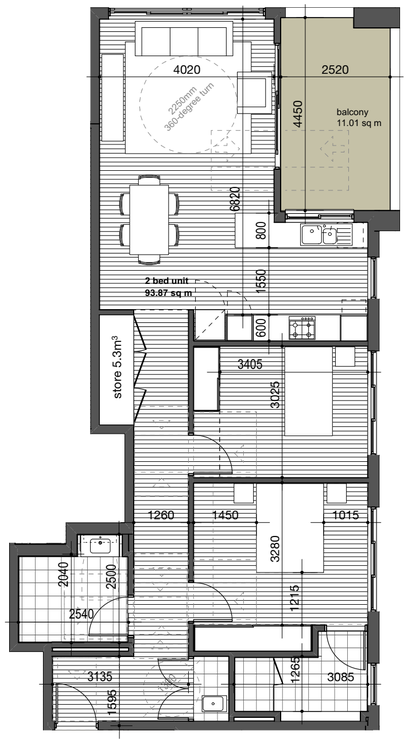
A 25/06/20 Clause 4.55



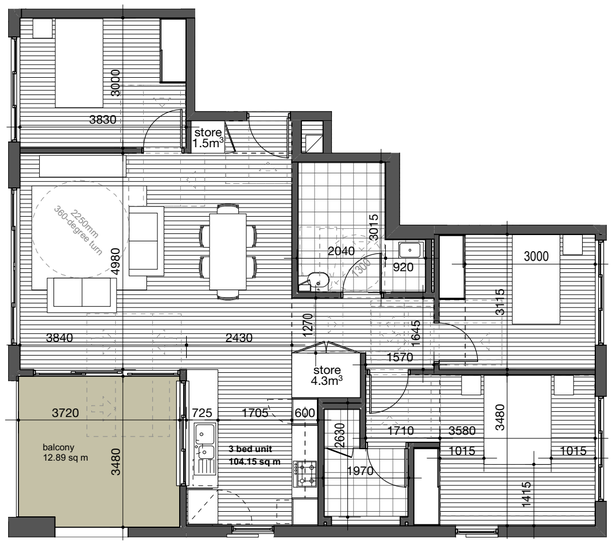
typical plan unit 08



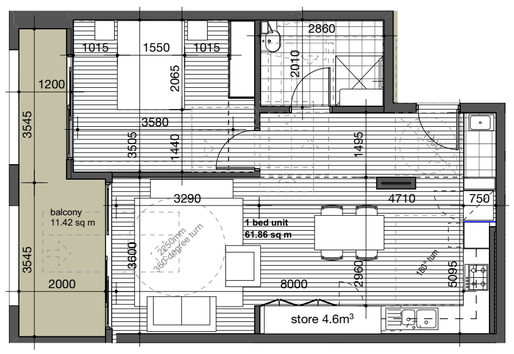
typical plan unit 19, 35



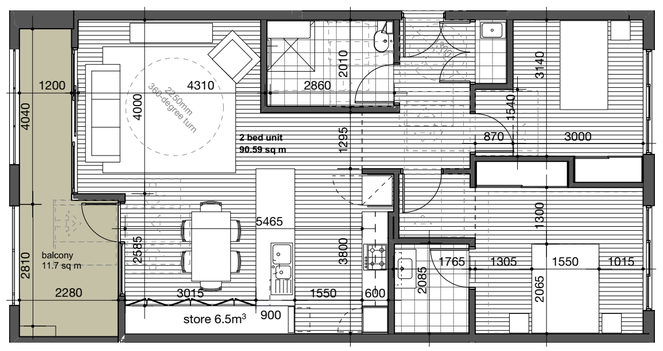
typical plan units 20, 36



typical plan units 03, 12, 23



typical plan units 10, 11 (mirrored)



typical plan units 01, 02 (mirrored), 21, 22 (mirrored), 37, 38 (mirrored)

post-adapt

typical unit layouts - building A - post adapt

proposed development

2003 - CL455 - 1 - plans.vwx

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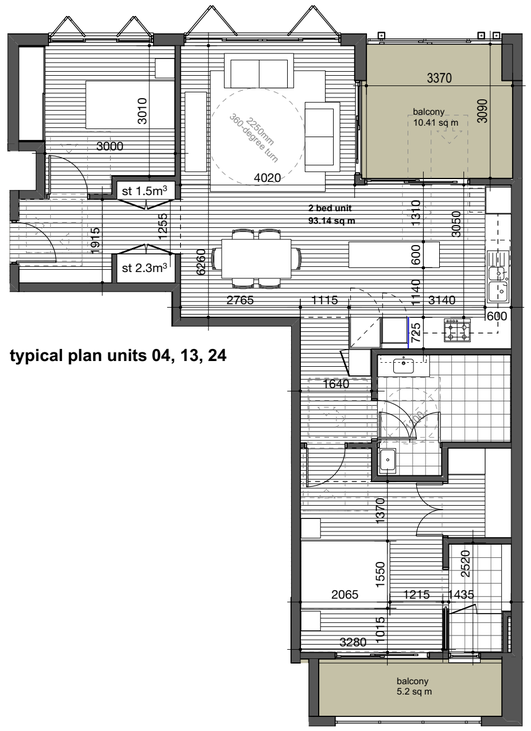
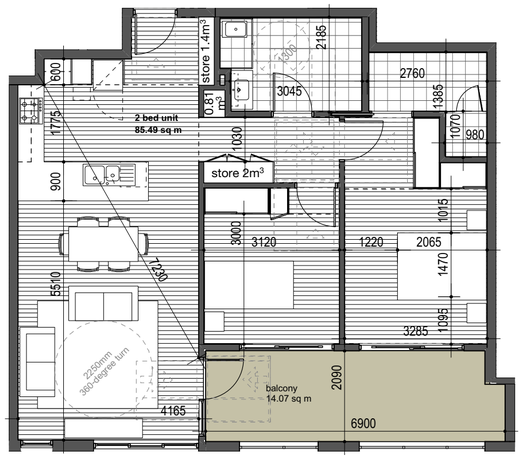
1821 – CL 4.55 40.1 A

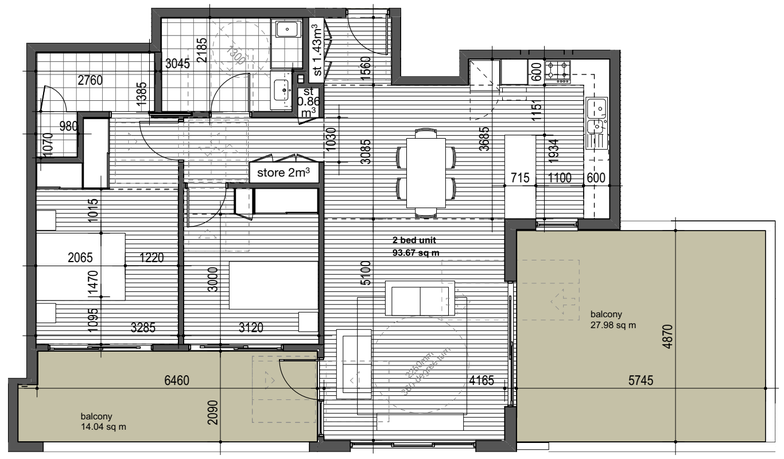
A 25/06/20 Clause 4.55



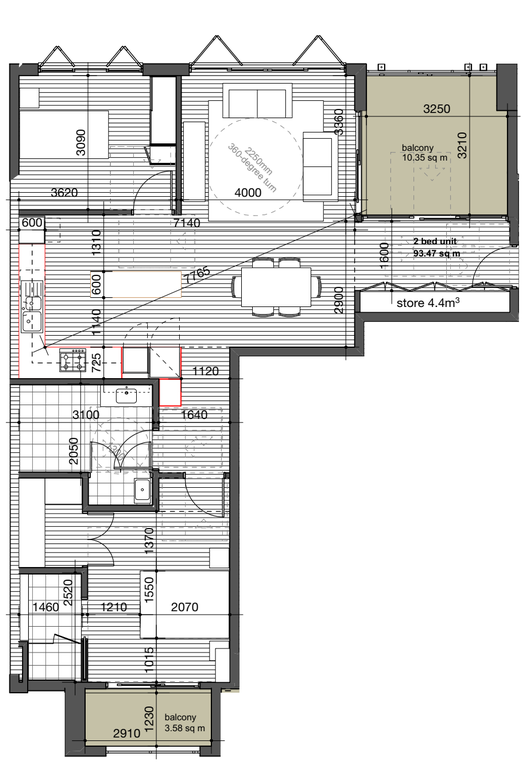
typical plan units 04, 13, 24



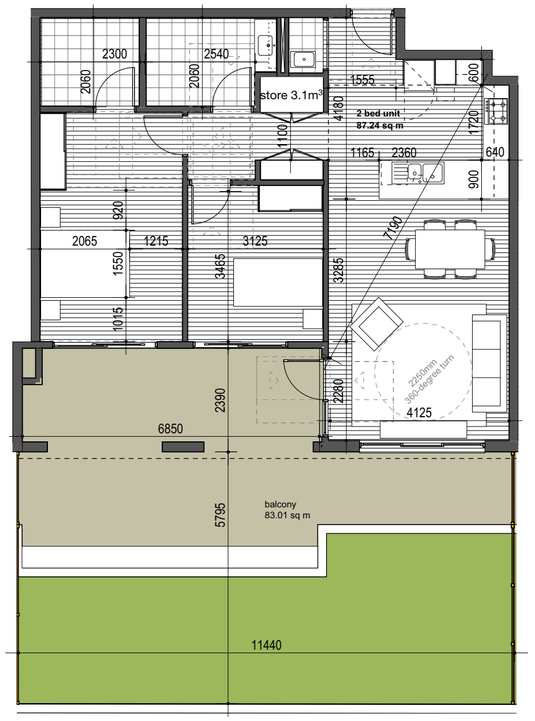
typical plan units 05, 14, 15 (mirrored), 25, 26 (mirrored)



unit 39



typical plan units 16, 27, 40



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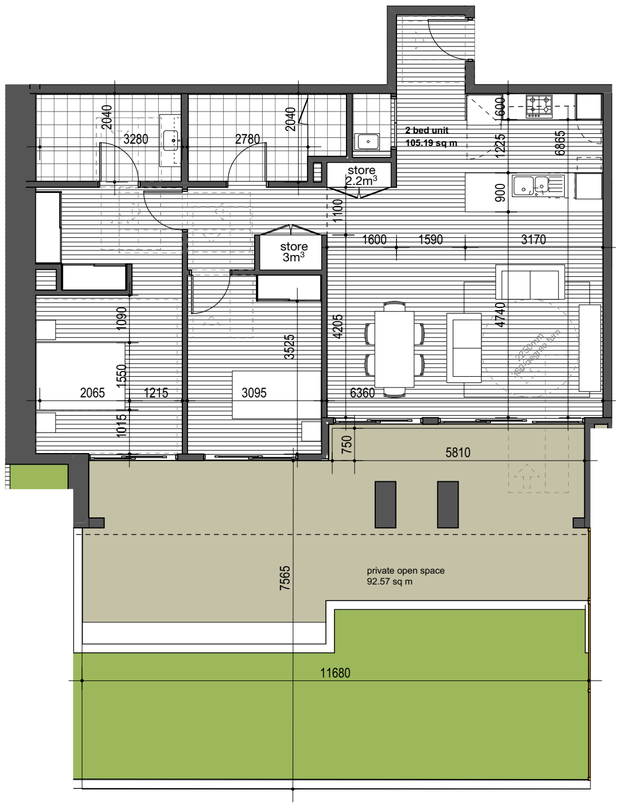

unit 07

pre-adapt

typical unit layouts - building B

proposed development

23 Meares Place & 33 Collins Street, KIAMA

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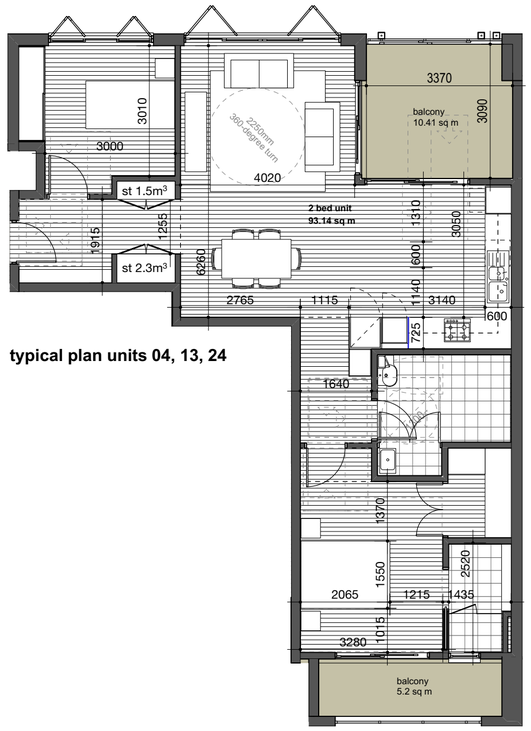
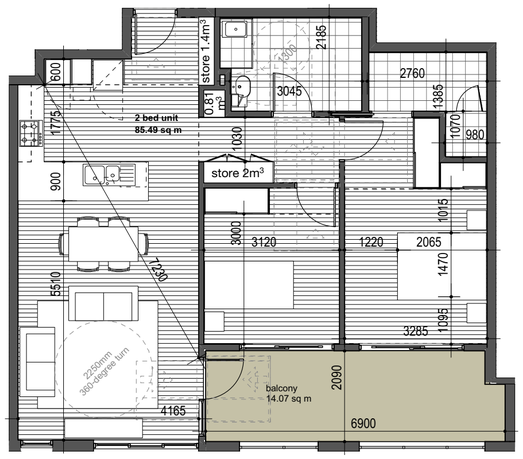
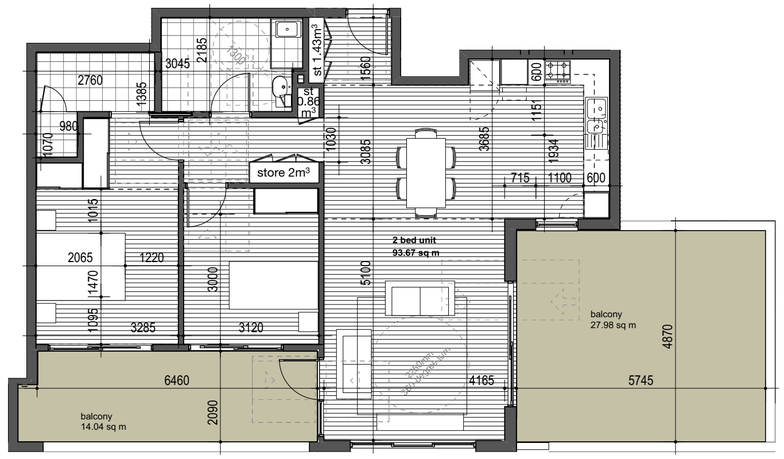
A 25/06/20 Clause 4.55



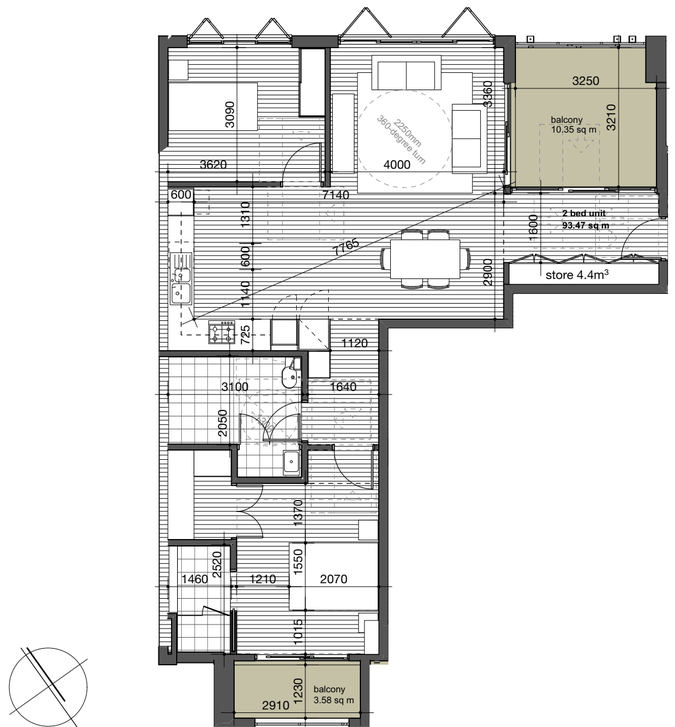
typical plan units 04, 13, 24



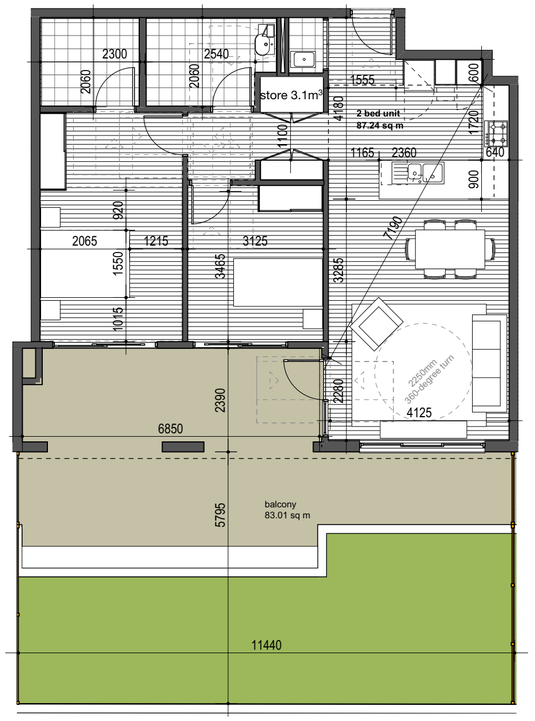
typical plan units 05, 14, 15 (mirrored), 25, 26 (mirrored)



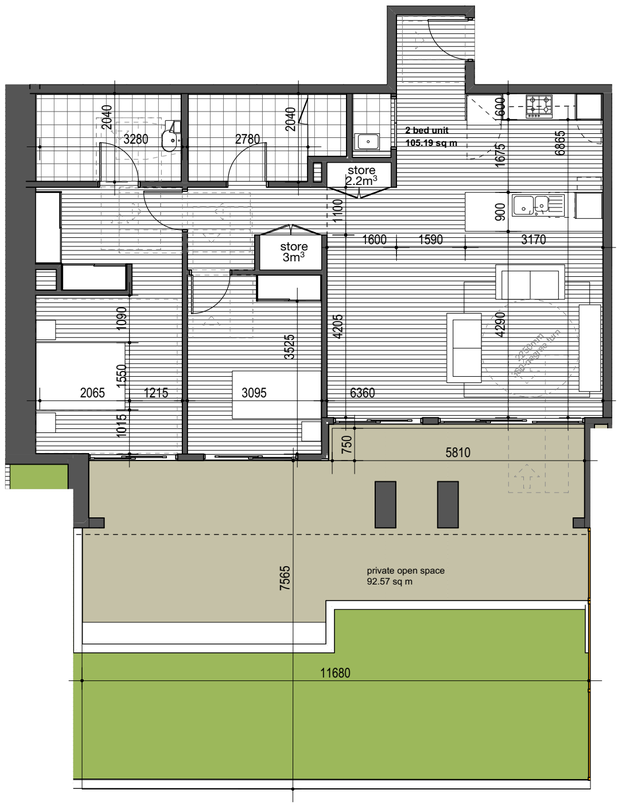
unit 39



typical plan units 16, 27, 40



unit 06



unit 07

post-adapt

typical unit layouts - building B - post adapt

proposed development

23 Meares Place & 33 Collins Street, KIAMA

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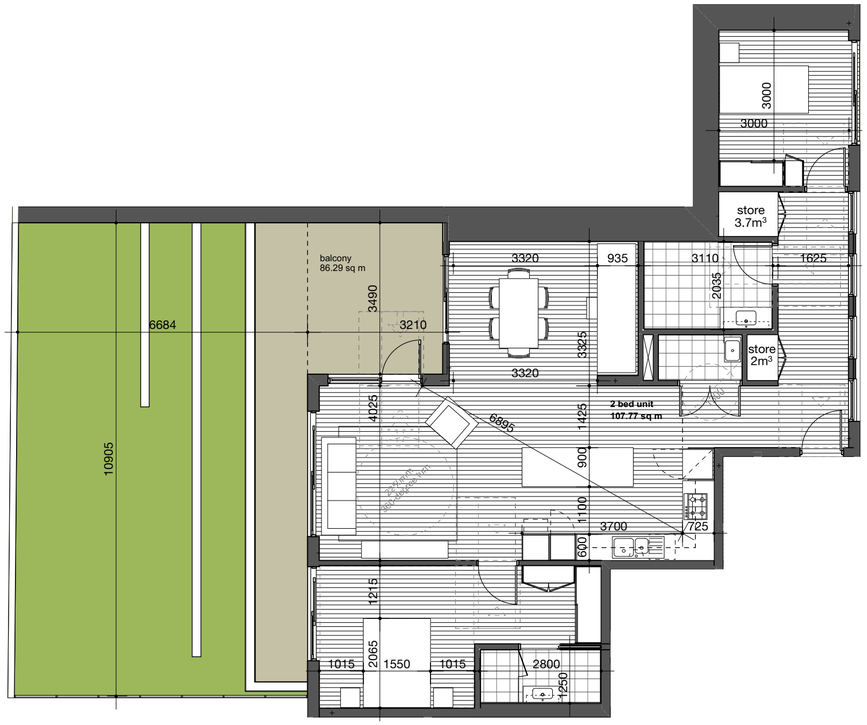
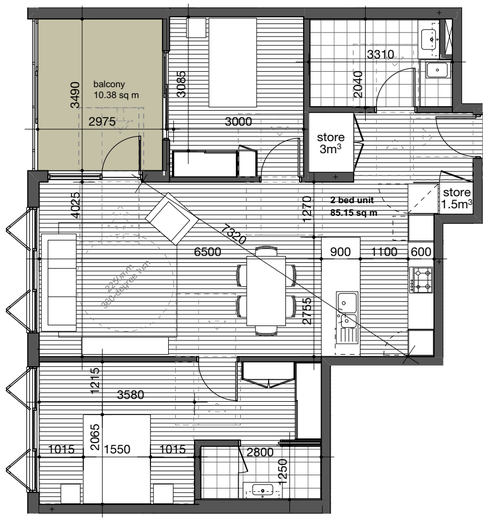
1821 – CL 4.55 41.1 A

A 25/06/20 Clause 4.55



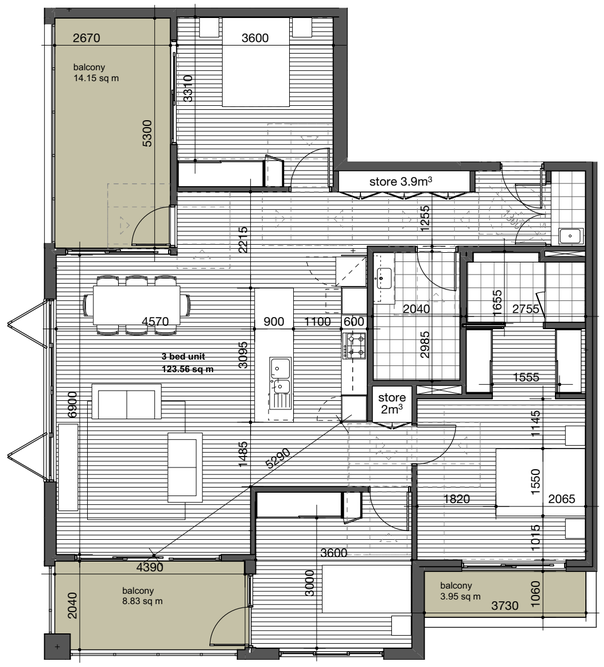
typical plan units 30



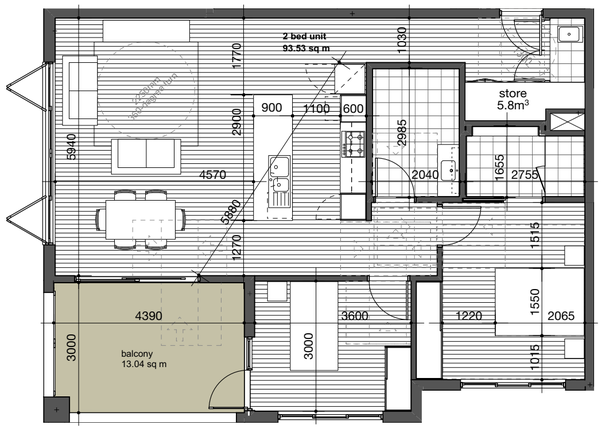
typical plan units 43, 51



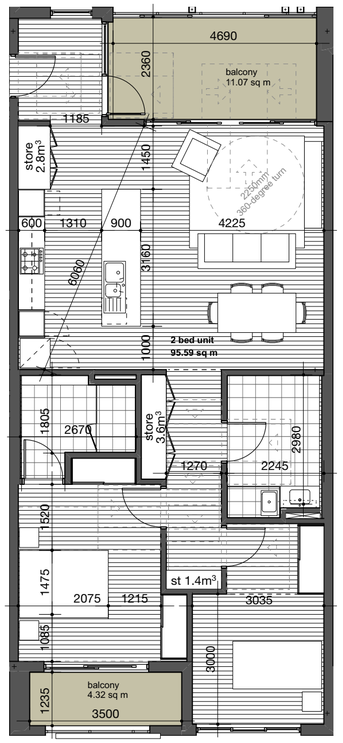
typical plan unit 45, 53



typical plan units 50



typical plan units 18, 29, 42



typical plan units 17, 28, 41

pre-adapt

typical unit layouts - building C

proposed development

2003 - CL455 - 1 - plans.vwx

23 Meares Place & 33 Collins Street, KIAMA

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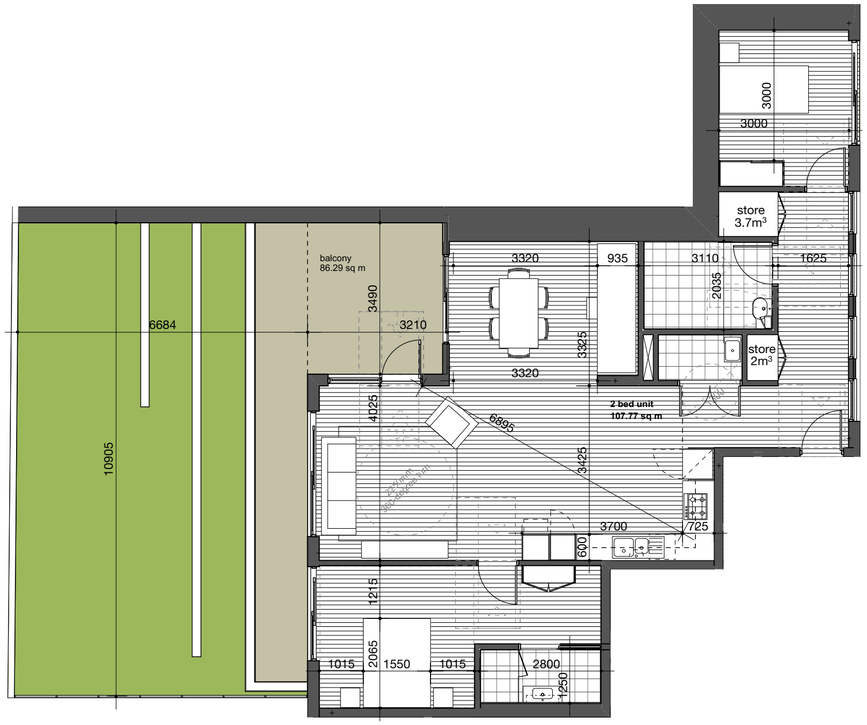
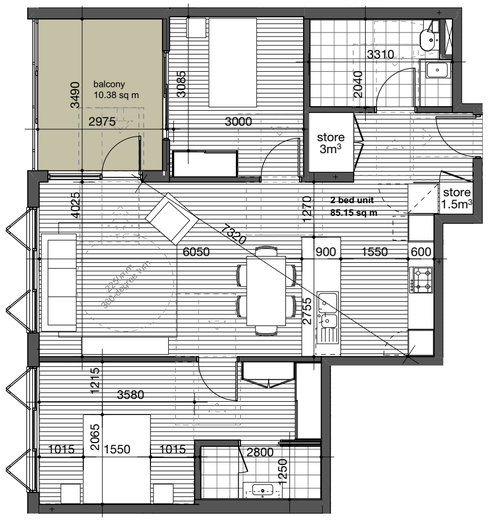
1821 – CL 4.55 42 A

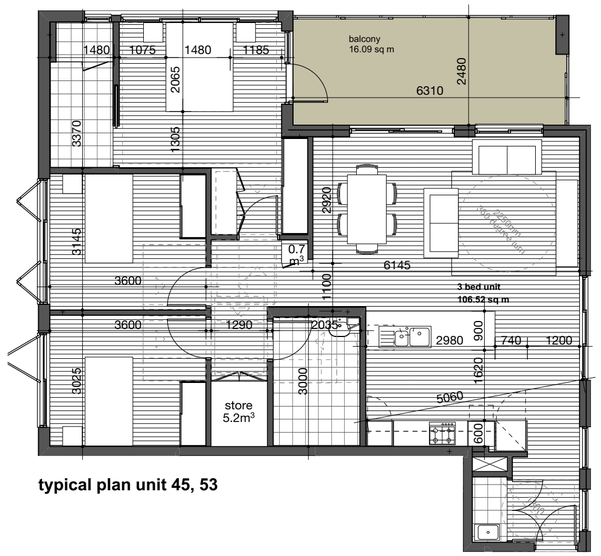
A 25/06/20 Clause 4.55



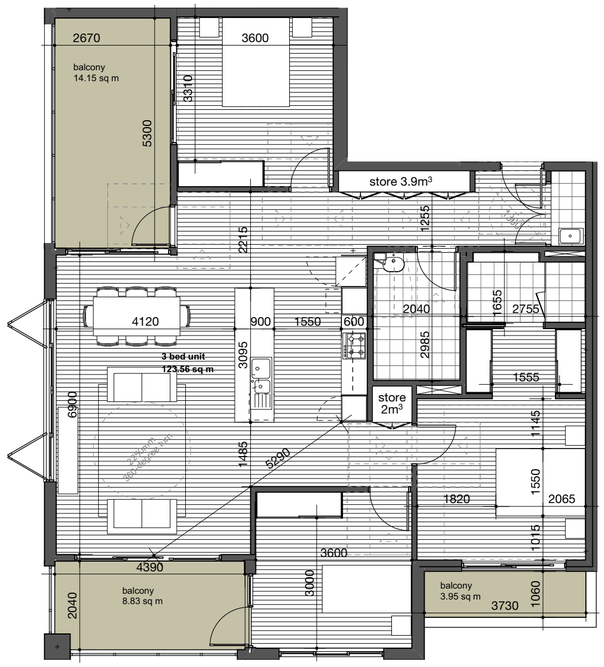
typical plan units 30



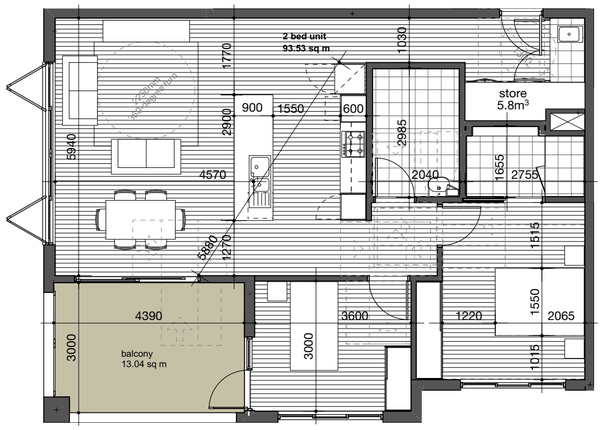
typical plan units 43, 51



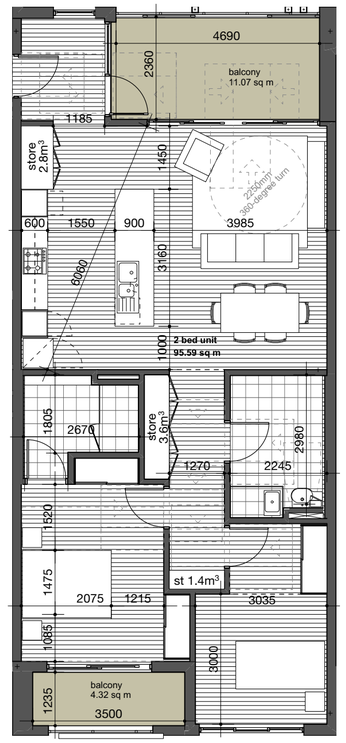
typical plan unit 45, 53



typical plan units 50



typical plan units 18, 29, 42



typical plan units 17, 28, 41

post-adapt

typical unit layouts - building C - post adapt

proposed development

2003 - CL455 - 1 - plans.vwx

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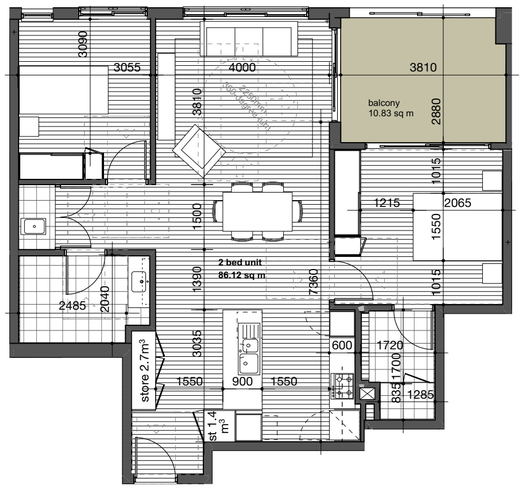
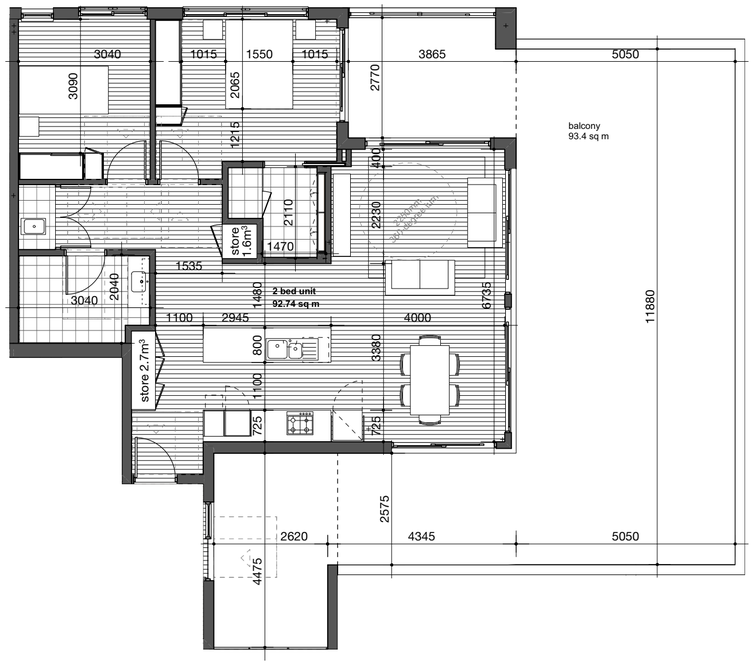
1821 – CL 4.55 42.1 A

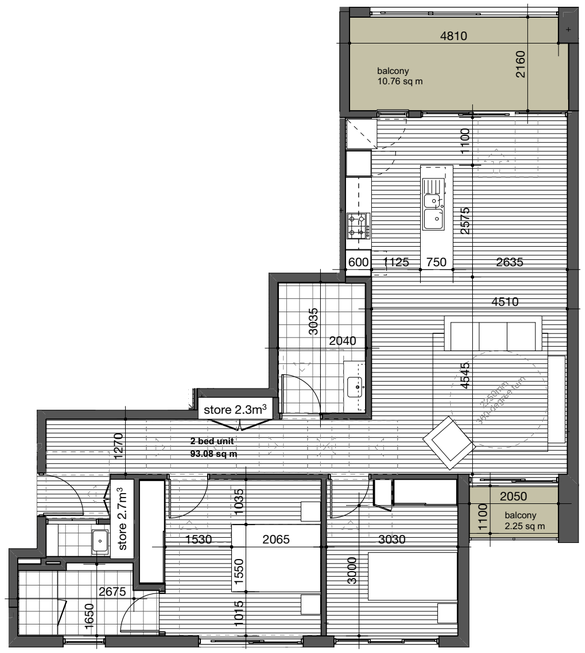
A 25/06/20 Clause 4.55



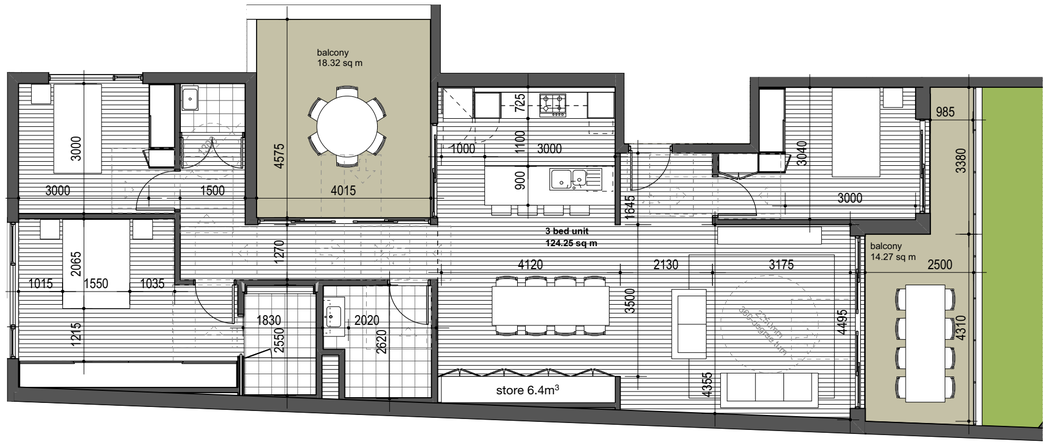
typical plan units 32 (mirrored), 33, 47 (mirrored), 48, 54 (mirrored)



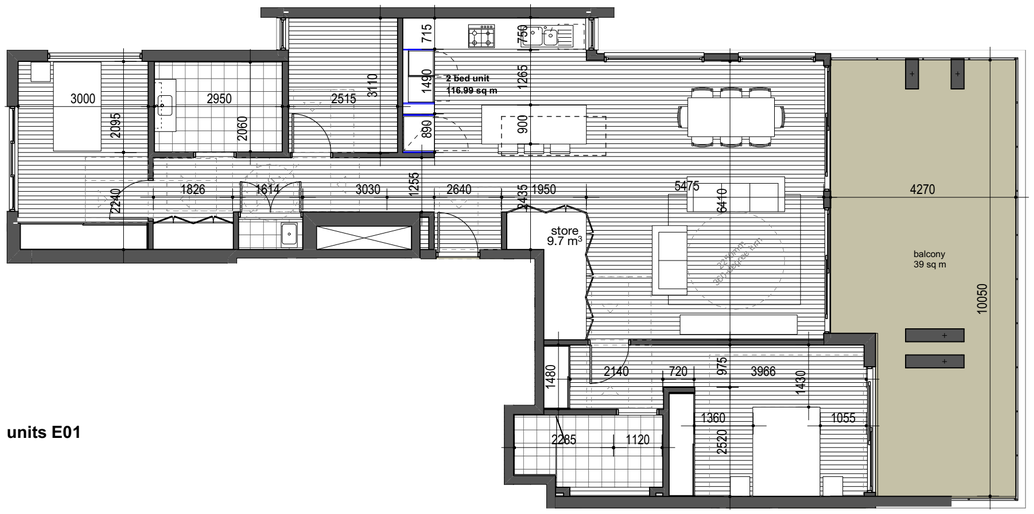
typical plan unit 55



typical plan units 31 (mirrored), 43, 46 (mirrored), 49



units E02 & E04



units E01

pre-adapt

typical unit layouts - building D & E

proposed development

2003 - CL455 - 1 - plans.vwx

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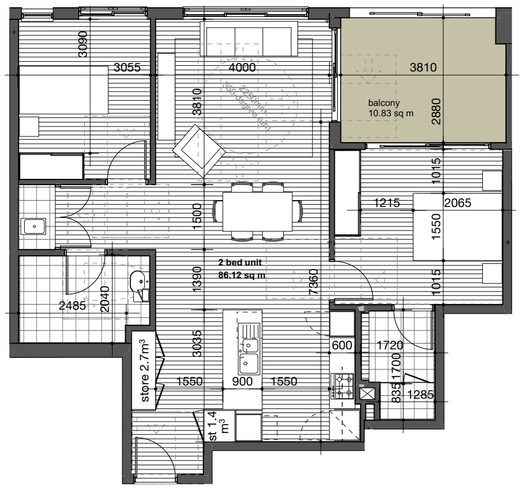
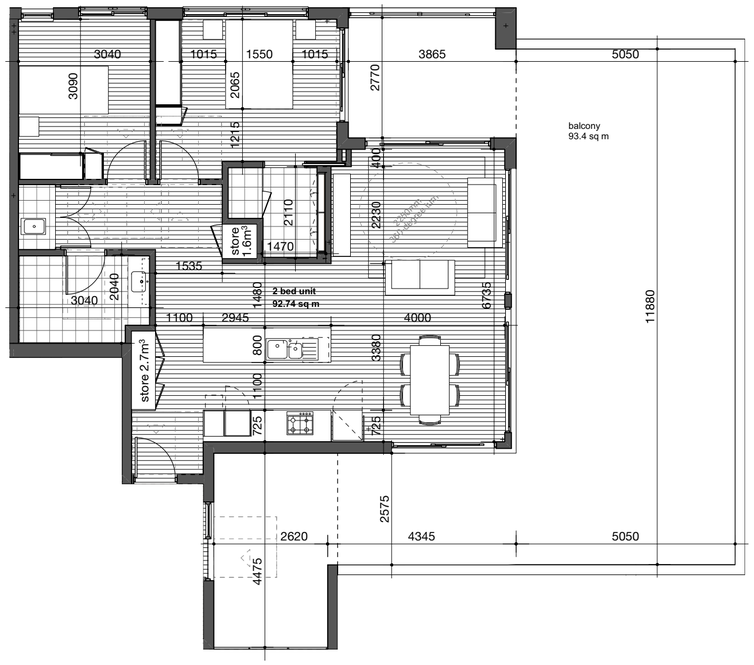
1821 – CL 4.55 43 A

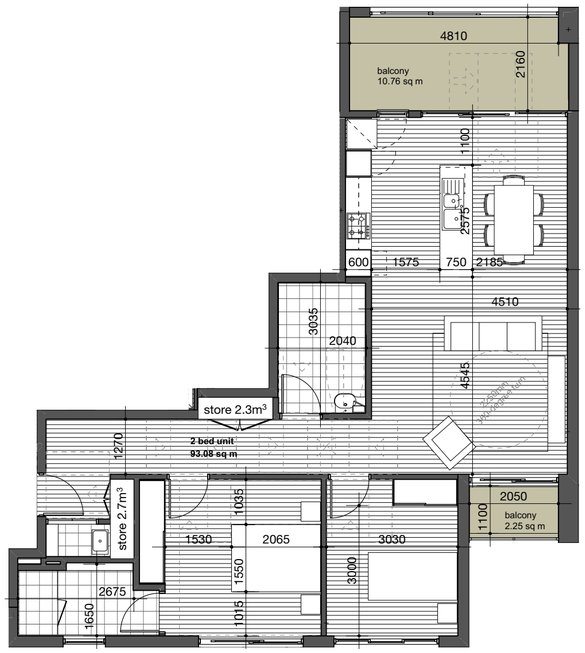
A 25/06/20 Clause 4.55



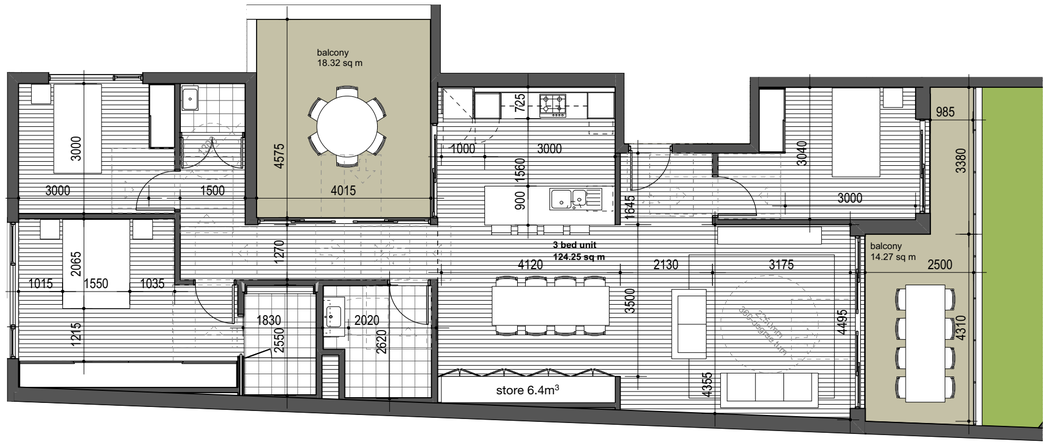
typical plan units 32 (mirrored), 33, 47 (mirrored), 48, 54 (mirrored)



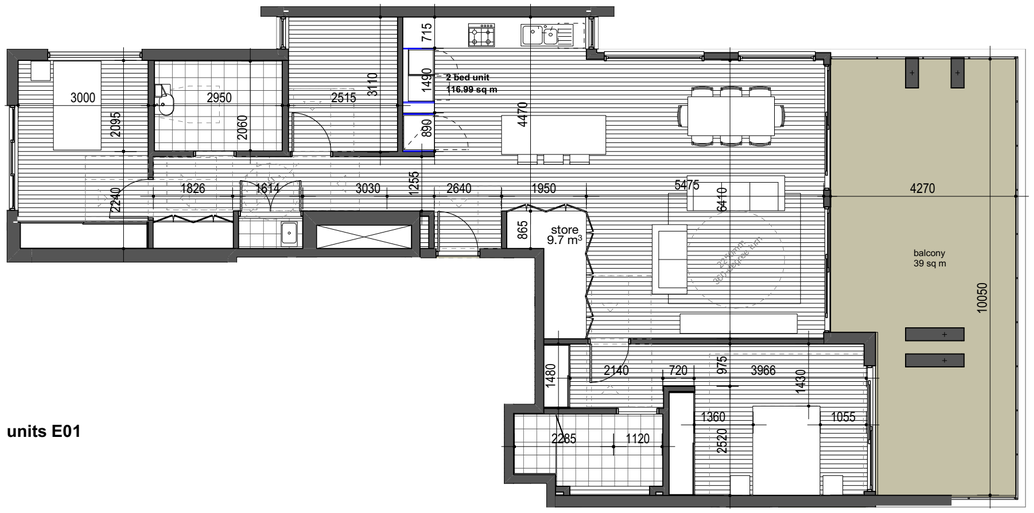
typical plan unit 55



typical plan units 31 (mirrored), 43, 46 (mirrored), 49



units E02 & E04



units E01

post-adapt

typical unit layouts - building D & E - post adapt

proposed development

2003 - CL455 - 1 - plans.vwx

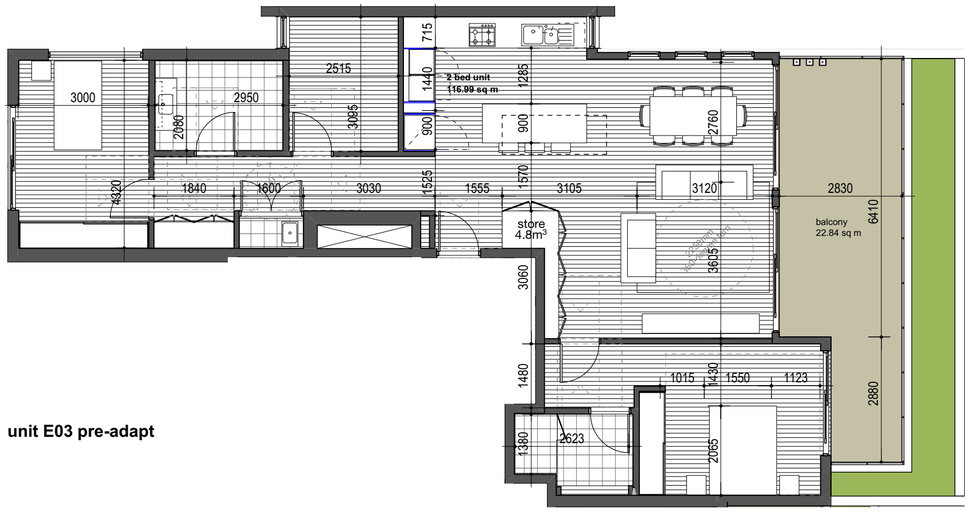
23 Meares Place & 33 Collins Street, KIAMA

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

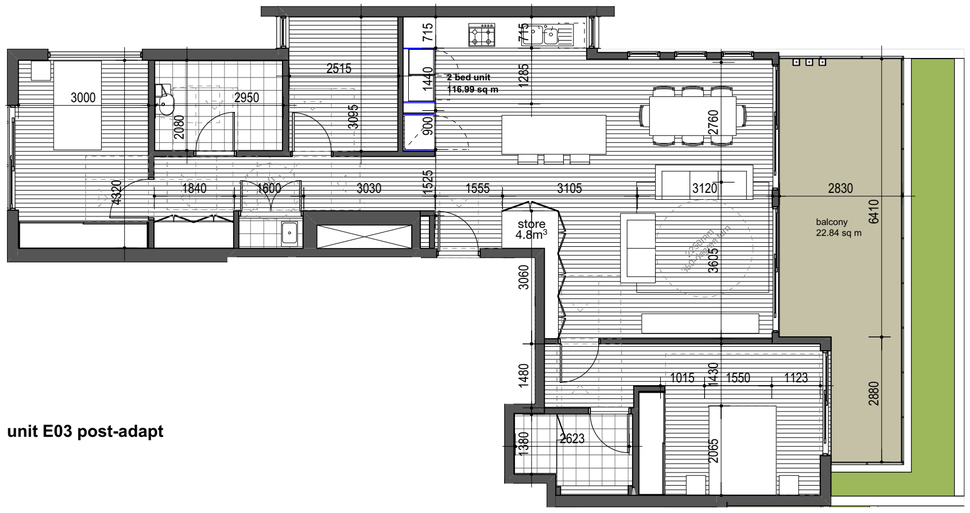
for fresh hope

1821 – CL 4.55 43.1 A

A 25/06/20 Clause 4.55



unit E03 pre-adapt



unit E03 post-adapt

pre-adapt

typical unit layouts - building E - pre & post adapt

proposed development

2003 - CL455 - 1 - plans.vwx

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

for fresh hope

1821 – CL 4.55 43.2 A

A 25/06/20 Clause 4.55



comparison plan - level -02

proposed development

23 Meares Place & 33 Collins Street, KIAMA

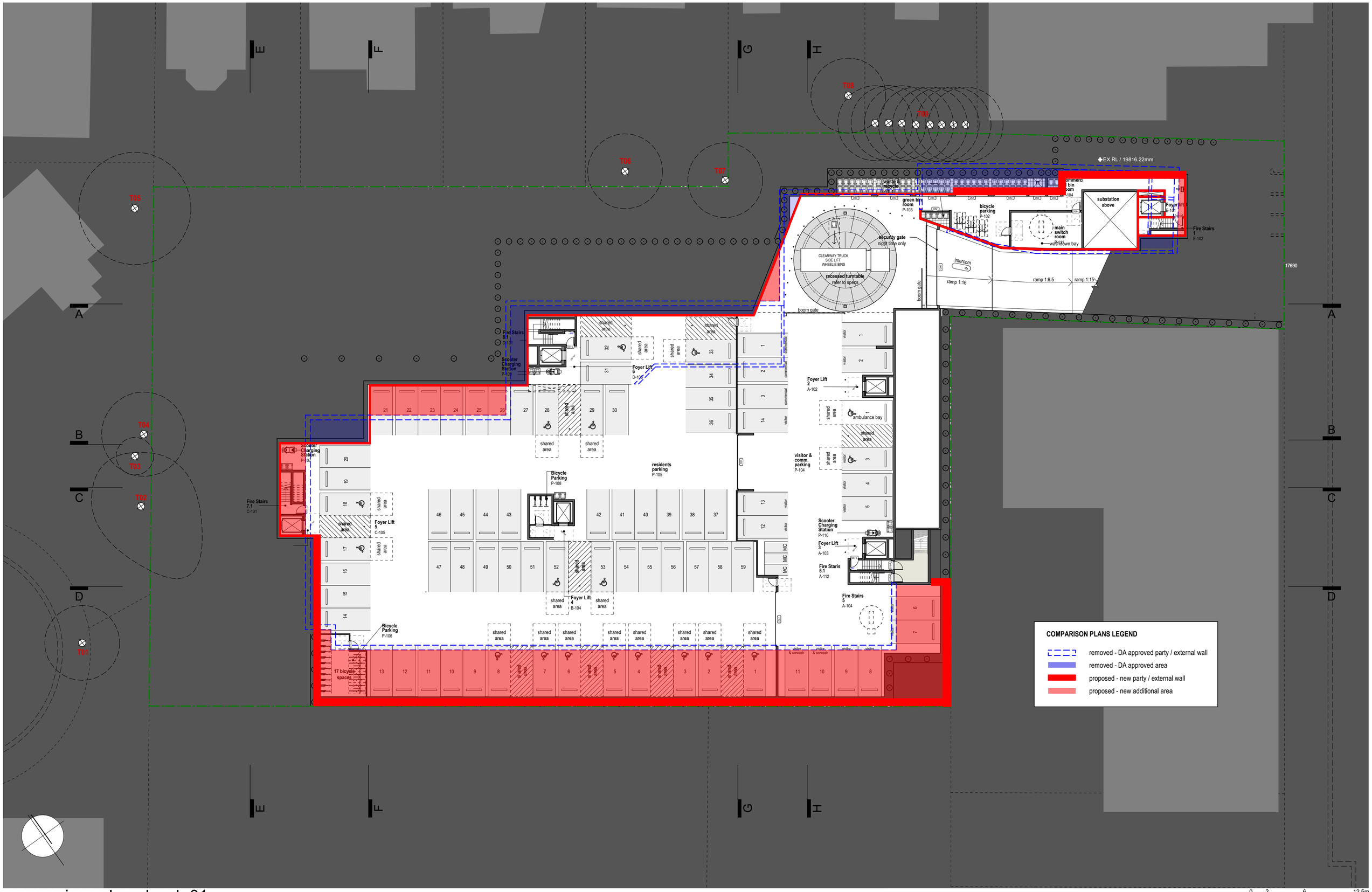
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

for fresh hope

1821 – CL 4.55 44 A

A 25/06/20 Clause 4.55

2003 - CL455 - 1 - plans.vwx



comparison plan - level -01

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 45 A

A 25/06/20 Clause 4.55



comparison plan - level 00

proposed development

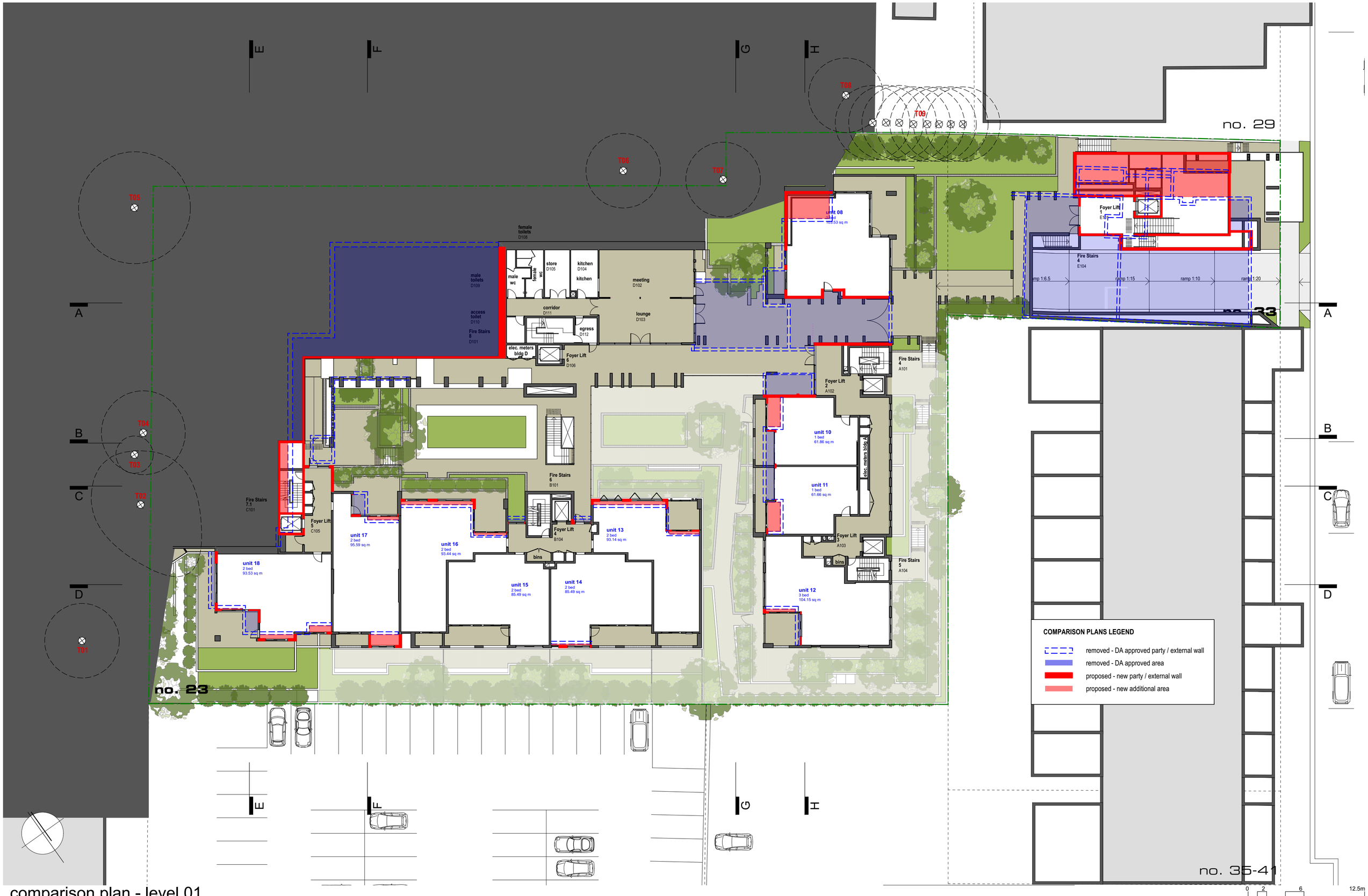
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 46 A

A 25/06/20 Clause 4.55



COMPARISON PLANS LEGEND

- removed - DA approved party / external wall
- removed - DA approved area
- proposed - new party / external wall
- proposed - new additional area

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

comparison plan - level 01

proposed development

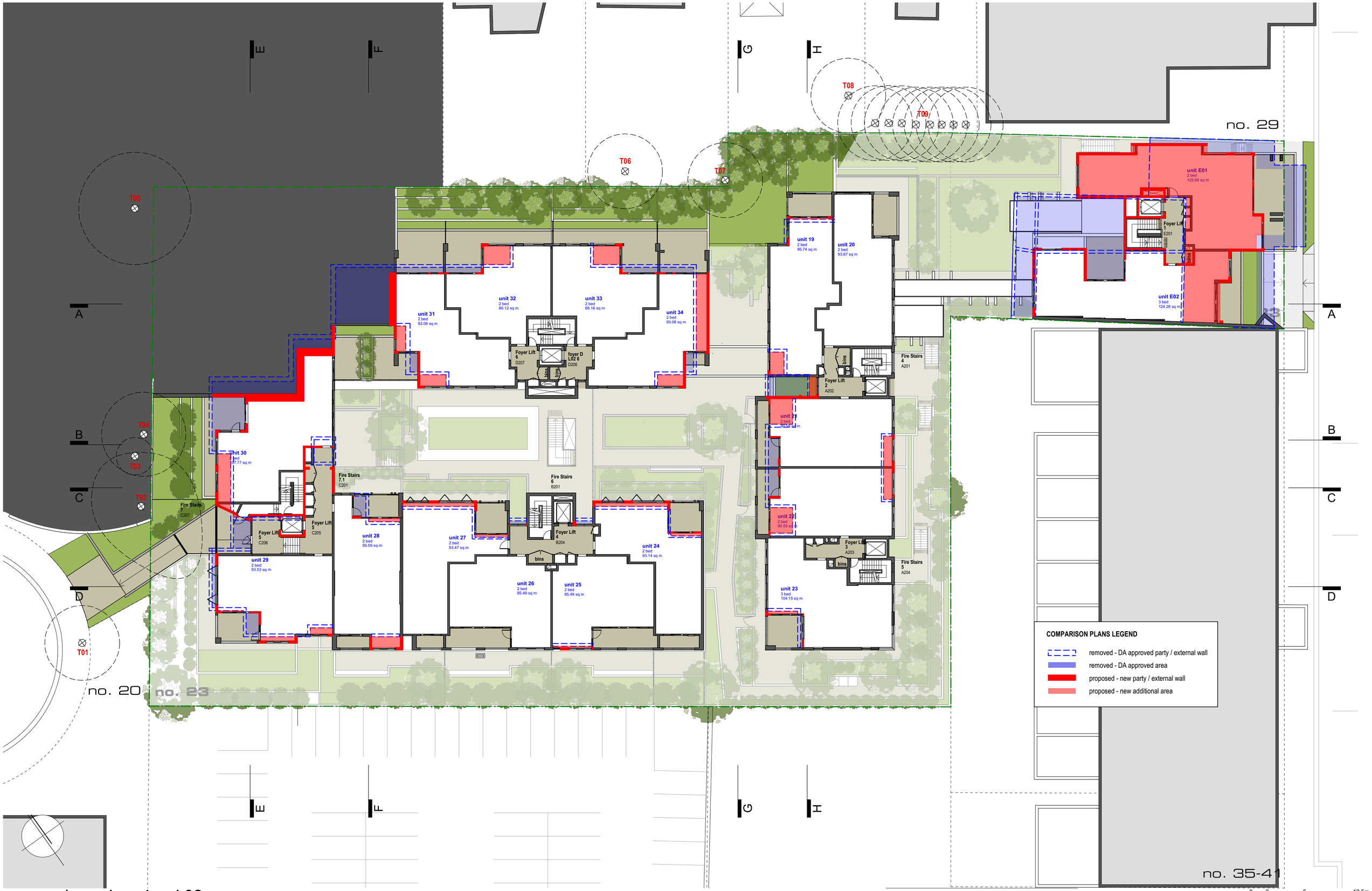
23 Meares Place & 33 Collins Street, KIAMA

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

for fresh hope

1821 – CL 4.55 47 A

A 25/06/20 Clause 4.55



comparison plan - level 02

proposed development

2003 - CL455 - 1 - plans.vwx

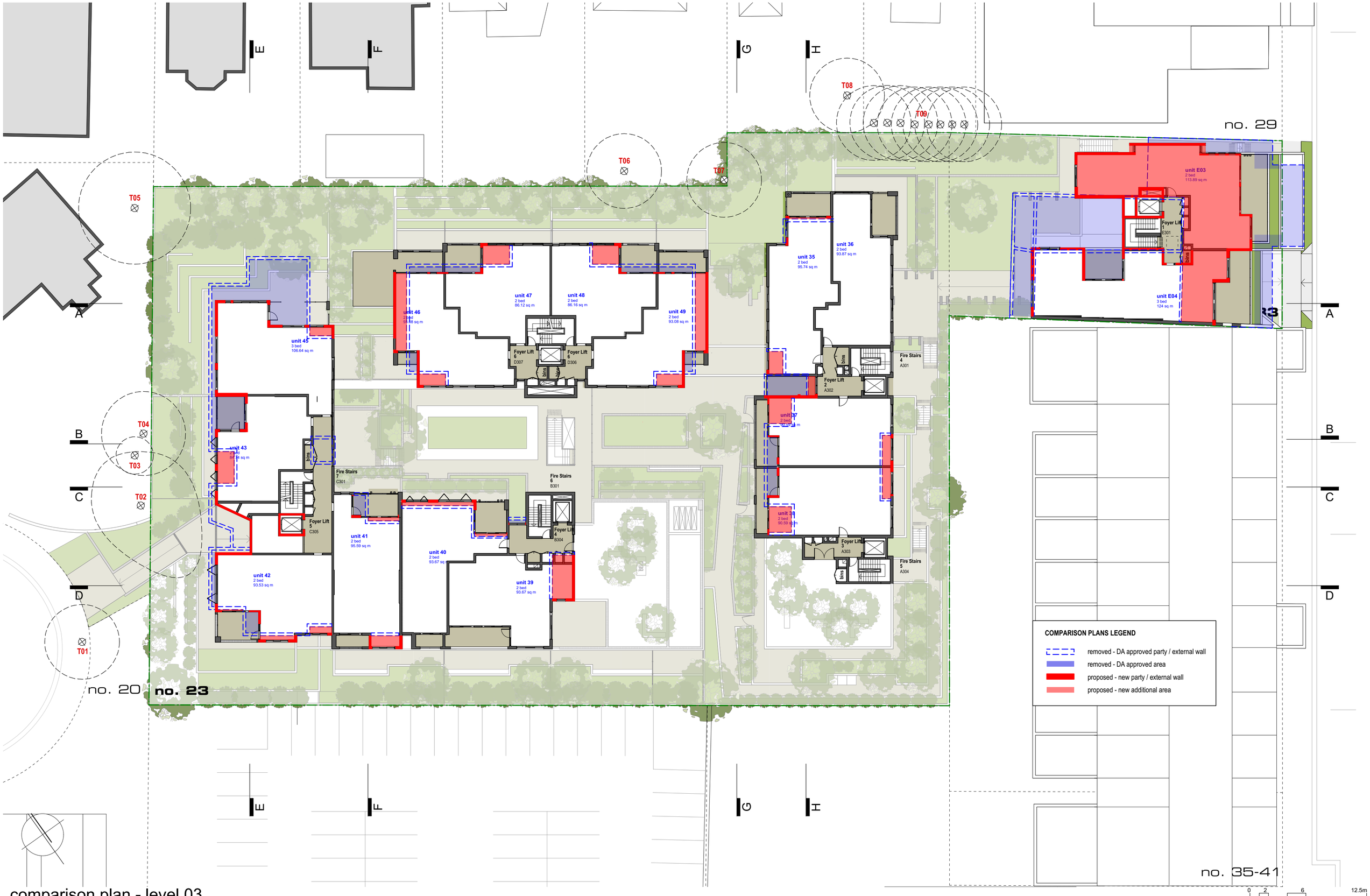
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 48 A

A 25/06/20 Clause 4.55



COMPARISON PLANS LEGEND

- removed - DA approved party / external wall
- removed - DA approved area
- proposed - new party / external wall
- proposed - new additional area

comparison plan - level 03

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.dwg

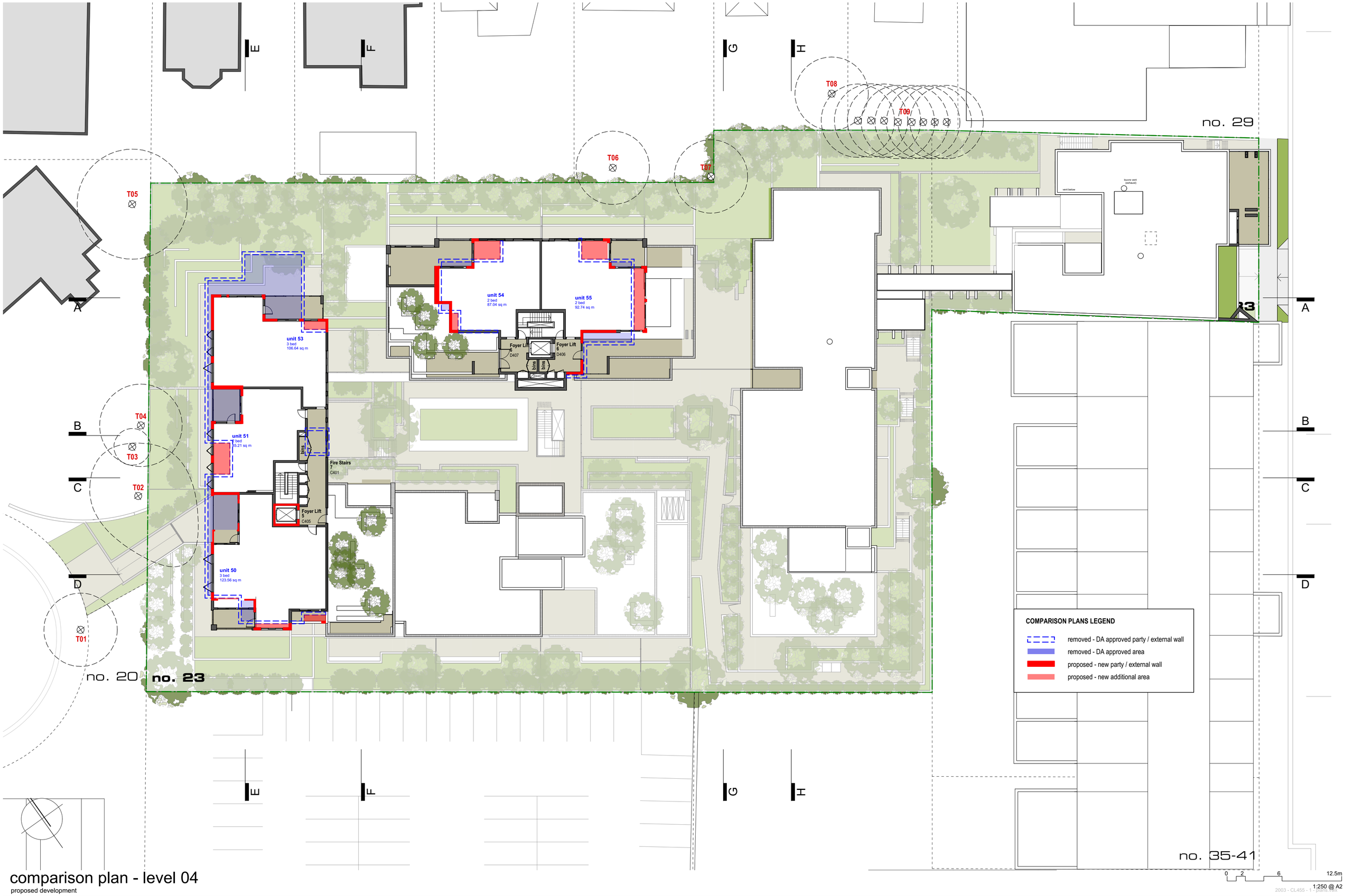
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 49 A

A 25/06/20 Clause 4.55



comparison plan - level 04

proposed development

2003 - CL455 - 1 - plans.dwg

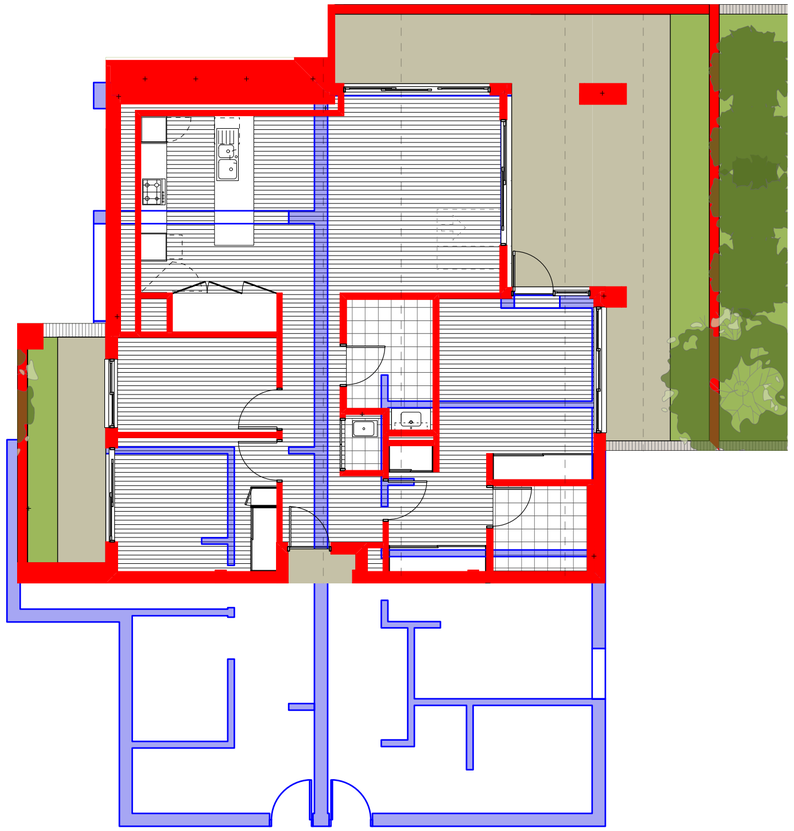
23 Meares Place & 33 Collins Street, KIAMA

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

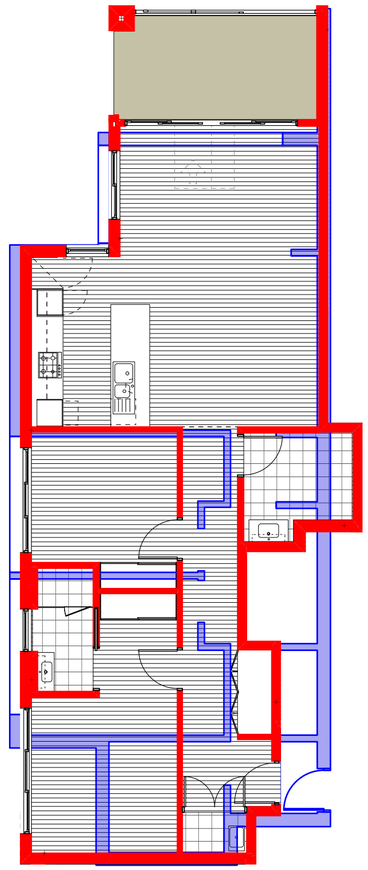
for fresh hope

1821 – CL 4.55 50 A

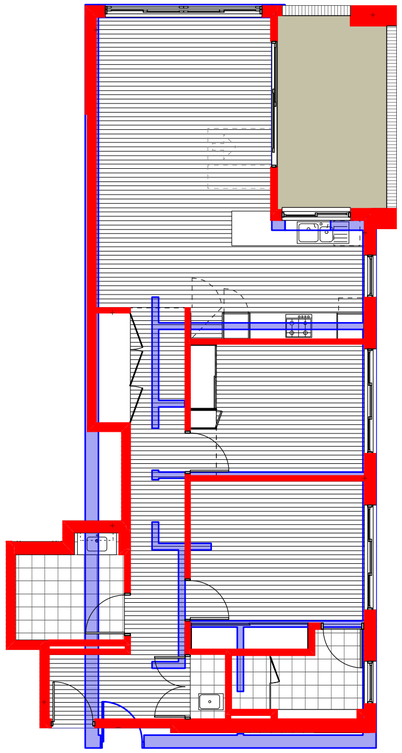
A 25/06/20 Clause 4.55



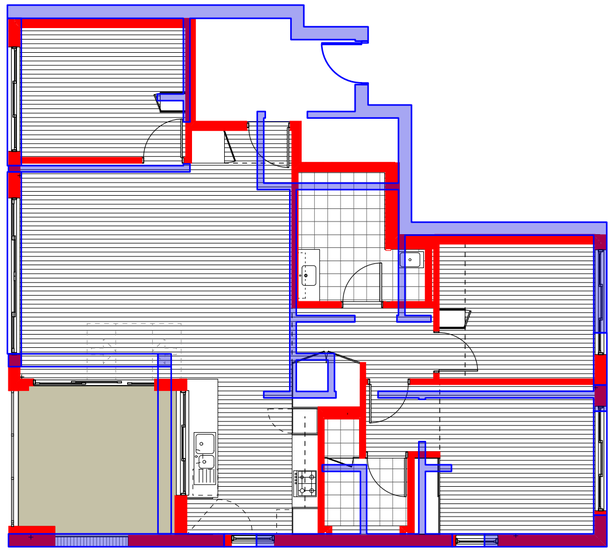
unit 08 (units 08 & 09 amalgamated)



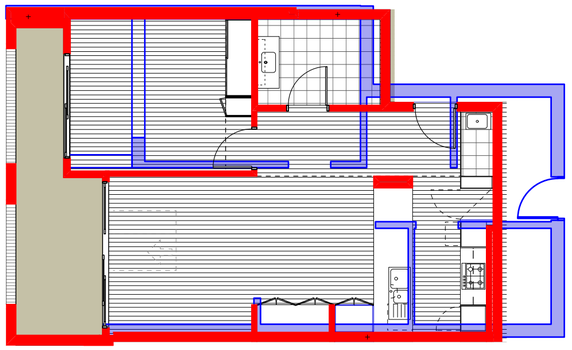
typical plan unit 19, 35



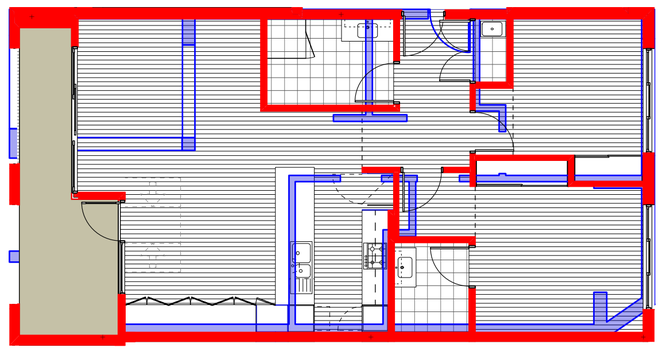
typical plan units 20, 36



typical plan units 03, 12, 23



typical plan units 10, 11 (mirrored)



typical plan units 01, 02 (mirrored), 21, 22 (mirrored), 37, 38 (mirrored)

COMPARISON PLANS LEGEND

- approved DA wall
- proposed wall

comparison plan - typical units Building A

proposed development

2003 - CL455 - 1 - plans.vwx

23 Meares Place & 33 Collins Street, KIAMA

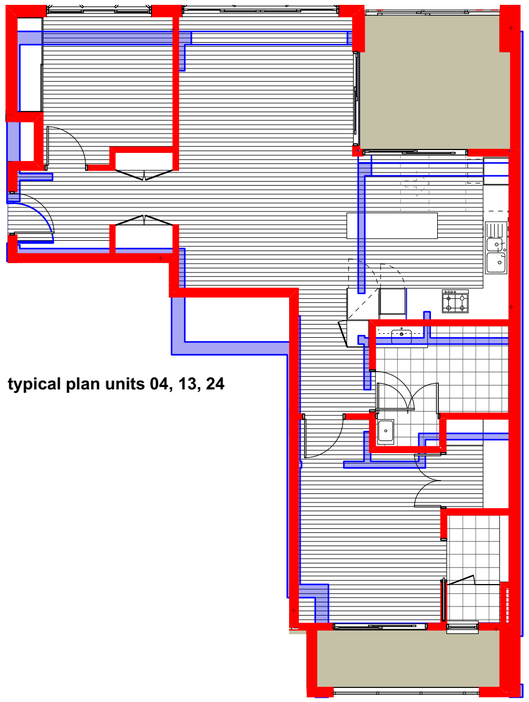
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 51 A

A 25/06/20 Clause 4.55

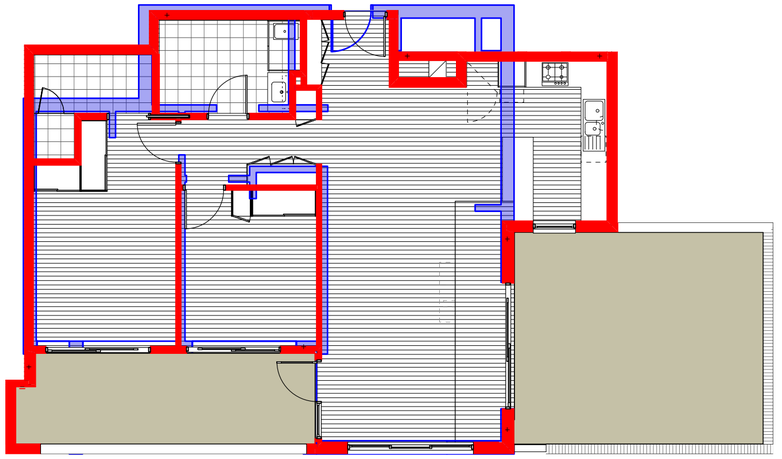
floors slab



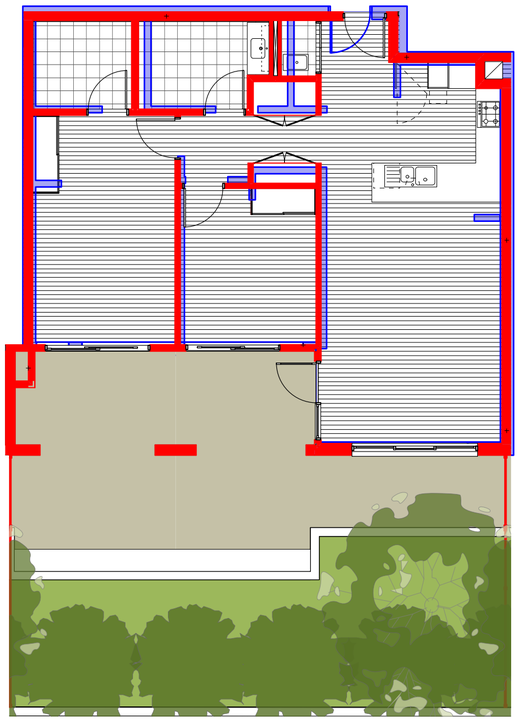
typical plan units 04, 13, 24



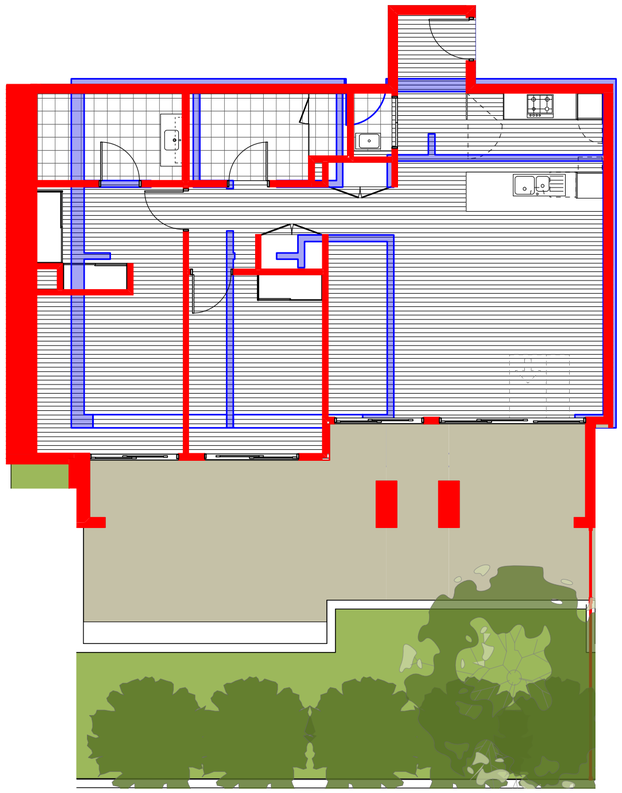
typical plan units 05, 14, 15 (mirrored), 25, 26 (mirrored)



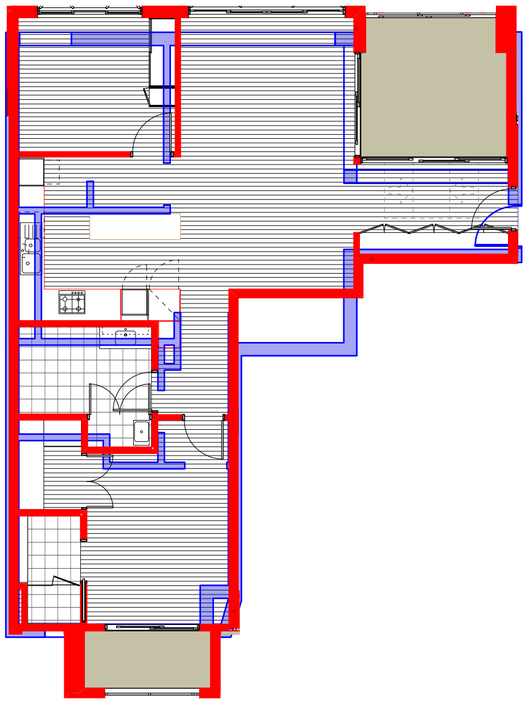
unit 39



unit 06



unit 07



typical plan units 16, 27, 40

COMPARISON PLANS LEGEND

- approved DA wall
- proposed wall

comparison plan - typical units Building B

proposed development

2003 - CL455 - 1 - plans.vwx

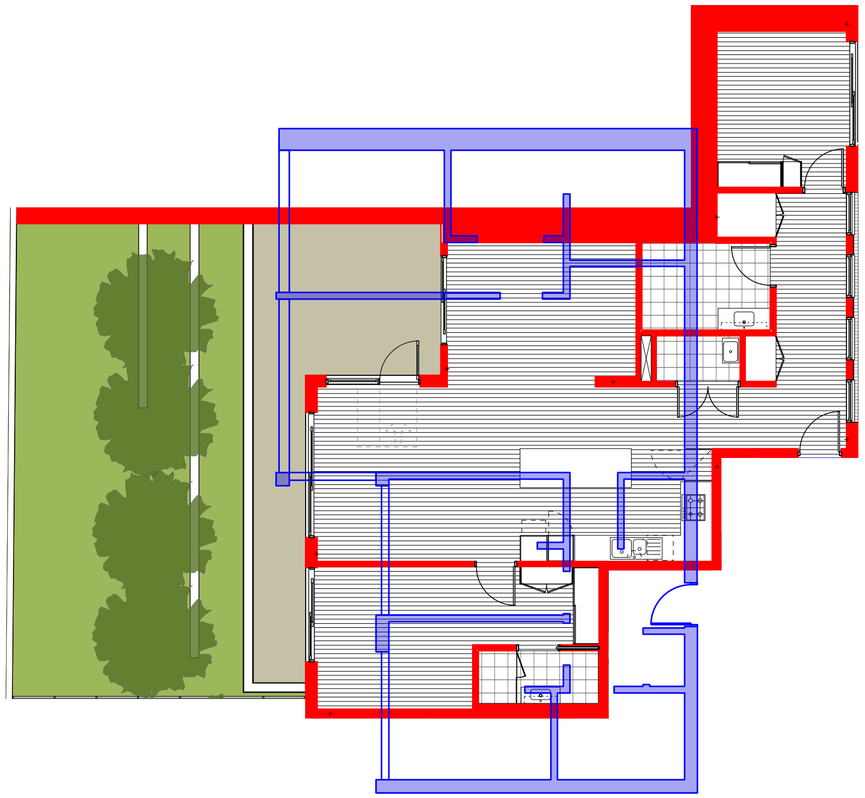
23 Meares Place & 33 Collins Street, KIAMA

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

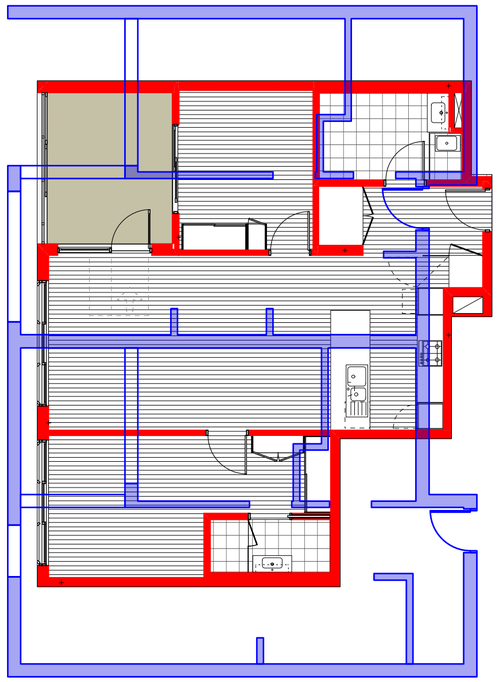
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 52 A

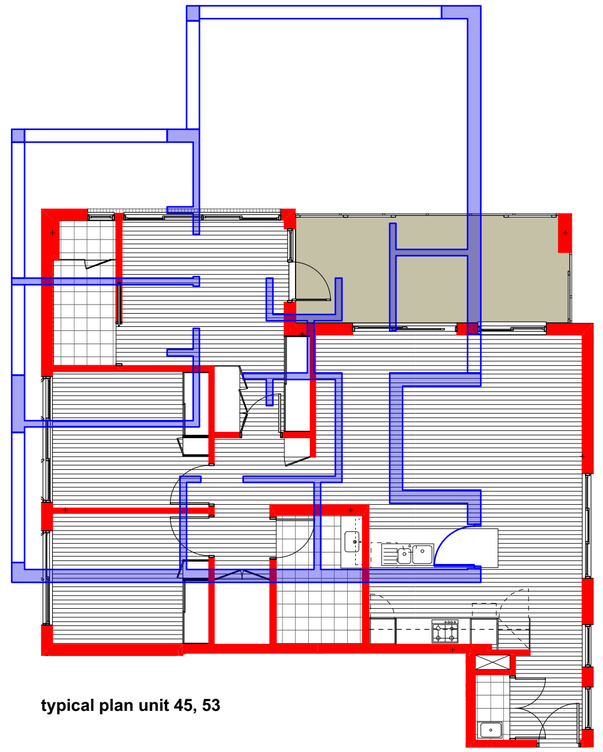
A 25/06/20 Clause 4.55



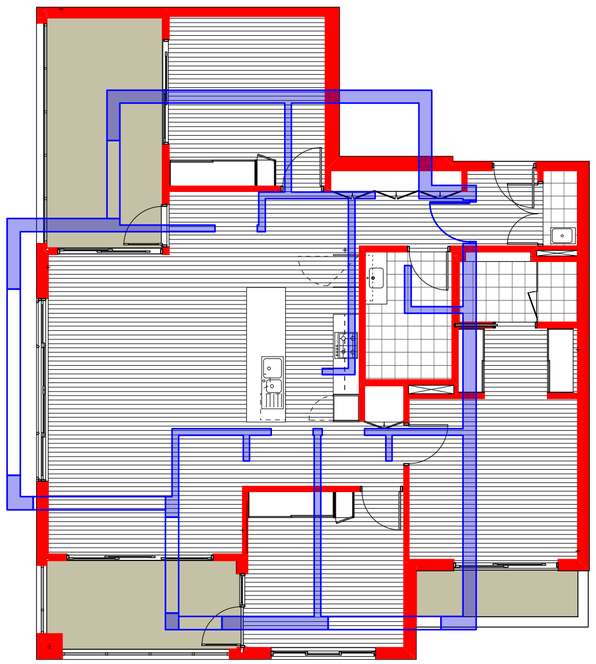
typical plan units 30



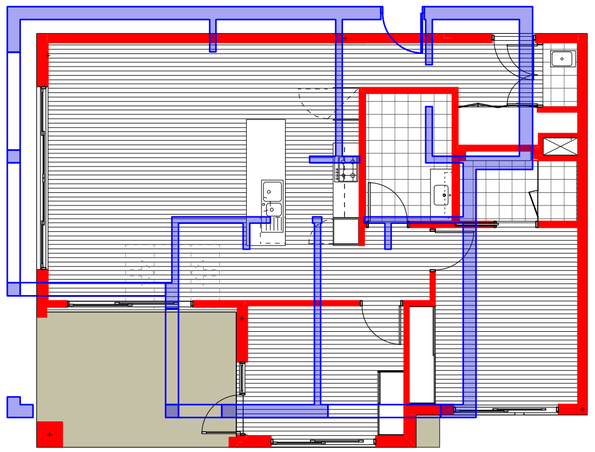
typical plan units 43 (units 43 & 44 amalgamated), 51 (units 51 & 52 amalgamated)



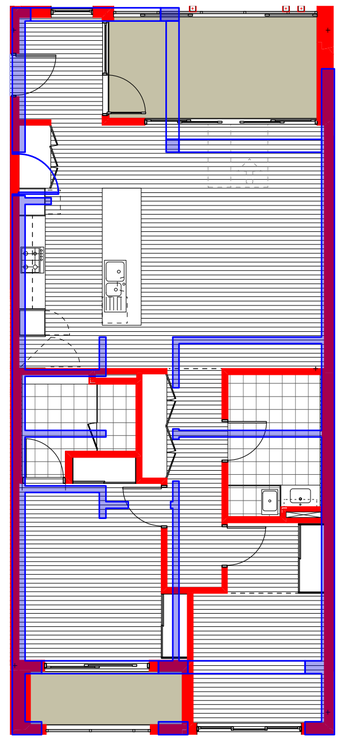
typical plan unit 45, 53



typical plan units 50



typical plan units 18, 29, 42



typical plan units 17, 28, 41

COMPARISON PLANS LEGEND

approved DA wall

proposed wall

comparison plan - typical units Building C

proposed development

2003 - CL455 - 1 - plans.vwx

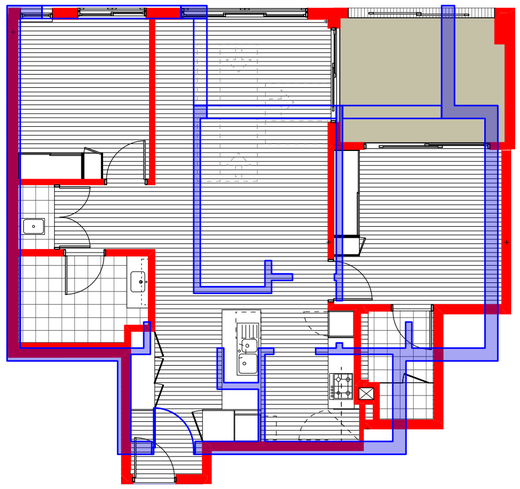
23 Meares Place & 33 Collins Street, KIAMA

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

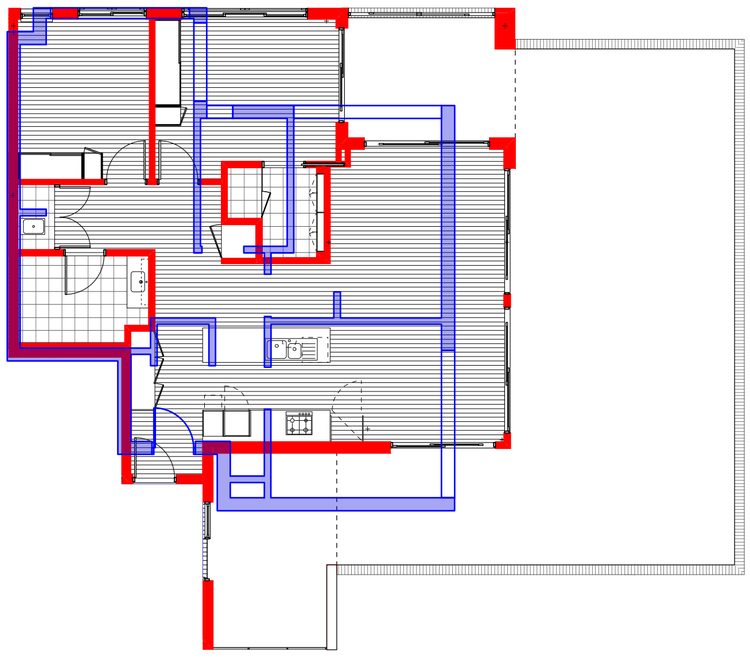
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 53 A

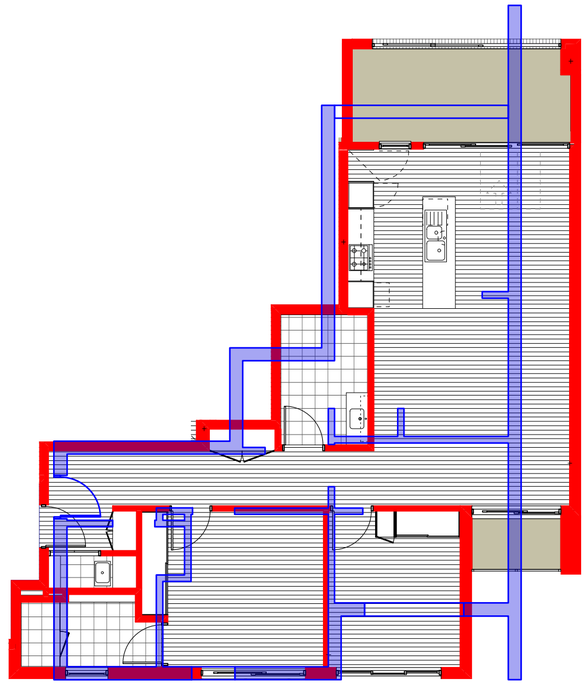
A 25/06/20 Clause 4.55



typical plan units 32 (mirrored), 33, 47 (mirrored), 48, 54 (mirrored)



typical plan unit 55



typical plan units 31 (mirrored), 43, 46 (mirrored), 49

COMPARISON PLANS LEGEND

- approved DA wall
- proposed wall

comparison plan - typical units Building D

proposed development

2003 - CL455 - 1 - plans.vwx

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

for fresh hope

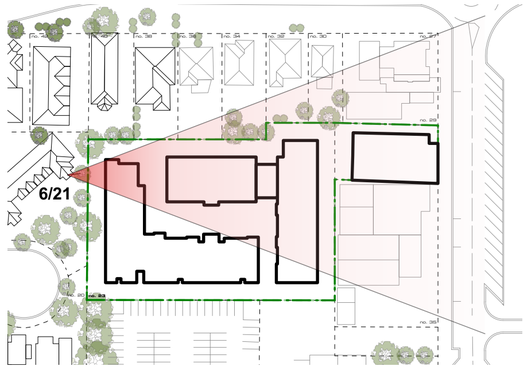
1821 – CL 4.55 54 A

A 25/06/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM 6/21 MEARES PLACE FIRST FLOOR BALCONY

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



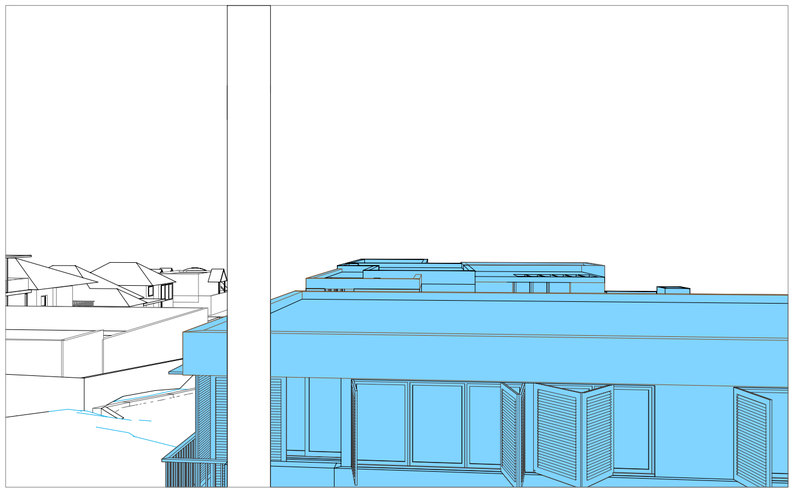
VIEW LOCATION PLAN

LEGEND

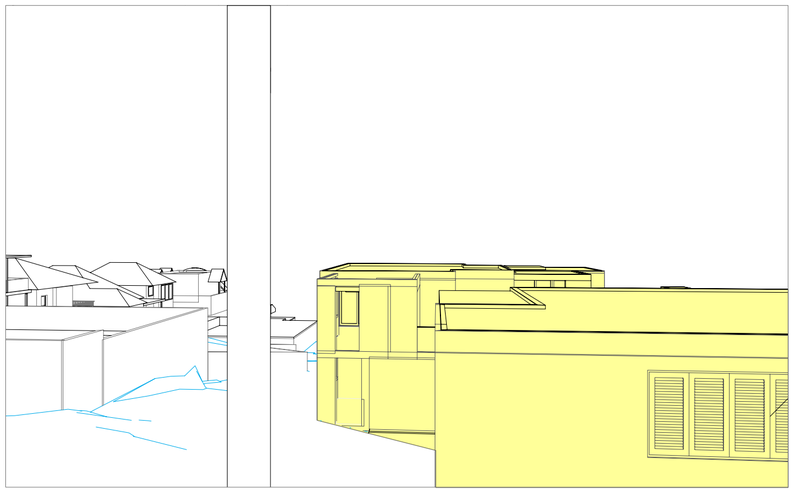
INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

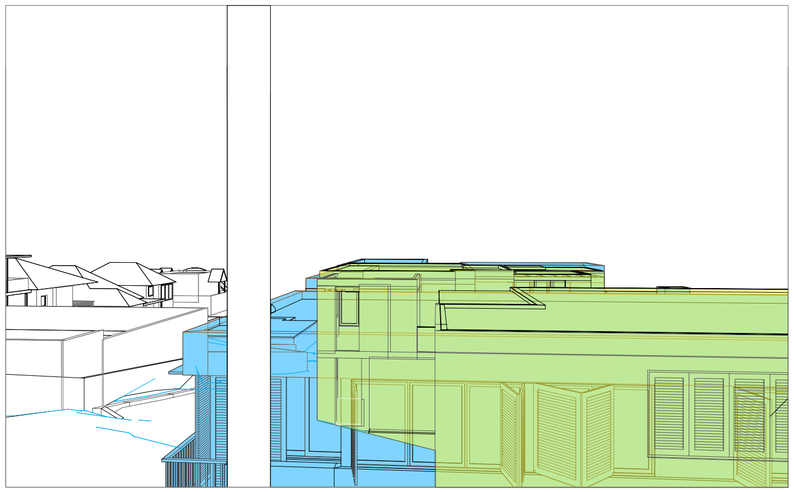
INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 01 - 21 Meares Place (Unit 6)

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

for fresh hope

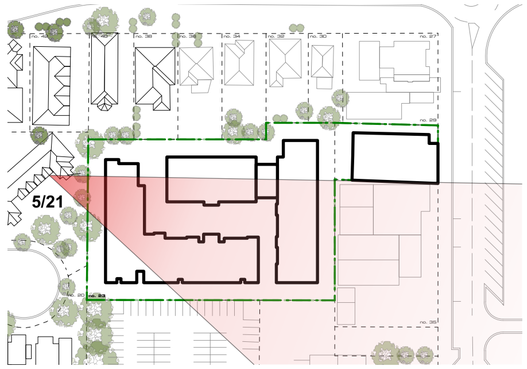
1821 – CL 4.55 55 B

B 23/9/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM 5/21 MEARES PLACE FIRST FLOOR BALCONY

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



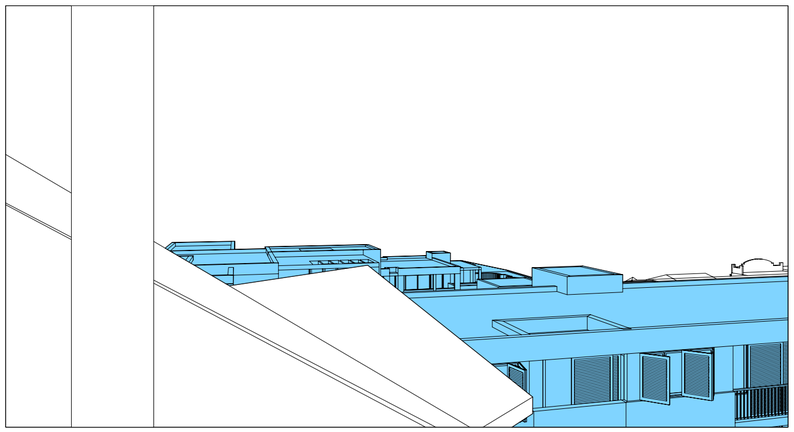
VIEW LOCATION PLAN

LEGEND

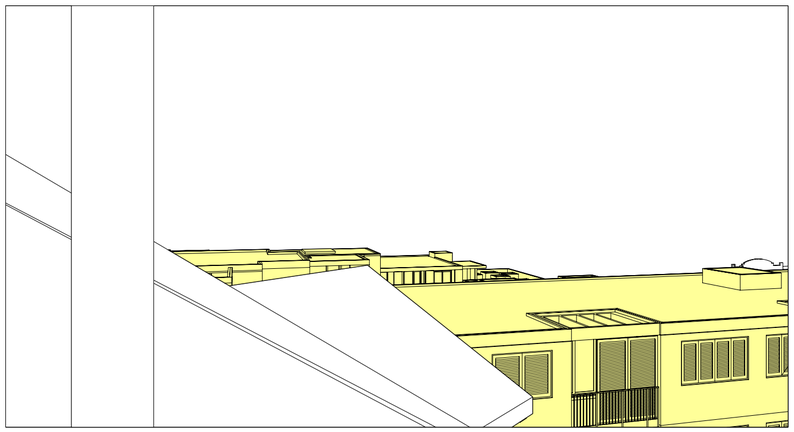
INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

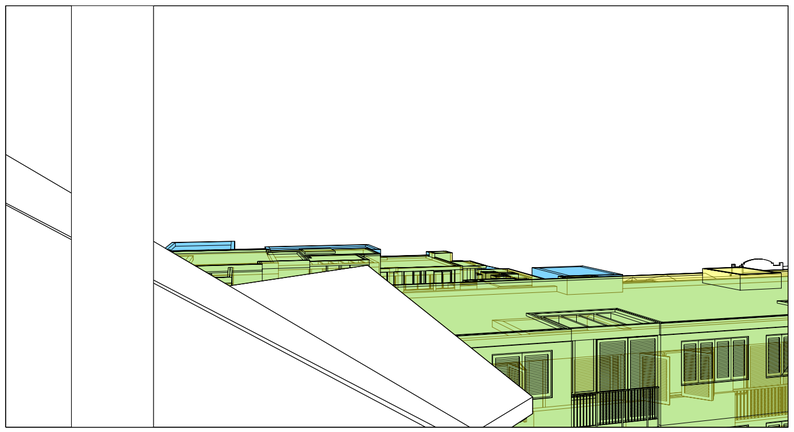
INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 01b - 21 Meares Place (Unit 5)

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

for fresh hope

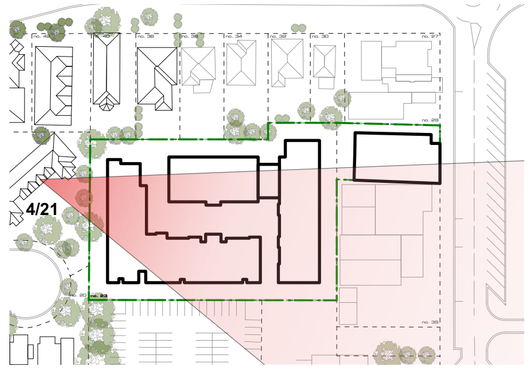
1821 – CL 4.55 55.1 B

B 23/9/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM 4/21 MEARES PLACE FIRST FLOOR BALCONY

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



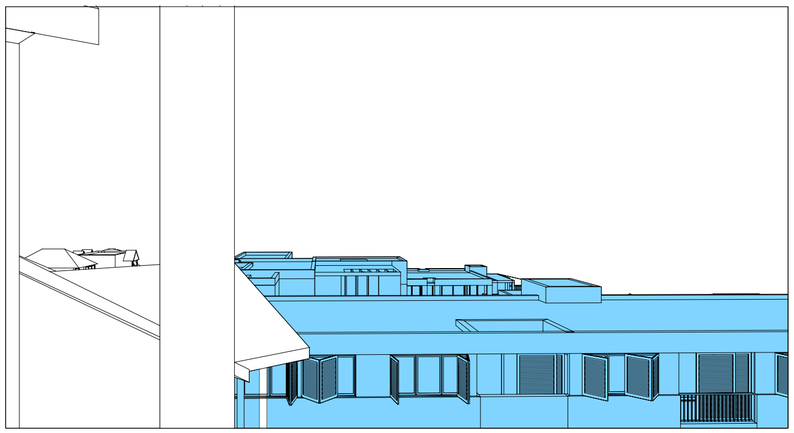
VIEW LOCATION PLAN

LEGEND

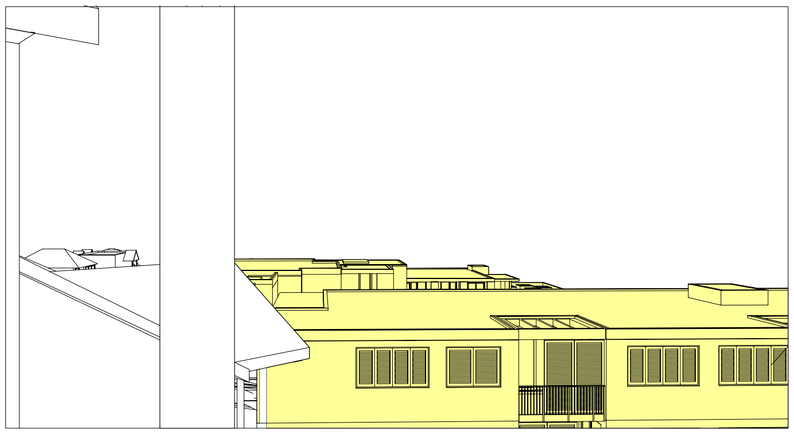
INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

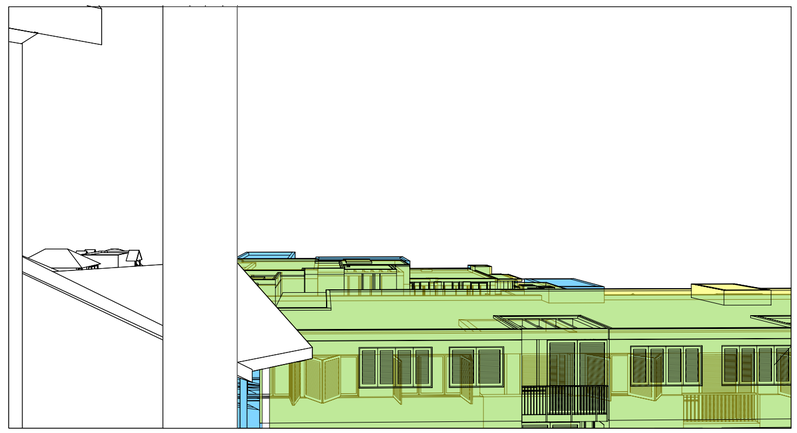
INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 01c - 21 Meares Place (Unit 4)

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

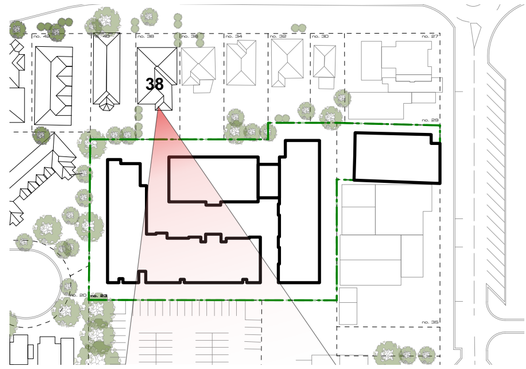
1821 – CL 4.55 55.2 B

B 23/9/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM REAR UPPER DECK OF No.38 MINNAMURRA STREET

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



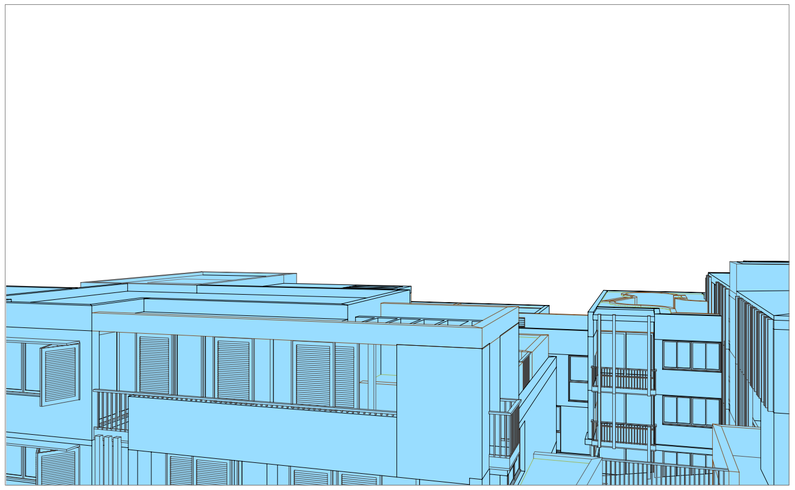
VIEW LOCATION PLAN

LEGEND

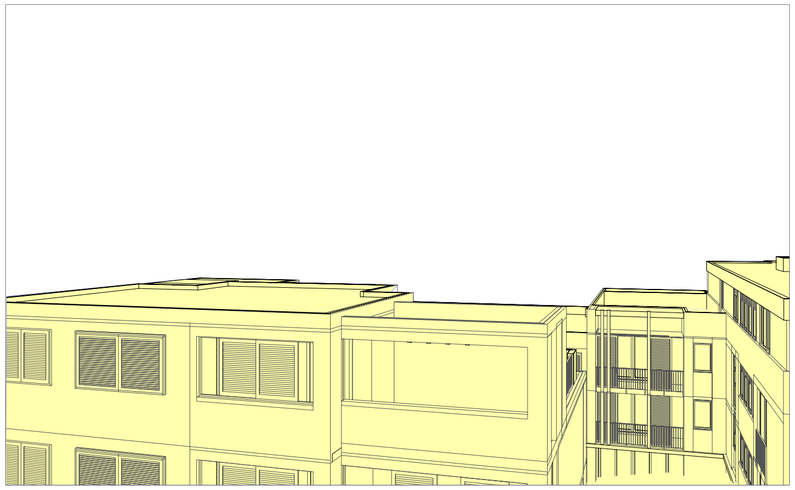
INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

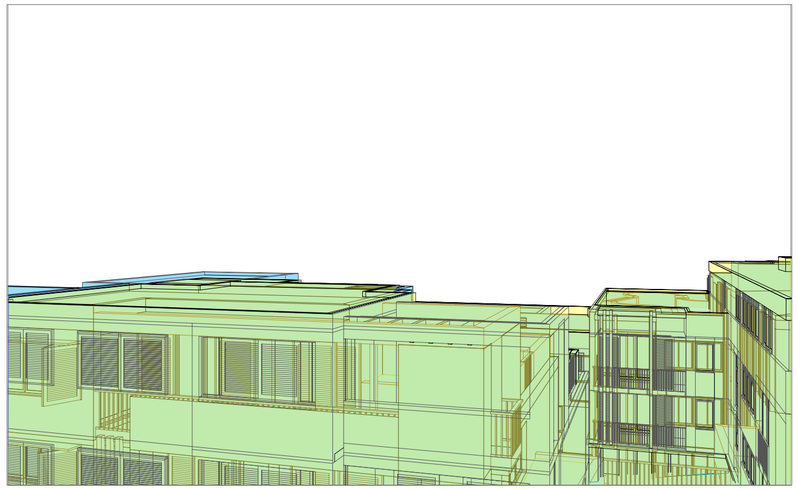
INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 02 - 38 Minnamurra Street

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

for fresh hope

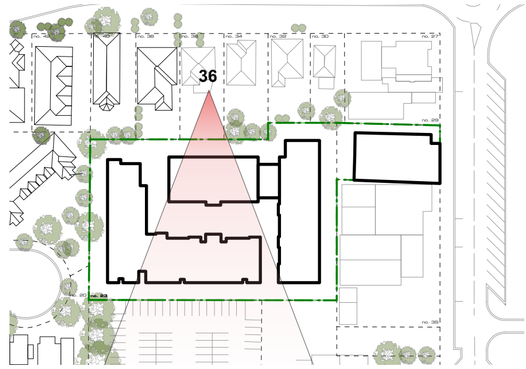
1821 – CL 4.55 56 B

B 23/9/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM REAR UPPER DECK OF No.36 MINNAMURRA STREET

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



VIEW LOCATION PLAN

LEGEND

INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 03 - 36 Minnamurra Street

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

for fresh hope

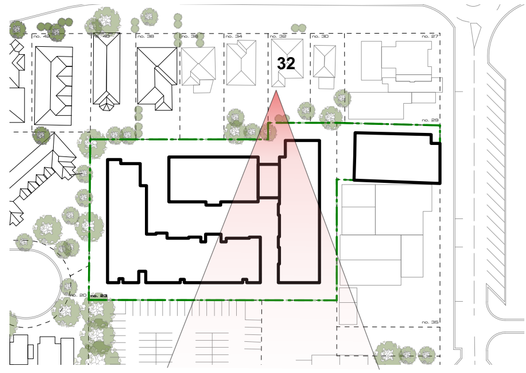
1821 – CL 4.55 57 B

B 23/9/20 Clause 4.55



DA VIEW ASSESSMENT - VIEW FROM REAR UPPER DECK OF No.32 MINNAMURRA STREET

source: *Kiama Shores Seniors Living - Views Assessment Addendum Report prepared by Richard Lamb and Associates (RLA)*



VIEW LOCATION PLAN

LEGEND

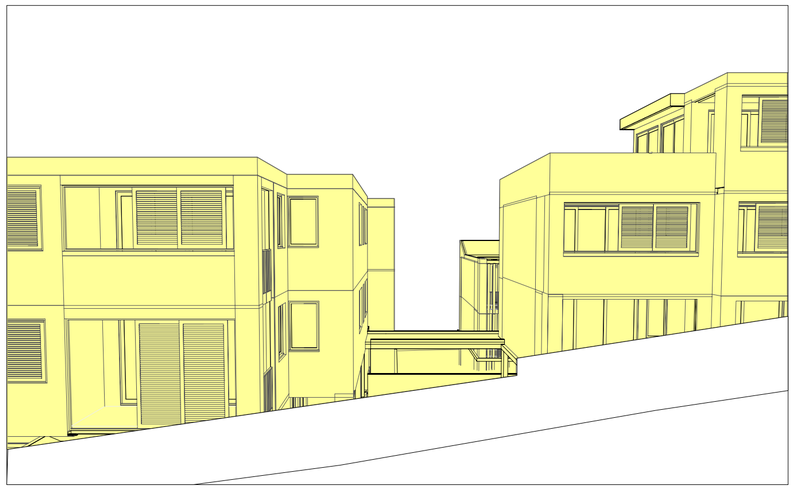
INDICATES EXTENT OF DA APPROVED MASSING

INDICATES EXTENT OF PROPOSED MASSING

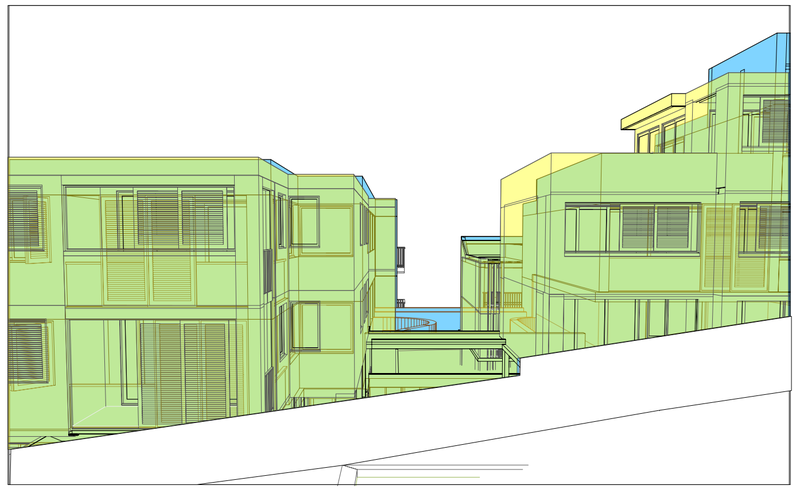
INDICATES EXTENT OF UNCHANGED BUILDING BULK



DA APPROVED MASSING



PROPOSED MASSING



APPROVED / PROPOSED MASSING OVERLAY

view analysis 04 - 32 Minnamurra Street

proposed development

2003 - CL455 - 6 - view analysis.vwx

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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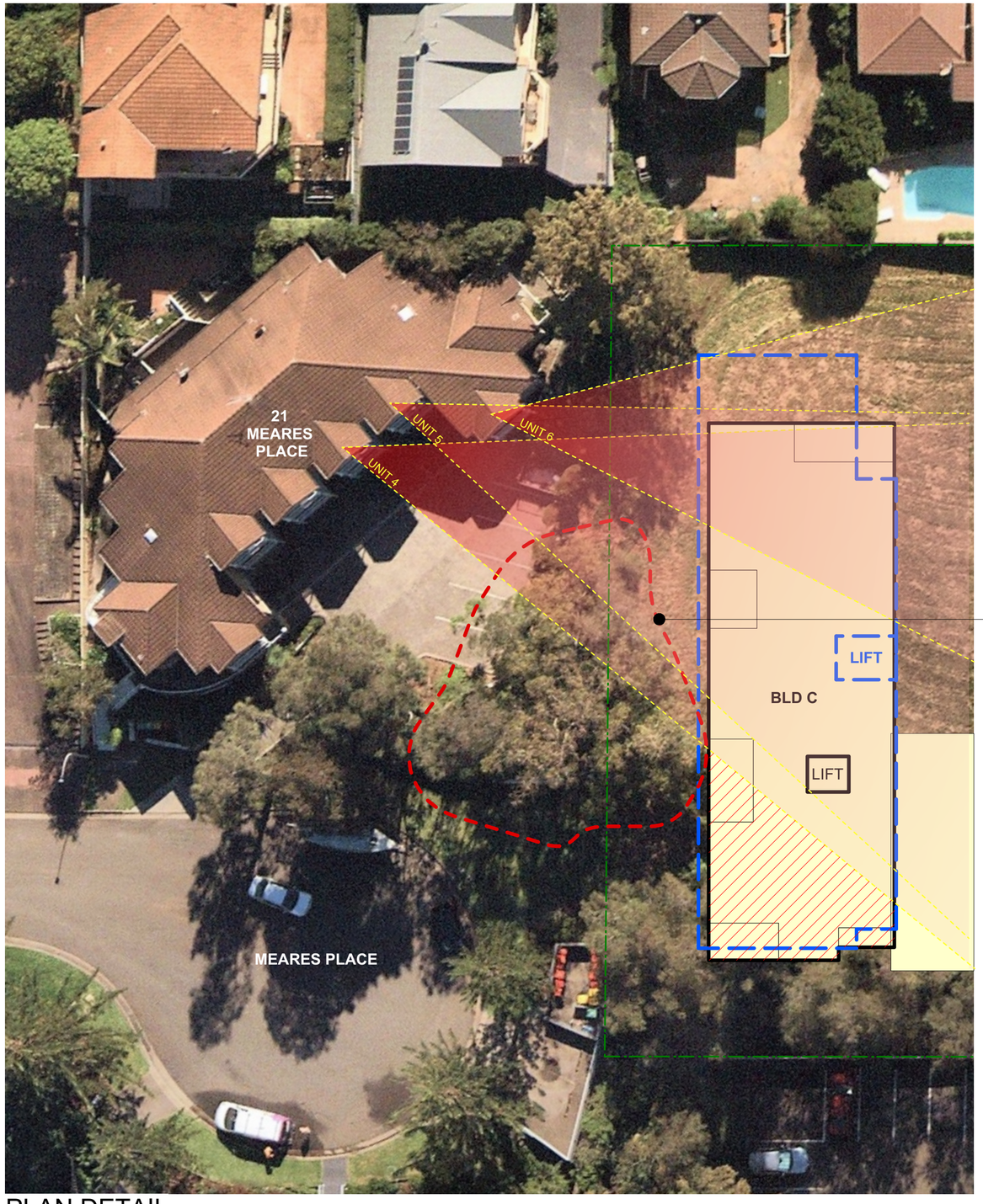
1821 – CL 4.55 58 B

B 23/9/20 Clause 4.55



substanital existing tree canopy on neighbouring propery which will obscure the SW corner of the Building C

PLAN DETAIL

LEGEND

- INDICATES EXTENT OF DA APPROVED MASSING
- INDICATES EXTENT OF NEIGHBOURING TREE CANOPY
- INDICATES EXTENT OF PROPOSED MASSING
- PORTION OF BUILDING OBSCURED BY EXISTING TREE CANOPY
- NEIGHBOURING SIGHT LINES

view analysis plan detail

proposed development

2003 - CL455 - 6 - view analysis.vwx

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

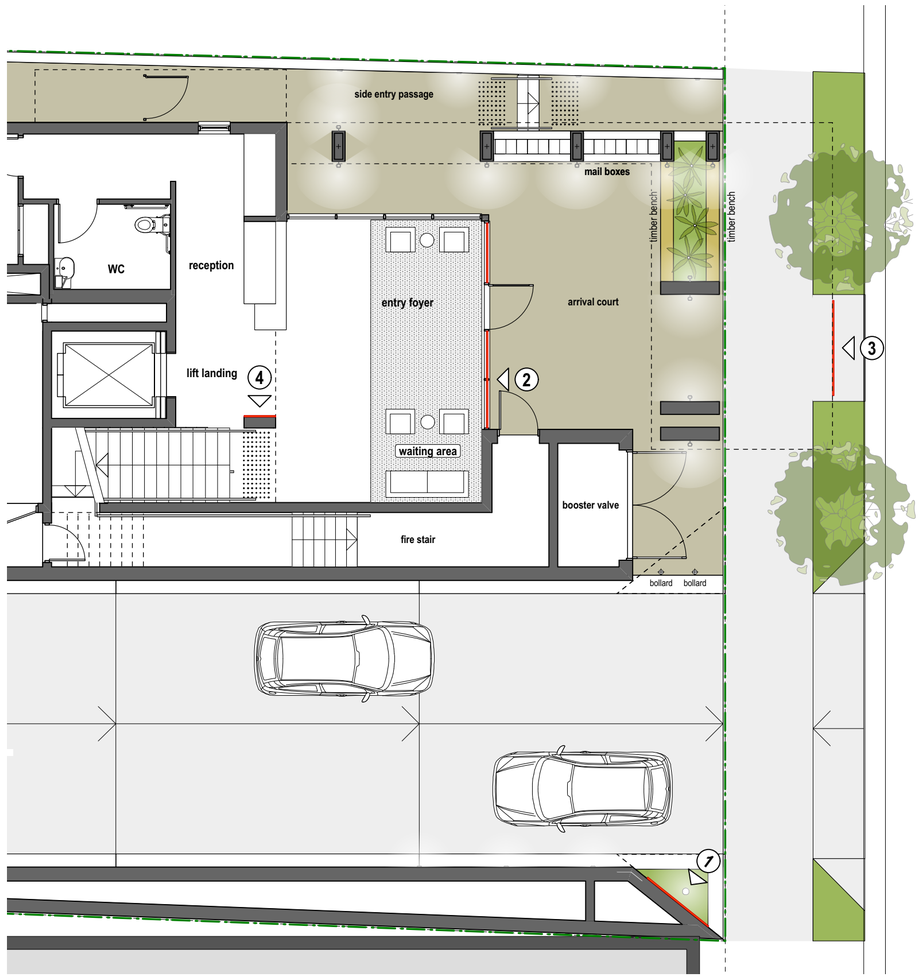
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 58.1 B

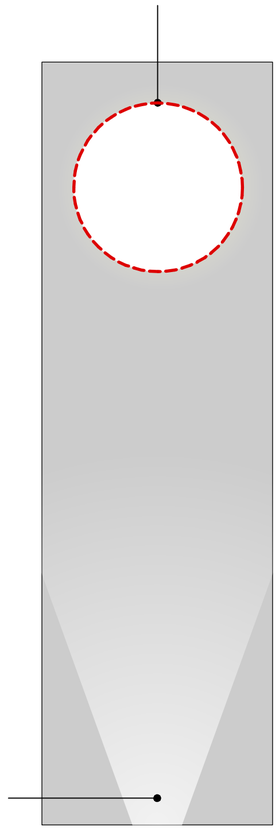
B 23/9/20 Clause 4.55



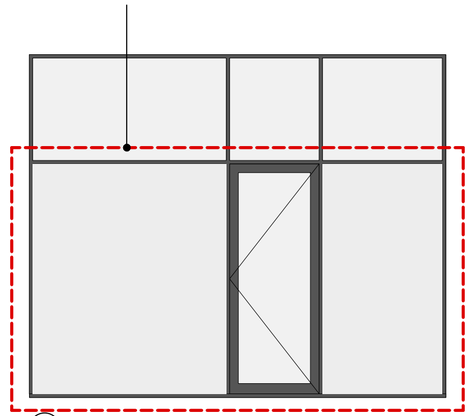




COLLINS STREET



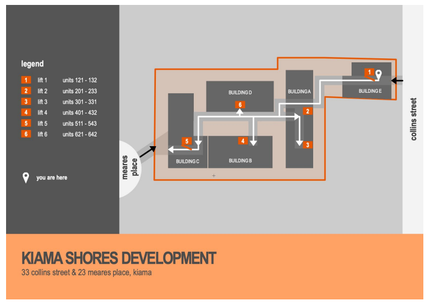
1



2

33 Collins Street

3



4

signage - collins street

proposed development

0 1 2 5m

1:100 @ A2

2003 - CL455 - 1 - plans.vwx

23 Meares Place & 33 Collins Street, KIAMA

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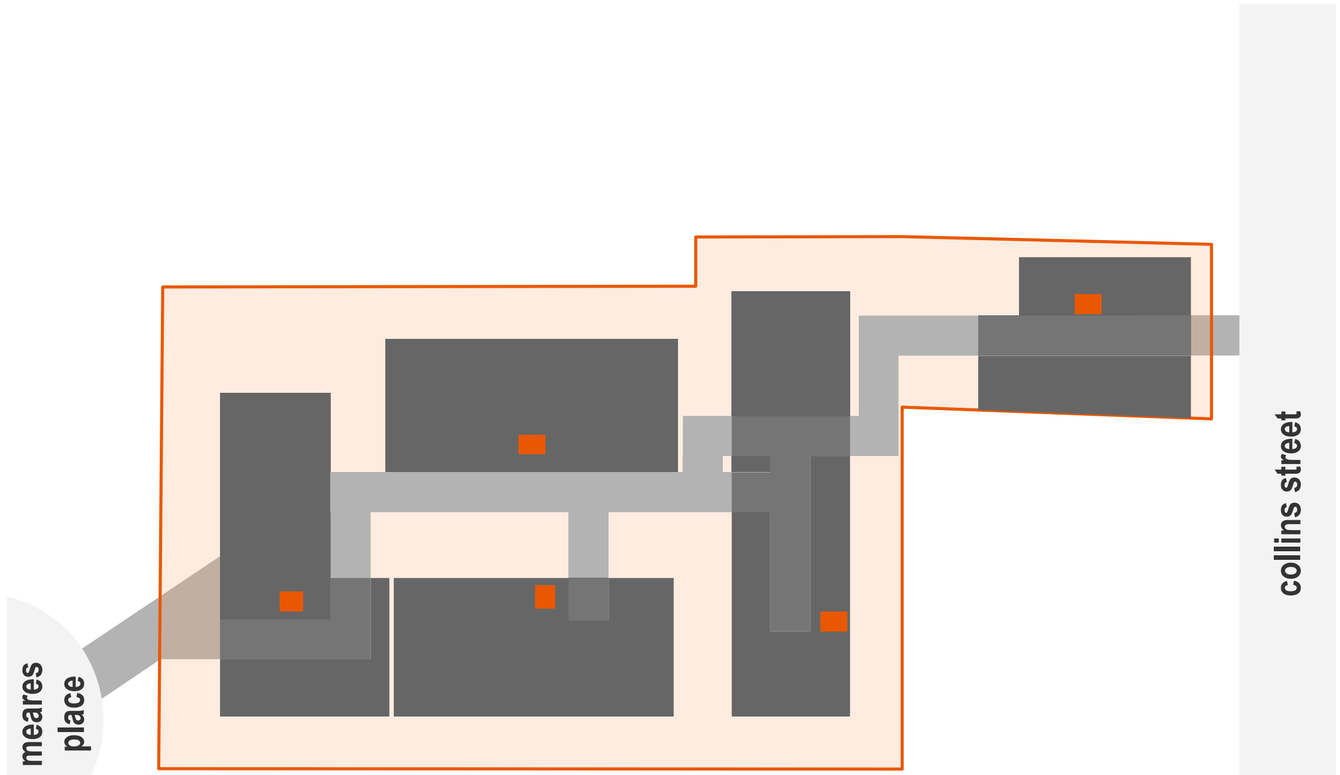
KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 59 A

A 23/09/20 Clause 4.55



wayfinding map

proposed development

0 2 6 12.5m

1:250 @ A2

2003 - CL455 - 1 - plans.vwx

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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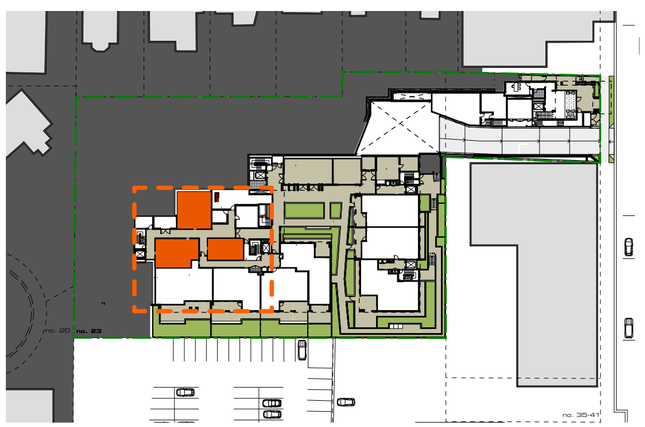
1821 – CL 4.55 60 A

A 23/09/20 Clause 4.55

Unit Number	Unit Type	Storage - Inside Unit	Storage - Level 00	Storage - Total
unit 01	2 bed	5.2 m3	4.0 m3	9.2 m3
unit 02	2 bed	5.2 m3	4.0 m3	9.2 m3
unit 03	3 bed	5.9 m3	5.5 m3	11.4 m3
unit 04	2 bed	6.5 m3	4.0 m3	10.5 m3
unit 05	2 bed	4.3 m3	4.0 m3	8.3 m3
unit 06	2 bed	4.8 m3	4.0 m3	8.8 m3
unit 07	2 bed	5.3 m3	4.0 m3	9.3 m3
unit 08	2 bed	5.8 m3	4.0 m3	9.8 m3
unit 10	1 bed	4.4 m3	4.0 m3	8.4 m3
unit 11	1 bed	4.5 m3	4.0 m3	8.5 m3
unit 12	3 bed	5.9 m3	5.5 m3	11.4 m3
unit 13	2 bed	6.5 m3	4.0 m3	10.5 m3
unit 14	2 bed	4.3 m3	4.0 m3	8.3 m3
unit 15	2 bed	4.3 m3	4.0 m3	8.3 m3
unit 16	2 bed	4.6 m3	4.0 m3	8.6 m3
unit 17	2 bed	6.3 m3	4.0 m3	10.3 m3
unit 18	2 bed	5.6 m3	4.0 m3	9.6 m3
unit 19	2 bed	4.1 m3	4.0 m3	8.1 m3
unit 20	2 bed	5.0 m3	4.9 m3	9.9 m3
unit 21	2 bed	5.2 m3	4.9 m3	10.1 m3
unit 22	2 bed	5.2 m3	4.9 m3	10.1 m3
unit 23	3 bed	5.9 m3	6.1 m3	12.0 m3
unit 24	2 bed	6.5 m3	4.9 m3	11.4 m3
unit 25	2 bed	4.3 m3	4.8 m3	9.1 m3
unit 26	2 bed	4.3 m3	4.8 m3	9.1 m3
unit 27	2 bed	4.6 m3	4.8 m3	9.4 m3
unit 28	2 bed	6.3 m3	4.8 m3	11.1 m3
unit 29	2 bed	5.6 m3	4.8 m3	10.4 m3
unit 30	2 bed	5.8 m3	4.8 m3	10.6 m3
unit 31	2 bed	4.0 m3	4.8 m3	8.8 m3
unit 32	2 bed	4.1 m3	4.8 m3	8.9 m3
unit 33	2 bed	4.1 m3	4.0 m3	8.1 m3
unit 34	2 bed	4.4 m3	6.2 m3	10.6 m3
unit 35	2 bed	4.1 m3	4.0 m3	8.1 m3
unit 36	2 bed	5.0 m3	4.0 m3	9.0 m3
unit 37	2 bed	5.2 m3	4.0 m3	9.2 m3
unit 38	2 bed	5.2 m3	4.0 m3	9.2 m3
unit 39	2 bed	4.4 m3	4.0 m3	8.4 m3
unit 40	2 bed	4.6 m3	4.0 m3	8.6 m3
unit 41	2 bed	6.3 m3	4.0 m3	10.3 m3
unit 42	2 bed	5.6 m3	4.0 m3	9.6 m3
unit 43	2 bed	5.3 m3	4.0 m3	9.3 m3
unit 45	3 bed	5.9 m3	6.1 m3	12.0 m3
unit 46	2 bed	4.0 m3	4.0 m3	8.0 m3
unit 47	2 bed	4.1 m3	4.0 m3	8.1 m3
unit 48	2 bed	4.1 m3	4.3 m3	8.4 m3
unit 49	2 bed	4.4 m3	4.3 m3	8.7 m3
unit 50	3 bed	5.8 m3	5.5 m3	11.3 m3
unit 51	2 bed	5.3 m3	4.3 m3	9.6 m3
unit 53	3 bed	5.9 m3	5.5 m3	11.4 m3
unit 54	2 bed	4.1 m3	4.3 m3	8.4 m3
unit 55	2 bed	4.4 m3	4.3 m3	8.7 m3
unit E01	2 bed	12.6 m3	4.3 m3	16.9 m3
unit E02	3 bed	6.6 m3	6.1 m3	12.7 m3
unit E03	2 bed	7.8 m3	4.3 m3	12.1 m3
unit E04	3 bed	6.6 m3	6.1 m3	12.7 m3
		#VALUE!	#VALUE!	#CVAL?





storage summary

proposed development

2003 - CL455 - 1 - plans.vwx

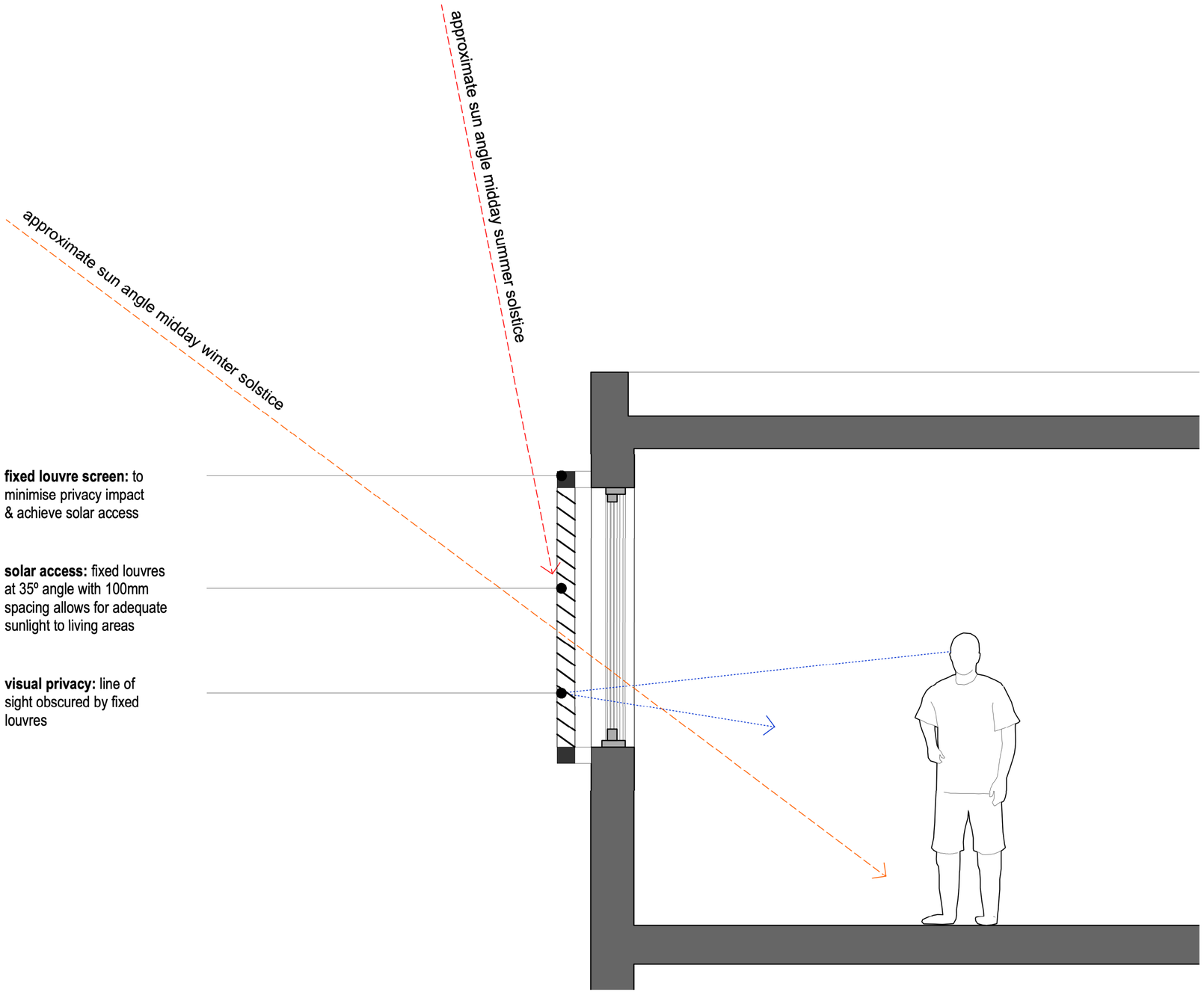
23 Meares Place & 33 Collins Street, KIAMA

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

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 61 A

A 23/09/20 Clause 4.55



typical privacy screen detail - scale 1:20 @ A2

privacy screens detail 1

proposed development

2003 - CL455 - 4b - sections VA minamurra .vwx

23 Meares Place & 33 Collins Street, KIAMA

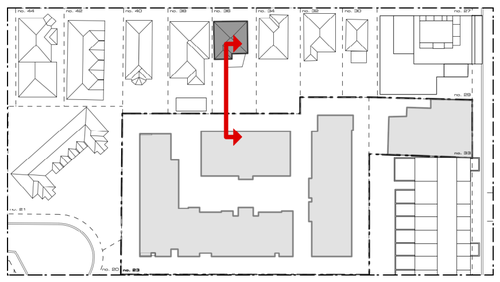
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

KENNEDY ASSOCIATES ARCHITECTS for fresh hope

1821 – CL 4.55 62 A

A 23/09/20 Clause 4.55





privacy screens detail: north east façade - scale 1:100 @ A2

privacy screens detail 2

proposed development

2003 - CL455 - 4b - sections VA minamurra .vwx

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

for fresh hope

1821 – CL 4.55 63 A

A 23/09/20 Clause 4.55