

AREAS AMENDED
ADDITIONAL LEVELS OF
COMMUNAL OPEN SPACE

1420m² COMMUNAL
OPEN SPACE

L1 Communal Open Space

127m² COMMUNAL
OPEN SPACE

115m² SOLAR ACCESS

L15 COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE

123m² COMMUNAL
OPEN SPACE

48m² SOLAR ACCESS

L14 COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE - DEVELOPED AREA		
Building Site Area	Communal Open Space	Percentage
6348 m ²	1670 m ²	26.3 %

25% REQUIRED AS PER ADG

ADG Design Criteria

Developments must 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).

PRINCIPAL USABLE COMMUNAL OPEN SPACE	
Principal Usable Space	Area complying with 2 hours sunlight
787 m ²	446 m ²

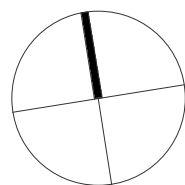
50% of Principal Usable Space 393.5 m²
% Achieving minimum 2 hours direct sunlight 56.7%

L1 Principal Usable Open Space

283 m² SOLAR ACCESS

PRINCIPAL USABLE COMMUNAL OPEN SPACE: 787m²
PRINCIPAL USABLE SPACE WITH 2 HOURS SOLAR ACCESS: 446 m²

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1:500 @A1

Rev	Date	Revision	By	Chk.
11	2020.12.18	FOR COORDINATION	JG	NH
12	2020.12.22	DA ISSUE	JG	NH
25	2021.03.01	INTERNAL REVIEW	JG	NH
28	2021.03.05	FOR INFORMATION	JG	NH
30	2021.03.09	DA ISSUE	JG	NH
31	2021.03.12	FOR INFORMATION	JG	NH
32	2021.03.18	DA ISSUE	JG	NH
33	2021.06.10	FOR INFORMATION	JG	NH
34	2021.06.23	FOR COORDINATION	JG	NH
37	2021.08.26	DA ISSUE	JG	NH



Project
BATA PAGEWOOD - LOT E

Drawing Name
AREA CALCULATION - COMMUNAL OPEN SPACE

Minor changes to form and configuration may be required when drawings are subsequently prepared for design development and/or construction purposes after the grant of development consent.

Date	Scale	Sheet Size
2021.08.26	1 : 500	@ A1
Drawn	Chk.	Job No.
JG	NH	6354
Drawing No.	Revision	
DA-3203	/ 37	

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