

BLOCK 7
SECTION 96

BOUNDARY FENCE TO ADJACENT
BLOCK - REFER BOUNDARY
ELEVATION

LEGEND

- COMMUNAL OPEN SPACE
- SHARED ZONES

COMMUNAL OPEN SPACE ACHIEVED:		
SITE AREA	=	58590.0m ²
COMMUNAL OPEN SPACE AREA	=	25652.0m ² (43.5%)
SHARED ZONES	=	5832.0m ² (10%)
PLANTING AREA ACHIEVED	=	>10%

COMMUNAL OPEN SPACE REQUIREMENTS:

COMPLIANCE WITH 4.3 SITE OPEN SPACE - RZ3, RZ4, RZ5 AND COMMERCIAL ZONES (R39) OF THE MULTI UNIT HOUSING DEVELOPMENT CODE IN THE TERRITORY PLAN

NO LESS THAN 20% OF THE TOTAL SITE AREA IS ALLOCATED TO THE FOLLOWING: COMMUNAL OPEN SPACE THAT:

- HAS A MINIMUM DIMENSION OF 2.5m
- IS DIRECTLY ACCESSIBLE FROM COMMON ENTRIES AND PATHWAYS

OPEN SPACE ON THE SITE ACHIEVES:

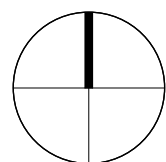
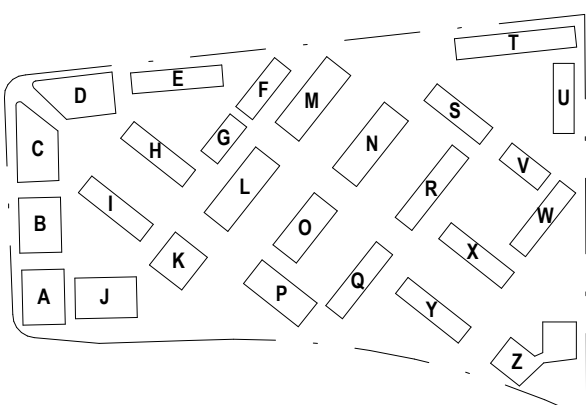
- SUFFICIENT USABLE SPACE FOR A RANGE OF RECREATIONAL ACTIVITIES FOR RESIDENTS TO SUPPORT ACTIVE LIVING
- SUFFICIENT SPACE FOR PLANTING, PARTICULARLY TREES WITH DEEP ROOT SYSTEMS
- A CONTRIBUTION TO ON-SITE INFILTRATION OF STORMWATER RUN-OFF
- REASONABLE ACCESSIBILITY THAT IS DESIGNED TO BE INCLUSIVE OF ALL RESIDENTS
- REASONABLE CONNECTIVITY FOR PEDESTRIANS AND CYCLISTS TO KEY LOCAL DESTINATIONS AND COMMUNITY USES

NO LESS THAN 10% OF THE TOTAL SITE AREA IS PLANTING AREA

DA FURTHER INFORMATION RESPONSE

- SITE AREA UPDATE TO 58590m² AS PER CROWN TITLE.
- VERGE CROSSING TO HEYSEN ST ADJACENT BUILDING Z RECONFIGURED.
- EXISTING PARKING TO UNWIN ST REMOVED.
- PROPOSED PARKING TO UNWIN ST RECONFIGURED.
- STAIR ADDED ADJACENT BUILDING U FOR VISITOR ACCESS & EGRESS.
- VISITOR PARKING TO CENTRAL DRIVEWAY UPDATED.
- SUBSTATION ADJACENT BUILDING L UPDATED FOR EVO ENERGY.
- PARKING CALCULATIONS UPDATED TO MATCH CHANGES TO UNWIN ST & CENTRAL DRIVEWAY.
- DIMENSIONS ADDED TO ELEVATIONS & SECTIONS TO SHOW BUILDING HEIGHT ABOVE DATUM GROUND LEVEL.
- BOUNDARY FENCE DETAIL PROVIDED.
- TYPICAL COURTYARD WALL DETAIL PROVIDED.
- INTERFACE & PRIVACY SECTIONS PROVIDED FOR CLARITY.
- BUILDING Z GARAGES REMOVED & REPLACED WITH STORAGE CAGES.
- DELIVERY & REMOVALIST VAN PARKING PROVIDED BY WAY OF LOADING ZONES AT 3 MAIN LOCATIONS.
- MAILBOX WALL DIMENSIONS ADDED.
- LIFT ACCESS FROM WALKUP APARTMENTS REMOVED (BUILDINGS L, M, N, O, P).
- SIGNAGE & WAY FINDING UPDATES PROVIDED.
- STAGING BREAKUP UPDATED.
- CENTRAL DRIVEWAY ADJUSTED TO SUIT TCCS WASTE REQUIREMENTS.
- WASTE ROOM CONFIGURATION UPDATED AS PER TCCS REQUIREMENTS.

REV	DESCRIPTION	DATE
A	ISSUE FOR 90% DA	21.01.2022
B	ISSUE FOR DA	04.03.2022
C	ISSUE FOR DA	16.03.2022
D	ISSUE FOR FURTHER INFORMATION RESPONSE	22.07.2022



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PROJECT WESTON VILLAGE
BLOCK 1 SECTION 82 WESTON

PROJECT No. 2128

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DRAWING No. A008
DRAWING TITLE COMMUNAL OPEN SPACE PLAN
SCALE 1 : 500 @ A1
DATE 2022