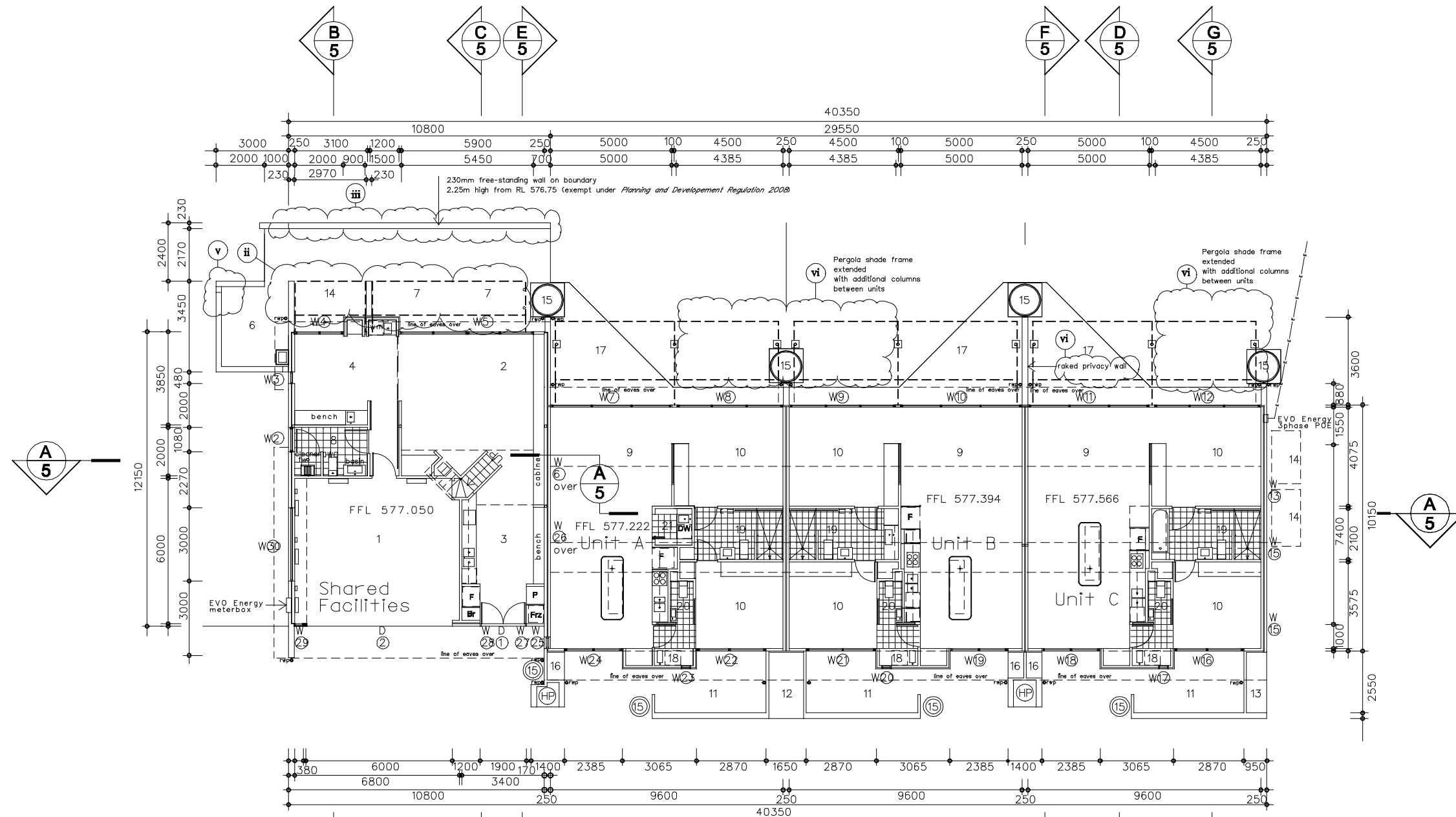


**Level 2 Floor Plan**  
(Shared Facilities)



**Level 1 Floor Plan**

**Schedule of Gross Floor Areas**

<b>Shared Facilities:</b>	
Garage	43.0
LFL	88.35
UFL	18.0
<b>Subtotal</b>	<b>149.35</b>
<b>Attached Dwellings (3):</b>	
Living Unit A	102.2
Living Unit B	102.0
Living Unit C	103.3
<b>Subtotal</b>	<b>307.5</b>
<b>External Storage:</b>	
	11.75
<b>Total Area</b>	
Site Area	468.6
Plot ratio	1090.0
	42.9%
<b>Private Open Space</b>	
Living Unit A	75
Living Unit B	75
Living Unit C	75

- Shared Facilities-  
Communal shared facilities
- 1 two-car garage
  - 2 common room
  - 3 entry
  - 4 activity room-laundry facilities
  - 5 loft storage
  - 6 utility courtyard in front zone
  - 7 paved area with shade structure
  - 8 toilet room with cleaner's sink
- Attached Living Units A B C -  
Private dwellings (3)
- 9 living area
  - 10 bedroom
  - 11 courtyardscape
  - 12 bicycle shed
  - 13 garden tool shed
  - 14 clothes drying
  - 15 citrus pot
  - 16 storage
  - 17 paved area with shade structure
  - 18 laundry facility
  - 19 bathroom
  - 20 toilet room
  - 21 Butler's pantry (Unit A only)

**Section 165 Application - Amendments to DA202139685 re Notice of Decision**  
dated 21 March 2022:

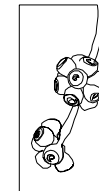
- i) Name of UFL room in Shared Facility changed to Loft Storage.  
*Note:* The Shared Facilities does not have a shower or bath so fails the definition of a dwelling under the *Planning and Development Regulation 2008*.
- ii) Pergola setback associated with Shared Facility increased from zero to 2.4m to comply with 3.24 Allowable encroachments – setbacks, Rule 31(a) not more than 600mm and (b) pergolas.
- iii) Wall on northern boundary made freestanding to comply with exempt development under the *Planning and Development Regulation 2008*.
- iv) Access gate in hedge on front boundary deleted.
- v) Courtyard wall in front zone substantially unchanged as it complies with R42, however, a cut was introduced in the wall to provide some transparency.
- vi) External elements introduced to achieve adequate privacy between dwellings as noted on the plans.

**Stellulata Pty Ltd Cohousing**  
**ACT Government Demonstration Housing - 24 Angas Street**  
**Block 6 Section 25 AINSLIE**

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 165  
Delegate name CHRIS GELL  
Date 20/04/2022

**Revisions**

Issue 00	Draft to Demonstration Housing for Knight Frank	13 Aug 2019
Issue 01	DV 376 - DA	16 Mar 2021
Issue 02	Main House - Renamed Shared Facilities & shower deleted	18 May 2021
Issue 03	DA Edition 2	08 Dec 2021
Issue 04	Section 165 - Design and Shifting DA202139685 Approval conditions	07 Apr 2022



TITLE  
**Level 1 & 2 Floor Plans**  
1:100 @ A1  
**A03 -04**

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