

Schedule of Gross Floor Areas

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

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

- Name of UFL room in Shared Facility changed to Loft Storage.
Note 1 The Shared Facilities does not have a shower or bath so falls the definition of a dwelling under the Planning and Development Regulation 2008).
- 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.
- Wall on northern boundary made freestanding to comply with exempt development under the Planning and Development Regulation 2008.
- Access gate in hedge on front boundary deleted.
- Courtyard wall in front zone substantially unchanged as it complies with R42, however, a cut was introduced in the wall to provide some transparency.
- External elements introduced to achieve adequate privacy between dwellings as noted on the plans.

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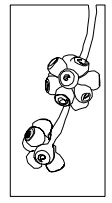
ACT Government Demonstration Housing - 24 Angas Street

Block 6 Section 25 AINSLIE

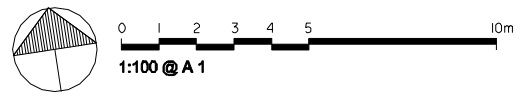
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name CHRIS GELL.
Date 20/04/2022

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	18 May 2021
Issue 03	DA Edition 2	08 Dec 2021
Issue 04	Section 165 - Design and Siting DA202139685 Approval conditions	07 Apr 2022



TITLE
Site Plan



A02 - 04