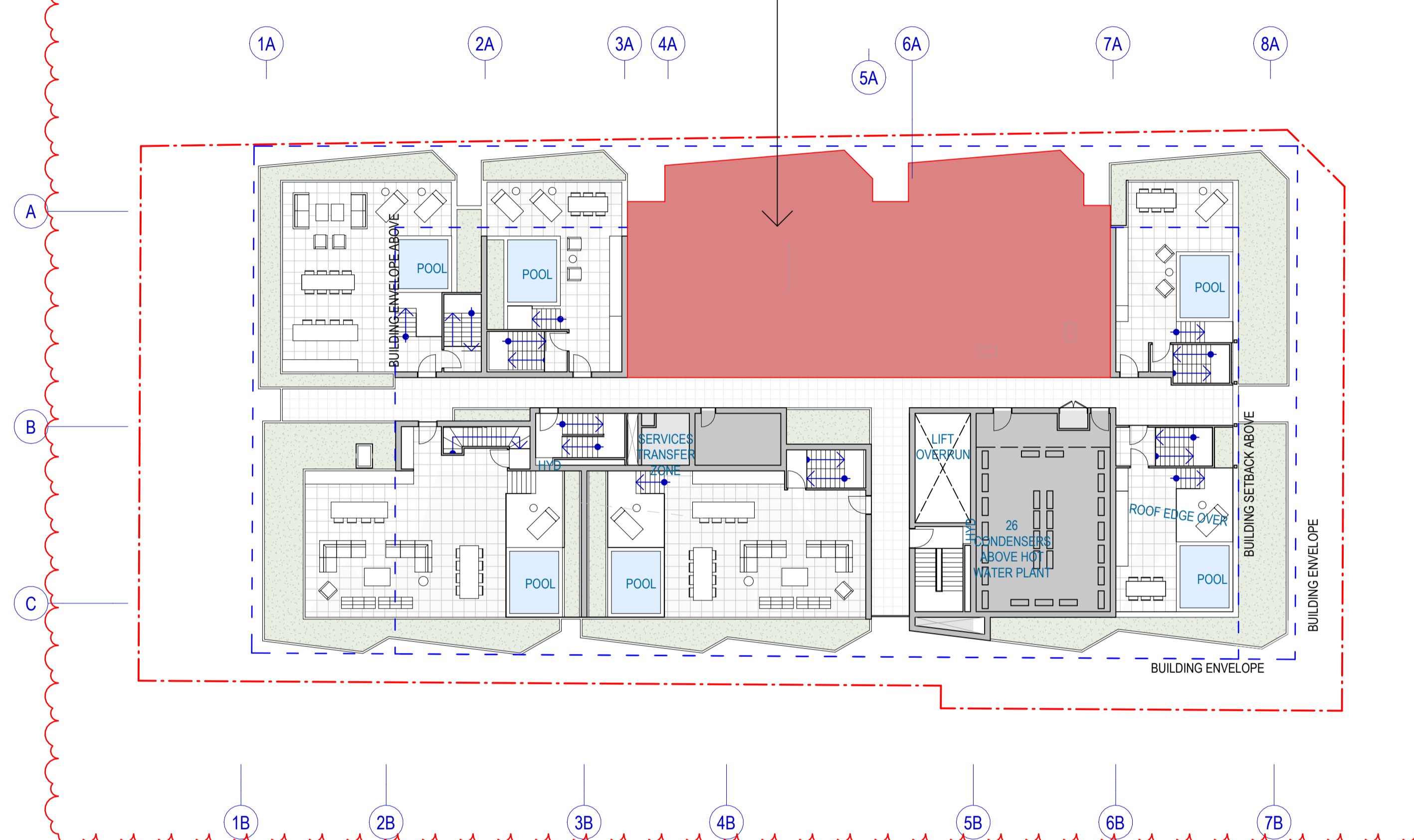


COMMUNAL OPEN SPACE
115m²



COMMUNAL OPEN SPACE
285m²



1 COMMUNAL OPEN SPACE - LEVEL 08
SCALE 1 : 200

2 COMMUNAL OPEN SPACE - ROOFTOP
SCALE 1 : 200

ADG Compliance

Objective 3D-1

1. Communal open space has a minimum area equal to 25% of the site.
2. Developments achieve a minimum of 50% direct sunlight to the principle usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter).

Objective 3D-1

1. The proposal requires 468m² of communal space as outlined by the ADG. The proposal achieves 400m² of communal open space.
2. The proposal achieves the minimum requirement of 50% direct sunlight to the principle usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter).

Design Guidance 3D-1

Where the development is unable to achieve the design criteria, the proposal includes the following to improve amenity for residents:

- Larger balconies and private rooftop terraces for units
- Communal spaces for residents at the mezzanine level
- Proximity to nearby open space such as Ernest Place and Hume Street Park

Recent revision history		Notes	
#	Status	Description	Date
A		FOR SSDA	12/11/25
B		FOR SSDA	18/11/25

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Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

Project
Crows Nest OSD - Site B

Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number
121809

Size check
25mm

Sheet size
A1

Scale
1 : 200

Sheet title
COMMUNAL OPEN SPACE
ANALYSIS

Sheet number
DA-2314

Revision
B