

OVERVIEW

Solar Access, as described in the Eurobodalla Residential Design Code, provides dwellings with “adequate daylight to living areas (ie: living dining or family rooms, kitchens and adequate sunlight to open space)”. Private Open Space provides “adequate open space for the private recreational use of occupants of a dwelling”

The design of the homes for Moruya East Village has been considered to provide quality outdoor areas for the health and well-being of the residents. Well planned homes with seamless indoor- outdoor living areas are a signature feature of the vision for Moruya East Village.

The Townhome type dwellings have two areas of Private Open Space as defined in the Eurobodalla Residential Design Code. These areas are located in the front yard and rear yard. Both these areas receive direct sunlight between 9am and 3pm on June 22.

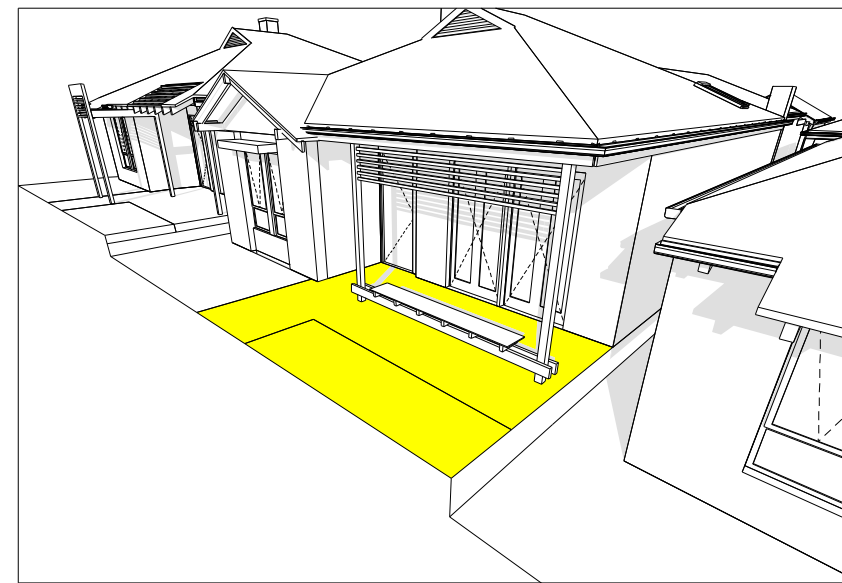
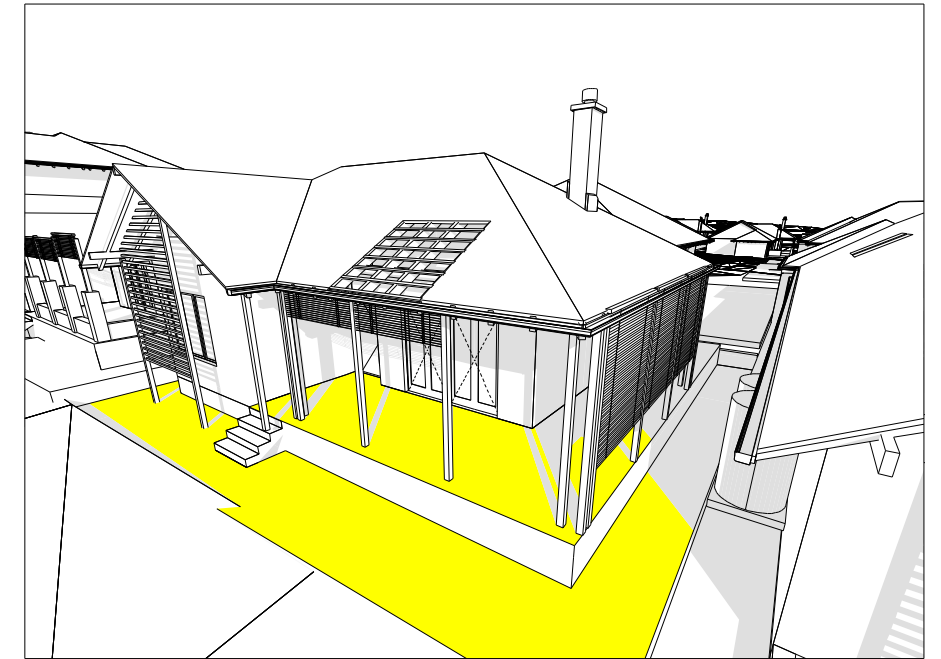
The Courtyard and Traditional type homes have three areas of Private Open Space as defined in the Eurobodalla Residential Design Code. These areas are located to the front yard, a central courtyard and the rear yard. All three areas have direct access from internal living areas of the home, are level and well planned providing a highly desirable extension of the family, dining or living room.

The traditional and courtyard style homes, both the front yard and rear yard receive direct sunlight for a minimum 3 hours between 9am and 3pm on June 22.

Within the Private Open Space of each home type, an area no less than 4m x 4m is provided as an internal courtyard for Traditional and Courtyard homes, and as part of the rear yard for the Townhome type. As described in the Eurobodalla Residential Design Code, this area is level and directly accessible from the Living areas of the home.

The location of Private Open Space to the front yard is consistent with the objectives and intent of the Eurobodalla Residential Design Code, with good urban planning specifically for seniors living communities. Part of the vision for Moruya East Village is to provide walkable streets and activate the street address of homes, providing the opportunity for homeowners to greet passers-by, and offer passive surveillance of the neighbourhood. For homes facing north, the front verandah provides the optimum solar access throughout cooler months, and therefore must be considered a key amenity for the residents.

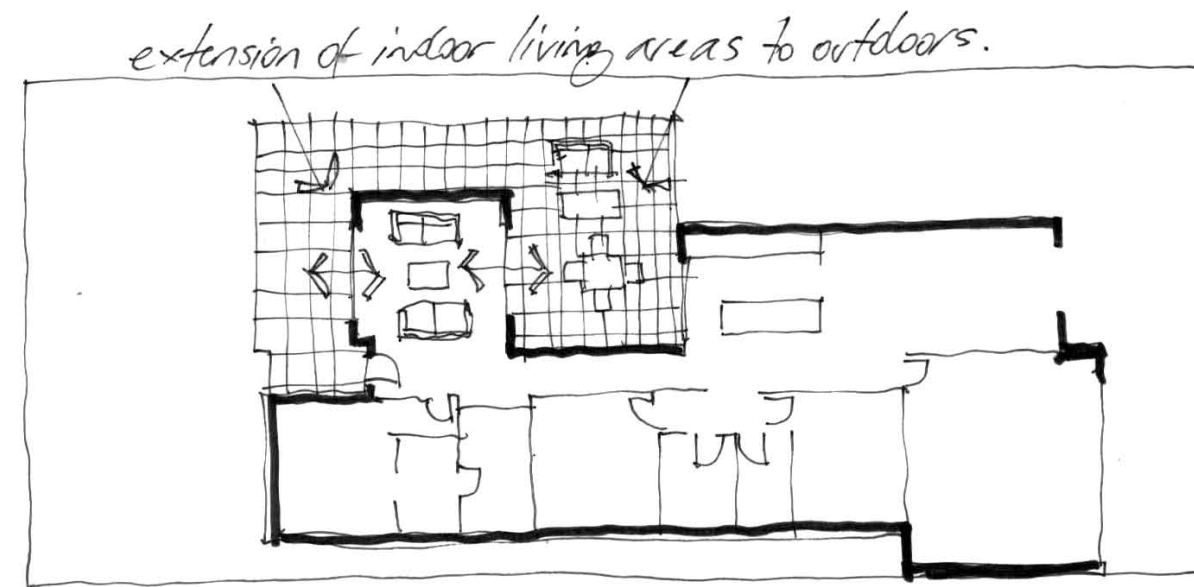
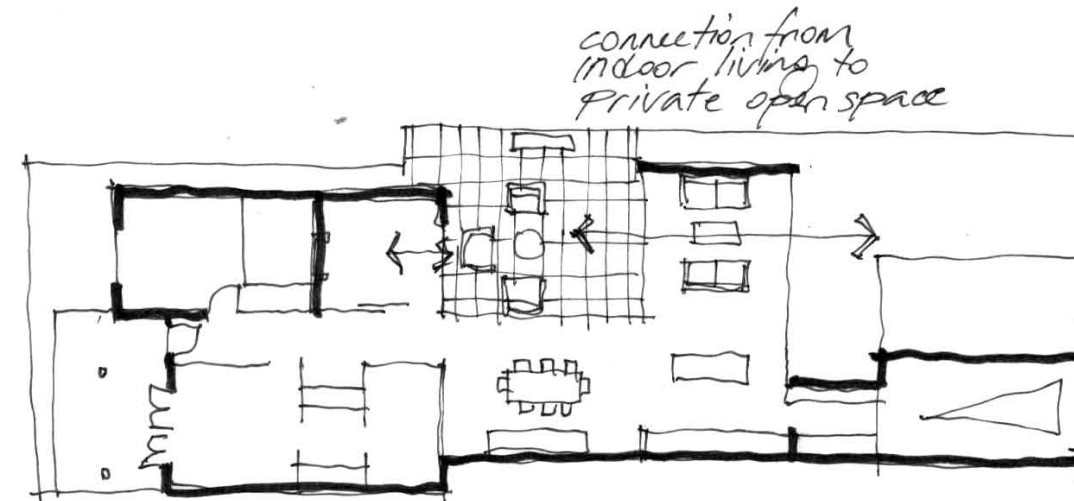
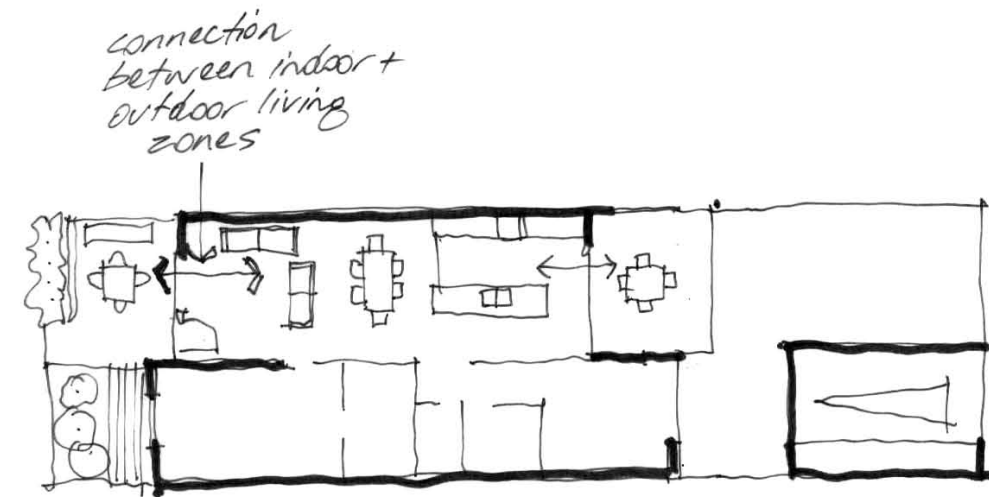
For the traditional and courtyard style homes, both the front yard and rear yard receive direct sunlight for a minimum 3 hours between 9am and 3pm on June 22.



EUROBADALLA RESIDENTIAL DESIGN CODE

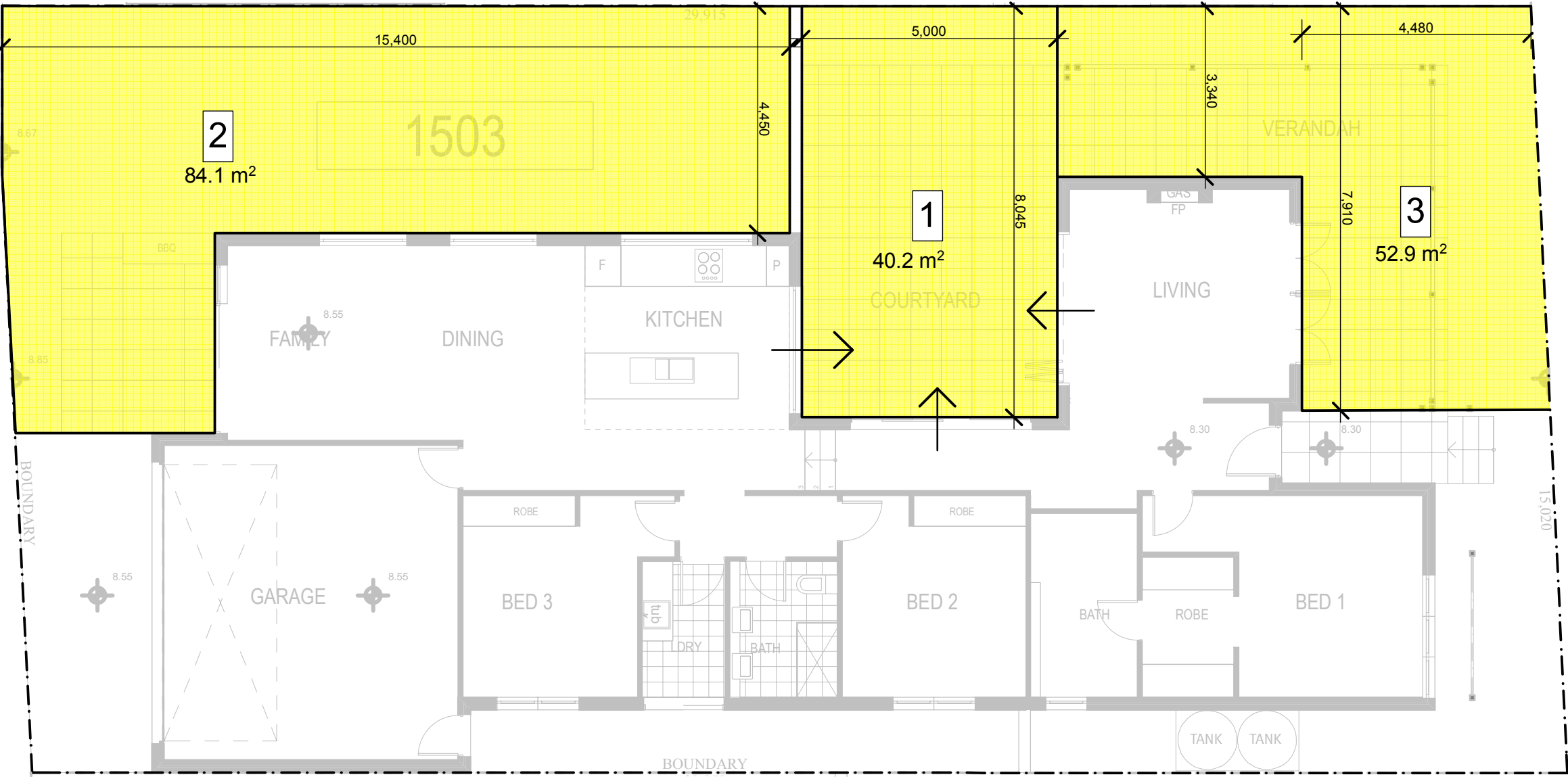
Design Principles

Private Open Space is that area of open space located immediately adjacent to a dwelling and that is made available to occupants of the dwelling for their sole use. Part of the private open space is to be capable of expansion of the dwelling for relaxation, dining, entertainment, recreation and children's play, and be directly accessible from the living area of the dwelling.



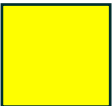
 Zones of Private Open Space

Typical North Facing Traditional Home, Block 15

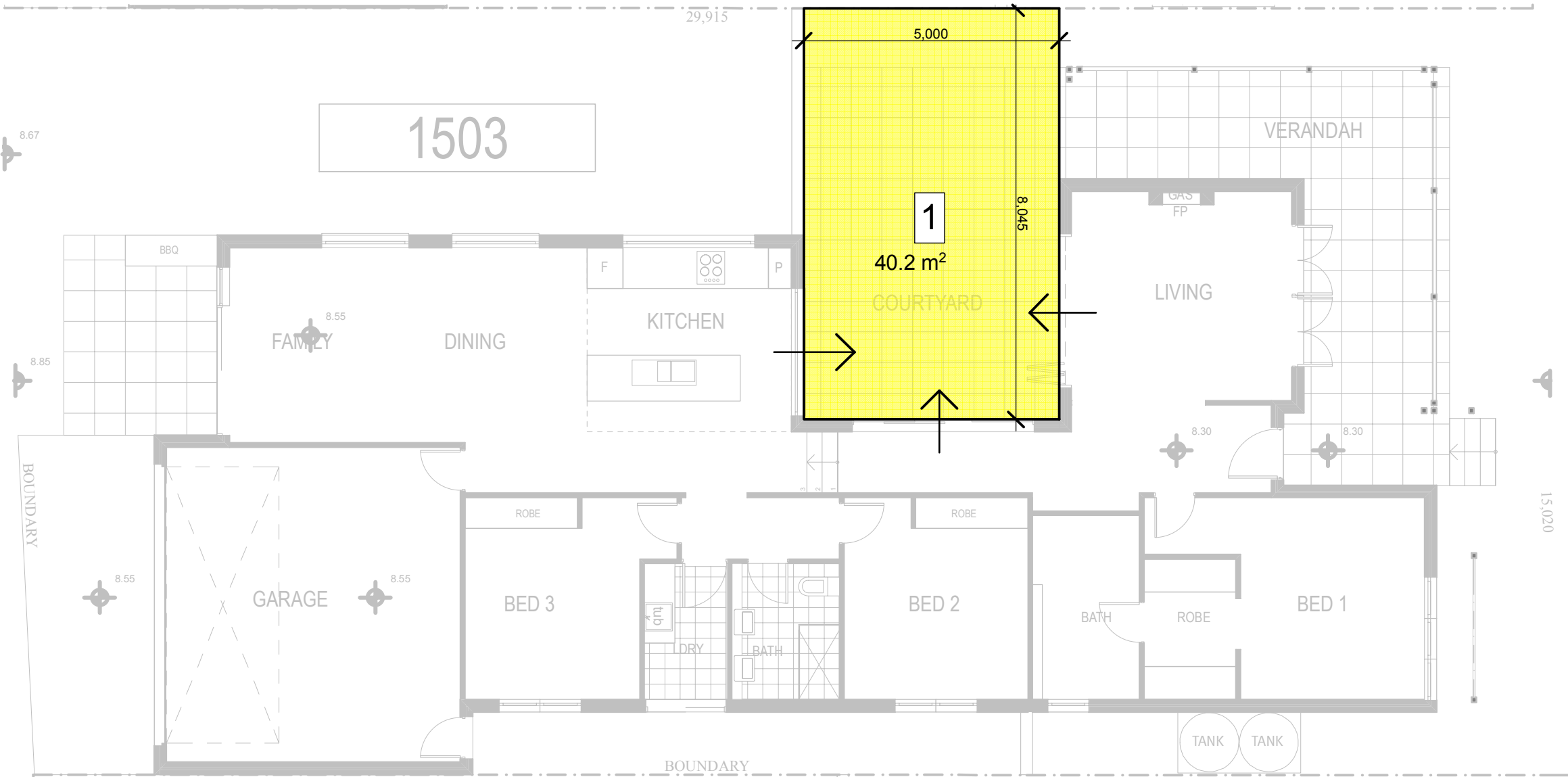


Private open space for a single dwelling or a multi-unit dwelling with direct access to ground level should have a minimum area of 35m² where:
- the minimum dimension of any side is 3m;

TOTAL AREA: 177M²

 “Primary Area” of Private Open Space

Typical North Facing Traditional Home, Block 15

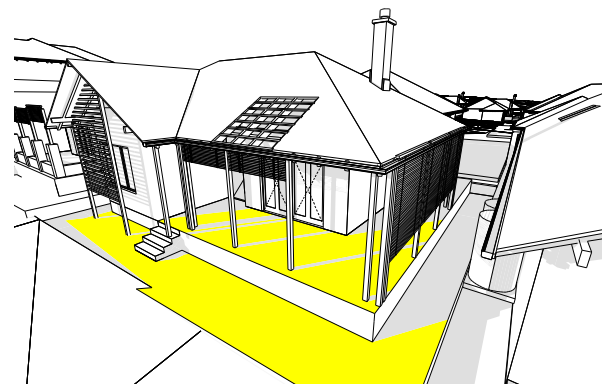


one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

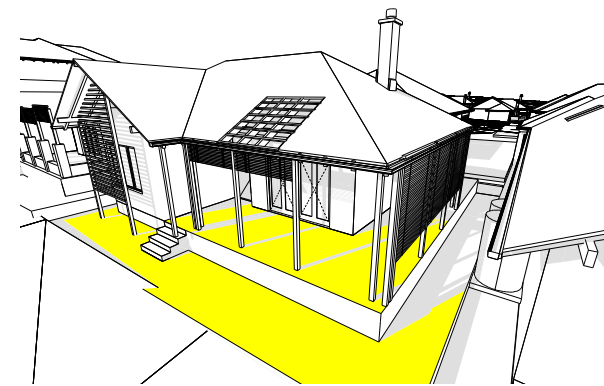
MIN DIMENSIONS 5 X 8M

Solar Access to Private Open Space 3

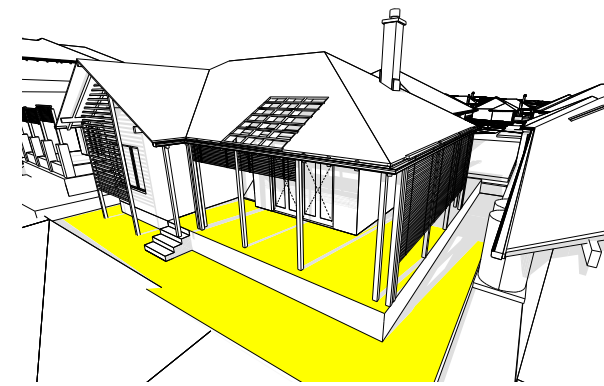
Typical North Facing Traditional Home, Block 15



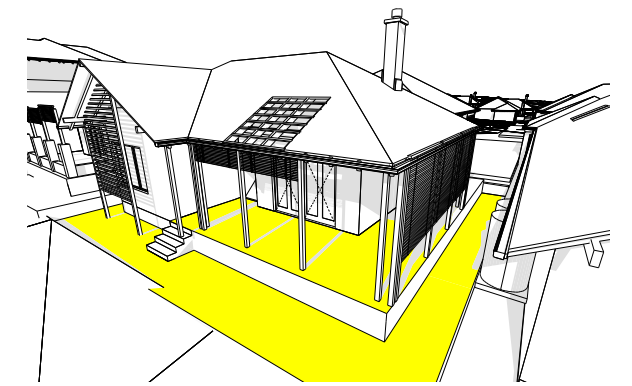
June 22 9am



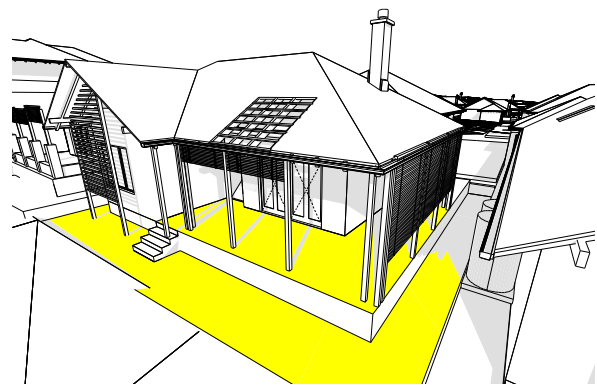
June 22 10am



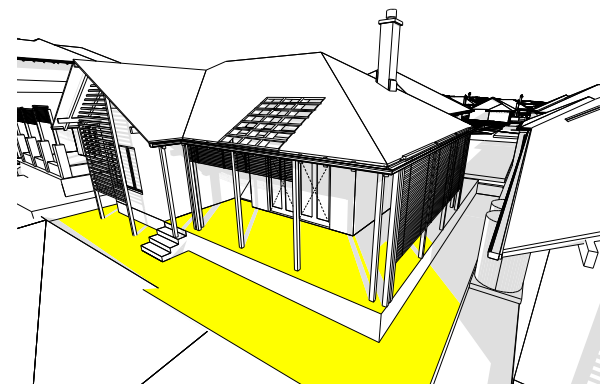
June 22 11am



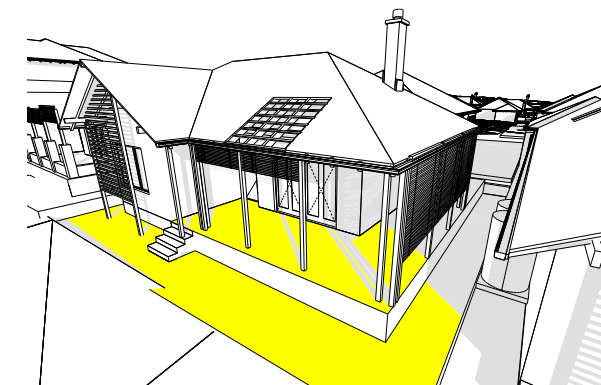
June 22 12pm



June 22 1pm



June 22 2pm



June 22 3pm

The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

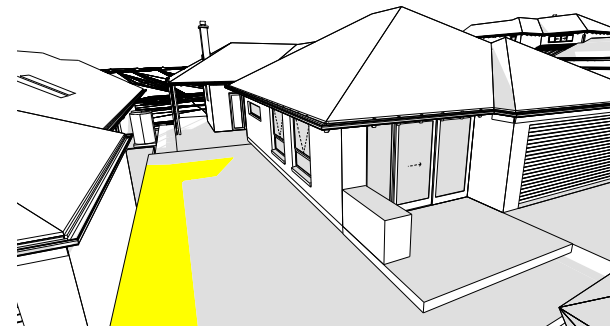
SOLAR ACCESS
6 hours

Solar Access to Private Open Space 2

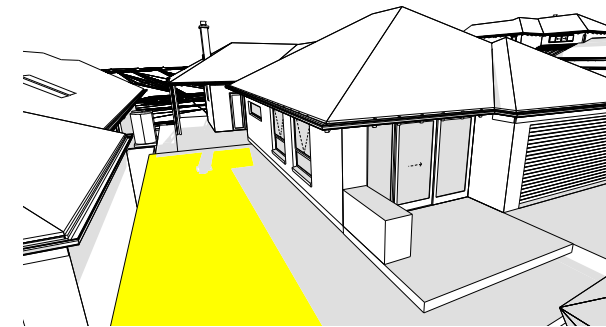
Typical North Facing Traditional Home, Block 15



June 22 9am



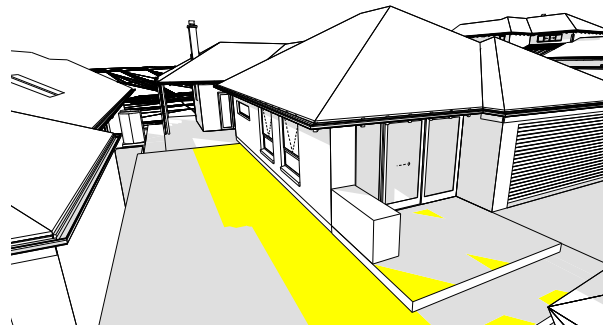
June 22 10am



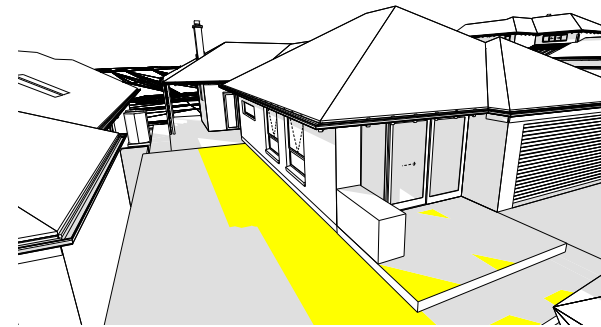
June 22 11am



June 22 12pm



June 22 1pm



June 22 2pm

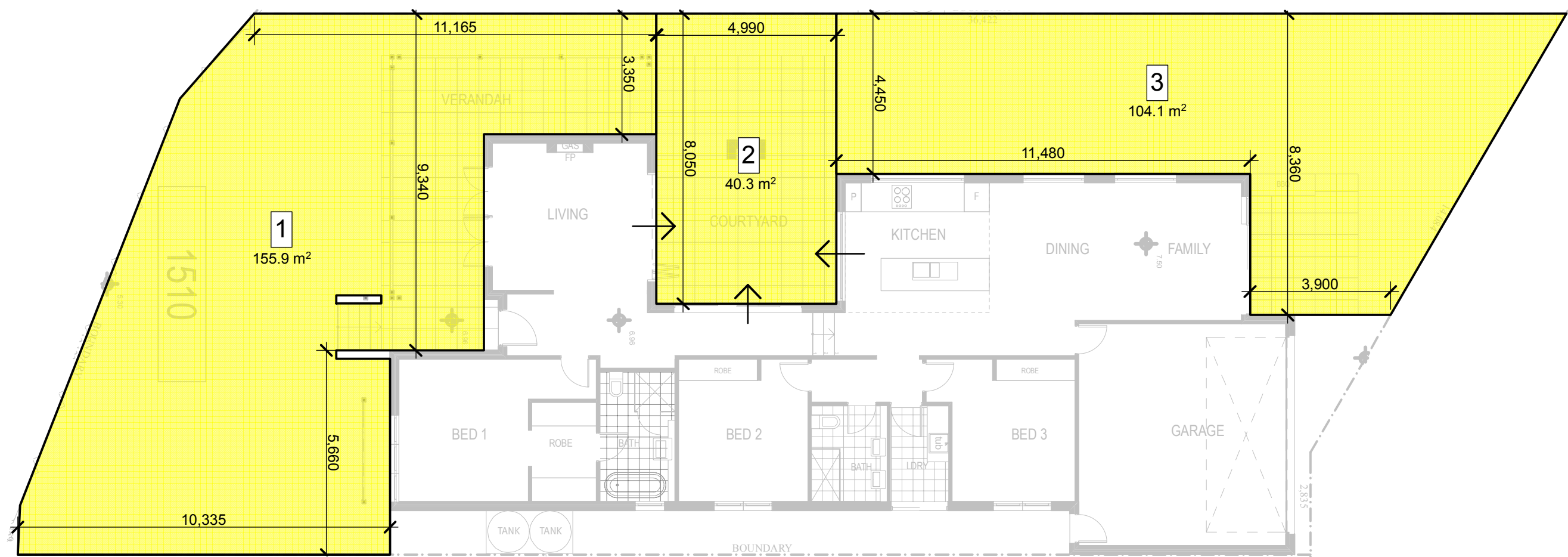
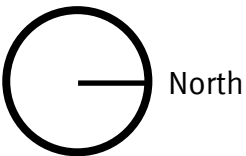


June 22 3pm

The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

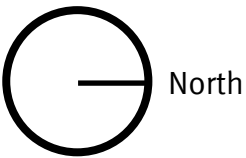
SOLAR ACCESS
4 hours

Typical South Facing Traditional Home, Block 15

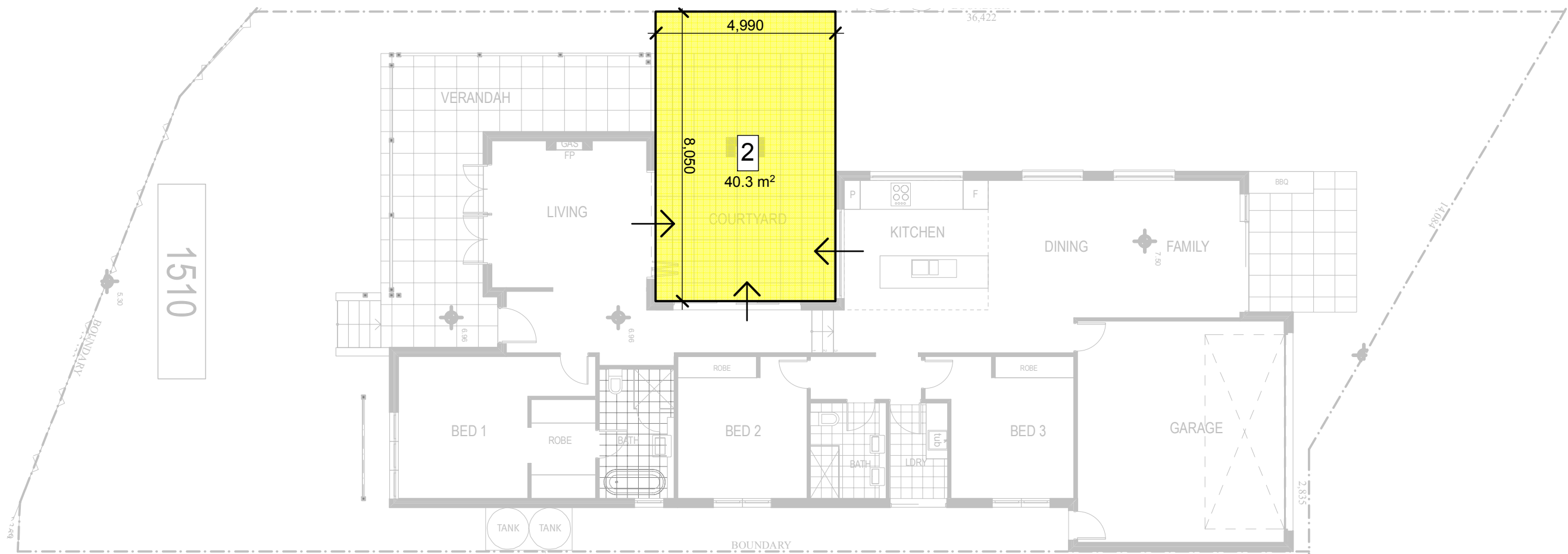


Private open space for a single dwelling or a multi-unit dwelling with direct access to ground level should have a minimum area of 35m² where:
- the minimum dimension of any side is 3m;

TOTAL AREA: 306.2M²



Typical South Facing Traditional Home, Block 15

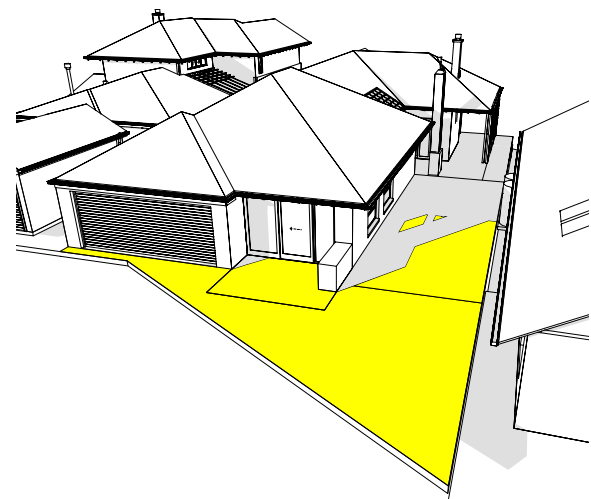


one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

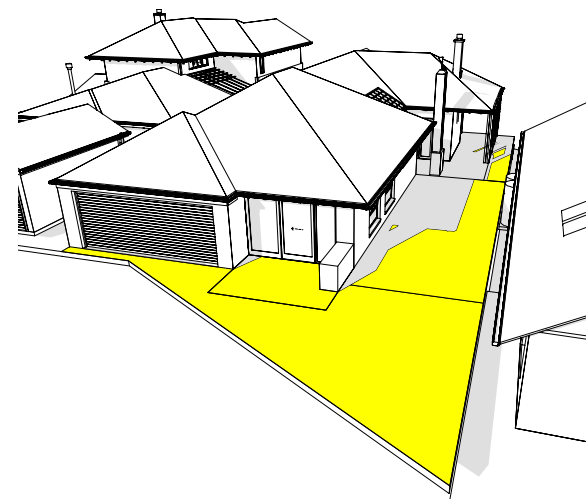
MIN DIMENSIONS 8.05 X 4.99M

Solar Access to Private Open Space 2

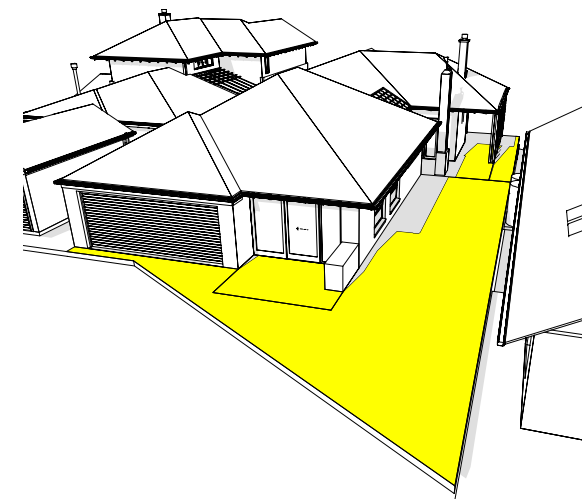
Typical South Facing Traditional Home, Block 15



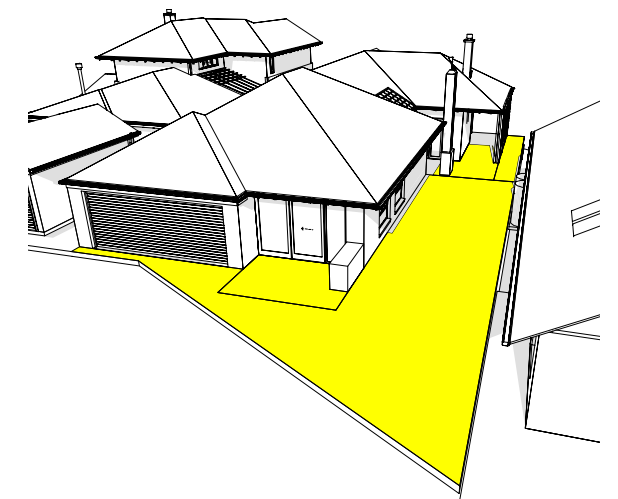
June 22 9am



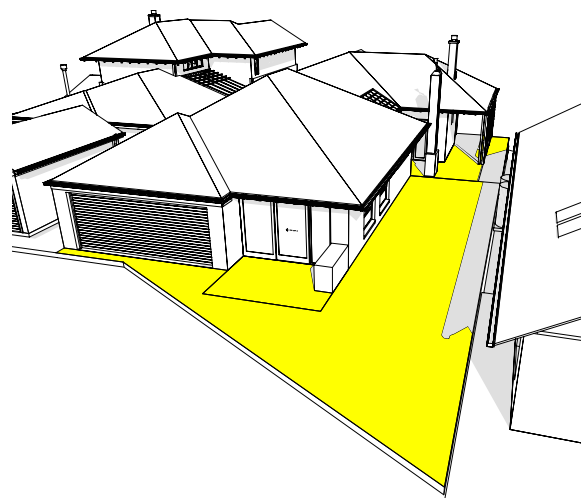
June 22 10am



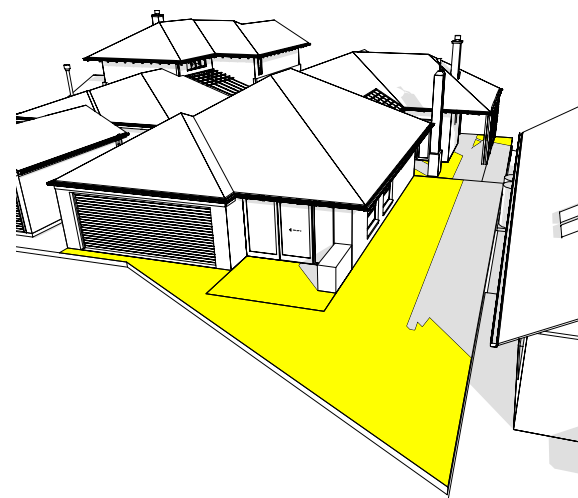
June 22 11am



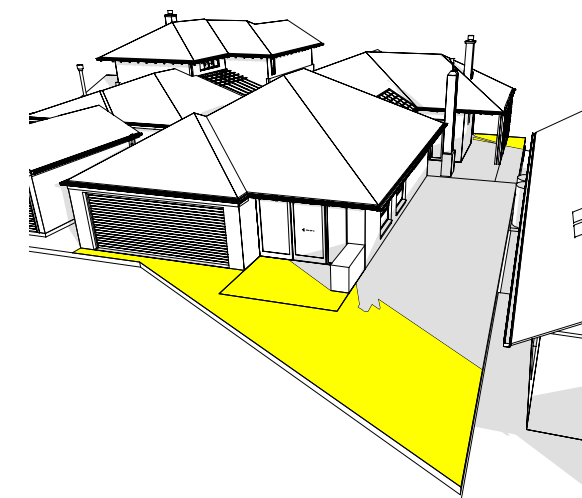
June 22 12pm



June 22 1pm



June 22 2pm

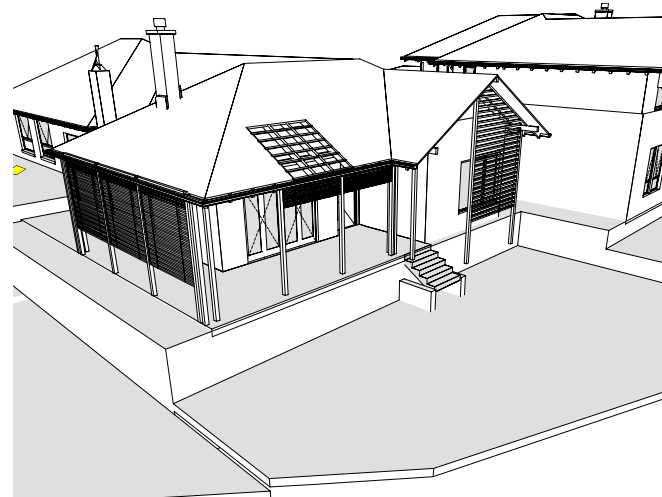


June 21 3pm

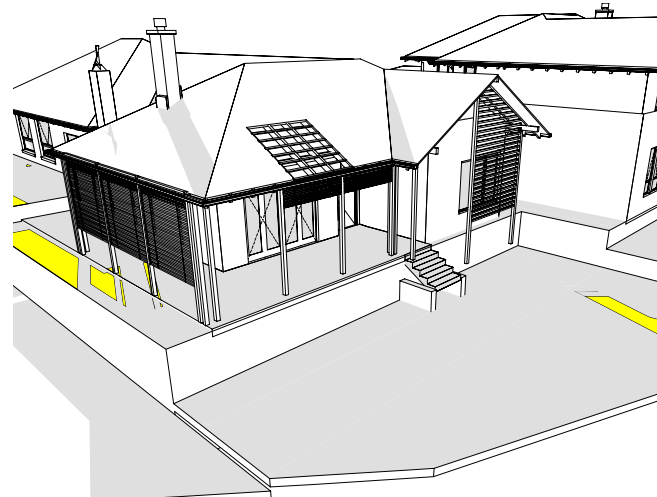
The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

SOLAR ACCESS
6 hours

Solar Access to Private Open Space 1



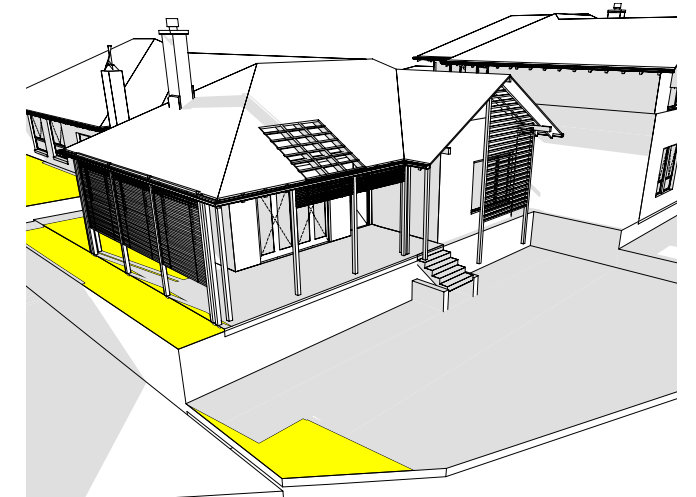
June 22 9am



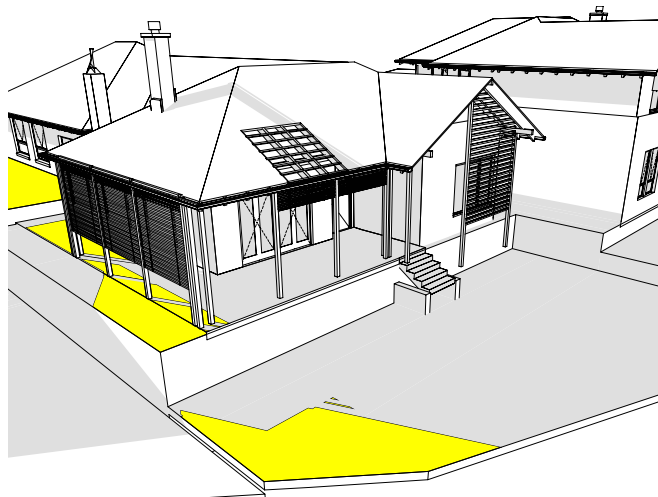
June 22 10am



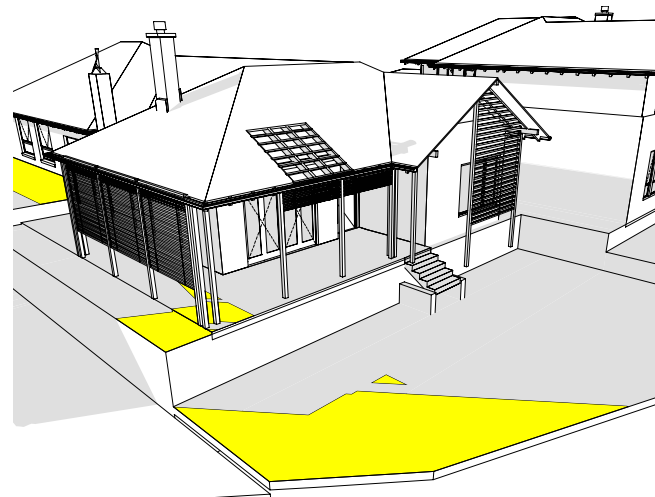
June 22 11am



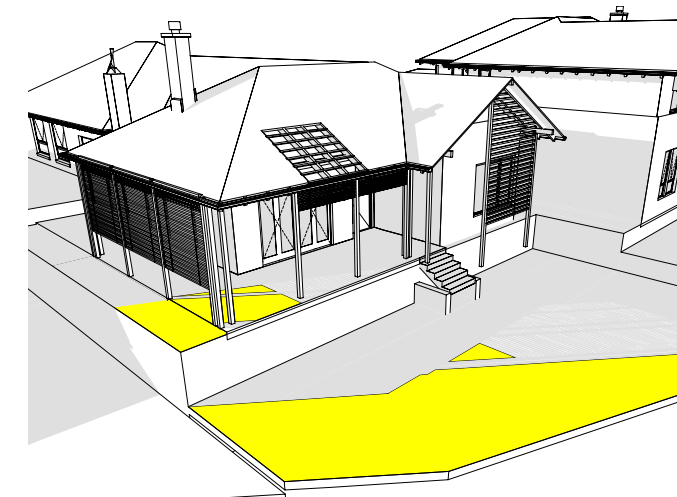
June 22 12pm



June 22 1pm



June 22 2pm



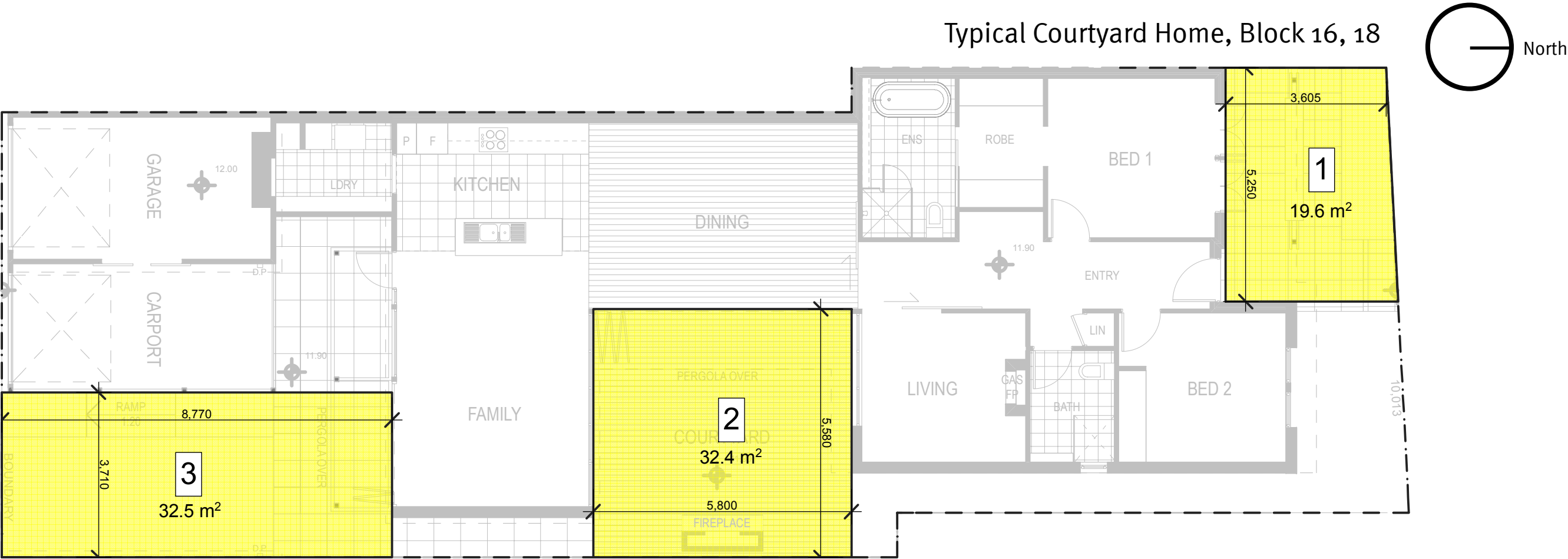
June 22 3pm



The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

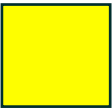
SOLAR ACCESS
5 hours

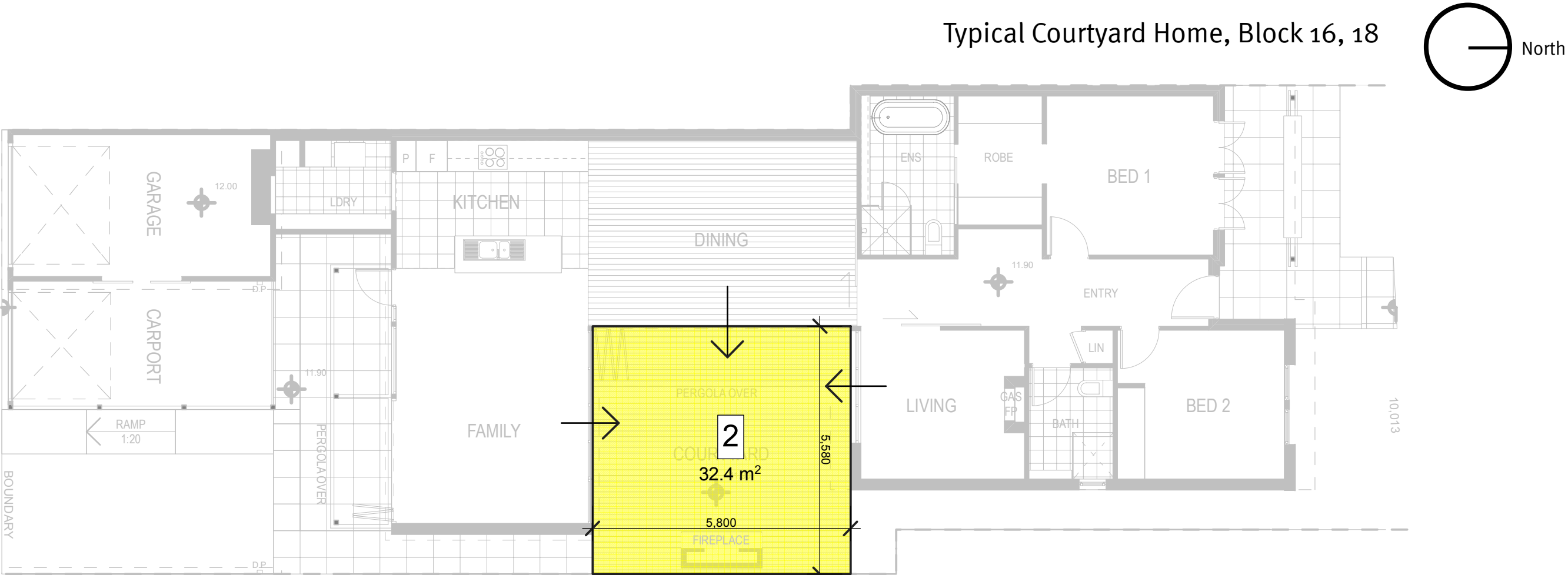
 Zones of Private Open Space



Private open space for a single dwelling or a multi-unit dwelling with direct access to ground level should have a minimum area of 35m2 where:
- the minimum dimension of any side is 3m;

TOTAL AREA: 84M2

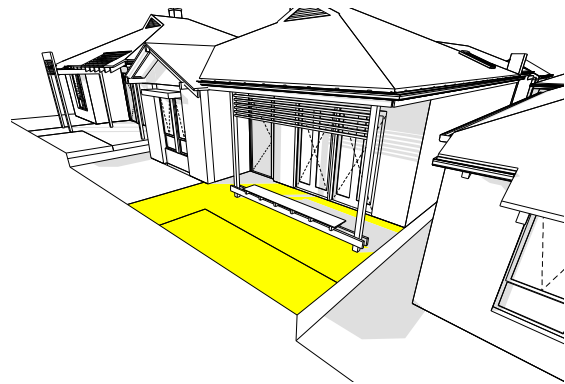
 “Primary Area” of POS



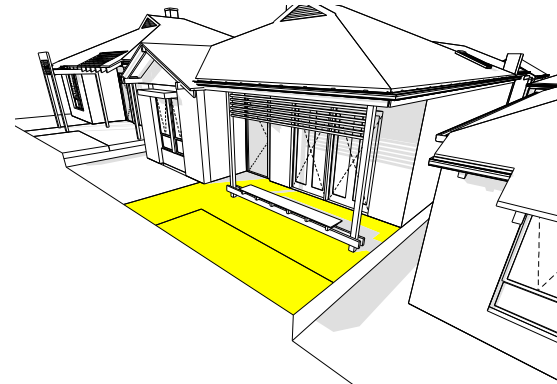
one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

MIN DIMENSIONS 5.68 X 5.80M

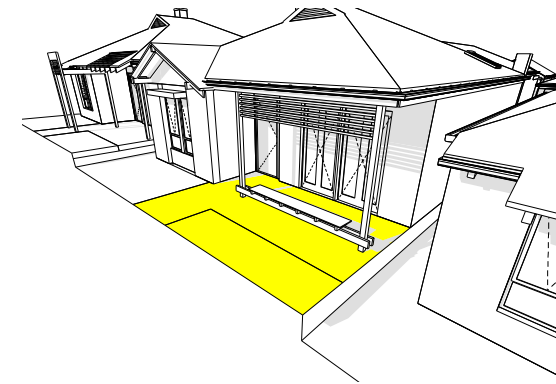
Solar Access to Private Open Space 1



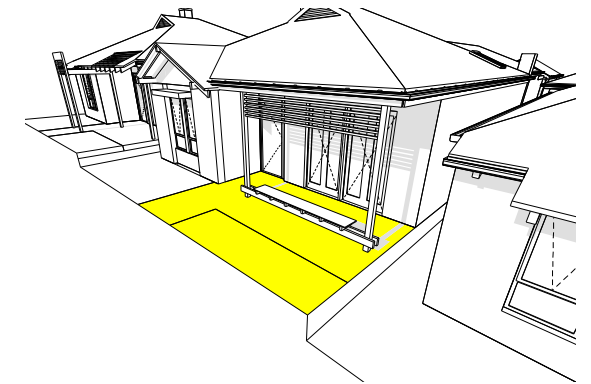
June 22 9am



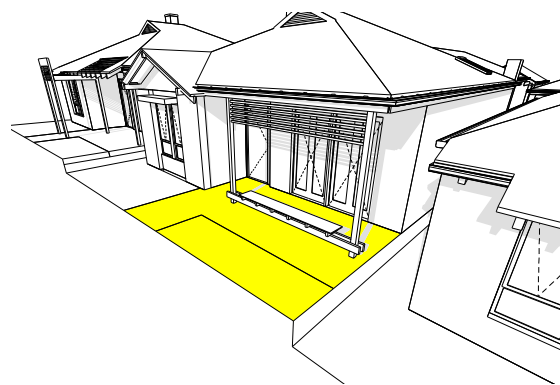
June 22 10am



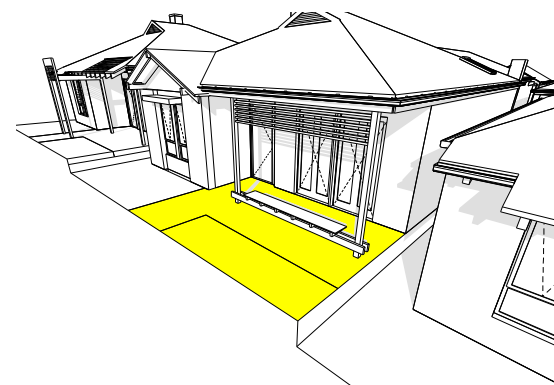
June 22 11am



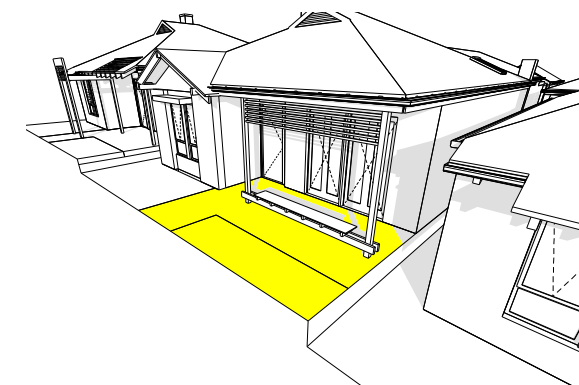
June 22 12pm



June 22 1pm



June 22 2pm



June 22 3pm



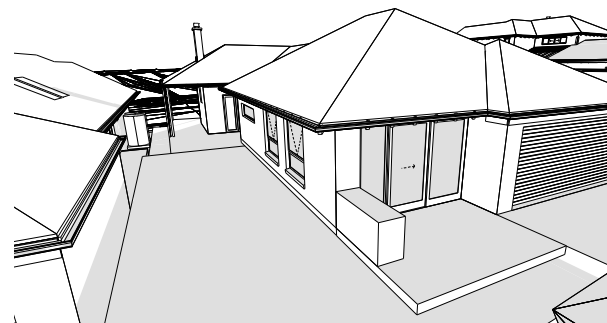
The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

SOLAR ACCESS
6 hours

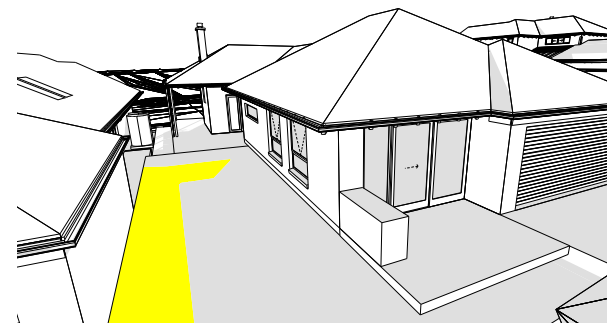
Typical Courtyard Home, Block 16, 18

Solar Access to Private Open Space 3

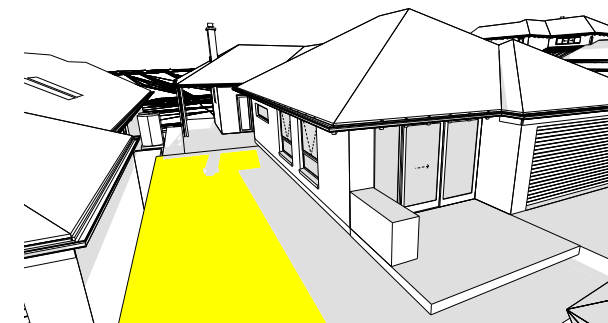
Typical Courtyard Home, Block 16, 18



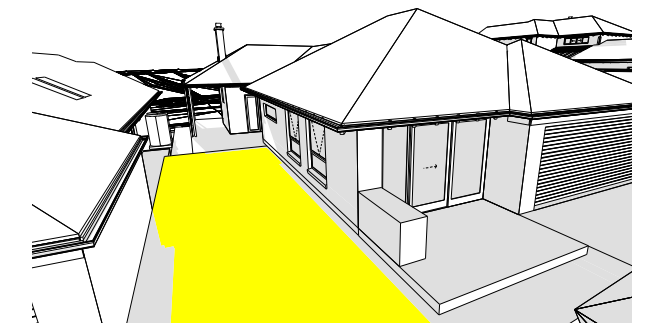
June 22 9am



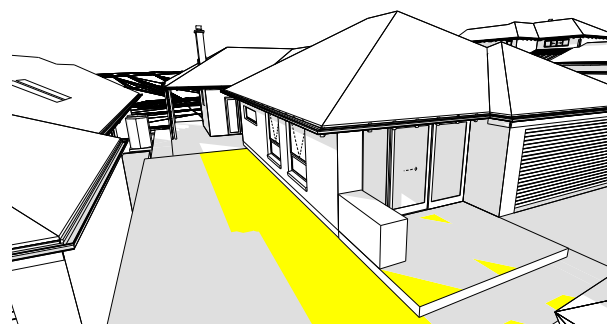
June 22 10am



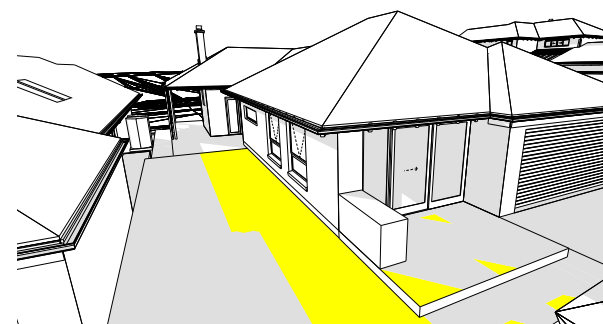
June 22 11am



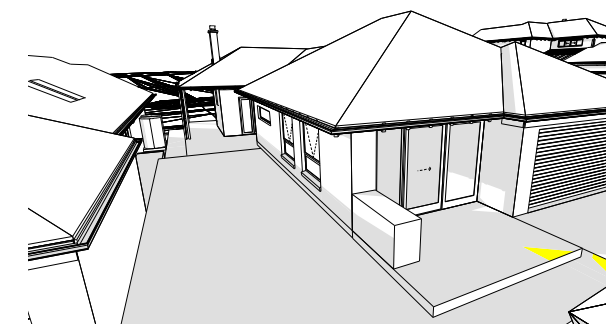
June 22 12pm



June 22 1pm



June 22 2pm

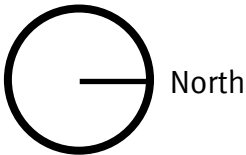


June 22 3pm

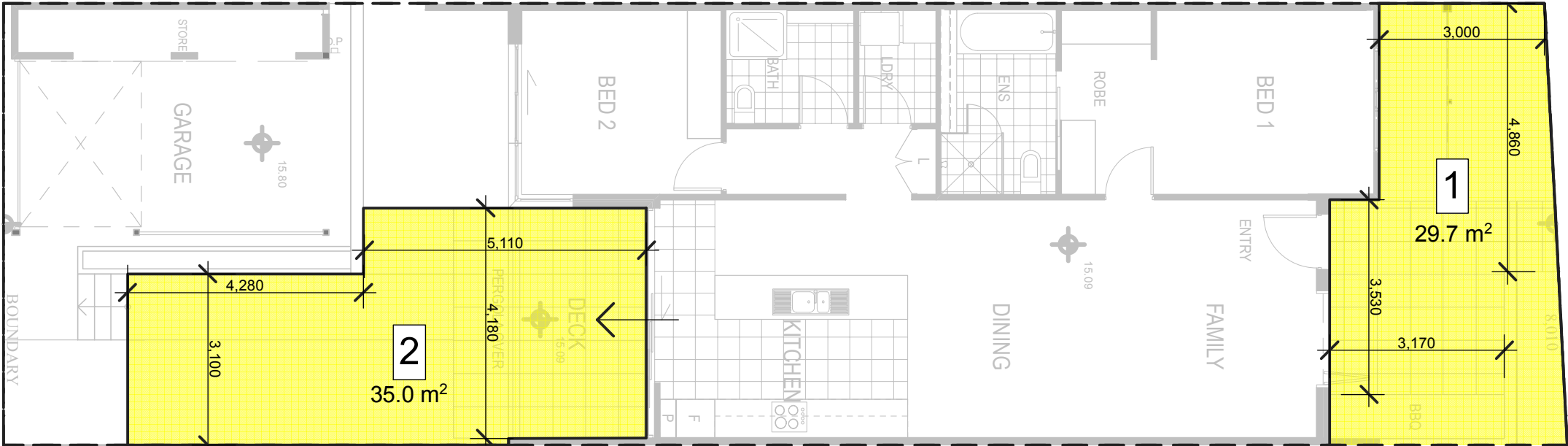
The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

SOLAR ACCESS
4 hours

 Zones of Private Open Space




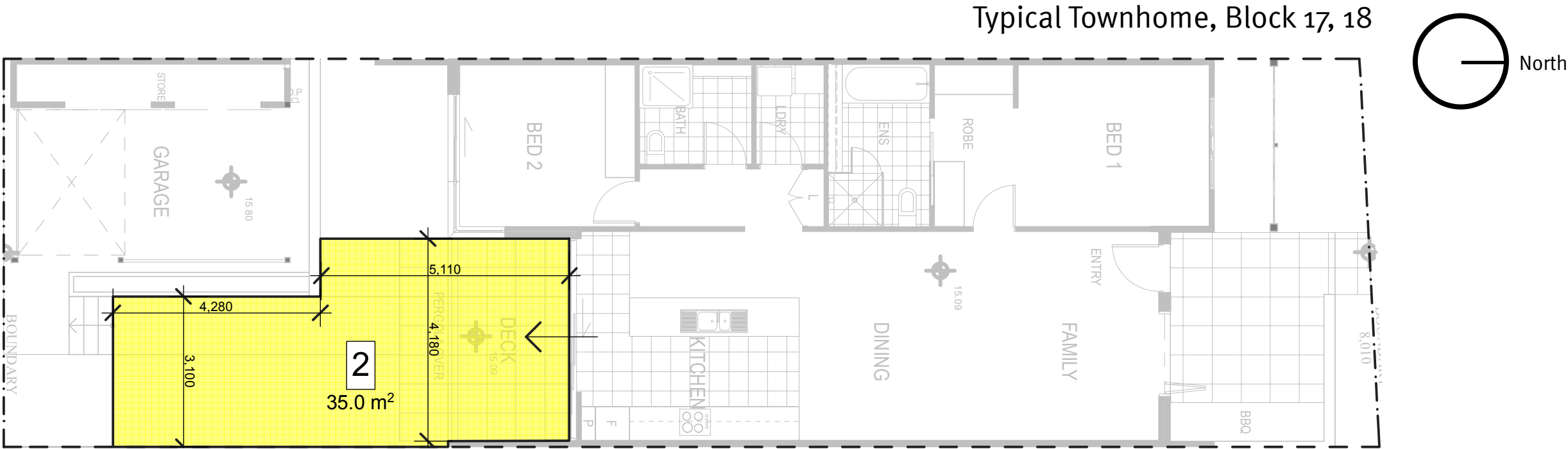
Typical Townhome, Block 17, 18



Private open space for a single dwelling or a multi-unit dwelling with direct access to ground level should have a minimum area of 35m2 where:
- the minimum dimension of any side is 3m;

TOTAL AREA: 65M2

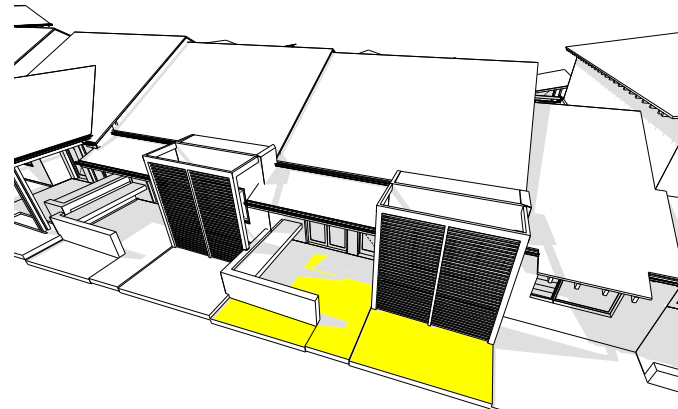
 “Primary Area” of Private Open Space



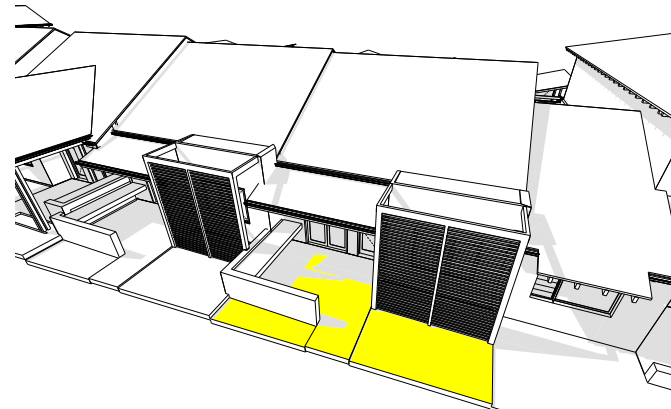
one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

MIN DIMENSIONS 3.110 X 9.390M

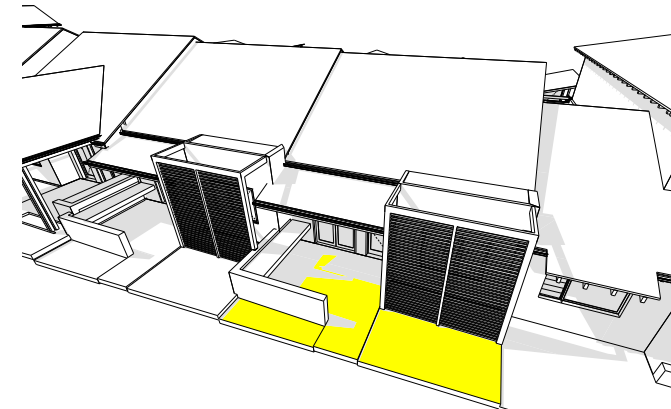
Solar Access to Private Open Space 1



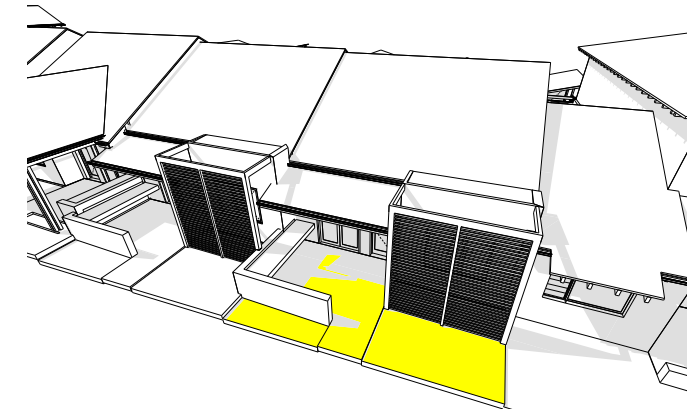
June 21 9am



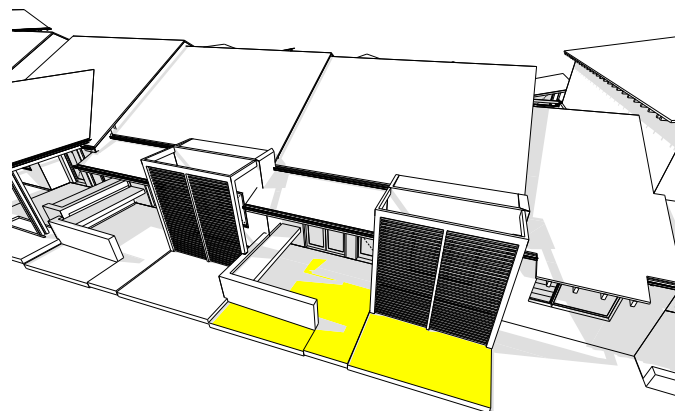
June 21 10am



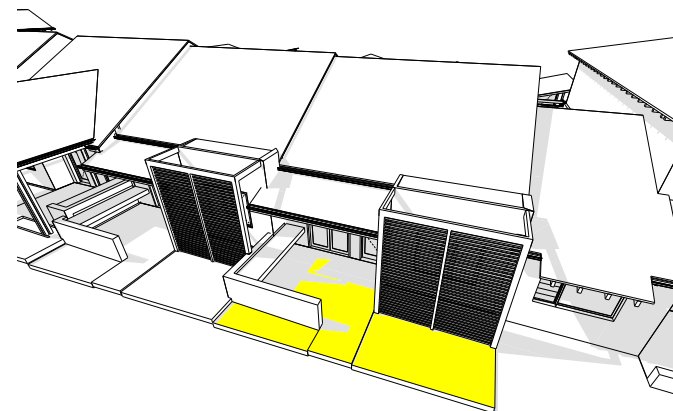
June 21 11am



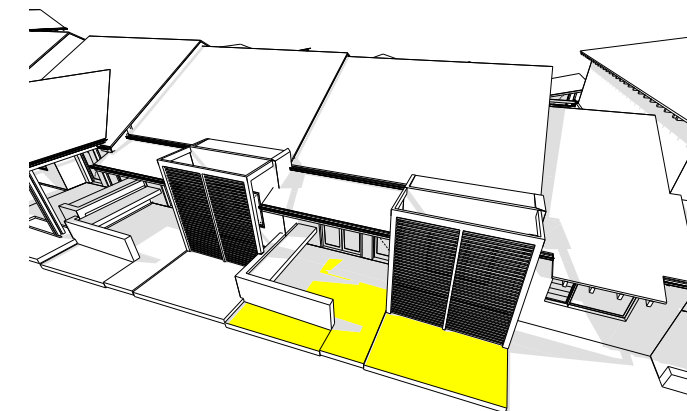
June 21 12pm



June 21 1pm



June 21 2pm

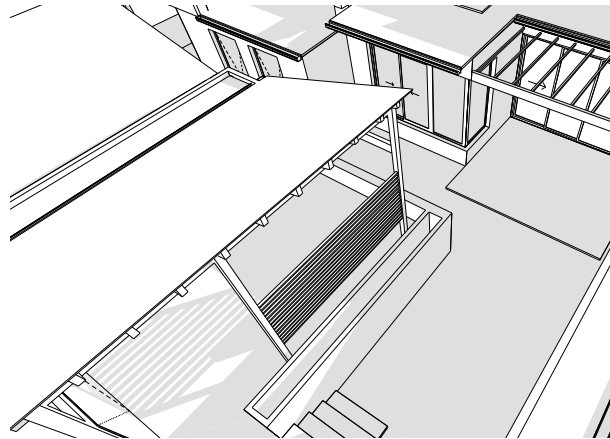


June 21 3pm

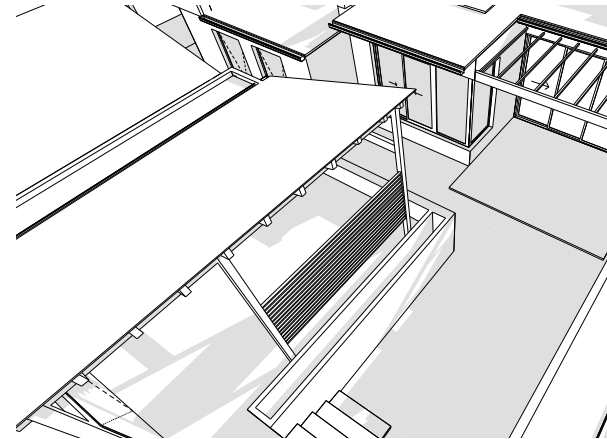
The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

SOLAR ACCESS
6 hours

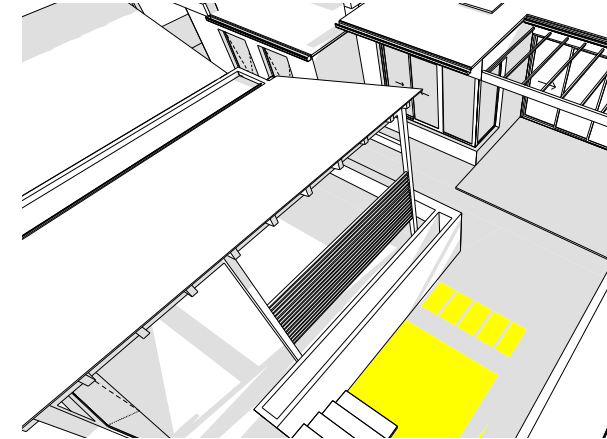
Solar Access to Private Open Space 2



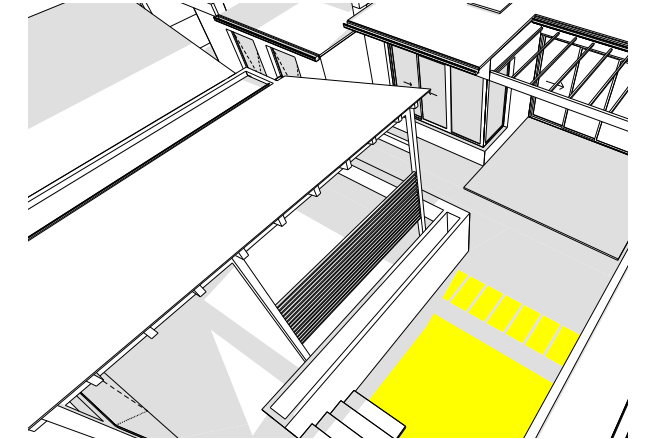
June 22 9am



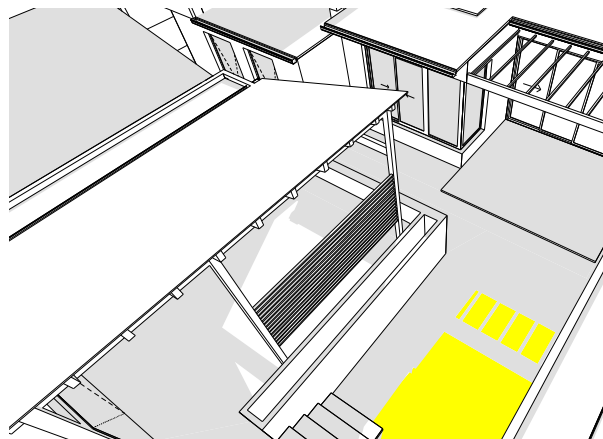
June 22 10am



June 22 11am



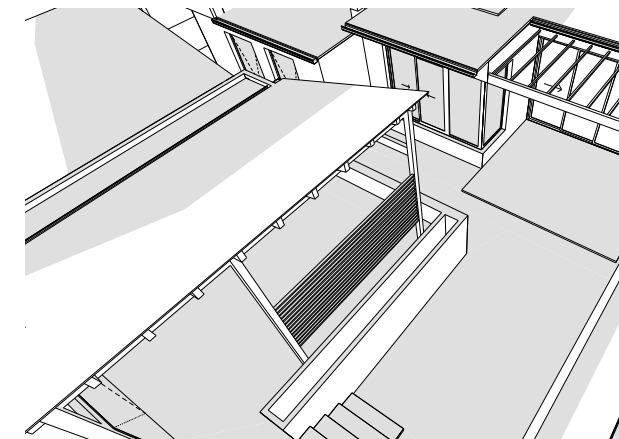
June 22 12pm



June 22 1pm



June 22 2pm

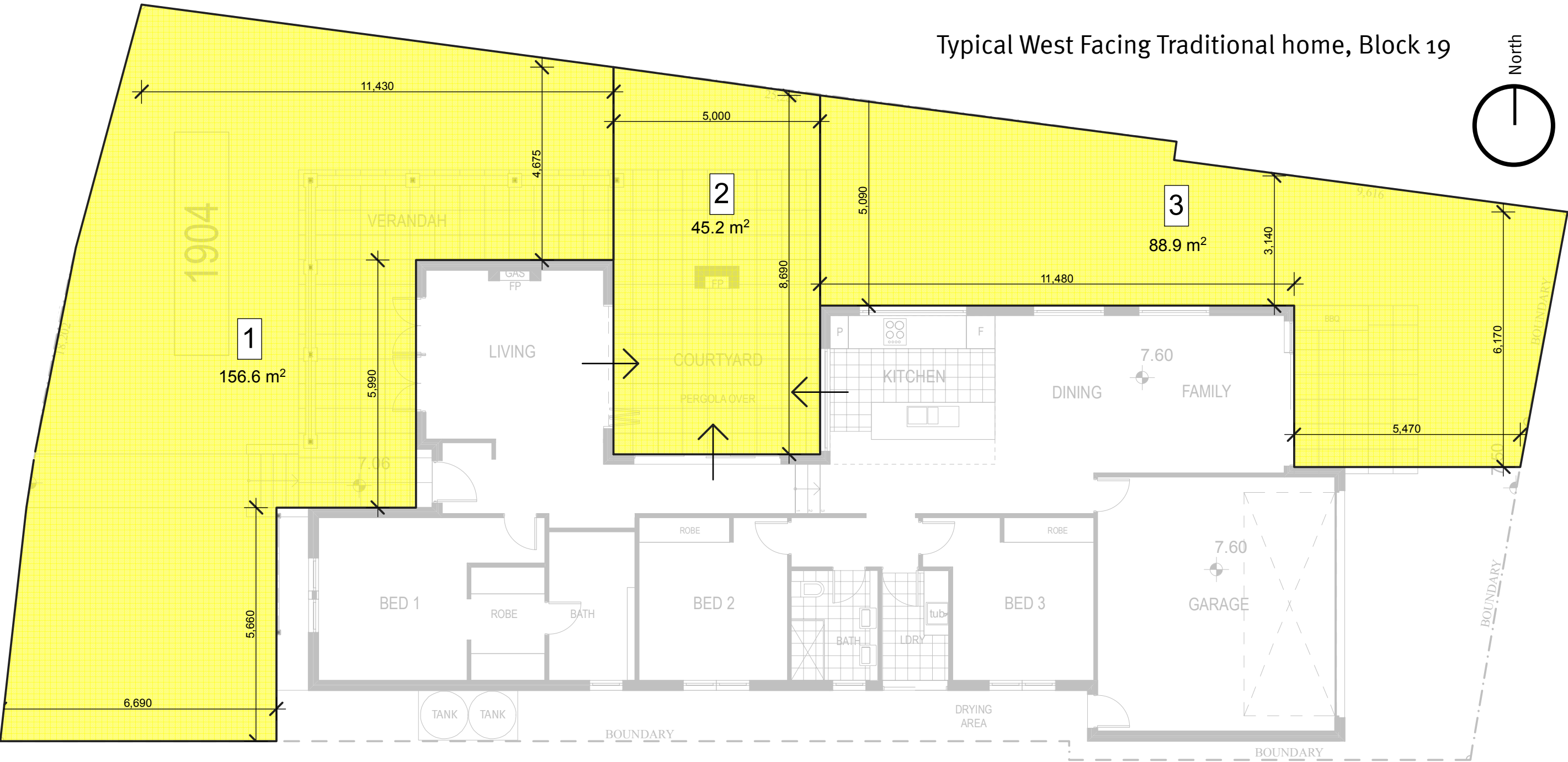


June 22 3pm

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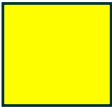
SOLAR ACCESS
3 hours

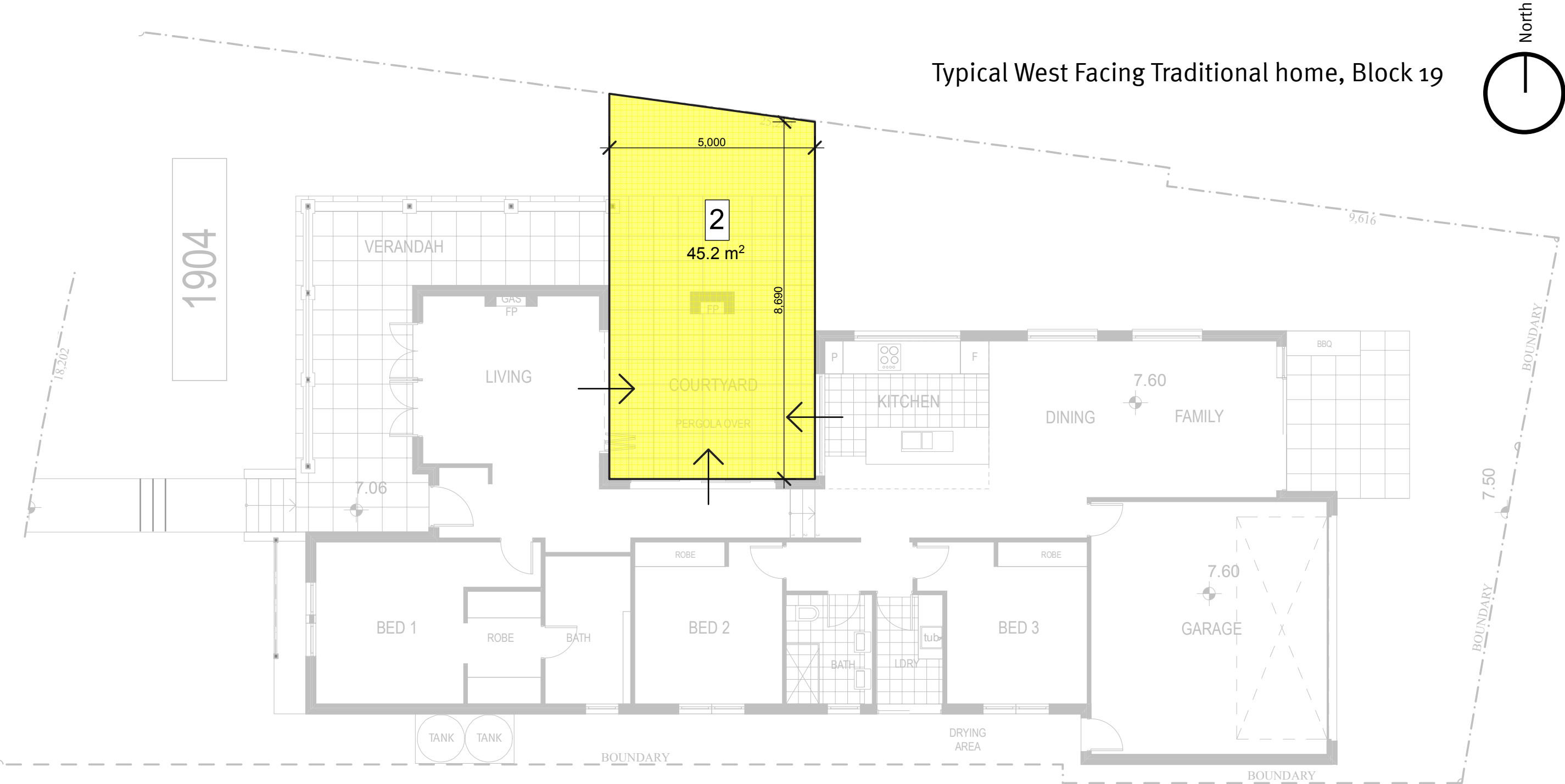
 Zones of Private Open Space



one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

MIN DIMENSIONS 3.110 X 9.390M

 “Primary Area” of Private Open Space



one part of the private open space is the primary area with minimum dimensions of 4m x 4m, is not steeper than 1 in 20 grade, and is directly accessible to the living areas of the dwelling; and

MIN DIMENSIONS 5.0 X 8.0M

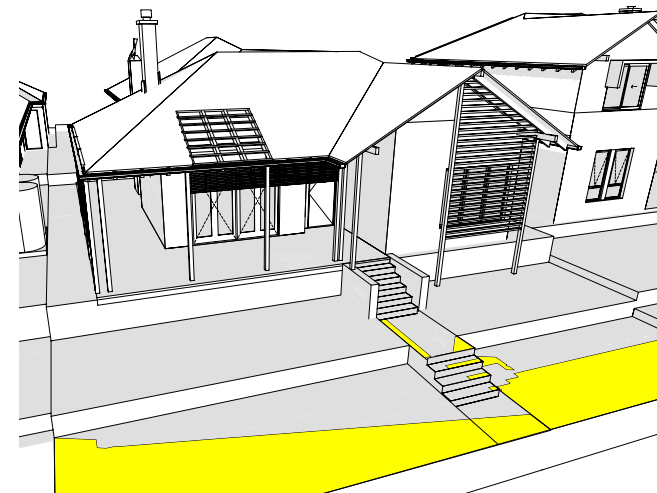
Solar Access to Private Open Space 1



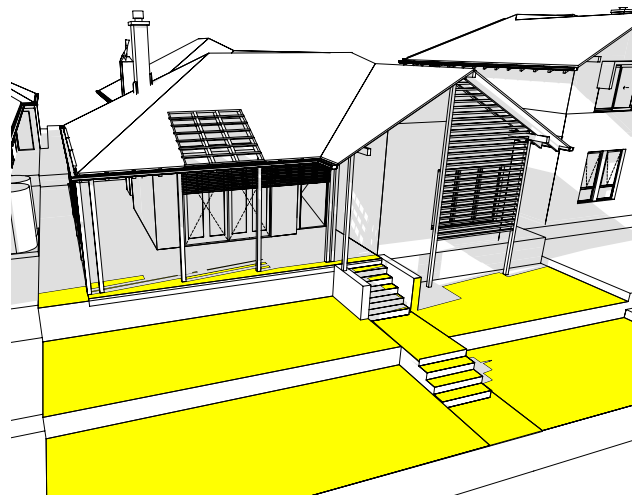
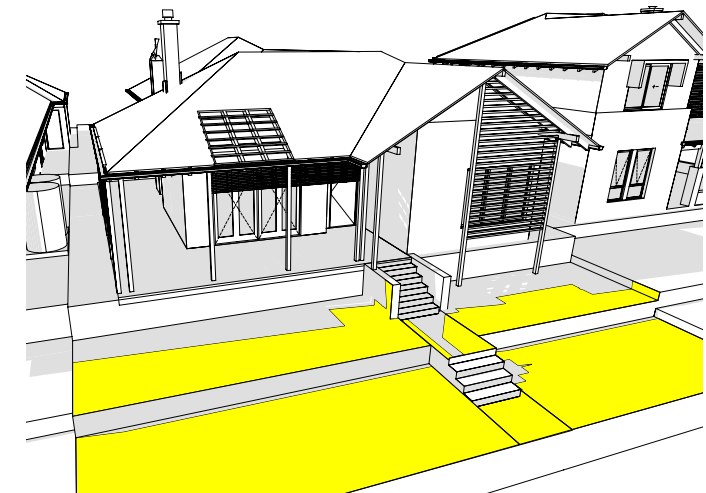
June 22 9am



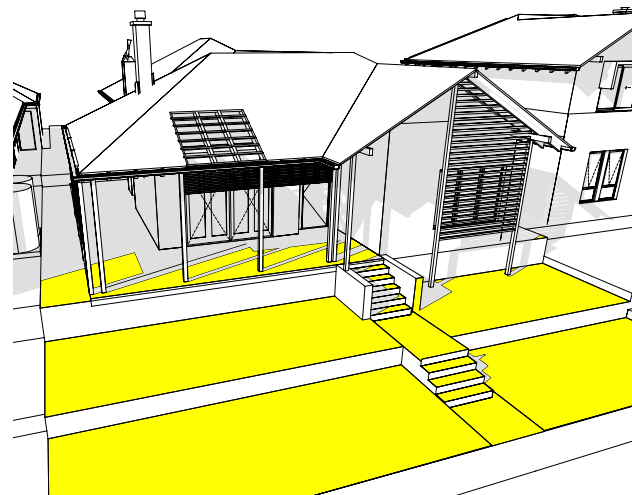
June 22 10am



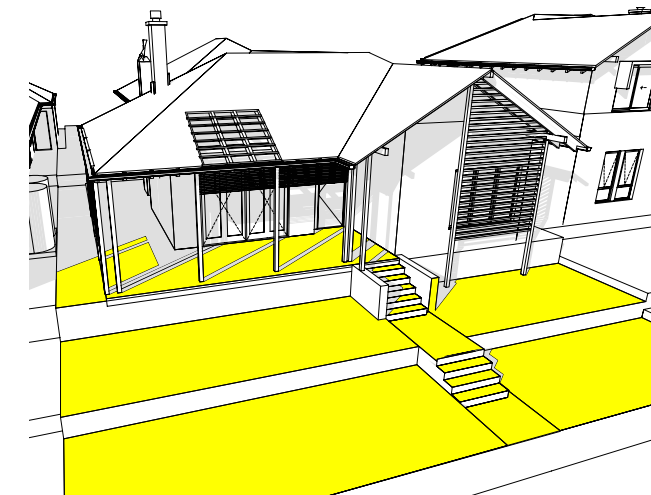
June 22 11am



June 22 1pm



June 22 2pm



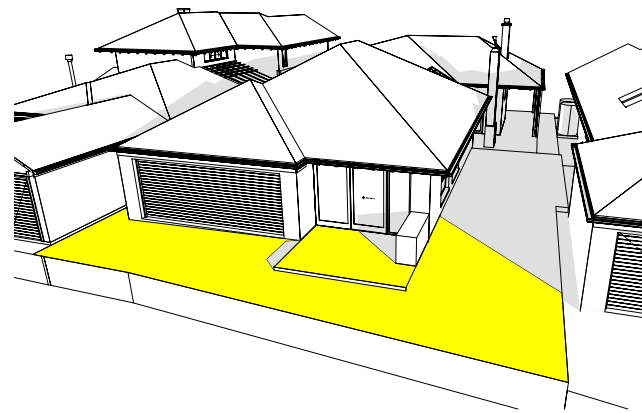
June 22 3pm

The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

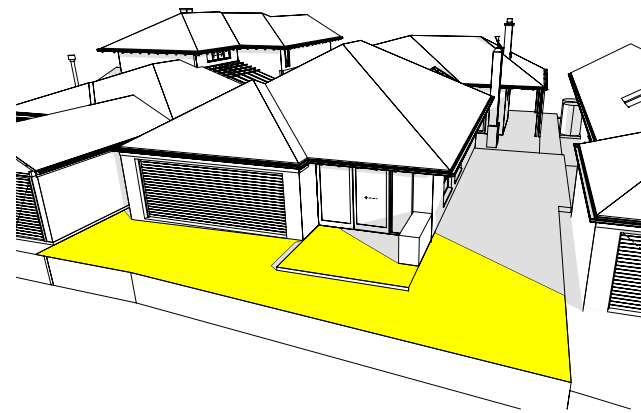
SOLAR ACCESS
4 hours

Solar Access to Private Open Space 2

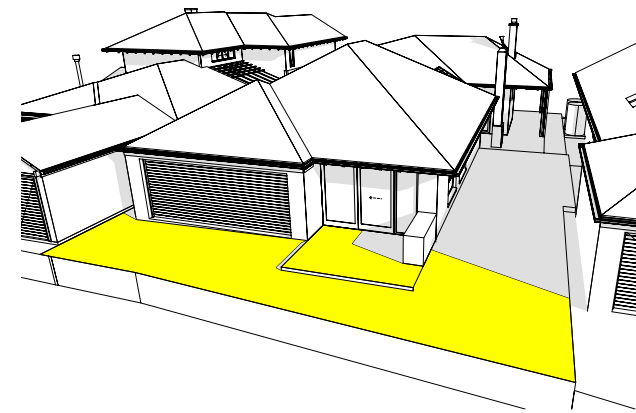
Typical West Facing Traditional home, Block 19



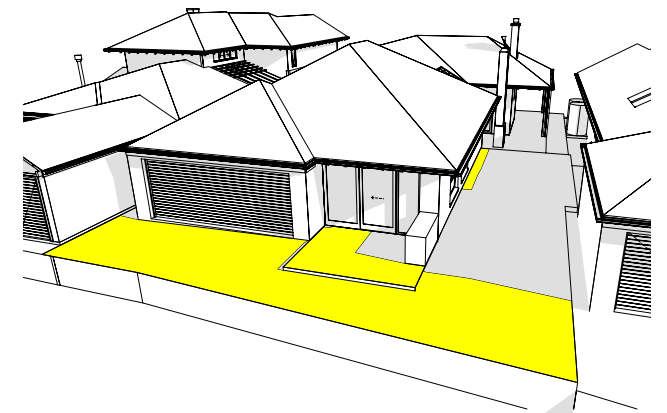
June 22 9am



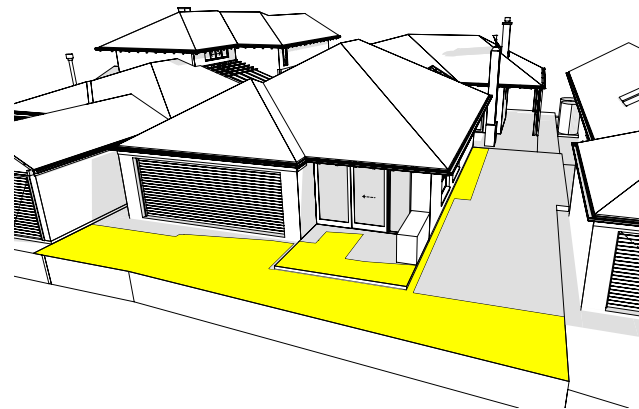
June 22 10am



June 22 11am



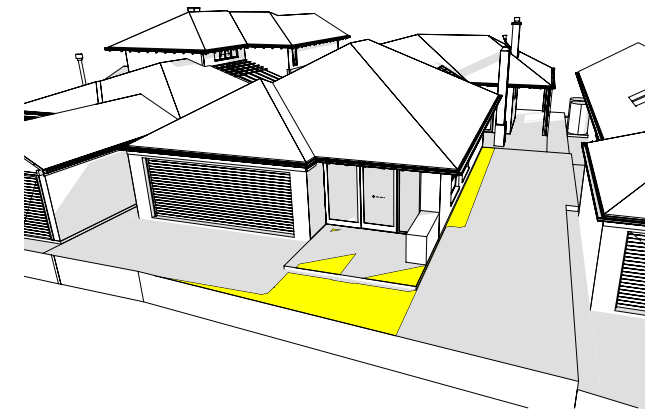
June 22 12pm



June 22 1pm



June 22 2pm



June 22 3pm



The location of private open space should be orientated to achieve comfortable all year round use and receive three hours of sunlight between 9am and 3pm on 22 June

SOLAR ACCESS
6 hours