



Planning Application
Residential Development
Carlisle Site, Kimmage

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1.0 Introduction, Site Context & Analysis

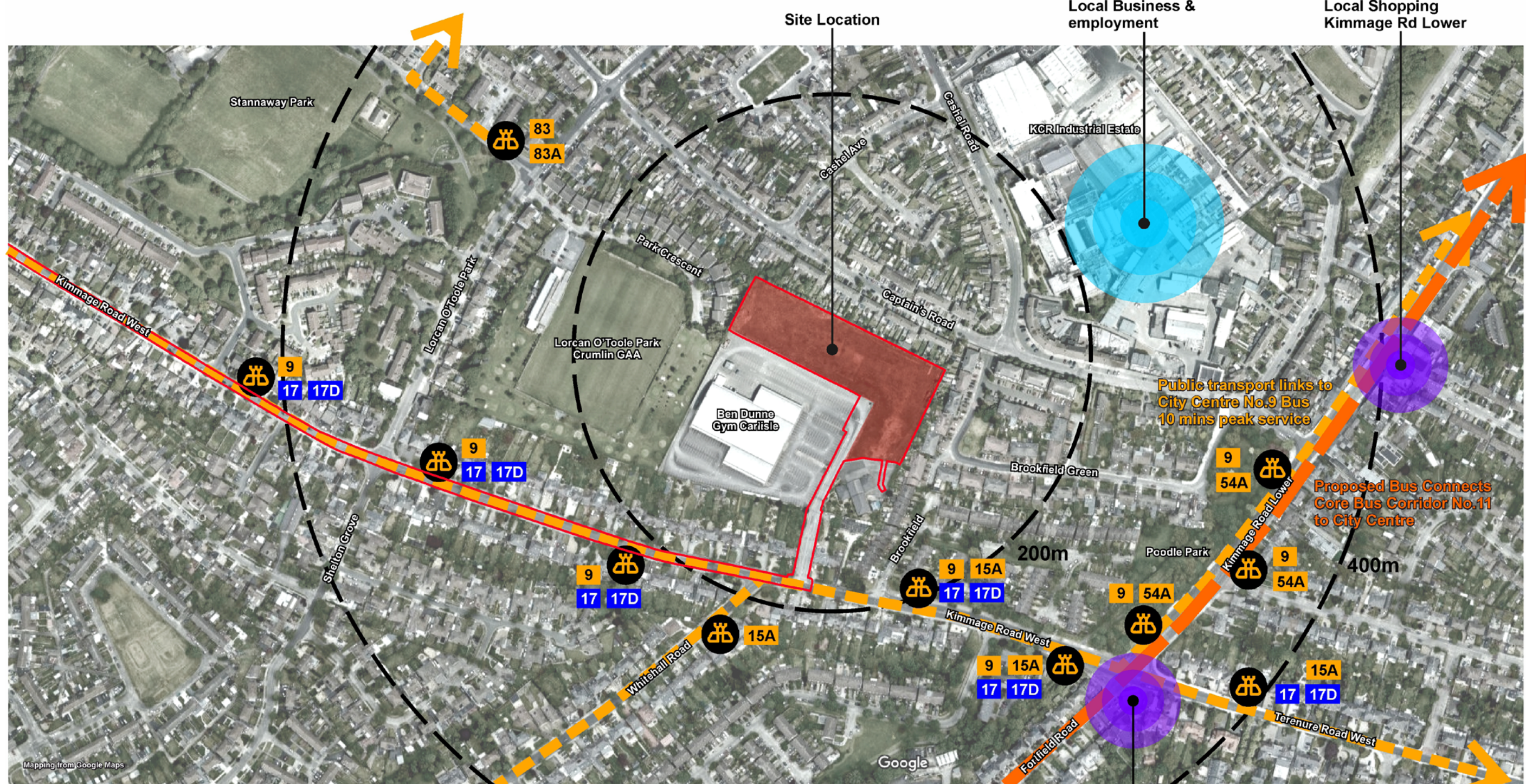
Introduction & Site Location

The site is located at the northern end of the existing Ben Dunne Carlisle gym complex just off Kimmage Road West. The site is accessed through the existing Gym car park with a legal right of way to Kimmage Road West. The site is L shaped and surrounded by the rear gardens of two storey housing on Captains road to the north, Park Crescent to the west and Brookfield green to the east.

There are existing mature trees on the western site boundary and along parts of the northern boundary with lower hedgerows along the eastern boundary. The site falls approximately 1.2m from west to east along the southern boundary with the gym car park.



1.2. Site Context and Existing Conditions - Walking Distances/ Public Transport



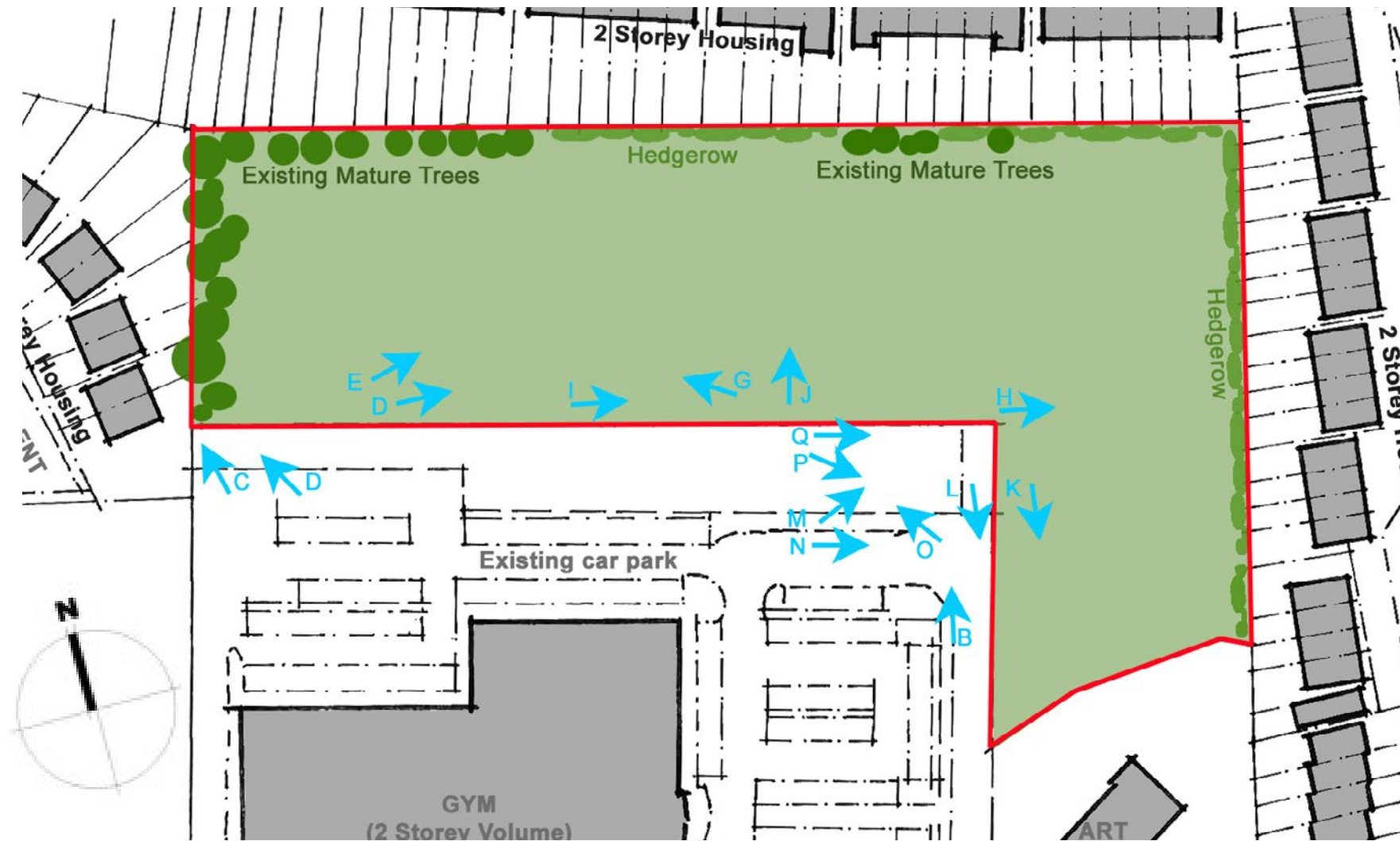
BUS LINES KEY:

Bus No	Frequency	Key Locations
9	every 10 min	Charlestown Shopping Centre, Greenhills College, DCU, City Centre, Trinity College
15A	every 15 min	Greenhills College, Ringsend Rd, Swan Centre, City Centre, Grand Canal Dock
17	every 20 min	Rialto, Blackrock Station, UCD, Dundrum Business Park, Dundrum Hospital
17D	once daily	Rialto, Blackrock, Dundrum, Various Schools
54A	every 30 min	Marlfield, College St, Tallaght Hospital, City Centre
83	every 15 min	Harristown, Stannaway Av, Swan Centre, Trinity College, City Centre, Philsborough Shopping Centre
83A	every hour	Harristown, Stannaway Av, City Centre, Trinity College

1.2. Site Context and Existing Conditions - Existing Site Plan



1.2. Site Context and Existing Conditions - Existing Site Photographs



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E

1.2. Site Context and Existing Conditions - Existing Site Photographs



VIEW F



VIEW G



VIEW H



VIEW I



VIEW J



VIEW K

1.2. Site Context and Existing Conditions - Existing Site Photographs



VIEW L



VIEW M



VIEW N



VIEW O

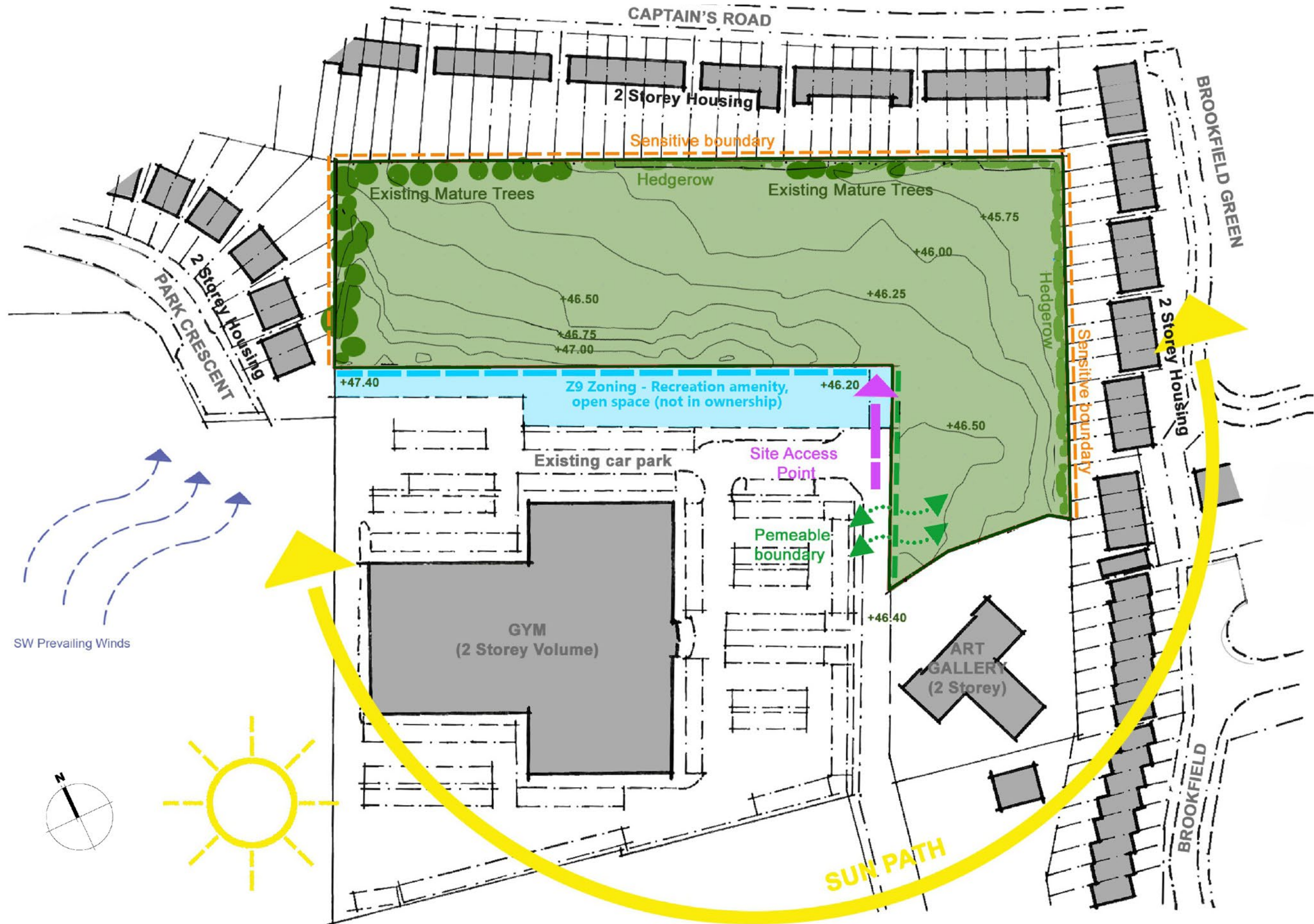


VIEW P



VIEW Q

1.3. Site Analysis - Constraints, Sunlight and Prevailing winds



2.0 Design Proposal

The Proposal

The proposal includes 208, one and two bedroom apartments arranged in five blocks. Two of the blocks are six storeys reducing to five and four storeys at their northern ends (Blocks 2 and 3) while Block 1 reduces from 6 to 4 storeys. Conjoined blocks numbers 4 and 5 are generally five storeys reducing to four storeys at the northern end. All five blocks are arranged along broadly north / south alignments to maximize daylight and sunlight access to the units and to the properties to the north.

The buildings on site are linked together by a south facing pedestrian green route running east/ west along the southern boundary of the site overlooking the gym. The route links a communal garden at the western end of the site beside Block 1 to a public green in the south eastern corner beside Block 4/5. The gable ends of blocks one two and three form the backdrop to the pedestrian route with the main entrances to each of the blocks accessed directly from this feature.

2.1. Site Plan and Overview

The northern end of these blocks incorporates a covered “on grade” car park with landscaped communal spaces on the decks overhead. Two sets of large scale south facing urban steps and external stairs connect the communal decks to the pedestrian route below and provide additional opportunities for outdoor interaction between residents.

Vehicle circulation is kept separate from the key pedestrian areas with all vehicles accessing the development at the north eastern corner of the gym car park and proceeding to the northern boundary where a limited width shared surface directs vehicles east and west to car parking and service areas.

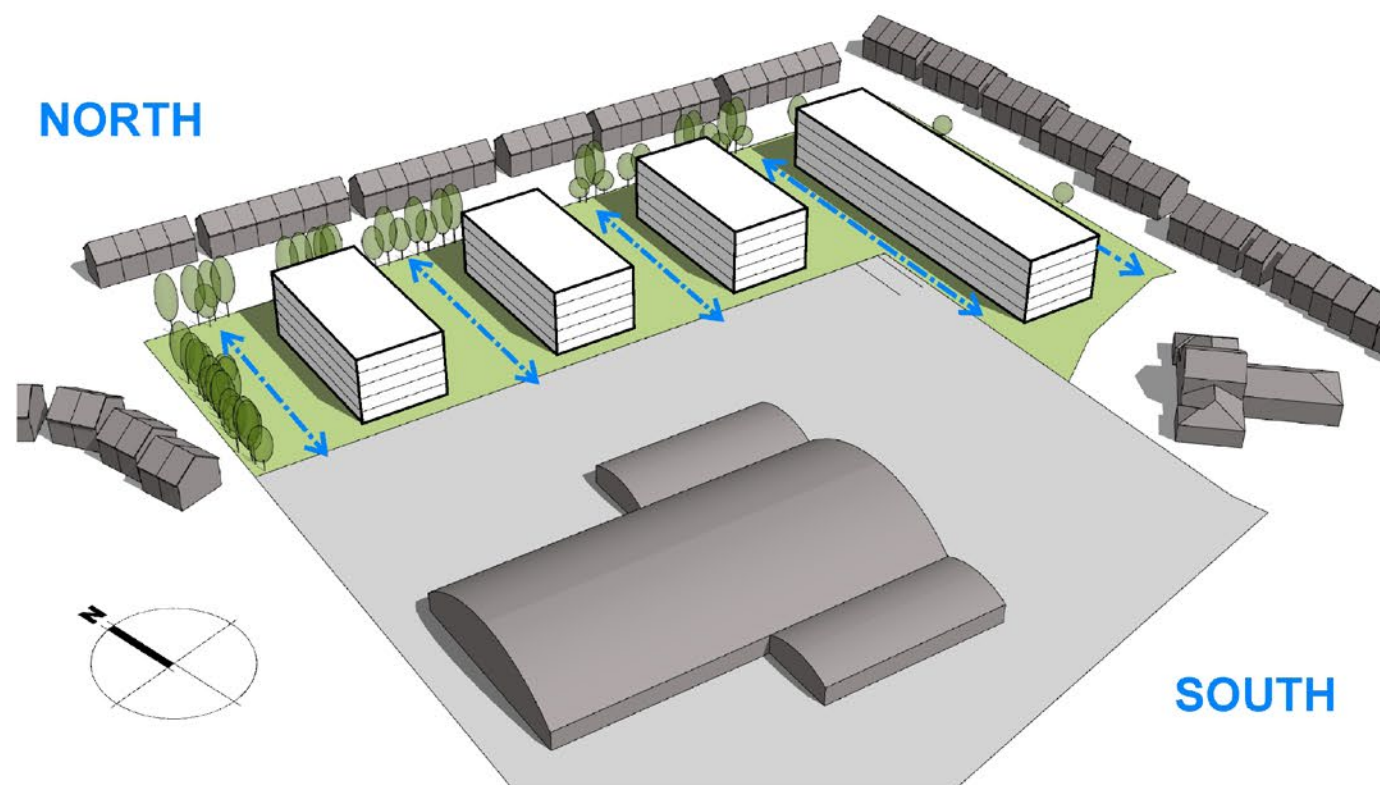
The proposal also includes enhancements and adjustments to the entrance road and footpaths linking the proposal to Kimmage Road West.



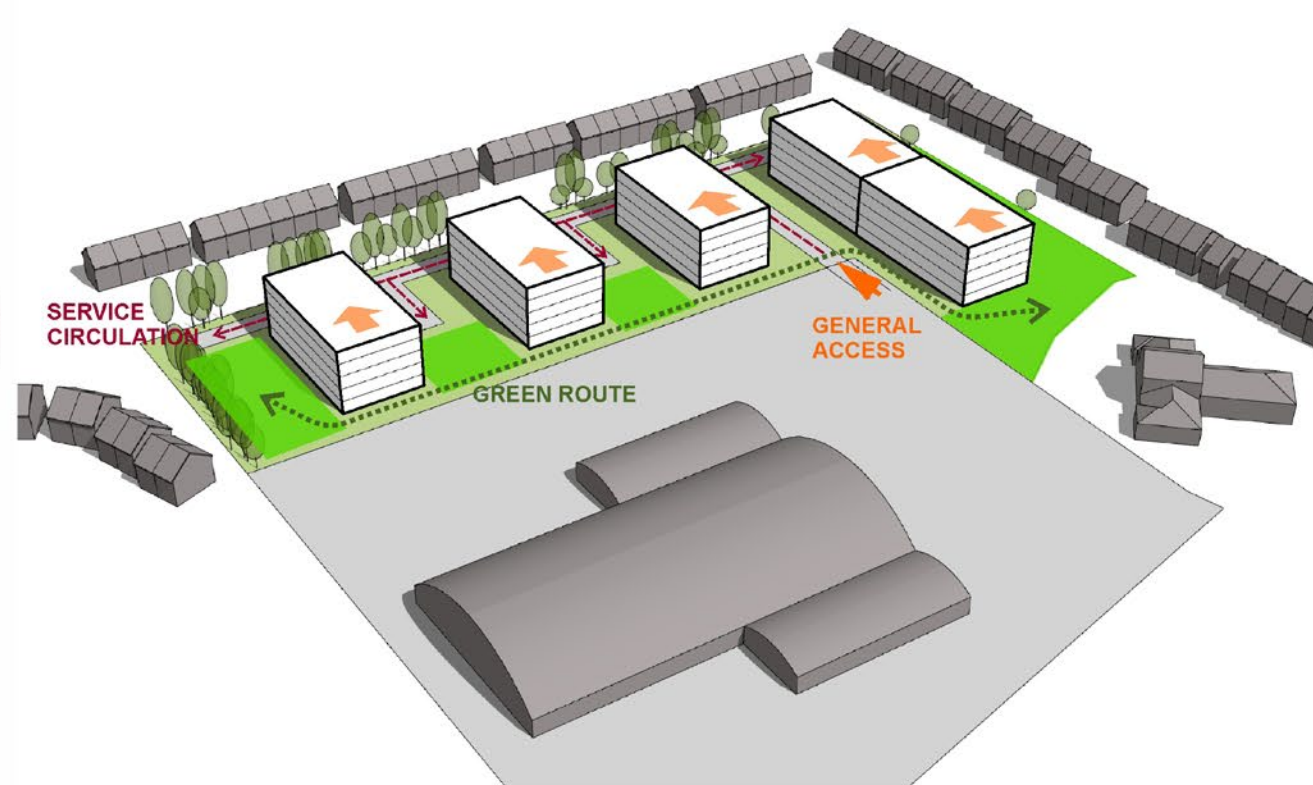
2.2. Concept Diagram



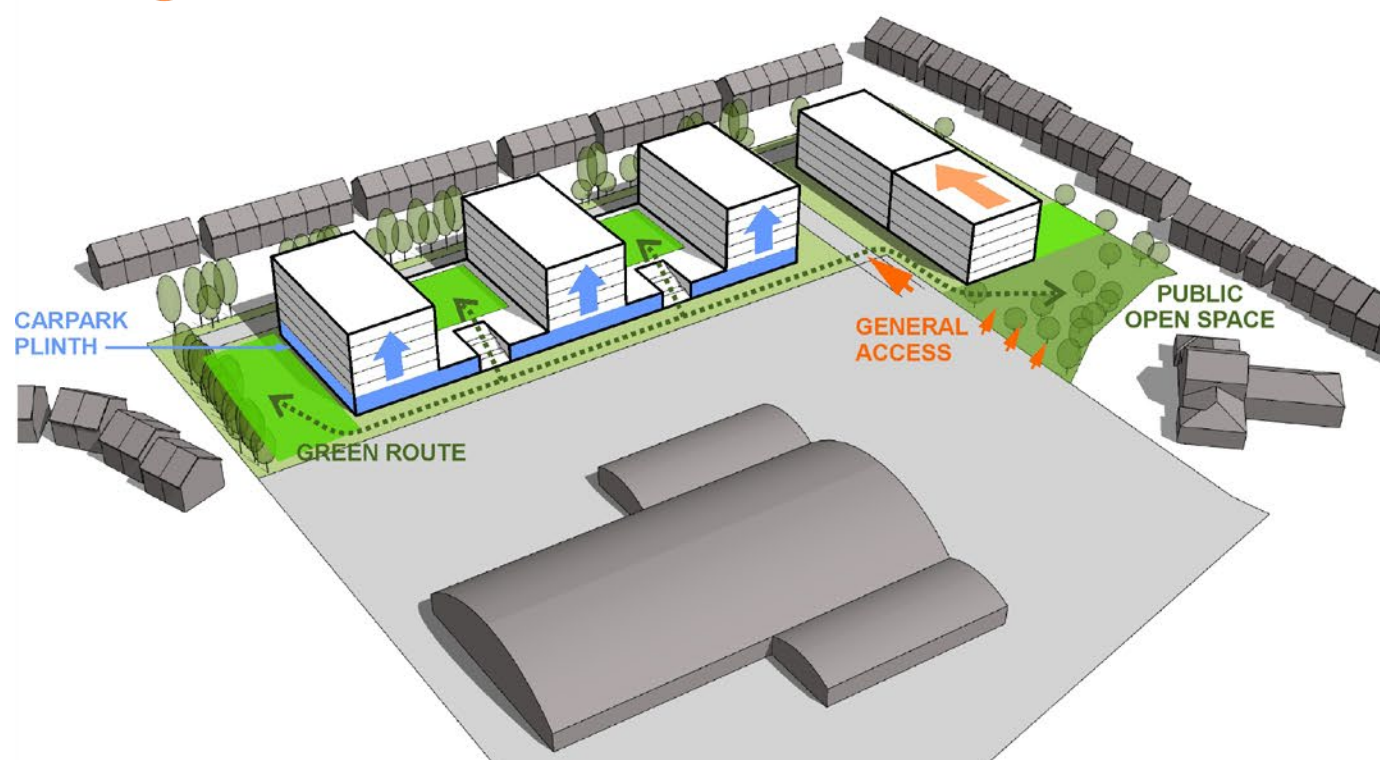
2.2. Concept Diagram - Massing



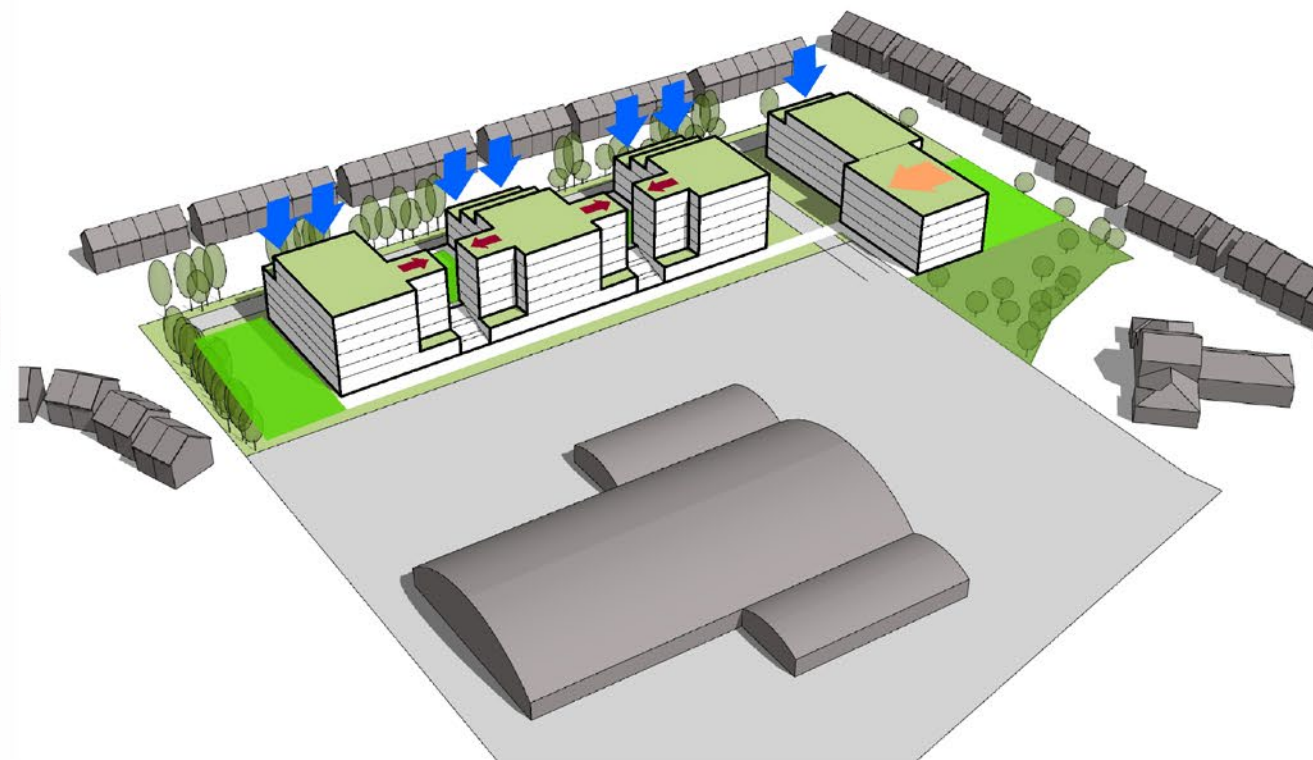
1 General massing North/South orientation



2 Circulation and green spaces articulation

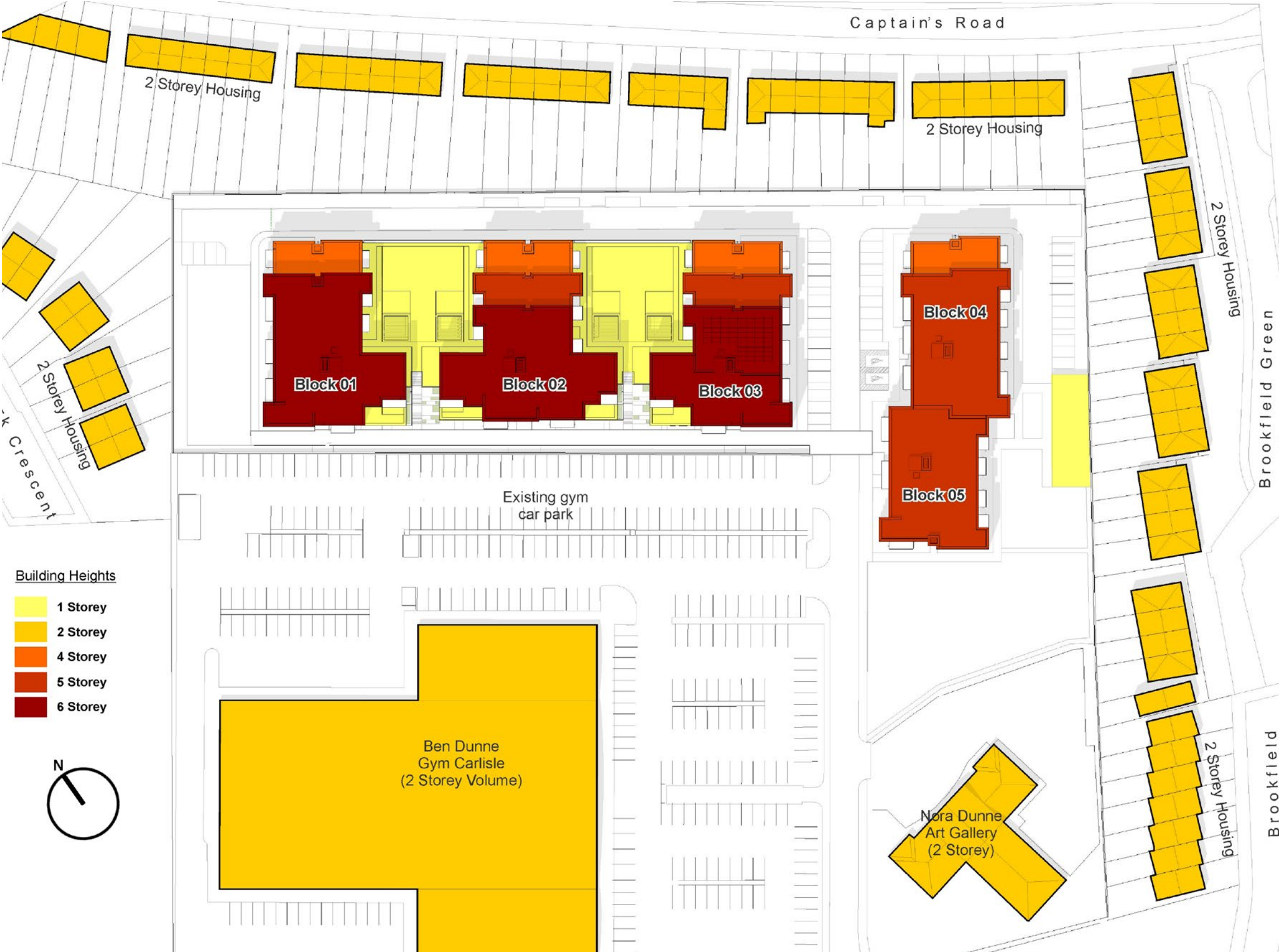


3 Site constraints [parking + public open space]



4 Respecting the sun & the neighbours

2.3. Building Heights



Building Heights

All of the buildings are oriented in a broadly north / south alignment.

Blocks two and three are generally six storeys reducing to five and then four storeys at the northern end of the site while Block one reduces from 6 to 4 storeys. The steps in height are included to reduce the potential for impact on the properties to the north.

Conjoined Blocks four and five are generally five storeys but reduce to four storeys at the northernmost end for the same reason.

Communal decks are located at first floor between blocks one, two and three.

The southern end of the communal deck spaces are enclosed by flanking volumes of six storeys either side of the external access stairs.

2.4. Open Space (Public, Communal & Private)

**Open Space Provision :**

Public open space provision is made in the form of a large green space of 1261 sq.m in the southeast corner of the development. The western boundary of the space along the side of the gym car park will be landscaped while remaining open to allow ease of access to the public.

This location to the south of the new buildings will ensure excellent sunlight and daylight access.

Communal open space for the residents is provided in a range of configurations for maximum flexibility and choice.

These include :

- 1** A 632 sq.m communal open green space at the western most corner of the development which enjoys the benefit of existing mature trees on the boundary, and good southerly aspect for sunlight and daylight access.
- 2** A second ground level communal open space (337sq.m) located at the eastern side of Block 4/5 which also enjoys good southerly aspect and is separated from the adjoining public green.
- 3** The pedestrian green route across the site and stepped access features between this route and the communal decks (south facing feature steps 54 sq.m each - 2 No.)
- 4** The first floor communal deck areas between blocks one, two and three (271 sq.m each – 2 No.)

A total of 1619 sq.m of communal open space is provided across these spaces.

All apartment units in the development have their own balconies to provide private open space.

2.5. Transportation, Car / Motorcycle Parking & Bike Storage



Bike Parking

Residents Bike parking spaces - 352
(Regular bikes 336, Cargo bikes 16)

Visitor Bike parking spaces 132
(Regular bikes 120, Cargo bikes 12)

Total Bike parking 484

Six motorcycle parking spaces are provided in the covered deck car park adjacent to a secure locking rail or ground anchor points.

**2.5. Transportation, Car / Motorcycle Parking & Bike Storage**

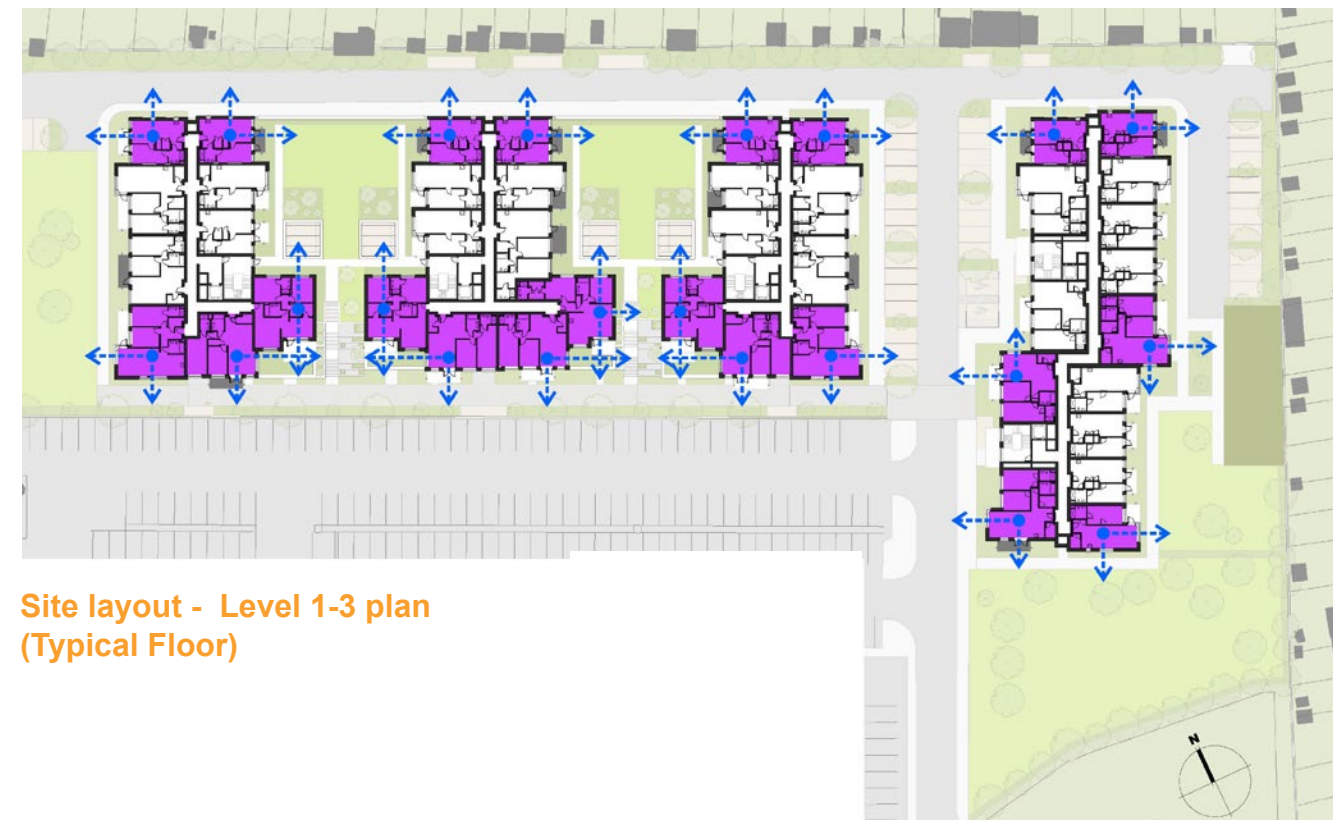
2.5. Transportation, Car / Motorcycle Parking & Bike Storage



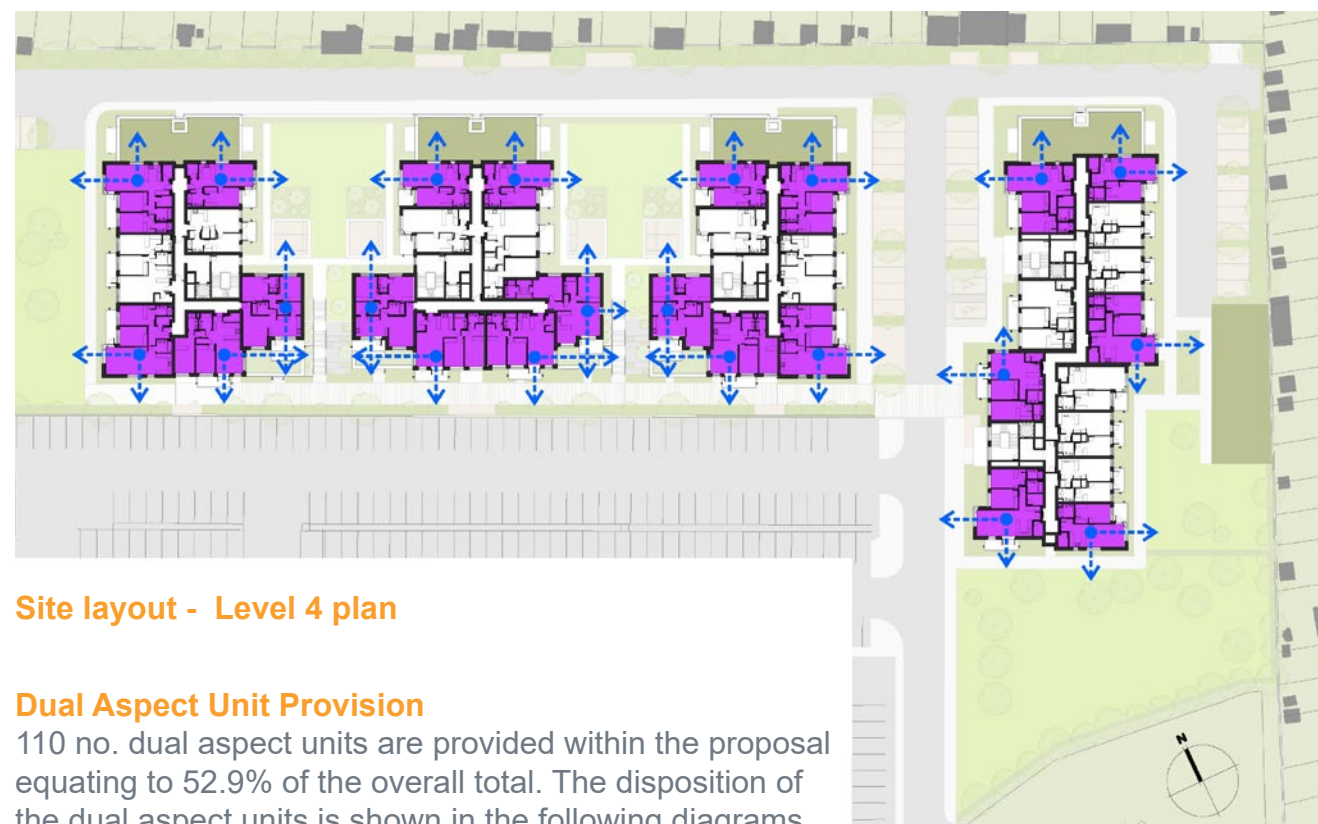
2.6. Dual Aspect Provision and +10% Area Units



Site layout - Level 0 plan
(Ground Floor)



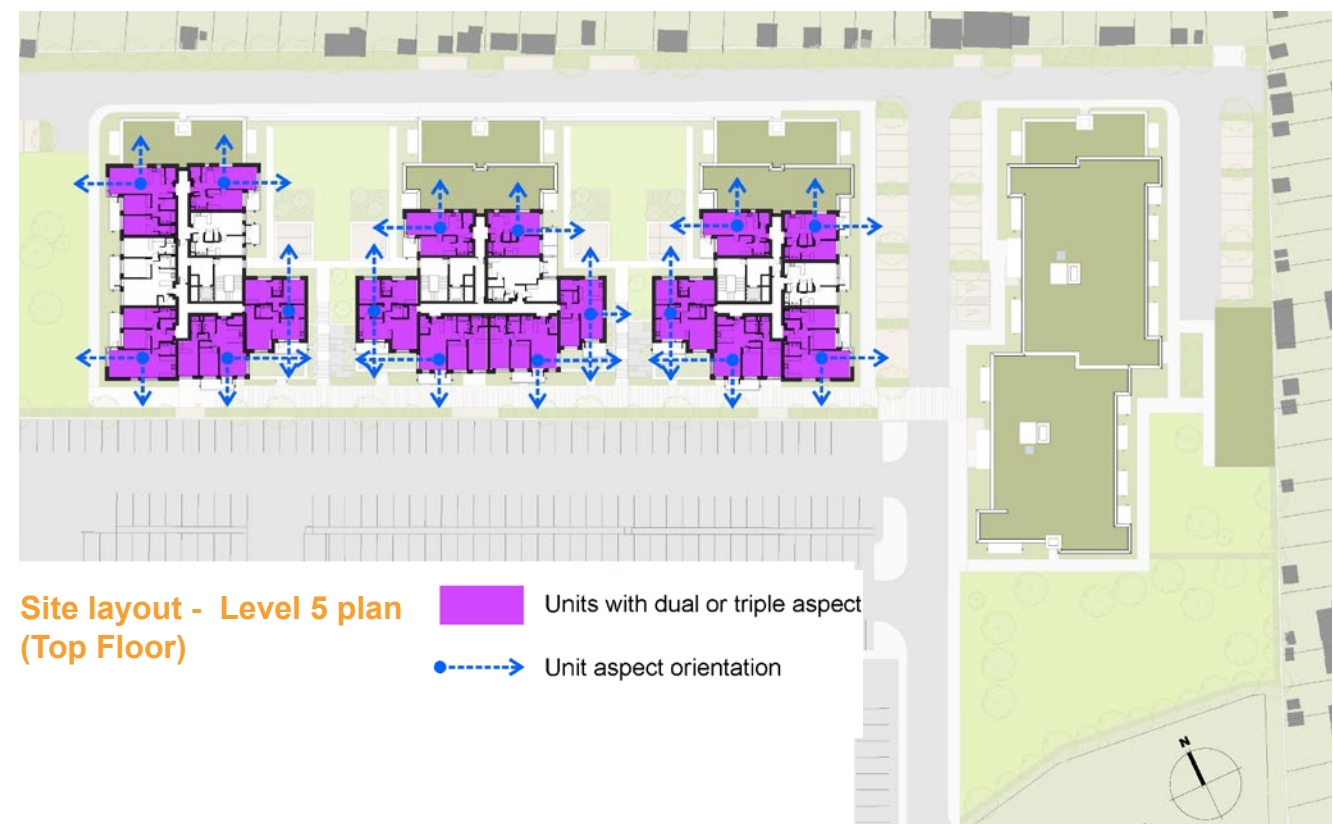
Site layout - Level 1-3 plan
(Typical Floor)



Site layout - Level 4 plan

Dual Aspect Unit Provision

110 no. dual aspect units are provided within the proposal equating to 52.9% of the overall total. The disposition of the dual aspect units is shown in the following diagrams.



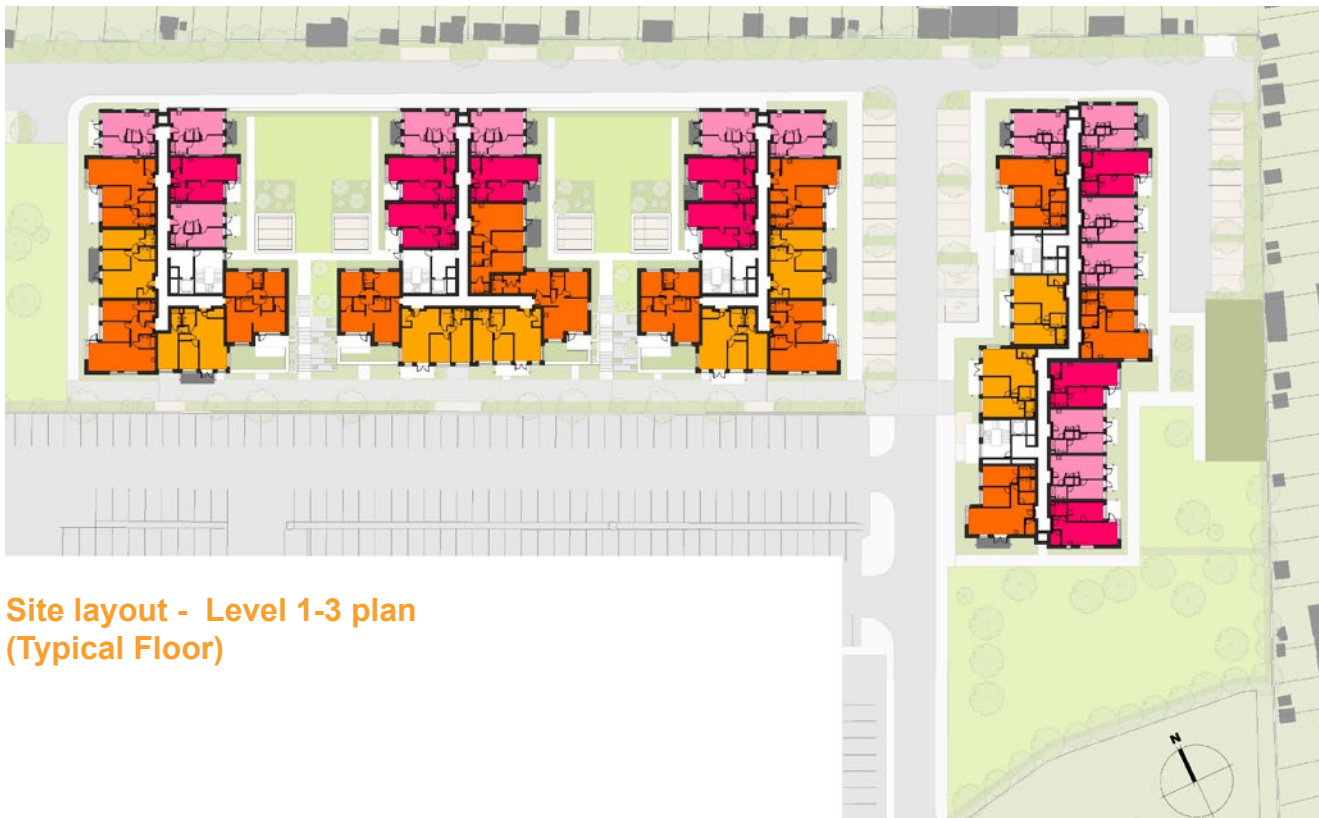
Site layout - Level 5 plan
(Top Floor)

Units with dual or triple aspect
Unit aspect orientation

2.6. Dual Aspect Provision and +10% Area Units



Site layout - Level 0 plan
(Ground Floor)



Site layout - Level 1-3 plan
(Typical Floor)



Site layout - Level 4 plan

+10% area units
110 no. units within the proposal exceed the minimum unit space standards by more than 10% equating to 52.9% of the total.



Site layout
Level 5 plan
(Top Floor)

Light pink	1bed unit area exceeding minimum but less than 10%
Pink	1bed unit area exceeding minimum 10% or more
Orange	2bed unit area exceeding minimum but less than 10%
Dark orange	2bed unit area exceeding minimum 10% or more

2.7. Protection of Residential Amenity in Adjoining Properties

Protection of Residential Amenity in Adjoining Properties:

A daylight and sunlight access assessment has been undertaken for the units in the development and surrounding properties to the east, west and north. The results of this assessment informed the evolution of the building form and adjustments have been made to the building massing in response to the findings. The potential impacts of overshadowing are fully dealt with in the Daylight and Sunlight access report.



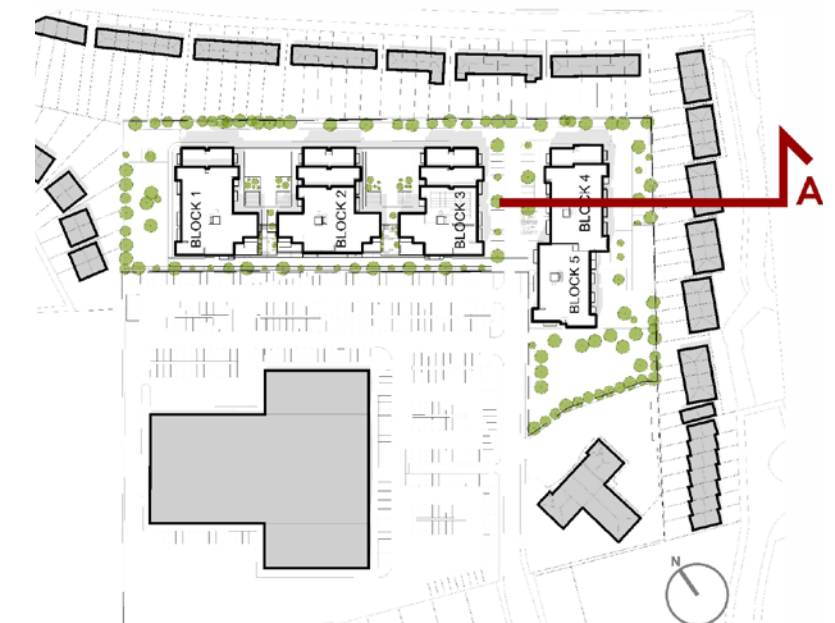
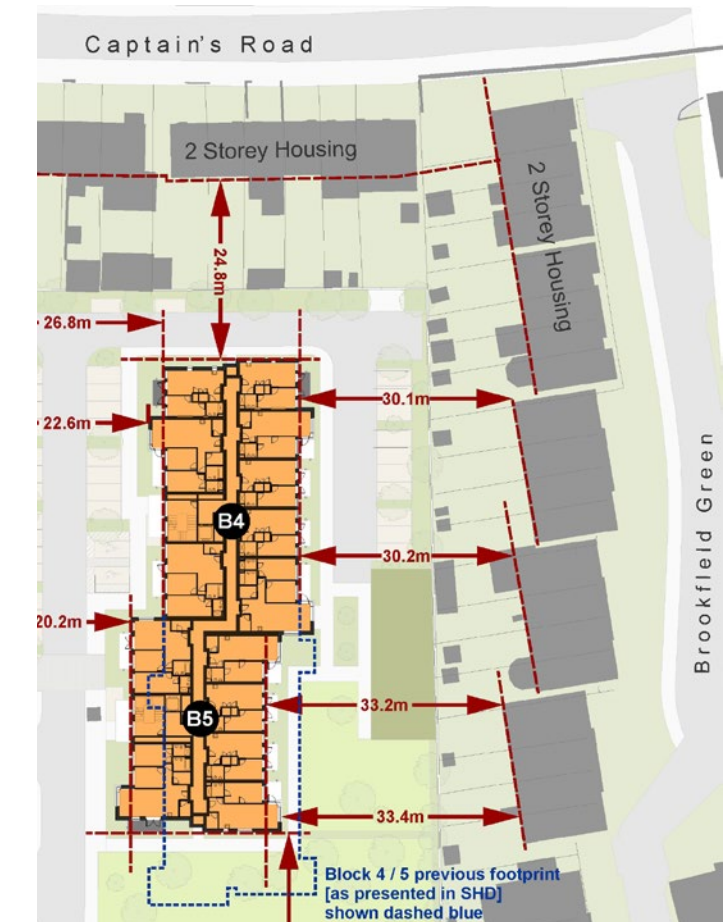
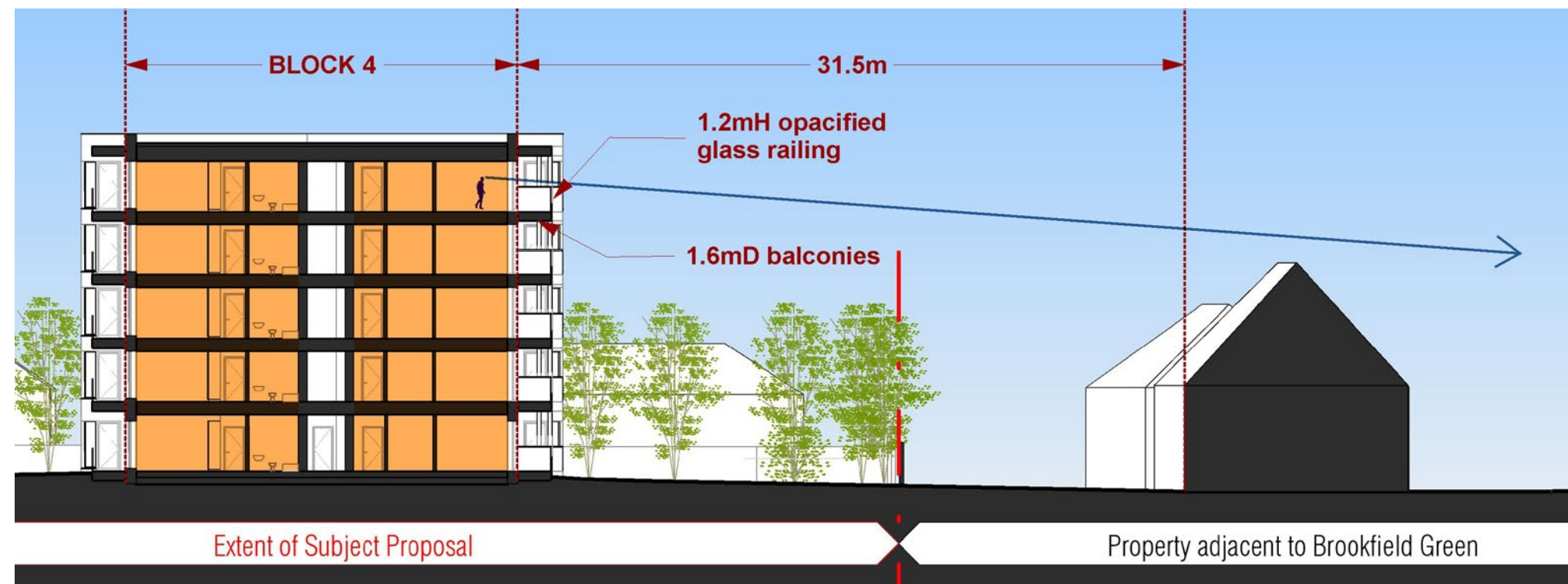
2.7. Protection of Residential Amenity in Adjoining Properties

Eastern Site Boundary :

The plan form of block 4/5 is staggered with a step of 4.5m to the east, in the southernmost portion. This divides the overall length into 27m and 38m elements. The step reduces the overall massing of the block and reduces the potential impact of overshadowing on the properties in Brookfield Green. (See Daylight and Sunlight access report)

The distance from the eastern side of Block 4/5 to the rear of the properties on Brookfield Green varies between 30m and 33.4m. In all instances the traditional 22m recommended distance between residential properties is comfortably exceeded.

To further limit the potential for overlooking from the new apartment units on this elevation, all balconies at this location will have a 1.2m high frosted glass balustrade. This measure will significantly reduce the potential for overlooking from within the units.



Brookfield Green View
Building Proposal at SHD stage



Brookfield Green View
Current Proposal

2.7. Protection of Residential Amenity in Adjoining Properties

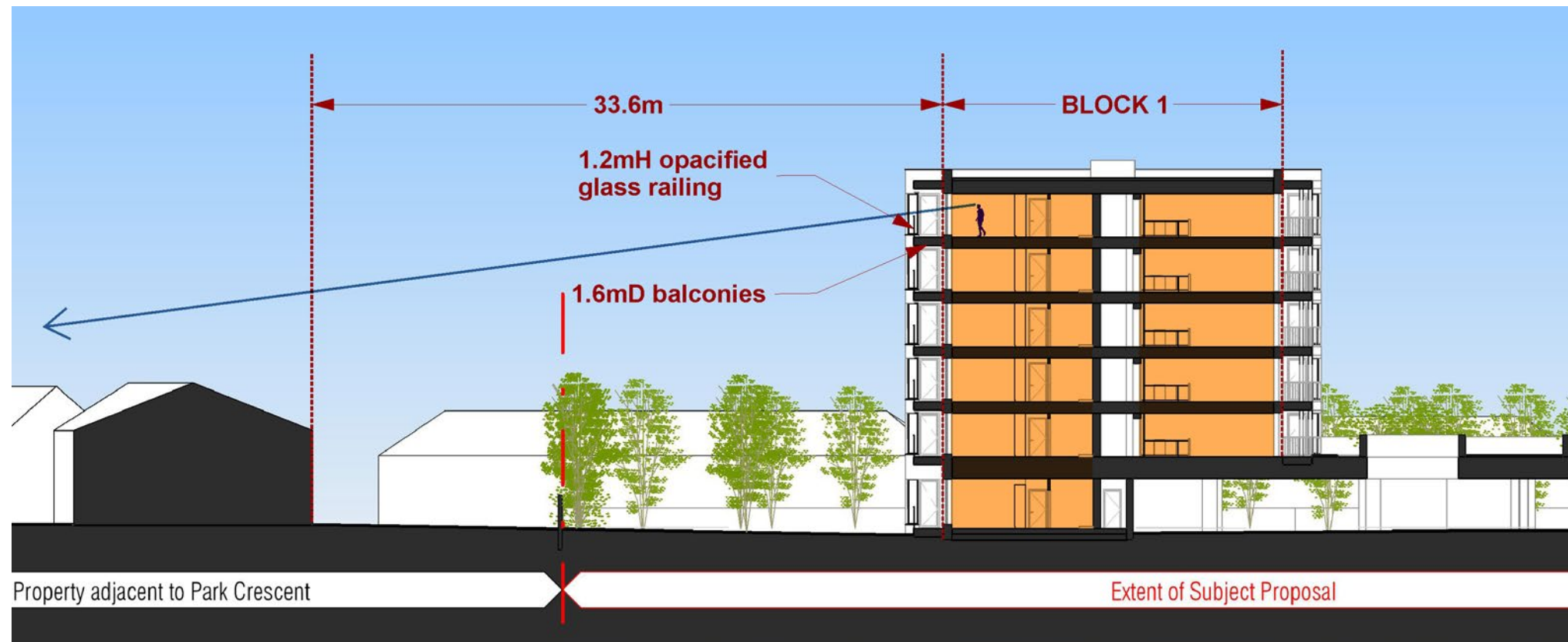
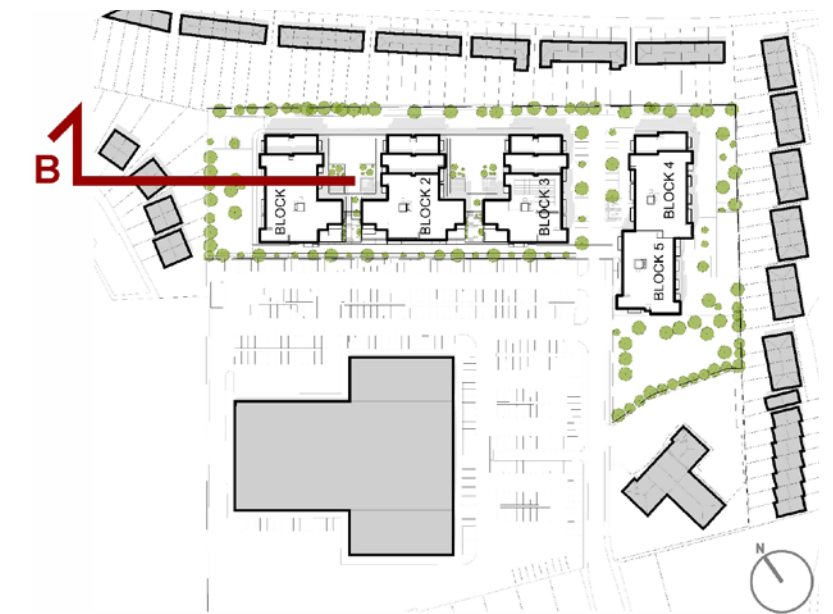
Western Site Boundary :

The distance from the western side of Block 1 to the rear of the properties on Park Crescent increases going northwards along the western boundary and in all instances the traditional 22m recommended distance between residential properties is exceeded. The tightest point is found opposite number 34 where the dimension between the nearest window in the development and the rear window of the property is c. 24.5m.

We note that the rear elevation of number 34 is rotated about 22 degrees off parallel to the western façade of Block 1 providing minor mitigation to the potential viewing angle from the new block. At each pair of houses progressing northward, the separation distance increases. The minimum distance between the nearest window and the rear of number 32 is 30m and the minimum distance to the rear of number 30 is 34.2m. The rear façade of number 30 is rotated about 37 degrees from parallel to the western façade of Block 1 providing significant mitigation to the potential viewing angle.

It is worth noting that this boundary is currently lined with a substantial band of mature trees which are located within the subject site. The trees currently provide significant screening to the rear of number 34 and the other houses on Park Crescent at all times of the year. These trees will be retained as part of the communal space offering for residents in the new development.

To further limit the potential for overlooking from the new apartment units on this elevation, all balconies at this location will have a 1.2m high frosted glass balustrade. This measure will significantly reduce the potential for overlooking from the units within the development.



Section B



Existing Site - View of Western Boundary

2.7. Protection of Residential Amenity in Adjoining Properties

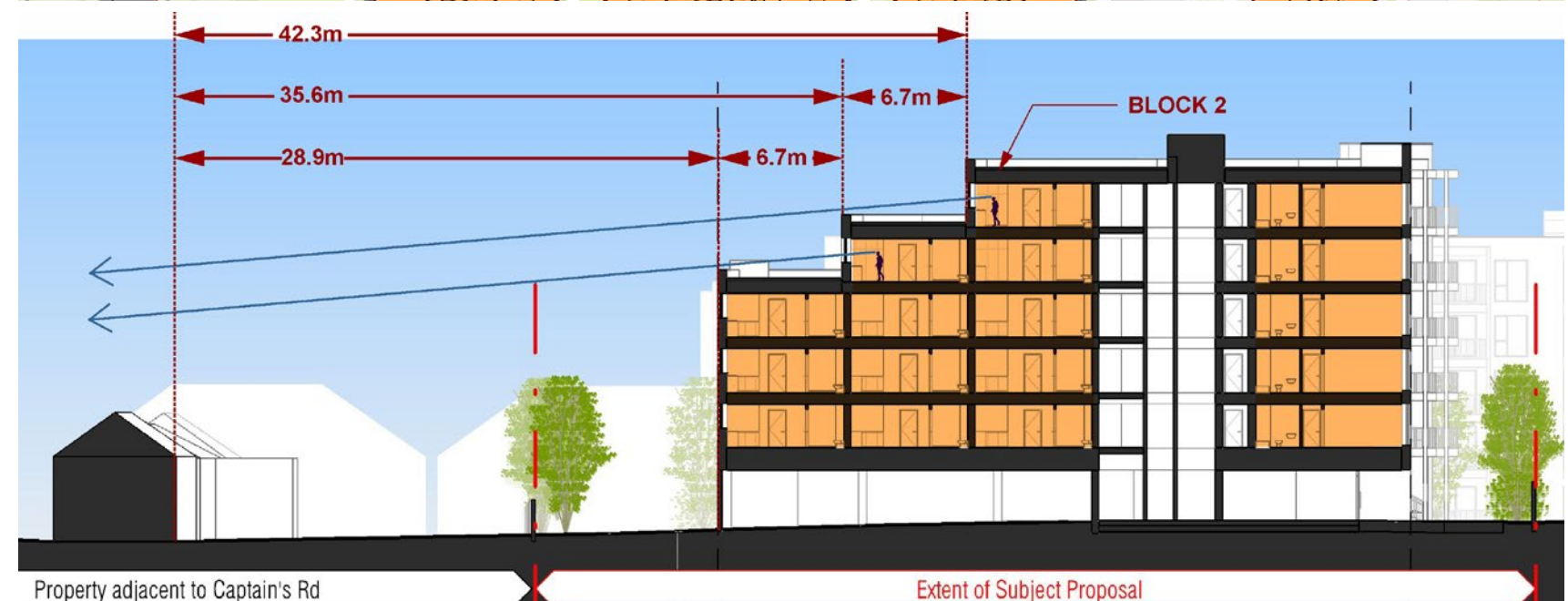
Northern Site Boundary :

The units to the north along Captain's Road are located between 24.8m and 31m from the nearest elevations at the ends of Blocks 1,2,3 and 4. Once again these dimensions comfortably exceed the traditional 22m recommended distance between residential properties. The four storey ends of each of the blocks will have four narrow vertical windows per level. The smaller window to the kitchen will be located above counter level while the larger window bringing light to the dining space will include opacified glass to a height of 1200mm above floor level to reduce the potential for overlooking. This combination of measures will reduce the potential for overlooking while maintaining good daylight penetration within the units.

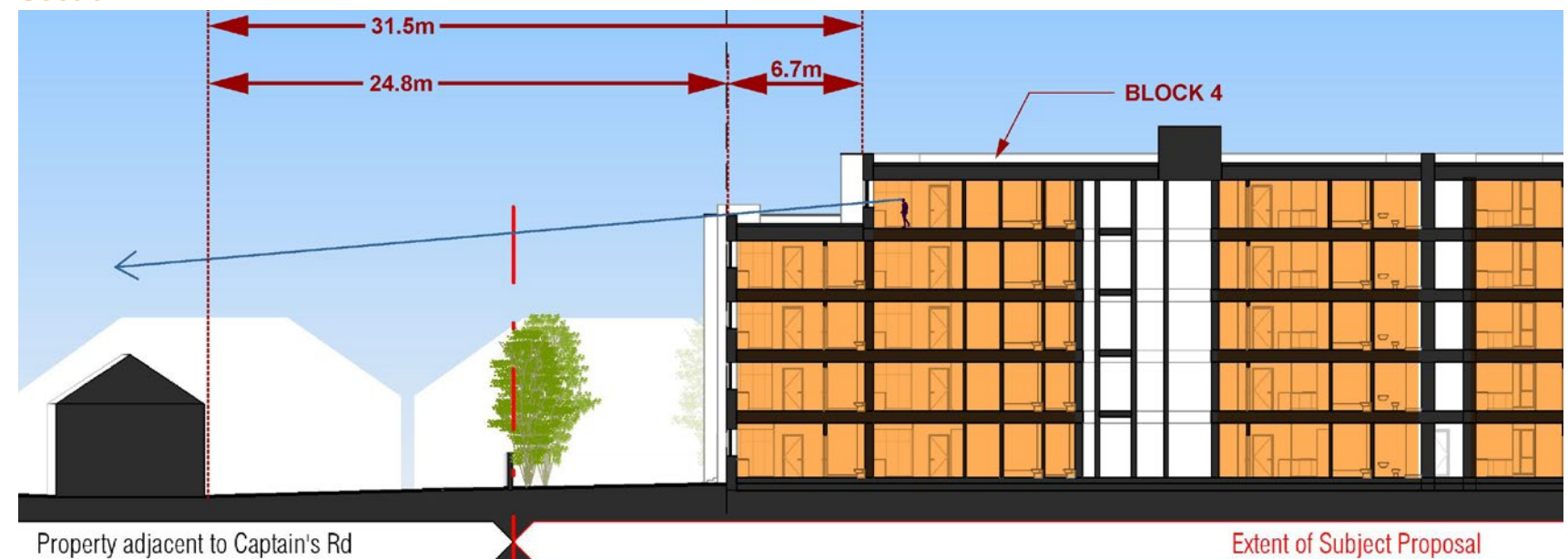
The fourth floor gable at the north end of each of the blocks is set back a further 6.7m from the levels below. At this level the gable windows are located between 31.5m and 38m from the rear of the units on Captains Road. The viewing angle from inside these unit is such that only the roofs of the neighbouring houses will be visible from within the unit. On this basis, it is not proposed that these windows would be opacified. We note that access will not be possible onto the adjoining roofs at these locations.

The fifth floor gable at the north end of blocks 2 and 3 is set back a further 6.7m from the fourth floor level resulting in windows located between 40.4m and 42.9m from the rear of the units on Captains Road. The viewing angle from these units will be similar to the fourth floor and as such opacification of the windows is not proposed. Access will not be possible onto the adjoining roofs at these locations.

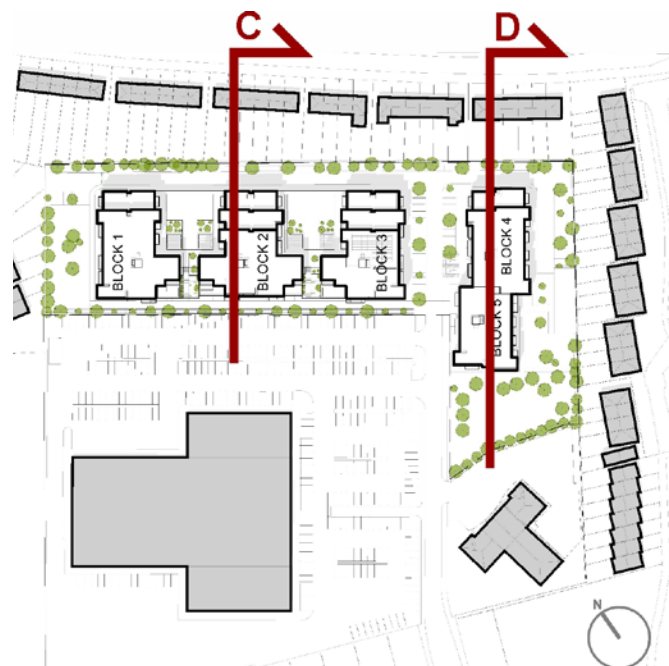
We note that there are also stands of mature trees along the northern boundary which will be retained in the new development. The trees will provide further mitigation and reduce the potential for overlooking.



Section C



Section D



2.7. Protection of Residential Amenity in Adjoining Properties

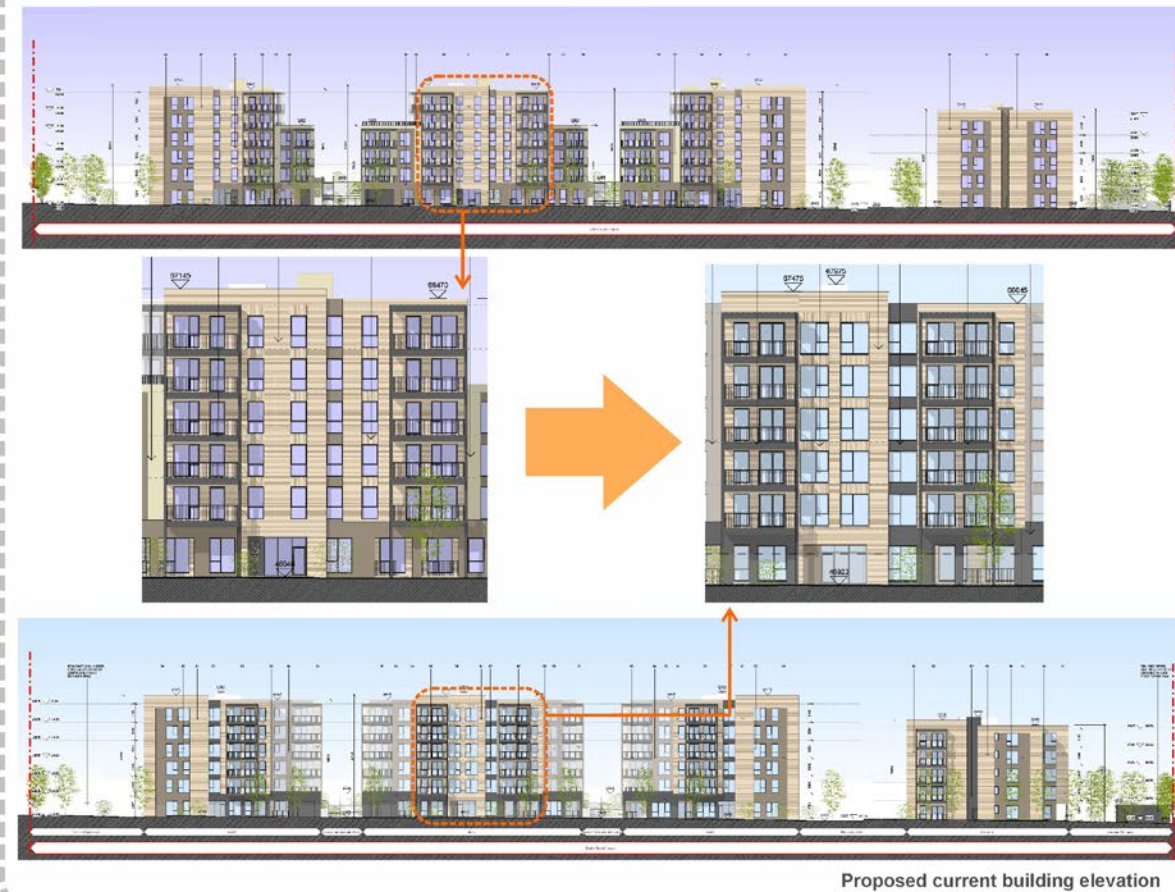
During design development adjustments were made in response to the data from the initial sunlight / daylight assessments as follow below :

1 Location and internal layouts of units

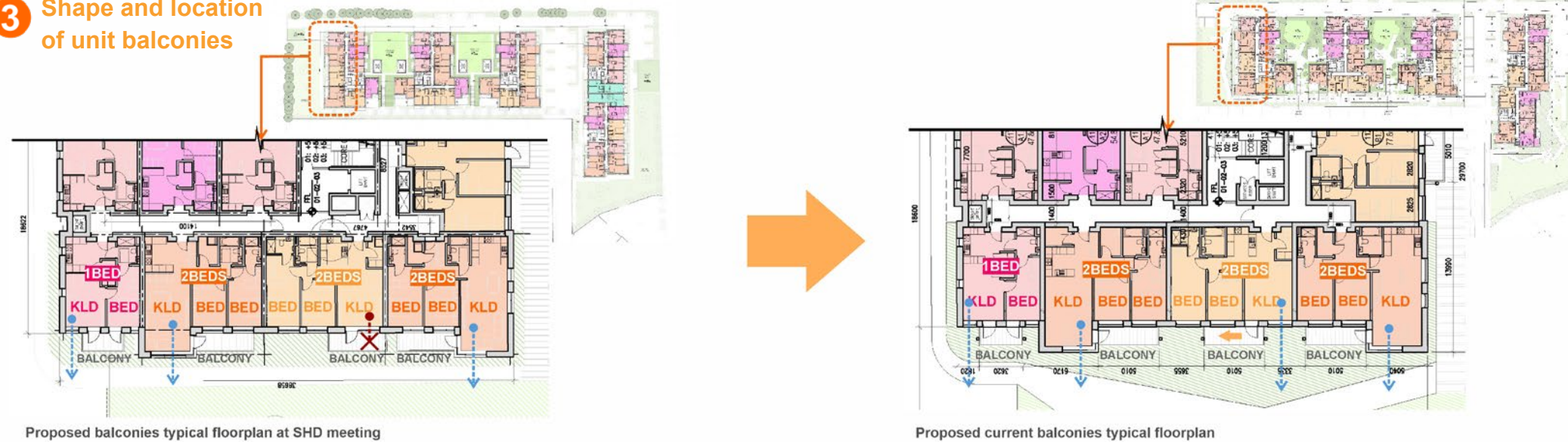


2 Window sizes and locations

Proposed building elevation at SHD meeting



3 Shape and location of unit balconies



2.8. Materials, Elevations and Finishes

Elevational approach and Materiality :

The design concept for the site sets out to create a series of bookend gable elevations along the east/ west pedestrian green route on the southern boundary adjoining the Ben Dunne Gym site. This elevation is key, in that it provides the new backdrop to the Gym buildings and frames the view on arrival along the entrance road. The establishment of a dark coloured plinth at ground floor on this elevation creates a backdrop to the pedestrian route and provides a base to the gable ends of the blocks overhead. The vertical feature steps and stairs to the communal decks between the blocks are located within this band. The gables are then broken down into a series of tower like volumes with varying parapet heights to provide a strong vertical emphasis.

The elevations are composed of a combination of buff coloured brick and contrasting pale brown and off-white coloured self-finished render panels.

These materials are applied to the various volumes that make up each elevation to provide maximum contrast and visual interest.

At a detail level, brick banding using alternative brick bonds will be utilized to provide an additional layer of richness and interest in the elevation compositions. Painted metal balustrades and balcony systems are proposed throughout with large window and door modules to maximize daylight penetration to the units. The western and eastern elevations will incorporate opacified glass balcony balustrades to reduce the potential impact of overlooking on adjoining properties at these boundaries as described in section 2.7.

The nature of the hard landscaping finishes are described in full detail in the Landscape Architects report.



The site plan shows five blocks arranged in a row. BLOCK 1, BLOCK 2, and BLOCK 3 are on the left side, while BLOCK 4 and BLOCK 5 are on the right side. The plan is oriented with North at the top and South at the bottom, indicated by red arrows and text. A compass rose is located in the bottom right corner.

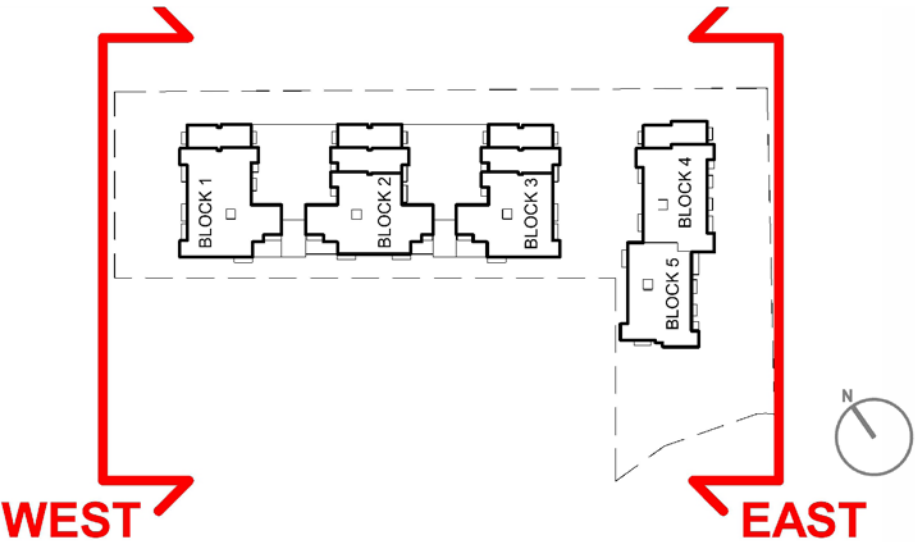


South Elevation

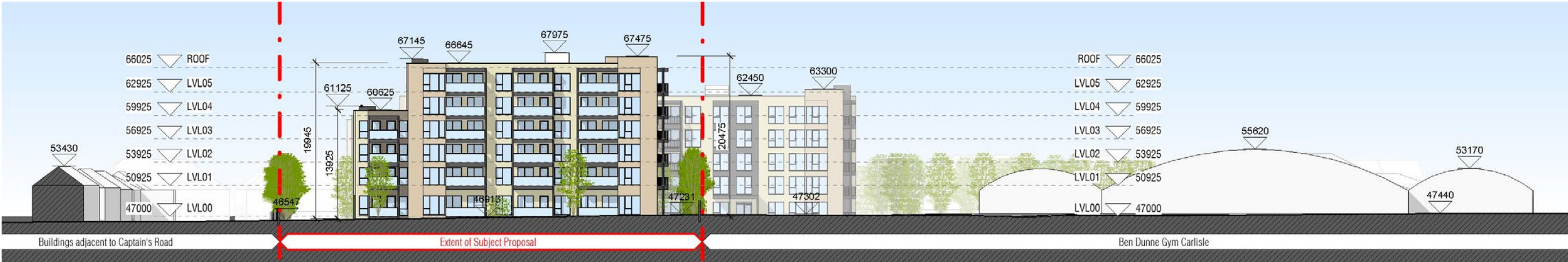


North Elevation

2.8. Materials, Elevations and Finishes



East Elevation



West Elevation



South Elevation & Pedestrian route of Blocks 1,2,3.

2.8. Materials, Elevations and Finishes



SOUTH ELEVATION

1 BUFF BRICK

STANDARD BOND
LIGHT SAND TONE

2 BUFF BRICK

FEATURE BOND
LIGHT SAND TONE

3 RENDER

SELF COLOURED
CREAM / OFF-WHITE TONE

4 RENDER

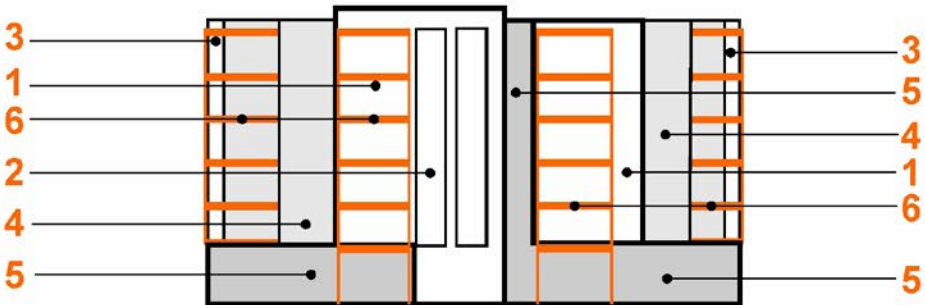
SELF COLOURED
PALE BROWN / TAN TONE

5 RENDER

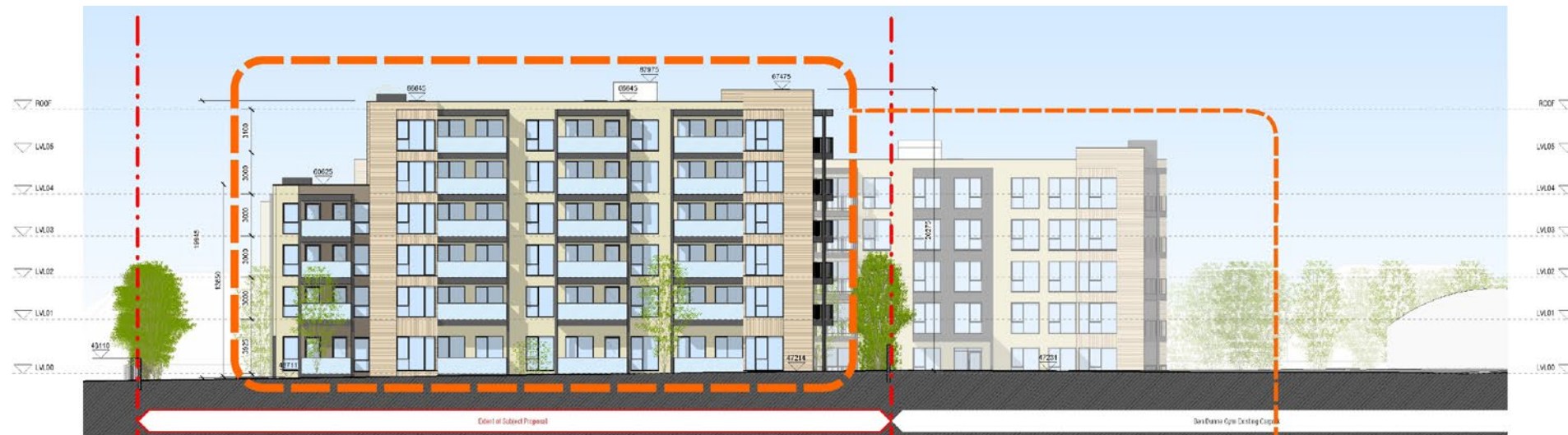
SELF COLOURED
DARK GREY / CHARCOAL TONE

6 POWDERCOATED METALWORK

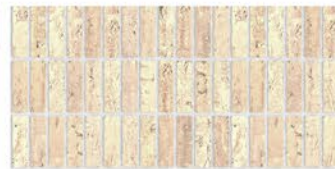
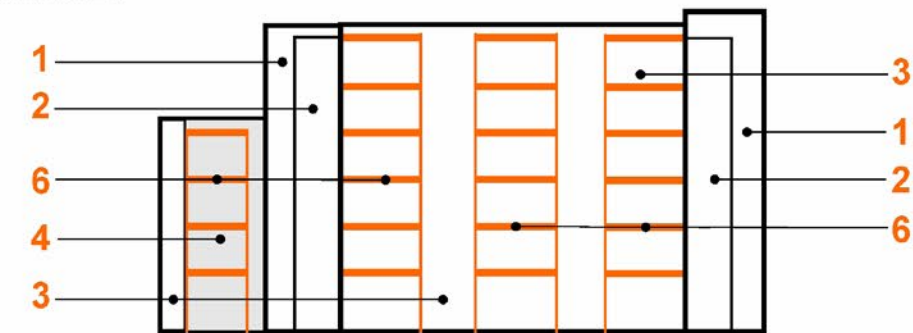
RAILINGS, CLADDINGS,
RAIN GOODS, SCREENINGS, ETC.
DARK GREY / CHARCOAL TONE



BLOCK 2 BLOWUP STUDY



WEST ELEVATION

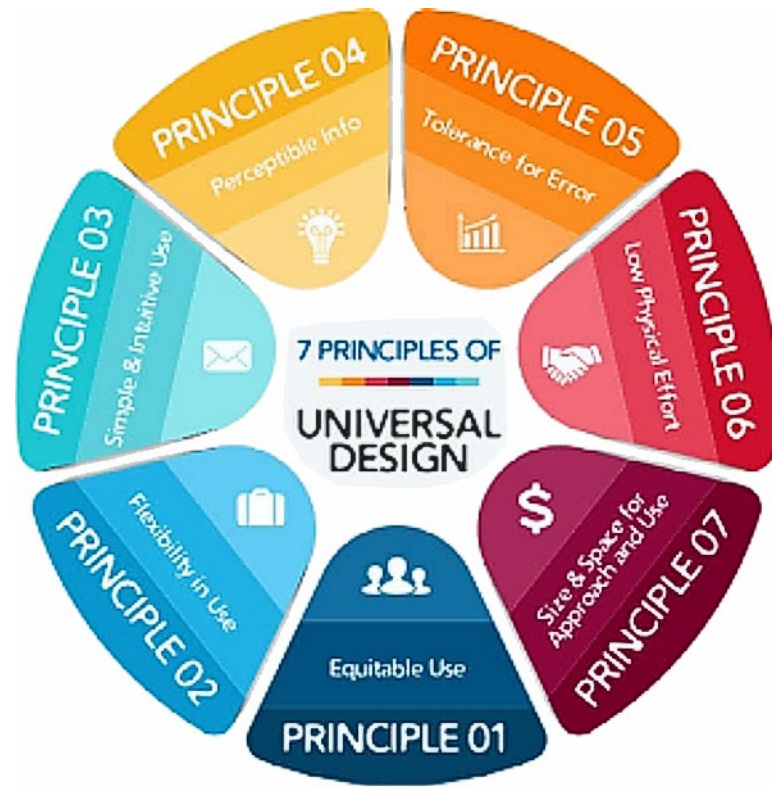
1 BUFF BRICKSTANDARD BOND
LIGHT SAND TONE**2 BUFF BRICK**FEATURE BOND
LIGHT SAND TONE**3 RENDER**SELF COLOURED
CREAM / OFF-WHITE TONE**4 RENDER**SELF COLOURED
PALE BROWN / TAN TONE**5 RENDER**SELF COLOURED
DARK GREY / CHARCOAL TONE**6 POWDERCOATED METALWORK**RAILINGS, CLADDINGS,
RAIN GOODS, SCREENINGS, ETC.
WITH OPACIFIED GLASS
DARK GREY / CHARCOAL TONE

BLOCK 1 BLOWUP STUDY

2.8. Materials, Elevations and Finishes



Elevation Material References



Universal Design Statement

The approach adopted for the design of the Development is to create an inclusive and comfortable environment where all buildings and amenity spaces are configured in a way that they can be used by everyone, regardless of their age, size, disability or ability. All elements of the development are also designed to comply with Part M of the Building Regulations.

Principles of Universal Design:

The design incorporates the following seven principles of Universal Design:



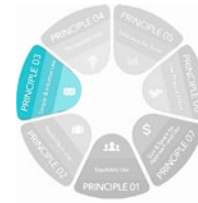
1. Equitable Use

Wherever possible, the same means of use is provided for all users, with equally available provisions for privacy, security and safety. Where not possible, equivalent means are provided, minimizing segregation.



2. Flexibility in Use

The design is adaptable to the user's accuracy, pace, level of precision and methods of use.



3. Simple and Intuitive Use

The design avoids unnecessary complexity and is consistent with user expectations and intuition. Information is consistent with its importance.



4. Perceptible Information

The design communicates necessary information effectively to users with a range of sensory abilities. Essential information is provided legibly, in different modes and with sufficient levels of contrast.



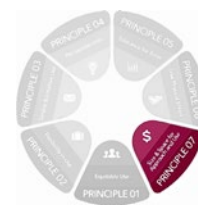
5. Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions. Where possible, hazardous elements are eliminated, and where not possible, are isolates or shielded. Hazards are provided with warnings.



6. Low Physical Effort

The scheme is designed to be used effectively and comfortably with a minimum of fatigue. Access is designed to allow users to maintain a neutral body position, to minimize the operating forces needed and to minimize sustained physical effort.



7. Size and Space for Approach and Use

The design incorporates appropriate size and space for approach, reach, manipulation and use, regardless of the user's size, posture or mobility. Clear lines of sight are provided, with easy reach to components, allowance for variations in hand and grip size, and adequate space provided for assistive devices or personal assistance.

2.9. Universal Design Statement - Access Strategy Diagram



Universal Design Statement

Overall universal design approach:

Access to the buildings and shared facilities:

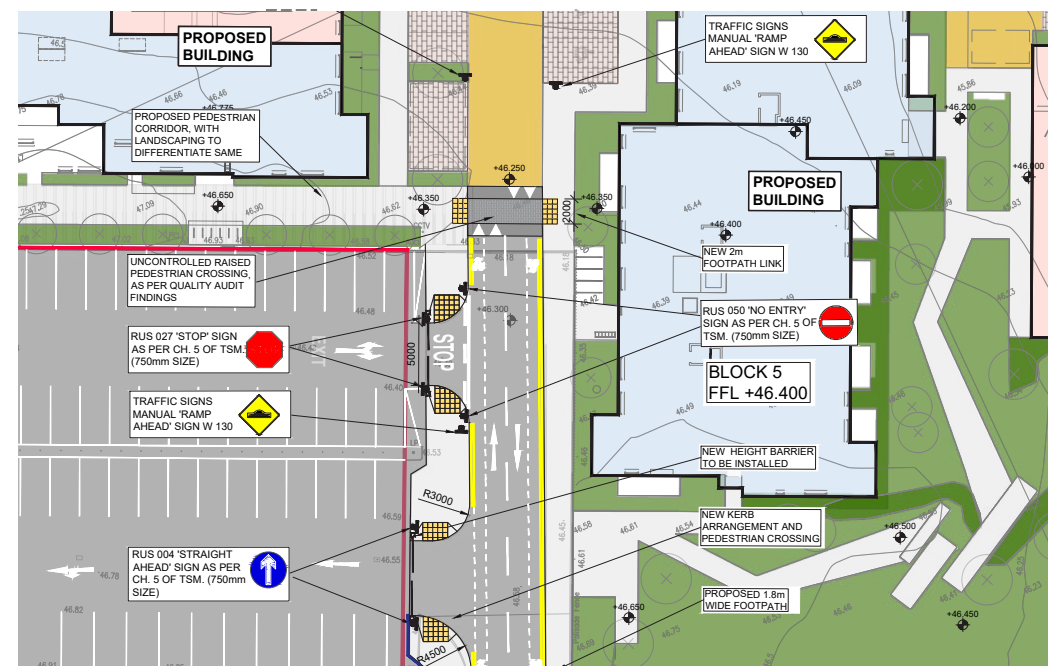
All areas of hard landscaping in the development will be optimised for accessibility with minimal gradients and the elimination of steps wherever possible. Entrance doors at all building cores and shared facilities will include level access and clear opening widths to exceed the minimum recommendations in TGD part M of the Building Regulations.

The core in each block includes a Part M compliant accessible stair which is suitable for use by all users and a Part M compliant lift providing alternative access to all levels including the first-floor communal landscaped courtyard.

As the first-floor courtyards are communal facilities for the benefit of the residents and not public spaces, it is not intended to provide external lift access to these areas from the pedestrian route on the southern boundary with the gym car park. The external access stairs from the pedestrian route to these spaces will be designed as an accessible stair for the benefit of the residents but this is not a route to access the building. All visitors to the buildings must use the ground floor entrance doors for security reasons and the residents can then facilitate lift access to the first-floor communal deck spaces where required.

Parking and accessibility

Provision has been made for an accessible parking space at the closest parking location to each of the five building cores to allow immediate level access to the lift and accessible stair. A clear head height of 2.6m will be provided at each of these parking locations to facilitate oversized vehicles.



Extract from Engineers drawing CST-BMD-00-22-DR-C-1017

In addition, enhancements and adjustments to the entrance road have been made providing a footpath to each side of the road with dished kerbs and pedestrian crossing points to facilitate universal access to the development.

Apartment units

All of the apartment units will comply with the requirements of TGD Part M of the Building regulations including accessible toilet facilities and with level access to the adjoining private balcony spaces. All units are located on a single level without internal stairs, providing maximum flexibility for lifetime usage. At the entrance door to each apartment unit the corridor is widened locally to allow easy access and maneuvering in front of the door.

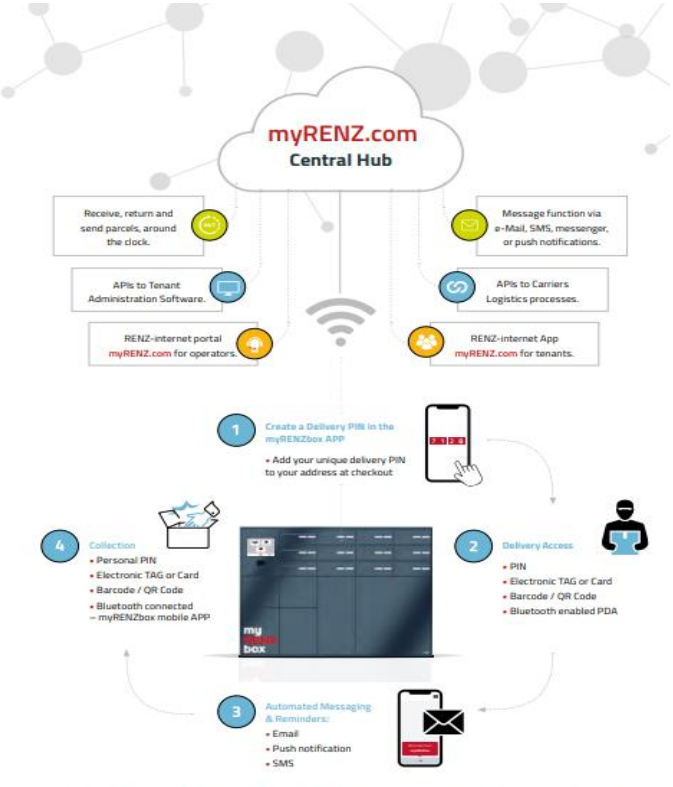
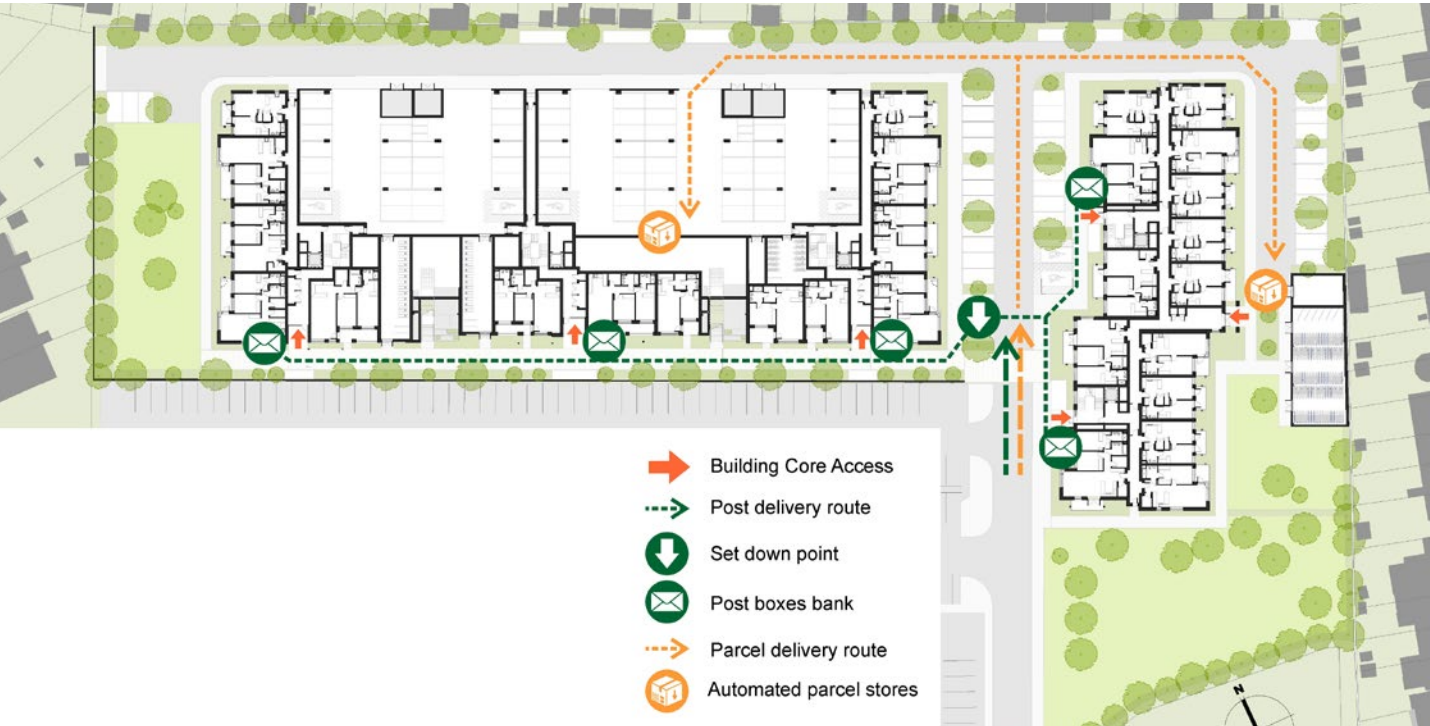
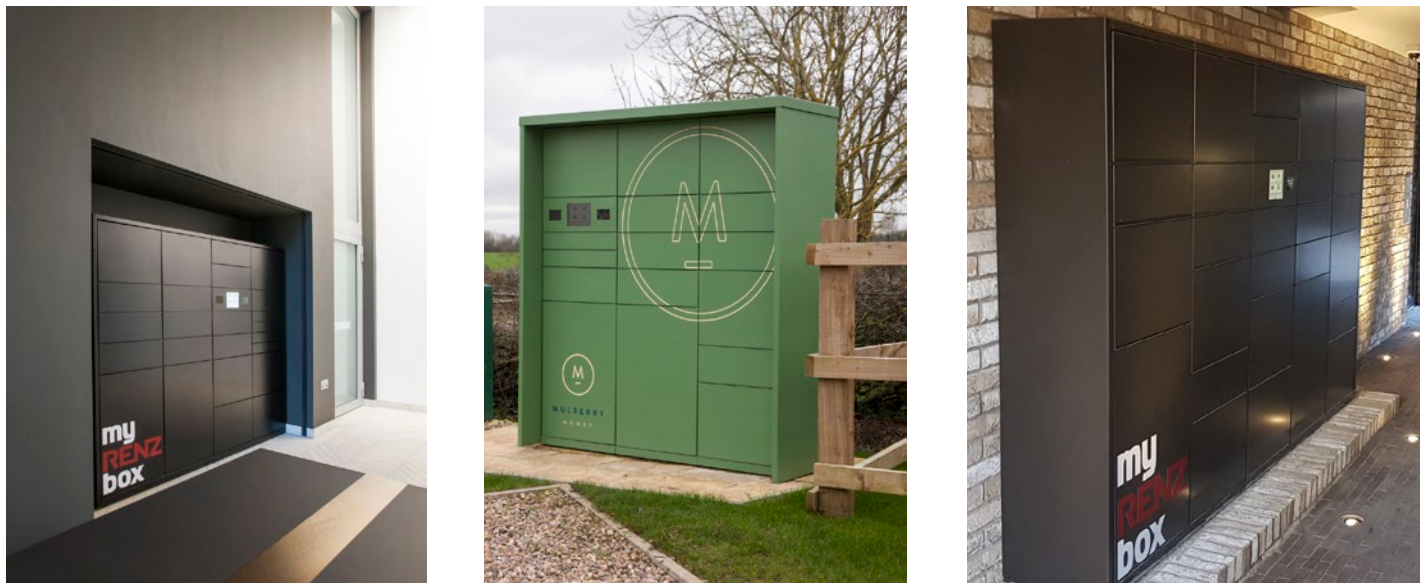
The landscape design takes account of universal access principles while incorporating natural landscape features and topography. The landscaped external areas are designed to provide equal access to people of all ages and all levels of mobility.

A disability access certificate application will be made following completion of the planning process, where these matters will be addressed in greater detail.

2.10. Post and Deliveries for Residents

Post and Deliveries for Residents

Individual post boxes are located in banks at the entrance to each of the five building cores to cater for regular post deliveries. To accommodate larger package deliveries; automated postal delivery stores are located in the covered car park under blocks 1,2 and 3 and adjoining bike store number 4 on the eastern side of block 4/5. These storage units can accommodate large packages and alert the user by text and email when a delivery is made to allow them to collect.



myRENZbox parcel process...

A parcel delivered through myRENZbox is hassle free, safe, secure and compatible with all courier services.

Our software allows for unlimited options and tailored solutions built to suit the needs of any development and required functionality. Bespoke processes are available to suit any challenge!

In a typical parcel process, access to the intelligent parcel management system is restricted to registered users and controlled by the box owner. Authentication is via a unique one-time PIN to deliver, and a personal collection PIN to pick up.

Additional processes include

- The ability for users to simply and quickly deposit items for others and be alerted via a push notification and email.
- The allocation of documents or IT equipment via internal logistics, with notification sent to the employee to confirm deposit.
- The option for laundry companies to collect and deposit items, with the owner notified each time.
- The possibilities are endless. Discuss with us the exact process your project needs to provide you with the best return on investment.

The above shows a typical example of a business to consumer delivery process. Other processes exist for other sectors. I.e. business to business and the construction sector. Ask us for more information.

3.0 Response to Urban Design Manual - 12 Criteria Assessment

3.0. Urban Design Manual : 12 Criteria Assessment

Urban Design Manual : Urban Design Criteria Assessment

01. Context

How does the development respond to its surroundings?

- As has been described in the previous sections the proposed development is located on an “L” shaped site at the northern end of the Carlisle Gym car park and is surrounded by two storey houses and back gardens to the north, east and west.
- The five blocks are configured in a north south direction to maximize daylight and sunlight penetration to the new units and to minimize the potential for a reduction in the amenity of the properties to the north on Captains road. The upper floors of each of the blocks have been cut back at the northern end to further reduce their potential impact.
- A kink has been introduced into the floor plan of conjoined block 4/5 to reduce its visual mass and its potential impact on the residential amenity of the properties to the east in Brookfield green.
- The pedestrian circulation route, and ground level communal and public open spaces are all located in the southern portion of the site to maximize daylight and sunlight access. The public open space in the southeast corner benefits from the open boundary at the eastern edge of the gym car park and from the potential for future linkages to the Nora Dunne gallery to the south.



02. Connections

How well connected is the site/new neighbourhood?

- The location and nature of the site boundaries to the east west and north mean that connections are not possible in these directions. The public open space in the southeast corner provides a significant new connection along the length of the eastern boundary of the gym car park. There is also the possibility of future connections to the Nora Dunne gallery to the south, subject to agreement with the owners of that property.
- The owner of the gym car park has refused to allow further connections along the northern boundary of the car park where it meets the proposed developments southern boundary.

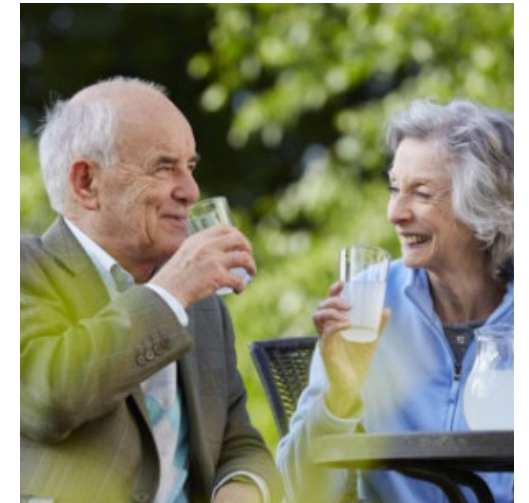


03. Inclusivity*How easily can people use and access the development?*

- The development will create an inclusive and accessible environment for everyone. Further details of the inclusive and accessible nature are described in section 2.9.
- All accommodation in the apartment units will be located on a single level with level access throughout, including balcony spaces.
- All amenity areas, and parks within the development are open to the public and overlooked by units which provide active surveillance.

**04. Variety***How does the development promote a good mix of activities?*

- The development provides a mix of one and two bed units in a variety of sizes configurations and orientations.
- A complimentary set of communal open spaces are provided at different locations in the development each availing of a different character, landscape language and orientation. The nature of these spaces is more fully described at section 2.4.

**3.0. Urban Design Manual : 12 Criteria Assessment****05. Efficiency***How does the development make appropriate use of resources, including land?*

- The development provides a robust density on the site (166.4 units/ ha.) while taking account of the constraints imposed by the proximity of the adjoining properties.
- The development delivers an appropriate level of communal and public open space at ground and first floor deck level without recourse to rooftop areas.
- The develop utilises green roofs and extensive green landscape for biodiversity.
- Secure cycle storage facilities for a variety of bicycle configurations are provided within the development to encourage modal shift. A highly insulated building fabric will be provided in line with TGD Part L NZEB requirements.
- Ducted air heat recovery units and PV panels will be provided to meet renewable requirements.

06. Distinctiveness*How do the proposals create a sense of place?*

- The building massing, elevational composition and material quality has been carefully designed to provide a single coherent language throughout the development and to provide a strong and appropriate contrast to its surroundings. The nature of the elevations is more fully described in section 2.8
- A sizable public space and a range of communal open spaces are provided at different locations in the development. Each space has a distinctive character, landscape language and orientation. The nature of these spaces is more fully described at section 2.4.

3.0. Urban Design Manual : 12 Criteria Assessment

07. Layout

How does the proposal create people friendly streets and spaces?

The concept diagram for the development at section 2.2, clearly shows the intention to :

1. Restrict vehicle circulation to the entrance roadway and the roadway on the northern boundary of the site. This includes service vehicles and waste management vehicles.
2. Create a pedestrian friendly environment to the south of the buildings with an east / west pedestrian spine linking all of the public and communal open spaces on the site. The pedestrian route also provides access to the main entrances of each of the five blocks.



08. Public Realm

How safe, secure and enjoyable are the public areas?

- All of the public and communal open spaces in the development are overlooked by units to ensure maximum passive surveillance and supervision.
- Each space has a distinctive character, landscape language and orientation. The nature of these spaces is more fully described at section 2.4.
- All of the external spaces have been assessed for average annual sunlight hours and wind impact. The landscaping design has been adjusted in accordance with the findings of these specialist assessments.



09. Adaptability

How will the buildings cope with change?

- All units are located on a single level without internal stairs, providing maximum flexibility for lifetime usage.
- Internal walls are lightweight partition walls which could facilitate internal alterations in the future and allow for adaption and subdivision.



10. Privacy & Amenity*How does the scheme provide a decent standard of amenity?*

- The area of all units in the development comfortably exceed the minimum standards set out in the Sustainable Urban Housing: Design Standards for New Apartments and 52.9% of units exceed the minimum standard by at least 10%.
- 52.9% of units are dual aspect while 47.1% are single aspect. There are no north facing single aspect units in the development.
- The buildings are generally separated by a distance of 25m between opposing windows however at limited locations the distance between the blocks reduces to 21m.

**11. Parking***How will the parking be secure and attractive?*

- 66% of the parking spaces are provided in a covered deck car park with access provided from the road on the northern boundary of the site. The remaining parking is provided on the entrance roadway and to the northeast of block 4/5. All of these parking spaces are overlooked by the surrounding new properties.

3.0. Urban Design Manual : 12 Criteria Assessment**12. Detailed Design***How well thought through is the building and landscape design?*

- The elevation composition and material quality has been carefully designed to provide a single coherent language throughout the development and to provide a strong and appropriate contrast to its surroundings. The nature of the elevations is more fully described in section 2.8
- A sizable public space and a range of communal open spaces are provided at different locations in the development. Each space has a distinctive character, landscape language and orientation. The nature of these spaces is more fully described at section 2.4.

4.0 Development Statistics

4.1. Proposed Schedule of Areas

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5		
	1B	2B		1B	2B		1B	2B		1B	2B		1B	2B
LVL0	1	4	LVL0	1	2	LVL0	3	3	LVL0	6	2	LVL0	4	2
LVL1	4	5	LVL1	5	5	LVL1	4	5	LVL1	5	3	LVL1	4	2
LVL2	4	5	LVL2	5	5	LVL2	4	5	LVL2	5	3	LVL2	4	2
LVL3	4	5	LVL3	5	5	LVL3	4	5	LVL3	5	3	LVL3	4	2
LVL4	2	5	LVL4	3	5	LVL4	2	5	LVL4	3	3	LVL4	4	2
LVL5	2	5	LVL5	4	3	LVL5	3	3	LVL5	0	0	LVL5	0	0
UNITS TOTAL	17	29	UNITS TOTAL	23	25	UNITS TOTAL	20	26	UNITS TOTAL	24	14	UNITS TOTAL	20	10
BLOCK UNITS TOTAL 46			BLOCK UNITS TOTAL 48			BLOCK UNITS TOTAL 46			BLOCK UNITS TOTAL 38			BLOCK UNITS TOTAL 30		
LVL0		540	LVL0		328	LVL0		557	LVL0	636		LVL0		504
LVL1		774	LVL1		847	LVL1		779	LVL1	644		LVL1		504
LVL2		774	LVL2		847	LVL2		779	LVL2	644		LVL2		504
LVL3		774	LVL3		847	LVL3		779	LVL3	644		LVL3		504
LVL4		655	LVL4		729	LVL4		661	LVL4	526		LVL4		504
LVL5		655	LVL5		596	LVL5		526	LVL5	0		LVL5		0
TOTAL GIFA (SQM)		4169.4	TOTAL GIFA (SQM)		4194.3	TOTAL GIFA (SQM)		4081.8	TOTAL GIFA (SQM)			5613.8		
GIFA (SQM) OF DECKED PARKING, PLANT & SERVICES									2307.5					
BUILT FOOTPRINT (SQM)		1314	BUILT FOOTPRINT (SQM)		1314	BUILT FOOTPRINT (SQM)		1314	BUILT FOOTPRINT (SQM)			1246		

UNIT MIX			PUBLIC OPEN SPACE		AREA (SQM)	UNITS <10% ABOVE MIN		UNITS TOTAL %	DUAL ASPECT UNITS		UNITS TOTAL %	CAR PARKING SPACES			
TOTAL 1B	104	50.0%	SPACE TO SITE SOUTH EASTERN SIDE			1260.6	BLOCK 1	23	11%	BLOCK 1	27	13%	STANDARD CAR SPACES	AMOUNT	TOTAL %
TOTAL 2B	104	50.0%	TOTAL PUBLIC SPACE			1261	BLOCK 2	31	15%	BLOCK 2	30	14%	E.V. CHARGING SPACES	82	82%
UNITS TOTAL	208		SITE AREA			1250	BLOCK 3	27	13%	BLOCK 3	27	13%	U.A. CAR SPACES	12	12%
ACCOMODATION TOTAL	624	PEOPLE	MIN REQ			10%	BLOCK 4	14	7%	BLOCK 4	12	6%	CAR SPACES TOTAL	6	6%
			IN CURRENT SCHEME			10.1%	BLOCK 5	15	7%	BLOCK 5	14	7%	PARKING RATIO/UNIT	100	100%
							TOTAL	110	52.9%	TOTAL	110	52.9%	MOTORCYCLE SPACES	0.48	

4.2 Housing Quality Assessment

CARLISLE SITE TERENURE, RESIDENTIAL DEVELOPMENT

Client: 1 Terenure Land Limited

Project Number: 6269 - 02.11.22

HOUSING QUALITY ASSESSMENT [HQA]
REV-05

bkdarchitects
BURKE-KENNEDY DOYLE

NOTES:

(*) Sustainable Urban Housing: Design Standards for New Apartments
Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act,
2000 (as amended) December 2020

GROUND FLOOR SERVICES (GIFA) (m²)

Water Tanks	163	
Sprinklers Plant	64	
Electrical Plant	63.6	
Refuse Store	88.7	
Bike Storage	330.5	352 Bikes (336 Double stacker module + 16 Cargo rack)
Enclosed Car Park Area	1714.7	72 Spaces (66 car spaces + 6 motorcycle spaces)

TOTAL SERVICE GIFA	2424.5	
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UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA	TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING /DINING /KITCHEN TOTAL AREA	ENSUITE AREA	BEDROOM AREAS	BEDROOM TOTAL AREA	STORAGE	ASPECT	BALCONY
		m²	MIN*	m²	m²	m²	MIN*	m²	1 MIN* 2 MIN*	m²	MIN*	(No. of) m² MIN*

APARTMENT BUILDING 1

Ground Floor		Overall G.I.F.A = 448.1																	
101	(B2.5) 2 Bed Apartment	89.17	73	85.5	4	4.3	33.4	30	0	18.4	11.4	14.2	11.4	32.6	10.9	6	1	11.5	7
102	(B2.4) 2 Bed Apartment	87.19	73	81.3	4	4.3	36.3	30	0	13.4	11.4	12	11.4	25.4	11	6	2	7.5	7
103	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
104	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
105	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
	Common Areas																		

First Floor		Overall G.I.F.A = 748.1																	
111	(B2.2) 2 Bed Apartment	81.2	73	75.8	4	4.3	30.5	30	0	13.3	11.4	11.6	11.4	24.9	6.4	6	2	7.6	7
112	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
113	(B2.3) 2 Bed Apartment	86.1	73	81.3	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	6.4	6	2	7.5	7
114	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
115	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
116	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
117	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
118	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
119	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
	Common Areas																		

Second Floor		Overall G.I.F.A = 748.1																	
121	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
122	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
123	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
124	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
125	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
126	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
127	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
128	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
129	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
	Common Areas																		

Third Floor		Overall G.I.F.A = 748.1																	
131	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
132	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7

UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA		TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING /DINING /KITCHEN TOTAL AREA		ENSUITE AREA	BEDROOM AREAS				BEDROOM TOTAL AREA	STORAGE		ASPECT	BALCONY	
		m ²	MIN*	m ²	m ²	m ²	m ²	MIN*	m ²	1	MIN*	2	MIN*	m ²	m ²	MIN*	(No. of)	m ²	MIN*
133	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
134	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
135	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
136	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
137	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
138	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
139	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
	Common Areas																		
Fourth Floor		Overall G.I.F.A = 568.1																	
141	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
142	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
143	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
144	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
145	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
146	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
147	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
	Common Areas																		
Fifth Floor		Overall G.I.F.A = 568.1																	
151	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
152	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
153	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
154	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
155	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
156	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
157	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
	Common Areas																		
Total Block 1 G.I.F.A =		3153.7																	
APARTMENT BUILDING 2																			
Ground Floor		Overall G.I.F.A = 106.2																	
201	(A2.2) 1 Bed Apartment	49.55	45	47.1	2	4.2	27.2	23	0	11.6	11.4	0	0	11.6	3.5	3	1	5.2	5
202	(B2.7) 2 Bed Apartment	80.31	73	76.3	4	4.3	32	30	0	13.6	11.4	12.5	11.4	26.1	9.6	6	1	9.5	7
203	(B2.6) 2 Bed Apartment	80.31	73	76.1	4	4.3	31.7	30	0	14	11.4	11.8	11.4	25.8	10	6	1	9.9	7
	Common Areas																		
First Floor		Overall G.I.F.A = 842.0																	
211	(B2.8) 2 Bed Apartment	82.63	73	75.0	4	4.3	30.5	30	3.6	14.1	11.4	12	11.4	26.1	6.2	6	3	7.5	7
212	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
213	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
214	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
215	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
216	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
217	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
218	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
219	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
220	(B2.9) 2 Bed Apartment	84.22	73	79.1	4	4.3	30.6	30	3.6	15.6	11.4	13.5	11.4	29.1	7.2	6	1	8.6	7
	Common Areas																		
Second Floor		Overall G.I.F.A = 842.0																	
221	(B2.8) 2 Bed Apartment	82.63	73	75.0	4	4.3	30.5	30	3.6	14.1	11.4	12	11.4	26.1	6.2	6	3	7.5	7
222	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
223	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
224	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
225	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
226	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
227	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
228	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
229	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
230	(B2.9) 2 Bed Apartment	84.22	73	79.1	4	4.3	30.6	30	3.6	15.6	11.4	13.5	11.4	29.1	7.2	6	1	8.6	7

4.2 Housing Quality Assessment

UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA		TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING /DINING /KITCHEN TOTAL AREA		ENSUITE AREA	BEDROOM AREAS				BEDROOM TOTAL AREA	STORAGE		ASPECT	BALCONY	
		m²	MIN*	m²	m²	m²	m²	MIN*	m²	1	MIN*	2	MIN*	m²	m²	MIN*	(No. of)	m²	MIN*
Common Areas																			
Third Floor		Overall G.I.F.A = 842.0																	
231	(B2.8) 2 Bed Apartment	82.63	73	75.0	4	4.3	30.5	30	3.6	14.1	11.4	12	11.4	26.1	6.2	6	3	7.5	7
232	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
233	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
234	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
235	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
236	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
237	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
238	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
239	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
240	(B2.9) 2 Bed Apartment	84.22	73	79.1	4	4.3	30.6	30	3.6	15.6	11.4	13.5	11.4	29.1	7.2	6	1	8.6	7
Common Areas																			
Fourth Floor		Overall G.I.F.A = 577.2																	
241	(B2.8) 2 Bed Apartment	82.63	73	75.0	4	4.3	30.5	30	3.6	14.1	11.4	12	11.4	26.1	6.2	6	3	7.5	7
242	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
243	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
244	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
245	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
246	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
247	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
248	(B2.9) 2 Bed Apartment	84.22	73	79.1	4	4.3	30.6	30	3.6	15.6	11.4	13.5	11.4	29.1	7.2	6	1	8.6	7
Common Areas																			
Fifth Floor		Overall G.I.F.A = 577.2																	
251	(A2.5) 1 Bed Apartment	58.66	45	51.9	2	4.2	30.6	23	0	12	11.4	0	0	12	4.5	3	3	7.5	5
252	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
253	(B1.3) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
254	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
255	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
256	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
257	(A2.6) 1 Bed Apartment	55.96	45	47.8	2	4.2	27.5	23	0	11.7	11.4	0	0	11.7	3.8	3	1	5.5	5
Common Areas																			
Total Block 2 G.I.F.A =		3786.6																	
APARTMENT BUILDING 3																			
Ground Floor		Overall G.I.F.A = 448.0																	
301	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
302	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
303	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
304	(B2.4) 2 Bed Apartment	87.19	73	81.3	4	4.3	36.3	30	0	13.4	11.4	12	11.4	25.4	11	6	2	7.5	7
305	(A2.4) 1 Bed Apartment	50.86	45	48.3	2	4.2	27.5	23	0	12.4	11.4	0	0	12.4	3.6	3	1	5.7	5
306	(A2.3) 1 Bed Apartment	56.09	45	52.3	2	4.2	32.3	23	0	11.4	11.4	0	0	11.4	3.8	3	1	7.6	5
Common Areas																			
First Floor		Overall G.I.F.A = 776.3																	
311	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
312	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
313	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
314	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
315	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
316	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
317	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
318	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
319	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
Common Areas																			
Second Floor		Overall G.I.F.A = 776.3																	
321	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
322	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7

UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA		TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING /DINING /KITCHEN TOTAL AREA		ENSUITE AREA	BEDROOM AREAS				BEDROOM TOTAL AREA	STORAGE		ASPECT (No. of)	BALCONY	
		m ²	MIN*	m ²	m ²	m ²	m ²	MIN*	m ²	1	MIN*	2	MIN*	m ²	m ²	MIN*		m ²	MIN*
323	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
324	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
325	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
326	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
327	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
328	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
329	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
	Common Areas																		
Third Floor		Overall G.I.F.A = 776.3																	
331	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
332	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
333	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
334	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
335	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
336	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
337	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
338	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
339	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
	Common Areas																		
Fourth Floor		Overall G.I.F.A = 568.8																	
341	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
342	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
343	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
344	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
345	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
346	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
347	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
	Common Areas																		
Fifth Floor		Overall G.I.F.A = 568.8																	
351	(A1.4) 1 Bed Apartment	49.4	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
352	(A1.3) 1 Bed Apartment	49.4	45	46.9	2	4.2	27	23	0	11.6	11.4	0	0	11.6	3.3	3	1	7.3	5
353	(B2.3) 2 Bed Apartment	86.1	73	78.5	4	4.3	35.5	30	0	13.3	11.4	11.6	11.4	24.9	9.5	6	2	7.5	7
354	(B1.2) 2 Bed Apartment	77.79	73	73.2	4	4.3	32.2	30	0	13.4	11.4	11.5	11.4	24.9	9.6	6	2	7.3	7
355	(B2.2) 2 Bed Apartment	81.2	73	73.7	4	4.4	30.5	30	0	13.3	11.4	11.6	11.4	24.9	9.6	6	2	7.6	7
356	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
	Common Areas																		
Total Block 3 G.I.F.A =		3914.5																	
APARTMENT BUILDING 4																			
Ground Floor		Overall G.I.F.A = 546.9																	
401	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
402	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
403	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
404	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
405	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
406	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
407	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
408	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
	Common Areas																		
First Floor		Overall G.I.F.A = 546.9																	
411	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
412	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
413	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
414	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
415	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
416	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
417	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7

4.2 Housing Quality Assessment

UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA		TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING / DINING / KITCHEN TOTAL AREA		ENSUITE AREA	BEDROOM AREAS				BEDROOM TOTAL AREA	STORAGE		ASPECT (No. of)	BALCONY	
		m²	MIN*				m²	MIN*		m²	1	MIN*	2	MIN*	m²	m²	MIN*	m²	MIN*
418	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
Common Areas																			
Second Floor		Overall G.I.F.A = 546.9																	
421	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
422	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
423	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
424	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
425	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
426	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
427	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
428	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
Common Areas																			
Third Floor		Overall G.I.F.A = 546.9																	
431	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
432	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
433	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
434	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
435	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
436	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
437	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	1	7.5	7
438	(A1.2) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	2	5.2	5
Common Areas																			
Fourth Floor		Overall G.I.F.A = 428.3																	
441	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
442	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
443	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
444	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
445	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	1	7.3	7
446	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
Common Areas																			

Total Block 4 G.I.F.A = 2615.9

APARTMENT BUILDING 5

Ground Floor		Overall G.I.F.A = 629.1																	
501	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
502	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
503	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
504	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
505	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
506	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
Common Areas																			
First Floor		Overall G.I.F.A = 742.6																	
511	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
512	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
513	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
514	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
515	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
516	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
Common Areas																			
Second Floor		Overall G.I.F.A = 742.6																	
521	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
522	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
523	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
524	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
525	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
526	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
Common Areas																			

4.2 Housing Quality Assessment

UNIT NUMBER	UNIT TYPE APARTMENTS	GROSS INTERNAL FLOOR AREA		TOTAL NETT AREA	BED SPACES	MAIN BATHR. AREA	LIVING /DINING /KITCHEN TOTAL AREA		ENSUITE AREA	BEDROOM AREAS				BEDROOM TOTAL AREA	STORAGE		ASPECT	BALCONY	
		m ²	MIN*	m ²	m ²	m ²	m ²	MIN*	m ²	1	MIN*	2	MIN*	m ²	m ²	MIN*	(No. of)	m ²	MIN*
Third Floor		Overall G.I.F.A = 742.6																	
531	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
532	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
533	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
534	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
535	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
536	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
	Common Areas																		
Fourth Floor		Overall G.I.F.A = 742.6																	
541	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	1	5.2	5
542	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
543	(A1.1) 1 Bed Apartment	47.8	45	45.3	2	4.2	25.4	23	0	11.6	11.4	0	0	11.6	3.3	3	1	5.2	5
544	(A2.1) 1 Bed Apartment	54.8	45	52.5	2	4.2	30.4	23	0	12.6	11.4	0	0	12.6	4.7	3	2	5.2	5
545	(B2.1) 2 Bed Apartment	83.6	73	78.6	4	4.3	34.5	30	0	14.3	11.4	11.6	11.4	25.9	9.6	6	2	7.5	7
546	(B1.1) 2 Bed Apartment	75.49	73	71.1	4	4.3	30.4	30	0	13.4	11.4	11.6	11.4	25	9.2	6	2	7.3	7
	Common Areas																		

Total Block 5 G.I.F.A = 3599.5

TOTAL BLOCK 1-5 G.I.F.A	17070.2
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Note: numbers in red are minimum areas required by the Sustainable Urban Housing Design Standards 2020

4.2 Housing Quality Assessment

SUMMARY OF AREAS

DESCRIPTION	BUILDING FOOTPRINT AREA	TOTAL GROSS INTERNAL FLOOR AREA	UNITS GROSS INTERNAL FLOOR AREA	PERCENTAGE	UNITS NETT INTERNAL FLOOR AREA
Block 1					
Level 00	1314	540	383	71%	362
Level 01	846	774	602	78%	568
Level 02	846	774	602	78%	564
Level 03	846	774	602	78%	564
Level 04	720	655	507	77%	473
Level 05	720	655	507	77%	473
Total Overall	5292 m ²	4169 m ²	3204 m ²		3003 m ²
Block 2					
Level 00	1314	328	210	64%	200
Level 01	928	847	659	78%	618
Level 02	928	847	659	78%	618
Level 03	928	847	659	78%	618
Level 04	803	729	563	77%	528
Level 05	659	596	449	75%	413
Total Overall	5560 m ²	4194 m ²	3200 m ²		2995 m ²
Block 3					
Level 00	1314	557	401	72%	377
Level 01	854	779	609	78%	571
Level 02	854	779	609	78%	571
Level 03	854	779	609	78%	571
Level 04	728	661	514	78%	480
Level 05	583	526	399	76%	370
Total Overall	5186 m ²	4082 m ²	3142 m ²		2939 m ²
Block 4					
Level 00	692	636	453	71%	429
Level 01	702	644	489	76%	462
Level 02	702	644	489	76%	462
Level 03	702	644	489	76%	462
Level 04	578	526	393	75%	371
Total Overall	3375 m ²	3094 m ²	2312 m ²		2186 m ²
Block 5					
Level 00	554	504	364	72%	345
Level 01	554	504	364	72%	345
Level 02	554	504	364	72%	345
Level 03	554	504	364	72%	345
Level 04	554	504	364	72%	345
Total Overall	2770 m ²	2520 m ²	1821 m ²		1727 m ²
Block 1-5 Overall Area	22183 m ²	18059 m ²	13679 m ²		12850 m ²

DESCRIPTION	BUILDING FOOTPRINT AREA @ LEVEL 00
Blocks 1, 2 & 3	3942
Blocks 4 & 5	1246
Eastern Refuse/Bike Store	201.7
TOTAL BUILDING FOOTPRINT m²	5389.7

5.0 LVIA and CGI Views

5.1. Verified Views (LVIA's) Map



5.1. Verified Views (LVIA's)



Proposed View V1

5.1. Verified Views (LVIA's)



Proposed View V2

5.1. Verified Views (LVIA's)



Current state

Proposed View V3

5.1. Verified Views (LVIA's)



Proposed View V4

5.1. Verified Views (LVIA's)



Proposed View V5

5.1. Verified Views (LVIA's)



Proposed View V6

5.1. Verified Views (LVIA's)



Proposed View V7

5.1. Verified Views (LVIA's)



Outline of Proposed Development



Proposed View V8

5.1. Verified Views (LVIA's)



Proposed View V9

5.1. Verified Views (LVIA's)



Proposed View V10

5.1. Verified Views (LVIA's)



Proposed View V11

5.2. Proposed 3D views



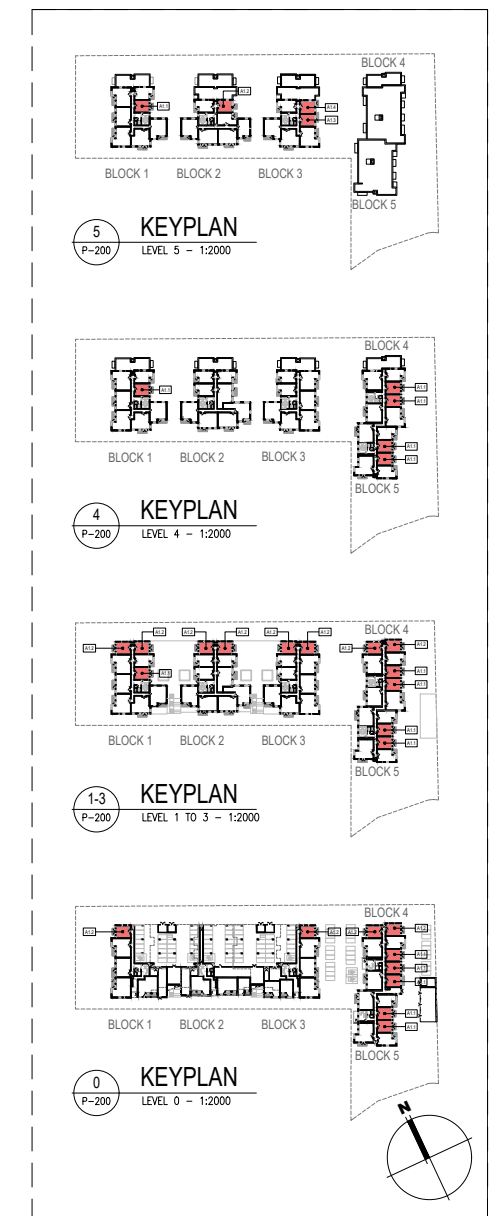
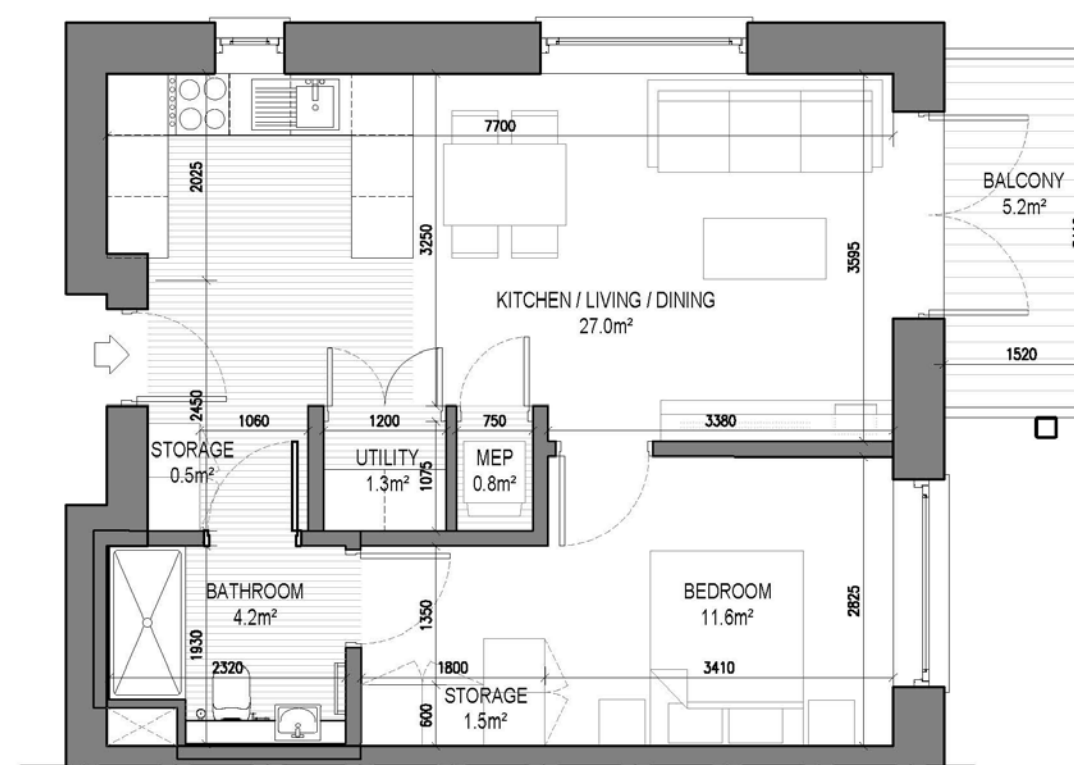
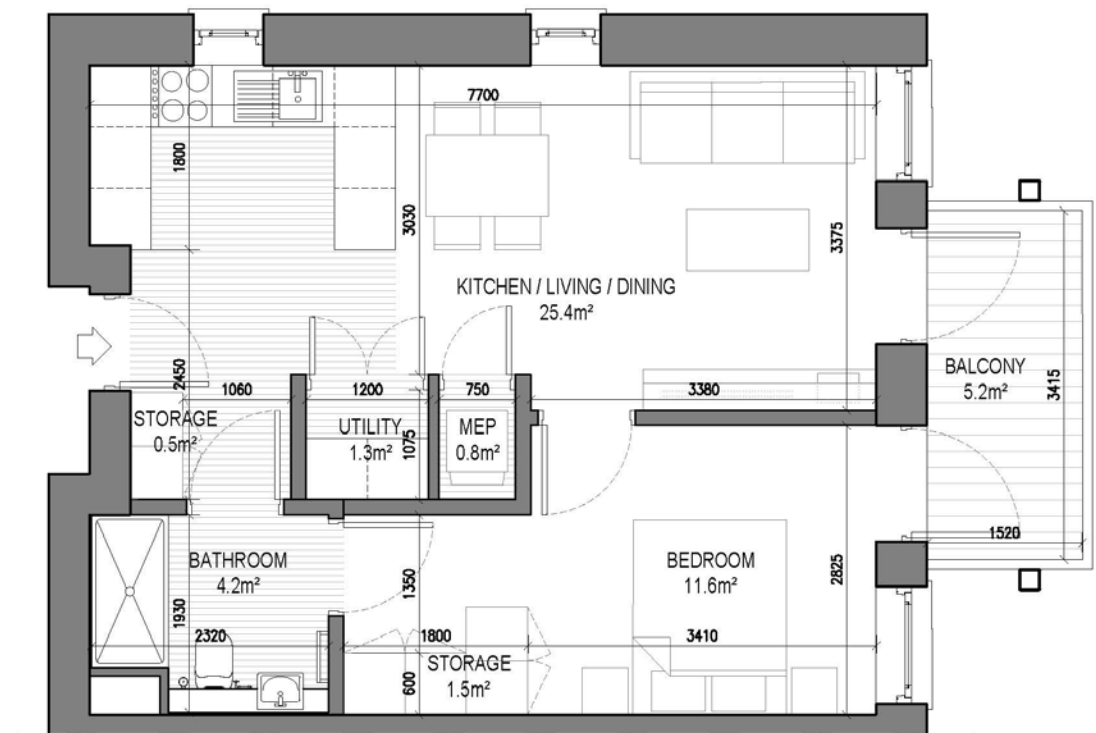
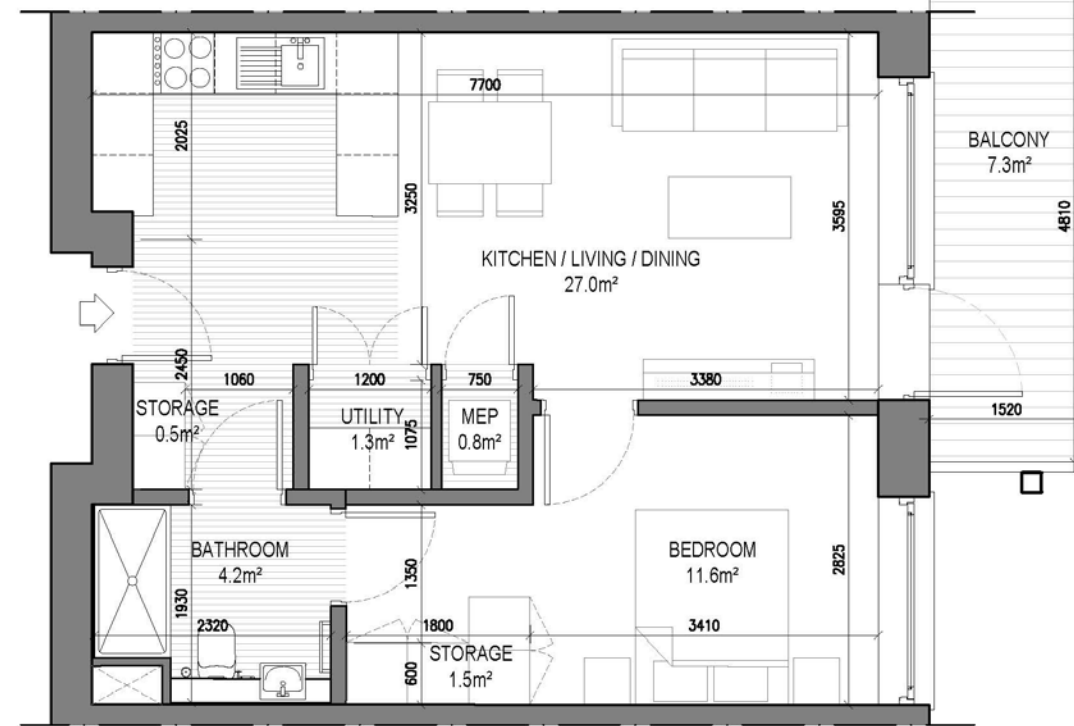
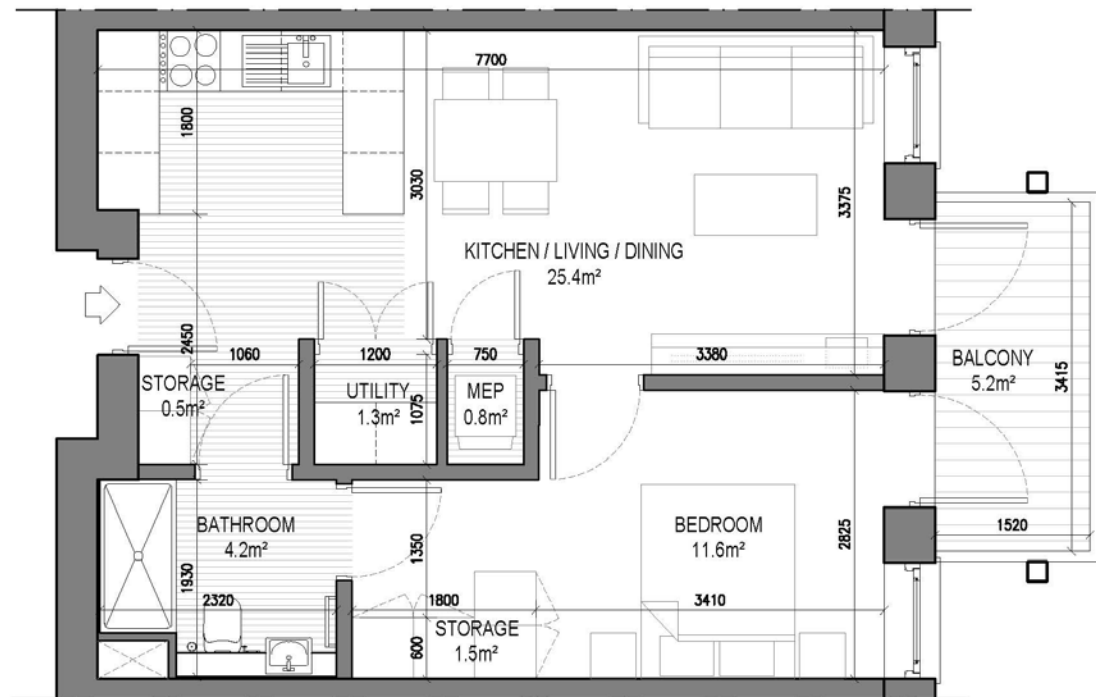
Aerial view of development from South/West aspect



Aerial view of development from South aspect

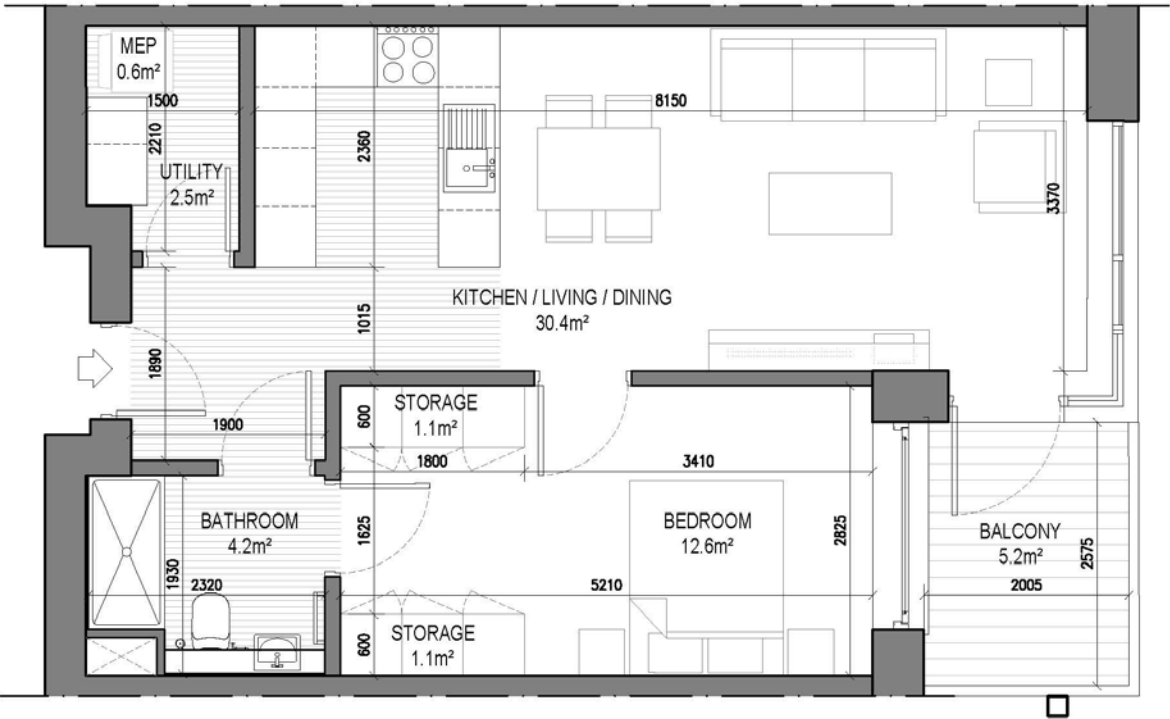
Appendix - Apartment Layouts

Proposed Apartments - Apartment Type A1.1, A1.2, A1.3, A1.4



NOTE: UNITS 105, 408, 116, 217, 319, 418, 126, 227, 329, 428, 136, 237, 339 & 438 LAYOUT IS MIRRORED EAST TO WEST

Proposed Apartments - Apartment Type A2.1, A2.2, A2.6



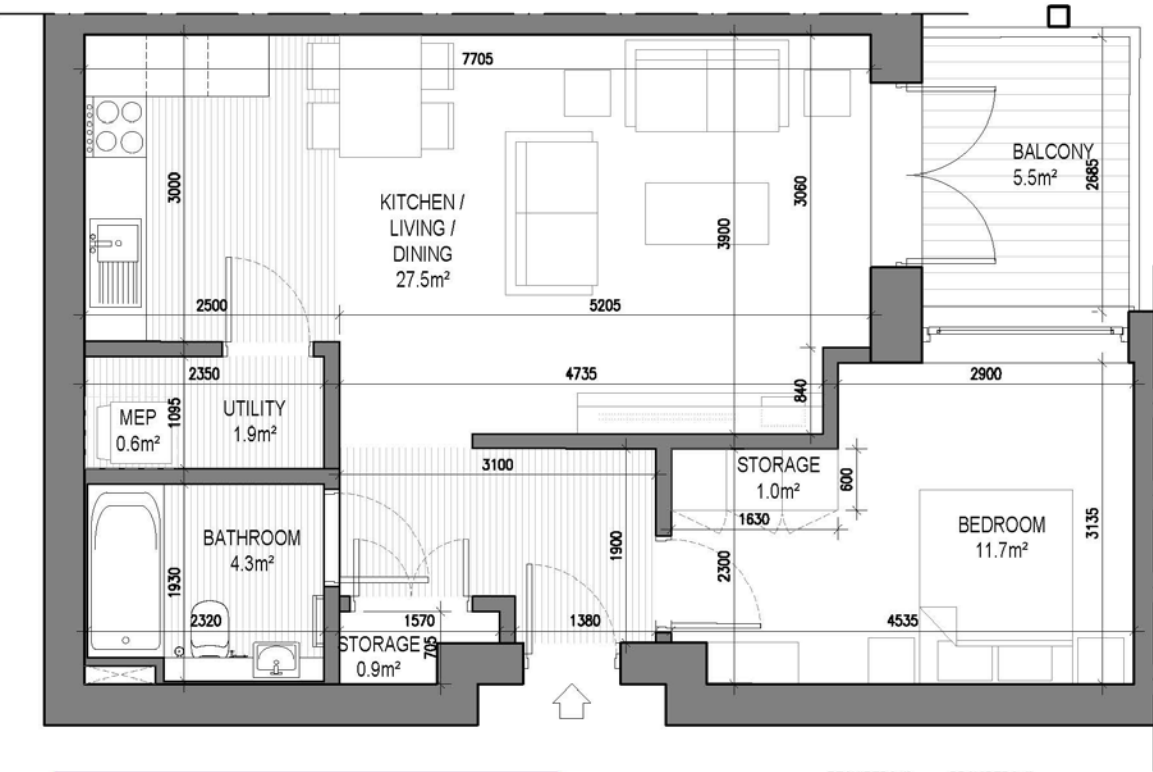
UNIT TYPE A2.1

1 Bed Unit - Floor Area: 54.80m²

SCALE 1:50

STORAGE SPACE	REQUIRED [m²]	PROVIDED [m²]
PRIVATE AMENITY SPACE	3.0	4.7
AGGREGATE BEDROOM AREA	5.0	5.2
AGGREGATE KITCHEN / LIVING / DINING	11.4	12.6
	23.0	30.4

NOTE: 1. UNITS 504, 514, 524, 534 & 544 LAYOUT IS MIRRORED NORTH TO SOUTH
2. UNITS 215, 216, 317, 318, 225, 226, 327, 328, 235, 236, 337, 338, 245, 246, 346, 347, 255 & 356 LAYOUT IS MIRRORED EAST TO WEST

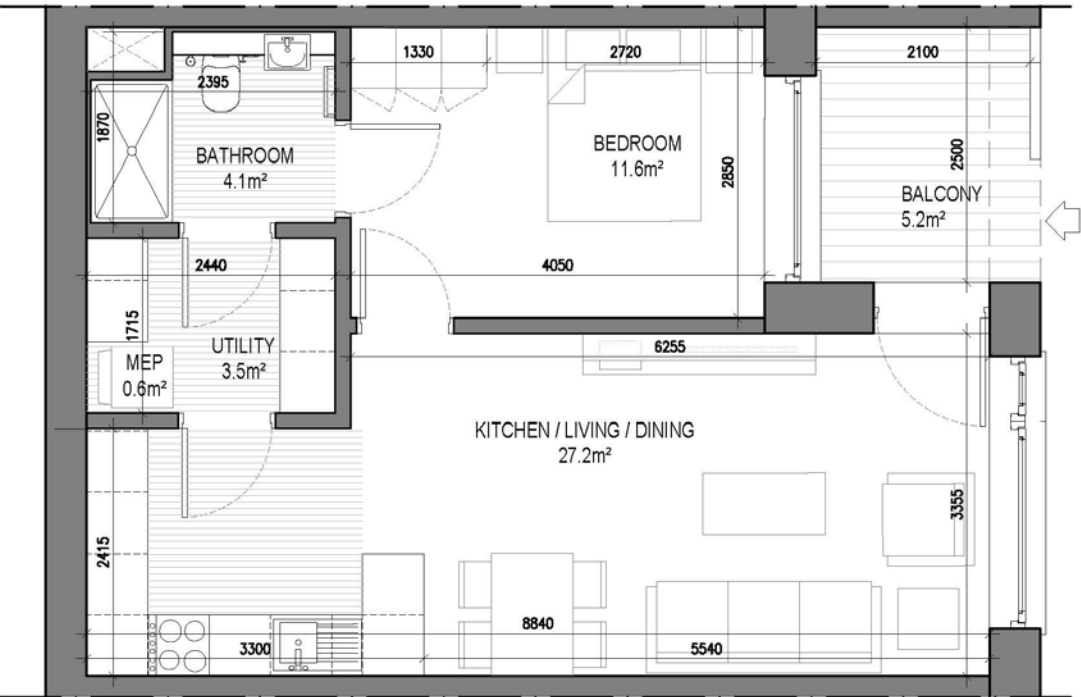


UNIT TYPE A2.6

1 Bed Unit - Floor Area: 55.96m²

SCALE 1:50

STORAGE SPACE	REQUIRED [m²]	PROVIDED [m²]
PRIVATE AMENITY SPACE	3.0	3.8
AGGREGATE BEDROOM AREA	5.0	5.5
AGGREGATE KITCHEN / LIVING / DINING	11.4	11.7
	23.0	27.5

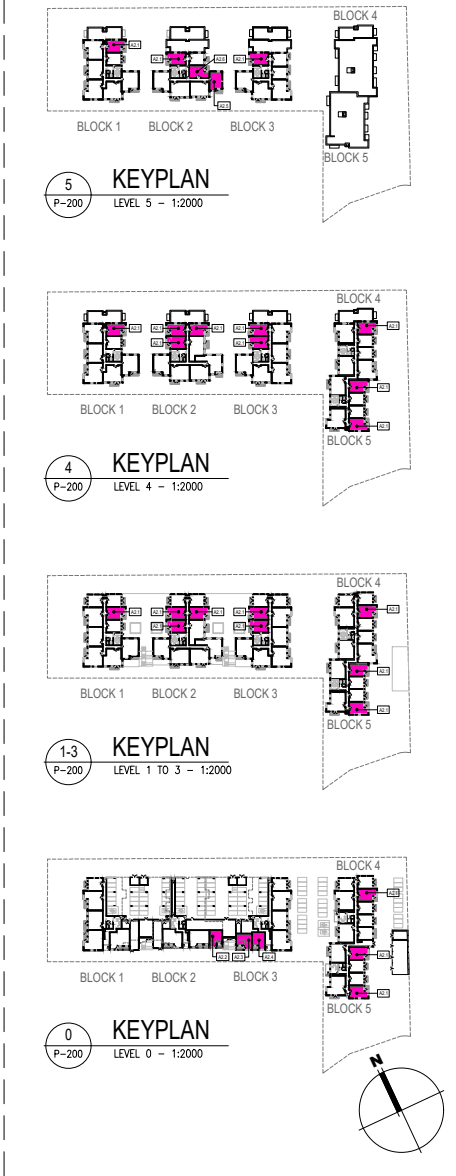


UNIT TYPE A2.2

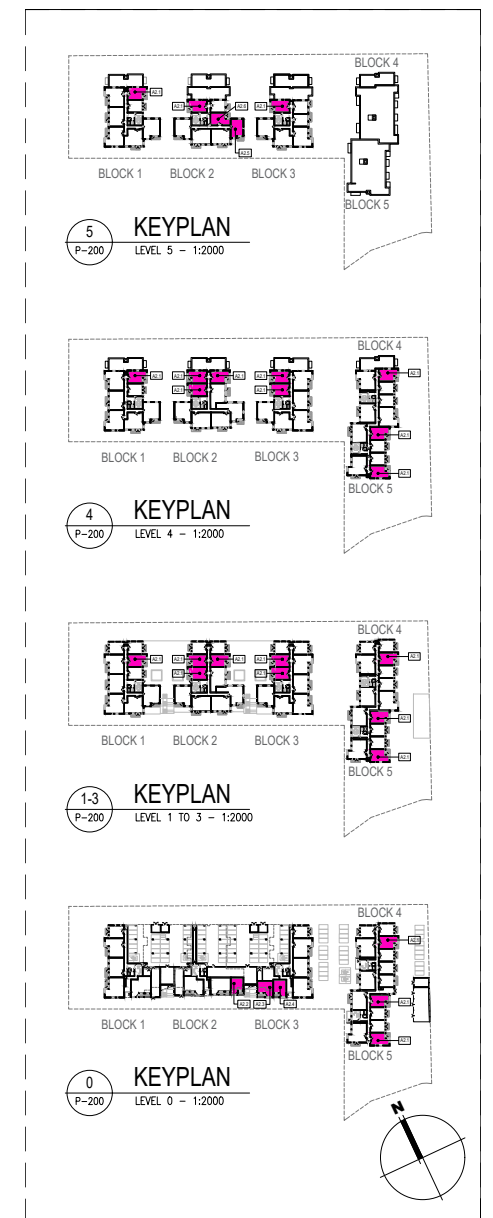
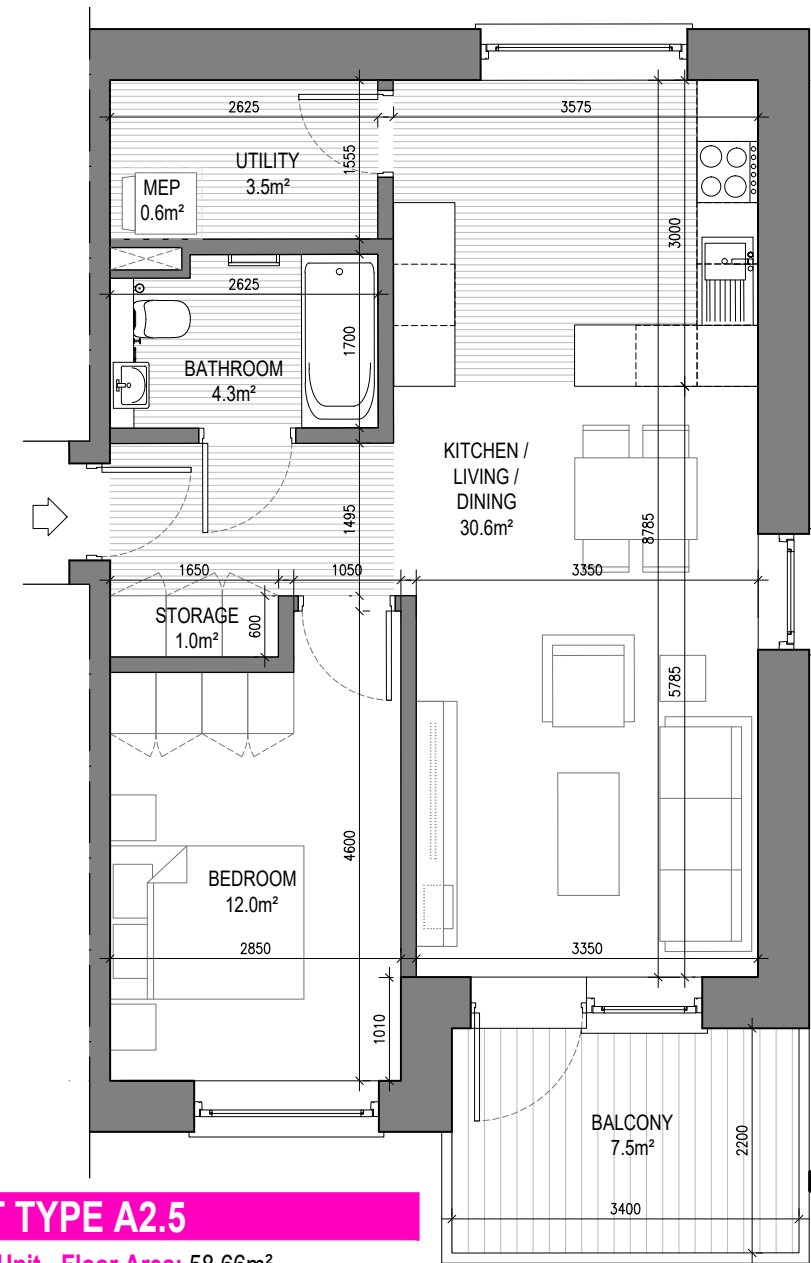
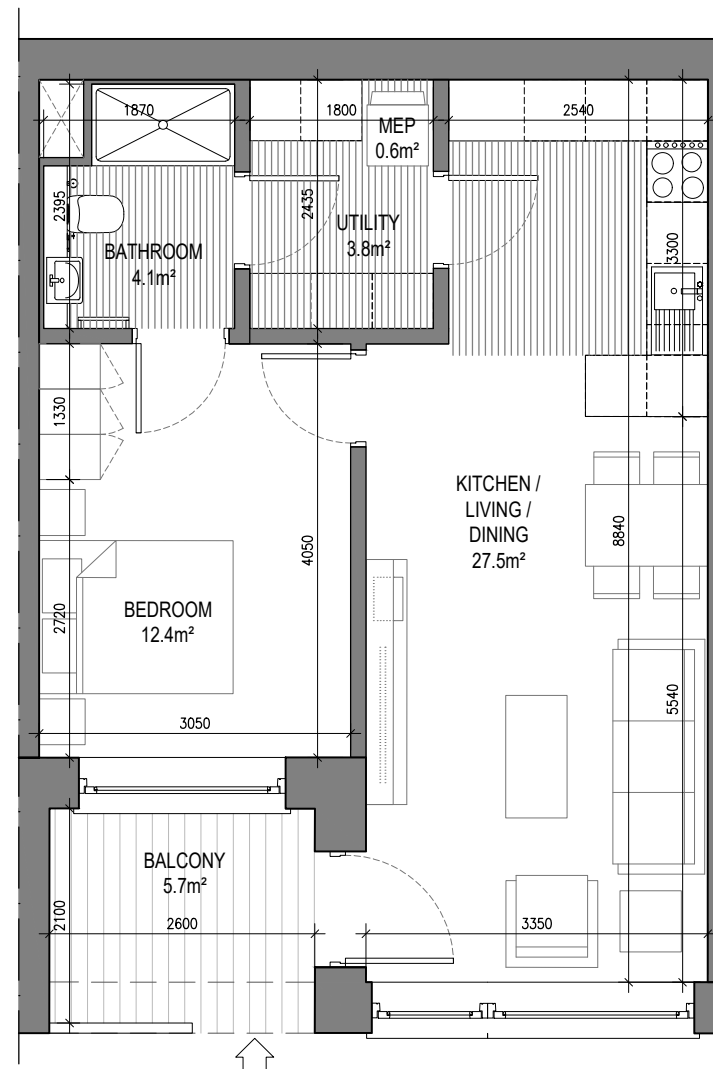
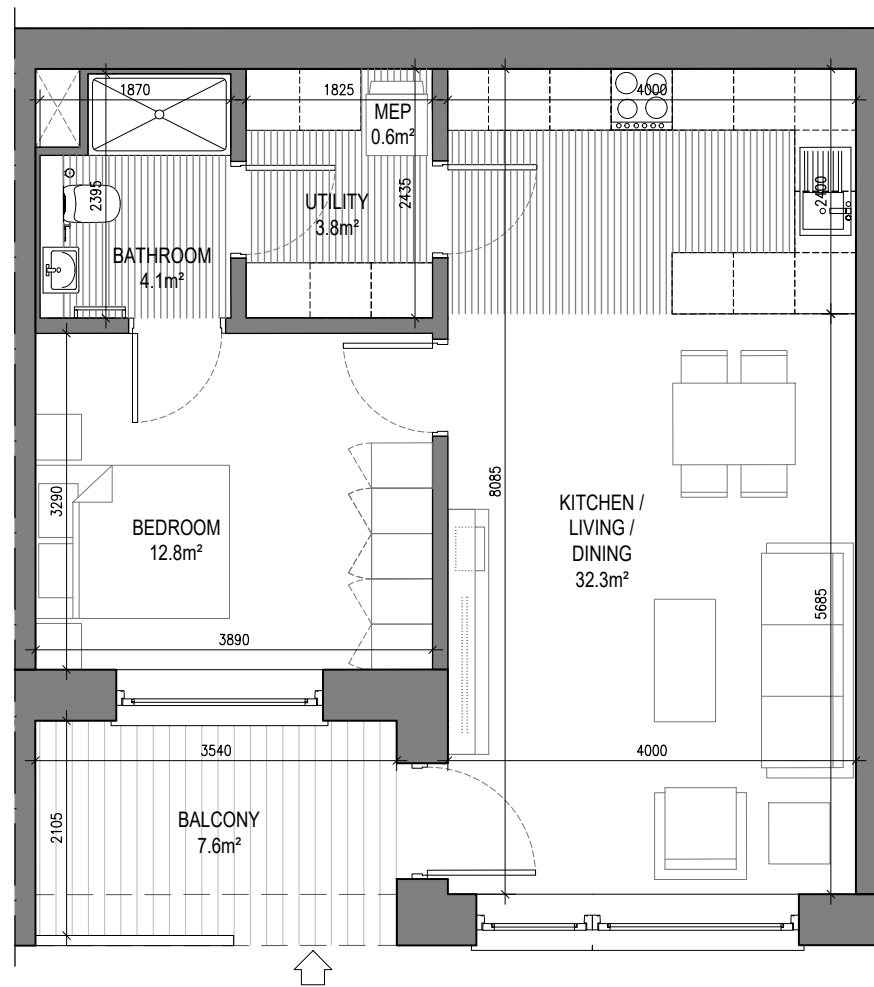
1 Bed Unit - Floor Area: 49.55m²

SCALE 1:50

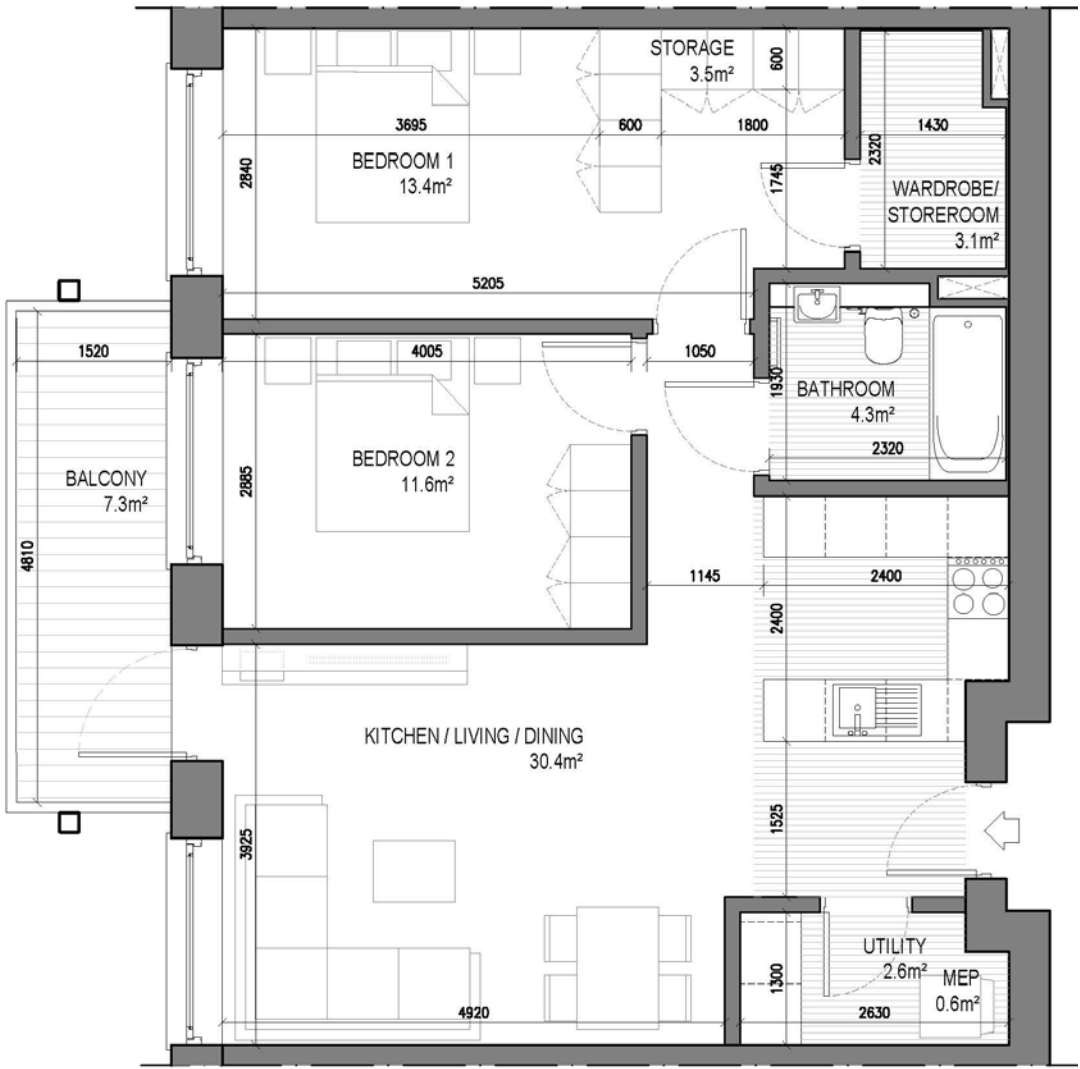
STORAGE SPACE	REQUIRED [m²]	PROVIDED [m²]
PRIVATE AMENITY SPACE	3.0	3.5
AGGREGATE BEDROOM AREA	5.0	5.2
AGGREGATE KITCHEN / LIVING / DINING	11.4	11.6
	23.0	27.2



Proposed Apartments - Apartment Type A2.3, A2.4, A2.5



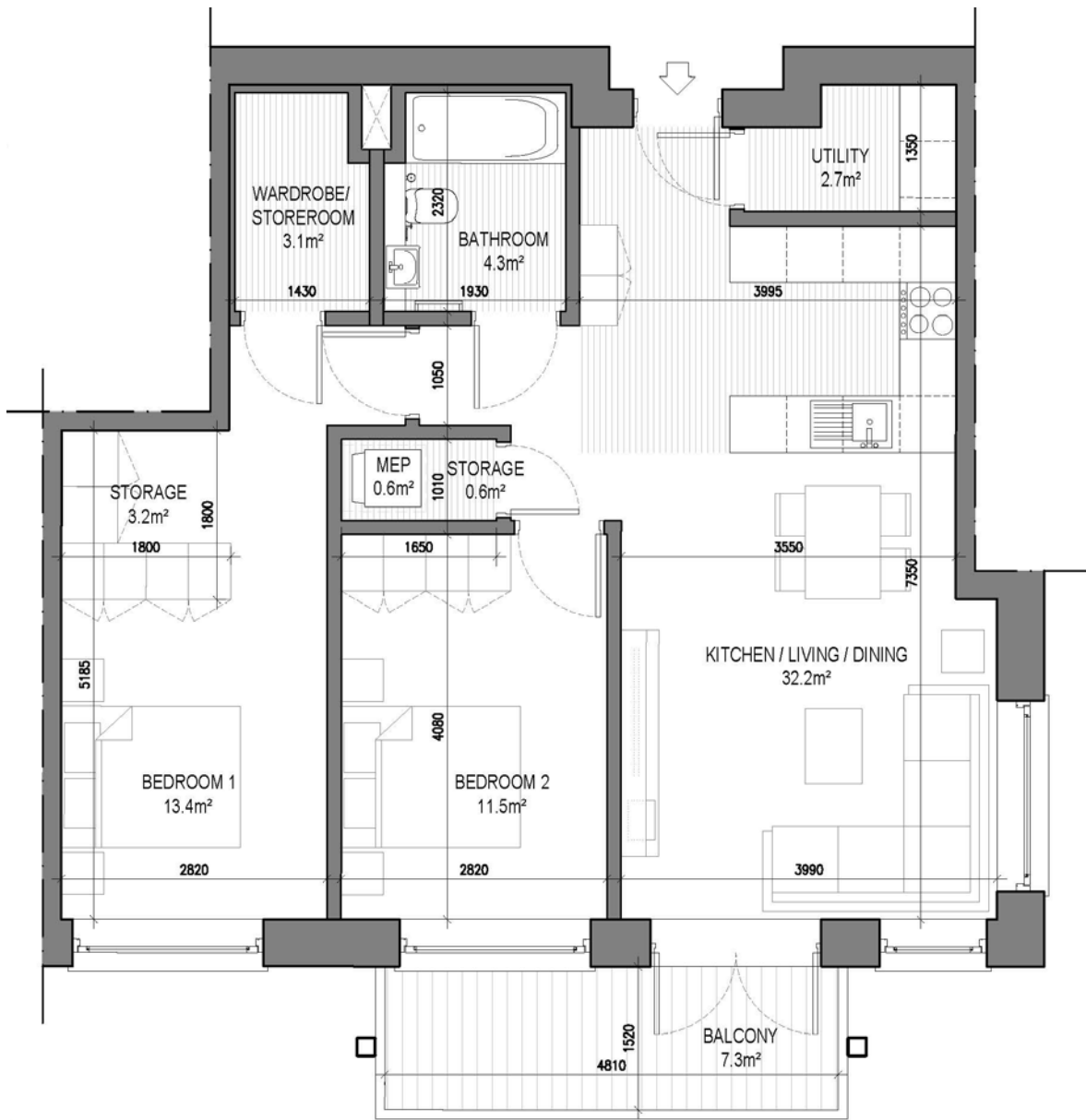
Proposed Apartments - Apartment Type B1.1, B1.2



UNIT TYPE B1.1
2 Beds Unit - Floor Area: 75.49m²

STORAGE SPACE	REQUIRED [m²]	PROVIDED [m²]
PRIVATE AMENITY SPACE	6.0	6.1
AGGREGATE BEDROOM AREA	7.0	7.3
AGGREGATE KITCHEN / LIVING / DINING	24.4	25.0
	30.0	30.4

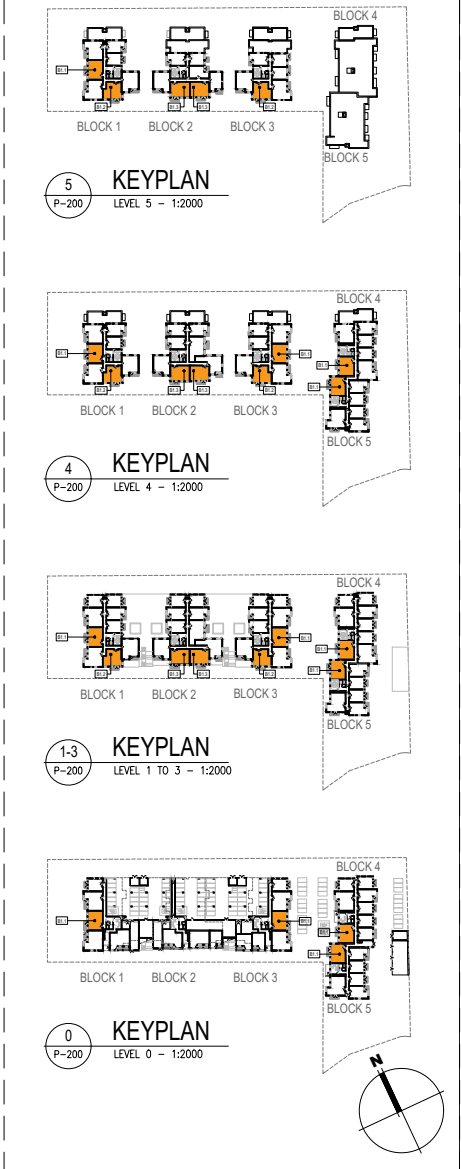
NOTE: 1. UNITS 406, 506, 416, 516, 426, 526, 436, 536, 446 & 546 LAYOUT IS MIRRORED NORTH TO SOUTH
2. UNITS 303, 313, 323, 333 & 342 LAYOUT IS MIRRORED EAST TO WEST



UNIT TYPE B1.2
2 Beds Unit - Floor Area: 77.79m²

STORAGE SPACE	REQUIRED [m²]	PROVIDED [m²]
PRIVATE AMENITY SPACE	6.0	6.5
AGGREGATE BEDROOM AREA	7.0	7.5
AGGREGATE KITCHEN / LIVING / DINING	24.4	24.9
	30.0	32.2

NOTE: UNITS 315, 325, 335, 344 & 354 LAYOUT IS MIRRORED EAST TO WEST

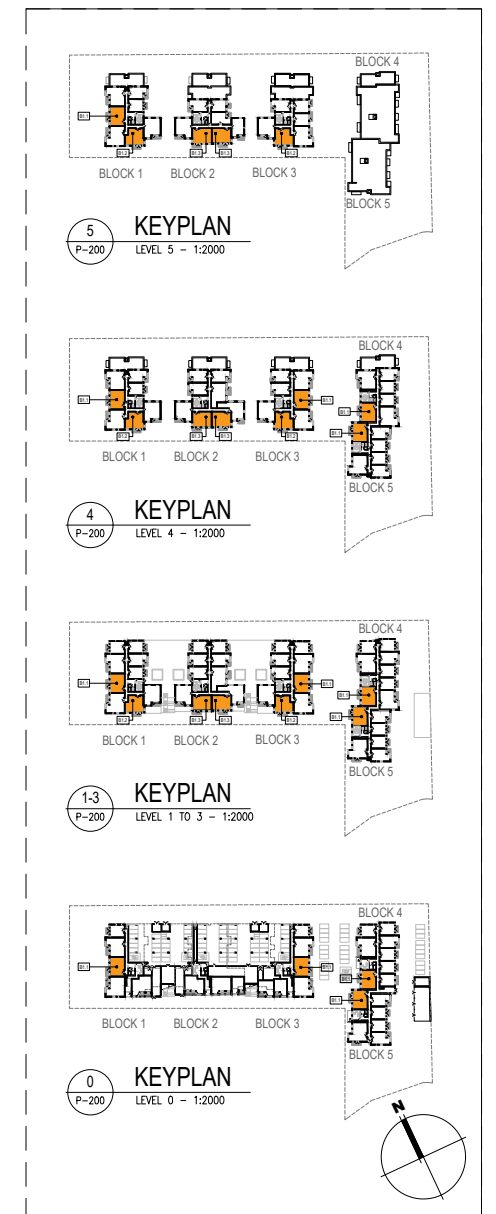


Proposed Apartments - Apartment Type B1.3

**UNIT TYPE B1.3****2 Beds Unit - Floor Area: 75.49m²**

SCALE 1:50

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.1
PRIVATE AMENITY SPACE	7.0	7.3
AGGREGATE BEDROOM AREA	24.4	25.0
AGGREGATE KITCHEN / LIVING / DINING	30.0	30.4

NOTE: UNITS 213, 223, 233, 243 & 253 LAYOUT IS MIRRORED EAST TO WEST

Proposed Apartments - Apartment Type B2.1, B2.2



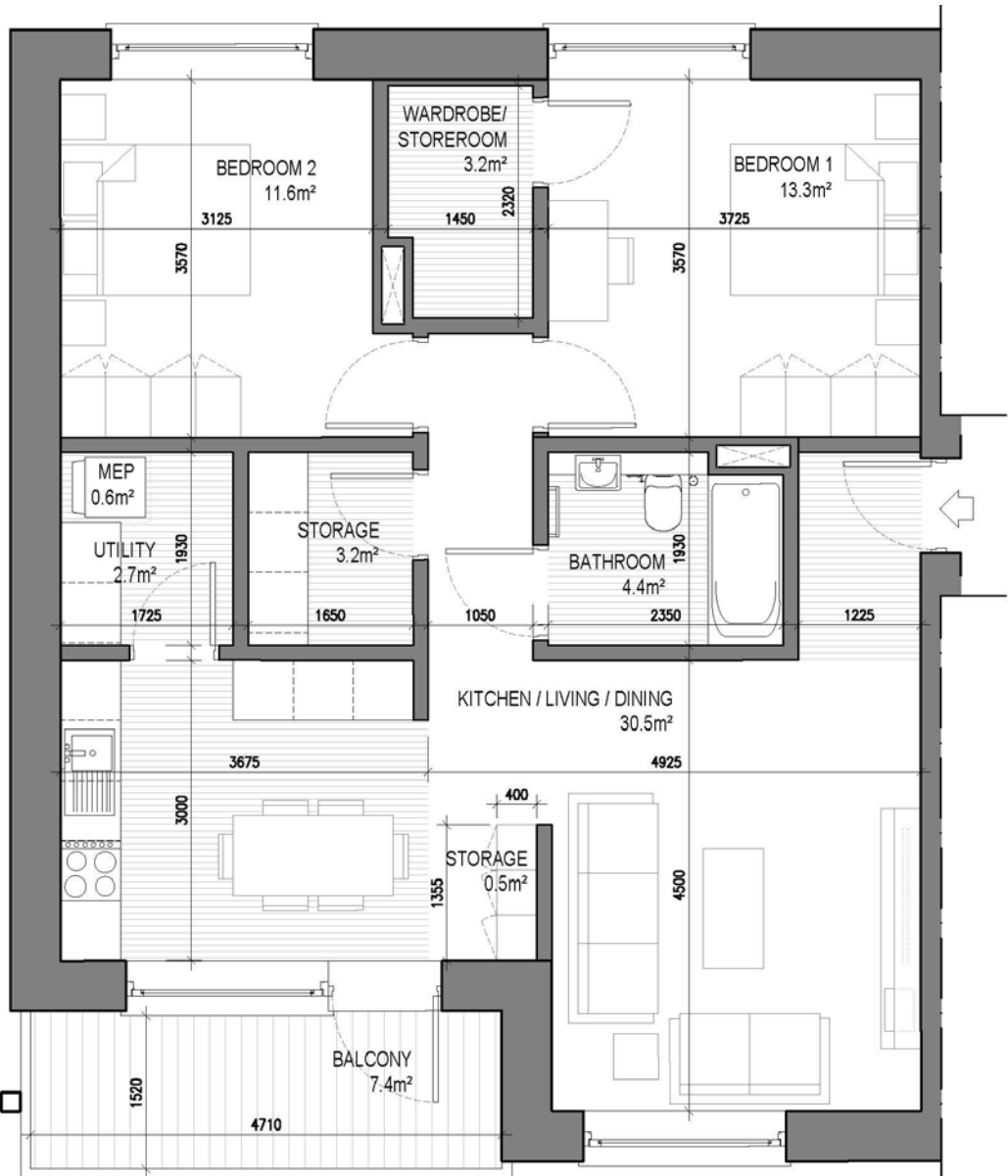
UNIT TYPE B2.1

2 Beds Unit - Floor Area: 83.68m²

SCALE 1:50

- NOTE:
1. UNITS 505, 515, 525, 535 & 545 LAYOUT IS MIRRORED NORTH TO SOUTH
 2. UNITS 302, 312, 322, 332 & 341 LAYOUT IS MIRRORED EAST TO WEST
 3. UNITS 415, 425, 435 & 445 LAYOUT IS ROTATED 180 DEGREES

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.5
PRIVATE AMENITY SPACE	7.0	7.5
AGGREGATE BEDROOM AREA	24.4	25.9
AGGREGATE KITCHEN / LIVING / DINING	30.0	34.5



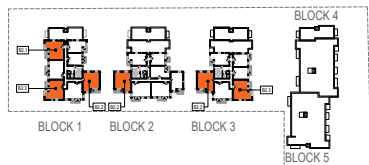
UNIT TYPE B2.2

2 Beds Unit - Floor Area: 81.22m²

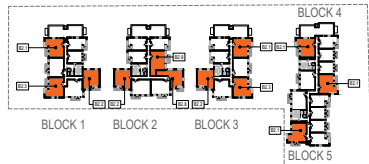
SCALE 1:50

- NOTE:
1. UNITS 111, 121, 131, 141 & 151 LAYOUT IS MIRRORED EAST TO WEST

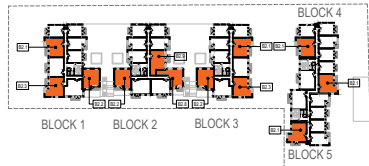
	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.4
PRIVATE AMENITY SPACE	7.0	7.4
AGGREGATE BEDROOM AREA	24.4	24.9
AGGREGATE KITCHEN / LIVING / DINING	30.0	30.5



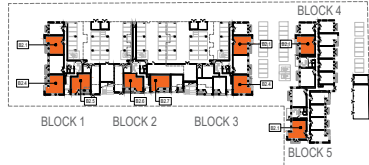
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P-200
KEYPLAN
LEVEL 5 - 1:2000



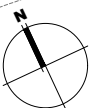
4
P-200
KEYPLAN
LEVEL 4 - 1:2000



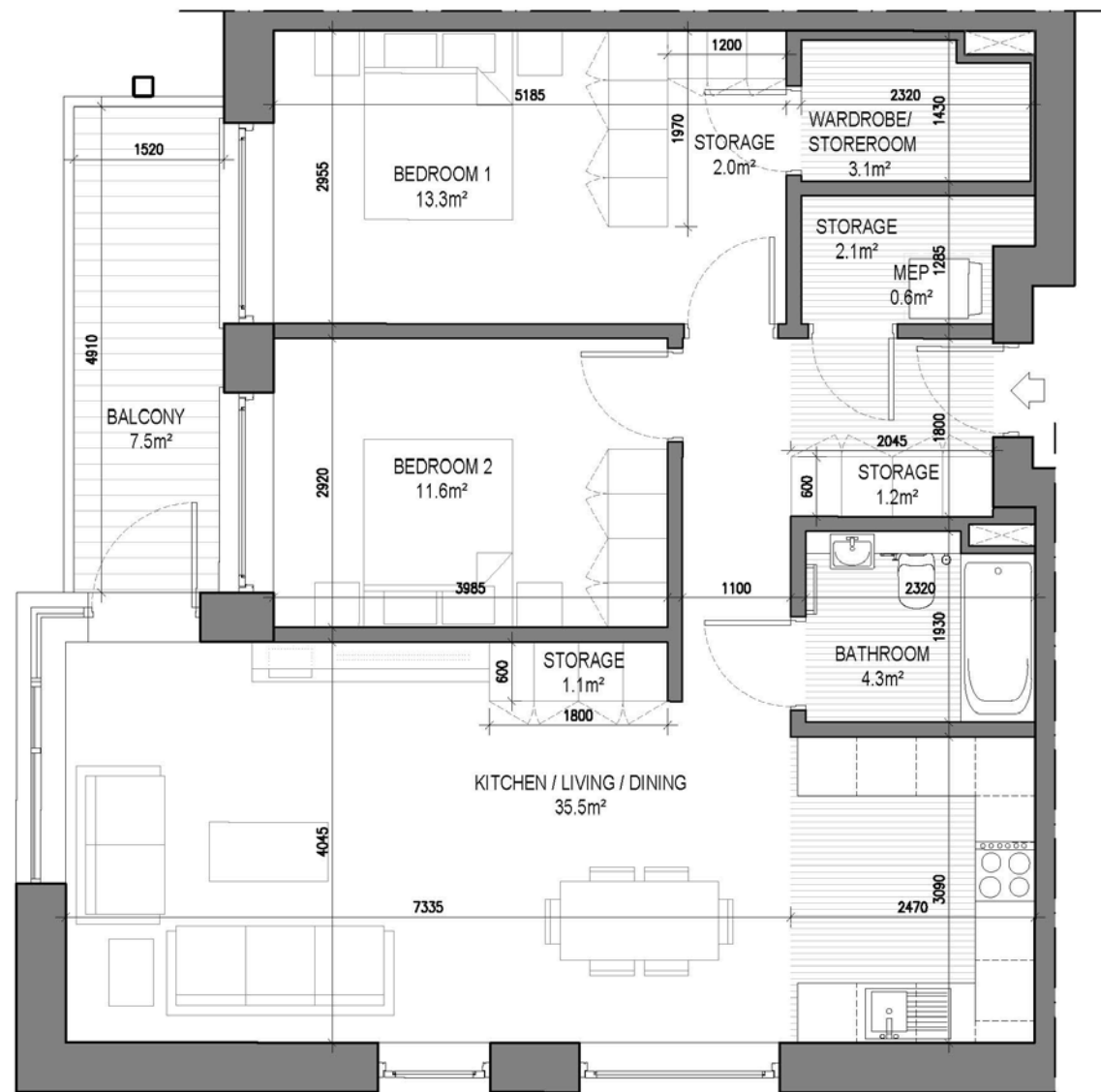
1-3
P-200
KEYPLAN
LEVEL 1 TO 3 - 1:2000



0
P-200
KEYPLAN
LEVEL 0 - 1:2000



Proposed Apartments - Apartment Type B2.3, B2.4

**UNIT TYPE B2.3****2 Beds Unit - Floor Area: 86.10m²**

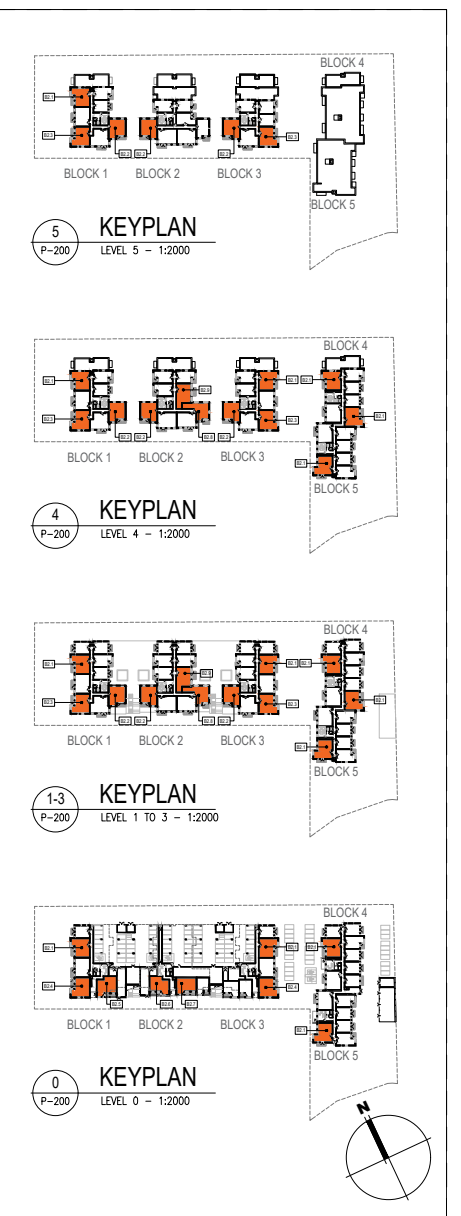
SCALE 1:50

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.4
PRIVATE AMENITY SPACE	7.0	7.5
AGGREGATE BEDROOM AREA	24.4	24.9
AGGREGATE KITCHEN / LIVING / DINING	30.0	35.5

NOTE: UNITS 314, 324, 334, 343 & 353 LAYOUT IS MIRRORED EAST TO WEST**UNIT TYPE B2.4****2 Beds Unit - Floor Area: 87.19m²**

SCALE 1:50

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	7.8
PRIVATE AMENITY SPACE	7.0	7.5
AGGREGATE BEDROOM AREA	24.4	25.4
AGGREGATE KITCHEN / LIVING / DINING	30.0	36.3

NOTE: UNIT 304 LAYOUT IS MIRRORED EAST TO WEST

Proposed Apartments - Apartment Type B2.5, B2.6



UNIT TYPE B2.5
2 Beds Unit - Floor Area: 89.17m²

SCALE 1:50

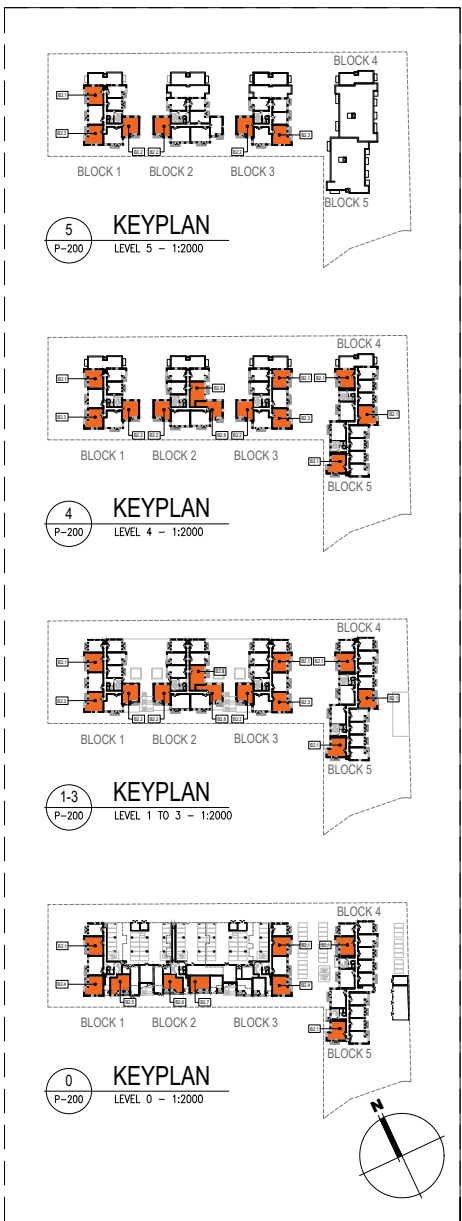
	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.4
PRIVATE AMENITY SPACE	7.0	11.5
AGGREGATE BEDROOM AREA	24.4	25.4
AGGREGATE KITCHEN / LIVING / DINING	30.0	36.3



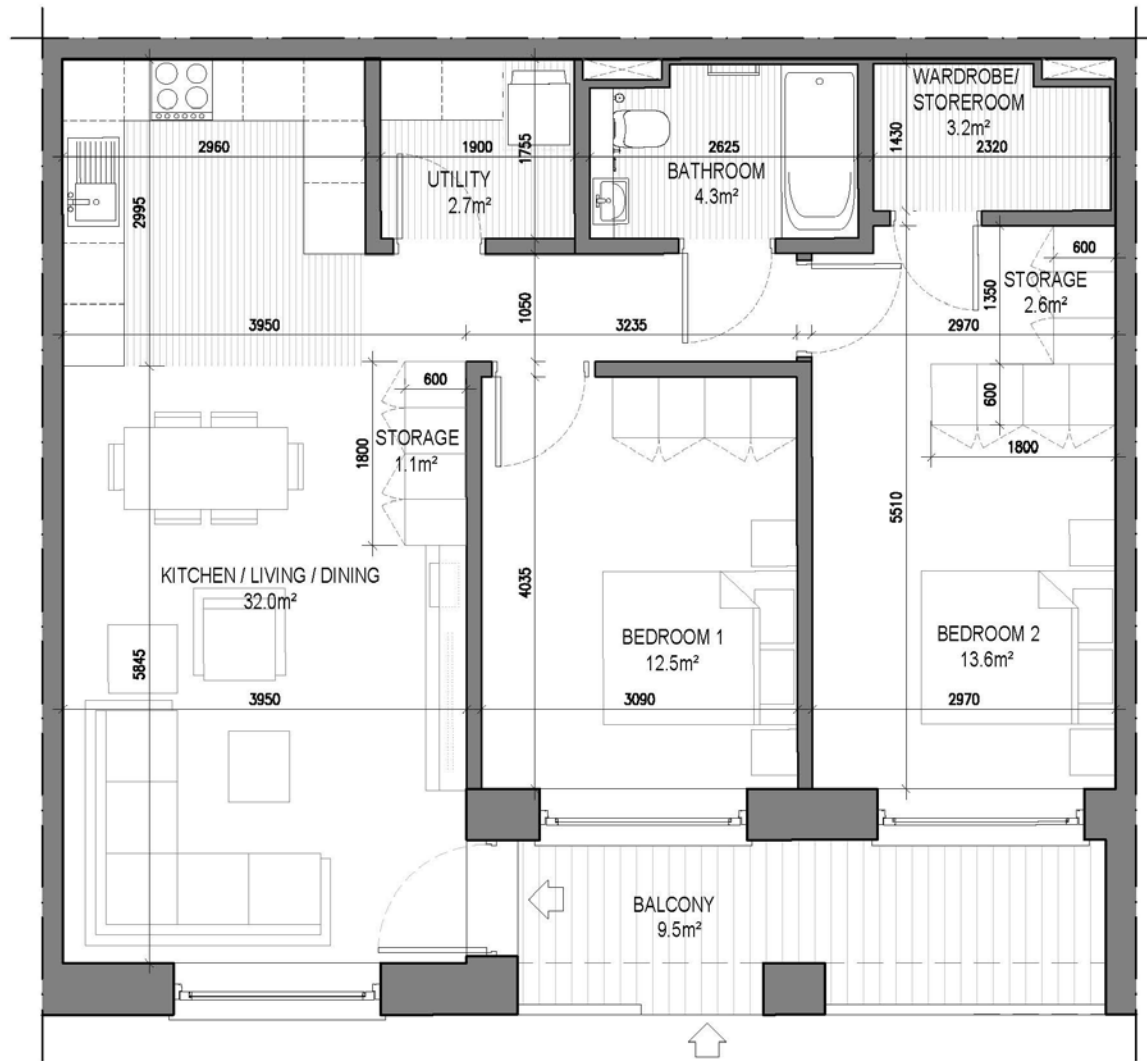
UNIT TYPE B2.6
2 Beds Unit - Floor Area: 80.31m²

SCALE 1:50

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.9
PRIVATE AMENITY SPACE	7.0	9.9
AGGREGATE BEDROOM AREA	24.4	25.8
AGGREGATE KITCHEN / LIVING / DINING	30.0	31.7

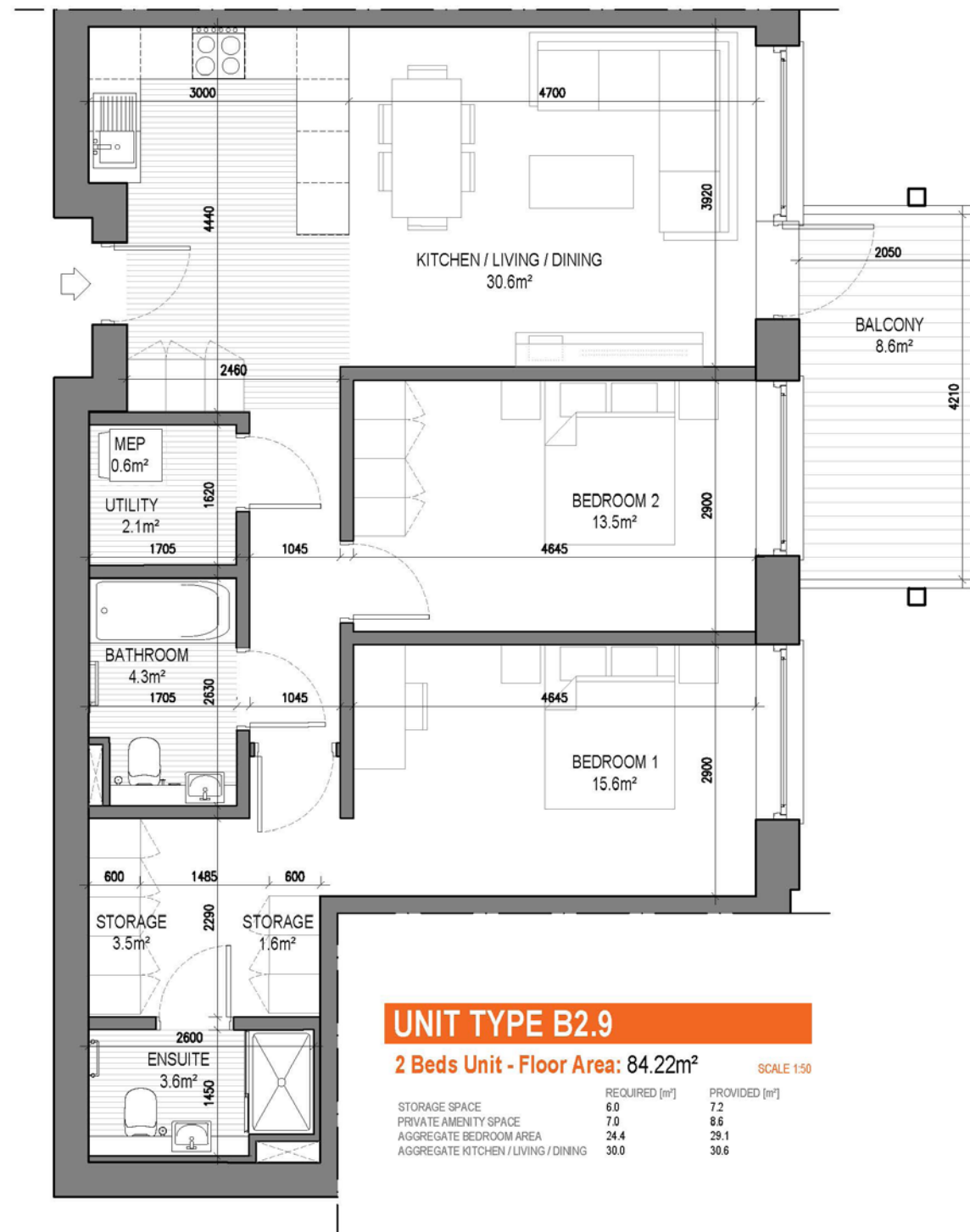


Proposed Apartments - Apartment Type B2.7, B2.9

**UNIT TYPE B2.7****2 Beds Unit - Floor Area: 80.31m²**

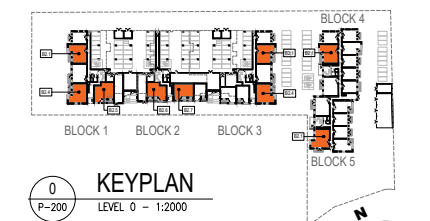
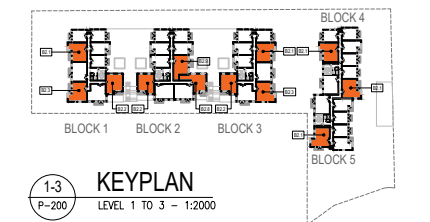
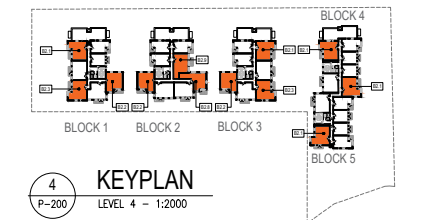
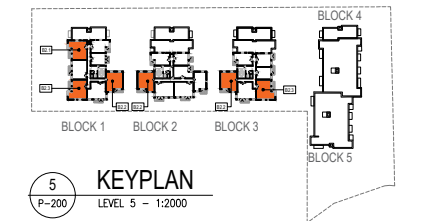
SCALE 1:50

	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	6.4
PRIVATE AMENITY SPACE	7.0	9.5
AGGREGATE BEDROOM AREA	24.4	26.1
AGGREGATE KITCHEN / LIVING / DINING	30.0	32.0

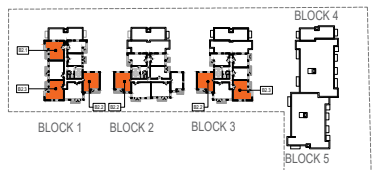
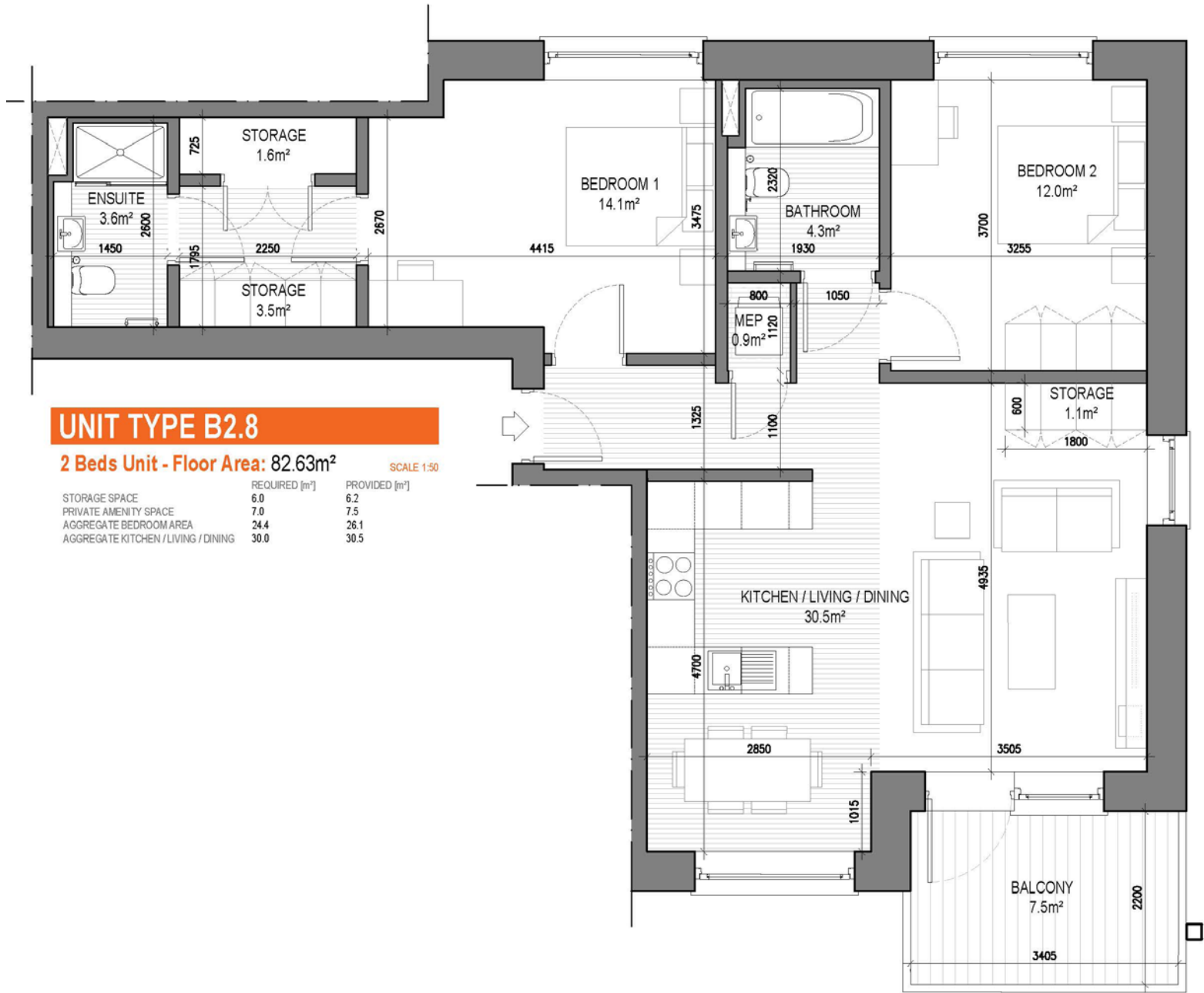
**UNIT TYPE B2.9****2 Beds Unit - Floor Area: 84.22m²**

SCALE 1:50

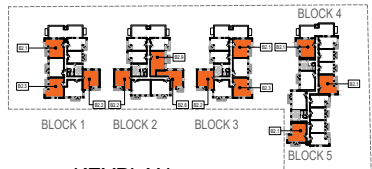
	REQUIRED [m²]	PROVIDED [m²]
STORAGE SPACE	6.0	7.2
PRIVATE AMENITY SPACE	7.0	8.6
AGGREGATE BEDROOM AREA	24.4	29.1
AGGREGATE KITCHEN / LIVING / DINING	30.0	30.6



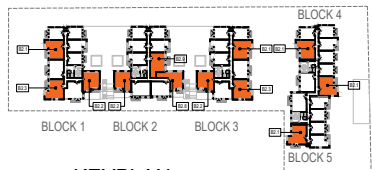
Proposed Apartments - Apartment Type B2.8



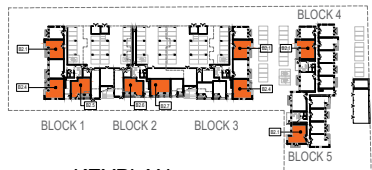
5
P-200
KEYPLAN
LEVEL 5 - 1:2000



4
P-200
KEYPLAN
LEVEL 4 - 1:2000



1-3
P-200
KEYPLAN
LEVEL 1 TO 3 - 1:2000



0
P-200
KEYPLAN
LEVEL 0 - 1:2000