

Mooretown Phase 2

Housing Quality Assessment

Proposed Residential Development at Rathbeale Road, Swords, Co. Dublin

Part 10 Planning Application - May 2026



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1.0 Introduction and Project Description

This Housing Quality Assessment report has been prepared by Deady Gahan Architects to provide information on the proposed residential development at Rathbeale Road, Swords, Co. Dublin.

The total site area comprises 14.75 hectares. The site represents a strategic infill opportunity to deliver a high quality residential development. The link street will provide the main access to the site which is currently under construction as part of the Phase 1 development. The site is principally bounded by established residential communities to the north, east and south. To the west, the lands adjoin Swords Community College and a collection of permitted development schemes, several of which are currently under construction. The development of these remaining lands within the wider area masterplan will serve to complete the planned urban structure, reinforcing connectivity between existing and emerging neighbourhoods. The proposal presents an opportunity to deliver much-needed housing in a sustainable and environmentally responsible manner, while contributing to the balanced growth of Swords in line with regional and local policy objectives. The layout provides a total of 360 residential units, comprising of 305 houses, 20 own-door duplex apartments, 35 apartments arranged within a 4–5 storey block and a creche along the Link Street. The scheme will also include car parking, cycle parking, new pedestrian/cycle links, storage, services and plant areas. Landscaping will include high quality private open spaces, communal amenity areas and public open space provision.

Deady Gahan Architects are the designers of the proposed scheme and the units have been specifically designed to meet the demands of the housing market and to comply with key design policy parameters. All the proposed units will be assessed in this report against the relative regulations.

The proposed development will accommodate no. 360 residential units:

- No. 305 standard housing units.
- No. 20 Own-door access apartment/duplex units.
- No. 35 apartments in a dedicated 4-5 storey apartment block.
- No. 01 creche (2 storey with a net area of 670m²).



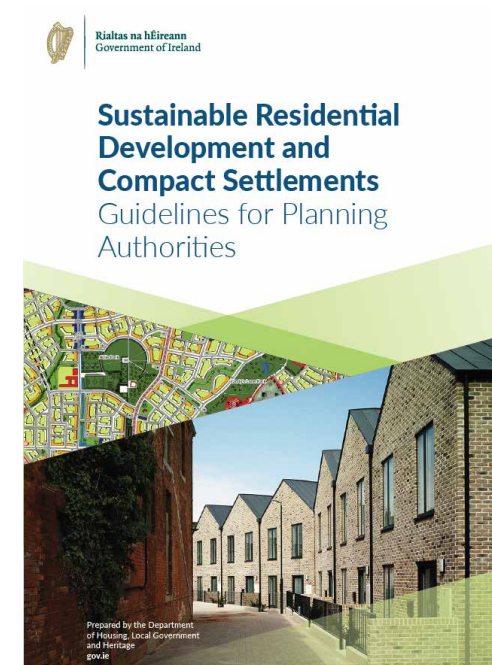
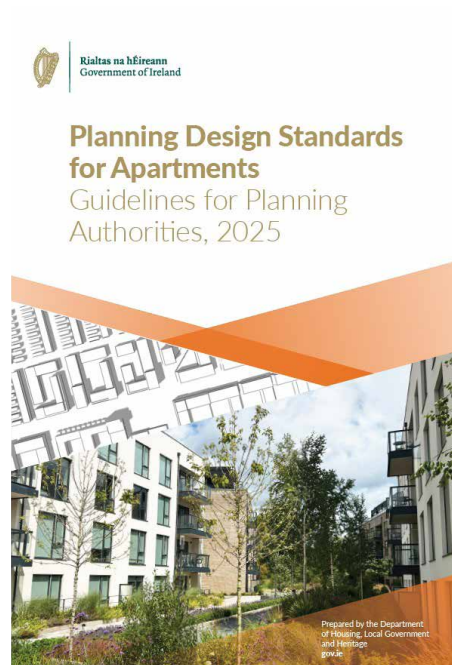
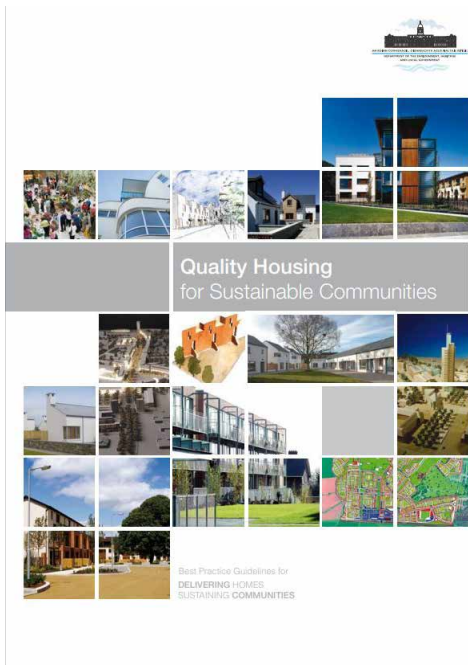
2.0 Policy Overview

Deady Gahan Architects have been appointed to produce this Housing Quality Assessment to accompany the Part 10 Planning Application to An Coimisiún Pleanála for the proposed mixed-use development which consists of:

360 residential units, comprising of 305 houses, 20 own-door duplex apartments, 35 apartments arranged within a 4–5 storey block and a creche at Rathbeale Swords, Co. Dublin.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)
- Fingal Development Plan 2023-2029
- Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities (2024)



3.0 Proposed Site Layout & Summary Schedule

SCHEDULE OF ACCOMMODATION							
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	Height (storeys)	No. of Units	%
A/AC/AC(m)	semi-detached / mid/end/corner townhouse	2 bed	4	86.9	2	17	4.7%
A1/A1(m)	mid townhouse / end townhouse	2 bed	4	86.3	2	20	5.6%
H8/H8(m)/H8C/H8C(m)	mid townhouse / end townhouse / corner townhouse	3 bed	5	98.2	2	30	8.3%
C/CC1/CC2	detached / mid/end/corner townhouse	3 bed	5	100.6	2	12	3.3%
H7/H7C1/H7C2	mid townhouse / end townhouse / corner townhouse	3 bed	5	109.8	3	33	9.2%
E1	end townhouse	4 bed	6	135.3	3	1	0.3%
G/G(m)/GC/GC(m)	semi-detached / mid townhouse	4 bed	7	130.2	3	13	3.6%
H/H(m)	apartment (UD)	1 bed	2	52.7	3	6	1.7%
J/J(m)	duplex	2 bed	4	89.4	3	6	1.7%
M/M(m)	apartment	2 bed	4	79.8	2	4	1.1%
N/N(m)	apartment	2 bed	4	79.8	2	4	1.1%
F1G/F1G(m)	corner townhouse	3 bed	5	102.6	2	20	5.6%
D1G/D1G(m)/D2G(m)	end townhouse	3 bed	4	91.7	2	28	7.8%
E1G/E1G(m)	mid townhouse	2 bed	3	73.3	2	131	36.4%
2B	1 bed apartment (UD)	1 bed	2	50.0	4 to 5	12	3.3%
3B	2 bed apartment (UD)	2 bed	3	69.6	4 to 5	10	2.8%
4C	2 bed apartment (UD)	2 bed	4	81.0	4 to 5	5	1.4%
5B	3 bed apartment (UD)	3 bed	5	99.0	4 to 5	8	2.2%
Total No. of Units						360	100.0%

SITE SCHEDULE		
Site Area (Red Line Boundary)	14.75 HA (5.42HA + 9.33HA)	
Net Developable Area	8.77 HA	
Total No. of Units	360	
Net Density	41.0 units/HA	
Open Space	1.32 HA (15%)	
Houses	305	84.7%
Duplex-Apartments (Own-door)	20	5.6%
Apartments (Blocks)	35	9.7%
4 bed	14	3.9%
3 bed	131	36.4%
2 bed	197	54.7%
1 bed	18	5.0%
<i>Note: The proposed 2 storey creche has a net area of 670 m²</i>		

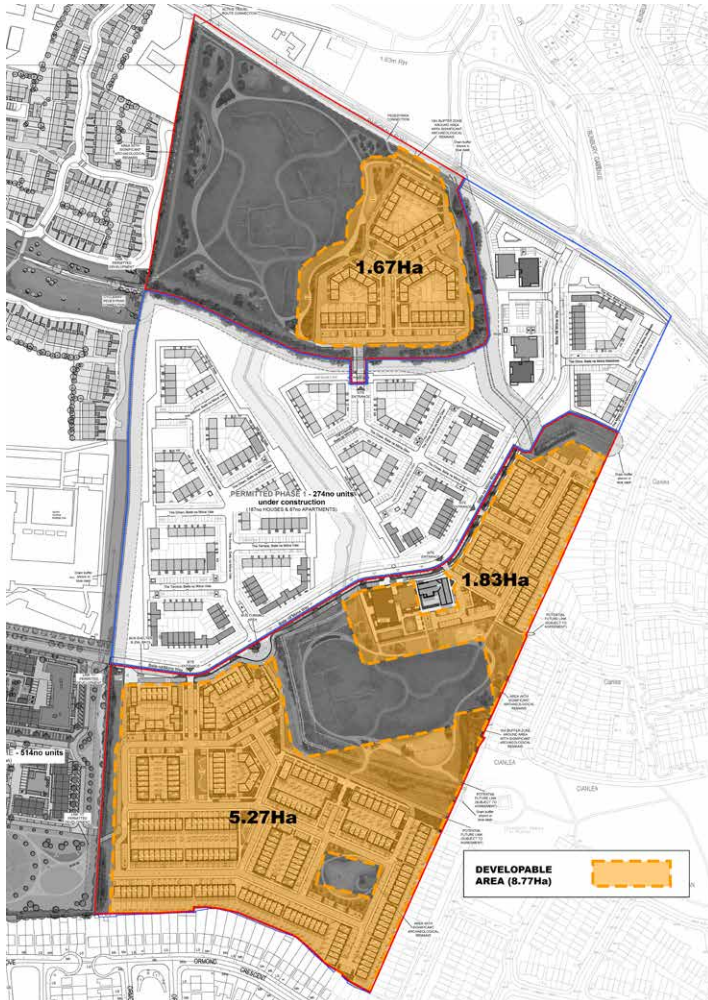


3.1 Developable Area & Open Spaces

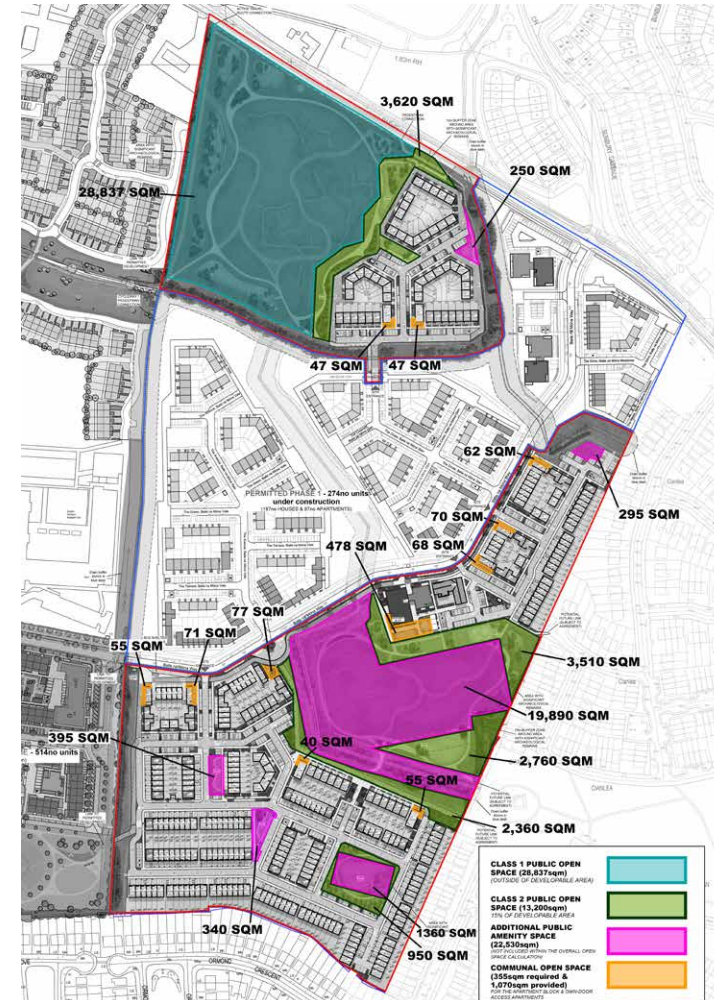
The total site area comprises 14.75 hectares with a developable area of 8.77 HA. The site represents a strategic infill opportunity to deliver a high-quality residential development.

The overall Class 2 public open space provided equates to 15% of the developable area (1.32ha), with an additional 2.88ha provided for Class 1 public open space outside the developable area. Additional public amenity spaces are also provided; however, these are excluded from this calculation as they are either below 500sqm or form part of areas with archaeological sensitivities. Areas of Communal Open Space (1,070sqm in total) are also provided for the apartment units on site, exceeding the total requirement of 355sqm.

DEVELOPABLE AREA



OPEN SPACE STRATEGY



4.0 Housing Quality Assessment - Houses

Regarding the houses, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Quality Housing for Sustainable Communities (2007)”, the “Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024)” and the “Fingal Development Plan 2023-2029”. Qualitative aspects such as the residential conceptual design approach is covered within the accompanying “Architectural Design Statement”. Please see the schedule on the following pages showing the house typologies proposed within the development compared with the relative legislation.

The size and depth for private amenity spaces are dictated by the Compact Growth Guidelines issued in 2024, with minimum back-to-back garden depths of 16m achieved (for units with habitable rooms at first floor that overlook the rear garden) and the minimum area requirements for gardens of houses as follows;

- Minimum 30 sq.m. for 2 bed houses.
- Minimum 40 sq.m. for 3 bed houses.
- Minimum 50 sq.m. for 4 bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA	MINIMUM - MAIN LIVING ROOM	AGGREGATE LIVING AREA	AGGREGATE BEDROOM AREA	STORAGE
	m ²	m ²	m ²	m ²	m ³
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Extract from Quality Housing for Sustainable Communities (2007)



Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
1	CC1	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
2	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
3	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
4	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
5	AC	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
6	CC1	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
7	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
8	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
9	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
10	A1(m)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
11	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
12	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
13	CC2	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
14	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
15	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
16	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
17	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
18	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
19	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
20	A1(m)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
21	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
22	A1(M)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
23	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
24	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
25	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
26	A1(m)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
27	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
30	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
31	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
32	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
33	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
34	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
35	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
36	H8C	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
39	H8(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
40	H8(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
41	H8(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
42	H8(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
43	H8(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
44	H8C(m)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
45	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
46	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
47	A1(m)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
48	A	2 BED TOWNHOUSE	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
49	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
50	A1(m)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
51	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
52	A1(M)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
53	C	3 BED TOWNHOUSE	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
54	F1G(m)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
55	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
56	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
57	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
58	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
59	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
60	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
61	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
62	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
63	D1G(m)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
64	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
65	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
66	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
67	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
68	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
69	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
70	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
71	D1G(m)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
72	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
73	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
74	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
75	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
76	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
77	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
78	E1G(m)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
79	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
80	A	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
81	AC(m)	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
82	A	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
83	A	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
84	GC(m)	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
85	G	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
88	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
89	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
90	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
91	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
92	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
93	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
94	H7C2	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
97	G	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
98	GC(M)	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
99	C	3 BED DETACHED	5	Yes	92.0	100.6	34.0	35.7	11.4	13.0	7.9	/	32.0	32.3	5.0	6.6	40.0	> 40.0
100	GC	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
101	G(M)	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
104	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
105	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
106	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
107	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
143	GC(M)	4 BED SEMI DETACHED(3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
144	GC	4 BED SEMI DETACHED(3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
147	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
148	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
149	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
150	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
151	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
152	E1	4 BED TOWNHOUSE (3 STOREY)	6	Yes	120.0	135.3	40.0	45.7	7.9	13.3	13.3	8.6	32.0	43.1	6.0	7.3	50.0	> 50.0
153	G(M)	4 BED TOWNHOUSE (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
154	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
155	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
156	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
157	H7C2	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
158	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
159	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
160	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
161	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
162	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
163	GC(M)	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
164	G	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
167	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
168	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
169	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
170	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
171	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
174	G(M)	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
175	GC	4 BED SEMI DETACHED (3 STOREY)	7	Yes	120.0	130.2	40.0	40.7	13.0	13.1	12.1	7.2	43.0	45.4	6.0	6.2	50.0	> 50.0
176	A	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
177	A	2 BED SEMI DETACHED	4	Yes	80.0	86.9	30.0	30.1	11.8	13.5	/	/	25.0	25.3	4.0	4.6	30.0	> 30.0
178	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
179	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
180	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
181	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
182	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
183	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
184	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
185	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
186	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
187	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
188	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
189	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
190	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
191	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
192	H7C1	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	14.1	11.6	7.1	/	32.0	32.8	5.0	5.5	40.0	> 40.0
193	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
194	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
195	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
196	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
197	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
198	H7	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
199	H7C2	3 BED TOWNHOUSE (3 STOREY)	5	Yes	102.0	109.8	34.0	34.1	13.8	11.6	7.1	/	32.0	32.5	5.0	5.9	40.0	> 40.0
200	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
201	A1(M)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
202	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
203	A1(M)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
204	A1	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
205	A1(M)	2 BED TOWNHOUSE	4	Yes	80.0	86.3	30.0	30.0	13.5	11.7	/	/	25.0	25.2	4.0	4.5	30.0	> 30.0
208	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
209	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
210	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
211	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
212	H8(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
213	H8C(M)	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
214	H8C	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
215	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
216	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
217	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
218	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
219	H8	3 BED TOWNHOUSE	5	Yes	92.0	98.2	34.0	34.0	13.3	11.6	8.4	/	32.0	33.3	5.0	5.0	40.0	> 40.0
222	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
223	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
224	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
225	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
226	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
227	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
228	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
229	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
230	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
231	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
232	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
233	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
234	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
235	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
236	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
237	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
238	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
239	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
240	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
241	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
242	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
243	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
244	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
245	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
246	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
247	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
248	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
249	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
250	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
251	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
252	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
253	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
254	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
255	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
256	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
257	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
258	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
259	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
260	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
261	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
262	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
263	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
264	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
265	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
266	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
267	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
268	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
269	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
270	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
271	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
272	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
273	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
274	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
275	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
276	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
277	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
278	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
279	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
280	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
281	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
282	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
283	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
284	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
285	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
286	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
287	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
288	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
289	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
290	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
291	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
292	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
293	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
294	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
295	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
296	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
297	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
298	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
299	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
300	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
301	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
302	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
303	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
304	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
305	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
306	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
307	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
308	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
309	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
310	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
311	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
312	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
313	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
314	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
315	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
316	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
317	F1G(M)	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
318	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
319	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	MIN. AGG. LIVING AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	BED 4 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
320	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
321	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
322	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
323	E1G(M)	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
324	F1G	3 BED TOWNHOUSE	5	Yes	92.0	102.6	34.0	34.6	13.4	12.1	7.3	/	32.0	32.8	5.0	5.4	40.0	> 40.0
325	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
326	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
327	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
328	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
329	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
330	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
331	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
332	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
333	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
334	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
335	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
336	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
337	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
338	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
339	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
340	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
341	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
342	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
343	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
344	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
345	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
346	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
347	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
348	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
349	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
350	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
351	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
352	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
353	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
354	D1G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
355	D1G	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	32.1	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0
356	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
357	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
358	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
359	E1G	2 BED TOWNHOUSE	3	Yes	70.0	73.3	28.0	30.7	13.2	10.2	/	/	20.0	23.4	3.0	4.9	30.0	> 30.0
360	D2G(M)	3 BED TOWNHOUSE	4	Yes	83.0	91.7	30.0	30.9	13.1	10.3	7.5	/	28.0	30.9	4.0	4.5	40.0	> 40.0

5.0 Housing Quality Assessment - Apartments

Extract from Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025)

For the apartments, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “Planning Design Standards for Apartments - Guidelines for Planning Authorities” (2025).

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Architectural Design Statement”.

Please see schedule on the following pages showing the apartment typologies proposed within the development against the relative legislation.

The majority of all apartments are dual or triple-aspect (51no of 55no - 92% - Planning Design Standards for Apartments, Section 3.4). All single aspect units are south-west facing and overlook an open space and are located within the Apartment Block.



Minimum overall apartment floor areas

Studio	32 sq.m	(n/a) ^a
One bedroom	45 sq.m	(38 sq.m) ^a
Two bedrooms (3 person)	63 sq.m	(55 sq.m) ^a
Two bedrooms (4 person)	73 sq.m	
Three bedroom (4 persons)	76 sq.m	(70 sq.m) ^a
Three bedrooms (5 persons)	90 sq.m	

^a Figures in brackets refer to 1995 Guidelines

Recommended minimum widths for the main living/dining rooms

Apartment type ^a	Minimum width
Studio	4m ^c
One bedroom	3.3 m
Two bedrooms (3 person)	3.6m
Two bedrooms (4 person)	3.6 m
Three bedrooms (4 persons)	3.8 m
Three bedrooms (5 persons)	3.8 m

^b Note: Variation of up to 5% can be applied to widths in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

^c Note: Combined living/dining/bedspace, also includes circulation

Recommended minimum bedroom widths

Apartment type ^d	Minimum width	Minimum floor area
Studio	4m ^e	25 sq.m ^e
Single bedroom	2.1 m	7.1 sq.m
Double/Twin bedroom	2.8 m	11.4 sq.m

^d Note: Variation of up to 5% can be applied to widths and floor areas in all apartment types, subject to overall compliance with required minimum overall apartment floor areas.

^e Note: Combined living/dining/bedspace

Minimum storage space requirements^f

Studio	3 sq.m
One bedroom	3 sq.m
Two bedrooms (3 person)	5 sq.m
Two bedrooms (4 person)	6 sq.m
Three bedrooms (4 persons)	6 sq.m
Three bedrooms (5 persons)	9 sq.m

^f Note: Where secure, allocated storage is provided in addition to that within individual units, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these Guidelines.

Minimum recommended floor areas for private amenity space, where provided

Studio	4 sq.m
One bedroom	5 sq.m
Two bedrooms (3 person)	6 sq.m
Two bedrooms (4 person)	7 sq.m
Three bedrooms (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

Minimum recommended floor areas for communal amenity space, where provided

Studio	4 sq.m
One bedrooms	5 sq.m
Two bedrooms (3 person)	6 sq.m
Two bedrooms (4 person)	7 sq.m
Three bedrooms (4 persons)	7 sq.m
Three bedrooms (5 persons)	9 sq.m

Schedule of Accomodation and Housing Quality Assesment



UNIT NO.	UNIT TYPE	DESCRIPTION	BED SPACES	DUAL ASPECT	MIN. UNIT AREA (m ²)	UNIT AREA (m ²)	AGG. LIVING AREA (m ²)	BED 1 (m ²)	BED 2 (m ²)	BED 3 (m ²)	MIN. AGG. BED AREA (m ²)	AGG. BED AREA (m ²)	MIN. STORAGE (m ²)	STORAGE (m ²)	MIN. PRIVATE AMENITY SPACE (m ²)	PRIVATE AMENITY SPACE (m ²)
28	M	2 BED APARTMENT (GROUND FLOOR)	4	Yes	73.0	79.8	30.0	13.0	11.4	/	22.8	24.4	6.0	6.7	7.0	32.9
29	N	2 BED APARTMENT (FIRST FLOOR)	4	Yes	73.0	79.8	30.1	13.0	11.4	/	22.8	24.4	6.0	6.6	7.0	7.2
37	M(m)	2 BED APARTMENT (GROUND FLOOR)	4	Yes	73.0	79.8	30.0	13.0	11.4	/	22.8	24.4	6.0	6.7	7.0	32.9
38	N(m)	2 BED APARTMENT (FIRST FLOOR)	4	Yes	73.0	79.8	30.1	13.0	11.4	/	22.8	24.4	6.0	6.6	7.0	7.2
86	H	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
87	J	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
95	H	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
96	J	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
102	H(M)	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
103	J(M)	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
108	APT 01	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
109	APT 02	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.2
110	APT 03	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.0
111	APT 04	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
112	APT 05	2 BED - 4P APARTMENT	4	Yes	73.0	81.0	31.2	13.2	13.0	/	22.8	26.2	6.0	6.5	7.0	7.1
113	APT 06	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
114	APT 07	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
115	APT 08	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.2
116	APT 09	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.0
117	APT 10	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
118	APT 11	2 BED - 4P APARTMENT	4	Yes	73.0	81.0	31.2	13.2	13.0	/	22.8	26.2	6.0	6.5	7.0	7.1
119	APT 12	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
120	APT 13	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
121	APT 14	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.1
122	APT 15	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
123	APT 16	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.2
124	APT 17	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.0
125	APT 18	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
126	APT 19	2 BED - 4P APARTMENT	4	Yes	73.0	81.0	31.2	13.2	13.0	/	22.8	26.2	6.0	6.5	7.0	7.1
127	APT 20	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
128	APT 21	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
129	APT 22	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.1
130	APT 23	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
131	APT 24	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.2
132	APT 25	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.0
133	APT 26	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
134	APT 27	2 BED - 4P APARTMENT	4	Yes	73.0	81.0	31.2	13.2	13.0	/	22.8	26.2	6.0	6.5	7.0	7.1
135	APT 28	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
136	APT 29	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
137	APT 30	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.1
138	APT 31	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
139	APT 32	2 BED - 4P APARTMENT	4	Yes	73.0	81.0	31.2	13.2	13.0	/	22.8	26.2	6.0	6.5	7.0	7.1
140	APT 33	1 BED - 2P APARTMENT	2	Yes	45.0	50.0	26.4	13.2	/	/	11.4	13.2	3.0	3.1	5.0	5.4
141	APT 34	2 BED - 3P APARTMENT	3	Yes	63.0	69.6	27.8	13.4	8.1	/	18.5	21.5	5.0	5.5	6.0	6.0
142	APT 35	3 BED - 5P APARTMENT	5	Yes	90.0	99.0	34.4	13.2	13.0	8.0	29.9	34.2	9.0	10.1	9.0	9.1
145	H	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
146	J	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
165	H	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
166	J	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
172	H(M)	1 BED APARTMENT (GROUND FLOOR)	2	Yes	45.0	52.7	23.1	13.0	/	/	11.4	13.0	3.0	3.1	5.0	22.3
173	J(M)	2 BED APARTMENT (FIRST & SECOND FLOOR)	4	Yes	73.0	89.4	30.0	13.5	12.0	/	22.8	25.5	5.0	6.1	7.0	16.3
206	M(M)	2 BED APARTMENT (GROUND FLOOR)	4	Yes	73.0	79.8	30.0	13.0	11.4	/	22.8	24.4	6.0	6.7	7.0	32.9
207	N(M)	2 BED APARTMENT (FIRST FLOOR)	4	Yes	73.0	79.8	30.1	13.0	11.4	/	22.8	24.4	6.0	6.6	7.0	7.2
220	M	2 BED APARTMENT (GROUND FLOOR)	4	Yes	73.0	79.8	30.0	13.0	11.4	/	22.8	24.4	6.0	6.7	7.0	32.9
221	N	2 BED APARTMENT (FIRST FLOOR)	4	Yes	73.0	79.8	30.1	13.0	11.4	/	22.8	24.4	6.0	6.6	7.0	7.2

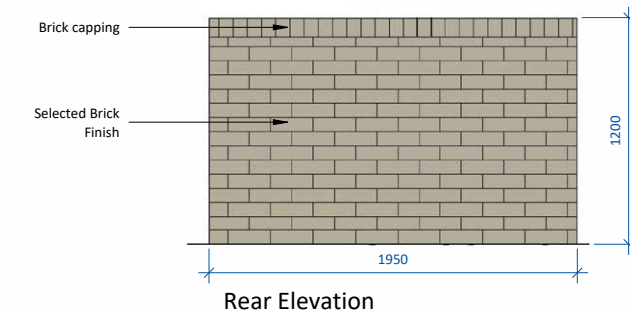
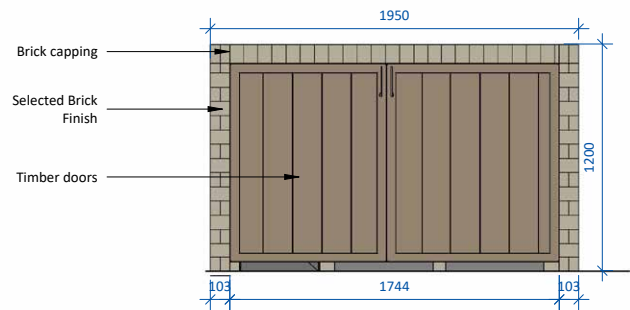
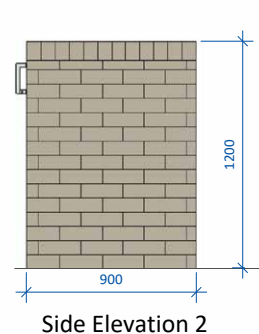
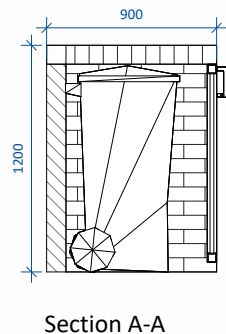
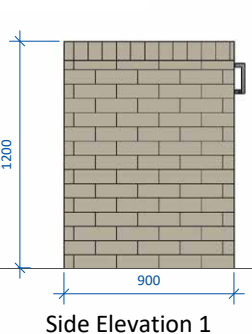
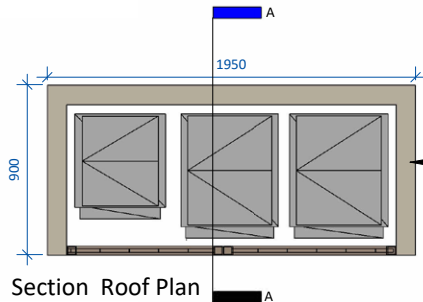
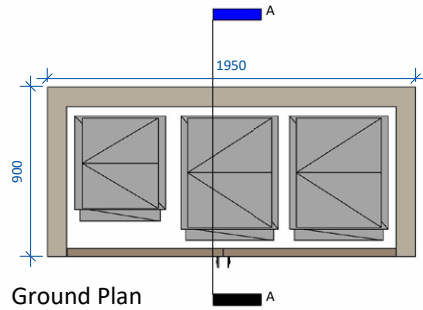
7.0 Waste Management

The use of refuse bin stores will be minimised where possible.

Houses that have direct access to their private amenity space will be able to utilise this area for refuse bin storage. The housing units and own door apartments without direct access to their private amenity space will have a small private bin storage area near the entrance door. The apartment block will have access to a communal bin store located within the public realm.

Bin stores will be built from durable materials and located in appropriate areas of the development. The dimensions of bin storage areas for the houses/own-door apartments have been designed to satisfy the three-bin system.

**Please refer to AWN's report for more information on the waste management strategy.*



Refer to Site Plan (drawing no. 23068/P/003E) for the orientation of individual bin stores



BIN STORE SCHEDULE	
2/3/4 Bed Detached/Semi-Detached/Townhouse Units	
(161no. 2 Beds, 58no. 3 Beds & 1no. 4 Beds)	
- 170L required per 2 bed unit**	
- 240L required per 3 bed unit**	
- 310L required per 4 bed unit**	
-41,600L required	
*Unit Types A/AC/A1 (End Townhouse), C/CC1/CC2 (End Townhouse), E1 (End Townhouse), G/GC (Semi-Detached), D1G/D2G (End Townhouse) & F1G (End Townhouse) have direct access to allocated GF private amenity space and can utilise this for bin storage.	
B1	2no. 240L bins & 1no. 120L bin each (x220no.)
Total provided = 132,000L	
**Meets standards set out in Table 1 of BS 5906: 2005	
2 Bed Own-Door Apartment	
(10no. 2 Beds)	
- 170L required per 2 bed unit**	
-1,700L required	
*Unit Types H (Ground Floor Apartment) & M (Ground Floor Apartment) have direct access to allocated GF private amenity space and can utilise this for bin storage.	
B2	2no. 240L bins & 1no. 120L bin each (x10no.)
Total provided = 6,000L	
**Meets standards set out in Table 1 of BS 5906: 2005	
1/2/3 Bed Apartments	
(12no. 1 Beds, 15no. 2 Beds & 8no. 3 Beds)	
- 100L required per 1 bed unit**	
- 170L required per 2 bed unit**	
- 240L required per 3 bed unit**	
-5,670L required	
B3	5no. 1,100L + 7no. 240L bins provided (Secure)
Total provided = 7,180L	
**Meets standards set out in Table 1 of BS 5906: 2005	
164no. Child Creche	
B4	3no. 1,100L + 3no. 240L bins provided (Secure)
Total provided = 4,020L	
TOTAL BINS PROVIDED = 149,200L	

Secure bin store type B1 & B2 shown above. For information on bin stores B3 & B4, please refer to drawing 23068/P/008B & 23068/P/008C