



Cherry Orchard Point Phase 3

Housing Quality
Assessment

Housing Quality Assessment

As per the Department of Housing, Local Government and Heritage Planning Design Standards for
Apartments Guidelines for Planning Authorities, 2025

Floor to ceiling height min 2700mm (ground floor), 2400mm (typical floor)

Block Location	Unit Number	Floor	Special Features / N-Htg	Unit Type	Schedule key	UD Y/N (Y/N / N-Htg)	Bed No.	Per on No.	Unit Area	Min. Area Req.	10% Above Min Area Req.	Living / Dining width	Living / Dining width Req.	Studio Area	Studio Area Req.	Studio width	Studio Wide Req.	Single Bedroom Area	Single Bedroom Area Req.	Single Bedroom width	Single Bedroom width Req.	Double/Twin Bedroom 1 Area	Double/Twin Bedroom 1 Area Req.	Double/Twin Bedroom 1 width	Double/Twin Bedroom 1 width Req.	Double/Twin Bedroom 2 Area	Double/Twin Bedroom 2 Area Req.	Double/Twin Bedroom 2 width	Double/Twin Bedroom 2 width Req.	Storage	Storage Req.	Private Amenity Space	Private Amenity Space req.	Dual Aspect Y/N
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Required Minimum Floor Areas & Standards																																			
					Z Type 1		1	1		32			4																			3		4	
					W Type 1		1	2		45			3.3									11.4			2.8							3		5	
					W Type 2		1	2		45			3.3									11.4			2.8							3		5	
					W Type 3		1	2		45			3.3									11.4			2.8							3		5	
					X Type 1		2	3		63			3.6					7.1		2.1		11.4			2.8							5		6	
					X Type 2		2	3		63			3.6					7.1		2.1		11.4			2.8							5		6	
					X Type 3		2	4		73			3.6									11.4			2.8					11.4		2.8		6	7
					X Type 4		2	4		73			3.6									11.4			2.8					11.4		2.8		6	7
					Y Type 1		3	5		90			3.8					7.1		2.1		11.4			2.8					11.4		2.8		9	9
					Y Type 2		3	5		90			3.8					7.1		2.1		11.4			2.8							9		9	
					V Type 1																													12	

Core A	1	Level 0	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	2	Level 0	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	3	Level 0	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	4	Level 1	N	LDA-Type-2A.1-1B2P	W Type 1	N	1	2	46.76	45	N	3.45	3.3										11.42	11.4	2.89	2.8						4.55	3	5.2	5	N
Core A	5	Level 1	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	6	Level 1	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	7	Level 1	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	8	Level 1	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	9	Level 2	N	LDA-Type-1A.1-Studio	Z Type 1	N	1	1	39.15	32	Y	5.4	4	30.15	25	5.4	4															3	3	4.1	4	N
Core A	10	Level 2	N	LDA-Type-2A.1-1B2P	W Type 1	N	1	2	46.76	45	N	3.45	3.3										11.42	11.4	2.89	2.8						4.55	3	5.2	5	N
Core A	11	Level 2	N	LDA-Type-2A.1-1B2P	W Type 1	N	1	2	46.76	45	N	3.45	3.3										11.42	11.4	2.89	2.8						4.55	3	5.2	5	N
Core A	12	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	13	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	14	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	15	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	16	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	17	Level 2	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	18	Level 2	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	19	Level 2	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	20	Level 3	N	LDA-Type-1A.1-Studio	Z Type 1	N	1	1	39.15	32	Y	5.4	4	30.15	25	5.4	4															3	3	4.1	4	N
Core A	21	Level 3	N	LDA-Type-2A.1-1B2P	W Type 1	N	1	2	46.76	45	N	3.45	3.3										11.42	11.4	2.89	2.8						4.55	3	5.2	5	N
Core A	22	Level 3	N	LDA-Type-2A.1-1B2P	W Type 1	N	1	2	46.76	45	N	3.45	3.3										11.42	11.4	2.89	2.8						4.55	3	5.2	5	N
Core A	23	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	24	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	25	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	26	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	27	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	28	Level 3	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	29	Level 3	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	30	Level 3	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	31	Level 4	N	LDA-Type-1A.1-Studio	Z Type 1	N	1	1	39.15	32	Y	5.4	4	30.15	25	5.4	4															3	3	4.1	4	N
Core A	32	Level 4	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	Y
Core A	33	Level 4	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	34	Level 4	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	35	Level 4	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	36	Level 4	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	37	Level 4	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	38	Level 5	N	LDA-Type-1A.1-Studio	Z Type 1	N	1	1	39.15	32	Y	5.4	4	30.15	25	5.4	4															3	3	4.1	4	N
Core A	39	Level 5	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	Y
Core A	40	Level 5	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	41	Level 5	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	42	Level 5	N	LDA-Type-2B-1B2P-UD	W Type 3	Y	1	2	50.03	45	Y	3.97	3.3										13.27	11.4	2.82	2.8						3.27	3	5.2	5	N
Core A	43	Level 5	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	
Core A	44	Level 5	N	VDA-A-D12-2B4P	X Type 4	N	2	4	73.89	73	N	3.606	3.6										12.06	11.4	3.15	2.8	11.45	11.4	2.8	2.8	6.02	6	7.1	7	Y	

Unit type (bed / person)	All units	% of typed total	UD units (Y)	% UD within type
Studio	16	5.16%	0	0.00%
1B 2P	146	47.10%	47	32.19%
2B 3P	15	4.84%	0	0.00%
2B 4P	124	40.00%	0	0.00%
1B 5P	9	2.90%	6	66.67%
4B 7P	2	0.65%	0	0.00%

Unit Type	Total No.
W Type 3	47
X Type 4	65
W Type 1	86
Z Type 1	16
X Type 3	59
W Type 2	13
V Type 1	2
X Type 1	14
X Type 2	1
Y Type 1	3
V Type 2	6
TOTAL	312

Unit type counts by block																				
Core A	Studio	4	Core B	Studio	4	Core C	Studio	3	Core D	Studio	0	Core E	Studio	3	Core F	Studio	2	Core G	Studio	0
	1Bed 2Person	30		1Bed 2Person	27		1Bed 2Person	23		1Bed 2Person	27		1Bed 2Person	24		1Bed 2Person	11		1Bed 2Person	4
	2Bed 3Person	0		2Bed 3Person	0		2Bed 3Person	0		2Bed 3Person	9		2Bed 3Person	0		2Bed 3Person	0		2Bed 3Person	6
	2Bed 4Person	10		2Bed 4Person	8		2Bed 4Person	35		2Bed 4Person	11		2Bed 4Person	33		2Bed 4Person	27		2Bed 4Person	0
	3Bed 5Person	0		3Bed 5Person	0		3Bed 5Person	0		3Bed 5Person	0		3Bed 5Person	0		3Bed 5Person	0		3Bed 5Person	9
	4Bed 7Person	0		4Bed 7Person	0		4Bed 7Person	0		4Bed 7Person	1		4Bed 7Person	0		4Bed 7Person	0		4Bed 7Person	1
Total		44	Total		39	Total		61	Total		48	Total		60	Total		40	Total		20

Project totals				
Total No. Units			312	
Total UD Units			53	16.99%
Total Units Over 10% Min Area			91	29.17%
Total Dual Aspect Units			78	25.00%
Total Residential Area				