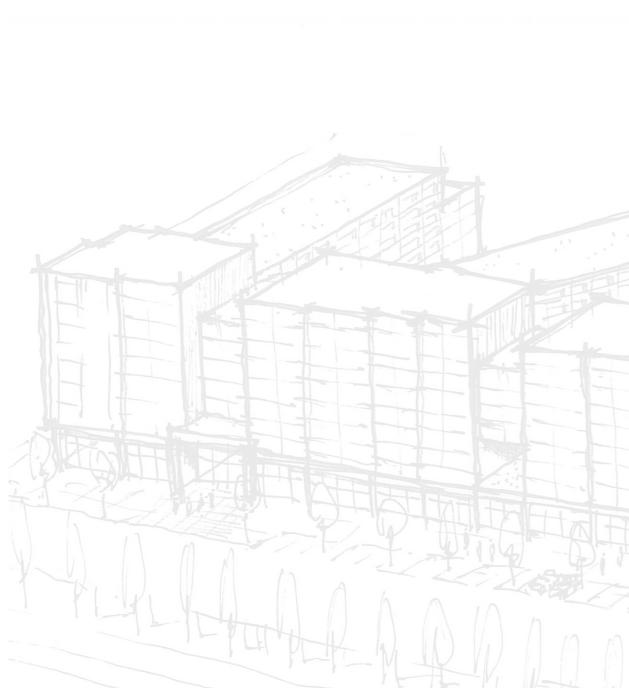




Mixed Use Commercial & Build-to-Rent Residential Development at Naas Road, Walkinstown, Dublin 12 for Development Ocht Limited.



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#### **CONTENTS**

- 1. Executive Summary
- 2. Policy Overview
- 3. Compliance with Sustainable Urban Housing Design Standards for New Apartments
  - Apartment Mix
  - Apartment Floor Areas
  - Apartment Design
  - Aspect
  - Floor to Ceiling Height
  - Lift and Stair Cores
  - Internal Storage
  - Private Amenity Space
  - Security Considerations
- 4. Compliance with Sustainable Urban Housing
  Design Standards for New Apartments Communal Facilities
  - Chapter Introduction
  - Access and Services
  - Communal Facilities
  - Communal Amenity Space
  - Children's Play
  - Refuse Storage
  - Car Parking
  - Bicycle Parking
  - Residential Support / Amenity Schedule
- 5. Appendices

Appendix A: Housing Quality Assessment Appendix B: Planning Scheme Summary



## 1.0 Executive Summary

#### **Executive Summary**

This Housing Quality Assessment forms part of a planning submission for a proposed mixed use commercial and residential Build To Rent (BTR) development at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12

The purpose of this document is to assesses the residential element of the proposed development against the provisions of the Sustainable Urban Housing Standards for New Apartments and is intended to be read as a supplementary document to the Urban Design Report.

The design proposal forms the basis of a significant urban renewal scheme, which, in addition to providing professionally managed rental accommodation which meets the highest international standards, also achieves many other significant objectives:

- The regeneration of the Naas Road area with a range of active commercial/retail ground and first floor units.
- Build-to-Rent professionally managed Apartments with own door access at ground floor with associated entrance lobby and concierge/communal facilities.
- The provision of a significantly enhanced urban edge onto Naas Road, including a new landscaped buffer zone.
- The provision of a number of significant new south facing landscaped courtyard spaces at the heart of the development, plus additional landscaped pedestrian and cycle green links which follow Naas Road LAP objectives.
- The provision of a childrens playground at the south-east part of the landscaped space and along the pedestrian/ cycle green link route - within the public open space for the development.
- Commercial / Retail / Office Uses
- Crèche

The ability of Development Ocht Ltd to deliver what will be a major urban regeneration scheme is contingent on the scheme being viable and as such everything that is included in this proposal has been examined and is deliverable.

Our client and Design Team believe that this scheme will be an exemplar for all future build to rent housing schemes in the city and that it will be the catalyst to begin the regeneration of the

Naas Road area as a vibrant centre for creating services and employment, interspersed with residential accommodation, restaurants, bars, and other commercial uses in line with national, regional and local policies.

#### **Key Features**

The development is designed to be compliant with:

- 1. Sustainable Urban Housing: Design Standards for New Apartments
- 2. Urban Design Manual: A best practice guide
- 3. Urban Development and Building Height Guidelines for Planning Authorities (Dec 2018)
- 4. Dublin City Council Development Plan 2016-22
- 5. Naas Road LAP

Key deliverables on these Policies which the proposed scheme will deliver include:

- 1. Provision of high quality professionally managed accommodation providing 492 residential apartments. This use will be a major force in regenerating the Naas Road and the wider area.
- 2. Provision of possible uses such as; restaurant, casual dining, convenience store, pharmacy, car showroom, crèche, shared office, gymnasium, and medical centre on Naas Road, to create life and vitality at ground level.
- 3. New pedestrian and cycle connections along the Naas Road and the existing Eastern access road urban edges created allowing easy access to existing bus and Luas public transport facilities and also, the formation of managed public landscaped spaces between them.
- 4. Provision of four residential south facing communal courtyard gardens exploiting the sites orientation.
- 5. Provision of a 1.8m wide footpath and two way cycle route from the Naas Road along the Eastern and Southern sides of the development creating public green linkage connections in line with the Naas Road LAP objectives.
- 6. Public cycle, associated drop-off and parking provision on grade adjacent to the commercial units (behind the landscaped buffer zone along the Naas road).
- 7. Provision of landscaped areas as a public and residential

amenity and to enhance biodiversity and SUDS.

The Development also takes guidance from the following documentation

- Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Best practice guidelines Quality Housing for Sustainable Communities (2007);
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets or 'DMURS' (2013);
- Retail Design Manual (2012).
- Childcare Facilities Guidelines for Planning Authorities (2001);
- Smarter Travel A New Transport Policy for Ireland (2009-2020);

As part of the wider development of the Naas Road and adjoining sites, this development proposes to accommodate a 'best in class' residential development designed to the Build To Rent (BTR) apartment guidelines and operate under a BTR model by Hooke & MacDonald and the owners of the development Development Ocht Ltd. This development will provide much needed residential apartment rental accommodation and employment generation through small-scale commercial and office/enterprise space which will complement the other uses within the proposed regeneration area.



CGI View of Proposed Naas Road Elevation - Main Residential Entrance

## 1.0 Executive Summary

#### The Project Summary

The proposed development will provide:

- 492 residential units in total, (261 units per Ha) designed to meet the residential standards for a Build To Rent (BTR) model built around a series of public and communal open spaces, comprising of:
  - 104 no. studio apartments
  - 136 no. 1 bed apartments
  - 21 no. 2 bed (3p) apartments
  - 231 no. 2 bed (4p) apartments
- Provision of 3,347sqm gross commercial/retail/crèche/office/ enterprise space fronting onto the Naas Road public realm which can provide day/evening commercial uses.
- 930sqm gross internal communal amenity space.
- 76sqm gross BTR management space
- 3024sqm quality and meaningful public open space provided in line with Naas Road LAP Green Linkages which is significantly above the minimum 10% site area requirement.
- Provision of 200 no. resident car parking space at basement level with an additional 43 no visitor car spaces on grade.
- Provision of public space, shared external communal open space, site landscaping, site services and all associated site development works.



View along Naad Road showing proposed development

## 2.0 Policy Overview

#### **Housing Quality Assessment**

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanala are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.

The apartment types are shown on the following drawings for clarity which accompany this application:

- P18-062D-RAU-ZZ-ZZ-DR-A-APT-31001 APT Apartment Types 01
- P18-062D-RAU-ZZ-ZZ-DR-A-APT-31002 APT Apartment Types 02
- P18-062D-RAU-ZZ-ZZ-DR-A-APT-31003 APT- Apartment Types 03

28

Guideline

Planning





#### Sustainable Urban Housing: Design Standards for New Apartments

**Guidelines for Planning Authorities** 



Department of Housing, Planning and Local Government March 2018

#### **Apartment Mix**

The mix of residential units within the entire scheme is outlined in the table to the right.

It is noted under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' Specific Planning Policy Requirement 8, for proposals that qualify as specific BTR development in accordance with SPPR 7:

- (i) no restrictions on dwelling mix and all other requirements of the guidelines shall apply unless specified otherwise.
- (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority...
- (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development deing more suitable for central locations and/or proximity to public transport services...
- (iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes.
- (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

#### **Apartment Floor Areas**

The minimum apartment floor areas have all been met.

Please see Appendix 1 for full detailed Housing Quality
Assessment schedule.

						(Not Applicable)		
Level	Studio	1Bed	2Bed (3P)	2Bed (4P)	Dual Aspect	Oversized Units (<10% above min)	North Facing Only	Total Units
<b>D</b> .	0	0	•					
Basement	0	0	0	0	0	0	0	0
Ground	11	12	1	17	10	11	0	41
First	12	16	1	20	13	4	0	49
Second	15	18	2	34	31	23	0	69
Third	15	18	4	34	34	27	0	71
Fourth	15	18	4	35	40	33	0	72
Fifth	15	18	4	35	39	33	0	72
Sixth	11	18	4	31	36	31	0	64
Seventh	10	18	1	25	33	23	0	54
Total	104	136	21	231	236	185	0	492
Percentage:	21% 49		4% 51		48%	38%		

## Apartment Mix - Private Residential

The mix of Private residential units within the scheme is outlined in the table to the right.

Residential P	rivate:							
Level	Studio	1Bed	2Bed (3P)	2Bed (4P)	Dual Aspect	(Not Applicable)  Oversized Units (<10% above min)	North Facing Only	Total Units
Basement	0	0	0	0	0	0	0	0
Ground	6	3	1	17	6	8	0	27
First	11	12	1	20	9	4	0	44
Second	14	14	2	34	26	20	0	64
Third	14	14	4	34	29	24	0	66
Fourth	14	14	4	35	36	30	0	67
Fifth	14	14	4	35	35	30	0	67
Sixth	10	14	4	31	32	28	0	59
Seventh	9	14	1	25	29	20	0	49
Total	92	99	21	231	202	164	0	443
Percentage:	21% 43	22% 8%	5% 57		46%	37%		

## Apartment Mix - Part V Residential

The mix of Part V residential units within the scheme is outlined in the table to the right.

Residential P	art V:							
Level	Studio	1Bed	2Bed (3P)	2Bed (4P)	Dual Aspect	(Not Applicable) Oversized Units (<10% above min)	North Facing Only	Total Units
Basement	0	0	0	0	0	0	0	0
Ground	5	9	0	0	4	3	0	14
First	1	4	0	0	4	0	0	5
Second	1	4	0	0	5	3	0	5
Third	1	4	0	0	5	3	0	5
Fourth	1	4	0	0	4	3	0	5
Fifth	1	4	0	0	4	3	0	5
Sixth	1	4	0	0	4	3	0	5
Seventh	1	4	0	0	4	3	0	5
Total	12	37	0	0	34	21	0	49
Percentage:	24%	76% 0%	0%		69%	43%		

#### **Apartment Design**

Apartment and multi-residential unit development design is constantly evolving, learning from best practice around the globe. New forms of homes are emerging that take into account the emerging demographic household types and tenures. There is now an emerging need for studio, one bedroom and two bedroom apartments for an emerging demographic in Dublin city for young professionals, office workers/ teachers/public servants as affordable rental accommodation.

The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set to continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. Ongoing demographic and societal changes mean the expanding categories of household that may wish to be accommodated in apartments include young professionals and workers generally and those families with no children.

The design and layout of unit types are also developing into open plan apartment layouts. These layouts are being made possible through the utilisation of a sprinklered fire prevention strategy which is becoming more and more common in new apartment developments. The proposed layouts are being developed though consultation with Michael Slattery Associates Fire Consultants and are based on proven layouts.

#### Proposed Residential Mix

With this being a Build To Rent development, the Sustainable Urban Housing: Design Standards for New Apartment guidelines 2018, Specific Planning Policy Requirement 8 (i); states "No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise"

As noted above the 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue.

#### Sunlighting / Daylighting

IES consulting daylighting engineers have been commissioned to complete a daylight and sunlight assessment report. Daylighting shall meet Section 11.3.1 (e)

Daylight - All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights.

The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard. The Apartment Guidelines require compliance with 'Site Layout Planning for Daylight and Sunlight' (2nd edition) and/or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. The apartments have been analysed by IES. Please see accompanying IES sunlight/ day lighting report.



CGI View of Proposed Naas Road Elevation Design

Apartment Type Mix	Quantum	% Mix
Studio	104	21
1-Bedroom	136	28
2-Bedroom (3person)	21	4
2-Bedroom (4person)	231	47
Total	492	

Table: Dwelling Type Mix



CGI View of Proposed Southerly Courtyard Elevation Design

#### **Apartment Layouts - Typology**

The unit types below form the major majority of unit types within the overall development. As shown on the floor plans, the geometry of the floor plans create a small number of nontypical types. We confirm that all units comply with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments, Appendix 1. All individual rooms, floor areas and room widths comply or exceed the design guideline requirements. Additional floor area which has been discounted form the overall unit storage area has been provided for mechanical and electrical plant space. Please see accompanying 'Housing Quality Assessment report which gives a full breakdown of unit design areas.

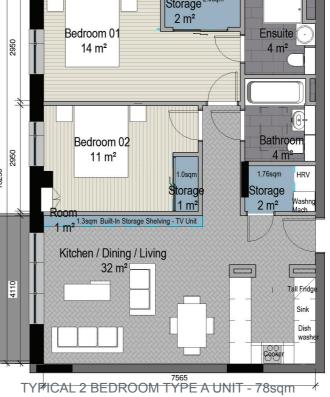


TYPICAL STUDIO UNIT - 38sqm





TYPICAL 1 BEDROOM UNIT - 48sqm



7565 TYPICAL 2 BEDROOM TYPE B UNIT - 78sgm

Bedroom 01 13 m<sup>2</sup>

Kitchen / Dining / Living

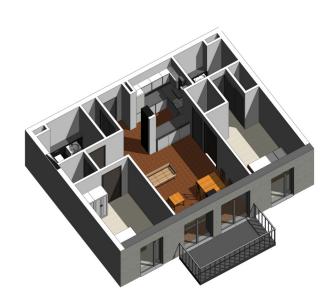
Room
Built-In Storage Shelving-TV Ur

Bedroom 02









Storage

#### **Aspect**

#### **Calculation of Dual Aspect Units**

The scheme has been designed from the outset to maximise sun and day light penetration into the communal courtyards and individual apartment units. The layout of the floor plans, unit orientation and building massing have been designed to carefully consider good urban design principles (creating a strong urban edge to the Naas Road) while also maximizing the number of dual aspect units.

It is a policy requirement of the Design Standards for New Apartments 2018 that apartment schemes deliver at least 33% of the units as dual aspect:

'It is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e. on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design.'

#### **Bay Windows**

Selected units throughout the scheme benefit from the addition of 6sqm bay windows which in conjunction to offering additional floor space to the associated rooms, also offer the inhabitants 180 degree views to external spaces. The locations of these bay windows have been carefully considered to offer compensatory floor area to selected units which do not have their own private open space balconies while also enhancing the design quality of the overall scheme elevations.

The diagram to the right demonstrates the use of baywindows to create dual aspect units on the Naas Road Elevation. Please note locations of bay windows to apartment units vary between floor levels. See floor plan drawings for further information.



Naas Road Dual Aspect Units

#### **Calculation of Dual Aspect Units**

We have carefully reviewed the amount of sun light reaching the development and have optimised how the orientation will affect the amenity of the occupants. The scheme table shown to the right outlines the numbers of dual aspect units per floor achieving a total of 236 units or 48%. The scheme being located within 8km of the centre of Dublin city, being serviced by a number of adjacent Luas and public bus stops, is above the 33% requirement stipulated within the policy objectives.

The illustration below shows a typical floor level (fourth floor) with dual aspect units highlighted in yellow.



	Dual Aspect	Percentage
Level 00	10	
Level 01	13	
Level 02	31	
Level 03	34	
Level 04	40	
Level 05	39	
Level 06	36	
Level 07	33	
Total	236no.	48%.

Example Plan (Fourth Floor Level)

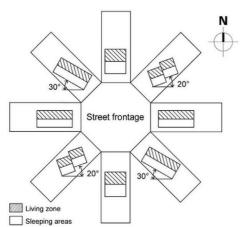
#### Naas Road Elevation - Unit Orientation

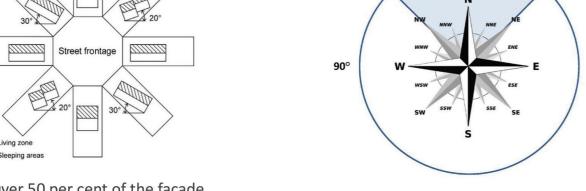
Units overlooking the Naas Road

The aspect of all units has been considered carefully to optimise the orientation of the site and sun/day light to apartment units. Bay winodws have been used to create diversity to unit plan and also facade elevations. As shown on the floor plan drawings bay windows are dispersed to a variety of units through out the scheme however all units which face onto the Naas Road are provided with Bay windows to enhance the amenity for the units residents. As illustrated in to the right, the site orientation, in combination with the bay windows provide these units with aspect from West through to North East. The bay windows offer the units with the added benefit of an additional 6sqm of floor area within the living space.

#### **Building Orientation**

For the purposes of the guidelines north facing units are units that face predominantly\* north, north-west or north-east and fall within a 45 degree angle of 0° (i.e. due north) as illustrated by the shaded area.



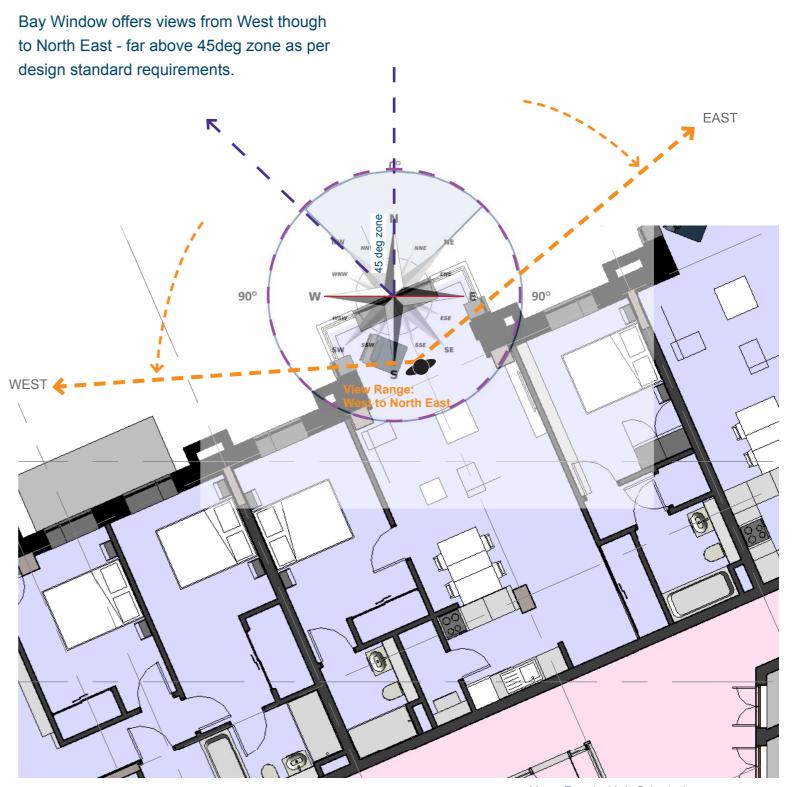


\* Over 50 per cent of the facade.

#### Orientation

Windows facing outside of 45deg from due North are considered to be West facing.

In our opinion the living room windows to the Naas Road Elevation are therefore in compliance with the requirements of the design guidelines to be West facing.



Naas Road - Unit Orientation

# Unit Numbers Over Looking Naas Road Compliance From the design of the floor layouts and unit orientation, in our The units highlighted below solely overlook the Naas Road. opinion it is evident that all of the apartments are in compliance These units are repeated from Second to Seventh floors, this with the objectives of the design standards for new apartments equates to 6 units per floor - 36 units (7% of total units) guidelines. Units Overlooking Naas Road Only B P

Example Plan (Fourth Floor Level)

#### Floor to Ceiling Height

Sustainable Urban Housing: Design Standards for New Apartment guidelines 2018, section 3.21 requires a minimum floor to ceiling height of 2.4m. The ground floor units will achieve a minimum floor to ceiling height of 2.7m and all other levels will achieve a floor level greater than 2.5m.

The floor to ceiling height within the commercial spaces will allow a 2.7m clear space as per the residential spaces. Ducts are provided from selected commercial units envisaged as having fume extract requirements to roof level. The court yard elevation is also provided with ventilation louvres to the rear of the commercial unit glazing to allow for future vent connection of M&E plant.

CGI View of Proposed Naas Road Elevation

#### Lift and Stair Cores

The development is designed to have typically at least two staircores serving each block of the development. This is to assist ease of circulation and provide alternative means of fire escape. Block F is served by a single stair core however supplies only 5 units per floor over eight floors. All primary circulation cores are provided with 2no lifts which will allow one lift to be shut down for maintenance without effecting the residents. Where the number of apartments served from a primary circulation core exceeds permitted travel distances for fire escape or 12 units per core ratio, an additional fire escape stairs is provided.

Commercial spaces to the first floor are served by 2no commercial cores, each with a stair and lift. Each of the two commercial cores are located centrally between two first floor commercial units which share access via the core. Please see Lift analysis prepared by Homan O'Brien for lift capacity analysis.

#### **Internal Storage**

Storage requirements are provided entirely within the apartments. Additional storage for bulky items is located adjacent to the upper floor stair cores. These may be used either as shared residents storage areas or for landlord use.

The storage provided is in addition to kitchen presses and bedroom furniture and is in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. Individual storage rooms within an apartment do not exceed 3.5 square metres.

The ground floor of the development will have a dedicated storage room for post and parcel delivery adjacent to the reception area. Within the the internal communal amenity spaces are shared work-spaces, shared living areas and back-up facilities for use by the residents.



TYPICAL 1 BEDROOM UNIT - 48sqm (3sqm dedicated storage)

Dedicated storage space highlighted in Blue.

#### **Private Amenity Space**

It is a policy requirement of the Design Standards for New Apartments 2018 and DCC Development Plan 2016-2022 that private open space in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels be provided.

'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement'

**Deign Standards for New Apartments: BTR Developments** Specific Planning Policy Requirement 8 allows the following in proposals which quality as specific BTR developments:

'Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development'

Appendix 1 sets out the following minimum floor areas for private amenity space:

Studio: 3sqm One Bed Apartment: 3sqm Two Bed (3 person) Apartment: 5sqm Two Bed (4 person) Apartment: 6sgm

#### Proposal

The proposed scheme provides private amenity space through the use of private balconies and roof terraces which achieve and/or exceed the prescribed minimum areas and adjoin the main living spaces of the apartments. Balconies are provided to most units as shown in the floor plans where they will benefit from natural sun light for at least part of the day.

For those units facing onto the Naas Road and also due to the impact of noise levels from traffic, we have decided that in lieu of balconies these units would be provided with bay windows offering an additional 6sqm to the living space. The high quality south facing communal open courtyard spaces will provide additional compensatory open space for all units which have no private amenity space provided.

 Total POS' Required 2839sqm

· Total POS' Provided: 3300sqm

**Exclusive External Communal** 

Open Space

Additional 6sqm Bay Window Floor Area

#### Shared External Open Space

The three roof terraces located on seventh floor level will be exclusive external communal open space which can be used exclusively by those within the blocks which open off it. This will be a compensatory external space for those units facing onto the Naas Road which have no private open space balconies.



#### **Security Considerations**

Apartment design should provide occupants and their visitors with a sense of safety and security. The ground floor apartments are elevated above street level by the topography and separated from the public footpath by a strip of planting providing privacy.

We have reviewed and integrated the requirements of 'secure by design' into the development to ensure more durable and robust design. Passive supervision is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit. All access to the residential units will be controlled. Main circulation into the residential spaces within the main Block will be via the concierge space.

#### Proposed Boundary Treatment - Naas Road

There are extensive underground services (ESB, Telecom, Gas, Water) running between the proposed Naas Road building line and the Naas Road. The proposed landscaping strategy which includes car parking and green buffer zone, are designed accordingly in response to these services. A landscaped buffer planting and screening berm will be used to offer the depth of soil required to allow the proposed planting to thrive without adversely effecting the buried services beneath.

The buffer planting in this zone, will enhance the public realm by creating a boulevard effect along the Naas Road with the building line presented behind as per good practice urban design seen in cities across Europe. While being driven by reaction to existing site services, this language has the potential to create a new urban design statement along the Naas road which can be replicated on adjacent sites.

The selected planting within this buffer zone will also aid in reducing the effect that noise levels emitted from the public road/bus/Luas infrastructure will have on the residential units within the proposed scheme.



#### Public / Communal Open Space Boundaries

#### Proposed Boundary Treatment - Security

The treatment of the boundary between the public realm and the residents communal open space contained within the courtyard spaces has been considered carefully and fully integrated within the proposed landscape plan.

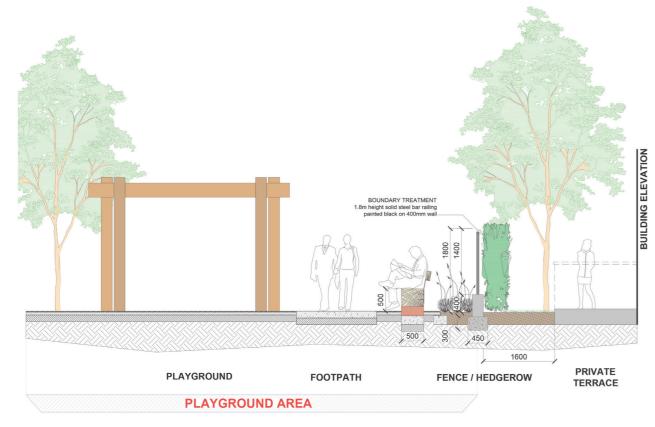
The boundary would comprise of soft landscaping (ever green planting) to c.2.0m high with a 1.8m painted steel railing behind as per Fig.02 & Fig.03 shown to the right. The hedgerow/ ornamental grass would provide a pleasing aesthetic while a secure boundary for the proposed scheme and associated residents would be provided by the painted steel railing.



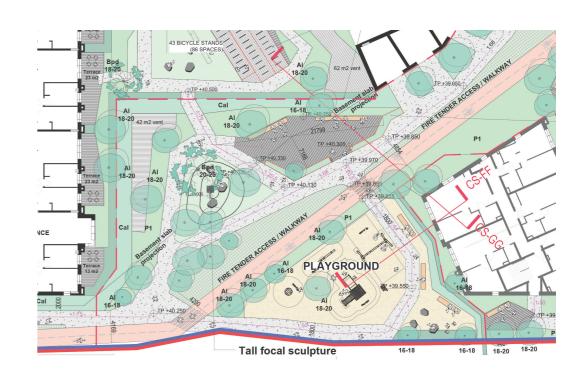
Option 01 - Ornamental Grass



Option 02 - Evergreen Hedgerow



Section CS-FF (Typical Railing / Planting Detail at Public - Communal Open Space Boundaries)



Key Plan - Section CS-FF

#### **Chapter Introduction**

#### Communal Facilities in Apartments

The material within this chapter of this Urban Design Report assess the communal amenity elements of the development against the provisions of the Sustainable Urban Housing Standards for New Apartments:

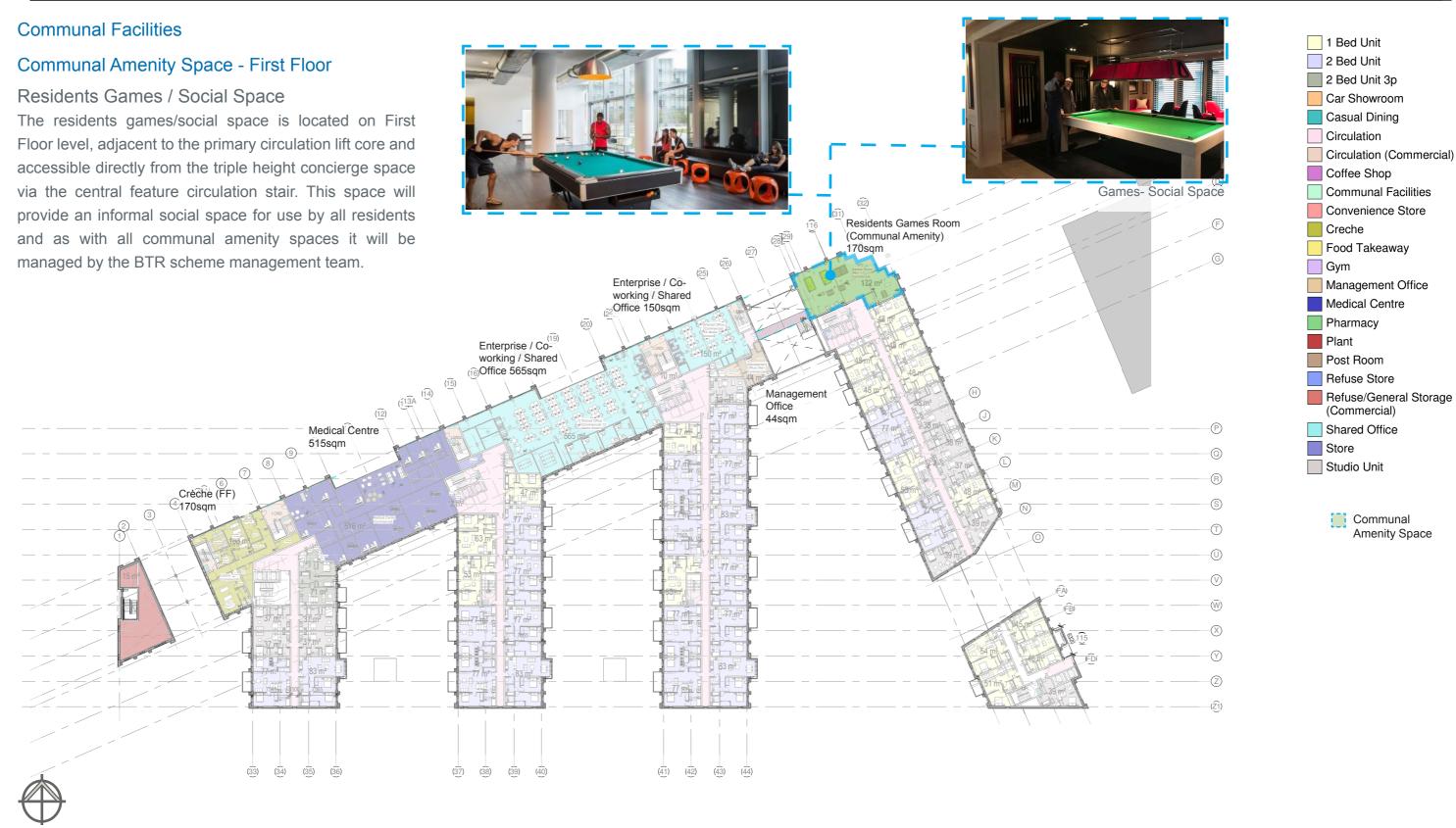
- Access and Services
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- Car Parking
- Bicycle Parking



CGI Night View from North West showing Naas Road Building Elevation



Ground Floor Level



First Floor Level

#### 1 Bed Unit Communal Amenity Space - Second Floor 2 Bed Unit 2 Bed Unit 3p Residents Co-working - Communal Amenity Co-working / Communal Amenity Space Car Showroom Provision has been made at Second Floor level for Multi-60sqm Casual Dining functional Communal Amenity / Co-working space for use Circulation by the scheme residents. The location and layout of the Circulation (Commercial) Coffee Shop 2no double height amenity rooms have been designed Communal Facilities to maximise flexibility of use depending on the function Convenience Store required. The third space is a more informal seating area Creche Multi-functional Space 02 Food Takeaway open to the main concierge lobby with an open and airy Co-working / Communal 215sqm -Gym Amenity Space feel. These communal spaces are flooded with natural Management Office daylight from the South with visual links to both the Naas Medical Centre road and the landscaped courtyards. Pharmacy Plant Multi-functional Space 01 Post Room Refuse Store 215sqm Refuse/General Storage (Commercial) Shared Office Store Studio Unit Communal Amenity / Coworking Space (35) (43) (34) (42)

Second Floor Level

#### Communal Amenity Space - Second Floor

#### Multi-functional Spaces

- Co-working
- Cinema
- Open Space with Kitchenette
- Meeting Room
- Exercise/GYM Space
- Health & Wellbeing
- Reading Space



Multi-function - Co-working







Multi-function - Exercise Space



Multi-function - Meeting Space



Multi-function - Health & Wellbeing





Fig 12: Second Floor Multi-functional Spaces

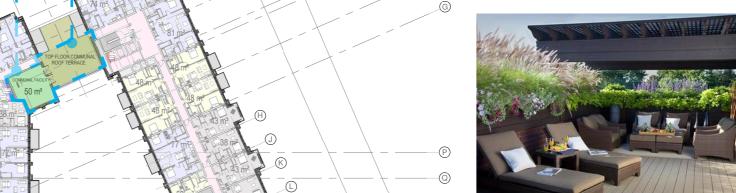
### Communal Amenity Space - Seventh Floor

Communal Amenity - Internal with external terrace Seventh Floor level contains an internal Communal Amenity space of c.50sqm internal area with an associated external roof terrace (c.50sqm area). The internal space will contain a kitchen, sanitary and storage facilities with glazing which will open up directly onto the adjoining roof terrace. The south facing roof terrace will contain hard and soft landscaping and incorporate seating areas looking onto the landscaped communal courtyard below.









A

(B)



Communal Amenity - Roof Level - Example: Marker Hotel Dublin





Seventh Floor Level

#### **Communal Amenity Space**

External communal amenity space for use by the residents of the scheme is provided within the South facing courtyards in between the rear 'finger' blocks.

Internal communal amenity space is also located within the development in the following locations: ground floor concierge, first floor games room, second floor games room and two multifunctional winter garden, third floor co-working space and seventh floor multifunctional space with associated roof terrace.

Additional open space is also provided on selected roof terraces which benefit from views and sun light due to their south facing aspect. Please see accompanying landscape architects report for further detail on the design strategy for the public open spaces.

Communal Amenity Space Required: 2839sqm

· Communal Amenity Space Provided:

External: 3708sqm



Proposed South Facing Coummunal Amenity Space





Proposed Site Plan

#### Public Open Space - Childrens Pay Space

A children's playground of 439sqm is provided to the south of the site within the public open space as indicated on the image below. The space will provide a space which is overlooked by the adjoining landscaped public space which provides areas for sitting, walking and cycling which provides passive surveillance. The space will be suitably lit in line with the overall site landscape strategy. Please see accompanying landscape report prepared by Stephen Diamond Associates for further detail.

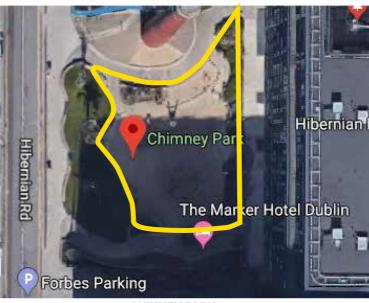
#### Playground Space Comparison

The images to the right show the proposed Concorde Childrens Play Space area in comparison to a number of other well know Play grounds in Dublin. The scale, facilities and geometry of all parks vary however the functionality and quality of the amenity remains the same offering a safe play space with passive surveillance provided from the surrounding public spaces.





CONCORDE SITE AREA: 439 m2



CHIMNEY PARK AREA: approx. 418 m2

Public Open Space scale comparison



BELGRAVE SQUARE PLAYGROUND AREA: approx. 640m2



BOOTERSTOWN PLAYGROUND AREA: approx. 350 m2

CHARTERED LANDSCAPE ARCHITEC

STEPHEN **DIAMOND** ASSOCIATES

Children's Play Space

#### Residential Refuse Space

Refuse storage shall be provided in compliance with the requirements of DCC Development Plan 2016-2022 Appendix 10.

Each residential unit shall have adequate storage provision to facilitate the recycling policy of the City Council. The communal waste bins will be located at the basement level. Refuse storage shall be via two dedicated refuse rooms for use by the residential blocks. These refuse rooms will also contain the bins for recyclables.

This storage is easily accessed by tenants, staff and refuse collectors. Staff will bring the bins from the bin store to the designated area for the collectors. Shared recycling facilities will be offered on site, as per DCC's planning policy on recycling. The Waste storage facility will be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance for habitable rooms above.

Waste storage issues have been considered at the initial apartment design stage to ensure access for all (including people with disabilities) in a brightly lit, safe and well-signed area, spacious enough for easy manoeuvrability, good ventilation and ready access if required for the control of potential vermin. Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street at the top of the basement entrance ramp.

A waste storage/management report by AWN consulting will accompany the application.

1 Bed Unit 2 Bed Unit 2 Bed Unit 3p We confirm the following will be provided: Car Showroom Casual Dining Receptacles will be re-useable and 1,100 litre capacity. Circulation Circulation (Commercial) Three bin collection system for residents will be provided: Coffee Shop general waste, dry recyclables and organic/food/garden Communal Facilities waste. Convenience Store Sufficient space will be provided to accommodate the Creche collection of dry recyclables and organic kitchen/garden Food Takeaway waste. Gym Management Office Suitable waste water drainage points will be installed in the Medical Centre (31) receptacle bin storage area for cleaning and disinfecting Pharmacy purposes. Plant Post Room Refuse Store (22) Refuse Storage Refuse/General Storage (Commercial) Refuse Store 02 Shared Office Store Studio Unit (<u>1</u>13A (<u>1</u>4) Refuse Store 01 (K) (F)A) (6) 158 m² 200 CAR PARKING SPACES

Floor Plan: Basement Level

#### Commercial Refuse Space

Commercial

Refuse Store 01

Following comments received during the course of the preplanning meeting consultations with DCC, the refuse storage for the commercial units has been located internally. The refuse storage will be contained within three separate storage rooms as shown below.

There will be a commercial refuse management plan implemented as part of the lease of the commercial units. This will outline the method and frequency which refuse will be taken from these rooms to the basement where dedicated commercial waste collection bins are located.

Commercial

Refuse Store 02

**BLOCK B** 

(34)



Floor Plan: Ground Floor Level

1 Bed Unit

2 Bed Unit 2 Bed Unit 3p

Circulation

Coffee Shop

Creche

Gym

Car Showroom

Casual Dining

Circulation (Commercial)

Communal Facilities

Convenience Store

Management Office

Refuse/General Storage

Food Takeaway

Medical Centre

(Commercial)

Commercial Refuse Storage

Space

Shared Office

Store

Studio Unit

Pharmacy
Plant
Post Room
Refuse Store

#### Car Parking

Car Parking and Bicycle parking for residents use is located at basement level. Access is provided via a vehicle/pedestrian ramp, the entrance of which is located off the existing access road to the East of the site. There will also be on-grade car and bicycle parking located to the North of the Site to the front of the commercial units which will be incorporated into the green landscaped 'buffer' zone. This parking will provide provision for visitor car/bicycle parking for the development. Please refer to traffic and mobility report prepared by Barrett Mahony Consulting Engineers.

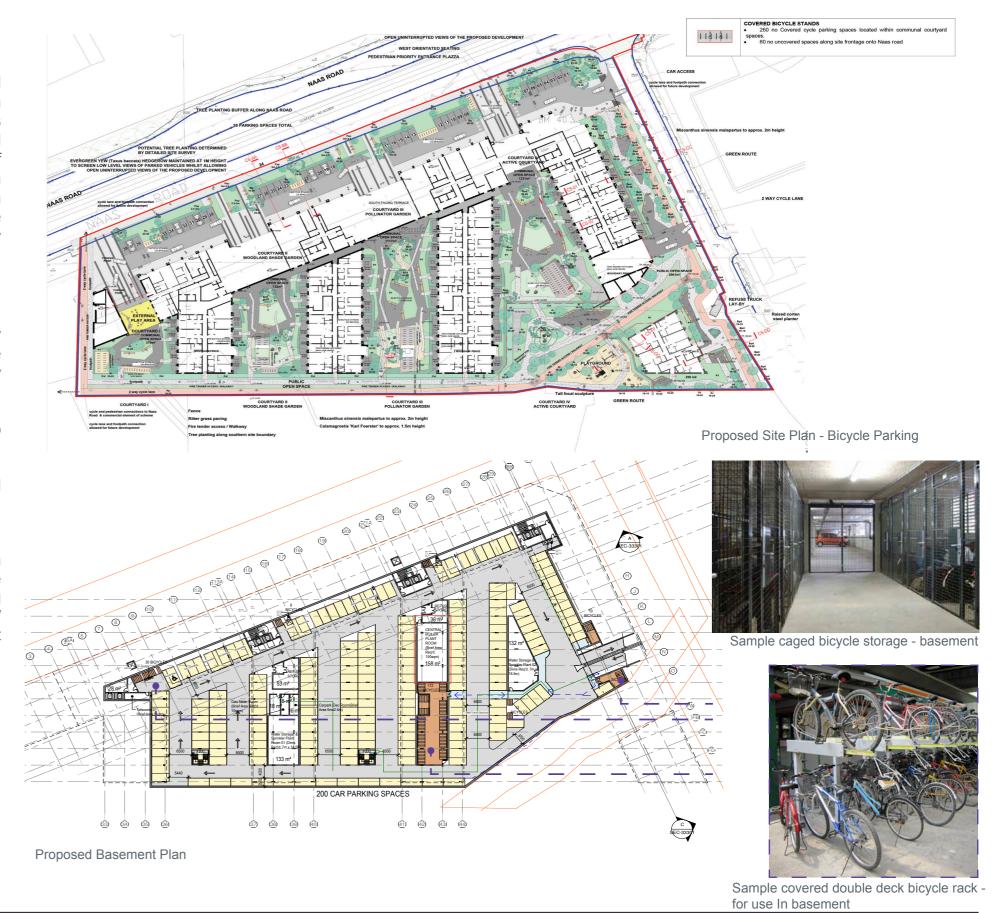
#### Bicycle Parking

Bicycle Parking and storage facilities are provided at a quantity of 1no covered and secure parking space per unit in compliance with Sustainable Urban Housing: Design Standards for New Apartment guidelines 2018, section 4.17.

Covered and secure bicycle parking will be provided in two locations for residents:

- At basement level
- Within the communal amenity courtyard spaces integrated with the landscape design strategy.
- Total provided: 516 spaces

Bicycle parking will be located in various locations within the basement via bicycle storage rooms containing double deck racks. Bicycle parking provision is also provided along the landscape buffer zone to the Naas Road for the retail/ commercial units. Please see accompanying mobility report prepared by Barrett Mahony Consulting Engineers.



## Residetnial Support / Amenity Area Schedule

## Co-living - Residential Support Facilities

Floor Level	Facilities	Area (m2)
Basement Level	Refuse Store	89
	Bicycle Storeage	293
Ground Floor	Post Room	32
First Floor	Management Office	44
Sub-Total		458

#### Co-living - Residential Amenities

Floor Level	Facilities	Area (m2)
Ground Floor	Concierge	170
First Floor	Entertainment/Games Room	170
Second Floor	Co-working/Amenity Space	60
	Multi- functional Space 01	215
	Multi- functional Space 02	215
Seventh Floor	Communal Amenity (Internal)	50
	Communal Terrace (External)	50
	Communal Terrace (External)	30
	Communal Terrace (External)	130
	Communal Terrace (External)	130
Sub-Total		1220



# Appendices

**GROUND FLOOR LEVEL** 

INDUSTRIAL ESTA	INDUSTRIAL ESTATE,NAAS RD,DUBLIN 12									
Residential Schedule - Apartment Mix										
proj number	P18-062D									
date	2019.01.17									
revision	P01									

1	2	3	4	5	6 7	8	9	10	11	12	13	14	15	16	17	18	19
Unit No	Description	Level / Floor	Unit Type	Dwelling Unit Size (m²)	Dwelling Unit Number of Size Min Area Bed-Required (m²) rooms	of Bed Spaces	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Storage within Dwelling Unit (m²)	Storage Required (m²)	Dual Aspect	Private Amenity Space (Terrace/Balcony) Area Provided (m2)	Minimun Floor Area for Private Amenity Space (Terrace/Balcony) Required (m2)	Communal Amenity Space (Courtyard / Comunal Garden) Area Provided (m2)	Minimun Floor Area for Communal Amenity Space (Courtyard) Required (m2)
0.A01	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4			Yes	20.0	7.0		
0.A02	1 Bed Studio	00 - Ground	0A	38.0	37.0	1 2	30.0	30.0	N/A	N/A	3.0	3.0	No	10.0	4.0	7.6	4.0
0.A03	1 Bed Studio	00 - Ground	0A	38.0	37.0	1 2	2 30.0	30.0	N/A	N/A			No		4.0		
0.A04	1 Bed Apartment	00 - Ground	1C	63.0	45.0	1 2	34.0	23.0	17.0	11.4			No	21.0	5.0	7.6	5.0
0.A05	1 Bed Studio	00 - Ground	0A	38.0	37.0	1 2	2 30.0	30.0	N/A	N/A			No	10.0	4.0	7.6	
0.A06	2 Bed Apartment	00 - Ground	2.4C	83.0	73.0	2 4	40.0	30.0	24.6	24.4		6.0	Yes	12.5	7.0	7.6	
0.A07	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4		6.0	Yes		7.0		1.10
0.A08	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4		6.0	No	20.5	7.0	7.6	7.0
0.A09	1 Bed Studio	00 - Ground	0E	45.0		1 2	2 37.0	30.0	N/A	N/A			No				
0.A10	1 Bed Apartment	00 - Ground	1D	51.0	45.0	1 2	27.0	23.0	11.4	11.4			No	9.5	5.0	7.6	
0.A11	2 Bed Apartment	00 - Ground	2.4D	82.0	73.0	2 4	36.0	30.0	25.5	24.4	7.1	6.0	No	23.5	7.0	7.6	
0.A12	2 Bed Apartment	00 - Ground	2.4B	77.0	73.0	2 4	34.1	30.0	24.6	24.4			No	23.5	7.0	7.6	111
0.A13	2 Bed Apartment	00 - Ground	2.4B	77.0		2 4	34.1	30.0	24.6	24.4			No				
0.A14	2 Bed Apartment	00 - Ground	2.4C	83.0	73.0	2 4	40.0	30.0	24.6	24.4		6.0	Yes	12.5	7.0		111
0.A15	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4	6.0	6.0	Yes	16.0	7.0	7.6	
0.A16	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4			No	16.0	7.0		
0.A17	1 Bed Studio	00 - Ground	0E	45.0	37.0	1 2	2 37.0	30.0	N/A	N/A			No	15.5	4.0	7.6	
0.A18	2 Bed Apartment	00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8	24.4			No	23.0	7.0	7.6	
0.A19	1 Bed Studio	00 - Ground	0A	38.0	37.0	1 2	30.0	30.0	N/A	N/A			No	9.5	4.0	7.6	
0.A20	2 Bed Apartment	00 - Ground	2.3A	72.0	63.0	2 3	3 28.0	28.0	22.3	20.1			No		6.0		
0.A21	1 Bed Apartment	00 - Ground	1C	64.0	45.0	1 2	2 34.0	23.0	17.0	11.4	3.6	3.0	No	17.0	5.0	7.6	5.0
0.A22	2 Bed Apartment	00 - Ground	2.4B	77.0	73.0	2 4	34.1	30.0	24.6	24.4	6.0	6.0	No	23.0	7.0	7.6	7.0
0.A23	2 Bed Apartment	00 - Ground	2.4B	77.0	73.0	2 4	34.1	30.0	24.6	24.4		6.0	No	23.0	7.0	7.6	7.0
0.A24	2 Bed Apartment	00 - Ground	2.4B	77.0	73.0	2 4	34.1	30.0	24.6	24.4	6.0	6.0	No	23.0	7.0	7.6	7.0
0.A25	2 Bed Apartment	00 - Ground	2.4B	77.0	73.0	2 4	34.1	30.0	24.6	24.4			No	25.0	7.0	7.6	
0.A26	2 Bed Apartment	00 - Ground	2.4C	83.0		2 4	40.0	30.0					Yes	12.5			
0.A27	1 Bed Apartment	00 - Ground	1H	51.0	45.0	1 2	28.0	23.0		11.4			Yes	11.0	5.0		
0.A28	1 Bed Apartment	00 - Ground	1G	54.0		1 2	30.0	23.0	13.0	11.4			Yes	34.0			
0.A29	1 Bed Apartment	00 - Ground	1E	53.0	45.0	1 2	30.5	23.0	12.0				No		5.0		
0.A30		00 - Ground	2.4A	77.0	73.0	2 4	31.3	30.0	24.8				No		7.0		
0.A31		00 - Ground	1A	48.0	45.0	1 2	24.0	23.0					No				
0.A32	<u> </u>	00 - Ground	1A	48.0	45.0	1 2	24.0	23.0	13.0	11.4			No				
0.A33	1 Bed Apartment	00 - Ground	1A	48.0		1 2	24.0	23.0	13.0				No				
0.A34	1 Bed Apartment	00 - Ground	1A	48.0	45.0	1 2	24.0	23.0	13.0	11.4			No				
0.A35	1 Bed Studio	00 - Ground	0A	38.0		1 2	30.0	30.0	N/A	N/A			No				
0.A36	1 Bed Studio	00 - Ground	0A	38.0	37.0	1 2	30.0	30.0	N/A	N/A		3.0	No				
0.A37		00 - Ground	0A	38.0		1 2	30.0	30.0	N/A	N/A			No				
0.A38		00 - Ground	0A	38.0	37.0	1 2	30.0	30.0	N/A	N/A			No				
0.A39		00 - Ground	1F	45.0		1 2	23.0	23.0	12.0				Yes		5.0		
0.A40		00 - Ground	1A	48.0	45.0	1 2	24.0	23.0	13.0	11.4			No		5.0		
0.A41	1 Bed Studio	00 - Ground	0F	39.0	37.0	1 2	30.0	30.0	N/A	N/A	3.0	3.0	Yes	4.0	4.0	7.6	4.0

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Unit No	Description	Level / Floor		Size (m²)	Required (m²) ro	Bed-	Bed Spaces		Aggregate Living Area Required (m²)		Aggregate Bedroom Area Required (m²)	Storage within Dwelling Unit (m²)	Storage Required (m²)	Dual Aspect	Private Amenity Space (Terrace/Balcony) Area Provided (m2)	Required (m2)	Communal Amenity Space (Courtyard / Comunal Garden) Area Provided (m2)	Required (m2)
1.A01	·	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4		6.0	Yes				
1.A02		01 - First	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A		3.0	No			7.6	
1.A03		01 - First	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A		3.0	No		4.0	7.6	
1.A04		01 - First	2.3B 0A	71.0	63.0	2	3	28.0	28.0	22.3	20.1		5.0	No			7.6	
1.A05		01 - First	0A 0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A		3.0	No			7.6 7.6	
1.A06	1 Bed Studio	01 - First		38.0	37.0	1		30.0	30.0	N/A	N/A		3.0	No				
1.A07 1.A08		01 - First 01 - First	2.4C 2.4A	83.0 77.0	73.0 73.0	2	4	40.0 31.3	30.0 30.0	24.6 24.8	24.4		6.0 6.0	Yes Yes				
1.A09	2 Bed Apartment	01 - First	2.4A 2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4		6.0	No			7.6	
1.A10		01 - First	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4		3.0	No			7.6	
1.A11	1 Bed Apartment	01 - First	1J	63.0	45.0	1	2	37.0	23.0		11.4		3.0	No				
1.A12	1 Bed Apartment	01 - First	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4		3.0	No			7.6	
1.A13		01 - First	2.4B	77.0		2	4	34.1	30.0	24.6	24.4		6.0	No				
1.A14	·	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4		6.0	No				
1.A15		01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4		6.0	No			7.6	
1.A16	2 Bed Apartment	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4		6.0	Yes			7.6	
1.A17	2 Bed Apartment	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4		6.0	Yes	7.0			
1.A18	2 Bed Apartment	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A19	1 Bed Apartment	01 - First	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4	3.0	3.0	No	7.0	5.0	7.6	
1.A20	2 Bed Apartment	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A21	2 Bed Apartment	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A22	1 Bed Apartment	01 - First	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	5.0
1.A23	1 Bed Studio	01 - First	0D	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
1.A24	2 Bed Apartment	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A25	2 Bed Apartment	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A26	2 Bed Apartment	01 - First	2.4C	83.0	73.0	2	4	40.0	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
1.A27	2 Bed Apartment	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A28	2 Bed Apartment	01 - First	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
1.A29	2 Bed Apartment	01 - First	2.4C	83.0	73.0	2	4	40.0	30.0	24.6	24.4		6.0	Yes	0.0	7.0	7.6	
1.A30	1 Bed Apartment	01 - First	1H	51.0	45.0	1	2	28.0	23.0		11.4		3.0	Yes	5.5		7.6	
1.A31		01 - First	1G	54.0		1	2	30.0	23.0		11.4		3.0	Yes				
1.A32		01 - First	0G	39.0	37.0	1	2	30.0	30.0	N/A	N/A		3.0	Yes				
1.A33	·	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4		6.0	No				111
1.A34		01 - First	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4		3.0	No			7.6	
1.A35	2 Bed Apartment	01 - First	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4		6.0	No				
1.A36	1 Bed Apartment	01 - First	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4		3.0	No			7.6	
1.A37	1 Bed Apartment	01 - First	1A	48.0		1	2	24.0	23.0	13.0	11.4		3.0	No			7.6	
1.A38		01 - First	1A	48.0	45.0	1	2	24.0	23.0		11.4		3.0	No				
1.A39	· · · · · · · · · · · · · · · · · · ·	01 - First	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4		3.0	No			7.6	
1.A40	1 Bed Apartment	01 - First	1A 0A	48.0	45.0	1	2	24.0	23.0	13.0	11.4		3.0	No			7.6 7.6	
1.A41	1 Bed Studio	01 - First		38.0	37.0	1	2	30.0	30.0	N/A	N/A	_	3.0	No				
1.A42		01 - First	0A 0A	38.0 38.0		1	2	30.0 30.0	30.0		N/A N/A		3.0	No No			7.6 7.6	
1.A43 1.A44		01 - First 01 - First	0A 0A	38.0		1	2	30.0	30.0					No No				
1.A44 1.A45		01 - First 01 - First	1A	48.0		1	2	24.0	23.0					No				
1.A45 1.A46		01 - First 01 - First	0H	39.0		1	2	31.0	30.0					Yes				
1.A46 1.A47		01 - First	1F	45.0		1	2	23.0	23.0									
1.A47 1.A48	·	01 - First	1A	48.0		1	2	24.0	23.0		11.4			No.				
1.A49	_	01 - First	0F	39.0		1	2	30.0	30.0					Yes				
1.743	, Dea Otadio	01 11100		33.0	37.0	- '		30.0	30.0	IN/A	IN/A	3.0	3.0	168	0.0	4.0	7.0	4.0
	1				<u> </u>						ı				·	1		

FIRST FLOOR LEVEL

## Appendix A. Housing Quality Assessment 2 3 4 5 6 7 8 9 10 11 12

1		3	4	5	6	/	8	9	10	11	12	13	14	15	16	17	18	19
Unit No	Description	Level / Floor	Unit Type	Dwelling Unit Size (m²)	Dwelling Unit Size Min Area Required (m²)	Number of Bed- rooms	Bed Spaces	Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Storage within Dwelling Unit (m²)	Storage Required (m²)	Dual Aspect	Private Amenity Space (Terrace/Balcony) Area Provided (m2)	Minimun Floor Area for Private Amenity Space (Terrace/Balcony) Required (m2)	Communal Amenity Space (Courtyard / Comunal Garden) Area Provided (m2)	Minimun Floor Area for Communal Amenity Space (Courtyard) Required (m2)
2.A01	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	Yes	7.0	7.0	7.6	7.0
2.A02	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	7.0	4.0	7.6	4.0
2.A03	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A04	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	5.0
2.A05	2 Bed Apartment	02 - Second	2.4E	88.0	73.0	2	4	41.0	30.0	25.3	24.4	6.0	6.0	No	0.0	7.0	7.6	7.0
2.A06	2 Bed Apartment	00 - Ground	2.3C	73.0	63.0	2	3	31.4	28.0	21.9	20.1	6.0	5.0	Yes	0.0	6.0	7.6	6.0
2.A07	2 Bed Apartment	02 - Second	2.4F	78.0	73.0	2	4	31.8	30.0	28.3	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A08	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A09	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A10	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A11	1 Bed Studio	02 - Second	0C	44.0	37.0	1	2	34.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A12	2 Bed Apartment	02 - Second	2.3B	71.0	63.0	2	3	28.0	28.0	22.3	20.1	6.0	5.0	No	5.0	6.0	7.6	6.0
2.A13	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	7.0	4.0	7.6	4.0
2.A14	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	7.0	4.0	7.6	4.0
2.A15	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	Yes	4.0	7.0	7.6	7.0
2.A16	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	Yes	7.0	7.0	7.6	7.0
2.A17	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A18	1 Bed Apartment	02 - Second	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4	3.0	3.0	No	7.0	5.0	7.6	5.0
2.A19	1 Bed Apartment	02 - Second	1J	63.0	45.0	1	2	37.0	23.0	11.4	11.4	6.0	3.0	No	0.0	5.0	7.6	5.0
2.A20	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	5.0
2.A21	2 Bed Apartment	02 - Second	2.4H	83.0	73.0	2	4	34.0	30.0	31.0	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A22	2 Bed Apartment	02 - Second	2.4H	83.0	73.0	2	4	34.0	30.0	31.0	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A23	2 Bed Apartment	02 - Second	2.4H	83.0	73.0	2	4	34.0	30.0	31.0	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A24	1 Bed Studio	02 - Second	0C	44.0	37.0	1	2	34.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A25	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	
2.A26	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A27	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A28	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A29	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	Yes	4.0	7.0	7.6	
2.A30	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	Yes	7.0	7.0	7.6	
2.A31	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	
2.A32	1 Bed Apartment	02 - Second	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4	3.0	3.0	No	7.0	5.0	7.6	
2.A33	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A34	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A35	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	5.0
2.A36	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	
2.A37	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A38	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A39	2 Bed Apartment	02 - Second	2.4G	82.0	73.0	2	4	39.4	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A40	1 Bed Studio	02 - Second	0C	44.0	37.0	1	2	34.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A41		02 - Second	0D	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A42	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A43	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A44	2 Bed Apartment	02 - Second	2.4C	83.0	73.0	2	4	40.0	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A45	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	No	7.0	7.0	7.6	7.0
2.A46	2 Bed Apartment	02 - Second	2.4C	83.0	73.0	2	4	40.0	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A47	2 Bed Apartment	02 - Second	2.4B	77.0	73.0	2	4	34.1	30.0	24.6	24.4	6.0	6.0	Yes	4.0	7.0	7.6	7.0
2.A48	1 Bed Apartment	02 - Second	1H	51.0	45.0	1	2	28.0	23.0	12.0	11.4	3.6	3.0	Yes	5.5	5.0	7.6	5.0
2.A49	1 Bed Apartment	02 - Second	1G	54.0	45.0	1	2	30.0	23.0	13.0	11.4	3.0	3.0	Yes	0.0	5.0	7.6	5.0
2.A50	1 Bed Studio	02 - Second	0G	39.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	Yes	0.0	4.0		
2.A51	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0			1.12
2.A52	1 Bed Apartment	02 - Second	1E	53.0	45.0	1	2	30.5	23.0	12.0	11.4	3.0	3.0	No	6.5	5.0	7.6	5.0
2.A53	2 Bed Apartment	02 - Second	2.4A	77.0	73.0	2	4	31.3	30.0	24.8	24.4	6.0	6.0	No	7.0			
2.A54	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	5.2	5.0	7.6	5.0
2.A55	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	5.2	5.0	7.6	5.0
2.A56	2 Bed Apartment	02 - Second	2.41	74.0	73.0	2	4	30.4	30.0	24.4	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A57	2 Bed Apartment	02 - Second	2.4K	80.0	73.0	2	4	37.8	30.0	24.6	24.4	6.0	6.0	Yes	0.0	7.0	7.6	7.0
2.A58	2 Bed Apartment	02 - Second	2.4L	81.0	73.0	2	4	34.1	30.0	24.4	24.4	6.1	6.0	No	0.0	7.0		
2.A59	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0		No	0.0	5.0		
2.A60	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0	7.6	5.0
2.A61	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	
2.A62	1 Bed Studio	02 - Second	0B	43.0	37.0	1	2	35.0	30.0	N/A	N/A	3.0	3.0	Yes	0.0	4.0	7.6	4.0
2.A63	1 Bed Studio	02 - Second	0A	38.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	No	0.0	4.0	7.6	4.0
2.A64	1 Bed Studio	02 - Second	0B	43.0	37.0	1	2	35.0	30.0	N/A	N/A	3.0	3.0	Yes	0.0	4.0	7.6	4.0
2.A65	1 Bed Apartment	02 - Second	1A	48.0	45.0	1	2	24.0	23.0	13.0	11.4	3.0	3.0	No	0.0	5.0		
2.A66	1 Bed Studio	02 - Second	0H	39.0	37.0	1	2	31.0	30.0	N/A	N/A	3.0	3.0	Yes	0.0	4.0	7.6	
2.A67	1 Bed Apartment	02 - Second	1F	45.0	45.0	1	2	23.0	23.0	12.0	11.4	3.0	3.0	Yes	0.0			
2.A68	1 Bed Apartment	02 - Second	1B	53.0	45.0	1	2	29.0	23.0	13.0	11.4	3.0	3.0	Yes	0.0			
2.A69	1 Bed Studio	02 - Second	0F	39.0	37.0	1	2	30.0	30.0	N/A	N/A	3.0	3.0	Yes	0.0	4.0	7.6	4.0

SECOND FLOOR LEVEL

18 Minimun Floor Area linimun Floor Area fo Private Amen for Private Amenity Communal Amenity Dwelling Unit Storage withi Storage Space Space (Courtvard / Communal Amenity Aggregate Aggregate Aggregate Space Dwelling Unit Size Min Area Bed-Living Area Aggregate Living Bedroom Area **Dwelling Unit** Dual (Terrace/Balcony Space (Courtyard) Required (Terrace/Balcony) omunal Garden) Area Unit Type Size (m²) Area (m²) Required (m²) Aspect Area Provided (m2) Required (m2) Provided (m2) Required (m²) (m²) Required (m2) Unit No (m²) Description 3.A01 2 Bed Apartmen 03 - Third 2.4A 3.A02 1 Bed Studio 0A 38.0 37.0 30.0 N/A 7.6 0A 38.0 30.0 N/A 0.0 7.6 4.0 3.A03 1 Bed Studio 03 - Third 37.0 30.0 N/A 3.0 3.0 4.0 7.6 48.0 24.0 5.0 3.A04 1 Bed Apartment 03 - Third 1A 45.0 23.0 13.0 11 4 0.0 5.0 7.6 3.A05 2 Bed Apartment 03 - Third 2.4E 88.0 73.0 41.0 30.0 24.4 6.0 73.0 63.0 31.4 7.0 3.A06 2 Bed Apartment 03 - Third 2.3C 28.0 21.9 20.1 Yes 6.0 3.A07 03 - Third 2.4F 78.0 73.0 31.8 30.0 28.3 24.4 Yes 0.0 7.0 3.A08 2 Bed Apartment 03 - Third 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 Yes 0.0 7.0 39.4 3.A09 2 Bed Apartment 03 - Third 2.4G 82.0 73.0 30.0 24.6 24.4 Yes 39.4 24.4 2 Bed Apartment 82.0 03 - Third 44.0 37.0 34.0 30.0 N/A N/A 3.0 No 0.0 7.6 4 0 3 A11 1 Bed Studio 3.0 4 0 3.A12 2 Bed Apartment 03 - Third 2.3B 71.0 63.0 28.0 28.0 22.3 20.1 6.0 5.0 No 5.0 6.0 7.6 6.0 3.A13 03 - Third 38.0 37.0 30.0 N/A 3.0 4.0 4.0 1 Bed Studio 30.0 0A 37.0 7.6 38.0 30.0 N/A 3.0 7.0 03 - Third 30.0 N/A 3.0 No 4 0 4 0 3 A14 1 Bed Studio 3.A15 03 - Third 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 6.0 7.0 7.0 7.6 7.0 3.A16 2 Bed Apartment 03 - Third 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 Yes 7.6 77 ( 73 0 31.3 6.0 7 ( 7.0 3.A17 2 Bed Apartment 03 - Third 2.4A 30.0 24 8 24 4 6.0 7.0 53.0 30.5 7.6 1 Bed Apartment 03 - Third 1E 45.0 23.0 12.0 11.4 3.0 5.0 63.0 45.0 37.0 11 4 No 3 A19 03 - Third 1.J 23.0 11 4 6.0 0.0 5.0 1 Bed Apartment 7.6 5.0 3.A20 1 Bed Apartment 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 0.0 5.0 3.A21 2 Bed Apartment 03 - Third 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 6.0 Yes 0.0 7.0 3.A22 2 Bed Apartment 03 - Third 2.4H 83.0 73.0 34.0 30.0 31.0 24 4 Yes 0.0 3.A23 83.0 73.0 34.0 30.0 24.4 7.6 3.A24 1 Bed Studio 03 - Third 0C 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 4.0 7.6 3.A25 1 Bed Apartment 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 0.0 5.0 5.0 3.A26 Bed Apartment 2.4B 34.1 24.4 77.0 73.0 34.1 7.6 03 - Third 6.0 7.0 3 A27 2 4R 30.0 24 4 6.0 7.0 2 Red Anartment 24 6 3.A28 2 Bed Apartment 03 - Third 2.4C 83.0 73.0 40.0 30.0 24.6 24.4 6.0 6.0 Yes 0.0 7.0 7.6 77.0 73.0 34.1 3.A29 03 - Third 2.4B 30.0 24.4 2 Bed Apartment 24.6 03 - Third 77.0 73.0 31.3 7.6 3.A30 2 Bed Apartment 2.4A 30.0 24.8 24.4 6.0 Yes 7.0 77.0 31.3 24.4 7.6 3.A31 2 Bed Apartment 03 - Third 2.4A 73.0 53.0 30.5 11.4 5.0 5.0 03 - Third 45.0 23.0 12.0 3.A32 1 Bed Apartment 1E 7.6 3.A33 2 Bed Apartment 03 - Third 2.4A 77.0 73.0 31.3 30.0 24.4 7.0 7.0 3.A34 2 Bed Apartment 03 - Third 2.4A 77.0 73.0 31.3 30.0 24.4 6.0 24.8 7.6 5.0 3.A35 1 Bed Apartment 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 0.0 5.0 3.A36 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 5.0 7.6 5.0 03 - Third 2.4G 82.0 73.0 39.4 30.0 24.4 6.0 0.0 7.0 7.6 7.0 3.A37 2 Bed Apartment 24.6 6.0 Yes 3.A38 2 Bed Apartment 03 - Third 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 Yes 0.0 7.0 7.6 3.A39 2 Bed Apartment 03 - Third 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 Yes 33.0 5.0 7.6 03 - Third 70.0 63.0 20 1 5.0 0.0 3 A40 2 3D 28.0 20 1 Yes 6.0 6.0 2 Bed Apartment 3.A41 1 Bed Studio 03 - Third 0C 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 4.0 0D 3.A42 1 Bed Studio 03 - Third 38.0 37.0 30.0 30.0 N/A 4.0 77.0 7.6 03 - Third 2 4B 73.0 34.1 24 4 6.0 6.0 7 ( 7.0 7.0 3.A43 2 Bed Apartment 30.0 3.A44 03 - Third 2.4C 83.0 73.0 40.0 30.0 24.4 6.0 7.0 7.6 2 Bed Apartment 3.A45 34.1 7.0 03 - Third 2.4B 77.0 73.0 30.0 24.4 2 Bed Apartment 24.6 7.6 77.0 34.1 3.A46 2 Bed Apartment 03 - Third 2.4B 73.0 30.0 24.6 24.4 83.0 40.0 7.6 3.A47 2 Bed Apartment 03 - Third 2.4C 73.0 30.0 24.6 24.4 6.0 Yes 7.6 3 A48 2 Bed Apartment 03 - Third 2.4B 77.0 73.0 34.1 30.0 24 6 24 4 6.0 Yes 7.0 7.6 3.A49 1 Bed Apartment 03 - Third 1H 51.0 45.0 28.0 23.0 12.0 11.4 3.6 3.0 Yes 5.5 5.0 5.0 1G 54.0 45.0 30.0 23.0 11.4 3.0 0.0 5.0 7.6 5.0 3.A50 1 Bed Apartment 03 - Third 13.0 3.0 Yes 3.A51 1 Red Studio 03 - Third 39.0 37.0 30.0 30.0 N/A N/A 3.0 Yes 0.0 4.0 7.6 4.0 03 - Third 77.0 31.3 24.4 7.6 73.0 3.A53 03 - Third 1E 53.0 45.0 30.5 23.0 12.0 11.4 3.0 3.0 No 6.5 5.0 7.6 5.0 1 Bed Apartment 3.A54 2 Bed Apartment 03 - Third 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 7.0 7.0 7.6 5.0 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.A55 1 Bed Apartment 7.6 03 - Third 1A 48 0 45.0 24.0 13.0 11 4 3.0 5.2 5.0 5.0 3 A56 1 Bed Apartment 23.0 3.0 03 - Third 2.3D 70.0 63.0 33.0 28.0 20.1 5.0 6.0 7.6 3.A57 2 Bed Apartment 3.A58 03 - Third 81.0 73.0 34.1 30.0 24.4 24.4 Yes 7.0 2 Bed Apartment 2.4L 37.8 7.6 3.A59 2 Bed Apartment 03 - Third 2.4K 80.0 73.0 30.0 24.6 24.4 Yes 0.0 7.0 7.0 2 Bed Apartment 03 - Third 2.4L 81.0 73.0 34.1 30.0 24.4 24.4 6.1 Yes 7.6 24.0 7.6 5.0 3.A61 03 - Third 1A 48.0 45.0 23.0 13.0 11.4 3.0 3.0 No 0.0 5.0 1 Bed Apartment 7.6 3.A62 1 Bed Apartment 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 0.0 5.0 5.0 0A 3.A63 03 - Third 38.0 37.0 30.0 30.0 N/A 3.0 3.0 0.0 4.0 4.0 1 Bed Studio 0B 7.6 N/A 4 0 3 A64 1 Red Studio 03 - Third 43.0 37.0 35.0 30.0 N/A 3.0 3.0 Yes 0.0 4 0 3.A65 03 - Third 0A 38.0 37.0 30.0 30.0 N/A N/A 3.0 No 0.0 4.0 7.6 4.0 1 Bed Studio 03 - Third 0B 43.0 37.0 35.0 30.0 N/A 3.0 3.0 Yes 0.0 7.6 3.A66 N/A 4.0 4.0 1 Bed Studio 7.6 3.A67 1 Bed Apartme 03 - Third 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 No 0.0 5.0 5.0 1 Bed Studio 0H 39.0 37.0 31.0 30.0 Yes 45.0 23.0 11.4 3.0 0.0 5.0 7.6 3 A69 1 Bed Apartment 03 - Third 1F 45.0 23.0 12 0 3.0 Yes 5.0 1 Bed Apartment 3.A70 03 - Third 1B 53.0 45.0 29.0 23.0 13.0 11.4 3.0 3.0 Yes 0.0 5.0 7.6 5.0 3.A71 03 - Third 1 Bed Studio

THIRD FLOOR LEVEL

11 12 13 15 19 Minimun Floor Area Private Ameni for Private Amenity Minimun Floor Area fo **Dwelling Unit** Space (Courtvard / Communal Amenity Aggregate Aggregate Aggregate Storage within Storage Space Space Dwelling Unit Size Min Area Bed-Aggregate Living **Dwelling Unit** (Terrace/Balcony Space (Courtyard) Living Area **Bedroom Area** Required (Terrace/Balcony) omunal Garden) Are Level / Floor Unit Type Size (m²) Required (m²) Area Required (m²) Area (m²) Required (m²) Aspect Area Provided (m2) Required (m2) Unit No (m²) (m²) Description 4.A01 2 Bed Apartmer 04 - Fourth I 2.40 37.0 30.0 7.6 4.A02 1 Bed Studio 04 - Fourth 38.0 30.0 N/A N/A 3.0 Yes 0A 4.A03 1 Bed Studio 04 - Fourth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 4.A04 1 Bed Apartment 04 - Fourth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 0.0 5.0 4 A05 2 Bed Apartment 04 - Fourth 2.4E 88 0 73.0 41.0 30.0 25.3 24.4 6.0 6.0 No 0.0 4 A06 2 Bed Apartment 04 - Fourth 2.3C 73.0 63.0 31.4 28.0 21.9 20.1 Yes 0.0 6.0 2.4F 78.0 73.0 31.8 28.3 2 Bed Apartment 04 - Fourth 82.0 73.0 39.4 30.0 4.A08 2 Bed Apartment 04 - Fourth 2.4G 24.6 24.4 6.0 Yes 73.0 39 4 4 A09 2 Bed Apartment 04 - Fourth 2 4G 82 0 30.0 24 6 24 4 Yes 4.A10 2 Bed Apartment 04 - Fourth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 7.0 4.A11 04 - Fourth 90.0 73.0 44.8 24.4 11.5 2 Bed Apartment 2.4N 26.9 0C 37.0 7.6 04 - Fourth 34.0 0.0 4.0 44.0 30.0 N/A N/A 3.0 3.0 No 4.A12 1 Bed Studio 4.A13 2 Bed Apartment 04 - Fourth 2.3B 71.0 63.0 28.0 28.0 22.3 20.1 6.0 5.0 No 5.0 6.0 7.6 4.A14 04 - Fourth 38.0 37.0 30.0 30.0 N/A N/A 1 Bed Studio 37.0 30.0 7.0 4.0 7.6 04 - Fourth 38.0 30.0 N/A N/A 3.0 Yes 4 A15 1 Red Studio 3.0 4.A16 2 Bed Apartmen 04 - Fourth 2.40 86.0 73.0 34.4 30.0 25.1 24.4 9.7 6.0 38.0 7.0 4.A17 04 - Fourth 73.0 31.3 2 Bed Apartment 2.4A 77.0 24.8 24.4 Yes 45.0 30.5 7.0 5.0 No 7.6 04 - Fourth 53.0 23.0 12.0 11.4 3.0 3.0 4.A18 1 Bed Apartment 1E 4.A19 1 Bed Apartment 04 - Fourth 1J 63.0 45.0 37.0 23.0 11.4 11.4 6.0 3.0 No 0.0 5.0 7.6 4.A20 1 Bed Apartment 04 - Fourth 48.0 24.0 23.0 13.0 73.0 44.8 Yes 11.5 7.0 7.6 04 - Fourth 2 4N 90.0 30.0 24 4 6.0 6.0 4 A21 2 Bed Apartment 26.9 4.A22 2 Bed Apartment 04 - Fourth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 6.0 0.0 7.0 4.A23 04 - Fourth 83.0 73.0 34.0 24.4 2 Bed Apartment 2.4H 31. 73.0 34.0 7.0 0.0 7.6 04 - Fourth 2.4H 83.0 30.0 31.0 24.4 6.0 6.0 Yes 4.A24 2 Bed Apartment 4.A25 2 Bed Apartment 04 - Fourth 2.4N 90.0 73.0 44.8 30.0 26.9 24.4 6.0 6.0 Yes 11.5 7.0 7.6 34.0 4.A26 1 Bed Studio 04 - Fourth 44.0 37.0 30.0 04 - Fourth 1A 45.0 24.0 23.0 13.0 3.0 No 0.0 5.0 4 A27 1 Bed Apartment 48.0 11.4 3.0 4.A28 2 Bed Apartment 04 - Fourth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 6.0 7.0 7.0 4.A29 04 - Fourth 83.0 73.0 40.0 2 Bed Apartment 2.4C 24.6 24.4 73.0 34.1 4.0 7.0 04 - Fourth 30.0 24 4 6.0 6.0 Yes 2 4B 77.0 24 6 4 A30 2 Red Apartment 4.A31 2 Bed Apartment 04 - Fourth 2.40 86.0 73.0 34.4 30.0 25.1 24.4 9.7 6.0 38.0 7.0 4.A32 2 Bed Apartment 04 - Fourth 45.0 30.5 3.0 No 7.0 5.0 04 - Fourth 1E 53.0 23.0 12.0 11.4 3.0 4.A33 1 Bed Apartment 4.A34 2 Bed Apartment 04 - Fourth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 7.0 7.0 4.A35 04 - Fourth 2.4A 77.0 73.0 31.3 24.4 2 Bed Apartment 24.8 45.0 24.0 0.0 5.0 7.6 04 - Fourth Nο 48 0 23.0 13 0 11 4 3.0 3.0 4 A36 1 Bed Apartment 1A 4.A37 1 Bed Apartment 04 - Fourth 1A 48.0 45.0 24.0 23.0 13.0 11 4 3.0 3.0 No 0.0 5.0 4.A38 04 - Fourth 90.0 44.8 24.4 2 Bed Apartment 26.9 73.0 39.4 7.0 7.6 4.A39 04 - Fourth 2.4G 82.0 30.0 24.6 24.4 6.0 6.0 Yes 0.0 2 Bed Apartment 4.A40 2 Bed Apartment 04 - Fourth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 6.0 7.0 4.A41 04 - Fourth 2.4H 83.0 73.0 34.0 2 Bed Apartment 63.0 33.0 5.0 8.8 6.0 7.6 04 - Fourth 70.0 20.1 Yes 2 Bed Apartment 2 3D 28.0 20.1 4 A42 4.A43 1 Bed Studio 04 - Fourth 0C 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 0D 1 Bed Studio 04 - Fourth 38.0 30.0 73.0 34.1 7.0 7.6 04 - Fourth 2.4B 77.0 30.0 24.6 24.4 6.0 6.0 7.0 4.A45 2 Bed Apartment 4.A46 2 Bed Apartment 04 - Fourth 2.4C 83.0 73.0 40.0 30.0 24.6 24.4 6.0 6.0 Yes 0.0 7.0 73.0 4.A47 2 Bed Apartment 04 - Fourth 2.4B 77.0 34.1 24.6 24.4 73.0 40.0 7.0 7.6 04 - Fourth 0.0 4.A48 2 Bed Apartment 2.4C 83.0 30.0 24.6 24.4 6.0 6.0 Yes 4 A49 2 Bed Apartment 04 - Fourth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 6.0 Yes 4.0 7.0 45.0 28.0 1 Bed Apartment 04 - Fourth 51.0 23.0 12.0 45.0 30.0 0.0 5.0 4 A51 1 Bed Apartment 04 - Fourth 1G 54 0 23.0 13.0 11 4 3.0 3.0 Yes 4.A52 1 Bed Studio 04 - Fourth 0G 39.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 4.A53 2 Bed Apartmen 04 - Fourth 2.4A 24.8 04 - Fourth 53.0 45.0 30.5 23.0 12.0 11.4 3.0 3.0 No 6.5 5.0 7.6 4.A54 1 Bed Apartment 1E 4.A55 2 Bed Apartment 04 - Fourth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 No 7.0 7.0 24.0 1 Bed Apartment 04 - Fourth 23.0 24.0 5.0 4 A57 1 Bed Apartment 04 - Fourth 1A 48 0 45.0 23 0 13 0 11 4 3.0 3.0 Nο 52 4 A58 2 Bed Apartment 04 - Fourth 2.3D 70.0 63.0 33.0 28.0 20.1 20.1 5.0 5.0 Yes 8.8 6.0 2 Bed Apartment 04 - Fourth 2.4J 79.0 73.0 34.0 24.4 24.4 73.0 37.8 0.0 7.0 7.6 04 - Fourth 30.0 6.0 Yes 4.A60 2.4K 80.0 24.6 24.4 6.0 2 Bed Apartment 4.A61 2 Bed Apartment 04 - Fourth 2.4M 80.0 73.0 39.5 30.0 24.4 24.4 6.1 6.0 Yes 7.0 45.0 24.0 4.A62 1 Bed Apartment 04 - Fourth 45.0 24.0 No 0.0 5.0 7.6 4.A63 1 Bed Apartment 04 - Fourth 1A 48.0 23.0 13.0 11.4 3.0 3.0 5.0 4 A64 1 Bed Studio 04 - Fourth 0B 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 7.6 4.A65 OΑ 30.0 1 Bed Studio 04 - Fourth 38.0 N/A 0A 37.0 30.0 No 0.0 7.6 04 - Fourth N/A 4.0 4.A66 1 Bed Studio 38.0 30.0 N/A 3.0 3.0 4.0 0B 4.A67 1 Bed Studio 04 - Fourth 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 7.6 1 Bed Apartmer 04 - Fourth 48.0 24.0 23.0 31.0 7.6 4.A69 1 Bed Studio 04 - Fourth 39.0 37.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 4.0 4 A70 1 Bed Apartment 04 - Fourth 50.0 45.0 26.6 23.0 13.0 114 3.0 3.0 Yes 0.0 5.0 7.6 5.0 45.0 24.0 4.A71 1 Bed Apartment 04 - Fourth 13.0 11.4 04 - Fourth 4 A72 1 Bed Studio

FOURTH FLOOR LEVEL

Minimun Floor Area Private Ameni for Private Amenity Minimun Floor Area fo **Dwelling Unit** Space (Courtvard / Communal Amenity Aggregate Aggregate Aggregate Storage within Storage Space Space Dwelling Unit Size Min Area Bed-Aggregate Living **Dwelling Unit** (Terrace/Balcony Space (Courtyard) Living Area **Bedroom Area** Required (Terrace/Balcony) omunal Garden) Are Unit Type Size (m²) Required (m²) Area Required (m²) Area (m²) Required (m²) Aspect Required (m2) (m²) Unit No (m²) Description 5.A01 2 Bed Apartmer 5.A02 1 Bed Studio 37.0 30.0 7.6 05 - Fifth 38.0 30.0 N/A N/A 3.0 Yes 0A 5.A03 1 Bed Studio 05 - Fifth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 5.A04 1 Bed Apartment 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 0.0 5.0 5.A05 2 Bed Apartment 05 - Fifth 2.4E 88 0 73.0 41.0 30.0 25.3 24.4 6.0 6.0 No 7.0 7.0 5.A06 2 Bed Apartment 05 - Fifth 2.3C 73.0 63.0 31.4 28.0 21.9 20.1 7.0 5.A07 2 Bed Apartment 05 - Fifth 2.4F 78.0 73.0 31.8 30.0 24.4 6.0 0.0 7.0 28.3 Yes 5 A08 2 Red Apartment 05 - Fifth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 Yes 5.A09 05 - Fifth 83.0 73.0 34.0 31.0 24.4 5.A10 2 Bed Apartment 05 - Fifth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 6.0 Yes 0.0 7.0 5 A11 2 Bed Apartment 05 - Fifth 2.4N 90.0 73.0 44.8 30.0 26.9 24.4 6.0 6.0 Yes 11.5 7.0 5.A12 1 Bed Studio 05 - Fifth 0C 44.0 37.0 34.0 30.0 N/A N/A 4.0 5.A13 05 - Fifth 2.3B 71.0 63.0 28.0 28.0 20.1 6.0 5.0 No 5.0 6.0 2 Bed Apartment 22.3 5 A14 1 Bed Studio 05 - Fifth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 7.0 4.0 ΩA 5.A15 1 Bed Studio 05 - Fifth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 7.0 4.0 5.A16 2 Bed Apartment 05 - Fifth 2.40 86.0 73.0 34.4 30.0 25.1 24.4 9.7 6.0 Yes 0.0 7.0 5 A17 2 Bed Apartment 05 - Fifth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.01 6.0 Yes 7.0 7.0 5.A18 1 Bed Apartmer 05 - Fifth 53.0 45.0 30.5 23.0 12.0 11.4 3.0 7.0 37.0 5.A19 05 - Fifth 1J 63.0 45.0 23.0 11.4 11.4 6.0 3.0 No 0.0 5.0 1 Bed Apartment 5 A20 1 Bed Apartment 05 - Fifth 1A 48.0 45.0 24 0 23.0 13.0 11 4 05 - Fifth 90.0 73.0 44.8 30.0 24.4 5.A21 5.A22 2 Bed Apartment 05 - Fifth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 Yes 0.0 7.0 73.0 39.4 5 A23 2 Bed Apartment 05 - Fifth 2.4G 82.0 30.0 24.6 24.4 6.0 5.A24 05 - Fifth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 5.A25 05 - Fifth 2.4N 90.0 73.0 44.8 30.0 26.9 24.4 6.0 6.0 Yes 11.5 7.0 2 Bed Apartment 5 A26 1 Bed Studio 05 - Fifth 44 0 37.0 34 0 30.0 N/A N/A 3.0 3.0 5.A27 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 1 Bed Apartm 5.A28 2 Bed Apartment 05 - Fifth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 6.0 7.0 7.0 5 A29 2 Bed Apartment 05 - Fifth 2.4C 83.0 73.0 40.0 30.0 24.6 24.4 6.0 5.A30 2 Bed Apartmer 05 - Fifth 77.0 73.0 34.1 24.6 05 - Fifth 86.0 73.0 34.4 30.0 24.4 9.7 6.0 Yes 0.0 7.0 5.A31 2 Bed Apartment 2.40 25.1 5 A32 2 Bed Apartment 05 - Fifth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 Yes 5.A33 05 - Fifth 53.0 45.0 30.5 23.0 12.0 11.4 7.0 5.A34 05 - Fifth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 7.0 7.0 2 Bed Apartment 5 A35 2 Red Apartment 05 - Fifth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.01 6.0 7.0 7.0 5.A36 1 Bed Apartmer 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 0.0 5.A37 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 No 0.0 5.0 1 Bed Apartment 5 A38 2 Red Anartment 05 - Fifth 2.4N 90.0 73.0 44 8 30.0 26.9 24.4 6.0 Yes 11.5 5.A39 05 - Fifth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 05 - Fifth 83.0 73.0 34.0 30.0 6.0 0.0 7.0 5.A40 2 Bed Apartment 2.4H 31.0 24.4 Yes 5 A41 2 Bed Apartment 05 - Fifth 2 4H 83.0 73.0 34 0 30.0 31 0 24 4 6.0 5.A42 05 - Fifth 70.0 63.0 33.0 28.0 20.1 20.1 0C 05 - Fifth 44.0 37.0 34.0 N/A N/A 3.0 3.0 No 0.0 4.0 5.A43 1 Bed Studio 30.0 05 - Fifth 5 A44 1 Bed Studio 38.0 37.0 30.0 30.0 N/A N/A 3.0 5.A45 2 Bed Apartm 05 - Fifth 2.4B 77.0 73.0 34.1 30.0 24.6 24 4 6.0 34.1 5.A46 05 - Fifth 2.4B 77.0 73.0 30.0 24.6 24.4 6.0 4.0 7.0 2 Bed Apartment 5 A47 2 Bed Apartment 05 - Fifth 2 4B 77.0 73 0 34 1 30.0 24 6 24 4 6.0 5.A48 05 - Fifth 2.4C 83.0 73.0 40.0 30.0 24.6 24.4 6.0 6.0 73.0 7.0 5.A49 2 Bed Apartment 05 - Fifth 2.4B 77.0 34.1 30.0 24.6 24.4 6.0 Yes 7.0 5 A50 1 Bed Apartment 05 - Fifth 1H 51.0 45.0 28.0 23.0 12 0 114 3.0 5.A51 05 - Fifth 54.0 45.0 30.0 13.0 11.4 1 Bed Apartm 05 - Fifth 39.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 5.A52 1 Bed Studio 5.A53 2 Bed Apartment 05 - Fifth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 7.0 5.A54 05 - Fifth 53.0 45.0 30.5 23.0 12.0 11.4 3.0 7.0 1 Bed Apartmer 73.0 5.A55 2 Bed Apartment 05 - Fifth 2.4A 77.0 31.3 30.0 24.8 24.4 6.0 No 7.0 7.0 5 A56 1 Bed Apartment 05 - Fifth 1A 48 0 45.0 24.0 23.0 13.0 11 4 3.0 5.2 5.A57 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 5.2 5.0 1 Bed Apartmer 5.A58 05 - Fifth 2.3D 70.0 63.0 33.0 28.0 20.1 5.0 Yes 8.8 6.0 2 Bed Apartment 20.1 34.0 5.A59 2 Bed Apartment 05 - Fifth 2.4J 79.0 73.0 30.0 24.4 24.4 6.0 5.A60 05 - Fifth 2.4K 80.0 73.0 37.8 30.0 24.6 24.4 5.A61 05 - Fifth 2.4M 80.0 73.0 39.5 24.4 24.4 6.0 Yes 0.0 7.0 2 Bed Apartment 30.0 48.0 45.0 24 0 11 4 5 A62 1 Bed Apartment 05 - Fifth 1A 23.0 13 0 3.0 1 Bed Apartm 5.A63 05 - Fifth 48.0 45.0 24.0 23.0 13.0 11.4 0B 5.A64 1 Bed Studio 05 - Fifth 43.0 37.0 35.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 30.0 5 A65 37.0 1 Red Studio 05 - Fifth 38.0 30.0 30.0 N/A N/A 3.0 3.0 0.0 4.0 4.0 0A 5.A66 1 Bed Studio 05 - Fifth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 0.0 4.0 7.6 1 Bed Studio 05 - Fifth 0B 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 48 0 45.0 13 0 11 4 5 A68 1 Bed Apartment 05 - Fifth 1A 24.0 23.0 3.0 5.0 5.A69 1 Bed Studio 05 - Fifth 0H 39.0 37.0 31.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 7.6 5.A70 1 Bed Apartment 05 - Fifth 50.0 45.0 26.6 23.0 13.0 11.4 3.0 3.0 Yes 0.0 5.0 5.0 5.A71 1 Bed Apartment 05 - Fifth 1A 48.0 45.0 24.0 23.0 13.0 11 4 3.0 No 0.0 5.0 1 Bed Studio

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FIFTH FLOOR LEVEL

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11 12 13 15 18 19 Minimun Floor Area Private Amenit for Private Amenity Minimun Floor Area fo **Dwelling Unit** Storage Space (Courtvard / Communal Amenity Number Aggregate Aggregate Aggregate Storage within Space Space Aggregate Living Dwelling Unit Size Min Area Bed-**Dwelling Unit** (Terrace/Balcony Space (Courtyard) Living Area **Bedroom Area** Required (Terrace/Balcony) omunal Garden) Are Unit Type Size (m²) Required (m²) Area Required (m²) Area (m²) Required (m²) Aspect Area Provided (m2) Required (m2) Unit No (m²) (m²) Description 6.A01 2 Bed Apartment 2.40 6.A02 1 Bed Apartment 06 - Sixth 48.0 45.0 24.0 13.0 11 4 3.0 1A 23.0 6.A03 2 Bed Apartment 88.0 73.0 41.0 30.0 25.3 24.4 6.0 7.6 31.4 6.A04 2 Bed Apartment 06 - Sixth 2.3C 73.0 63.0 28.0 21.9 20.1 5.0 Yes 7.0 6.0 6 A05 2 Bed Apartment 06 - Sixth 2 4F 78.0 73.0 31.8 30.0 28.3 24.4 6.0 6.0 Yes 0.0 6.A06 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 73.0 34.0 7.0 2 Bed Apartment 06 - Sixth 2.4H 83.0 30.0 31.0 6.0 Yes 0.0 6.A07 24.4 6 A08 2 Red Apartment 06 - Sixth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 Yes 0.0 6.A09 06 - Sixth 90.0 73.0 44.8 30.0 26.9 24.4 6.A10 1 Bed Studio 06 - Sixth 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 6 A11 2 Bed Apartment 06 - Sixth 2.3B 71.0 63.0 28.0 28.0 22.3 20.1 5.0 Yes 5.0 6.0 6.A12 06 - Sixth 2.40 86.0 73.0 34.4 30.0 25. 24.4 9.7 38.0 06 - Sixth 1E 53.0 45.0 30.5 23.0 12.0 11.4 3.0 3.0 Yes 7.0 5.0 6.A13 1 Bed Apartment 6 A14 1 Bed Apartment 06 - Sixth 1.J 63.0 45.0 37.0 23.0 11 4 114 6.0 3.0 No 0.0 5.0 6.A15 1 Bed Apartment 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 0.0 5.0 7.6 6.A16 2 Bed Apartment 06 - Sixth 2.4N 90.0 73.0 44.8 30.0 26.9 24.4 6.0 6.0 Yes 11.5 7.0 6 A 1 7 2 Bed Apartment 06 - Sixth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 6.0 Yes 0.0 6.A18 06 - Sixth 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 73.0 2 Bed Apartment 06 - Sixth 82.0 39.4 30.0 24.6 6.0 6.0 0.0 7.0 6.A19 2.4G 24.4 Yes 6.A20 2 Bed Apartment 06 - Sixth 2.4N 89.0 73.0 34.8 30.0 26.9 24 4 6.0 11.5 6.A21 1 Bed Studio 06 - Sixth 0C 44.0 37.0 34.0 30.0 N/A N/A 0.0 4.0 6.A22 1 Bed Apartment 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 0.0 5.0 6 A23 2 Bed Apartment 06 - Sixth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 6.A24 06 - Sixth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 73.0 34.4 6.A25 2 Bed Apartment 06 - Sixth 2.40 86.0 30.0 25.1 24.4 9.7 6.0 Yes 38.0 7.0 6 A26 1 Bed Apartment 06 - Sixth 1F 53.0 45.0 30.5 23.0 12 0 3.0 6.A27 06 - Sixth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 7.0 2 Bed Apartment 73.0 31.3 7.0 7.0 6.A28 2 Bed Apartment 06 - Sixth 2.4A 77.0 30.0 24.8 24.4 6.0 6 A29 1 Bed Apartment 06 - Sixth 1A 48 0 45.0 24.0 23.0 13.0 11 4 3.0 3.0 No 0.0 5.0 6.A30 1 Bed Apartmen 06 - Sixth 48.0 45.0 24.0 13.0 11.4 2.4N 73.0 34.8 6.0 6.0 Yes 11.5 7.0 7.6 6.A31 2 Bed Apartment 06 - Sixth 89.0 30.0 26.9 24.4 6 A32 2 Bed Apartment 06 - Sixth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 Yes 6.A33 06 - Sixth 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 06 - Sixth 83.0 73.0 34.0 31.0 24.4 6.0 0.0 7.0 6.A34 2 Bed Apartment 2.4H 30.0 Yes 6 A35 2 Red Apartment 06 - Sixth 2.3D 70.0 63.0 33.0 28.0 20.1 20.1 5.0 5.0 Yes 8.8 6.0 6.0 6.A36 1 Bed Studio 06 - Sixth 00 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 0.0 4.0 0D 30.0 6.A37 1 Bed Studio 06 - Sixth 38.0 37.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 6 A38 2 Red Apartment 06 - Sixth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 No 6.A39 06 - Sixth 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 2 Bed Apartment 40.0 06 - Sixth 83.0 73.0 30.0 6.0 0.0 7.0 6.A40 2 Bed Apartment 2.4C 24.6 24.4 Yes 6 A41 2 Red Apartment 06 - Sixth 2 4B 77.0 73.0 34.1 30.0 24.6 24 4 6.0 Yes 6.A42 1 Bed Apartmen 06 - Sixth 1H 51.0 45.0 28.0 23.0 12.0 11.4 3.6 06 - Sixth 1G 54.0 45.0 30.0 13.0 11.4 3.0 3.0 0.0 5.0 6.A43 1 Bed Apartment 23.0 Yes 6 A44 1 Red Studio 06 - Sixth 39.0 37.0 30.0 30.0 N/A N/A 3.0 Yes 6.A45 06 - Sixth 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 7.0 7.0 30.5 6.A46 06 - Sixth 53.0 45.0 23.0 12.0 11.4 3.0 3.0 6.5 5.0 1 Bed Apartment 1E 6 A47 2 Bed Apartment 06 - Sixth 2 4A 77.0 73.0 31.3 30.0 24 8 24 4 6.0 6.0 No 7.0 7.0 6.A48 1 Bed Apartment 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 No 5.2 5.0 06 - Sixth 1A 48.0 45.0 24.0 13.0 11.4 3.0 3.0 No 5.2 5.0 7.6 6.A49 1 Bed Apartment 23.0 6 A50 2 Red Apartment 06 - Sixth 2 3D 70 O 63.0 33.0 28.0 20.1 20.1 5.0 Yes 6.A51 06 - Sixth 79.0 73.0 34.0 24.4 24.4 06 - Sixth 2.4K 80.0 73.0 37.8 30.0 24.6 24.4 6.0 6.0 Yes 0.0 7.0 6.A52 2 Bed Apartment 73.0 6.A53 2 Bed Apartment 06 - Sixth 2.4L 81.0 34.1 30.0 24.4 24.4 6.1 6.0 No 0.0 7.0 6.A54 1 Bed Apartment 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 No 0.0 5.0 6.A55 1 Bed Apartment 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 No 0.0 5.0 6 A56 1 Bed Studio 06 - Sixth 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 4.0 6.A57 1 Bed Studio 06 - Sixth ΩA 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.6 0B 06 - Sixth 37.0 35.0 N/A N/A 3.0 0.0 4.0 6.A58 1 Bed Studio 43.0 30.0 3.0 Yes 0A 7.6 6.A59 1 Bed Studio 06 - Sixth 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 4.0 6.A60 06 - Sixth 48.0 45.0 24.0 23.0 13.0 11.4 3.0 0.0 5.0 7.6 06 - Sixth 0H 37.0 31.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 6.A61 1 Bed Studio 39.0 30.0 11 45.0 5.0 6 A62 1 Bed Apartment 06 - Sixth 50.0 26.6 23.0 13.0 11 4 3.0 Yes 6.A63 1 Bed Apartmen 06 - Sixth 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 No 0.0 5.0 7.6 37.0 30.0 N/A 3.0 Yes 0.0 4.0 6.A64 1 Bed Studio 06 - Sixth 39.0 30.0

SIXTH FLOOR LEVEL

12 13 15 19 Minimun Floor Area Private Amenity for Private Amenity Minimun Floor Area fo Dwelling Unit Number Storage Space (Courtvard / Communal Amenity Aggregate Aggregate Aggregate Storage within Space Space Aggregate Living Dwelling Unit | Size Min Area **Dwelling Unit** (Terrace/Balcony Space (Courtyard) Living Area **Bedroom Area** Required (Terrace/Balcony) Comunal Garden) Are Level / Floor Unit Type Required (m²) Area Required (m²) Area (m²) Required (m²) Required (m2) Unit No (m²) (m²) Description 7.A01 2 Bed Apartment 07 - Seventh I 2.40 7.A02 1 Bed Apartment ก7 - Seventh 48.0 45.0 24.0 13.0 11 4 3.0 15.0 1A 23.0 7.A03 2 Bed Apartment 83.0 73.0 34.0 30.0 31.0 24.4 6.0 7.6 7.A04 2 Bed Apartment 07 - Seventh 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 6.0 Yes 0.0 7.0 7.A05 2 Bed Apartment 07 - Seventh 2.4H 83.0 73.0 34.0 30.0 31 0 24.4 6.0 6.0 Yes 9.0 7.0 7.A06 1 Bed Studio 07 - Seventh 0C 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 Yes 10.0 4.0 76 7.A07 2 Bed Apartment 07 - Seventh 2.3B 71.0 63.0 28.0 28.0 22.3 20.1 5.0 Yes 5.0 6.0 7.A08 2 Bed Apartment 07 - Seventh 2.40 86.0 73.0 34.4 30.0 25.1 24.4 9.7 6.0 Yes 0.0 7.0 7.A09 1 Bed Apartment 07 - Seventh 53.0 45.0 30.5 23.0 12.0 11.4 7.A10 1 Bed Apartment 07 - Seventh 1J 63.0 45.0 37.0 23.0 11.4 11.4 6.0 3.0 No 0.0 5.0 7.6 7.A11 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 Yes 10.0 7.A12 82.0 73.0 39.4 24.6 24.4 7.A13 2 Bed Apartment 07 - Seventh 2.4G 82.0 73.0 39.4 24.6 6.0 6.0 Yes 0.0 7.0 30.0 24.4 7.A14 2 Bed Apartment 07 - Seventh 2.4G 82.0 73.0 39.4 30.0 24.6 24.4 6.0 6.0 Yes 9.0 7.0 7.A15 1 Bed Studio 07 - Seventh 00 44.0 37.0 34.0 30.0 N/A N/A 3.0 3.0 Yes 10.0 4.0 7.6 7.A16 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 3.0 0.0 5.0 7 A17 2 Red Anartment 07 - Seventh 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.01 6.0 7.0 7.A18 07 - Seventh 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 7.A19 2 Bed Apartment 07 - Seventh 86.0 73.0 34.4 25.1 9.7 6.0 0.0 7.0 2.40 30.0 24.4 Yes 7 A20 1 Bed Apartment 07 - Seventh 1F 53.0 45.0 30.5 12 0 7.A21 2 Bed Apartment 77.0 73.0 31.3 24.8 24.4 7.A22 2 Bed Apartment 07 - Seventh 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 6.0 7.0 7.0 45.0 24.0 7.A23 1 Bed Apartment 07 - Seventh 1A 48.0 23.0 13.0 11 4 3.0 3.0 0.0 5.0 7.A24 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 23.0 13.0 11 4 3.0 10.0 7.A25 2 Bed Apartment 07 - Seventh 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 6.0 6.0 Yes 9.0 7.0 7.A26 2 Bed Apartment 07 - Seventh 2 4H 83.0 73.0 34 0 30.0 31 0 24 4 6.0 Yes 7.A27 2 Bed Apartment 07 - Seventh 2.4H 83.0 73.0 34.0 30.0 31.0 24.4 7.0 0D 30.0 7.A28 1 Bed Studio 07 - Seventh 38.0 37.0 30.0 N/A N/A 3.0 0.0 4.0 2 4R 7.A29 2 Bed Apartment 07 - Seventh 77.0 73.0 34.1 30.0 24.6 24 4 6.0 6.0 No 7.A30 77.0 73.0 34.1 24.6 7.A31 2 Bed Apartment 07 - Seventh 2.4C 83.0 73.0 40.0 24.6 6.0 6.0 Yes 0.0 7.0 30.0 24.4 7.A32 2 Bed Apartment 07 - Seventh 2.4B 77.0 73.0 34.1 30.0 24.6 24.4 6.0 Yes 7.0 7.A33 1 Bed Apartment 07 - Seventh 1H 51.0 45.0 28.0 23.0 12.0 11.4 3.6 Yes 5.5 5.0 7.A34 1 Bed Apartment 07 - Seventh 1G 54.0 45.0 30.0 23.0 13.0 11.4 3.0 3.0 0.0 5.0 Yes 7 A35 1 Bed Studio 07 - Seventh 39.0 37.0 30.0 30 O N/A N/A 3.01 3.0 Yes 0.0 4.0 4.0 7.A36 2 Bed Apartmer 07 - Seventh 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.0 7.A37 1 Bed Apartment 07 - Seventh 1E 53.0 45.0 30.5 23.0 12.0 11.4 3.0 3.0 6.5 5.0 7 A38 2 Red Apartment 07 - Seventh 2.4A 77.0 73.0 31.3 30.0 24.8 24.4 6.01 6.0 No 7.0 7.A39 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 23.0 13.0 11.4 3.0 5.2 7.A40 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 13.0 11.4 3.0 3.0 5.2 5.0 23.0 7 A41 2 Red Apartment 07 - Seventh 2 41 74 0 73.0 30.4 30.0 24 4 24 4 6.0 7.A42 2 Bed Apartment 07 - Seventh 2.4K 80.0 73.0 37.8 30.0 24.6 24.4 7.A43 2 Bed Apartment 07 - Seventh 2.4L 81.0 73.0 34.1 24.4 6.0 No 0.0 7.0 30.0 24.4 7 A44 1 Red Apartment 07 - Seventh 48.0 45.0 24.0 23.0 13.0 11 4 3.0 7.A45 1 Bed Apartm 07 - Seventh 48.0 45.0 24.0 23.0 13.0 11 4 3.0 3.0 0.0 5.0 0B 7.A46 1 Bed Studio 07 - Seventh 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 7 A47 1 Bed Studio 07 - Seventh 38.0 37.0 30.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 4 0 7.A48 1 Bed Studio 07 - Seventh 0B 43.0 37.0 35.0 30.0 N/A N/A 3.0 3.0 Yes 0.0 4.0 7.6 0A 30.0 7.A49 1 Bed Studio 07 - Seventh 38.0 37.0 30.0 N/A N/A 3.0 3.0 No 0.0 4.0 7.A50 1 Bed Apartmen 07 - Seventh 1A 48 0 45.0 24.0 23.0 13.0 11 4 3.0 No 0.0 7.A51 1 Bed Studio 07 - Seventh 39.0 37.0 31.0 N/A N/A 4.0 7.A52 1 Bed Apartment 07 - Seventh 11 50.0 45.0 26.6 13.0 11.4 3.0 3.0 Yes 0.0 5.0 23.0 7.A53 1 Bed Apartment 07 - Seventh 1A 48.0 45.0 24.0 23.0 13.0 3.0 No 0.0 5.0 7.A54 1 Bed Studio 39.0 37.0 30.0 N/A Total Area Provided Total Aera Required 31075.0 28154.0 744 1467 47.97% TOTAL 492 2299.7 2251.8 2211.0

#### Simplified Apartment Mix

Unit type	Apt count	Ratio
1 Bed Apt incl. Studios	240	48.8%
2 Bed Apartment	252	51.2%
3 Bed Apartment	0	0.0%
TOTAL	492	100%

Apartment Mix / Unit Type Color legend					
Unit type	Apt count		mix percent	min area [m2]	
1 Bed Studio	104		21.14%	37.00	
1 Bed Apartment	136		27.64%	45.00	
2 Bed Apartment 3p	21		4.27%	63.00	
2 Bed Apartment 4p	231		46.95%	73.00	
TOTAL	492		100%		
MOJORITY (50% +1)	247				

SEVENTH FLOOR LEVEL

## Appendix B. Planning Scheme Summary

SITE STATISTICS - Summary	08.01.2019
Site Area = Ha	1.88
Site Area - sqm	18800
Building Footprint Area - sqm	5810
Site Coverage	31%
GFA - SQM (Resi,communal & Commercial)(Excl Basement)	46102
Basement Gross Area - sqm	7508
Plot Ratio	2.45
PIOL NALIO	2.43
Total Number of Apartments	492
Studios	104
1 Beds	136
2 beds (3 Person)	21
2 beds (4 Person)	231
Apartments / Ha	262
Dual Aspect	
Percentage of Dual Aspect Units Req'd	33%
Percentage of Dual Aspect Units Achieved	48%
Total Commercial Area Achieved- sqm	3347 <b>(7.3%</b> )
Total commercial/Area/Acinevea 3411	
Open/Amenity Space	
Public Open Space Req'd (10% of site)	1880
Public Open Space Provided (approx)	3024
Communal Amenity Space Req'd	2839
Provided - Internal	930
Provided - External	3708
Total Communal Amenity Space Provided:	4638
Private Amenity Space Req'd	2839
Private Amenity Space Provided	3300



28%











SHARED FACILITIES