

## Housing Quality Assessment

42A Parkgate St.  
Dublin 8

**Mixed Use, Residential &  
Commercial Development**  
**ABP - SHD Application\_Rev 01**

Project Ref: P18-107D

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**Housing Quality Assessment Submitted with Planning Application for:**  
Mixed Use Commercial & Build-to-Rent Residential Development at  
Parkgate St. Dublin 8.  
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# 1.0 Executive Summary

## Executive Summary

This document is intended to assist An Bord Pleanála in its understanding of the key design principles + considerations applied to the proposed scheme. The issues addressed have been provided in collaboration with SLA planning consultants and an expert multi-disciplinary team, to ensure a sustainable and integrated development proposal that has due regard to best practice Urban Design, Architecture, Cultural Heritage, Landscape Architecture and Engineering solutions for this site within the given strategic national and local planning policy context.

This development proposes a best in class residential mixed use scheme designed to the new Planning Guidelines - ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’. The proposed development will provide much needed regeneration and complimentary modern residential accommodation in this underutilised, brownfield city centre location. Whilst meeting the following objectives:

- The regeneration of an under-utilised brownfield site at the edge of the city centre.
- The linking of Parkgate Street to the River Liffey and activation of the River edge.
- The conservation and integration of protected structures as elements of the proposed development.
- The refurbishment / adaptive re-use of existing heritage structures (for example - the river building re-used as amenity space)
- The provision of a new south facing Public Space down to the River edge.
- The Provision of a new River walk, behind existing heritage structures and linking to the existing walkway along the Liffey.
- The creation of active streetscape to Parkgate St.

The proposed development will integrate both physically and socially with the surrounding built and natural environment, to create a living place for the existing and prospective local community and a significant urban landmark at a strategic site along the River Liffey.

## 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. SDRA No 7 - Heuston and Environs

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

1. Provision of high quality professionally managed accommodation providing 481 residential apartments. This use will be a major force in regenerating the Heuston Station environs.
2. Provision of employment / enterprise uses with an office element and various co-working rooms within the scheme.
3. New pedestrian connection along the River Liffey between Parkgate St and the western boundary of the site.
4. Provision of a two South facing courtyards. One public and one private communal, accessed via Parkgate St to the north and facing the River Liffey.
5. The conservation and integration of various Heritage buildings and protected structures as elements of the proposed development.
6. Activation of Parkgate Street with various elements including Retail, Food+Beverage, Office.
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 Parkgate St 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. 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 Parkgate St Elevation - Entrance to Public Courtyard



# 1.0 Executive Summary

## The Project Summary

The proposed development will provide:

- 481 residential units in total 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:

- 66 no. studio apartments
- 298 no. 1 bed apartments
- 12 no. 2 bed (3p) apartments
- 105 no. 2 bed (4p) apartments
- Provision of 3,698sqm gross office space
- Provision of 214sqm Retail space
- Provision of 444sqm Food + Beverage space
- 1839sqm gross internal communal amenity space.
- 2727sqm quality and meaningful communal open space provided across the scheme on ground and roof levels.
- 800sqm of quality Public Open space provided.
- Provision of 11 no. resident car parking spaces at basement level with an additional 15 no car spaces on ground.
- Provision of public space, shared external communal open space, site landscaping, site services and all associated site development works.
- Provision of 551 quality Bike Parking for residents, office workers and visitors (see transport report)



**View inside Public Courtyard**



## 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:

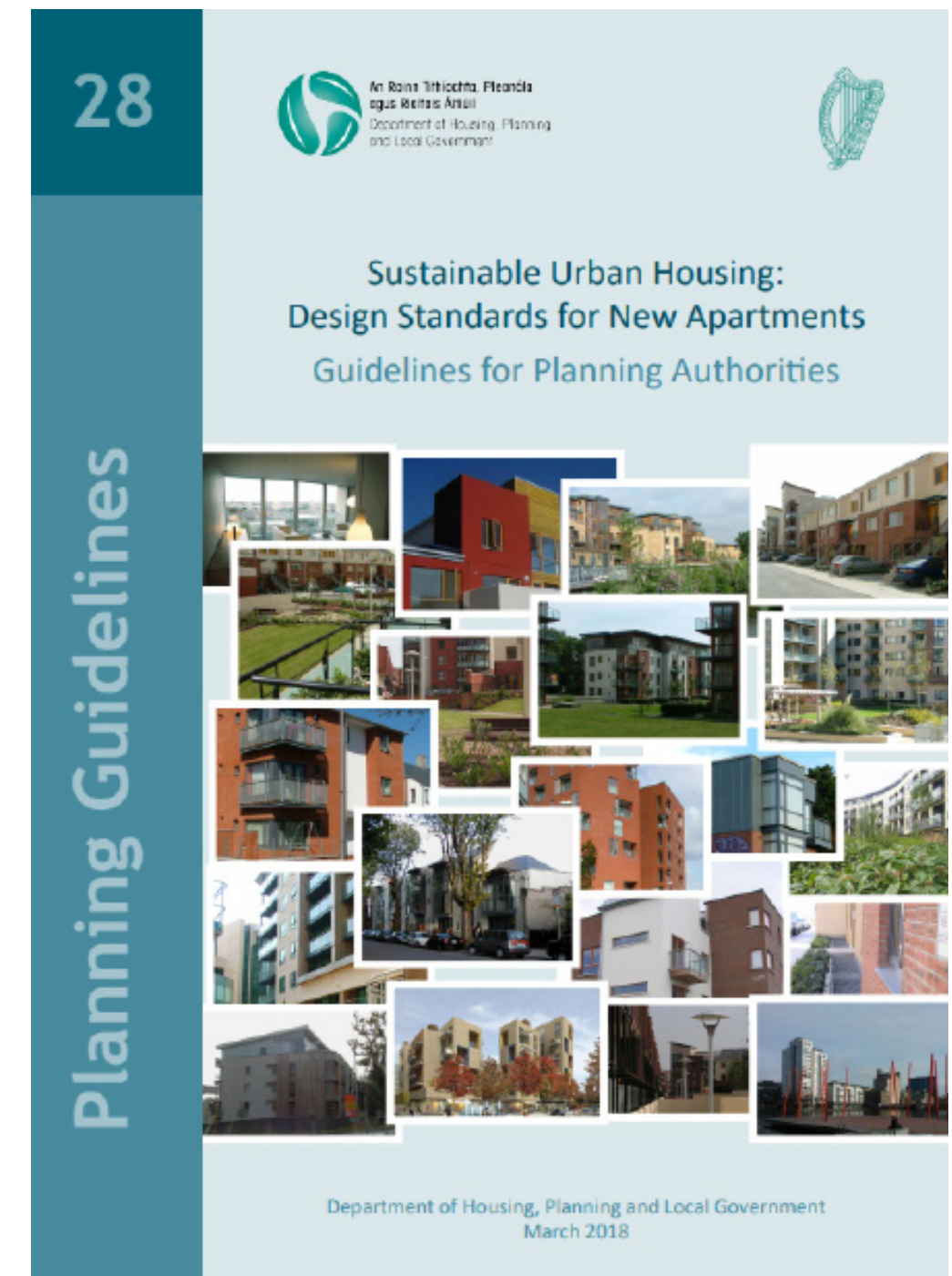
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

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 Pleanála 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:

- |                                  |                            |
|----------------------------------|----------------------------|
| • PGATE_RAU-ZZ-ZZ-DR-A-APT-33301 | Typical Studio Apartment   |
| • PGATE_RAU-ZZ-ZZ-DR-A-APT-33302 | Typical 1 Bed Apartment    |
| • PGATE_RAU-ZZ-ZZ-DR-A-APT-33303 | Typical 2 Bed Apartment    |
| • PGATE_RAU-ZZ-ZZ-DR-A-APT-33304 | Apartment Types - Sheet 01 |
| • PGATE_RAU-ZZ-ZZ-DR-A-APT-33305 | Apartment Types - Sheet 02 |
| • PGATE-RAU-ZZ-ZZ-DR-A-APT-33307 | Apartment Types Block A    |





# 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

## 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 being 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.**

Level	Studio	1 Bed	2 Bed	2 Bed (3p)	Per Floor
Ground			2		2
Mezz	3	21	4	1	29
1st	7	25	7	1	40
2nd	5	24	10	1	40
3rd	5	24	10	1	40
4th	5	24	10	1	40
5th	5	24	10	1	40
6th	5	24	10	1	40
7th	5	21	9	2	37
8th	5	14	7		26
9th	4	9	6	1	20
10th	2	8	2	1	13
11th	2	8	2	1	13
12th	1	5	1		7
13th	1	5	1		7
14th	1	5	1		7
15th	1	5	1		7
16th	1	5	1		7
17th	1	5	1		7
18th	1	5	1		7
19th	1	5	1		7
20th	1	5	1		7
21st	1	5	1		7
22nd	1	5	1		7
23rd	1	5	1		7
24th	1	5	1		7
25th		1	1		2
26th		3	1		4
27th		3	1		4
	66	298	105	12	481



### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

#### Apartment Mix - Part 5 Residential

The mix of Part 5 residential units within the scheme is outlined in the table to the right.

Please refer to drawing number:

- PGATE\_RAU-ZZ-ZZ-DR-A-GAP-31140 for full breakdown and distribution of Part 5 apartments within the scheme.

Level	Studio	1 Bed	2 Bed	2 Bed (3p)	Per Floor	North Facing	Dual Aspect
Ground Mezz 1st 2nd 3rd 4th 5th 6th 7th							
	1	6	2		2	0	3
	1	6	2		2	0	3
	1	6	2		2	0	3
	1	6	2		2	0	3
	1		1	1	1	1	1
	6	30	11	1	11		
13%63%23%1%							
Total	48						



# 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

## 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

IN2 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 IN2. Please see accompanying IN2 sunlight/ day lighting report.

Apartment Type Mix	Quantum	% Mix
Studio	66	14
1-Bedroom	298	62
2-Bedroom (3person)	12	2
2-Bedroom (4person)	105	22
Total	481	

Table: Dwelling Type Mix

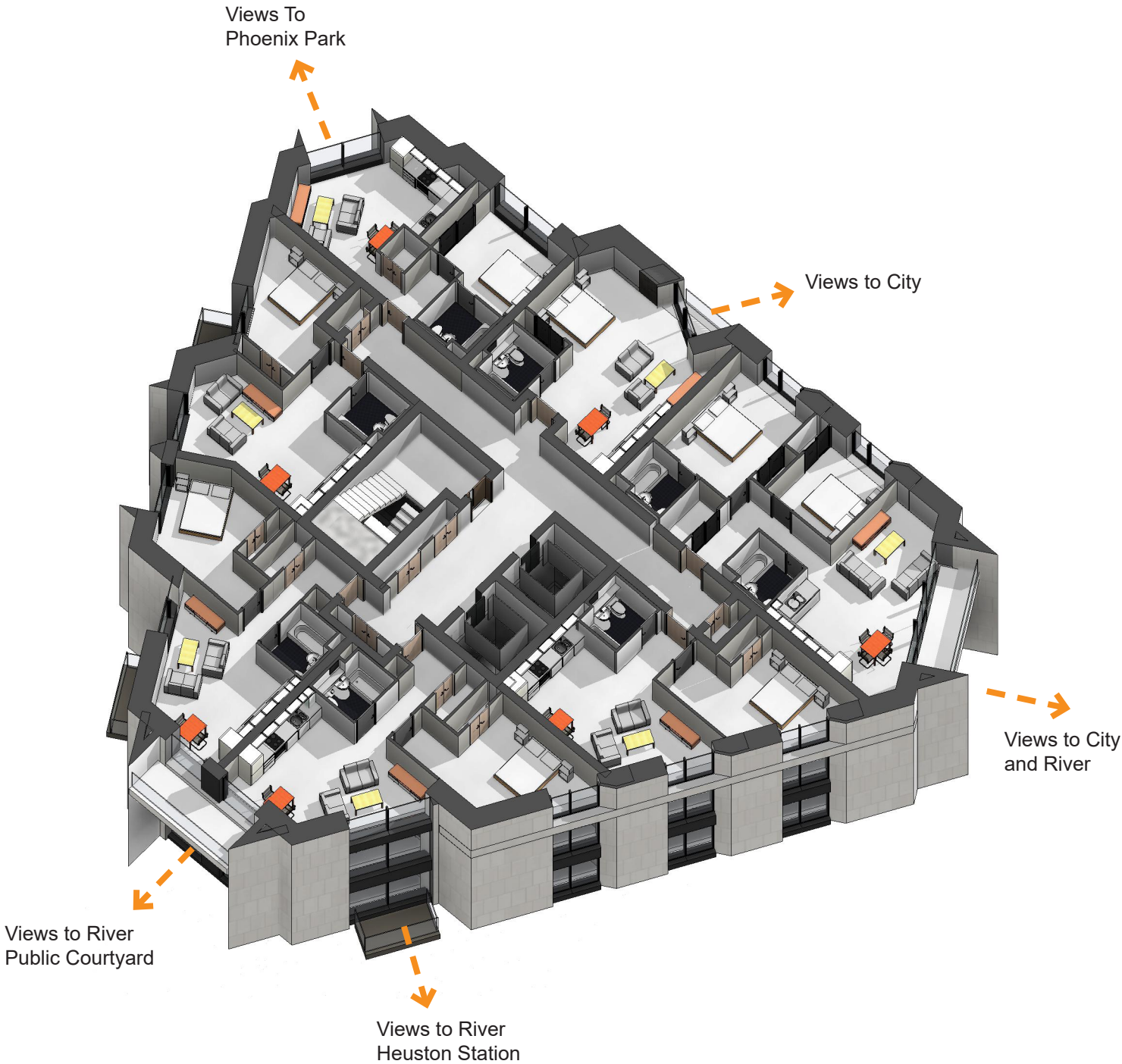




### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

#### Apartment Layouts - Typology

The unit types in the following pages form the majority of apartment types within the overall development. There are a number of non typical types and they are shown in the apartment type drawings. 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 from the overall unit storage area has been provided for mechanical and electrical plant space.



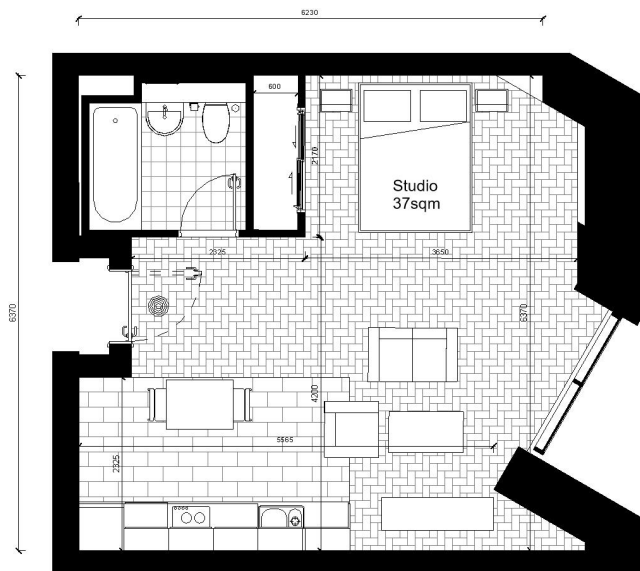
Apartment Layouts - Typology - Block A - Tower



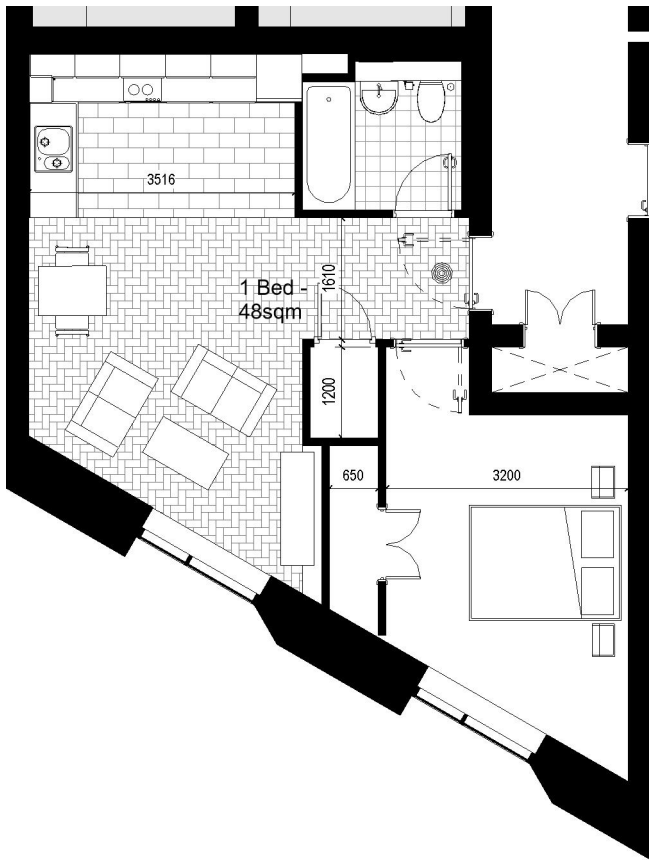
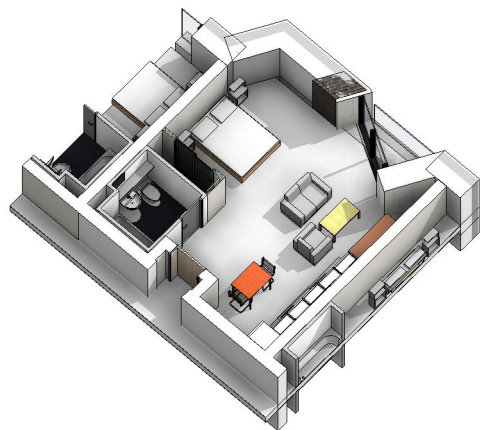
Apartment Layouts - Block A - Tower - Not To Scale

Refer to following drawings accompanying this application:

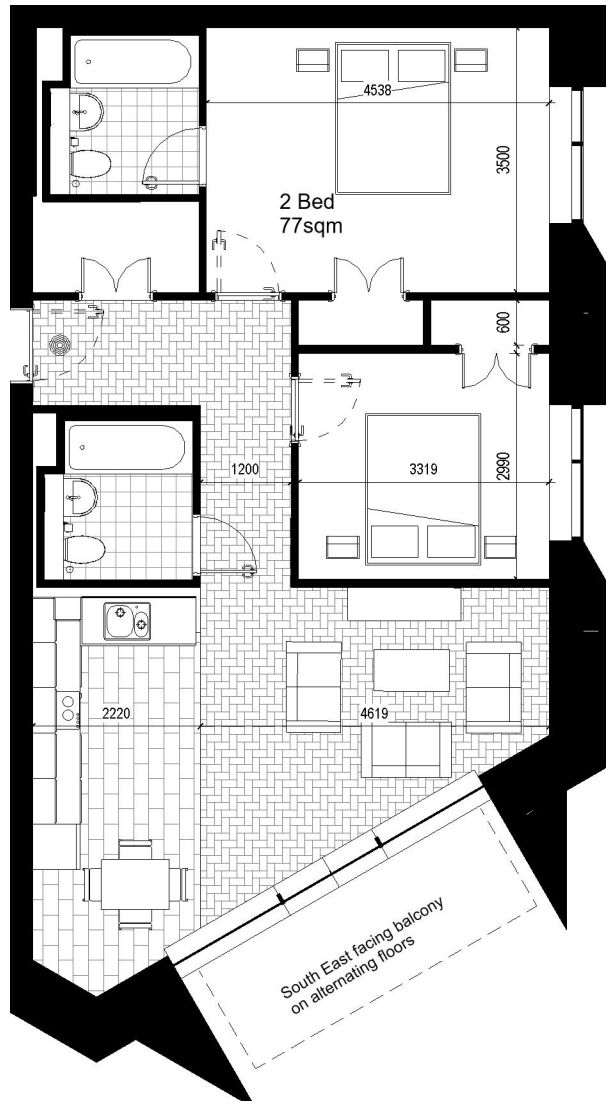
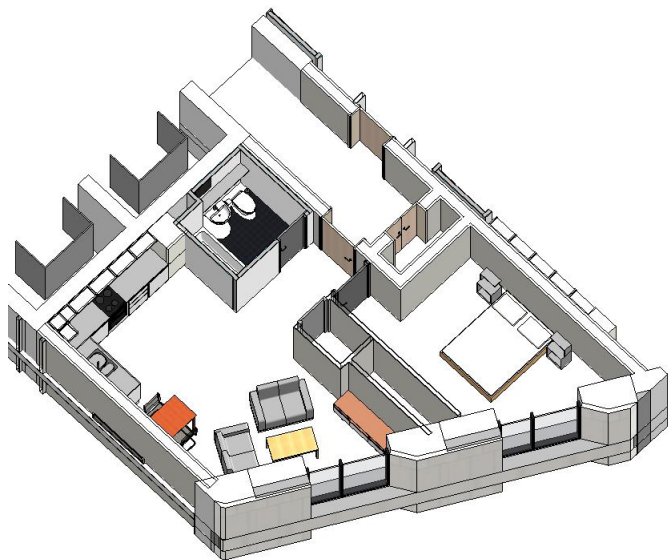
- PGATE-RAU-ZZ-ZZ-DR-A-APT-33307 Apartment Types Block A



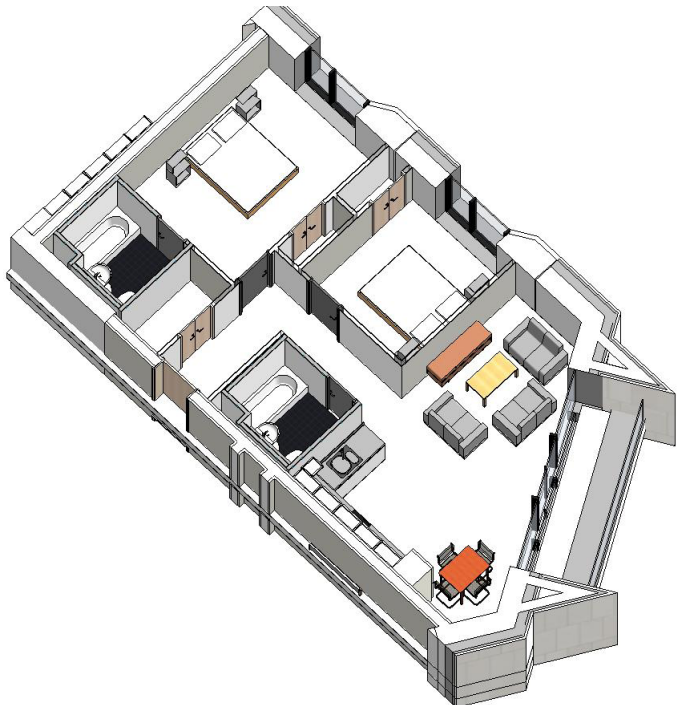
TYPICAL STUDIO UNIT - 37sqm



TYPICAL 1 BEDROOM UNIT - 46sqm



TYPICAL 2 BEDROOM TYPE B UNIT - 78sqm

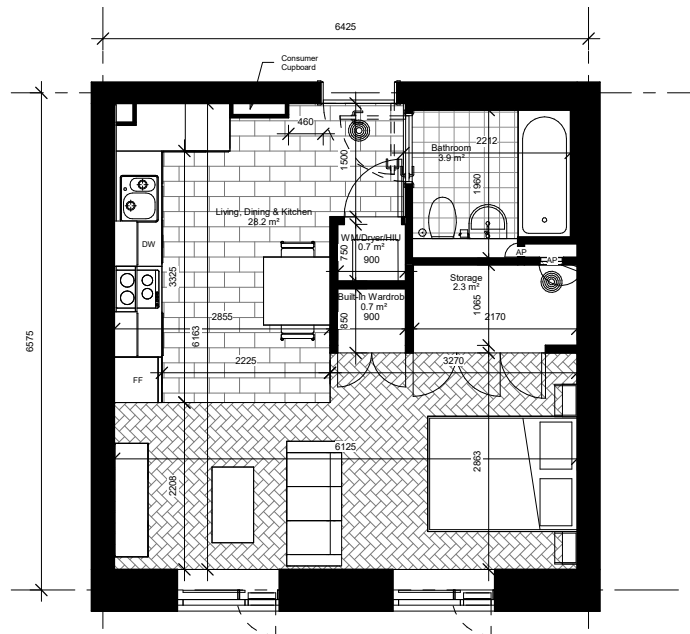




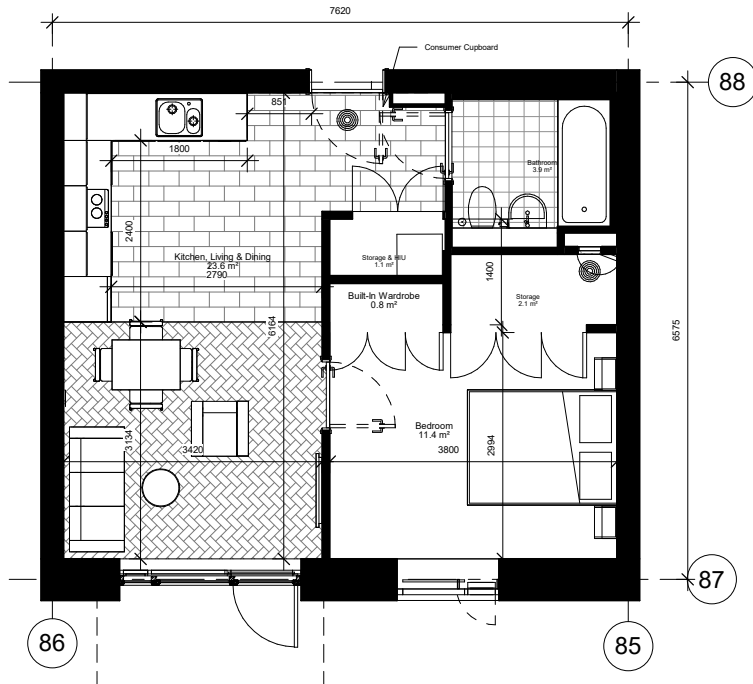
Apartment Layouts - Typical - Not To Scale

Refer to following drawings accompanying this application:

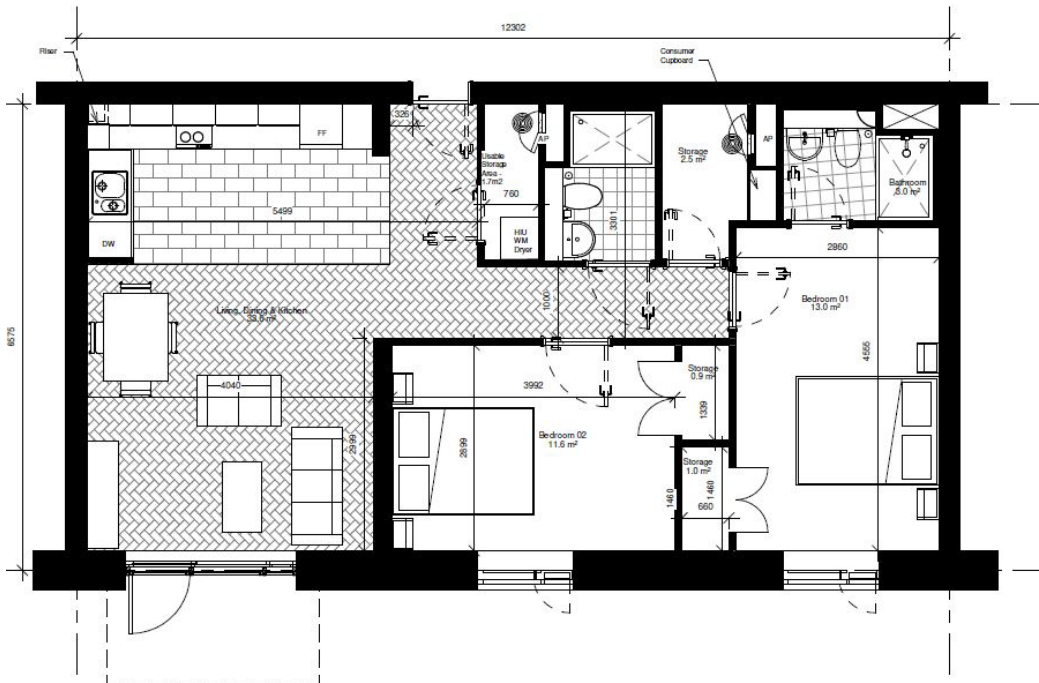
- PGATE\_RAU-ZZ-ZZ-DR-A-APT-33301 Typical Studio Apartment
- PGATE\_RAU-ZZ-ZZ-DR-A-APT-33302 Typical 1 Bed Apartment
- PGATE\_RAU-ZZ-ZZ-DR-A-APT-33303 Typical 2 Bed Apartment



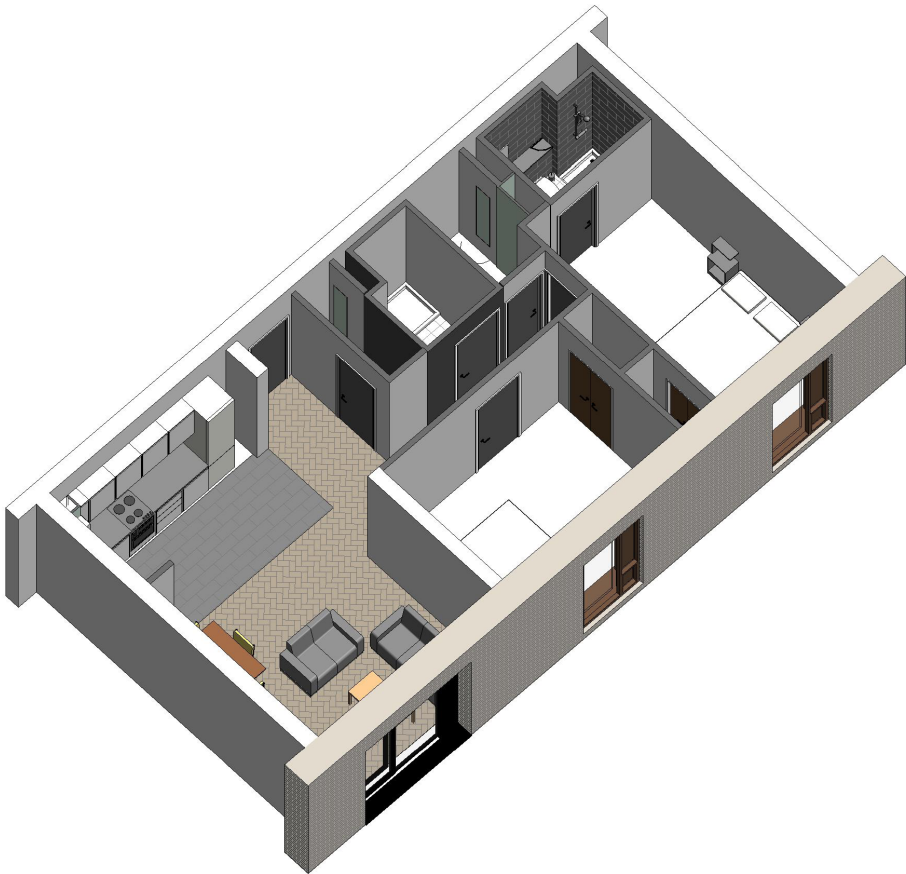
TYPICAL STUDIO UNIT - 37sqm



TYPICAL 1 BEDROOM UNIT - 46sqm



TYPICAL 2 BEDROOM TYPE B UNIT - 78sqm



TYPICAL APARTMENTS TYPES - 3D VIEWS



### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

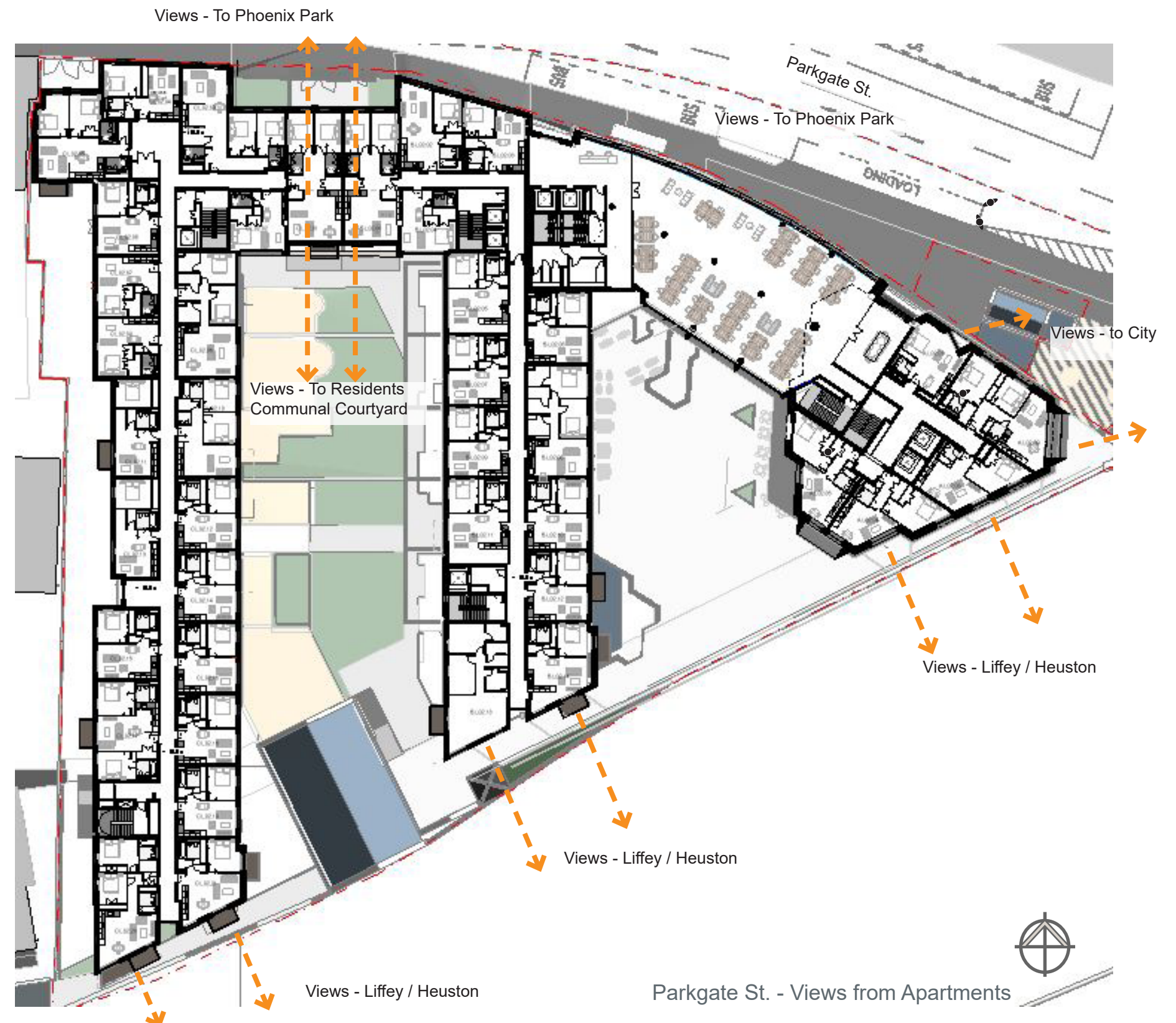
#### Aspect

##### 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 Parkgate St) 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.'*



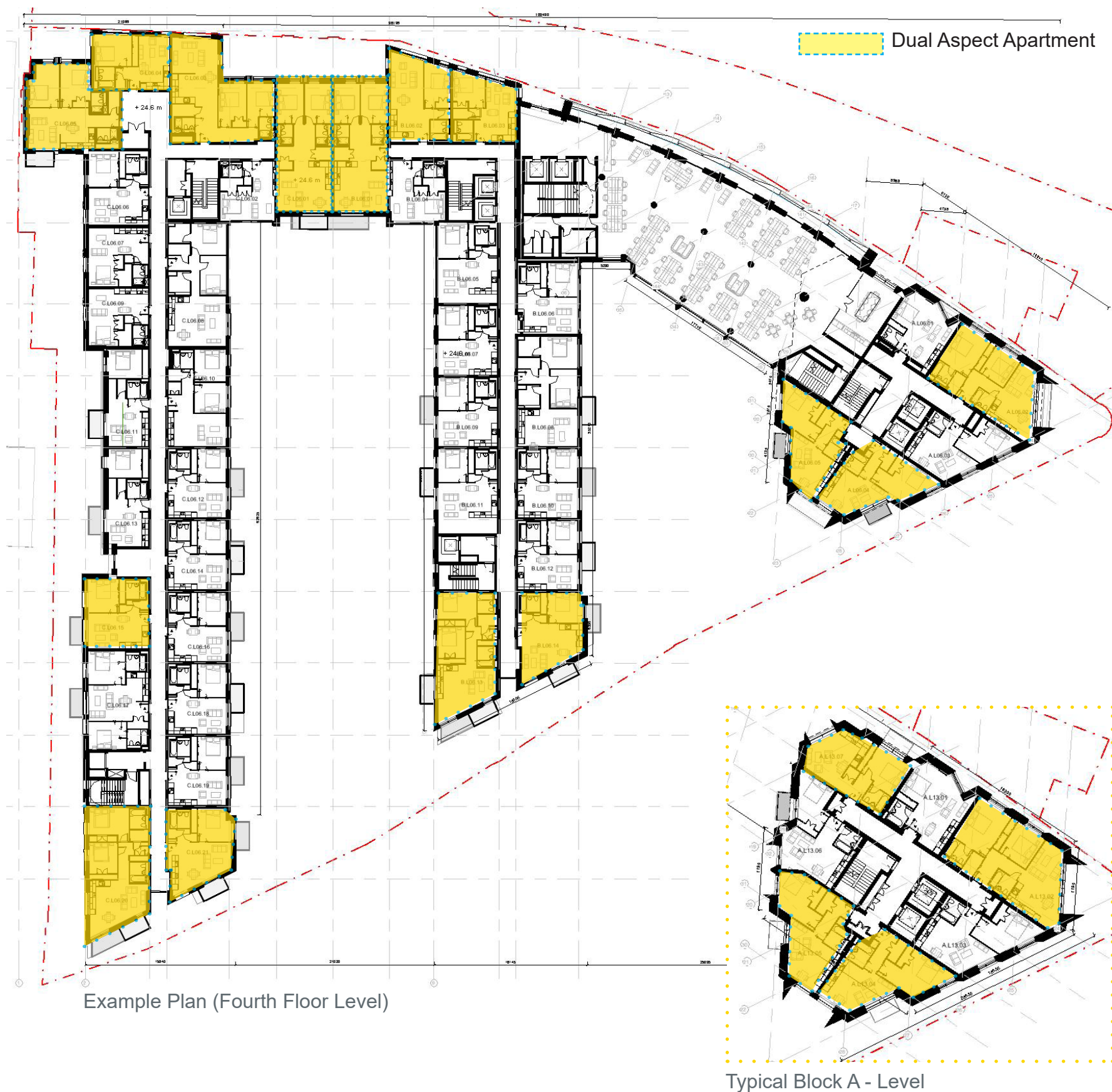


# 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

## 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 below outlines the numbers of dual aspect units per floor achieving a total of 210 units or 43%. The scheme is located within Dublin city, serviced by a number of adjacent Luas and public bus stops, is well above the 33% requirement stipulated within the policy objectives.

LEVEL	DUAL ASPECT
Ground Level	2
Mezz Level	8
Level 01	13
Level 02	15
Level 03	15
Level 04	15
Level 05	15
Level 06	15
Level 07	11
Level 08	11
Level 09	14
Level 10	8
Level 11	8
Level 12	4
Level 13	4
Level 14	4
Level 15	4
Level 16	4
Level 17	4
Level 18	4
Level 19	4
Level 20	4
Level 21	4
Level 22	4
Level 23	4
Level 24	4
Level 25	1
Level 26	4
Level 27	4
<b>TOTAL</b>	<b>210</b>
<b>PERCENTAGE</b>	<b>43%</b>





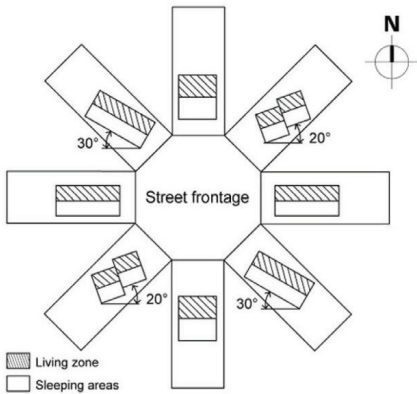
### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

#### Parkgate St. Elevation - Unit Orientation

The aspect of all units has been considered carefully to optimise the orientation of the site and sun/day light to apartment units. An angled window has been used in Block A in order to orient the window east. This has also created a break and interest in the facade of the tower.

#### 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.



Block A - Tower - Unit Orientation



Parkgate St. Elevation - Unit Orientation

North Facing Apartment 

There are two north facing apartments in the entire scheme on the 8th and 9th floors of Block B1.



8th Floor Plan



9th Floor Plan



### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

#### 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 3.5m clear space. 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.

#### 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 A is served by a single stair core however and 2 no Lifts. Block B is served by 2 stair cores and 3 no lifts and Block C is served by 2 no stair cores and 2 no lifts. 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.

The office element is served by 2 No Lifts and 2 No seperate Stairways with final exit to the public courtyard and Parkgate St.

#### 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.



CGI View of Proposed River Liffey Elevation



TYPICAL 2 BEDROOM UNIT - 77sqm (6sqm dedicated storage)

Dedicated storage space highlighted in Blue - NTS



### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - External Amenity

#### 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'*

#### Design Standards for New Apartments: BTR Developments

Specific Planning Policy Requirement 8 allows the following in proposals which qualify 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: 6sqm

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 apartments that do not have access to an individual balcony, they have access to external amenity open space at ground level and roof levels in addition to tenant amenity spaces.

For those units facing onto Parkgate St. and also due to the impact of noise levels from traffic, Balconies have been kept to a minimum and extra compensatory external communal amenity space is provided. For those units that are impacted by unacceptable levels of wind, on the south and west elevations



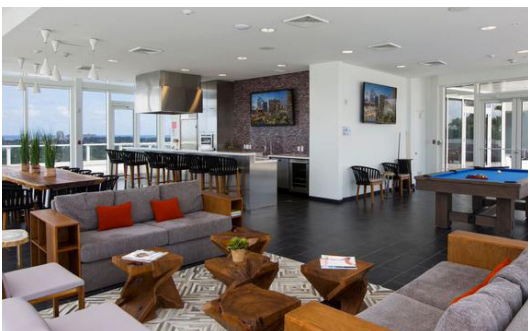
Example Planted External Communal Space with seating



# External Amenity

## 8th Floor Level

An exclusive communal open space is also provided on the 8th floor level, accessed via the core in Block C. This will be an attractive professionally landscaped space with views into the communal courtyard, The River Liffey and Phoenix Park beyond. A 1.5m high screen and carefully placed planting will mitigate any adverse wind on this level.



8TH FLOOR LEVEL





CGI of the 8th Level Amenity - at night

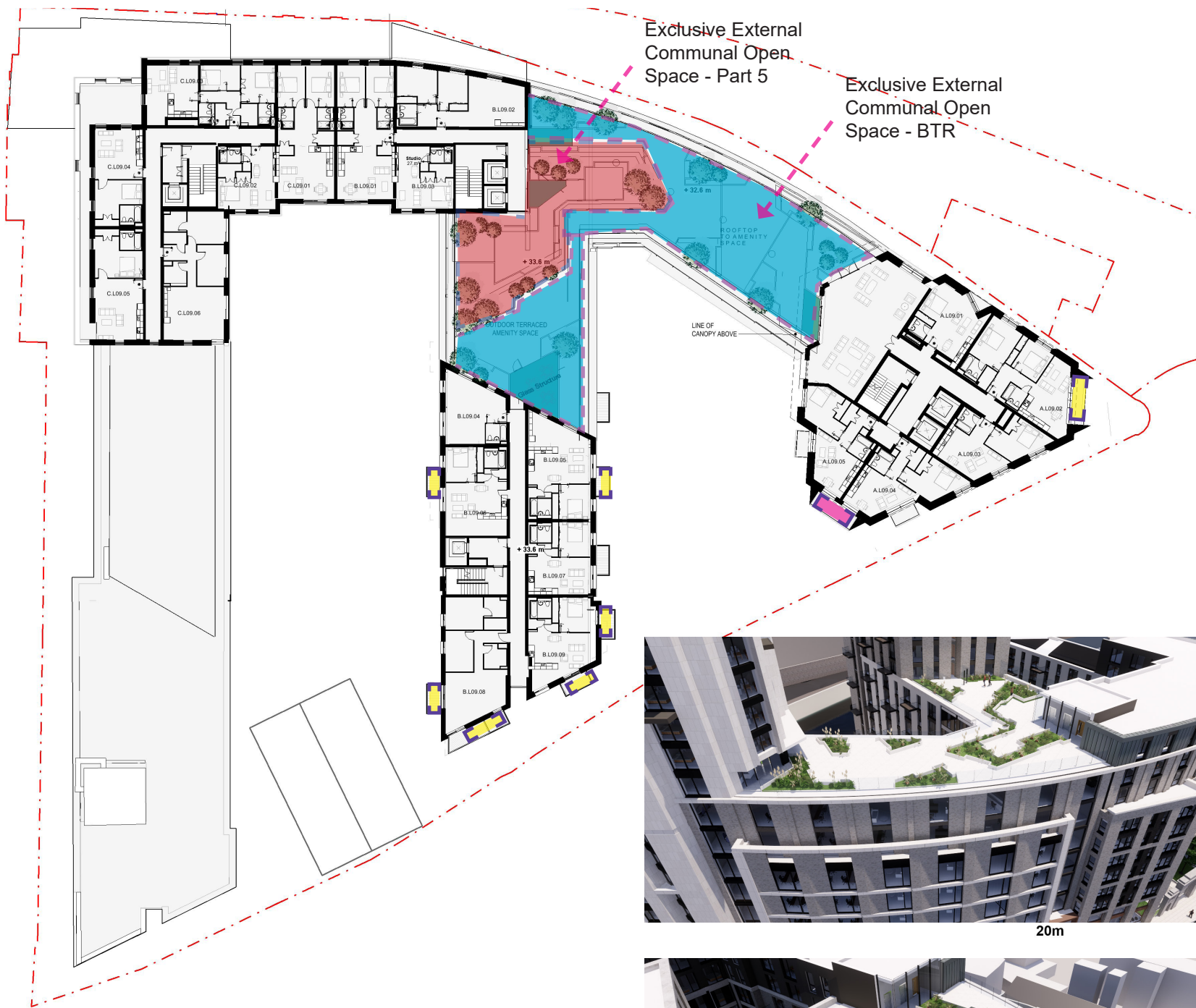


# External Amenity

## 9th Floor Level

An exclusive communal open space is also provided on the 8th floor level, accessed via the core in Block C. This will be an attractive professionally landscaped space with views into the communal courtyard, The River Liffey and Phoenix Park beyond. A 1.5m high screen and carefully placed planting will mitigate any adverse wind on this level.

-  Private Amenity Space
-  Shared External Open Space
-  Extra Private Amenity Space not included in calculations due to wind.
-  Part 5 External Open Amenity





### 3.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments

#### Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security. The communal courtyard

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.



CGI view from Parkgate St. showing Gated access to communal courtyard



## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

### 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
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Car Parking
- Bicycle Parking



CGI view from Parkgate St. into public courtyard





# 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

## Access and Services

### Residents Communal Amenity - Entrance Space

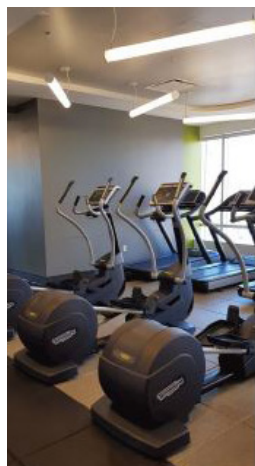
The main entrance into the residential element of the scheme is located at the Stone Arch on Parkgate St. The entrance space utilises a triple height volume with bridge link at first floor. This entrance space provides a reception area and informal seating areas with a cafe fronting onto Parkgate St. The Entrance opens directly onto the communal south facing courtyard. Communal facilities include lounge / TV rooms, child play room, cafe, games rooms, concierge space, co-working spaces and a Gym.



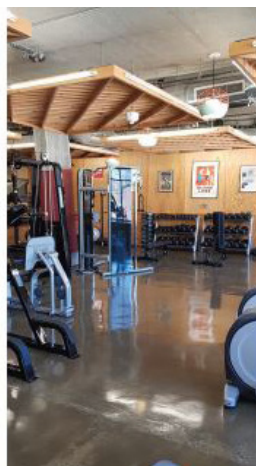
Concierge



Games Room



Residents GYM / cafe



Ground Floor Level



## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

### Communal Facilities

#### Communal Amenity Space - Mezzanine Floor

##### Co-working / Marketing Suite / Amenity

The marketing suite and management offices for the BTR element of the scheme is located on the mezzanine floor directly accessed from the concierge and residents cafe at Block B. This space then links to the Co-working space for use by all BTR residents. This also increases the enterprise capacity of the scheme.

On the mezzanine floor of Block A there is further amenity provided in the form of a residents lounge / TV room and quiet areas.

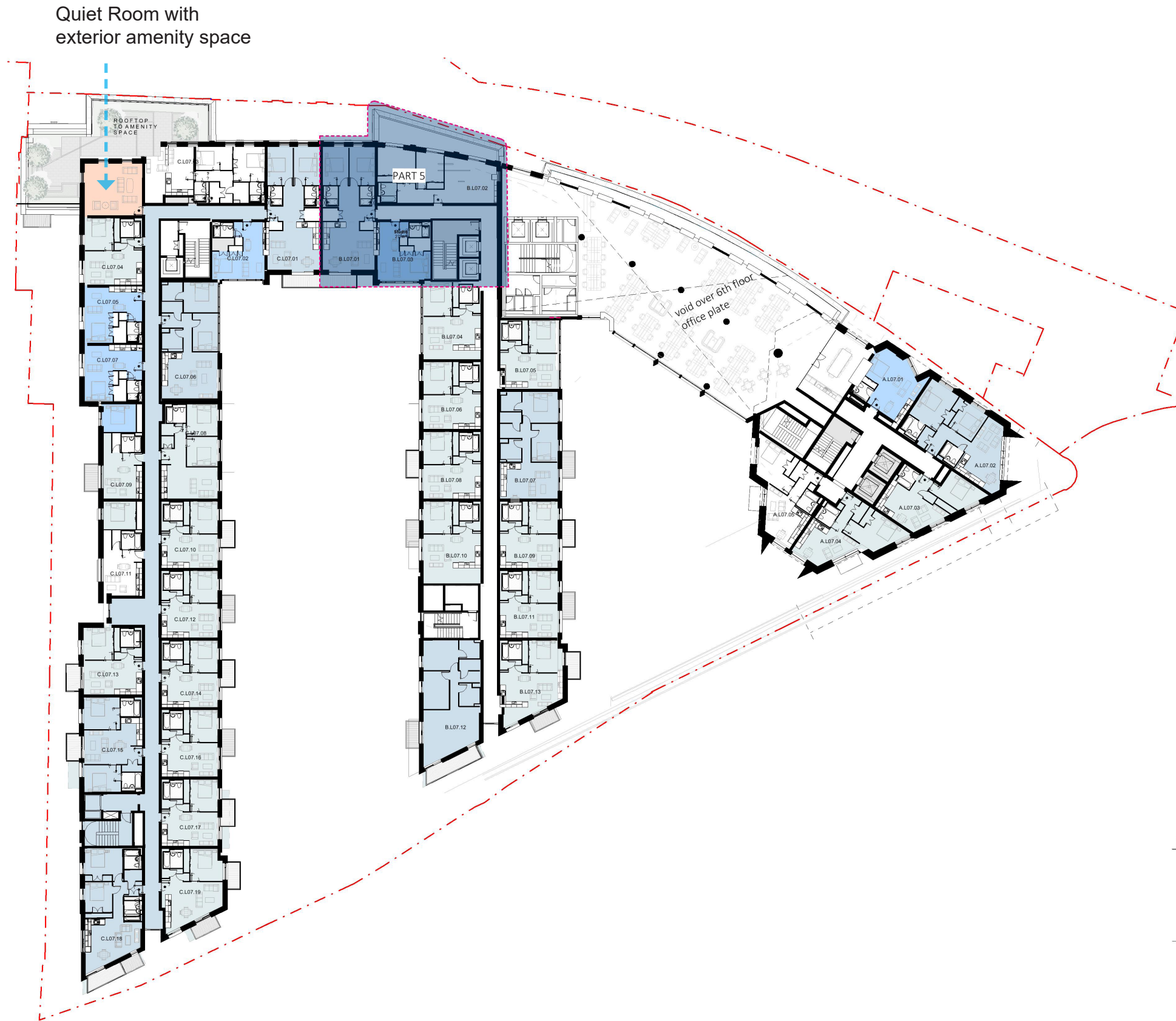




# 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

## Communal Amenity Space - Seventh Floor

Residents Quiet Room, on the seventh floor we have included a quiet room with a seating area and access to a small exterior space with views towards Phoenix Park.





# 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

## Communal Amenity Space - Seventh Floor

Residents Quiet Room, on the seventh floor we have included a quiet room with a seating area and access to a small exterior space with views towards Phoenix Park.





## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Landscaping

### 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, mezzanine, 7th, 9th and 25th floor consisting of : Concierge spaces, TV rooms, a family room, Lounges, Bookable Rooms, Quiet Rooms and Co-working spaces.

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 space)



Proposed South Facing Communal Amenity Space





## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Playground

### Public Open Space - Childrens Pay Space

A children's playground of 100sqm is provided to the south of the site within the public open space next to the family room 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 Mitchell

& Associates.



Children's Play Space





## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

### Refuse Management

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. Each Block has a communal refuse storage room located at ground level and accessed easily by residents from the communal or public courtyard. The commercial refuse room is located at ground floor in Block B1, accessible from the public courtyard.

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.

[ Please see waste storage/management report by AWN





## 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Car Parking / Bicycle Parking

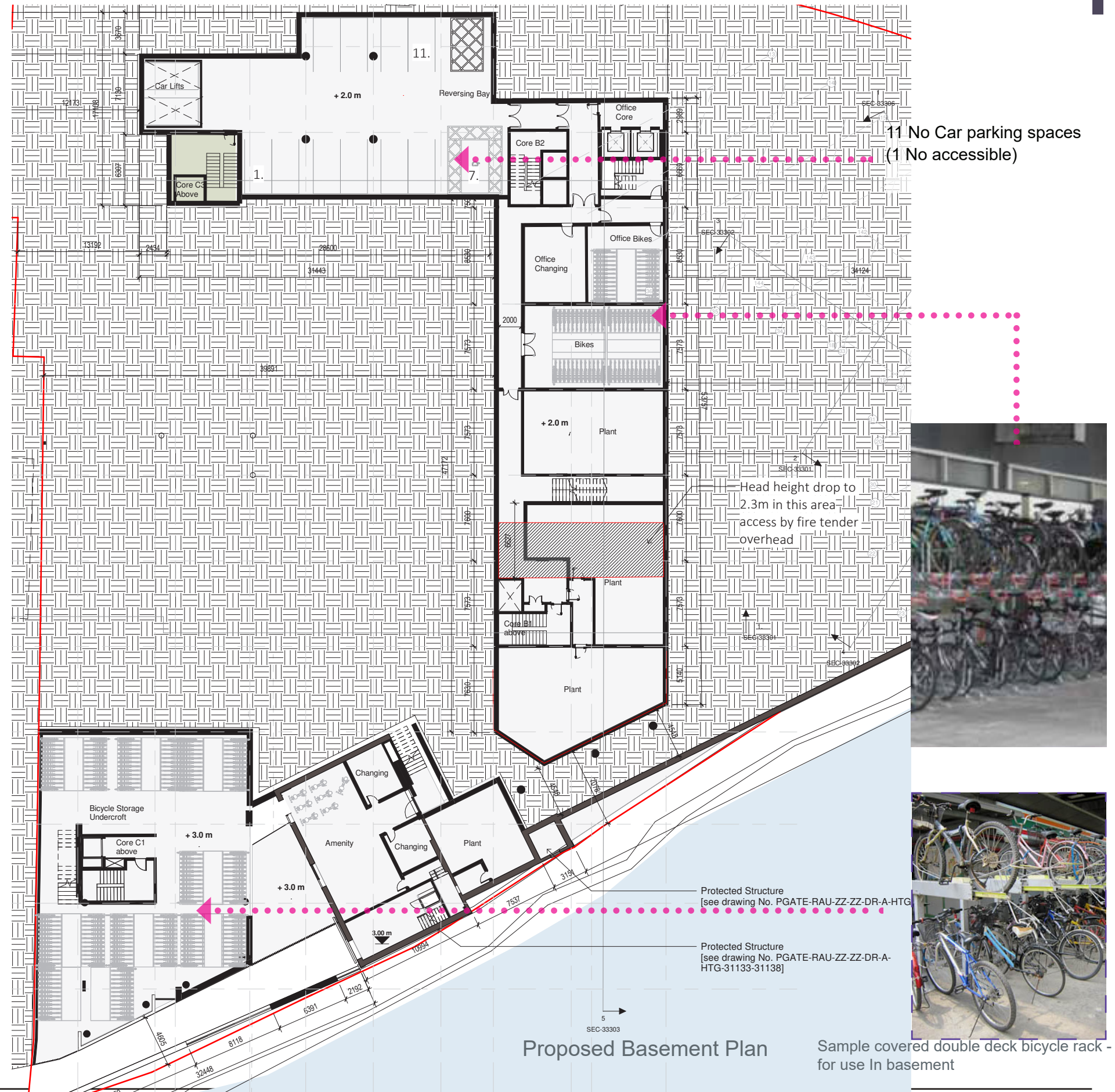
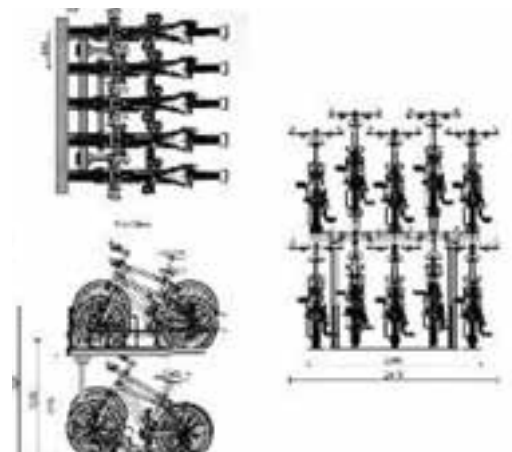
### Car Parking

The car parking provision for the development is accommodated in a combination of surface level and undercroft basement level car park directly below the development. An appropriate level of car parking is provided on site as detailed in the Transport and Traffic report. The intention is that the majority of residents and others using the development would access the site by public transport, walking or cycling. The parking will be served by lift and stair access. Car parking spaces are proposed as follows: 26 spaces in total, 11 spaces at basement level, 1 of which is accessible with 15 spaces at surface level, 2 of which are accessible. Electrical power points are also proposed on certain parking spaces. (please see Arup Transport statement for further details)

### Bicycle Parking

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

Cycle parking is accessed via safe dedicated stairwells with dedicated storage for bicycles at ground level, basement and in the gateway entrance spaces. As required by the Dublin City Development Plan and in accordance with the sustainability objectives of the project, bicycle parking spaces for the office accommodation with appropriate changing shower and drying room facilities are also provided in the basement. A total of 551 bicycle parking spaces will be provided. (please see Arup Transport statement for further details)





# 4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Car Parking / Bicycle

## Ground Floor

There will be a number of sheffield bicycle stands in appropriate places on the ground floor for visitors and guests to use. Access to secure residents bicycle parking will be via the staircase in the communal courtyard.

The office bicycles will be accessed via a staircase to the basement office bike storage from the public courtyard.

Surface car parking is also provided at the western edge of the site accessed via Parkgate st.

15 No Car parking spaces  
(2 No accessible)

Access to Basement  
Bicycle Parking





4.0 Compliance with Sustainable Urban Housing: Design Standards for New Apartments - Communal Facilities

Residential Support / Amenity Area Schedule

Communal Amenity Schedule Breakdown		Block A	Block B1	Block B2	Block C1	Block C2	Block C3
Level U	River Building Interior River Building Exterior				131 70		
Level 00	Reception Foyer Post Room Gym (incl changing) Internal Amenity Co-working River Building (Gym) Communal Courtyard	70	190 0 105 119 321		0  150 321	180 321	33   321
Level Mezz	Internal Amenity Co-working Lounge Room Cinema room	205	300				
Level 01							
Level 07	Internal Amenity Rooftop Amenity						34 122
Level 08	Rooftop Amenity					280	
Level 09	Internal Amenity Rooftop Amenity	104 300	50 300				
Level 25	Internal Amenity Rooftop Amenity	168 50					
Total Blocks		1218	1385		602	781	510
Total Interior Amenity		1839					
Total Communal Open space		2727					
Total		4566					

Balconies		138	175		159	149	29
Total Balconies	650						

	Provided	Required	diff	
Total Amenity	5216	5120	96	







Appendix A. Housing Quality Assessment

Block A

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Min floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
L01	A.L01.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	2	4	9.4	4
L01	A.L01.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L01	A.L01.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L01	A.L01.04	1 Bed Apartment	•		1J(M)	58 m²		Dual	25.2	16		16	3	3		3	0	5	9.4	5
L01	A.L01.05	1 Bed Apartment	•		1J	61 m²		Dual	26	18		18	3	3		3	0	5	9.4	5
L02	A.L02.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L02	A.L02.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	7	7	9.4	7
L02	A.L02.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L02	A.L02.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	5	5	9.4	5
L02	A.L02.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	5	5	9.4	5
L03	A.L03.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L03	A.L03.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L03	A.L03.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L03	A.L03.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	0	5	9.4	5
L03	A.L03.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	0	5	9.4	5
L04	A.L04.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L04	A.L04.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L04	A.L04.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L04	A.L04.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	0	5	9.4	5
L04	A.L04.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	0	5	9.4	5
L05	A.L05.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	2	4	9.4	4
L05	A.L05.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	7	7	9.4	7
L05	A.L05.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L05	A.L05.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	5	5	9.4	5
L05	A.L05.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	5	5	9.4	5
L06	A.L06.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L06	A.L06.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L06	A.L06.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L06	A.L06.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	5	5	9.4	5
L06	A.L06.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	5	5	9.4	5
L07	A.L07.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L07	A.L07.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L07	A.L07.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L07	A.L07.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	0	5	9.4	5
L07	A.L07.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	0	5	9.4	5
L08	A.L08.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	2	4	9.4	4
L08	A.L08.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	7	7	9.4	7
L08	A.L08.03	1 Bed Apartment	•		1K	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L08	A.L08.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	5	5	9.4	5
L08	A.L08.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	5	5	9.4	5
L09	A.L09.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L09	A.L09.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L09	A.L09.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L09	A.L09.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	5	5	9.4	5
L09	A.L09.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	5	5	9.4	5
L10	A.L10.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3	0	4	9.4	4
L10	A.L10.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	0	7	9.4	7
L10	A.L10.03	1 Bed Apartment	•		1K	51.9 m²		Single	23	15		15	3	3		3	0	5	9.4	5
L10	A.L10.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3	0	5	9.4	5
L10	A.L10.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3	0	5	9.4	5
L10	A.L10.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L10	A.L10.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L11	A.L11.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L11	A.L11.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L11	A.L11.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L11	A.L11.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L11	A.L11.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L11	A.L11.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L11	A.L11.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L12	A.L12.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L12	A.L12.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
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L12	A.L12.04	1 Bed Apartment	•		1J(M)	52 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
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L12	A.L12.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L13	A.L13.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L13	A.L13.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
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L13	A.L13.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L13	A.L13.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
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Appendix A. Housing Quality Assessment

Block A

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Min floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
L14	A.L14.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L14	A.L14.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L14	A.L14.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L14	A.L14.04	1 Bed Apartment	•		1J(M)	58 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L14	A.L14.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
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L14	A.L14.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L15	A.L15.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L15	A.L15.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L15	A.L15.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L15	A.L15.04	1 Bed Apartment	•		1J(M)	58 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L15	A.L15.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
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L15	A.L15.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L16	A.L16.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L16	A.L16.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L16	A.L16.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L16	A.L16.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L16	A.L16.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L16	A.L16.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L16	A.L16.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L17	A.L17.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L17	A.L17.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L17	A.L17.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L17	A.L17.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L17	A.L17.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L17	A.L17.06	1 Bed Apartment	•		1M	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L17	A.L17.07	1 Bed Apartment	•		1N	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L18	A.L18.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L18	A.L18.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L18	A.L18.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L18	A.L18.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L18	A.L18.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L18	A.L18.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L18	A.L18.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L19	A.L19.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L19	A.L19.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6	6.6	7	9.4	7
L19	A.L19.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L19	A.L19.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L19	A.L19.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L19	A.L19.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L19	A.L19.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L20	A.L20.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L20	A.L20.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L20	A.L20.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L20	A.L20.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L20	A.L20.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L20	A.L20.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L20	A.L20.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L21	A.L21.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L21	A.L21.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L21	A.L21.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L21	A.L21.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3	8.8	5	9.4	5
L21	A.L21.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L21	A.L21.06	1 Bed Apartment	•		1N	46.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L21	A.L21.07	1 Bed Apartment	•		1M	45.3 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L22	A.L22.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L22	A.L22.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L22	A.L22.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L22	A.L22.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L22	A.L22.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L22	A.L22.06	1 Bed Apartment	•		1N	49.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L22	A.L22.07	1 Bed Apartment	•		1M	49.5 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L23	A.L23.01	Studio Apartment	•	•	SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L23	A.L23.02	2 Bed Apartment	•		2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L23	A.L23.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L23	A.L23.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L23	A.L23.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L23	A.L23.06	1 Bed Apartment	•		1N	49.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L23	A.L23.07	1 Bed Apartment	•		1M	49.5 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5



Appendix A. Housing Quality Assessment

Block A

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Min floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
L24	A.L24.01	Studio Apartment	•		SD	37.1m²		Single	30	30		30	3	3		3		4	9.4	4
L24	A.L24.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5	11.4	26.9	6	6		6		7	9.4	7
L24	A.L24.03	1 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L24	A.L24.04	1 Bed Apartment	•		1J(M)	48 m²		Dual	25.2	16		16	3	3		3		5	9.4	5
L24	A.L24.05	1 Bed Apartment	•		1J	51 m²		Dual	26	18		18	3	3		3		5	9.4	5
L24	A.L24.06	1 Bed Apartment	•		1N	49.5 m²		Single	23	11.4		11.4	3	3		3		5	9.4	5
L24	A.L24.07	1 Bed Apartment	•		1M	49.5 m²		Dual	23	11.4		11.4	3	3		3		5	9.4	5
L25	A.L25.01	1 Bed Apartment		•	2E	77 m²		Dual	30	12.3		12.3	6	6		6		7	9.4	7
L25	A.L25.02	2 Bed Apartment	•		1I	51.9 m²		Single	23	15		15	3	3		3		5	9.4	5
L26	A.L26.01	1 Bed Apartment	•		1Q	51.7 m²		Dual	32	12.3	11.4	12.3	3	3		3		5	9.4	5
L26	A.L26.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5		26.9	6	6		6		7	9.4	7
L26	A.L26.03	1 Bed Apartment	•		1O	78 m²		Dual	46	13.5		13.5	3	3		3		5	9.4	5
L26	A.L26.04	1 Bed Apartment	•		1P	72 m²		Dual	30	15		15	3	3		3		5	9.4	5
L27	A.L27.01	1 Bed Apartment	•		1Q	51.7m²		Dual	24	12.3	11.4	12.3	3	3		3		5	9.4	5
L27	A.L27.02	2 Bed Apartment		•	2E	77 m²		Dual	30	15.5		26.9	6	6		6		7	9.4	7
L27	A.L27.03	1 Bed Apartment	•		1O	78 m²		Dual	53	13.5		13.5	3	3		3		5	9.4	5
L27	A.L27.04	1 Bed Apartment	•		1P	72 m²		Dual	30	15		15	3	3		3		5	9.4	5



Appendix A. Housing Quality Assessment

Block B

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Minimum floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
ML	B.ML.01	1 Bed Apartment	•		1A	45.3 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.02	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.03	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.04	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.05	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.06	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.07	1 Bed Apartment	•		1A	56 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.08	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.09	1 Bed Apartment	•		1E	56 m²		Dual	32	11.4		11.4	3	3		3	0	5	9.4	5
ML	B.ML.10	Studio Apartment	•		SB	45.3 m²		Dual	23	15		15	3	3		3	0	4	9.4	4
L01	B.L01.01	Studio Apartment	•		SA	38 m²		Single	30	30		30	3	3		3	9	4	9.4	4
L01	B.L01.02	1 Bed Apartment	•		1G	50 m²		Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.03	1 Bed Apartment	•		1H	45.3 m²		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.04	Studio Apartment	•		SA	38 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L01	B.L01.05	1 Bed Apartment	•		1A	53 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.06	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.07	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.08	2 Bed Apartment	•	•	2C	75 m²		Single	30	13.1	12	25.1	5	6		5	0	7	9.4	7
L01	B.L01.09	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	B.L01.13	2 Bed Apartment	•	•	2A	79 m²		Dual	30	11.6	12.3	23.9	5	6		5	0	7	9.4	7
L01	B.L01.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L02	B.L02.01	2 Bed Apartment	•	•	2G(M)	77 m²	•	Dual	28	11.5	11.5	23	5	6		5	0	7	9.4	7
L02	B.L02.02	1 Bed Apartment	•		1G	50 m²	•	Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.03	1 Bed Apartment	•		1H	45.3 m²	•	Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.04	Studio Apartment	•		SA	37.4 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L02	B.L02.05	1 Bed Apartment	•		1A	53m²	•	Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.06	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.07	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.08	2 Bed Apartment	•	•	2C	73.1 m²	•	Single	30	13.1		13.1	5	6		5	0	7	9.4	7
L02	B.L02.09	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4	12	23.4	3	3		3	0	5	9.4	5
L02	B.L02.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L02	B.L02.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L02	B.L02.13	2 Bed Apartment	•	•	2A	77 m²		Dual	30	11.6	12.3	23.9	5	6		5	5	7	9.4	7
L02	B.L02.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L03	B.L03.01	2 Bed Apartment	•	•	2G(M)	77 m²	•	Dual	30	11.5	11.5	23	5	6		5	0	7	9.4	7
L03	B.L03.02	1 Bed Apartment	•		1G	50 m²	•	Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.03	1 Bed Apartment	•		1H	45.3 m²	•	Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.04	Studio Apartment	•		SA	37.4 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L03	B.L03.05	1 Bed Apartment	•		1A	53m²	•	Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.06	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.07	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.08	2 Bed Apartment	•	•	2C	73.1 m²	•	Single	30	13.1		13.1	5	6		5	0	7	9.4	7
L03	B.L03.09	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4	12	23.4	3	3		3	5	5	9.4	5
L03	B.L03.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L03	B.L03.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L03	B.L03.13	2 Bed Apartment	•	•	2A	77 m²		Dual	30	11.6	12.3	23.9	5	6		5	9.5	7	9.4	7
L03	B.L03.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L04	B.L04.01	2 Bed Apartment	•	•	2G(M)	77 m²	•	Dual	30	11.5	11.5	23	5	6		5	5	7	9.4	7
L04	B.L04.02	1 Bed Apartment	•		1G	50 m²	•	Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.03	1 Bed Apartment	•		1H	45.3 m²	•	Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.04	Studio Apartment	•		SA	37.4 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L04	B.L04.05	1 Bed Apartment	•		1A	53m²	•	Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.06	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.07	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.08	2 Bed Apartment	•	•	2C	73.1 m²	•	Single	30	13.1		13.1	5	6		5	5	7	9.4	7
L04	B.L04.09	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4	12	23.4	3	3		3	0	5	9.4	5
L04	B.L04.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L04	B.L04.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	5	5	9.4	5
L04	B.L04.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L04	B.L04.13	2 Bed Apartment	•	•	2A	77 m²		Dual	30	11.6	12.3	23.9	5	6		5	9	7	9.4	7
L04	B.L04.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L05	B.L05.01	2 Bed Apartment	•	•	2G(M)	77 m²	•	Dual	30	11.5	11.5	23	5	6		5	5	7	9.4	7
L05	B.L05.02	1 Bed Apartment	•		1G	50 m²	•	Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.03	1 Bed Apartment	•		1H	45.3 m²	•	Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.04	Studio Apartment	•		SA	37.4 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L05	B.L05.05	1 Bed Apartment	•		1A	53m²	•	Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.06	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.07	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.08	2 Bed Apartment	•	•	2C	73.1 m²	•	Single	30	13.1		13.1	5	6		5	0	7	9.4	7
L05	B.L05.09	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4	12	23.4	3	3		3	5	5	9.4	5
L05	B.L05.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L05	B.L05.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L05	B.L05.13	2 Bed Apartment	•	•	2A	77 m²		Dual	30	11.6	12.3	23.9	5	6		5	7	7	9.4	7
L05	B.L05.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5



Appendix A. Housing Quality Assessment

Block B

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Minimum floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
L06	B.L06.01	2 Bed Apartment	•	•	2G(M)	77 m²		Dual	30	11.5		23	5	6		5	0	7	9.4	7
L06	B.L06.02	1 Bed Apartment	•		1G	50 m²	•	Dual	30	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.03	1 Bed Apartment	•		1H	45.3 m²	•	Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.04	Studio Apartment	•		SA	37.4 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L06	B.L06.05	1 Bed Apartment	•		1A	53m²	•	Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.06	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.07	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.08	2 Bed Apartment	•	•	2C	73.1 m²	•	Single	30	13.1		13.1	5	6		5	5	7	9.4	7
L06	B.L06.09	1 Bed Apartment	•		1A	45.3 m²	•	Single	23	11.4	12	23.4	3	3		3	0	5	9.4	5
L06	B.L06.10	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L06	B.L06.11	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	5	5	9.4	5
L06	B.L06.12	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L06	B.L06.13	2 Bed Apartment	•	•	2A	77 m²		Dual	30	11.6	12.3	23.9	5	6		5	9	7	9.4	7
L06	B.L06.14	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L07	B.L07.01	2 Bed Apartment	•	•	2G(M)	77 m²	•	Dual	30	11.5		23	5	6		5	5	7	9.4	7
L07	B.L07.02	2 Bed Apartment (3p)	•	•	2.3C	66 m²	•	Single	28	13	11.5	24.5	5	5		5	0	6	9.4	6
L07	B.L07.03	Studio Apartment	•		SA	37.1 m²	•	Single	30	30		30	3	3		3	0	4	9.4	4
L07	B.L07.04	1 Bed Apartment	•		1A	45.3 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L07	B.L07.05	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L07	B.L07.06	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L07	B.L07.07	2 Bed Apartment	•	•	2C	73.1 m²		Single	30	13.1		13.1	5	6		5	0	7	9.4	7
L07	B.L07.08	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4	12	23.4	3	3		3	5	5	9.4	5
L07	B.L07.09	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L07	B.L07.10	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L07	B.L07.11	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L07	B.L07.12	2 Bed Apartment	•	•	2A	76 m²		Dual	30	11.6	12.3	23.9	5	6		5	9.5	7	9.4	7
L07	B.L07.13	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L08	B.L08.01	2 Bed Apartment	•	•	2G(M)	77 m²		Dual	30	11.5		23	5	6		5	0	7	9.4	7
L08	B.L08.02	1 Bed Apartment	•		1R	66 m²		Single	28	13		13	5	5		5	0	5	9.4	5
L08	B.L08.03	Studio Apartment	•		SA	37.1 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L08	B.L08.04	1 Bed Apartment	•		1A	45.3 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L08	B.L08.05	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L08	B.L08.06	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L08	B.L08.07	2 Bed Apartment	•	•	2C	73.1 m²		Single	30	13.1		13.1	5	6		5	5	7	9.4	7
L08	B.L08.08	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4	12	23.4	3	3		3	0	5	9.4	5
L08	B.L08.09	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L08	B.L08.10	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	5	5	9.4	5
L08	B.L08.11	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L08	B.L08.12	2 Bed Apartment	•	•	2A	76 m²		Dual	30	11.6	12.3	23.9	5	6		5	9	7	9.4	7
L08	B.L08.13	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L09	B.L09.01	2 Bed Apartment	•	•	2G(M)	77 m²		Dual	30	11.5		23	5	6		5	0	7	9.4	7
L09	B.L09.02	2 Bed Apartment (3p)	•	•	2.3C	66m²		Dual	28	13	11.5	24.5	5	5		5	0	6	9.4	6
L09	B.L09.03	Studio Apartment	•		SA	37.1 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L09	B.L09.04	Studio Apartment	•		SC	37.1 m²		Dual	30	30		30	3	3		3	0	4	9.4	4
L09	B.L09.05	1 Bed Apartment	•		1L	60 m²		Dual	37	11.5		11.5	3	3		3	5	5	9.4	5
L09	B.L09.06	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L09	B.L09.07	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L09	B.L09.08	2 Bed Apartment	•	•	2A	76 m²		Dual	30	11.6	12.3	23.9	5	6		5	7	7	9.4	7
L09	B.L09.09	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L10	B.L10.01	Studio Apartment	•		SC	37.1 m²		Dual	30	30		30	3	3		3	4.5	4	9.4	4
L10	B.L10.02	2 Bed Apartment (3p)	•	•	2.3D	60 m²		Dual	37	11.4	11.4	22.8	5	5		5	0	6	9.4	6
L10	B.L10.03	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	5	5	9.4	5
L10	B.L10.04	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	5	5	9.4	5
L10	B.L10.05	2 Bed Apartment	•	•	2A	76 m²		Dual	30	11.6	12.3	23.9	5	6		5	9	7	9.4	7
L10	B.L10.06	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5
L11	B.L11.01	Studio Apartment	•		SC	37.1 m²		Dual	30	30		30	3	3		3	0	4	9.4	4
L11	B.L11.02	2 Bed Apartment (3p)	•	•	2.3D	60 m²		Dual	37	11.5		11.5	3	5		3	6	6	9.4	6
L11	B.L11.03	1 Bed Apartment	•		1A	55 m²		Single	33	11.4		11.4	3	3		3	0	5	9.4	5
L11	B.L11.04	1 Bed Apartment	•		1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L11	B.L11.05	2 Bed Apartment	•	•	2A	76 m²		Dual	30	11.6	12.3	23.9	5	6		5	7	7	9.4	7
L11	B.L11.06	1 Bed Apartment	•		1F	51 m²		Dual	28	12.3		12.3	3	3		3	5	5	9.4	5



# Appendix A. Housing Quality Assessment

## Block C

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m²	Part V	Aspect	Living/Dining Kitchen Area m²	Bedroom 01 Area m²	Bedroom 02 Area m²	Agg Bedroom Area m²	Storage in Unit m²	Storage Required	Other Storage m² *	Total Storage m²	Private Amenity Space m² **	Minimum floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
			1	2																
0	C.GL.01	2 Bedroom Apartment	•	•	2A	75.1 m²		Dual	29	13.6	11.8	25.4	6	6		6	0	7	9.4	7
0	C.GL.02	2 Bedroom Apartment	•	•	2B	76.1 m²		Dual	29	12.4	12.3	24.7	6	6		6	4.5	7	9.4	7
ML	C.ML.01	1 Bed Apartment	•	•	1D	45.1 m²		Dual	23	13		13	3	3		3	0	5	9.4	5
ML	C.ML.02	1 Bed Apartment	•	•	1C	45.1 m²		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
ML	C.ML.03	2Bed Apartment	•	•	2D	81 m²		Dual	30	13.2	14.5	13.2	6	6		6	5	7	9.4	7
ML	C.ML.04	1 Bed Apartment	•	•	1A	49 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.05	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
ML	C.ML.06	2 Bed Aptment	•	•	2C	79 m²		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
ML	C.ML.07	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
ML	C.ML.08	2 Bed Apartment (3p)	•	•	2,3A	63.3 m²		Single	28	11.4	11.4	22.8	5	5		5	0	6	9.4	6
ML	C.ML.09	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.10	1 Bed Apartment	•	•	1A	63.3 m²		Single	28	11.4		11.4	3	3		3	0	6	9.4	6
ML	C.ML.11	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
ML	C.ML.12	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.13	1 Bed Apartment	•	•	1A	45.3 m²		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.14	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.15	2 Bed Apartment (3p)	•	•	2,3B	65 m²		Single	28	13.8	11.4	25.2	5	5		5	0	6	9.4	6
ML	C.ML.16	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.17	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
ML	C.ML.18	2 Bed Apartment	•	•	2A	75 m²		Dual	30	12.4	11.5	23.9	6	6		6	0	7	9.4	7
ML	C.ML.19	1 Bed Apartment	•	•	1F	51 m²		Dual	27	11.6		11.6	3	3		3	4.5	5	9.4	5
L01	C.L01.01	Studio Apartment	•	•	SA	37.8 m²		Single	30	30		30	3	3		3	9	4	9.4	4
L01	C.L01.02	Studio Apartment	•	•	SA	37.8 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L01	C.L01.03	1 Bed Apartment	•	•	1D	45.1 m²		Dual	23	13		13	3	3		3	0	5	9.4	5
L01	C.L01.04	1 Bed Apartment	•	•	1C	45.1 m²		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
L01	C.L01.05	2 Bed Apartment	•	•	2D	81 m²		Dual	30	13.2	14.5	13.2	6	6		6	0	7	9.4	7
L01	C.L01.06	1 Bed Apartment	•	•	1A	49 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.07	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L01	C.L01.08	2 Bed Apartment	•	•	2C	79 m²		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
L01	C.L01.09	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L01	C.L01.10	2 Bed Apartment (3p)	•	•	2,3A	63.3 m²		Single	28	11.4	11.4	22.8	5	5		5	0	6	9.4	6
L01	C.L01.11	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
L01	C.L01.12	1 Bed Apartment	•	•	1A	45.3 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.13	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.14	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.15	1 Bed Apartment	•	•	1A	45.3 m²		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.16	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.17	2 Bed Apartment (3p)	•	•	2,3B	65 m²		Single	28	13.8	11.4	25.2	5	5		5	0	6	9.4	6
L01	C.L01.18	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.19	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L01	C.L01.20	2 Bed Apartment	•	•	2A	75 m²		Dual	30	12.4	11.5	23.9	6	6		6	9.5	7	9.4	7
L01	C.L01.21	1 Bed Apartment	•	•	1F	51 m²		Dual	27	11.6		11.6	3	3		3	4.5	5	9.4	5
L02	C.L02.01	2 Bed Apartment	•	•	2G	77 m²		Dual	30	11.5	11.5	23	6	6		6	5	7	9.4	7
L02	C.L02.02	Studio Apartment	•	•	SA	37.8 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L02	C.L02.03	2 Bed Apartment	•	•	2F	87 m²		Dual	32	12.3	11.4	23.7	6	6		6	0	7	9.4	7
L02	C.L02.04	1 Bed Apartment	•	•	1C	45.1 m²		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
L02	C.L02.05	2 Bed Apartment	•	•	2D	81 m²		Dual	30	13.2	14.5	13.2	6	6		6	5	7	9.4	7
L02	C.L02.06	1 Bed Apartment	•	•	1A	49 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	C.L02.07	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L02	C.L02.08	2 Bed Apartment	•	•	2C	79 m²		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
L02	C.L02.09	Studio Apartment	•	•	SA	37.4 m²		Single	30	30		30	3	3		3	0	4	9.4	4
L02	C.L02.10	2 Bed Apartment (3p)	•	•	2,3A	63.3 m²		Single	28	11.4	11.4	22.8	5	5		5	0	6	9.4	6
L02	C.L02.11	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
L02	C.L02.12	1 Bed Apartment	•	•	1A	45.3 m²		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
L02	C.L02.13	1 Bed Apartment	•	•	1B	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	C.L02.14	1 Bed Apartment	•	•	1A	45.3 m²		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	C.L02.15	1 Bed Apartment	•	•	1A	45.3 m²		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
L02	C.L02.16	1 Bed Apartment	•	•	1A	45.3 m²														



Appendix A. Housing Quality Assessment

Floor	Apartment No.	Description	No. of beds		Unit Types	Floor Area m <sup>2</sup>	Part V	Aspect	Living/Dining Kitchen Area m <sup>2</sup>	Bedroom 01 Area m <sup>2</sup>	Bedroom 02 Area m <sup>2</sup>	Agg Bedroom Area m <sup>2</sup>	Storage in Unit m <sup>2</sup>	Storage Required	Other Storage m <sup>2</sup> *	Total Storage m <sup>2</sup>	Private Amenity Space m <sup>2</sup> **	Minimum floor area for Private Amenity Space	Communal Amenity Space	Min Floor Area for Communal Amenity Space
	L04	C.L04.01	1	2	2G	77 m <sup>2</sup>		Dual	30	11.5		23	6	6		6	0	7	9.4	7
	L04	C.L04.02	•	•	SA	37.8 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L04	C.L04.03	•	•	2F	87 m <sup>2</sup>		Dual	32	12.3	11.4	23.7	6	6		6	0	7	9.4	7
	L04	C.L04.04	•	•	1C	45.1 m <sup>2</sup>		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
	L04	C.L04.05	•	•	2D	81 m <sup>2</sup>		Dual	30	13.2	14.5	13.2	6	6		6	5	7	9.4	7
	L04	C.L04.06	•	•	1A	49 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.07	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L04	C.L04.08	•	•	2C	79 m <sup>2</sup>		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
	L04	C.L04.09	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L04	C.L04.10	•	•	2.3A	63.3 m <sup>2</sup>		Single	28	11.4	11.4	22.8	5	5		5	0	6	9.4	6
	L04	C.L04.11	•	•	1B	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L04	C.L04.12	•	•	1A	45.3 m <sup>2</sup>		Single	28	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.13	•	•	1B	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.14	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L04	C.L04.15	•	•	1A	45.3 m <sup>2</sup>		Dual	23	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.16	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.17	•	•	2.3B	65 m <sup>2</sup>		Single	28	13.8	11.4	25.2	5	5		5	5	6	9.4	6
	L04	C.L04.18	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L04	C.L04.19	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L04	C.L04.20	•	•	2A	75 m <sup>2</sup>		Dual	30	12.4	11.5	23.9	6	6		6	5	7	9.4	7
	L04	C.L04.21	•	•	1F	51 m <sup>2</sup>		Dual	27	11.6		11.6	3	3		3	4.5	5	9.4	5
	L05	C.L05.01	•	•	2G	77 m <sup>2</sup>		Dual	30	11.5		23	6	6		6	9.5	7	9.4	7
	L05	C.L05.02	•	•	SA	37.8 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L05	C.L05.03	•	•	2F	87 m <sup>2</sup>		Dual	32	12.3	11.4	23.7	6	6		6	0	7	9.4	7
	L05	C.L05.04	•	•	1C	45.1 m <sup>2</sup>		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
	L05	C.L05.05	•	•	2D	81 m <sup>2</sup>		Dual	30	13.2	14.5	13.2	6	6		6	5	7	9.4	7
	L05	C.L05.06	•	•	1A	49 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L05	C.L05.07	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L05	C.L05.08	•	•	2C	79 m <sup>2</sup>		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
	L05	C.L05.09	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L05	C.L05.10	•	•	2.3A	63.3 m <sup>2</sup>		Single	28	11.4	11.4	22.8	5	5		5	0	6	9.4	6
	L05	C.L05.11	•	•	1B	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.12	•	•	1A	45.3 m <sup>2</sup>		Single	28	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.13	•	•	1B	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.14	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L05	C.L05.15	•	•	1A	45.3 m <sup>2</sup>		Dual	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.16	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.17	•	•	2.3B	65 m <sup>2</sup>		Single	28	13.8	11.4	25.2	5	5		5	0	6	9.4	6
	L05	C.L05.18	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L05	C.L05.19	•	•	1A	45.3 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	4.5	5	9.4	5
	L05	C.L05.20	•	•	2A	75 m <sup>2</sup>		Dual	30	12.4	11.5	23.9	6	6		6	9.5	7	9.4	7
	L05	C.L05.21	•	•	1F	51 m <sup>2</sup>		Dual	27	11.6		11.6	3	3		3	4.5	5	9.4	5
	L06	C.L06.01	•	•	2G	77 m <sup>2</sup>		Dual	30	11.5		23	6	6		6	5	7	9.4	7
	L06	C.L06.02	•	•	SA	37.8 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L06	C.L06.03	•	•	2F	87 m <sup>2</sup>		Dual	32	12.3	11.4	23.7	6	6		6	0	7	9.4	7
	L06	C.L06.04	•	•	1C	45.1 m <sup>2</sup>		Dual	23	12.8		12.8	3	3		3	0	5	9.4	5
	L06	C.L06.05	•	•	2D	87 m <sup>2</sup>		Dual	30	13.2	14.5	13.2	6	6		6	5	7	9.4	7
	L06	C.L06.06	•	•	1A	49 m <sup>2</sup>		Single	23	11.4		11.4	3	3		3	0	5	9.4	5
	L06	C.L06.07	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L06	C.L06.08	•	•	2C	79 m <sup>2</sup>		Single	31.5	12	11.4	23.4	6	6		6	0	7	9.4	7
	L06	C.L06.09	•	•	SA	37.4 m <sup>2</sup>		Single	30	30		30	3	3		3	0	4	9.4	4
	L06	C.L06.10	•	•	2.3A	62 m <sup>2</sup>		Single	28	11.4	11.4	22.8	6	6		6	0	6	9.4	6
	L06	C.L06.11	•	•	1B	45.3 m <sup>2</sup>		Single	23	11.4		</								



# Appendix B. Planning Scheme Summary

Site Statistics - Summary	
Site Area	.82Ha
Site Coverage	42%
GFA	41923
Plot Ratio	5.113
Apartment Breakdown	
Studio	66
1 Bed	298
2 Bed (3 person)	12
2 Bed (4 Person)	105
Total	481
Dual Aspect %	
	43%
Open Space	
Amenity Space Internal	1839
Amenity Space External	2727
Total	4566

