

Housing Quality Assessment

42A Parkgate St.
Dublin 8

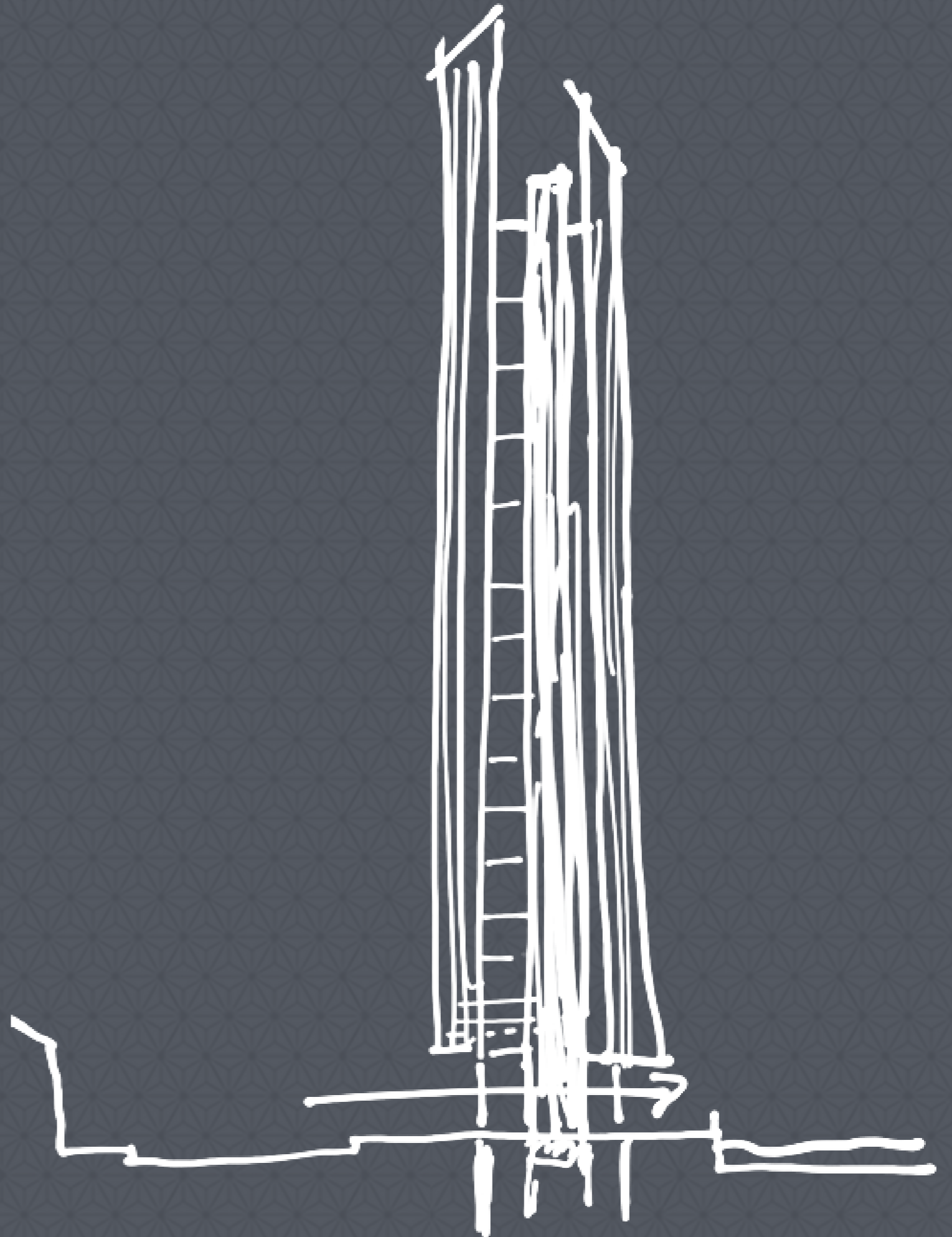
Mixed Use, Residential &
Commercial Development

ABP - SHD Application_

Project Ref: P18-107D



Reddy Architecture + Urbanism
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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.

Prepared By:

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Ranelagh, Dublin

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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'. Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c.0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site. The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20. Whilst meeting the following objectives:

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 2020)
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 198 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. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, and roof gardens at 9th and 28th floors.
4. 1 no. café/restaurant (c.223sqm) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A.
5. Ancillary residential bicycle storage (38no. spaces), refuse, circulation and plant, and nonresidential back of house and circulation areas at ground and mezzanine floors.
6. Building Maintenance Unit (BMU) at roof level.

- Sustainable Urban Housing: Design Standards for New Apartments (2020);
- 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.



1.0 Executive Summary

The Project Summary

The proposed development will provide:

- 198 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:

- 73 no. studio apartments
- 97 no. 1 bed apartments
- 27 no. 2 bed (4p) apartments
- 1 no. 3 bed apartments

- Provision of 596.6sqm gross office space
- Provision of 223sqm Food + Beverage space

- 384 sqm gross internal communal amenity space
- 255 sqm quality and meaningful communal open space provided across the 28th floor rooftop level.
- 5403 sqm of combined internal and external communal amenity within the Masterplan including both the permitted and proposed schemes.
- Provision of public space, shared external communal open space, site landscaping, site services and all associated site development works.
- Provision of quality Bike Parking for residents and visitors.



Communal Amenity Schedule Breakdown		Block A
Level U	River Building Interior	
Level 00	Reception Foyer Post Room Gym (incl changing) Internal Amenity Co-working River Building (Gym) Communal Courtyard	75 321
Level Mezz	Internal Amenity Co-working Lounge	 132
Level 01		
Level 07	Internal Amenity Rooftop Amenity	
Level 08	Rooftop Amenity	
Level 09	Internal Amenity Rooftop Amenity	49 300
Level 28	Internal Amenity External Rooftop Amenity	128 255
Total Blocks		639
Balconies Proposed		318
Total Balconies	318	

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:

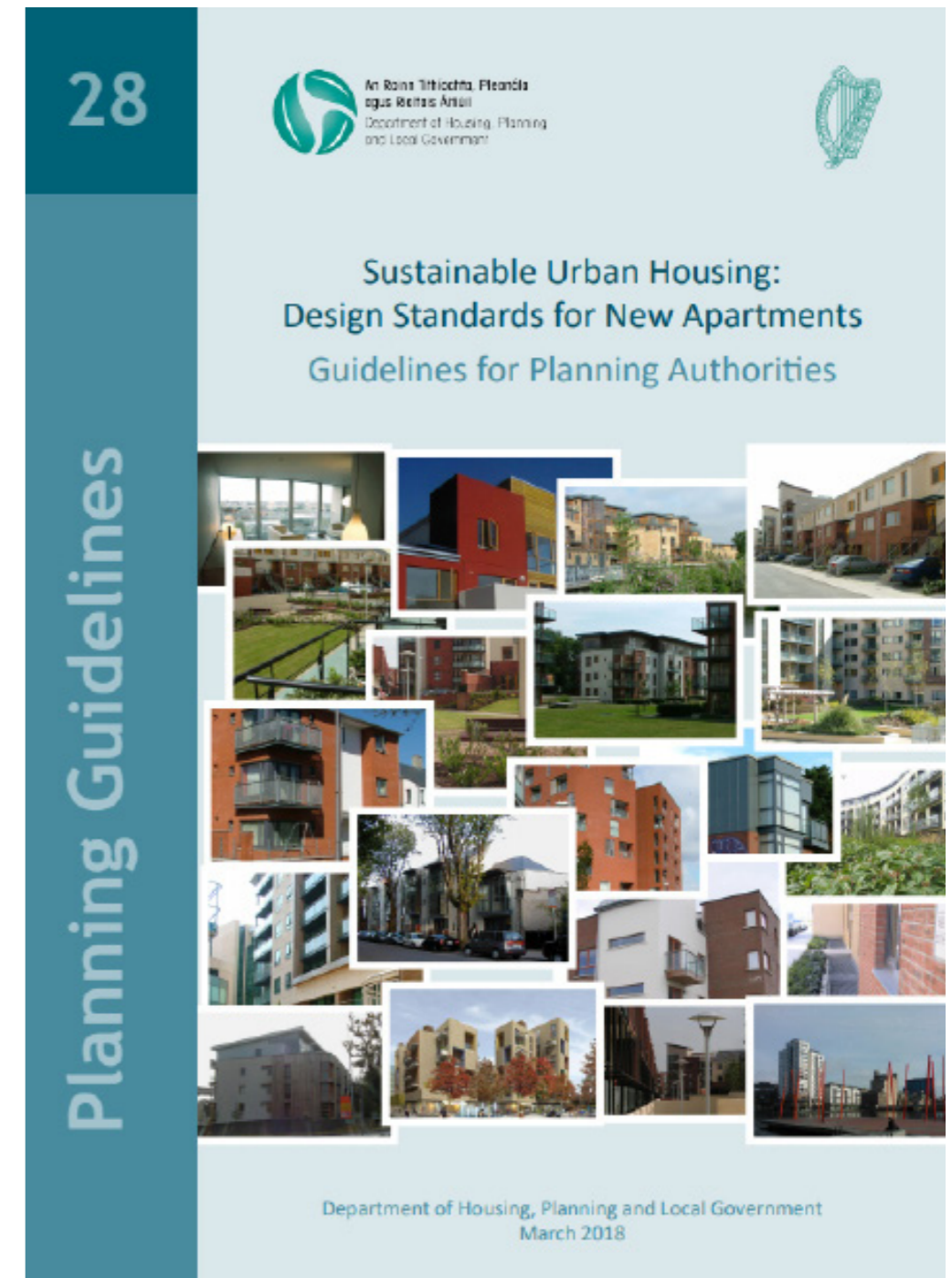
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

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:

- PGATE_RAU-ZZ-ZZ-DR-A-APT-33301 Studio & 1 Bed Apartmet Types
- PGATE_RAU-ZZ-ZZ-DR-A-APT-33302 2 & 3 Bed Apartment Types



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 doing 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.

Block A1						
Level	Units					Total
	Studio	1-Bed	2-Bed (3)	2-Bed	3-Bed	
Mezz						
L01	2	3		1		6
L02	2	3		1		6
L03	2	3		1		6
L04	2	3		1		6
L05	2	3		1		6
L06	2	3		1		6
L07	2	3		1		6
L08	2	3		1		6
L09	3	3		1		7
L10	3	4		1		8
L11	3	4		1		8
L12	3	4		1		8
L13	3	4		1		8
L14	3	4		1		8
L15	3	4		1		8
L16	3	4		1		8
L17	3	4		1		8
L18	3	4		1		8
L19	3	4		1		8
L20	3	4		1		8
L21	3	4		1		8
L22	3	4		1		8
L23	3	4		1		8
L24	3	4		1		8
L25	3	4		1		8
L26	3	4		1		8
L27	3	2		1	1	7
L28						
Total	73	97	0	27	1	198
	37%	49%	0%	14%	1%	

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 through 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	73	37
1-Bedroom	97	49
2-Bedroom (3person)	0	0
2-Bedroom (4person)	27	14
3-Bedroom	1	1
Total	198	

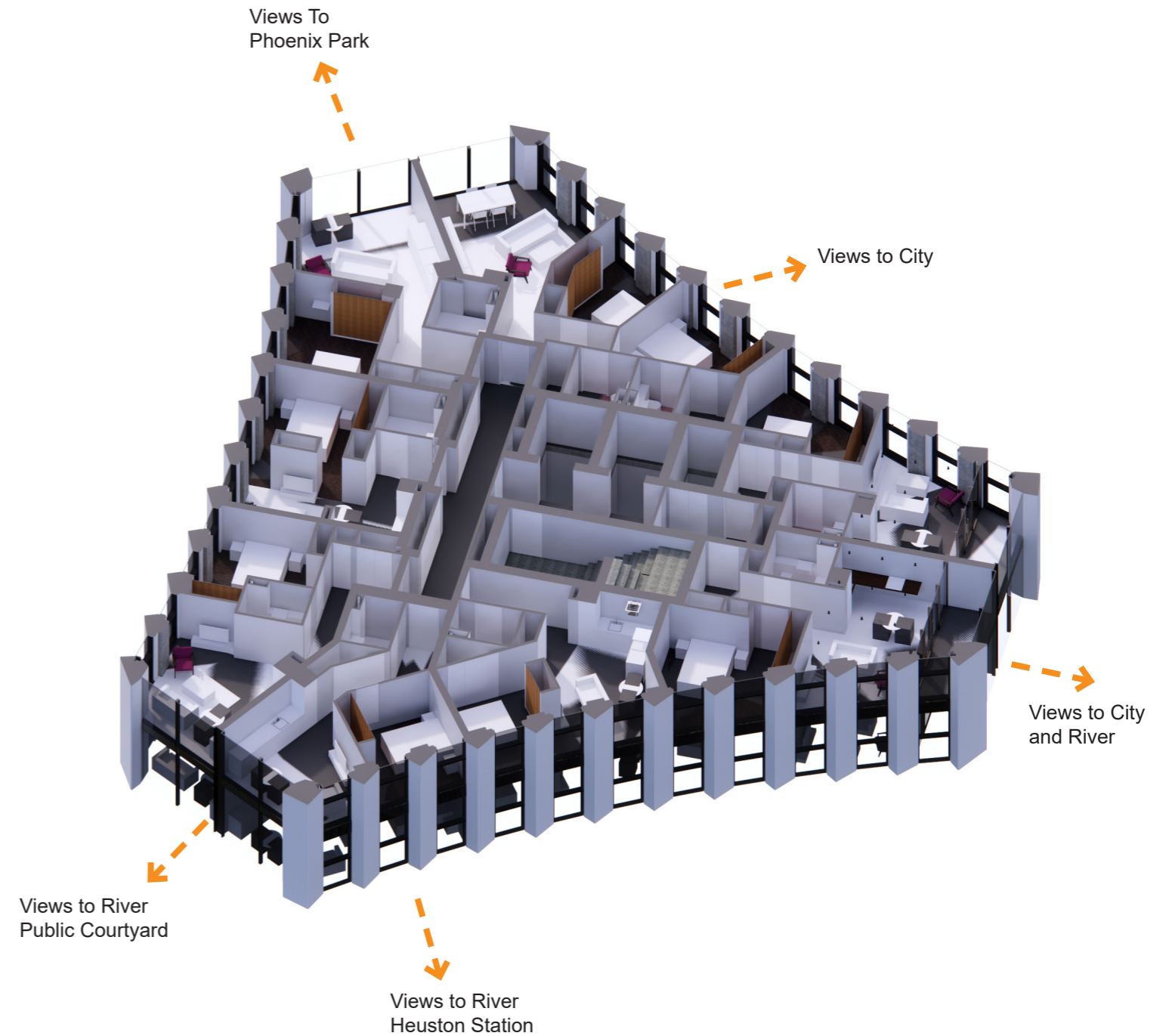
Table: Dwelling Type Mix



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 nontypical 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.

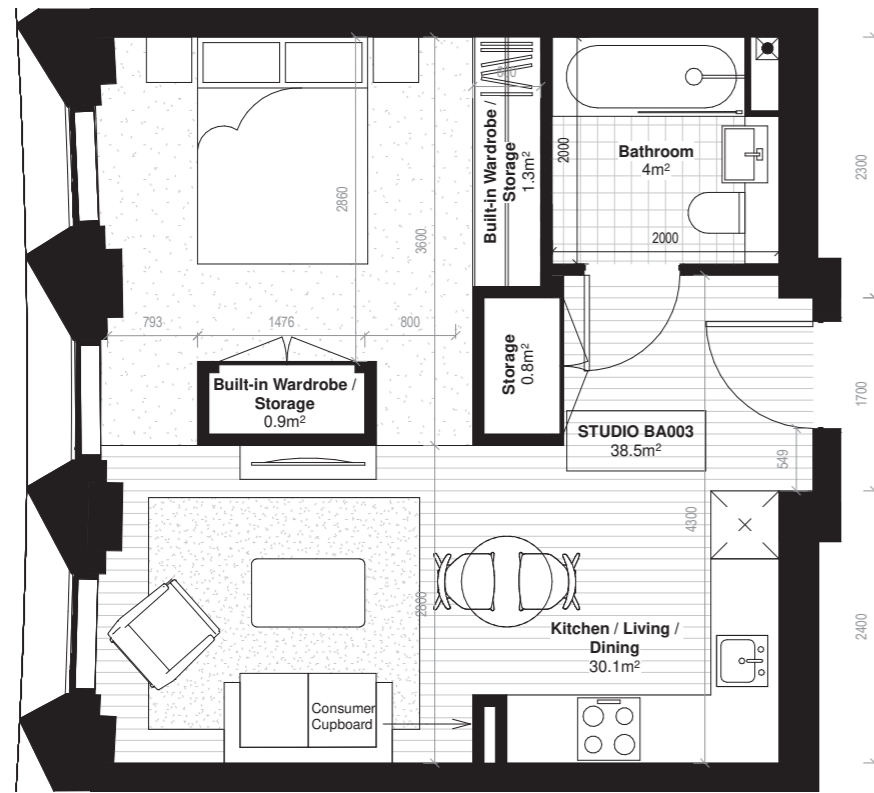


Apartment Layouts - Typology - Block A - Tower

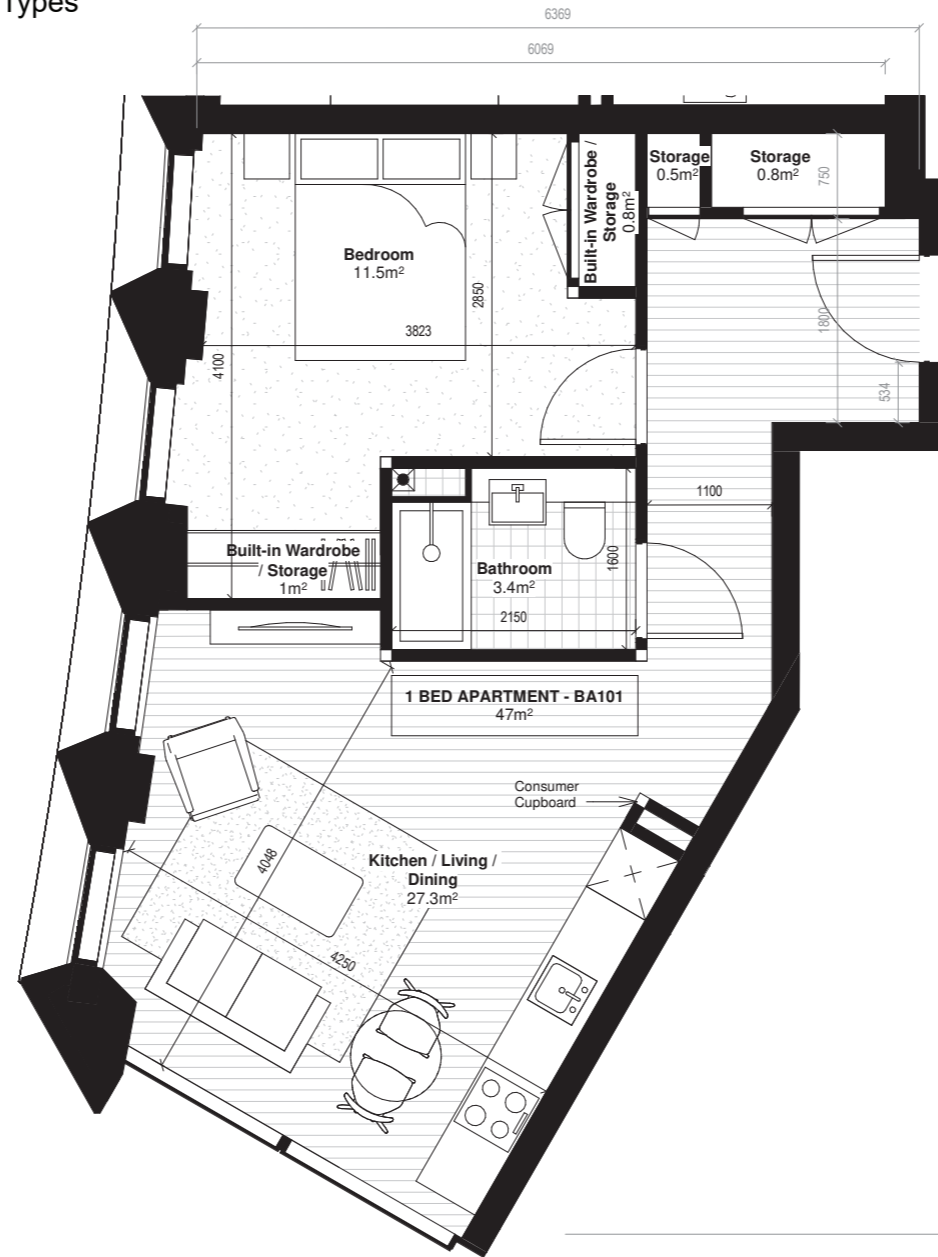
Apartment Layouts - Block A - Tower - Not To Scale

Refer to following drawings accompanying this application:

- PGATE-RAU-ZZ-ZZ-DR-A-APT-33301 Studio & 1 Bed Apartment Types



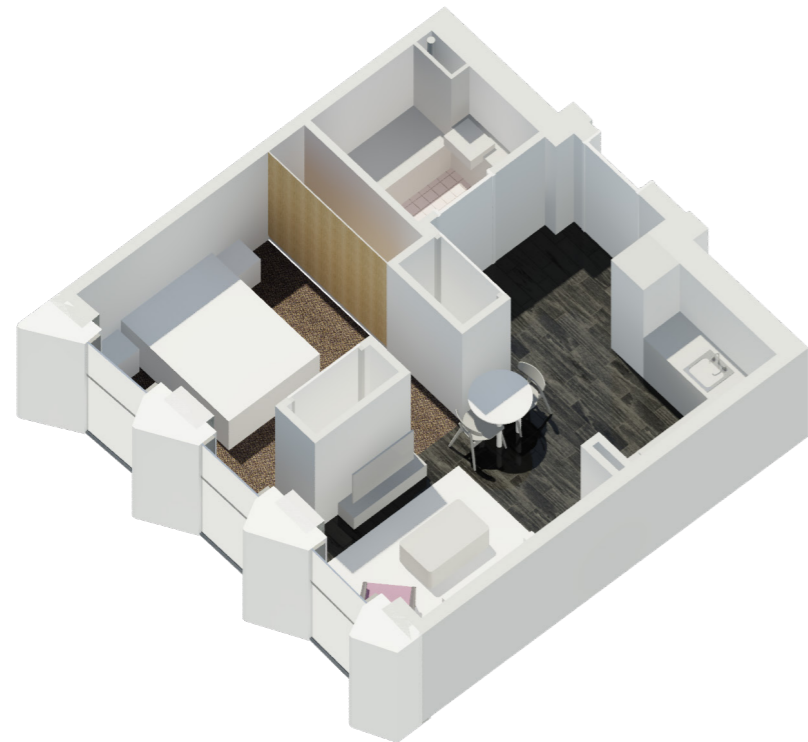
TYPICAL STUDIO UNIT - 37sqm



TYPICAL 1 BEDROOM UNIT - 46sqm



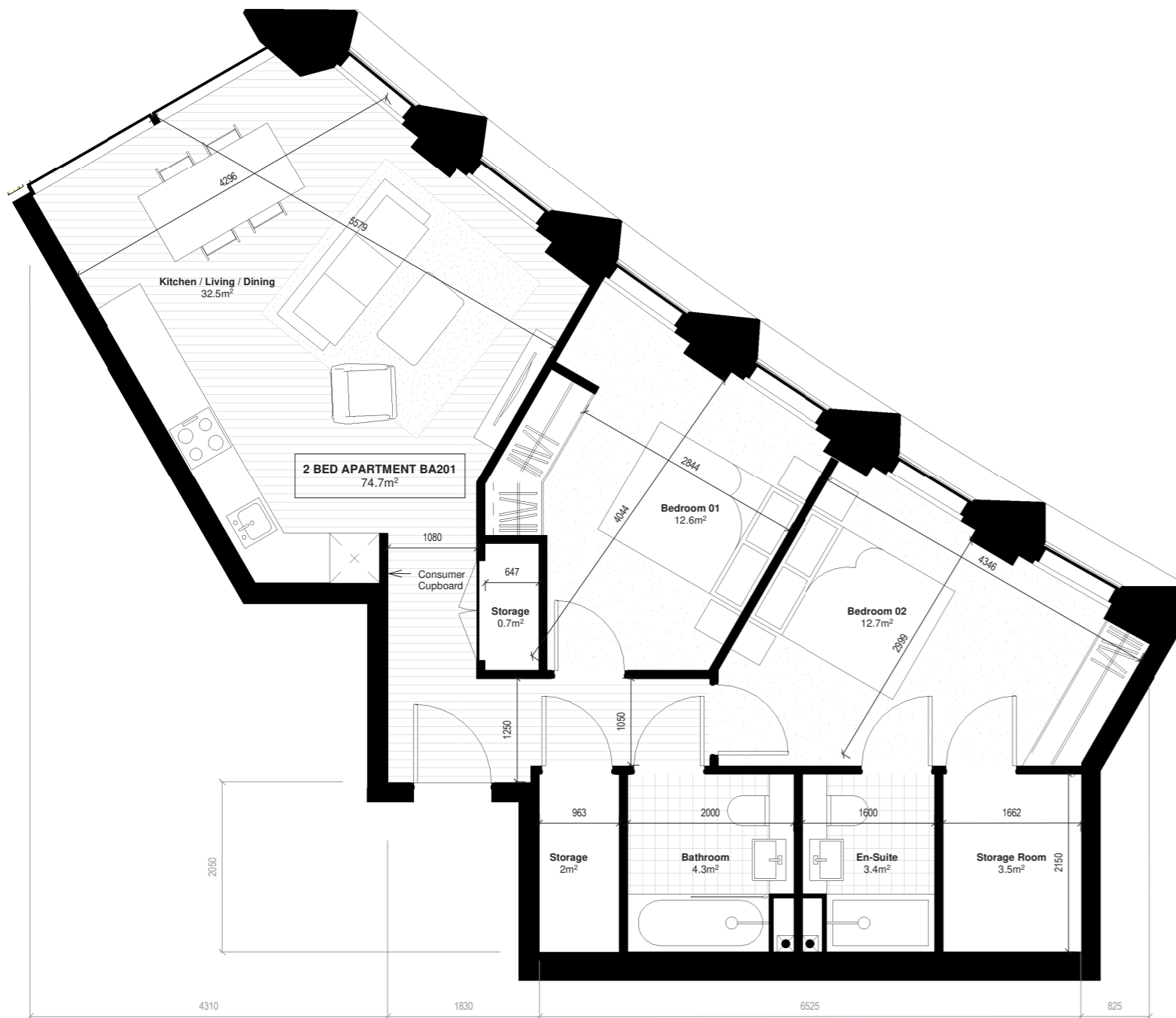
TYPICAL 1 BEDROOM UNIT - 3D VIEWS



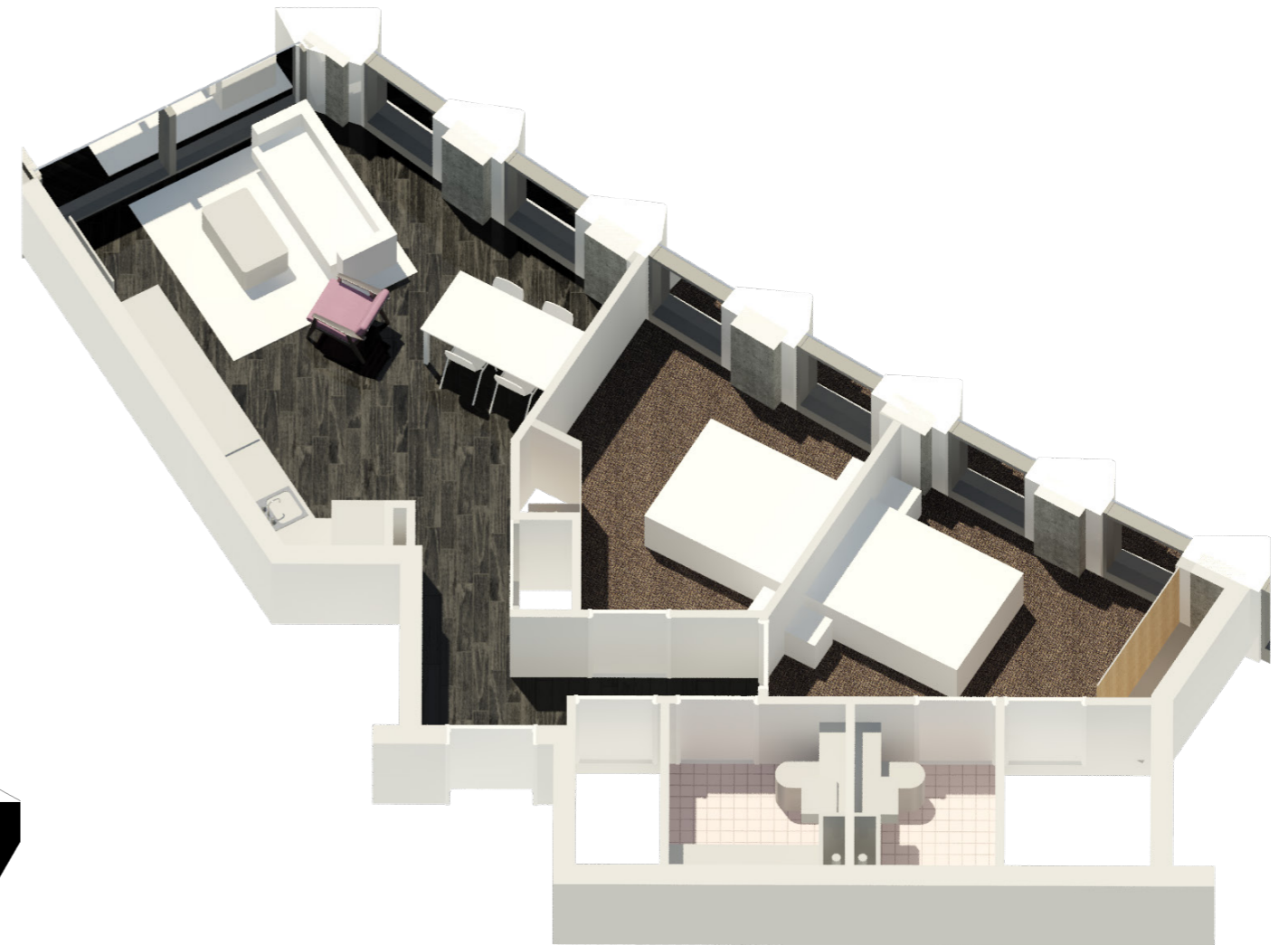
TYPICAL STUDIO UNIT - 3D VIEWS

Apartment Layouts - Typical - Not To Scale
 Refer to following drawings accompanying this application:

- PGATE_RAU-ZZ-ZZ-DR-A-APT-33302 2 Bed Apartment Type



TYPICAL 2 BEDROOM TYPE UNIT - 74.7sqm



TYPICAL 2 BEDROOM TYPE- 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 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 152 units or 77%. 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
Level 01	5
Level 02	5
Level 03	5
Level 04	5
Level 05	5
Level 06	5
Level 07	5
Level 08	5
Level 09	5
Level 10	6
Level 11	6
Level 12	6
Level 13	6
Level 14	6
Level 15	6
Level 16	6
Level 17	6
Level 18	6
Level 19	6
Level 20	6
Level 21	6
Level 22	6
Level 23	6
Level 24	6
Level 25	6
Level 26	6
Level 27	5
TOTAL	152
PERCENTAGE	77%

 Dual Aspect Apartment



Example Plan (10th Floor Level)

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

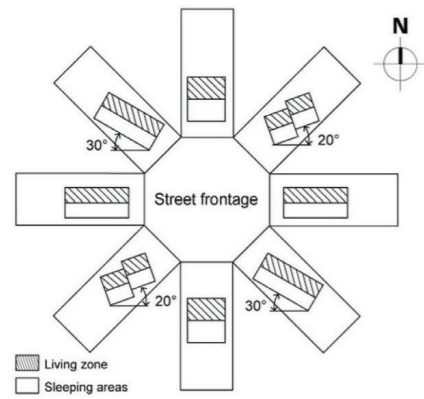
Parkgate St. Elevation - Unit Orientation

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 facade 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

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.

Lift and Stair Cores

The Tower is designed to have central circulation core serving entire building. The core contains 2 no. Lifts and a single stair core. All primary circulation cores are provided with 2no lifts which will allow one lift to be shut down for maintenance without effecting the residents. The core accommodates a max of 7 units per floor.

Internal Storage

Storage requirements are provided entirely within the apartments.

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 area for post and parcel delivery against the wall adjacent to the reception area. Within 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 - 47sqm (3sqm dedicated storage)

Dedicated storage space highlighted in Blue - NTS



CGI View of Proposed River Liffey Elevation

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: 4sqm
- One Bed Apartment: 5sqm
- Two Bed (3 person) Apartment: 6sqm
- Two Bed (4 person) Apartment: 7sqm
- Three Bed Apartment: 9sqm

The proposed scheme provides private amenity space through the use of private winter gardens and roof terraces which achieve and/or exceed the prescribed minimum areas and adjoin the main living spaces of the apartments. Winter Gardens are provided to units at the eastern corner of the building 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 or winter garden, they have access to external amenity open space of Level 09 and Level 28 in addition to tenant amenity spaces.



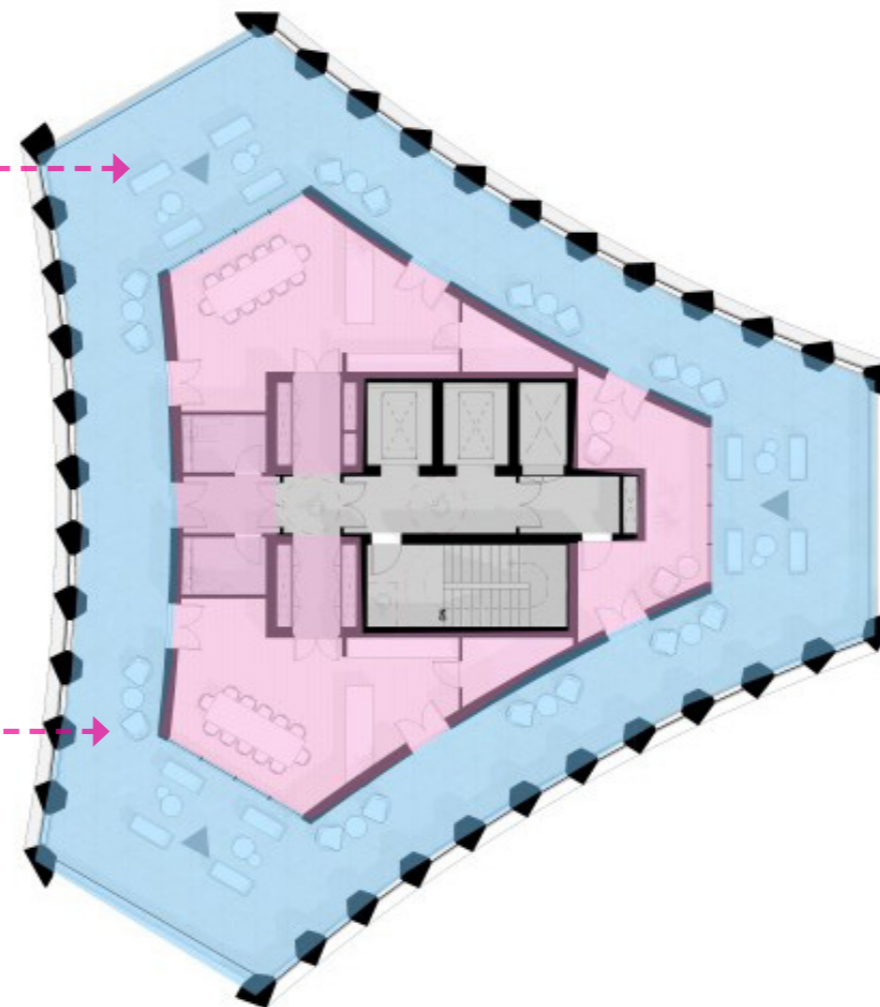
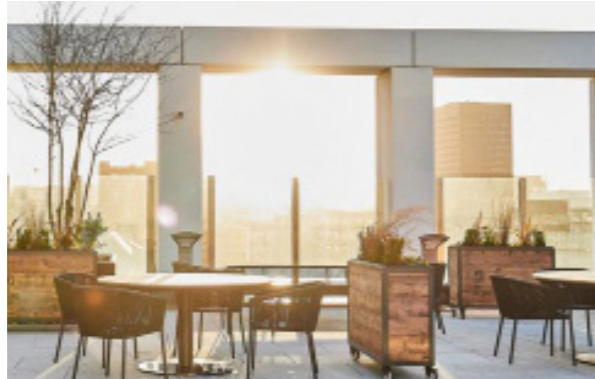
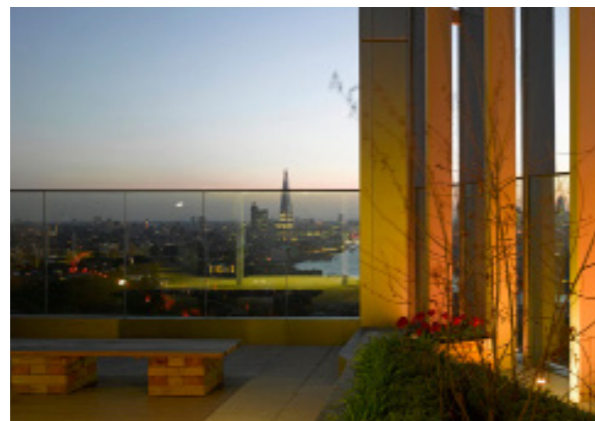
External Amenity



28th Floor Level - The Crown

An exclusive communal open space is provided on the 28th floor level, accessed via rooftop lounge.

This amenity becomes a 360 degree viewing platform of the surrounding area.

In addition to this spectacular viewing point, residents will have access to bookable rooms within the internal lounge for hosting parties or dining experience at the rooftop level.



-  Exclusive Communal Rooftop Terrace
-  Rooftop Internal Amenity - Lounge / Bookable Dining Area

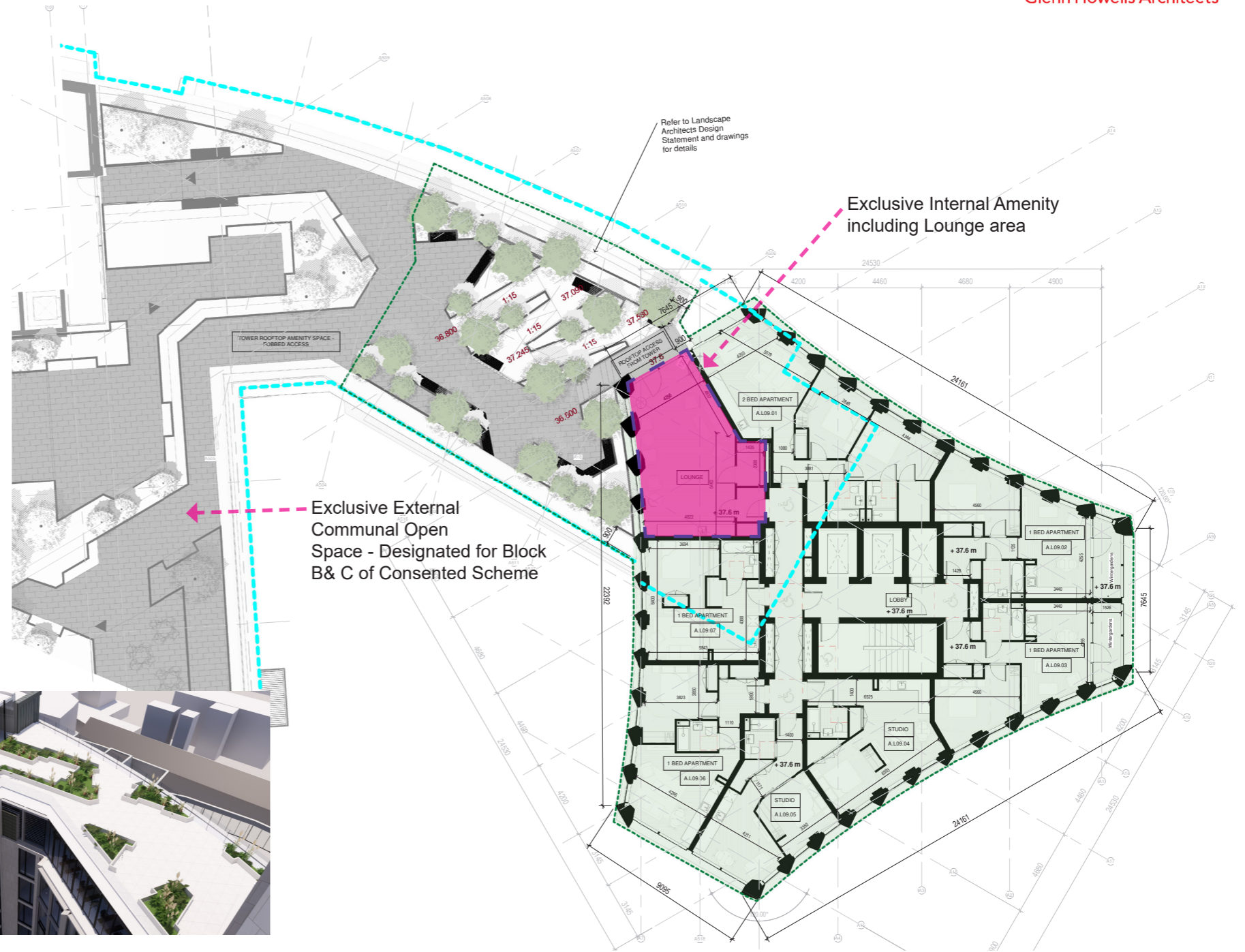
28TH FLOOR LEVEL - THE CROWN

External Amenity

9th Floor Level

An exclusive communal open space is provided on the 9th floor level accessed via resident's lounge that forms a connection between the tower and landscaped terrace. This will be an attractive professionally landscaped space with views into the communal courtyard, The River Liffey and Phoenix Park beyond. There are minor changes to the terrace, including a ramp for Block A access and a rearrangement of planters to accommodate this. A 1.5m high previously consented screen and carefully placed planting will mitigate any adverse wind on this level.

In addition Block A residents will be able to enjoy a lounge area located adjacent to the Rooftop Open Space.



 Block A Internal Amenity Space including Lounge



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.

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.



GROUND FLOOR LEVEL - SECURITY CONSIDERATIONS

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
- Bicycle Parking



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

Access and Services

The resident's entrance and lounge are located at eastern side of the Tower, facing Parkgate St. The entrance space utilises a double height volume, with services such as parcel storage and concierge.

The western side of the ground floor area is offering food and beverage facilities with views onto public courtyards and the Quay Wall.

M&E services including substation, Office escape stair and bicycle store are located at the Northern side allowing for easy access of Parkgate St.

In addition, residents will have access to the River Building that is part of overall Masterplan Communal Amenity. Both Internal and External amenity spaces, including Gym facilities and courtyard spaces will be available to the residents.



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

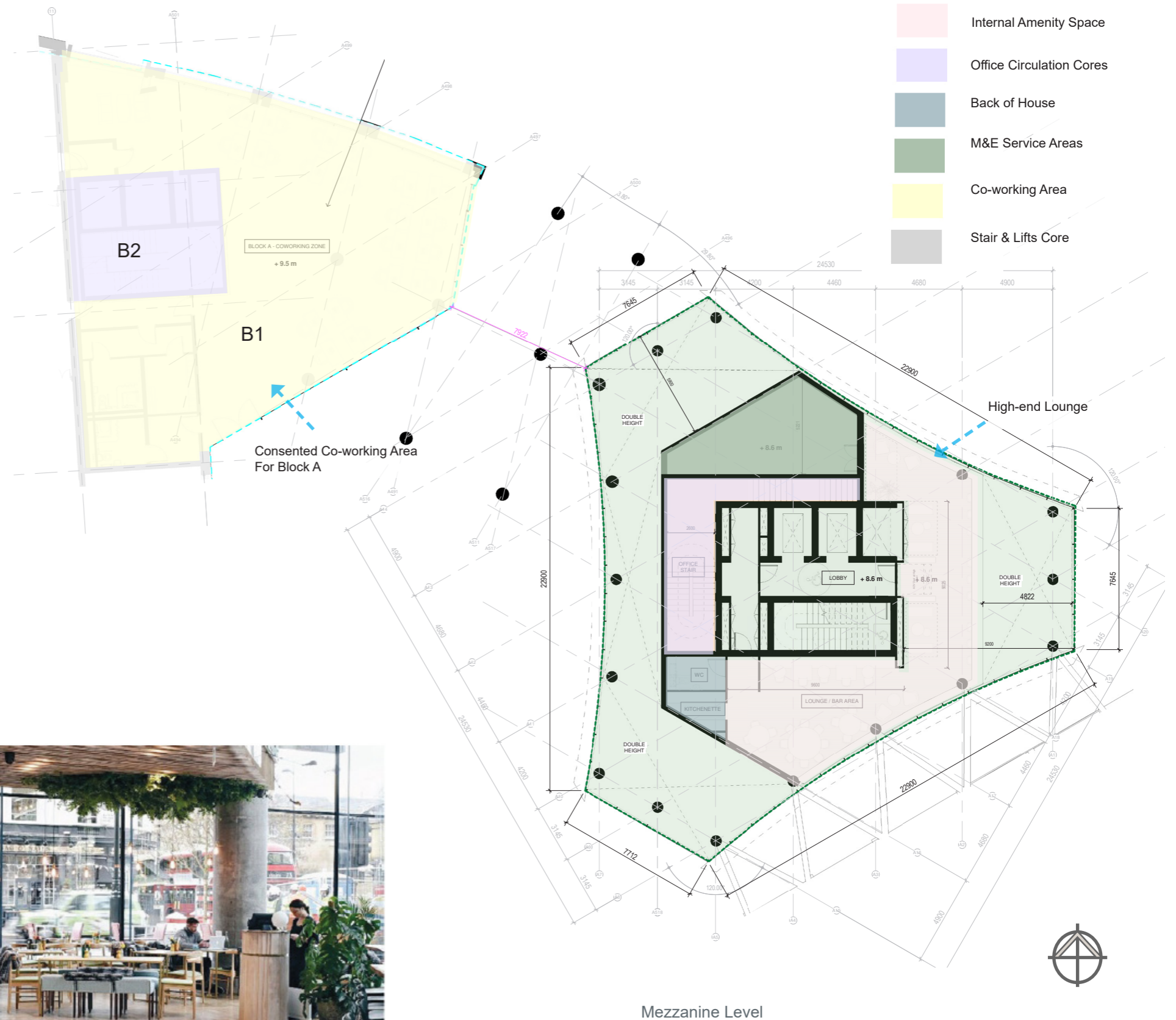
Communal Facilities

Communal Amenity Space - Mezzanine Floor

Mezzanine within the Tower is partially utilised by double height spaces above the cafe/restaurant unit and foyer at ground floor.

Communal amenity space is provided in means of a High-End lounge with facilities including accessible WC and kitchenette.

In addition, mezzanine located within the Office building provides dedicated flexible co-working spaces that can be used by residents.



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

Refuse Management

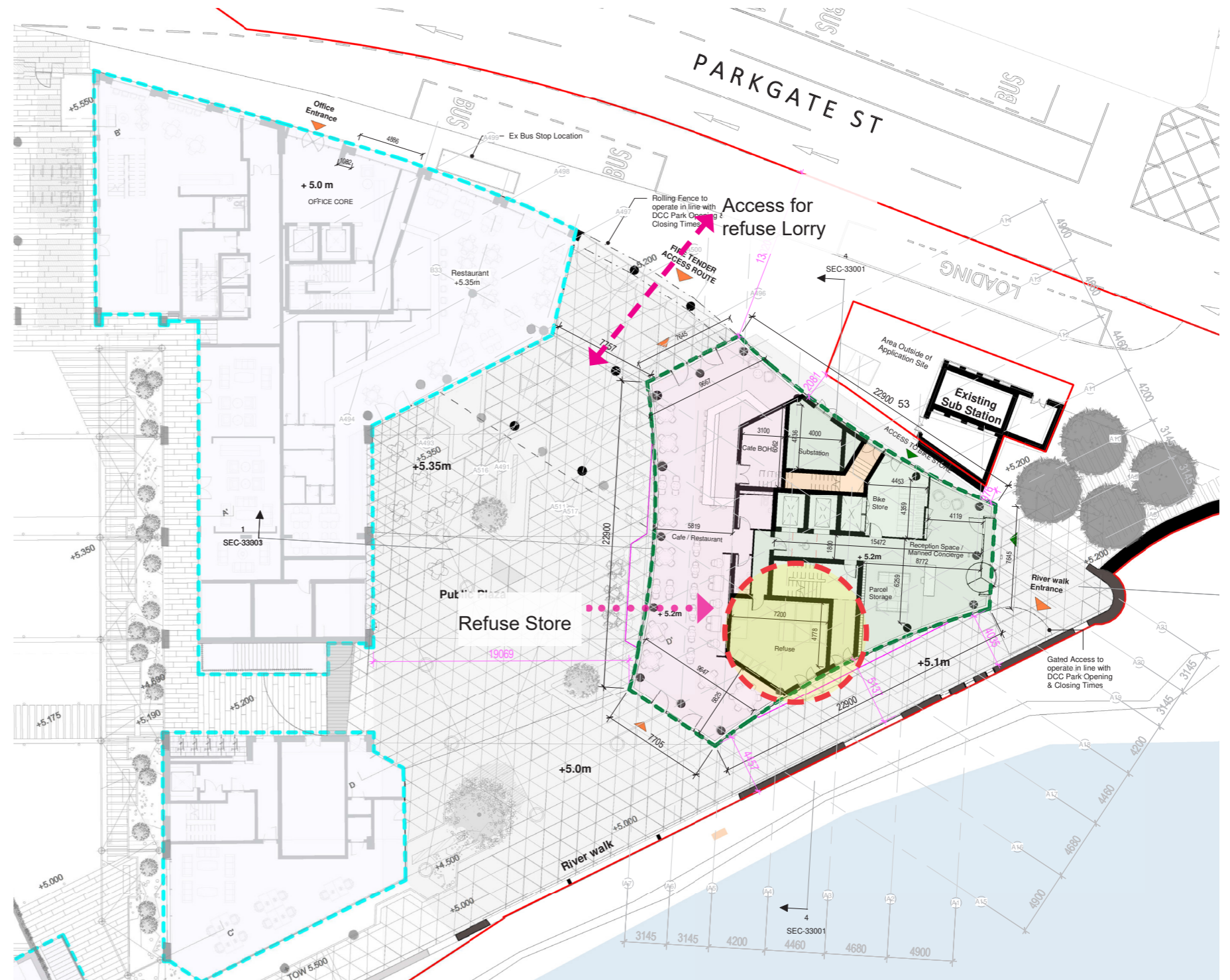
Refuse storage shall be provided in compliance with the requirements of DCC Development Plan 2016-2022 Appendix 10.

Each residential unit shall have adequate storage provision to facilitate the recycling policy of the City Council. Block A has a communal refuse storage room located at ground level and accessed easily by residents .

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 - TBC.

[Please see waste storage/management report by AWN consulting will accompany the application]



Floor Plan: Ground Floor

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

Car Parking

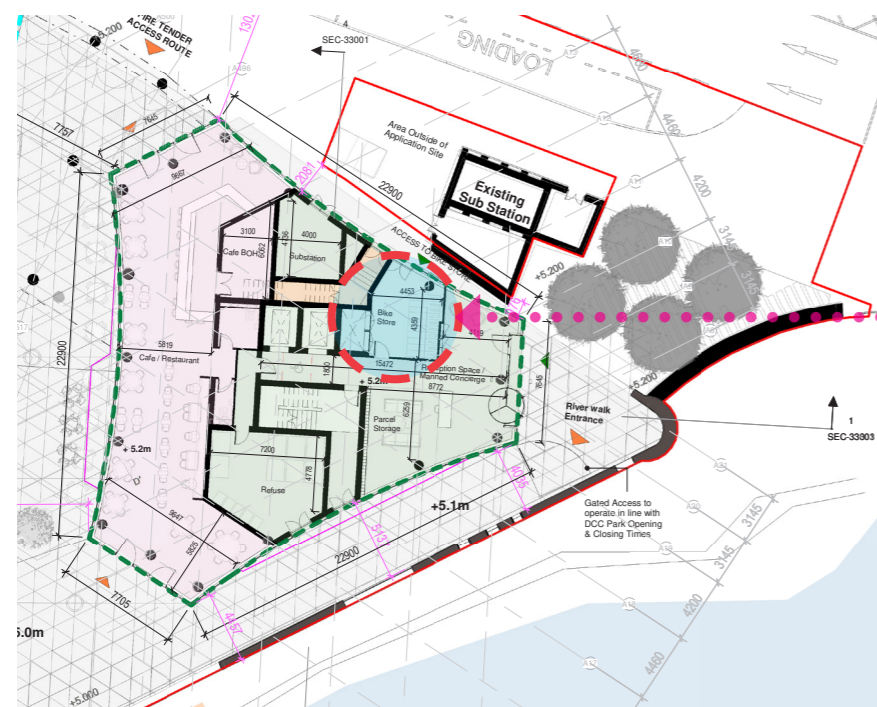
The car parking provision for the entire development is accommodated in a combination of surface level and undercroft basement level car park directly below the development. Details as per Planning Application Reference: ABP-306569-20.

Bicycle Parking

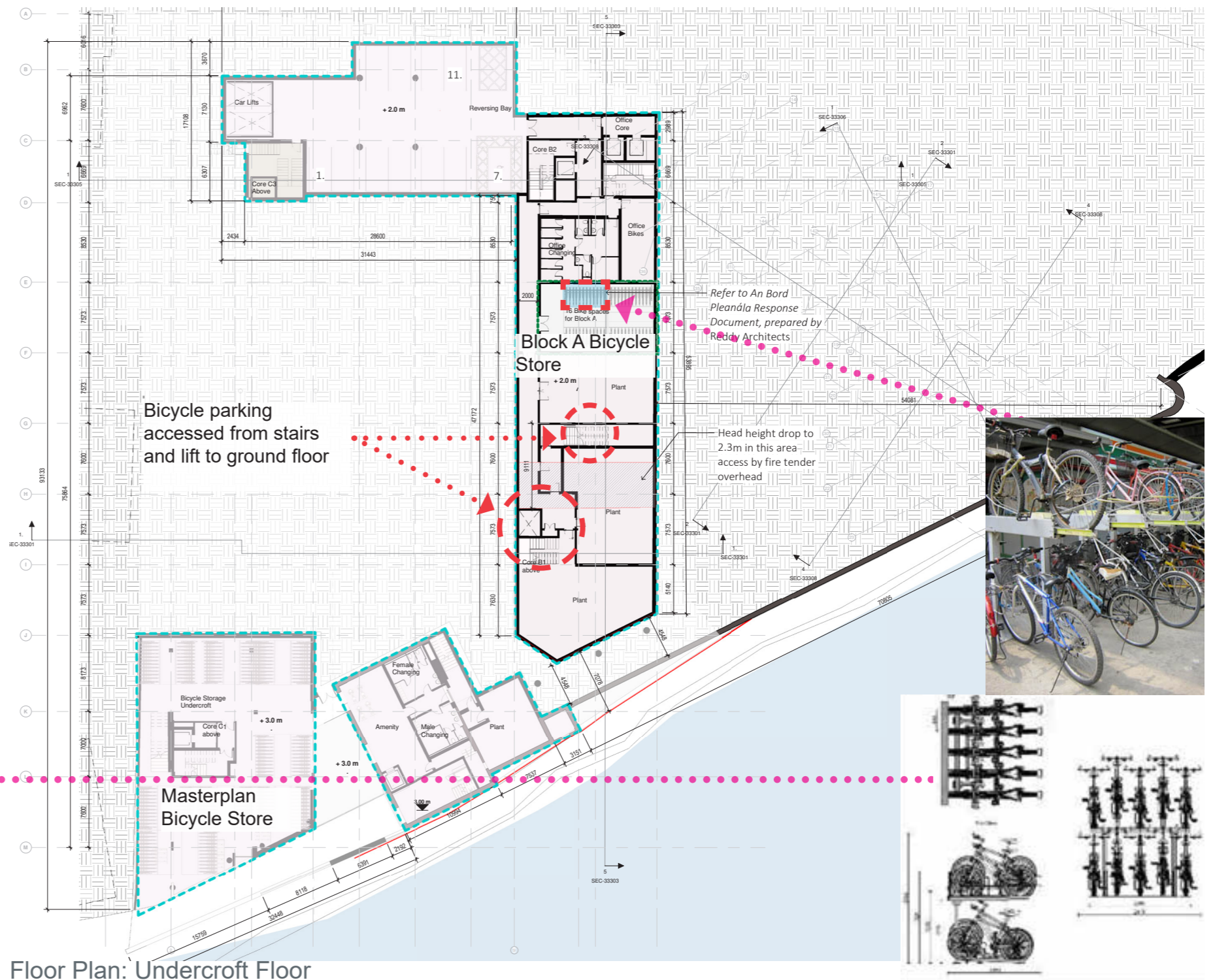
Bicycle Parking and storage facilities are provided at a quantity of 1 no covered and secure parking space per unit in compliance with Sustainable Urban Housing: Design Standards for New Apartment guidelines 2018, section 4.17.

Bicycle Store provision for Block A residents is accommodated on ground floor level of the Tower accommodating 22 spaces. In addition no. 16 spaces designated for Block A residents are provided as part of the entire scheme located within the basement. Details as per Planning Application Reference: ABP-306569-20.

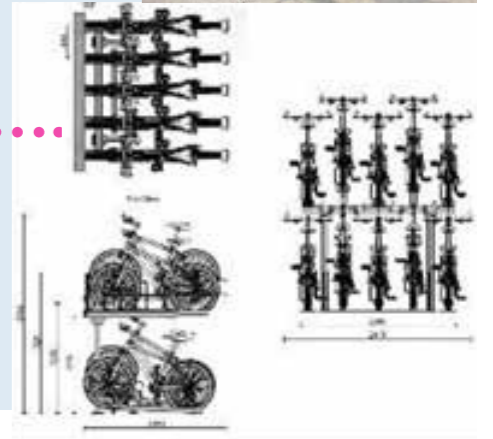
Block A bicycle parking is easily accessed from the Parkgate St. It can be also accessed via foyer.



Floor Plan: Ground Floor



Floor Plan: Undercroft Floor



Sample covered double deck bicycle rack

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
Level U	River Building Interior	
Level 00	Reception Foyer Post Room Gym (incl changing) Internal Amenity Co-working River Building (Gym)	75
Level Mezz	Internal Amenity Co-Lounge	132
Level 01		
Level 07	Internal Amenity Rooftop Amenity	
Level 08	Rooftop Amenity	
Level 09	Internal Amenity	49
Level 28	Internal Amenity External Rooftop Amenity	128 255
Total Blocks		639

Balconies Proposed		318
Total Balconies	318	

Consented Amenity Provision	Block A	Block B1	Block C1	Block C2	Block C3	Surplus	Total Consented
Total Internal Amenity		764	281	180	67		1292
External Communal Amenity			621	391	601	443	2677
External Private Amenity			175	159	149	29	512
							4481

	Block A	Block B1	Block C1	Block C2	Block C3	Surplus	Total Consented
Total Internal Amenity	384	764	281	180	67		1292
External Communal Amenity		255	621	391	601	443	2677
External Private Amenity		318	175	159	149	29	512
Total Proposed		957					
Total Consented							4481

Reduction in Level 9 Roof Terrace							35
Total Remaining Consented Amenity							4446

Total Overall Amenity Provision	5403
Total Requirement for Consented Scheme	3330
Total Requirement for Proposed Scheme	1950
Total Masterplan Requirement	5280
Surplus	123

5.0 Appendices



Appendix A. Housing Quality Assessment

Apartment Type Schedule																						
Type Ref.	No. of beds			Floor Area m ²		Aspect	Living / Dining / Kitchen Area m ²		Bedroom 01 Area m ²		Bedroom 02 Area m ²		Bedroom 03 m ²		Storage Area m ²		Private Amenity			Total No.	Percentage	
	1	2	3	Required	Achieved		Required	Achieved	Required	Achieved	Required	Achieved	Required	Achieved	Required	Achieved	Balcony	Required	Achieved			
BA001	•			37	38	Dual	30*	30.8	30*	30.8	-	-	-	-	3	3	No	-	-	27	14%	
BA002	•			37	39	Single	30*	31	30*	31	-	-	-	-	3	3.1	No	-	-	27	14%	
BA003	•			37	38.5	Single	30*	30.4	30*	30.4	-	-	-	-	3	3	No	-	-	19	10%	
BA101	•			45	47.3	Dual	23	27.6	11.4	11.5	-	-	-	-	3	3.1	No	-	-	27	14%	
BA102	•			45	46.3	Dual	23	24.5	11.4	12.5	-	-	-	-	3	3.3	Yes	5	6	52	26%	
BA103	•			45	50.7	Dual	23	30	11.4	12.1	-	-	-	-	3	3	No	-	-	18	9%	
BA201		•		73	74.3	Dual	30	32	13	13	11.4	12.4	-	-	6	6	No	-	-	27	14%	
BA301			•	90	100.7	Dual	34	37.2	13	14.9	11.4	13	7.1	8.1	9	9	Yes	9	6	1	1%	
																			Total	198		

* Combined living / dining / bedspace, also includes circulation.

Block A1				
Level	Apartment No.	Apartment Type		Gross
		Reference	Description	
L01	A.L01.01	BA201	2 Bed Apartment	74.3
	A.L01.02	BA102	1 Bed Apartment	46.3
	A.L01.03	BA102	1 Bed Apartment	46.3
	A.L01.04	BA002	Studio	39
	A.L01.05	BA001	Studio	38
	A.L01.06	BA101	1 Bed Apartment	47.3
L02	A.L02.01	BA201	2 Bed Apartment	74.3
	A.L02.02	BA102	1 Bed Apartment	46.3
	A.L02.03	BA102	1 Bed Apartment	46.3
	A.L02.04	BA002	Studio	39
	A.L02.05	BA001	Studio	38
	A.L02.06	BA101	1 Bed Apartment	47.3
L03	A.L03.01	BA201	2 Bed Apartment	74.3
	A.L03.02	BA102	1 Bed Apartment	46.3
	A.L03.03	BA102	1 Bed Apartment	46.3
	A.L03.04	BA002	Studio	39
	A.L03.05	BA001	Studio	38
	A.L03.06	BA101	1 Bed Apartment	47.3
L04	A.L04.01	BA201	2 Bed Apartment	74.3
	A.L04.02	BA102	1 Bed Apartment	46.3
	A.L04.03	BA102	1 Bed Apartment	46.3
	A.L04.04	BA002	Studio	39
	A.L04.05	BA001	Studio	38
	A.L04.06	BA101	1 Bed Apartment	47.3

L05	A.L05.01	BA201	2 Bed Apartment	74.3
	A.L05.02	BA102	1 Bed Apartment	46.3
	A.L05.03	BA102	1 Bed Apartment	46.3
	A.L05.04	BA002	Studio	39
	A.L05.05	BA001	Studio	38
	A.L05.06	BA101	1 Bed Apartment	47.3
L06	A.L06.01	BA201	2 Bed Apartment	74.3
	A.L06.02	BA102	1 Bed Apartment	46.3
	A.L06.03	BA102	1 Bed Apartment	46.3
	A.L06.04	BA002	Studio	39
	A.L06.05	BA001	Studio	38
	A.L06.06	BA101	1 Bed Apartment	47.3
L07	A.L07.01	BA201	2 Bed Apartment	74.3
	A.L07.02	BA102	1 Bed Apartment	46.3
	A.L07.03	BA102	1 Bed Apartment	46.3
	A.L07.04	BA002	Studio	39
	A.L07.05	BA001	Studio	38
	A.L07.06	BA101	1 Bed Apartment	47.3
L08	A.L08.01	BA201	2 Bed Apartment	74.3
	A.L08.02	BA102	1 Bed Apartment	46.3
	A.L08.03	BA102	1 Bed Apartment	46.3
	A.L08.04	BA002	Studio	39
	A.L08.05	BA001	Studio	38
	A.L08.06	BA101	1 Bed Apartment	47.3
L09	A.L09.01	BA201	2 Bed Apartment	74.3
	A.L09.02	BA102	1 Bed Apartment	46.3
	A.L09.03	BA102	1 Bed Apartment	46.3
	A.L09.04	BA002	Studio	39
	A.L09.05	BA001	Studio	38
	A.L09.06	BA101	1 Bed Apartment	47.3
	A.L09.07	BA003	Studio	38.5

L10	A.L10.01	BA201	2 Bed Apartment	74.3
	A.L10.02	BA102	1 Bed Apartment	46.3
	A.L10.03	BA102	1 Bed Apartment	46.3
	A.L10.04	BA002	Studio	39
	A.L10.05	BA001	Studio	38
	A.L10.06	BA101	1 Bed Apartment	47.3
	A.L10.07	BA003	Studio	38.5
	A.L10.08	BA103	1 Bed Apartment	50.7
L11	A.L11.01	BA201	2 Bed Apartment	74.3
	A.L11.02	BA102	1 Bed Apartment	46.3
	A.L11.03	BA102	1 Bed Apartment	46.3
	A.L11.04	BA002	Studio	39
	A.L11.05	BA001	Studio	38
	A.L11.06	BA101	1 Bed Apartment	47.3
	A.L11.07	BA003	Studio	38.5
	A.L11.08	BA103	1 Bed Apartment	50.7
L12	A.L12.01	BA201	2 Bed Apartment	74.3
	A.L12.02	BA102	1 Bed Apartment	46.3
	A.L12.03	BA102	1 Bed Apartment	50.7
	A.L12.04	BA002	Studio	39
	A.L12.05	BA001	Studio	38
	A.L12.06	BA101	1 Bed Apartment	47.3
	A.L12.07	BA003	Studio	38.5
	A.L12.08	BA103	1 Bed Apartment	50.7
L13	A.L13.01	BA201	2 Bed Apartment	74.3
	A.L13.02	BA102	1 Bed Apartment	46.3
	A.L13.03	BA102	1 Bed Apartment	46.3
	A.L13.04	BA002	Studio	39
	A.L13.05	BA001	Studio	38
	A.L13.06	BA101	1 Bed Apartment	47.3
	A.L13.07	BA003	Studio	38.5
	A.L13.08	BA103	1 Bed Apartment	50.7

Appendix A. Housing Quality Assessment

L14	A.L14.01	BA201	2 Bed Apartment	74.3
	A.L14.02	BA102	1 Bed Apartment	46.3
	A.L14.03	BA102	1 Bed Apartment	46.3
	A.L14.04	BA002	Studio	39
	A.L14.05	BA001	Studio	38
	A.L14.06	BA101	1 Bed Apartment	47.3
	A.L14.07	BA003	Studio	38.5
	A.L14.08	BA103	1 Bed Apartment	50.7
L15	A.L15.01	BA201	2 Bed Apartment	74.3
	A.L15.02	BA102	1 Bed Apartment	46.3
	A.L15.03	BA102	1 Bed Apartment	46.3
	A.L15.04	BA002	Studio	39
	A.L15.05	BA001	Studio	38
	A.L15.06	BA101	1 Bed Apartment	47.3
	A.L15.07	BA003	Studio	38.5
	A.L15.08	BA103	1 Bed Apartment	50.7
L16	A.L16.01	BA201	2 Bed Apartment	74.3
	A.L16.02	BA102	1 Bed Apartment	46.3
	A.L16.03	BA102	1 Bed Apartment	46.3
	A.L16.04	BA002	Studio	39
	A.L16.05	BA001	Studio	38
	A.L16.06	BA101	1 Bed Apartment	47.3
	A.L16.07	BA003	Studio	38.5
	A.L16.08	BA103	1 Bed Apartment	50.7
L17	A.L17.01	BA201	2 Bed Apartment	74.3
	A.L17.02	BA102	1 Bed Apartment	46.3
	A.L17.03	BA102	1 Bed Apartment	46.3
	A.L17.04	BA002	Studio	39
	A.L17.05	BA001	Studio	38
	A.L17.06	BA101	1 Bed Apartment	47.3
	A.L17.07	BA003	Studio	38.5
	A.L17.08	BA103	1 Bed Apartment	50.7
L18	A.L18.01	BA201	2 Bed Apartment	74.3
	A.L18.02	BA102	1 Bed Apartment	46.3
	A.L18.03	BA102	1 Bed Apartment	46.3
	A.L18.04	BA002	Studio	39
	A.L18.05	BA001	Studio	38
	A.L18.06	BA101	1 Bed Apartment	47.3
	A.L18.07	BA003	Studio	38.5
	A.L18.08	BA103	1 Bed Apartment	50.7
L19	A.L19.01	BA201	2 Bed Apartment	74.3
	A.L19.02	BA102	1 Bed Apartment	46.3
	A.L19.03	BA102	1 Bed Apartment	46.3
	A.L19.04	BA002	Studio	39
	A.L19.05	BA001	Studio	38
	A.L19.06	BA101	1 Bed Apartment	47.3
	A.L19.07	BA003	Studio	38.5
	A.L19.08	BA103	1 Bed Apartment	50.7

L20	A.L20.01	BA201	2 Bed Apartment	74.3
	A.L20.02	BA102	1 Bed Apartment	46.3
	A.L20.03	BA102	1 Bed Apartment	46.3
	A.L20.04	BA002	Studio	39
	A.L20.05	BA001	Studio	38
	A.L20.06	BA101	1 Bed Apartment	47.3
	A.L20.07	BA003	Studio	38.5
	A.L20.08	BA103	1 Bed Apartment	50.7
L21	A.L21.01	BA201	2 Bed Apartment	74.3
	A.L21.02	BA102	1 Bed Apartment	46.3
	A.L21.03	BA102	1 Bed Apartment	46.3
	A.L21.04	BA002	Studio	39
	A.L21.05	BA001	Studio	38
	A.L21.06	BA101	1 Bed Apartment	47.3
	A.L21.07	BA003	Studio	38.5
	A.L21.08	BA103	1 Bed Apartment	50.7
L22	A.L22.01	BA201	2 Bed Apartment	74.3
	A.L22.02	BA102	1 Bed Apartment	46.3
	A.L22.03	BA102	1 Bed Apartment	46.3
	A.L22.04	BA002	Studio	39
	A.L22.05	BA001	Studio	38
	A.L22.06	BA101	1 Bed Apartment	47.3
	A.L22.07	BA003	Studio	38.5
	A.L22.08	BA103	1 Bed Apartment	50.7
L23	A.L23.01	BA201	2 Bed Apartment	74.3
	A.L23.02	BA102	1 Bed Apartment	46.3
	A.L23.03	BA102	1 Bed Apartment	46.3
	A.L23.04	BA002	Studio	39
	A.L23.05	BA001	Studio	38
	A.L23.06	BA101	1 Bed Apartment	47.3
	A.L23.07	BA003	Studio	38.5
	A.L23.08	BA103	1 Bed Apartment	50.7
L24	A.L24.01	BA201	2 Bed Apartment	74.3
	A.L24.02	BA102	1 Bed Apartment	46.3
	A.L24.03	BA102	1 Bed Apartment	46.3
	A.L24.04	BA002	Studio	39
	A.L24.05	BA001	Studio	38
	A.L24.06	BA101	1 Bed Apartment	47.3
	A.L24.07	BA003	Studio	38.5
	A.L24.08	BA103	1 Bed Apartment	50.7
L25	A.L25.01	BA201	2 Bed Apartment	74.3
	A.L25.02	BA102	1 Bed Apartment	46.3
	A.L25.03	BA102	1 Bed Apartment	46.3
	A.L25.04	BA002	Studio	39
	A.L25.05	BA001	Studio	38
	A.L25.06	BA101	1 Bed Apartment	47.3
	A.L25.07	BA003	Studio	38.5
	A.L25.08	BA103	1 Bed Apartment	50.7

L26	A.L26.01	BA201	2 Bed Apartment	74.3
	A.L26.02	BA102	1 Bed Apartment	46.3
	A.L26.03	BA102	1 Bed Apartment	46.3
	A.L26.04	BA002	Studio	39
	A.L26.05	BA001	Studio	38
	A.L26.06	BA101	1 Bed Apartment	47.3
	A.L26.07	BA003	Studio	38.5
	A.L26.08	BA103	1 Bed Apartment	50.7
L27	A.L27.01	BA201	2 Bed Apartment	74.3
	A.L27.02	BA301	3 Bed Apartment	100.7
	A.L27.03	BA002	Studio	39
	A.L27.04	BA001	Studio	38
	A.L27.05	BA101	1 Bed Apartment	47.3
	A.L27.06	BA003	Studio	38.5
	A.L27.07	BA103	1 Bed Apartment	50.7

Appendix A. Housing Quality Assessment

Schedule of Areas

Schedule of Areas		Block																	
Level	Use	Block A				Block B1			Block B2 (Office)			Block C1			Block C2		Block C3		
		Non resi	Net	Net	Block A Total Gross	Non resi	Net	Gross	Non resi	Net	Gross	Non resi	Net	Gross	Net	Gross	Net	Gross	
Undercroft	Parking					407.00													
	Plant					453.00													
	Office (core +Changing)					120.00													
	Bicycles					450.00						341.00							
Ground	F&B	187.70				236.00													
	Sub / Switch Meter		17.00					51.00										33.00	
	Meter Room													16.00				15.00	
	Reception		75.00							100.00									
	Office																		
	Bicycle Parking		22.00																
	Back of House Retail	16.00						36.00											
	Retail					134.00										80.00			
	Refuse		40.00					20.00		40.00				56.00					
	WC	19.00																	
	Stairs	10.60																	
Residential (Core)		56.80		479.00			75.00					152.00	215.00				50.00		
Mezz.	Back of House							160.00											
	Marketing Suite																		
	Co-Working																		
	F&B																		
	Lounge		121.00																
	WC		11.00																
	Switch		36.00																
	Residential																		
Stairs		33.00		279.00			475.00	675.00				398.00	490.00	266.00	315.00		407.00	508.00	
1	Residential			283.00	501.00			711.00	973.00				398.00	490.00	266.00	315.00		493.00	630.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
2	Residential			283.00	501.00			805.00	1003.00				401.00	490.00	243.00	315.00		570.00	688.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
3	Residential			283.00	433.00			805.00	1003.00				401.00	490.00	243.00	315.00		570.00	688.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
4	Residential			283.00	501.00			805.00	1003.00				401.00	490.00	243.00	315.00		570.00	688.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
5	Residential			283.00	501.00			805.00	1003.00				401.00	490.00	243.00	315.00		570.00	688.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
6	Residential			283.00	501.00			805.00	1003.00				401.00	490.00	243.00	315.00		570.00	688.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
7	Residential			283.00	501.00			800.00	972.00				401.00	490.00	243.00	315.00		472.00	556.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
	Office	92.00									455.00								
8	Residential			283.00	433.00			800.00	972.00									432.00	554.00
	Wintergarden			12.00															
	Core/ Corridor		82.00																
9	Residential			322.00	501.00			504.00	701.00									370.00	488.00
	Wintergarden			12.00															
	Lounge		49.00																
	Core/ Corridor		82.00																
10	Residential			378.00	501.00			324.00	435.00										
	Wintergarden			12.00															
	Core/ Corridor		82.00																
11	Residential			378.00	501.00			324.00	435.00										
	Wintergarden			12.00															
	Core/ Corridor		82.00																
12	Residential			378.00	501.00			0.50											
	Wintergarden			12.00															
	Core/ Corridor		82.00																
13	Residential			378.00	501.00														
	Wintergarden			12.00															
	Core/ Corridor		82.00																
14	Residential			378.00	501.00														
	Wintergarden			12.00															
	Core/ Corridor		82.00																

Appendix A. Housing Quality Assessment

15	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
16	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
17	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
18	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
19	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
20	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
21	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
22	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
23	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
24	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
25	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
26	Residential		378.00	501.00								
	Wintergarden		12.00									
	Core/ Corridor	82.00										
27	Residential		384.00	501.00								
	Wintergarden		6.00									
	Core/ Corridor	82.00										
28	Lounge		128.00	215.00								
	Core/ Corridor											
Total By Block			14364.00									
Total Residential		2674.80	9842.00									
Gross Non Resi		785.30										
Gross Resi			12516.80									
Net to Gross			69%		0.76		0.80		0.79		0.80	
Proposed Net (Residential)			9842.00									

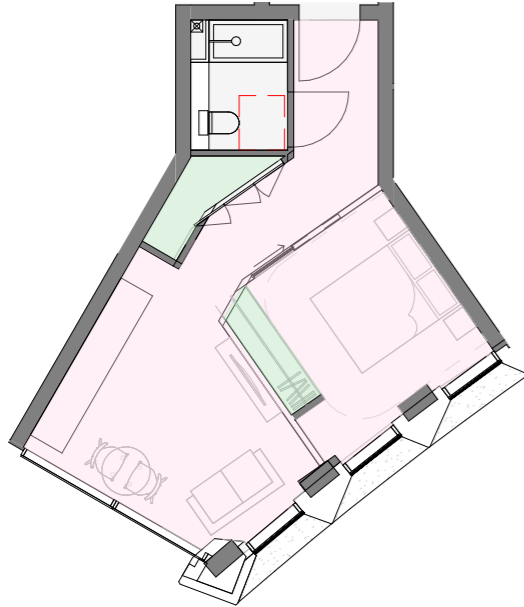
Total Retail Consented	214	No Change	214
Total Office Consented	3698	Proposed	3422
Total F+B Consented	236	Proposed	459
Total Consented Non Residential			
	4148	Total Proposed	4148

Site Area	.82 Ha
Site Coverage	42%
Plot Ratio	5.14

Total Consented Undercroft	1430.00
Total Residential Gross Consented and Proposed	36037.80
Total Gross Consented and Proposed	42185.00

Appendix A. Housing Quality Assessment

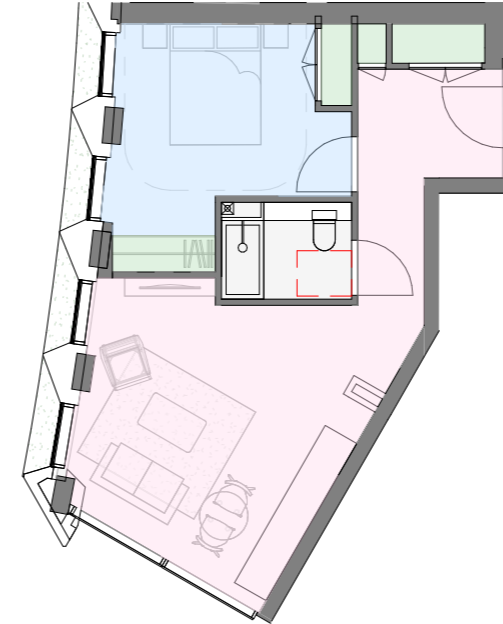
STUDIO BA001



STUDIO BA001

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	37 sq m (38 sq m incl. M&E risers)	38 sq m	Y
Bedroom Floor Area	30 sq m (incl. living / dining / kitchen)	30.8 sq m	Y
Bedroom Width	4m	Varies	Y
Living / Kitchen / Dining Floor Area	30 sq m (incl. living / dining / kitchen)	30.8 sq m	Y
Living / Kitchen / Dining Width	4m	Varies	Y
Storage	3 sq m	3 sq m	Y

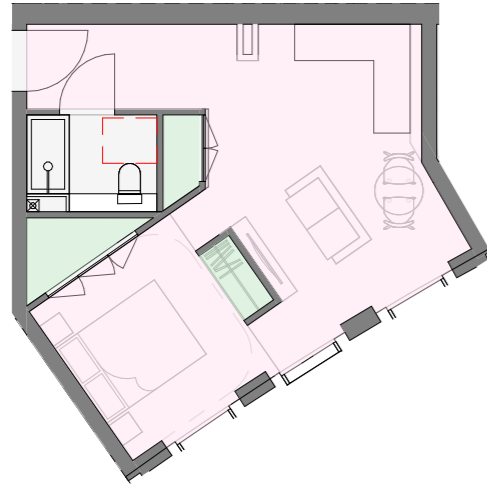
1 BED BA101



1 BED BA101

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	45 sq m (46 sq m incl. M&E risers)	47.3 sq m	Y
Bedroom Floor Area	11.4 sq m	11.5 sq m	Y
Bedroom Width	2.8m	2.8m	Y
Living / Kitchen / Dining Floor Area	23 sq m	27.6 sq m	Y
Living / Kitchen / Dining Width	3.3m	Varies	Y
Storage	3 sq m	3.1 sq m	Y

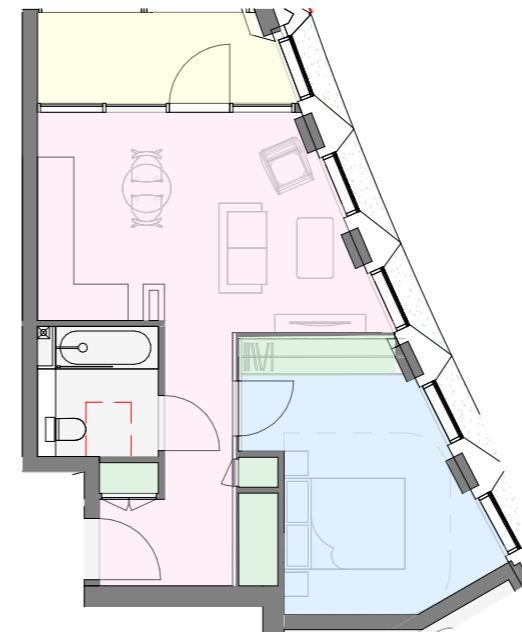
STUDIO BA002



STUDIO BA002

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	37 sq m (38 sq m incl. M&E risers)	39 sq m	Y
Bedroom Floor Area	30 sq m (incl. living / dining / kitchen)	31 sq m	Y
Bedroom Width	4m	Varies	Y
Living / Kitchen / Dining Floor Area	30 sq m (incl. living / dining / kitchen)	31 sq m	Y
Living / Kitchen / Dining Width	4m	Varies	Y
Storage	3 sq m	3.1 sq m	Y

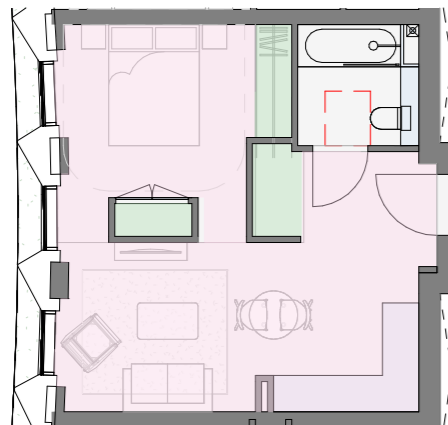
1 BED BA102



1 BED BA102

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	45 sq m (46 sq m incl. M&E risers)	46.3 sq m	Y
Bedroom Floor Area	11.4 sq m	12.5 sq m	Y
Bedroom Width	2.8m	Varies	Y
Living / Kitchen / Dining Floor Area	23 sq m	24.5 sq m	Y
Living / Kitchen / Dining Width	3.3m	Varies	Y
Storage	3 sq m	3.3 sq m	Y
Private Amentiy Space Floor Area	5 sq m	6 sq m	Y
Private Amentiy Space Width	1.5m	1.5m	Y

STUDIO BA003

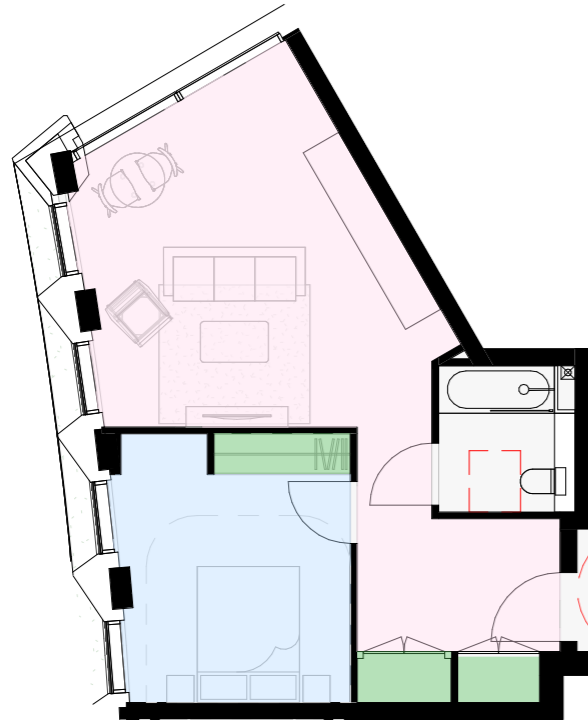


STUDIO BA003

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	37 sq m (38 sq m incl. M&E risers)	38.5 sq m	Y
Bedroom Floor Area	30 sq m (incl. living / dining / kitchen)	30.4 sq m	Y
Bedroom Width	4m	Varies	Y
Living / Kitchen / Dining Floor Area	30 sq m (incl. living / dining / kitchen)	30.4 sq m	Y
Living / Kitchen / Dining Width	4m	Varies	Y
Storage	3 sq m	3 sq m	Y

Appendix A. Housing Quality Assessment

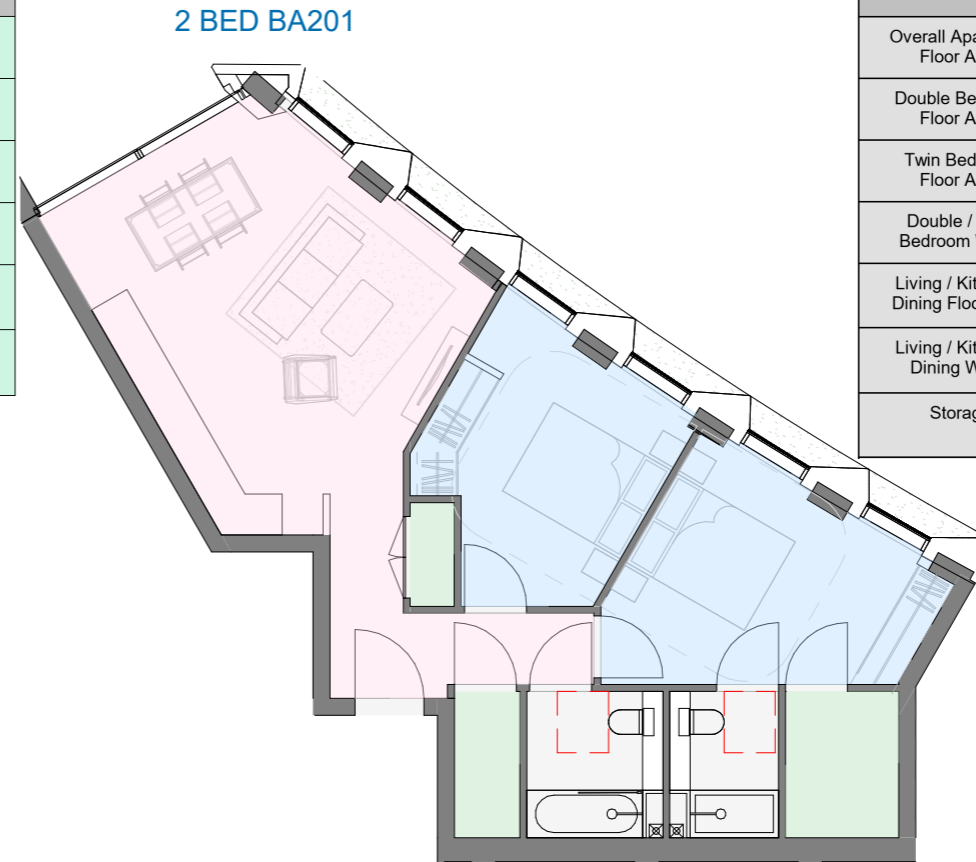
1 BED BA103



1 BED BA103

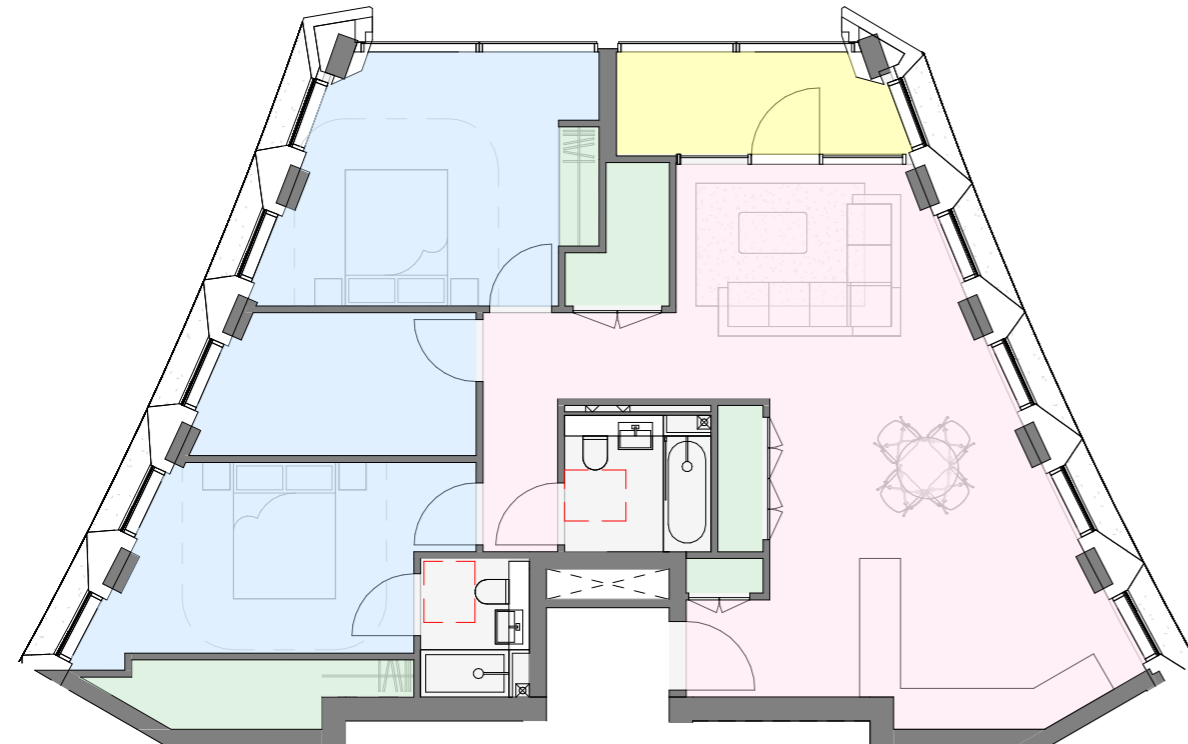
Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	45 sq m (46 sq m incl. M&E risers)	50.7 sq m	Y
Bedroom Floor Area	11.4 sq m	12.1 sq m	Y
Bedroom Width	2.8m	Varies	Y
Living / Kitchen / Dining Floor Area	23 sq m	30 sq m	Y
Living / Kitchen / Dining Width	3.3m	Varies	Y
Storage	3 sq m	3 sq m	Y

2 BED BA201



Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	73 sq m (74 sq m incl. M&E risers)	74.3 sq m	Y
Double Bedroom Floor Area	11.4 sq m	12.4 sq m	Y
Twin Bedroom Floor Area	13 sq m	13 sq m	Y
Double / Twin Bedroom Width	2.8m	Varies	Y
Living / Kitchen / Dining Floor Area	30 sq m	32 sq m	Y
Living / Kitchen / Dining Width	3.6m	Varies	Y
Storage	6 sq m	6 sq m	Y

3 BED BA301



3 BED BA301

Item	Minimum Requirement	Current Design	Compliant Y/N
Overall Apartment Floor Area	90 sq m (91 sq m incl. M&E risers)	100.7 sq m	Y
Double Bedroom Floor Area	11.4 sq m	13 sq m	Y
Twin Bedroom Floor Area	13 sq m	14.9 sq m	Y
Double / Twin Bedroom Width	2.8m	Min. 2.8m	Y
Single Bedroom Floor Area	7.1 sq m	8.1 sq m	Y
Single Bedroom Width	2.1m	2.1m	Y
Living / Kitchen / Dining Floor Area	34 sq m	37.2 sq m	Y
Living / Kitchen / Dining Width	3.8m	Varies	Y
Storage	9 sq m	9 sq m	Y

For more detailed plans refer to drawings:
 PGATE-ZZ-ZZ-DR-A-APT-34401 - Studio & 1 Bed Apartment Types
 PGATE-ZZ-ZZ-DR-A-APT-34402 - 2 & 3 Bed Apartment Types

Appendix B. Planning Scheme Summary

Site Statistics - Summary	
Site Area	.82 Ha
Site Coverage	42%
Total Gross Floor Area Block A	14364.00
Total Gross Floor Area Consented and Proposed	42185.00
Plot Ratio	5.14
Apartment Breakdown	
Studio	37%
1 Bed	49%
2 Bed (4 Person)	14%
3 Bed	1%
Total	100%
Dual Aspect	77%
Open Space	
Amenity Space Internal	384
Amenity Space External	255
Balconies	318
Total	957

