

Henry J Lyons

PART V ALLOCATION
SHD Planning Application to An Bord Pleanala
Baldoyle Growth Area 03

JULY 2021

950659 P RT 9200

Revision A





Mr. Mark O'Donnell
The Shoreline Partnership
Embassy House
Ballsbridge,
Dublin
D04 H6Y0

12th July 2021

Our Ref: C39

Dear Mr. O'Donnell,

Re: Development at Baldoyle, GA3, Dublin 13

I note your correspondence with regard to your proposed planning application for development of 1,221 units at Baldoyle, GA3, Dublin 13.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks
Senior Staff Officer
Housing Department

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath
P.O. Box 174, County Hall, Main Street, Swords, Co. Dublin

t: (01) 890 5000 info@fingal.ie www.fingal.ie

Office Address, Housing Department, Housing Development and Management Support Unit,
Grove Road, Blanchardstown, Dublin 15

t: (01) 890 5534 Email: housing@fingal.ie

THE SHORELINE PARTNERSHIP

Senior Administrative Officer
Planning Department
Fingal County Council
Housing Development and Management
Grove Road, Blanchardstown
Dublin 15
2 July 2021

Embassy House
Ballsbridge
Dublin 4

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED (“THE ACT”) APPLICATION BY THE SHORELINE PARTNERSHIP FOR PLANNING PERMISSION FOR DEVELOPMENT OF 1220 DWELLINGS ON A SITE AT BALDOYLE GA3, DUBLIN 13.

Dear Sir/Madam,

We refer to the above mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with Fingal County Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the Permission is granted. Neither is available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €46,428,877 on the basis of the Council acquiring 122 no. apartments.

Identification of Units

In the context of the proposed development of 1221 no. residential units at Baldoyle, Dublin 13, it is proposed, without prejudice, to provide up to 122 no. units on site in total to comply with Part V of the Act. It is proposed to provide:

51 No.	1 Bedroom Apartments
58 No.	2 Bedroom Apartments
13 No.	3 Bedroom Apartments

The above is subject to change depending upon the nature of any final grant of permission, including Conditions of such permission, and the assessment by the Housing Authority of the ultimate proposal. A detail cost breakdown for each dwelling is provided in annex I of this letter.

Totals Summary

Unit Type	Quantity	Description	Total Cost (Net)	Total Cost (Incl. VAT)	Average Cost Per unit
Apartment	51	1 Bed Apartment	14,398,457	14,398,457	282,323
Apartment	58	2 Bed Apartment	24,817,469	24,817,469	427,887
Apartment	13	3 Bed Apartment	7,212,951	7,212,951	554,842
	122		46,428,877	46,428,877	380,565
Adjust for Monetary Value					
Total Estimated Cost of Part V Units				46,428,877	

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of Circular Letter 10/2015.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

THE SHORELINE PARTNERSHIP

Annex I

Baldoye, GA3 Planning Application, Part V Dwellings Cost Breakdown.

Unit Number	Unit Type	Description	Type	Floor Area (sqm)	Floor Area (sqft)	Cost per Unit €	Development Costs €	Land Cost €	Financing €	Total Cost Per Unit €	Total Cost Incl. Vat €
E1.00.01	3 Bed Apartment	L00 Ground Floor	3d.I	132.4	1425.2	519,227	112,711	TBC	94,791	726,729	726,729
E1.00.02	1 Bed Apartment	L00 Ground Floor	1.R	51.4	553.3	201,573	43,756	TBC	36,799	282,129	282,129
E1.00.03	2 Bed Apartment	L00 Ground Floor	2.W	79.2	852.5	310,595	67,422	TBC	56,703	434,720	434,720
E1.01.16	1 Bed Apartment	L01 Podium	1.T	48.6	523.1	190,593	41,373	TBC	34,795	266,760	266,760
E1.01.17	1 Bed Apartment	L01 Podium	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.01.18	2 Bed Apartment	L01 Podium	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.01.20	3 Bed apartment	L01 Podium	3.F	90.2	970.9	353,733	76,786	TBC	64,578	495,098	495,098
E1.02.15	1 Bed Apartment	L02 Second Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.02.16	1 Bed Apartment	L02 Second Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.02.17	1 Bed Apartment	L02 Second Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.02.18	2 Bed Apartment	L02 Second Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.02.19	2 Bed Apartment	L02 Second Floor	2.B8	81.9	881.6	321,184	69,721	TBC	58,636	449,540	449,540
E1.02.20	3 Bed apartment	L02 Second Floor	3.F	90.2	970.9	353,733	76,786	TBC	64,578	495,098	495,098
E1.03.15	1 Bed Apartment	L03 Third Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.03.16	1 Bed Apartment	L03 Third Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.03.17	1 Bed Apartment	L03 Third Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.03.18	2 Bed Apartment	L03 Third Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.03.19	2 Bed Apartment	L03 Third Floor	2.B8	81.9	881.6	321,184	69,721	TBC	58,636	449,540	449,540
E1.03.20	3 Bed apartment	L03 Third Floor	3.F	90.2	970.9	353,733	76,786	TBC	64,578	495,098	495,098
E1.04.15	1 Bed Apartment	L04 Fourth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.04.16	1 Bed Apartment	L04 Fourth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.04.17	1 Bed Apartment	L04 Fourth Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.04.18	2 Bed Apartment	L04 Fourth Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.04.19	2 Bed Apartment	L04 Fourth Floor	2.B8	81.9	881.6	321,184	69,721	TBC	58,636	449,540	449,540
E1.04.20	3 Bed apartment	L04 Fourth Floor	3.F	90.2	970.9	353,733	76,786	TBC	64,578	495,098	495,098
E1.05.15	1 Bed Apartment	L05 Fifth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.05.16	1 Bed Apartment	L05 Fifth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.05.17	1 Bed Apartment	L05 Fifth Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.05.18	2 Bed Apartment	L05 Fifth Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.05.19	2 Bed Apartment	L05 Fifth Floor	2.B8	81.9	881.6	321,184	69,721	TBC	58,636	449,540	449,540
E1.05.20	3 Bed Apartment	L05 Fifth Floor	3.F	90.2	970.9	353,733	76,786	TBC	64,578	495,098	495,098
E1.06.15	1 Bed Apartment	L06 Sixth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.06.16	1 Bed Apartment	L06 Sixth Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.06.17	1 Bed Apartment	L06 Sixth Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.06.18	2 Bed Apartment	L06 Sixth Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.06.19	2 Bed Apartment	L06 Sixth Floor	2.X	86.7	933.2	340,008	73,807	TBC	62,072	475,887	475,887
E1.07.15	1 Bed Apartment	L07 Seventh Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.07.16	1 Bed Apartment	L07 Seventh Floor	1.Q	53.1	571.6	208,240	45,204	TBC	38,017	291,460	291,460
E1.07.17	1 Bed Apartment	L07 Seventh Floor	1.B8	46.8	503.8	183,534	39,840	TBC	33,506	256,880	256,880
E1.07.18	2 Bed Apartment	L07 Seventh Floor	2.AA	77.5	834.2	303,928	65,975	TBC	55,486	425,389	425,389
E1.07.19	2 Bed Apartment	L07 Seventh Floor	2.X	86.7	933.2	340,008	73,807	TBC	62,072	475,887	475,887
F1.01.01	2 Bed Apartment	L01 First Floor	2.N	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.01.02	1 Bed Apartment	L01 First Floor	1.A	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.01.03	1 Bed Apartment	L01 First Floor	1.K	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.01.04	2 Bed Apartment	L01 First Floor	2.K	81.3	875.1	318,831	69,210	TBC	58,206	446,247	446,247
F1.01.05	2 Bed Apartment	L01 First Floor	2.P	77.9	838.5	305,497	66,316	TBC	55,772	427,585	427,585
F1.01.06	1 Bed Apartment	L01 First Floor	1.B5	47.7	513.4	187,063	40,607	TBC	34,150	261,820	261,820
F1.01.07	2 Bed Apartment	L01 First Floor	2.A6	76.1	819.1	298,438	64,783	TBC	54,483	417,705	417,705
F1.01.08	2 Bed Apartment	L01 First Floor	1.B6	46.5	500.5	182,357	39,585	TBC	33,291	255,233	255,233
F1.01.09	2 Bed Apartment	L01 First Floor	2.B4	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.01.10	1 Bed Apartment	L01 First Floor	1.M2	58.3	627.5	228,633	49,630	TBC	41,739	320,002	320,002
F1.02.01	2 Bed Apartment	L02 Second Floor	2.N	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.02.02	1 Bed Apartment	L02 Second Floor	1.A	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.02.03	1 Bed Apartment	L02 Second Floor	1.K	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.02.04	2 Bed Apartment	L02 Second Floor	2.K	81.3	875.1	318,831	69,210	TBC	58,206	446,247	446,247
F1.02.05	2 Bed Apartment	L02 Second Floor	2.P	77.9	838.5	305,497	66,316	TBC	55,772	427,585	427,585
F1.02.06	1 Bed Apartment	L02 Second Floor	1.B5	47.7	513.4	187,063	40,607	TBC	34,150	261,820	261,820
F1.02.07	2 Bed Apartment	L02 Second Floor	2.A6	76.1	819.1	298,438	64,783	TBC	54,483	417,705	417,705
F1.02.08	2 Bed Apartment	L02 Second Floor	2.B6	74	796.5	290,203	62,996	TBC	52,980	406,178	406,178
F1.02.09	2 Bed Apartment	L02 Second Floor	2.B4	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.02.10	2 Bed Apartment	L02 Second Floor	2.M	77.8	837.4	305,105	66,230	TBC	55,700	427,036	427,036
F1.03.01	2 Bed Apartment	L03 Third Floor	2.N	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.03.02	1 Bed Apartment	L03 Third Floor	1.A	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.03.03	1 Bed Apartment	L03 Third Floor	1.K	53.3	573.7	209,024	45,374	TBC	38,160	292,558	292,558
F1.03.04	2 Bed Apartment	L03 Third Floor	2.K	81.3	875.1	318,831	69,210	TBC	58,206	446,247	446,247
F1.03.05	2 Bed Apartment	L03 Third Floor	2.P	77.9	838.5	305,497	66,316	TBC	55,772	427,585	427,585
F1.03.06	1 Bed Apartment	L03 Third Floor	1.B5	47.7	513.4	187,063	40,607	TBC	34,150	261,820	261,820
F1.03.07	2 Bed Apartment	L03 Third Floor	2.A6	76.1	819.1	298,438	64,783	TBC	54,483	417,705	417,705
F1.03.08	2 Bed Apartment	L03 Third Floor	2.B6	74	796.5	290,203	62,996	TBC	52,980	406,178	406,178
F1.03.09	2 Bed Apartment	L03 Third Floor	2.M	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.03.10	2 Bed Apartment	L03 Third Floor	2.M	77.8	837.4	305,105	66,230	TBC	55,700	427,036	427,036
F1.04.06	2 Bed Apartment	L04 Fourth Floor	2.O	84.4	908.5	330,988	71,849	TBC	60,426	463,262	463,262
F1.04.07	2 Bed Apartment	L04 Fourth Floor	2.A6	76.1	819.1	298,438	64,783	TBC	54,483	417,705	417,705
F1.04.08	2 Bed Apartment	L04 Fourth Floor	2.B6	74	796.5	290,203	62,996	TBC	52,980	406,178	406,178
F1.04.09	2 Bed Apartment	L04 Fourth Floor	2.B4	81.8	880.5	320,792	69,636	TBC	58,564	448,991	448,991
F1.04.10	2 Bed Apartment	L04 Fourth Floor	2.M	77.8	837.4	305,105	66,230	TBC	55,700	427,036	427,036
G1.00.06	1 Bed Apartment	L00 Ground Floor	1.B11	47.5	511.3	186,279	40,436	TBC	34,007	260,722	260,722
G1.00.09	3 Bed Apartment	L00 Ground Floor	3d.B	143.3	1542.5	561,973	121,990	TBC	102,595	786,558	786,558
G1.00.10	2 Bed Apartment	L00 Ground Floor	2d.B	99.2	1067.8	389,028	84,448	TBC	71,021	544,498	544,498
G1.00.12	3 Bed Apartment	L00 Ground Floor	3.A	97.9	1053.8	383,930	83,341	TBC	70,991	537,362	537,362
G1.00.13	1 Bed Apartment	L00 Ground Floor	1.B	48.6	523.1	190,593	41,373	TBC	34,795	266,760	266,760
G1.00.14	2 Bed Apartment	L00 Ground Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.01.05	2 Bed Apartment	L01 First Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.01.06	2 Bed Apartment	L01 First Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.01.07	3 Bed Apartment	L01 First floor	3.A	97.9	1053.8	383,930	83,341	TBC	70,991	537,362	537,362
G1.01.08	1 Bed Apartment	L01 First floor	1.B	48.6	523.1	190,593	41,373	TBC	34,795	266,760	266,760
G1.01.09	1 Bed Apartment	L01 First floor	1.B2	55.8	600.6	218,828	47,502	TBC	39,950	306,280	306,280
G1.02.08	2 Bed Apartment	L02 Second Floor	2.F	75.1	808.4	294,516	63,932	TBC	53,767	412,216	412,216
G1.02.09	1 Bed Apartment	L02 Second Floor	1.G	52.1	560.8	204,318	44,352	TBC	37,301	285,971	285,971
G1.02.10	2 Bed Apartment	L02 Second Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.02.11	2 Bed Apartment	L02 Second Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.02.12	3 Bed Apartment	L02 Second Floor	3.A	97.9	1053.8	383,930	83,341	TBC	70,991	537,362	537,362
G1.02.13	1 Bed Apartment	L02 Second Floor	1.B	48.6	523.1	190,593	41,373	TBC	34,795	266,760	266,760
G1.02.14	1 Bed Apartment	L02 Second Floor	1.B2	55.8	600.6	218,828	47,502	TBC	39,950	306,280	306,280
G1.03.08	2 Bed Apartment	L03 Third Floor	2.F	75.1	808.4	294,516	63,932	TBC	53,767	412,216	412,216
G1.03.09	1 Bed Apartment	L03 Third Floor	1.G	52.1	560.8	204,318	44,352	TBC	37,301	285,971	285,971
G1.03.10	2 Bed Apartment	L03 Third Floor	2.A	74.5	801.9	292,163	63,421	TBC	53,338	408,922	408,922
G1.03.11	2 Bed Apartment	L03 Third Floor	2.A	74.5	801.9						

PART V PROVISION

PART V PROVISION

Part V units have been allocated within Block F2 within the masterplan.



RACECOURSE PARK

UNIT NUMBERS:

1221

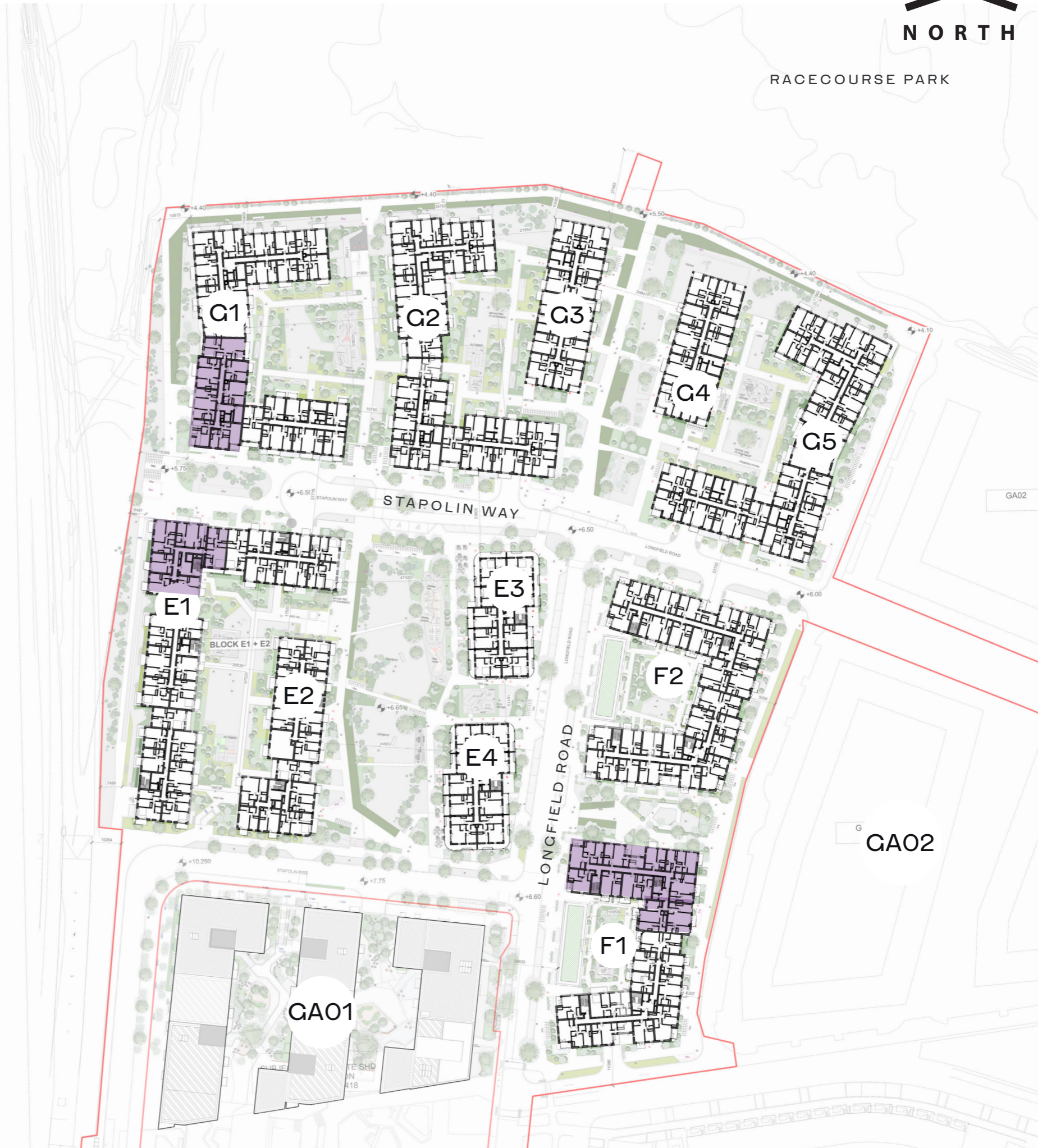
Total
Units

122

Part V
Units

10%

Part V
Units



PART V PROVISION

Number and location of part V units

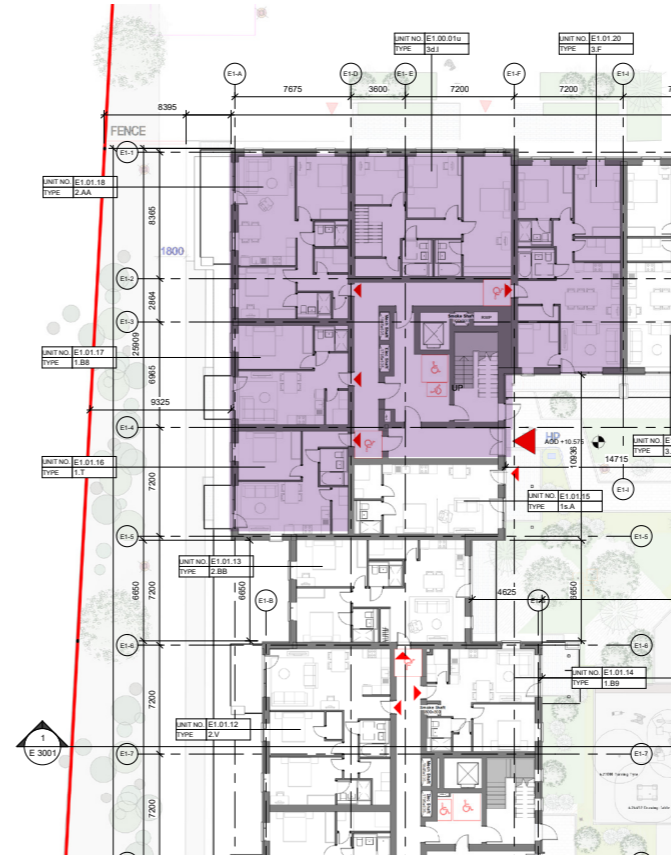
Location	Total number of units per block	Total number of part V per block
Zone E		
E1	157	41
E2	68	
E3	45	
E4	36	
Zone F		35
F1	91	
F2	122	
Zone G		
G1	170	46
G2	175	
G3	124	
G4	60	
G5	173	
	1221	122

10% Unit Count

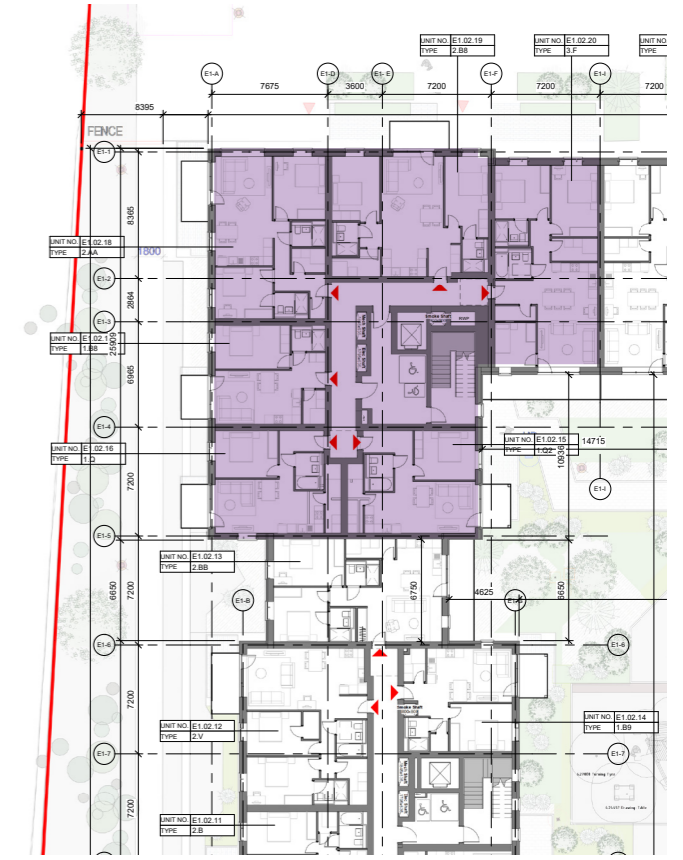
**PART V PROVISION
BLOCK E1**



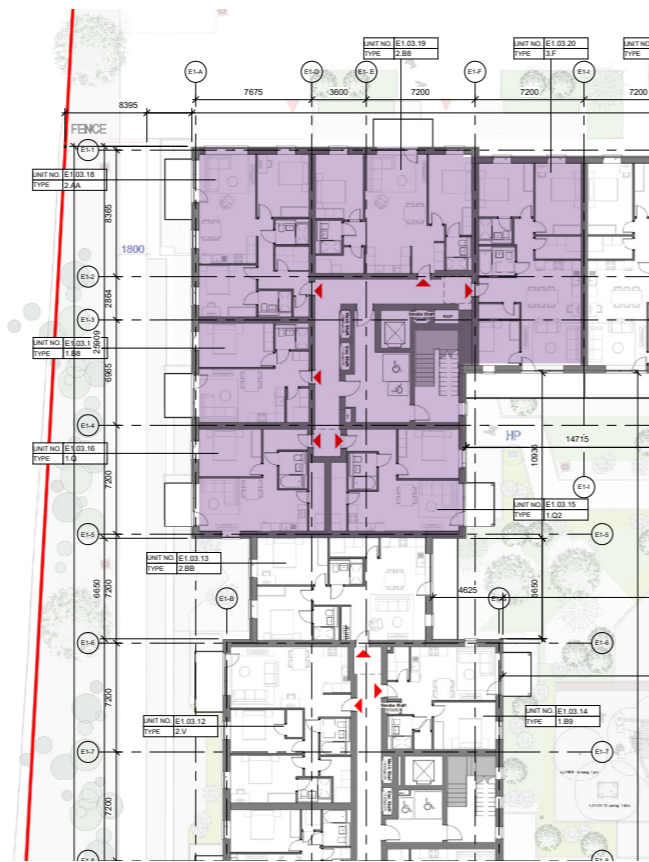
00. Ground floor plan



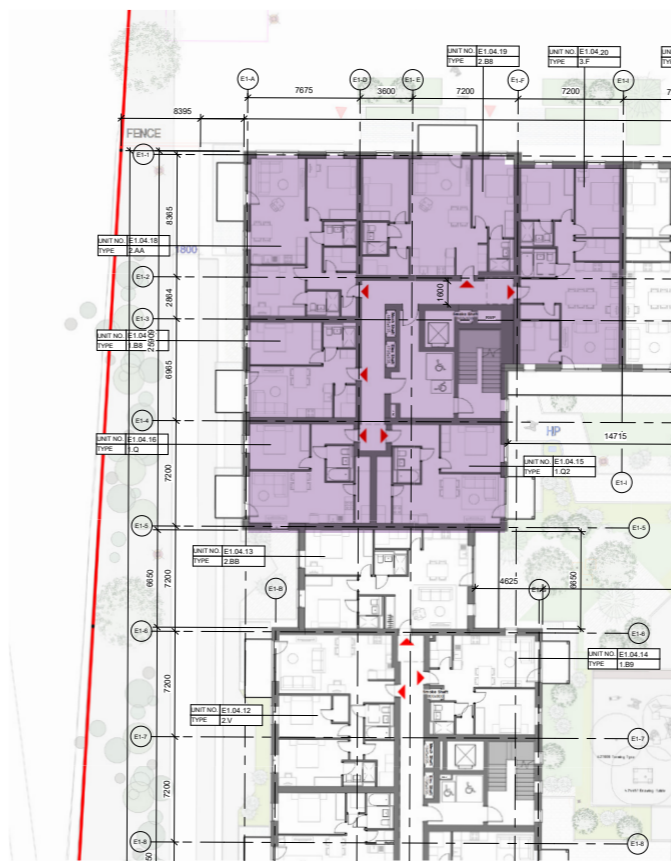
01. First floor plan



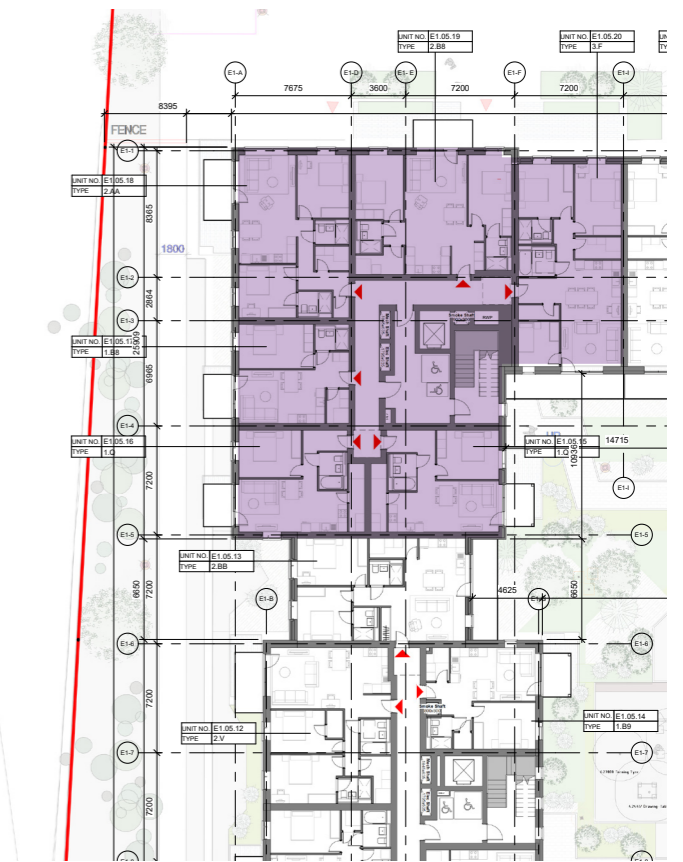
02. Second floor plan



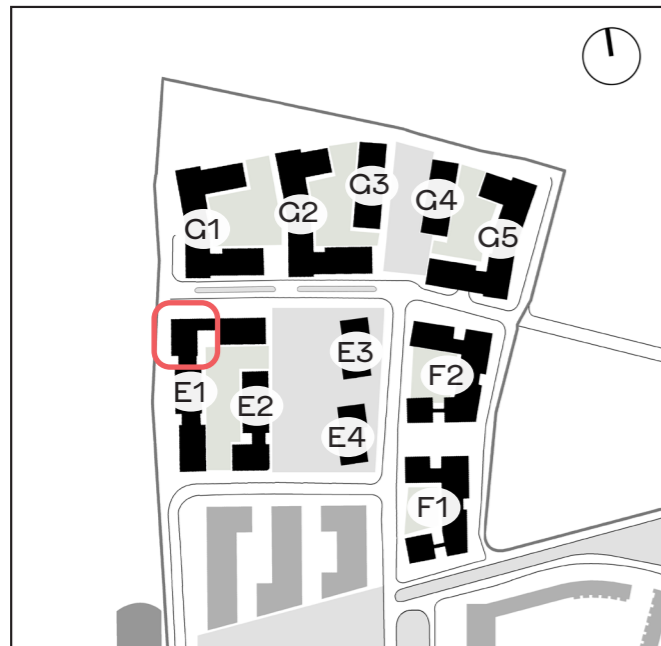
03. Third floor plan



04. Fourth floor plan

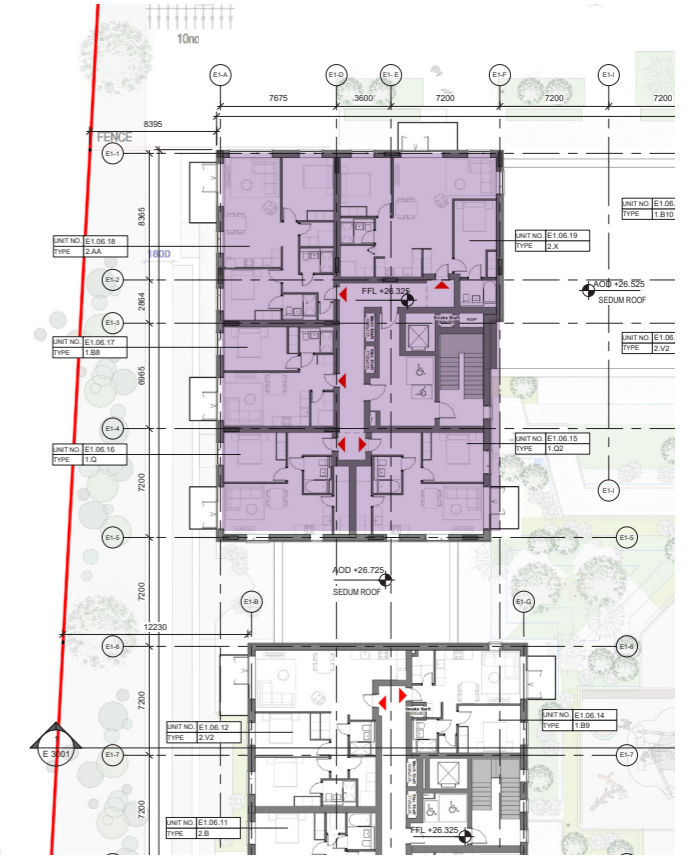


05. Fifth floor plan

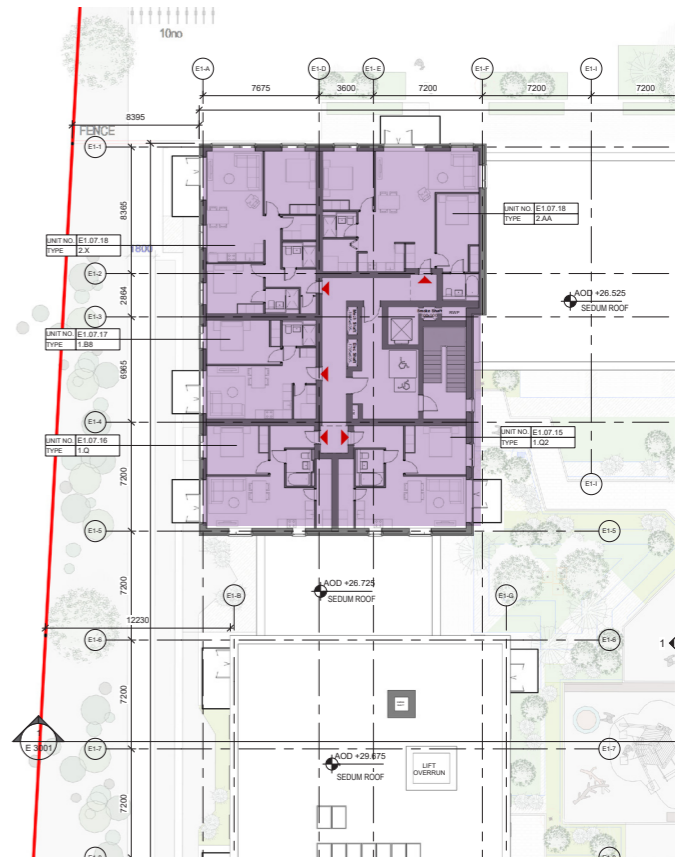


PART V PROVISION

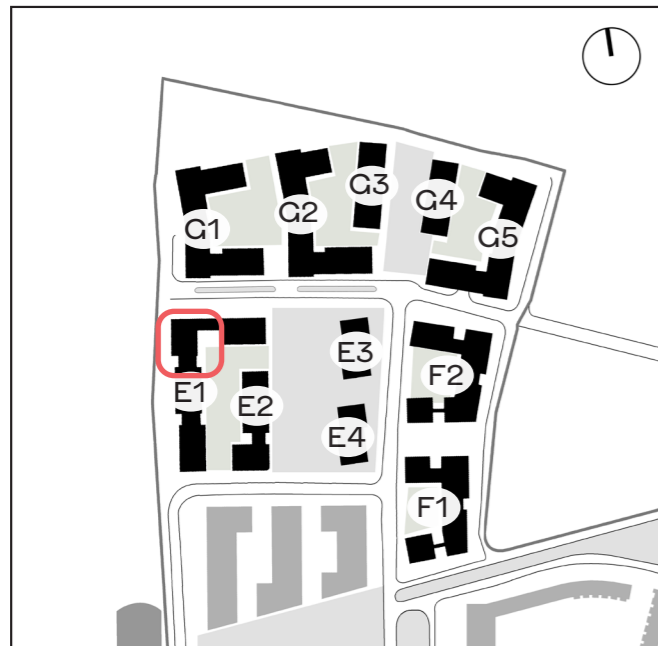
Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation
BLOCK E1									
L00 Ground Floor	E1	E1.00.01	3 Bed Duplex	3d.I	132.4	91	100	YES	YES
L00 Ground Floor	E1	E1.00.02	1 Bed Apartment	1.R	51.4	46	50.5	YES	YES
L00 Ground Floor	E1	E1.00.03	2 Bed Apartment	2.W	79.2	74	81.3	NO	YES
L01 Podium	E1	E1.01.16	1 Bed Apartment	1.T	48.6	46	50.5	NO	YES
L01 Podium	E1	E1.01.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L01 Podium	E1	E1.01.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L01 Podium	E1	E1.01.20	3 Bed apartment	3.F	90.2	91	100	YES	YES
L02 Second Floor	E1	E1.02.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L02 Second Floor	E1	E1.02.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L02 Second Floor	E1	E1.02.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L02 Second Floor	E1	E1.02.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L02 Second Floor	E1	E1.02.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES
L02 Second Floor	E1	E1.02.20	3 Bed apartment	3.F	90.2	91	100	YES	YES
L03 Third Floor	E1	E1.03.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L03 Third Floor	E1	E1.03.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L03 Third Floor	E1	E1.03.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L03 Third Floor	E1	E1.03.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L03 Third Floor	E1	E1.03.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES
L03 Third Floor	E1	E1.03.20	3 Bed apartment	3.F	90.2	91	100	YES	YES
L04 Fourth Floor	E1	E1.04.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L04 Fourth Floor	E1	E1.04.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L04 Fourth Floor	E1	E1.04.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L04 Fourth Floor	E1	E1.04.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L04 Fourth Floor	E1	E1.04.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES
L04 Fourth Floor	E1	E1.04.20	3 Bed apartment	3.F	90.2	91	100	YES	YES
L05 Fifth Floor	E1	E1.05.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L05 Fifth Floor	E1	E1.05.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L05 Fifth Floor	E1	E1.05.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L05 Fifth Floor	E1	E1.05.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L05 Fifth Floor	E1	E1.05.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES
L05 Fifth Floor	E1	E1.05.20	3 Bed Apartment	3.F	90.2	91	100	YES	YES
L06 Sixth Floor	E1	E1.06.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L06 Sixth Floor	E1	E1.06.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L06 Sixth Floor	E1	E1.06.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L06 Sixth Floor	E1	E1.06.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L06 Sixth Floor	E1	E1.06.19	2 Bed Apartment	2.X	86.7	74	81.3	YES	YES
L07 Seventh Floor	E1	E1.07.15	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L07 Seventh Floor	E1	E1.07.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES
L07 Seventh Floor	E1	E1.07.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES
L07 Seventh Floor	E1	E1.07.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES
L07 Seventh Floor	E1	E1.07.19	2 Bed Apartment	2.X	86.7	74	81.3	YES	YES
Total									41



06. Sixth floor plan



07. Seventh floor plan



PART V PROVISION

BLOCK F1



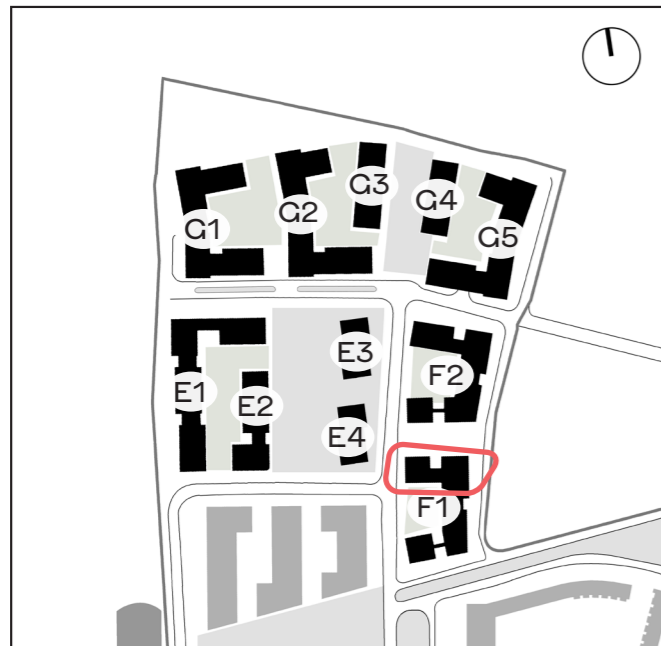
00. Ground floor plan



01. First floor plan



02. Second floor plan



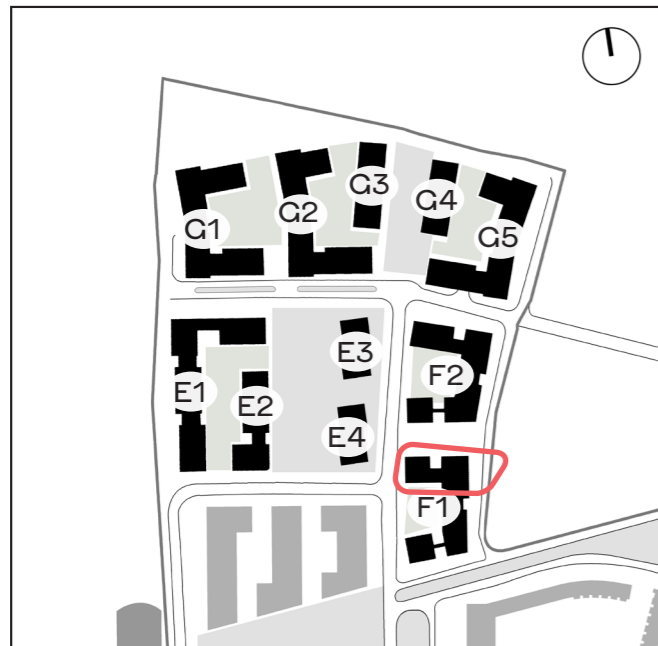
03. Third floor plan



04. Fourth floor plan

PART V PROVISION

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation
BLOCK F1									
L01 First Floor	F1	F1.01.01	2 Bed Apartment	2.N	81.8	74	81.3	YES	YES
L01 First Floor	F1	F1.01.02	1 Bed Apartment	1.A	53.3	46	50.5	YES	YES
L01 First Floor	F1	F1.01.03	1 Bed Apartment	1.K	53.3	46	50.5	YES	YES
L01 First Floor	F1	F1.01.04	2 Bed Apartment	2.K	81.3	74	81.3	YES	YES
L01 First Floor	F1	F1.01.05	2 Bed Apartment	2.P	77.9	74	81.3	NO	YES
L01 First Floor	F1	F1.01.06	1 Bed Apartment	1.B5	47.7	46	50.5	NO	YES
L01 First Floor	F1	F1.01.07	2 Bed Apartment	2.A6	76.1	74	81.3	NO	YES
L01 First Floor	F1	F1.01.08	2 Bed Apartment	1.B6	46.5	46	50.5	NO	YES
L01 First Floor	F1	F1.01.09	2 Bed Apartment	2.B4	81.8	74	81.3	YES	YES
L01 First Floor	F1	F1.01.10	1 Bed Apartment	1.M2	58.3	46	50.5	YES	YES
L02 Second Floor	F1	F1.02.01	2 Bed Apartment	2.N	81.8	74	81.3	YES	YES
L02 Second Floor	F1	F1.02.02	1 Bed Apartment	1.A	53.3	46	50.5	YES	YES
L02 Second Floor	F1	F1.02.03	1 Bed Apartment	1.K	53.3	46	50.5	YES	YES
L02 Second Floor	F1	F1.02.04	2 Bed Apartment	2.K	81.3	74	81.3	YES	YES
L02 Second Floor	F1	F1.02.05	2 Bed Apartment	2.P	77.9	74	81.3	NO	YES
L02 Second Floor	F1	F1.02.06	1 Bed Apartment	1.B5	47.7	46	50.5	NO	YES
L02 Second Floor	F1	F1.02.07	2 Bed Apartment	2.A6	76.1	74	81.3	NO	YES
L02 Second Floor	F1	F1.02.08	2 Bed Apartment	2.B6	74	74	81.3	NO	YES
L02 Second Floor	F1	F1.02.09	2 Bed Apartment	2.B4	81.8	74	81.3	YES	YES
L02 Second Floor	F1	F1.02.10	2 Bed Apartment	2.M	77.8	74	81.3	NO	YES
L03 Third Floor	F1	F1.03.01	2 Bed Apartment	2.N	81.8	74	81.3	YES	YES
L03 Third Floor	F1	F1.03.02	1 Bed Apartment	1.A	53.3	46	50.5	YES	YES
L03 Third Floor	F1	F1.03.03	1 Bed Apartment	1.K	53.3	46	50.5	YES	YES
L03 Third Floor	F1	F1.03.04	2 Bed Apartment	2.K	81.3	74	81.3	YES	YES
L03 Third Floor	F1	F1.03.05	2 Bed Apartment	2.P	77.9	74	81.3	NO	YES
L03 Third Floor	F1	F1.03.06	1 Bed Apartment	1.B5	47.7	46	50.5	NO	YES
L03 Third Floor	F1	F1.03.07	2 Bed Apartment	2.A6	76.1	74	81.3	NO	YES
L03 Third Floor	F1	F1.03.08	2 Bed Apartment	2.B6	74	74	81.3	NO	YES
L03 Third Floor	F1	F1.03.09	2 Bed Apartment	2.B4	81.8	74	81.3	YES	YES
L03 Third Floor	F1	F1.03.10	2 Bed Apartment	2.M	77.8	74	81.3	NO	YES
L04 Fourth Floor	F1	F1.04.06	2 Bed Apartment	2.O	84.4	74	81.3	YES	YES
L04 Fourth Floor	F1	F1.04.07	2 Bed Apartment	2.A6	76.1	74	81.3	NO	YES
L04 Fourth Floor	F1	F1.04.08	2 Bed Apartment	2.B6	74	74	81.3	NO	YES
L04 Fourth Floor	F1	F1.04.09	2 Bed Apartment	2.B4	81.8	74	81.3	YES	YES
L04 Fourth Floor	F1	F1.04.10	2 Bed Apartment	2.M	77.8	74	81.3	NO	YES
Total									35



PART V PROVISION

BLOCK G1



00. Ground floor plan



01. First floor plan



02. Second floor plan



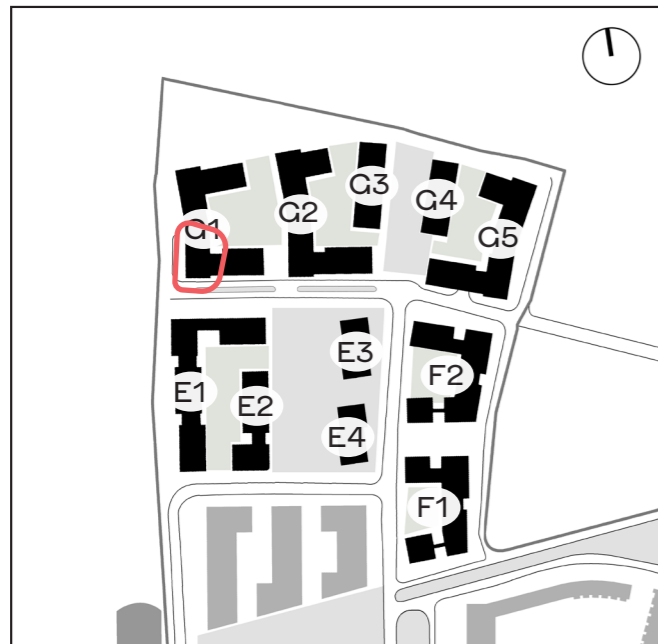
03. Third floor plan



04. Fourth floor plan



05. Fifth floor plan



Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation
BLOCK G1									
L00 Ground Floor	G1	G1.00.06	1 Bed Apartment	1.B11	47.5	46	50.5	NO	YES
L00 Ground Floor	G1	G1.00.09	3 Bed Duplex	3d.B	143.3	91	100	YES	YES
L00 Ground Floor	G1	G1.00.10	2 Bed Duplex	2d.B	99.2	74	81.3	YES	YES
L00 Ground Floor	G1	G1.00.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L00 Ground Floor	G1	G1.00.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L00 Ground Floor	G1	G1.00.14	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L01 First floor	G1	G1.01.05	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L01 First floor	G1	G1.01.06	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L01 First floor	G1	G1.01.07	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L01 First floor	G1	G1.01.08	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L01 First floor	G1	G1.01.09	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
L02 Second Floor	G1	G1.02.08	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES
L02 Second Floor	G1	G1.02.09	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES
L02 Second Floor	G1	G1.02.10	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L02 Second Floor	G1	G1.02.11	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L02 Second Floor	G1	G1.02.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L02 Second Floor	G1	G1.02.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L02 Second Floor	G1	G1.02.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
L03 Third Floor	G1	G1.03.08	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES
L03 Third Floor	G1	G1.03.09	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES
L03 Third Floor	G1	G1.03.10	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L03 Third Floor	G1	G1.03.11	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L03 Third Floor	G1	G1.03.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L03 Third Floor	G1	G1.03.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L03 Third Floor	G1	G1.03.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
L04 Fourth Floor	G1	G1.04.07	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES
L04 Fourth Floor	G1	G1.04.08	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES
L04 Fourth Floor	G1	G1.04.09	2 Bed Apartment	2.A	74.5	74	81.5	NO	YES
L04 Fourth Floor	G1	G1.04.10	2 Bed Apartment	2.A	74.5	74	81.5	NO	YES
L04 Fourth Floor	G1	G1.04.11	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L04 Fourth Floor	G1	G1.04.12	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L04 Fourth Floor	G1	G1.04.13	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
L05 Fifth Floor	G1	G1.05.01	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES
L05 Fifth Floor	G1	G1.05.02	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES
L05 Fifth Floor	G1	G1.05.03	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L05 Fifth Floor	G1	G1.05.04	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L05 Fifth Floor	G1	G1.05.05	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L05 Fifth Floor	G1	G1.05.06	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L05 Fifth Floor	G1	G1.05.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
L06 Sixth Floor	G1	G1.06.01	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES
L06 Sixth Floor	G1	G1.06.02	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES
L06 Sixth Floor	G1	G1.06.03	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L06 Sixth Floor	G1	G1.06.04	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES
L06 Sixth Floor	G1	G1.06.05	3 Bed Apartment	3.A	97.9	91	100	NO	YES
L06 Sixth Floor	G1	G1.06.06	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES
L06 Sixth Floor	G1	G1.06.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES
Total									46

