

Hollystown-Kilmartin SHD

Housing Quality Assessment

Hollystown-Kilmartin SHD: Hollystown Sites 2 & 3

SHD Planning Application - December 2021



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1.0 Introduction

The proposed development relates to a site of c. 25.3 ha at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15, which includes lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellingsmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrellstown Educate Together National School, St.Luke's National School and Tyrellston Community Centre to the west and south and the existing Tyrrellstown Local Centre to the south.

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space, public realm and site infrastructure over a site area of c. 25.3 ha. On lands to the north of the application site (referred to as Hollystown Sites 2 & 3) the proposed development includes for 428 units consisting of 401 no. 2 and 3 storey houses and 27 no. apartments set out in 9 no. 3-storey blocks. On lands to the south of the application site and north of the Tyrrellstown Local Centre (referred to as Kilmartin Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys. The local centre includes 2 no. crèches (including 1 standalone 2 storey crèche), 1 no. Montessori, a retail/café unit, and 1 no. community hub.

2.0 Project Description and Policy Overview

The current SHD Planning Application consists of no. 2 residential areas:

- Sites 2 and 3 designed by Deady Gahan Architects and Proctor & Matthews Architects (analysed in this document);
- The Local Centre area designed by O'Mahony Pike Architects (**please refer to “Architectural Design Statement” document prepared by O'Mahony Pike for Local Centre Schedule of Accommodations.**

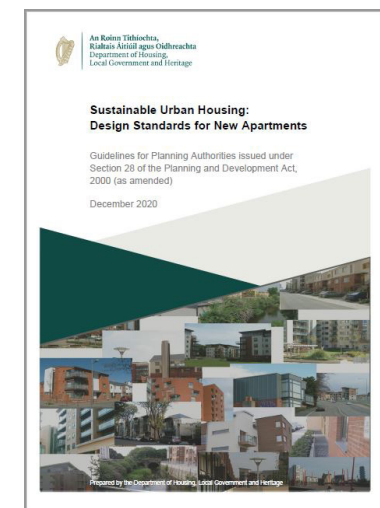
Deady Gahan Architects have been appointed by Glenveagh Homes Ltd to produce this Housing Quality Assessment to accompany the SHD Planning Application to An Board Pleanála for the proposed development which consists of:

- 428 no. residential units (401 no. houses and 27 no. apartments) in sites 2 & 3 (analysed in this document);
- 120 no. residential units (apartments and duplex), no. 2 creche, no. 1 Montessori School, no. 1 cafe and no. 1 community hub in the local centre area (**please refer to “Architectural Design Statement” document prepared by O'Mahony Pike for Local Centre Schedule of Accommodations**);

and associate site works at Hollystown, Kilmartin, Dublin 15.

This report demonstrates the proposed residential houses and apartments against the provisions of:

- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government (2007)
- Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2020)
- Fingal Development Plan 2017-2023



3.0 Proposed Site Layout

In this section of the Housing quality Assessment we are referring to the whole site: Sites 2 & 3 and Local Centre. While in the next chapters we will focus on sites 2 and 3.

Please refer to “Architectural Design Statement” document prepared by O’Mahony Pike for Local Centre Schedule of Accommodations

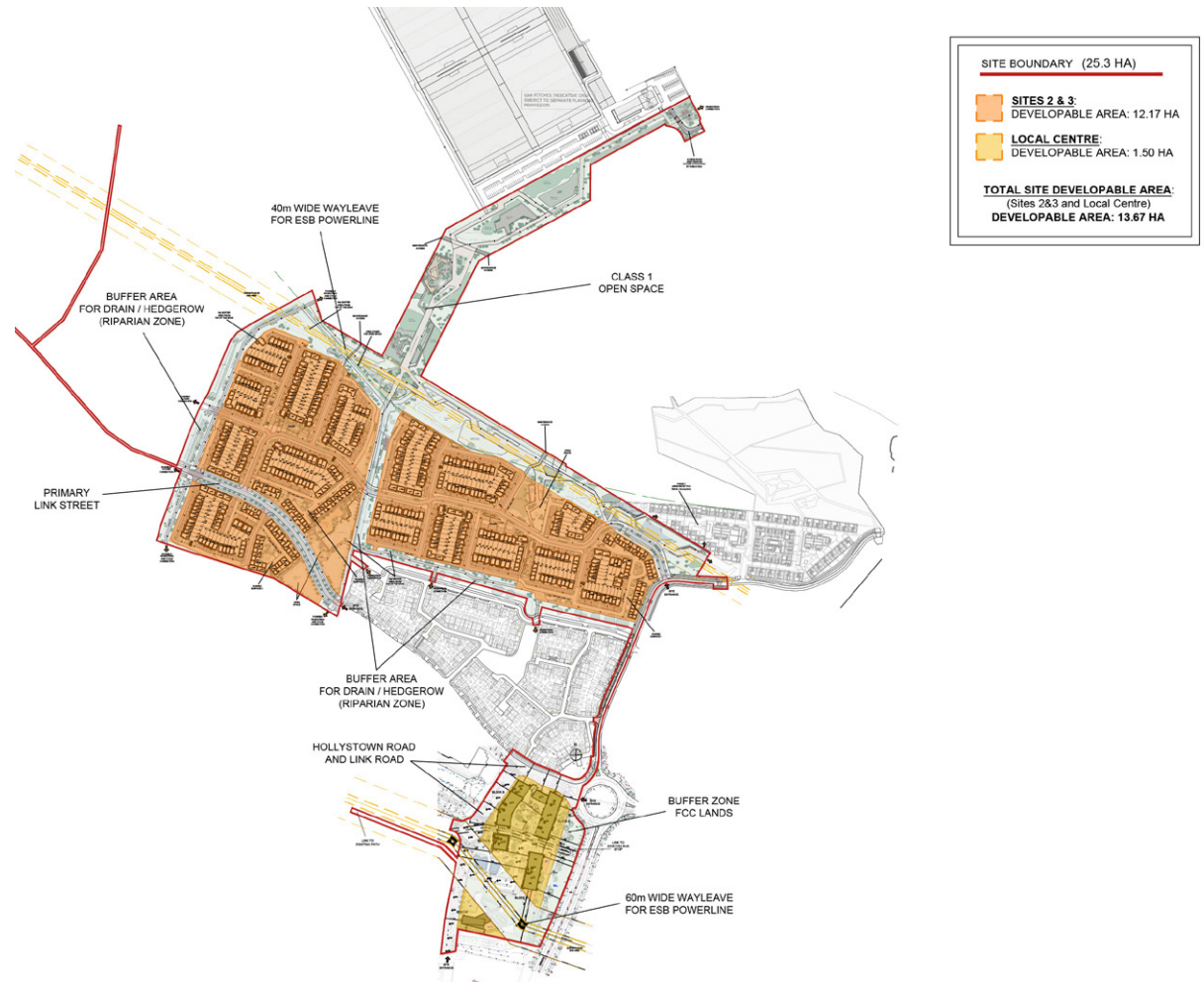
The total site area comprises **25.3 HA** and includes sites 2 & 3 and the local centre area.

We have considered a net developable area of **13.67 HA**. We have excluded from the net developable area the Class 1 Open Space to the north, the buffer areas under the ESB powerlines, the primary link street, the R121 area, Hollystown Road & Link Road, the buffer area on FCC lands along R121 (in the local centre), the riparian zone to the existing drain (in sites 2&3 along the southern, northern and western edge and at the centre of the site) and the areas for the foul outfall to the west.

We are proposing **no. 548** units on site for a density (calculated on the developable area) of **40.1 units/HA**.

We have **1.69 HA** of Class 2 Open Space on site which equalizes to the **12.4%** of the developable area. In addition to this we have additional space not counted:

- 2.77 HA of Class 1 Open Space;
- 2.11 HA of linear park in the areas adjoining hedgerows and existing drain and in the ancillary areas;
- 3.21 HA of parkland under the ESB powerlines.





SITES 2 & 3

CLASS 2 OPEN SPACE

1.42 HA = 11.7% (of developable area - sites 2&3)

LINEAR PARK AREAS

Drain / Hedgerows Corridor / Ancillary Spaces
Additional USABLE open space not counted in class 2 O.S.
2.11 HA

LINEAR PARK WITHIN ESB POWER LINE BUFFER ZONE

Additional space not counted
2.60 HA

CLASS 1 OPEN SPACE

2.77 HA

LOCAL CENTRE

CLASS 2 OPEN SPACE

0.27 HA = 18.0% (of developable area - LC)

LINEAR PARK WITHIN ESB POWER LINE BUFFER ZONE

Additional space not counted
0.61 HA

SUMMARY

CLASS 2 OPEN SPACE

Tot. Area = 1.69 HA = 12.4% (of developable area)

CLASS 1 OPEN SPACE

Tot Area Proposed = 2.77 HA

Granted Phase 1 = 3.5 HA

ADDITIONAL OPEN SPACE PROVISION

Linear Parks (adjoining hedgerow/ancillary area) = 2.11 HA

Linear Parks (ESB buffer zones) = 3.21 HA

Land Transferred to Dublin GAA = 9.7 HA

LAND HOLDINGS	
Residential Area	16.89 HA
Zoned Open Space	3.00 HA
Area under Power Lines (incl. buffer areas)	3.69 HA
R121 works	0.33 HA
FCC Lands	0.54 HA
Foul Outfall	0.81 HA
GAA entrance	0.04 HA
SITE AREA Total - 25.3 HA	

SITE 2 & 3		
No. 37	8.5%	4-bed units
No. 267	62.5%	3-bed units
No. 97	22.5%	2-bed units
No. 27	6.5%	1-bed units
No. 27	6.5%	Apartments
No. 401	93.5%	Houses
No. 428	TOTAL NO. OF UNITS	
Site Developable Area (Sites 2&3)*	12.17 HA	
Density (Sites 2&3) **	35.2 units/HA	
Class 2 Open Spaces (Sites 2&3) **	1.42 HA - 11.7%	
* = Calculated from Residential Area of Sites 2&3 excluding riparian zones & area under power lines, class 1 open space, primary link street and entrance road to the north-east & R121 (please see Developable Area Scheme: "20152-P-0016") - Local Centre calculated separately		
** = Calculated on the Site Developable Area (sites 2 & 3)		

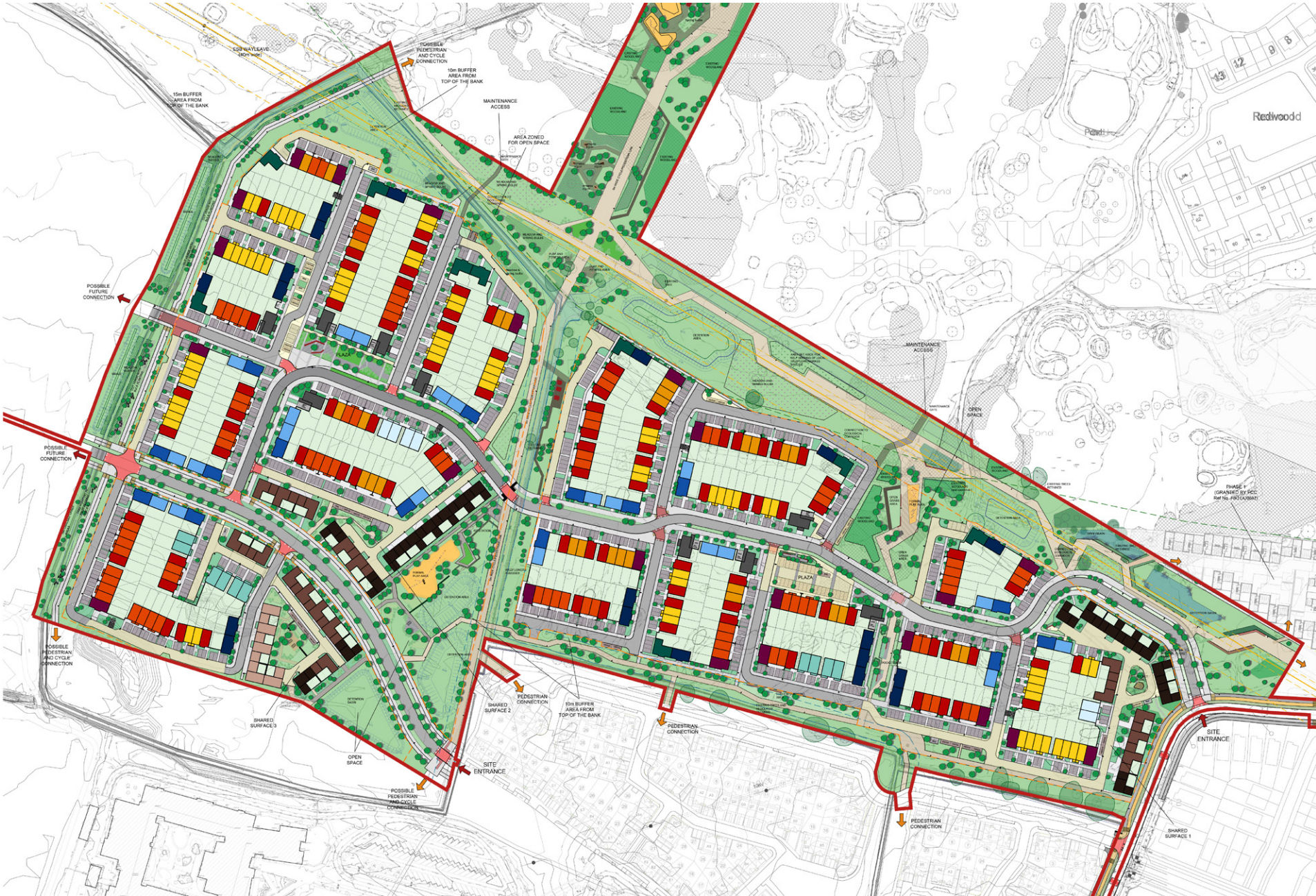
LOCAL CENTRE		
No. 00	0.0%	4-bed units
No. 20	16.7%	3-bed units
No. 68	56.6%	2-bed units
No. 32	26.7%	1-bed units
No. 120	100.0%	Apartments
No. 0	0.0%	Houses
No. 120	TOTAL NO. OF UNITS	
Site Developable Area (LC)*	1.50 HA	
Density (LC) **	80 units/HA	
Class 2 Open Spaces (LC) **	0.27 HA - 18%	
* = Calculated from Residential Area of Local Centre excluding Hollystown Road & Link Road, FCC Lands along R121, area under powerlines		
** = Calculated on the Site Developable Area (Local Centre)		
+ no. 1 stand alone Creche 529.6 sq.m.		
+ no. 1 Creche (Block D) 500 sq.m.		
+ no. 1 Montessori School (Block D) 280 sq.m.		
+ no. 1 Café (Block A) 154 sq.m.		
+ no. 1 Community Hub (Block A) 144.5 sq.m.		
TOTAL NON-RESIDENTIAL FLOORSPACE = 1608 sq.m.		

FULL RED BOUNDARY (site 2 & 3 and Local Centre)		
No. 37	6.7%	4-bed units
No. 287	52.4%	3-bed units
No. 165	30.1%	2-bed units
No. 59	10.8%	1-bed units
No. 147	26.8%	Apartments
No. 401	73.2%	Houses
No. 548	TOTAL NO. OF UNITS	
Site Developable Area *	13.67 HA	
Density **	40.1 units/HA	
Class 2 Open Spaces **	1.69 HA - 12.4%	
Class 1 Open Spaces	2.77 HA	
SITE AREA (Red Boundary)	25.3 HA	
* = Calculated by summing up Developable Area of Sites 2 & 3 and Developable Area of Local Centre (please see Developable Area Scheme: "20152-P-0016")		
** = Calculated on the Site Developable Area (sites 2 & 3 + Local Centre)		



Proposed Site Layout

4.0 SITES 2 & 3



4.1 Summary Schedule

Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	No. of Unit x CA	Tot. No. of Unit
1.PM1	Courtyard House	4 bed	7	150.0	-	18
1.PM2	Courtyard House	3 bed	5	111.0	-	17
1.PM3	Edge House	3 bed	5	103.0	-	5
2.B1	semi-detached	4 bed	7	145.8	4	10
3.B1	semi-detached	4 bed	7	145.8	4	
3.B2	semi-detached corner	4 bed	7	155.8	2	
1.C	semi-detached	3 bed	5	111.1	-	6
2.G	shallow corner unit	4 bed	8	140.3	4	9
3.G	shallow corner unit	4 bed	8	140.3	5	
2.F1	shallow unit standard	3 bed	5	115.4	11	19
3.F1	shallow unit standard	3 bed	5	115.4	8	
1.F2	shallow corner units mod.	3 bed	6	122.2	-	15
1.F3	shallow units mod.	3 bed	5	114.2	-	21
1.F	townhouse corner	3 bed	5	115.4	5	22
2.F	townhouse corner	3 bed	5	114.9	9	
3.F	townhouse corner	3 bed	5	115.4	8	
1.D	townhouse end	3 bed	4	95.6	25	86
2.D	townhouse end	3 bed	4	94.1	34	
3.D	townhouse end	3 bed	4	95.6	27	
1.D2	townhouse mid (mid / end)	3 bed	4	93.2	20	76
2.D2	townhouse mid (mid / end)	3bed	4	91.1	30	
3.D2	townhouse mid (mid / end)	3 bed	4	93.2	26	
1.D3	townhouse mid	2bed+study	3	92.6	14	29
2.D3	townhouse mid	2bed+study	3	92.6	9	
3.D3	townhouse mid	2bed+study	3	92.6	6	
1.E2	townhouse mid (mid / end)	2 bed	4	85.4	8	68
2.E2	townhouse mid (mid / end)	2 bed	4	85.4	20	
3.E2	townhouse mid (mid / end)	2 bed	4	85.4	40	
1.K	GF apartment	1 bed	2	65.3	9	27
1.K	FF apartment	1 bed	2	56.2	9	
1.K	SF apartment	1 bed	2	52.6	9	

No. 37	8.5%	4-bed units
No. 267	62.5%	3-bed units
No. 97	22.5%	2-bed units
No. 27	6.5%	1-bed units

No. 27	6.5%	Apartments
No. 401	93.5%	Houses

3-storey apartment blocks buildings	No. 9
1-bed apartment	No. 27
3-storey houses	No. 28
4-bed units	No. 28
2-storey houses	No. 373
4-bed units	No. 9
3-bed units	No. 267
2-bed units	No. 97

No. 428	TOTAL NO. OF UNITS
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Site Area (Sites 2 & 3 + Local Centre)	25.3 HA
Site Developable Area (Sites 2&3)*	12.17 HA
Density (Sites 2&3) **	35.2 units/HA
Class 2 Open Spaces (Sites 2&3) **	1.42 HA - 11.7%

* = Calculated from Residential Area of Sites 2&3 excluding riparian zones & area under power lines, class 1 open space, primary link street and entrance road to the north-east & R121 (please see Developable Area Scheme: "20152-P-0016") - Local Centre calculated separately

** = Calculated on Developable Area of Sites 2&3 - Local Centre calculated separately

OPEN SPACES (Sites 2&3)	
Class 2 Open Space	1.42 HA - 11.7%
Drain/Hedgerows Corridor / Ancillary Spaces*	2.11 HA
Linear Park within ESB Power Lines Buffer Zone*	2.60 HA
Class 1 Open space	2.77 HA

* = additional space not counted

4.2 Housing Quality Assessment - Houses

For the housing element, this Housing Quality Assessment provides a framework which quantifies each of the criteria required by the “*Quality Housing for Sustainable Communities (2007)*” and the “*Fingal County Development Plan 2017-2023*”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Design Statement”.

Please see schedule on the next page showing houses typologies proposed within the development compared with the relative legislation.

The private open spaces vary around the development and comply with the following standards from Fingal County Development Plan:

- Minimum 60 sq.m. for 2 or 3 bed houses
- Minimum 75 sq.m. for 4+ bed houses.

DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5

Extract from Quality Housing for Sustainable Communities

Dwelling Type	Number of floors	Minimum Gross Floor Area (sq m)	Dwelling Main Living Room (sq m)	Dwelling Aggregate Living Area (sq m)	Dwelling Aggregate Bedroom Area (sq m)	Storage Area (sq m)
4 Bed/ 7 Pers.	3	120	15	40	43	6*
4 Bed/ 7 Pers.	2	110	15	40	43	6*
3 Bed/ 6 Pers.	2	100	15	37	36	6*
3 Bed/ 5 Pers.	2	92	13	34	32	5*
3 Bed/ 4 Pers.	2	83	13	30	28	4*
2 Bed/ 4 Pers.	2	80	13	30	25	4.5*
2 Bed/ 3 Pers.	2	70	13	28	20	3.5*

Minimum bedroom size (Minimum bedroom floor areas exclude built in storage space)	
Single bedroom	7.1 sq m
Double bedroom	11.4 sq m
Double bedroom including en-suite	13 sq m
Minimum room widths	
Living Room	3.3 metres
One bedroom	3.6 metres
Two bedroom	3.8 metres
Three Bedroom	
Double bedroom	2.8 metres
Single bedroom	2.1 metres

Extract from Fingal County Development Plan

Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Minimum Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Minimum Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Minimum Living Area (sq.m.)	Bed 1 (sq.m.)	Minimum (sq.m.)	Bed 2 (sq.m.)	Minimum (sq.m.)	Bed 3 (sq.m.)	Minimum (sq.m.)	Bed 4 (sq.m.)	Minimum (sq.m.)	Agg. Bed Area (sq.m.)	Minimum Agg. Bed Area (sq.m.)	Storage (sq.m.)	Minimum Storage (sq.m.)	No. of Unit x CA	Tot. No. of Unit
1.PM1	Courtyard House	4 bed	7	150.0	120.0	40.0	40.0	16.9	15.0	20.0/22.6	13.0	16.2	11.4	11.5	11.4	9.2	7.1	56.9 / 59.5	43.0	10.6 / 8.6	6.0	-	18
1.PM2	Courtyard House	3 bed	5	111.0	92.0	40.1	34.0	16.9	13.0	15.1	13.0	11.6	11.4	10.5	7.1	0.0	-	37.2	32.0	7.1	5.0	-	17
1.PM3	Edge House	3 bed	5	103.0	92.0	36.6	34.0	19.0	13.0	13.1	13.0	11.4	11.4	7.4	7.1	0.0	-	32.0	32.0	8.8	5.0	-	5
2.B1	semi-detached	4 bed	7	145.8	120.0	41.2	40.0	18.5	15.0	20.6	13.0	13.7	11.4	11.5	11.4	8.5	7.1	54.3	43.0	7.3	6.0	4	10
3.B1	semi-detached	4 bed	7	145.8	120.0	41.2	40.0	18.5	15.0	20.6	13.0	13.7	11.4	11.5	11.4	8.5	7.1	54.3	43.0	7.3	6.0	4	10
3.B2	semi-detached corner	4 bed	7	155.8	120.0	44.7	40.0	23.0	15.0	16.0	13.0	13.2	11.4	11.4	11.4	7.2	7.1	47.8	43.0	12.9	6.0	2	10
1.C	semi-detached	3 bed	5	111.1	92.0	41.2	34.0	18.5	13.0	13.8	13.0	11.5	11.4	7.4	7.1	0.0	-	32.7	32.0	5.2	5.0	-	6
2.G	shallow corner unit	4 bed	8	140.3	110.0	51.5	40.0	19.9	15.0	14.4	13.0	12.0	11.4	11.4	11.4	11.9	11.4	49.7	43.0	7.2	6.0	4	9
3.G	shallow corner unit	4 bed	8	140.3	110.0	51.5	40.0	19.9	15.0	14.4	13.0	12.0	11.4	11.4	11.4	11.9	11.4	49.7	43.0	7.2	6.0	5	9
2.F1	shallow unit standard	3 bed	5	115.4	92.0	39.3	34.0	19.9	13.0	13.0	13.0	11.6	11.4	7.5	7.1	0.0	-	32.1	32.0	6.2	5.0	11	19
3.F1	shallow unit standard	3 bed	5	115.4	92.0	39.3	34.0	19.9	13.0	13.0	13.0	11.6	11.4	7.5	7.1	0.0	-	32.1	32.0	6.2	5.0	8	19
1.F2	shallow corner units	3 bed	6	122.2	100.0	45.9	37.0	17.0	15.0	13.4	13.0	11.5	11.4	11.7	11.4	0.0	-	36.6	36.0	6.6	6.0	-	15
1.F3	shallow units	3 bed	5	114.2	92.0	40.3	34.0	22.4	13.0	14.1	13.0	11.5	11.4	9.0	7.1	0.0	-	34.6	32.0	5.1	5.0	-	21
1.F	townhouse corner	3 bed	5	115.4	92.0	39.3	34.0	19.9	13.0	13.4	13.0	11.5	11.4	9.6	7.1	0.0	-	34.5	32.0	6.0	5.0	5	22
2.F	townhouse corner	3 bed	5	114.9	92.0	41.8	34.0	19.9	13.0	13.4	13.0	11.5	11.4	7.7	7.1	0.0	-	32.6	32.0	6.0	5.0	9	22
3.F	townhouse corner	3 bed	5	115.4	92.0	39.3	34.0	19.9	13.0	13.4	13.0	11.5	11.4	9.6	7.1	0.0	-	34.5	32.0	6.0	5.0	8	22
1.D	townhouse end	3 bed	4	95.6	83.0	39.3	30.0	23.1	13.0	16.3	13.0	8.0	7.1	7.1	7.1	0.0	-	31.4	28.0	4.2	4.0	25	86
2.D	townhouse end	3 bed	4	94.1	83.0	39.3	30.0	23.1	13.0	14.8	13.0	8.0	7.1	7.1	7.1	0.0	-	29.9	28.0	4.2	4.0	34	86
3.D	townhouse end	3 bed	4	95.6	83.0	39.3	30.0	23.1	13.0	16.3	13.0	8.0	7.1	7.1	7.1	0.0	-	31.4	28.0	4.2	4.0	27	86
1.D2	townhouse (mid / end)	3 bed	4	93.2	83.0	38.2	30.0	22.1	13.0	14.8	13.0	8.0	7.1	7.1	7.1	0.0	-	29.9	28.0	4.2	4.0	20	76
2.D2	townhouse (mid / end)	3 bed	4	91.1	83.0	37.0	30.0	20.7	13.0	14.8	13.0	8.0	7.1	7.1	7.1	0.0	-	29.9	28.0	4.2	4.0	30	76
3.D2	townhouse (mid / end)	3 bed	4	93.2	83.0	38.2	30.0	22.1	13.0	14.8	13.0	8.0	7.1	7.1	7.1	0.0	-	29.9	28.0	4.2	4.0	26	76
1.D3	townhouse mid	2bed+study	3	92.6	70.0	37.6	28.0	21.5	13.0	14.8	13.0	8.8	7.1	0.0	0.0	0.0	-	23.6	20.0	4.2	3.0 / 3.5*	14	29
2.D3	townhouse mid	2bed+study	3	92.6	70.0	37.6	28.0	21.5	13.0	14.8	13.0	8.8	7.1	0.0	0.0	0.0	-	23.6	20.0	4.2	3.0 / 3.5*	9	29
3.D3	townhouse mid	2bed+study	3	92.6	70.0	37.6	28.0	21.5	13.0	14.8	13.0	8.8	7.1	0.0	0.0	0.0	-	23.6	20.0	4.2	3.0 / 3.5*	6	29
1.E2	townhouse (mid / end)	2 bed	4	85.4	80.0	36.1	30.0	21.0	13.0	13.7	13.0	12.7	11.4	0.0	-	0.0	-	26.4	25.0	4.8	4.0 / 4.5*	8	68
2.E2	townhouse (mid / end)	2 bed	4	85.4	80.0	36.1	30.0	21.0	13.0	13.7	13.0	12.7	11.4	0.0	-	0.0	-	26.4	25.0	4.8	4.0 / 4.5*	20	68
3.E2	townhouse (mid / end)	2 bed	4	85.4	80.0	36.1	30.0	21.0	13.0	13.7	13.0	12.7	11.4	0.0	-	0.0	-	26.4	25.0	4.8	4.0 / 4.5*	40	68

The minimum areas reference the "Quality Housing for Sustainable Communities" and the "Fingal County Development Plan"
 * Different areas set out in "Quality Housing for Sustainable Communities" and in "Fingal County Development Plan"

SCHEDULE - Houses Typologies - Legislation

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
1	1.PM1	Courtyard House - V2b	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
2	1.PM2	Courtyard House - V1h	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
3	1.PM2	Courtyard House - V1f	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
4	1.PM2	Courtyard House - V1g	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
5	1.PM1	Courtyard House - V2b	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
6	1.PM1	Courtyard House - V1e	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
7	1.PM1	Courtyard House - V1d	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
8	1.PM1	Courtyard House - V1a	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
9	1.PM1	Courtyard House - V1b	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
10	1.PM1	Courtyard House - V1f	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
11	1.PM1	Courtyard House - V2a	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
12	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
13	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	70.1
14	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	85.6
15	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.4
16	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
17	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
18	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
19	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	92.2
20	2.F	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	65.1
21	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
22	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
23	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
24	2.E2m	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	78.0
25	2.E2	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	78.0
26	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
27	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
28	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
29	2.Fm	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	65.1
30	1.C	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	85.6
31	1.Cm	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	85.6
32	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	76.6
33	1.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	61.8
34	1.E2	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	82.4
35	1.PM2	Courtyard House - V1c	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
36	1.PM2	Courtyard House - V1d	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
37	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	67.9
38	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	89.0
39	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	86.8
40	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
41	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
42	1.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	64.5
43	2.G	shallow corner unit	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	78.9
44	2.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	77.2
45	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	96.4
46	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	86.5
47	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	86.7
48	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	60.4
49	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	60.4
50	2.Fm	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	63.9
51	1.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	61.4
52	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	60.7
53	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
54	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
55	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
56	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
57	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
58	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.1
59	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	60.7
60	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.0
61	2.Fm	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.2
62	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
63	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
64	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.5
65	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.5
66	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
67	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
68	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	78.0
69	2.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	73.6
70	2.F1m	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	61.5
71	2.F1	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	60.8
72	2.F1	shallow unit standard (mid)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	66.0
73	2.F1m	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	70.5
77	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	73.9
78	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.5
79	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.5
80	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.6
81	1.D2	townhouse end	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
82	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
83	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
84	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
85	1.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	67.1
86	2.F	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.1
87	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
88	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
89	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
90	2.B1	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.3
91	2.B1m	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.3
92	2.B1	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.3
93	2.B1m	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.3
94	2.F	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.0
95	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.3
96	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.3
97	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.3
98	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.3
99	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.3
100	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.3
101	2.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.2
102	2.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.2
103	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	85.6
107	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	74.1
108	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	68.8
112	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	84.7
113	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
114	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
115	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	84.2
116	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	84.2
117	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
118	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
119	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	84.8
120	2.F1m	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	79.3
121	2.Gm	shallow corner unit	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	75.2
122	2.F1	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	66.4
123	2.F1m	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	78.7
124	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	78.0
125	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
126	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
127	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.3
128	2.D2m	townhouse end	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.5
129	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
130	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
131	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
132	2.F	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.2
133	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	68.8
134	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	60.7
135	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
136	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
137	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
138	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.3
139	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.3
140	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
141	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
142	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	60.5
143	1.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	62.6
144	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
145	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	72.6
146	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.8
147	1.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
148	1.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
149	1.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
150	1.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
151	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
152	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
153	1.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
154	1.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
155	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	95.8
159	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	110.5
160	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.1
161	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.1
162	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.6
163	2.Gm	shallow corner unit	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	76.0
164	2.F1m	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	75.4
165	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	75.7
166	2.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
167	2.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
168	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
169	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
170	2.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
171	2.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
172	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
173	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
174	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
175	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
176	2.Fm	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.1
177	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
178	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.6
179	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.6
180	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
181	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	92.2
182	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
183	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
184	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	91.6
185	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	91.6
186	2.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
187	2.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	65.9
188	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	126.2
189	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	108.4
190	2.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
191	2.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
192	2.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
193	2.Fm	townhouse corner	3 bed	5	114.9	41.8	19.9	13.4	11.5	7.7	0.0	32.6	6.0	Triple	67.1
194	2.G	shallow corner unit	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	75.3
195	2.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	85.7
196	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	78.0
197	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
198	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
199	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	68.0
200	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	67.2
201	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
202	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
203	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
204	2.D	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
205	2.D2	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
206	2.D2m	townhouse mid	3bed	4	91.1	37.0	20.7	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
207	2.Dm	townhouse end	3 bed	4	94.1	39.3	23.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	78.0
208	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	80.7
209	1.F3	shallow units (mid)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	61.5
210	1.F2	shallow corner units (end)	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
211	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	75.0

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
212	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
213	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
214	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
215	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
216	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.8
217	3.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	62.8
218	3.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
219	3.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
220	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
221	3.G	shallow corner unit (semi-det.)	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	84.3
222	3.Gm	shallow corner unit (semi-det.)	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	76.2
223	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.6
224	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
225	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
226	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
227	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
228	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
229	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
230	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
231	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
232	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	94.7
239	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	68.7
240	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	68.7
244	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
245	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
246	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
247	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
248	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
249	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.7
250	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	82.4
251	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
252	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
253	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.2
254	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.2
255	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
256	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
257	3.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	67.4
258	3.G	shallow corner unit (semi-det.)	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	79.3
259	3.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	82.6
260	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
261	3.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
262	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
263	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
264	3.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
265	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	80.8
266	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
267	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
268	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
269	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
270	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
271	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.8
272	3.G	shallow corner unit (detached)	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	136.4
273	3.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	92.4
274	3.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
275	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
276	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
277	3.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
278	3.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	62.6
279	3.F1	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	61.0
280	3.F1m	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	75.0
281	3.E2m	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	78.5
282	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
283	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
284	3.E2	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	78.0
285	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.1
286	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
287	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
288	3.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	67.5
289	3.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	64.2
290	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.7
291	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
292	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
293	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
294	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
295	3.E2	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
296	3.F1m	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	64.6
297	3.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	79.0
301	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
302	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
303	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
304	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
305	3.D2	townhouse end	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.9
306	3.F1	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	71.9
307	3.G	shallow corner unit (semi-det.)	4 bed	8	140.3	51.5	19.9	14.4	12.0	11.4	11.9	49.7	7.2	Quadruple	75.1
308	3.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	70.1
309	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.4
310	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.4
311	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.4
312	3.E2m	townhouse end	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	77.8
313	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.2
314	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
315	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
316	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
317	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.5
318	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	84.8
319	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
320	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.6
321	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.6
322	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
323	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
324	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
325	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
326	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
327	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
328	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
329	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
330	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
331	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	66.6
332	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
336	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.9
337	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
338	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
339	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
340	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
341	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
342	1.Cm	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	79.2
343	1.C	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	79.2
344	1.Cm	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	79.2
345	1.C	semi-detached	3 bed	5	111.1	41.2	18.5	13.8	11.5	7.4	0.0	32.7	5.2	Double	67.2
346	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	68.8

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
347	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.1
348	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.1
349	1.F	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	67.1
350	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	75.4
351	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	119.5
352	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	129.3
353	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
354	1.D3m	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
355	1.D3	townhouse mid	2bed+study	3	92.6	37.6	21.5	14.8	8.8	0.0	0.0	23.6	4.2	Double	61.4
356	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
357	1.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
358	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
359	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
360	1.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
361	1.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
362	1.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	76.3
363	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	63.0
364	1.F3	shallow units (mid)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	61.5
365	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	115.2
366	1.PM1	Courtyard House - V2a	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
367	1.PM1	Courtyard House - V1a	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
368	1.PM1	Courtyard House - V1a	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
369	1.PM1	Courtyard House - V1a	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
370	1.PM1	Courtyard House - V1b	4 bed	7	150.0	40.0	16.9	20.0	16.2	11.5	9.2	56.9	10.6	Triple	75.5
371	1.PM1	Courtyard House - V1c	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	8.6	Triple	75.5
372	1.PM1	Courtyard House - V2b	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
373	1.PM2	Courtyard House - V1c	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
374	1.PM2	Courtyard House - V1a	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
375	1.PM1	Courtyard House - V2a	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
376	1.PM2	Courtyard House - V1d	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
377	1.PM2	Courtyard House - V1c	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
378	1.PM2	Courtyard House - V1b	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
379	1.PM2	Courtyard House - V1d	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
380	1.PM2	Courtyard House - V1d	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
381	1.PM2	Courtyard House - V1b	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
382	1.PM2	Courtyard House - V1a	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
383	1.PM2	Courtyard House - V1a	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
384	1.PM2	Courtyard House - V1c	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
385	1.PM1	Courtyard House - V2b	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5
386	1.PM2	Courtyard House - V1e	3 bed	5	111.0	40.1	16.9	15.1	11.6	10.5	0.0	37.2	7.1	Triple	60.6
387	1.PM1	Courtyard House - V2b	4 bed	7	150.0	40.0	16.9	22.6	16.2	11.5	9.2	59.5	10.6	Triple	75.5

Unit Number	Unit Type	Description	No. of Bedrooms	Bed Space	Proposed Unit Area (sq.m.)	Agg. Living Area (sq.m.)	Main Living Area (sq.m.)	Bed 1 (sq.m.)	Bed 2 (sq.m.)	Bed 3 (sq.m.)	Bed 4 (sq.m.)	Agg. Bed Area (sq.m.)	Storage (sq.m.)	Aspect	Private Amenity (sq.m.)
388	1.PM3	Edge House - V1c	3 bed	5	103.0	36.6	19.0	13.1	11.4	7.4	0.0	32.0	8.8	Triple	63.0
389	1.PM3	Edge House - V1c	3 bed	5	103.0	36.6	19.0	13.1	11.4	7.4	0.0	32.0	8.8	Triple	63.0
390	1.PM3	Edge House - V1d	3 bed	5	103.0	36.6	19.0	13.1	11.4	7.4	0.0	32.0	8.8	Triple	63.0
391	1.PM3	Edge House - V1a	3 bed	5	103.0	36.6	19.0	13.1	11.4	7.4	0.0	32.0	8.8	Triple	63.0
392	1.PM3	Edge House - V1b	3 bed	5	103.0	36.6	19.0	13.1	11.4	7.4	0.0	32.0	8.8	Triple	63.0
393	3.B2	semi-detached corner	4 bed	7	155.8	44.7	23.0	16.0	13.2	11.4	7.2	47.8	12.9	Triple	80.9
394	3.B1	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	89.9
395	3.B1m	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	83.5
396	3.B2m	semi-detached corner	4 bed	7	155.8	44.7	23.0	16.0	13.2	11.4	7.2	47.8	12.9	Triple	76.0
397	3.F1	shallow unit standard (corner)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Triple	66.3
398	3.F1m	shallow unit standard (end)	3 bed	5	115.4	39.3	19.9	13.0	11.6	7.5	0.0	32.1	6.2	Double	83.1
399	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	80.4
400	3.E2m	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	61.9
401	3.E2	townhouse mid	2 bed	4	85.4	36.1	21.0	13.7	12.7	0.0	0.0	26.4	4.8	Double	60.6
402	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	80.7
403	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.7
404	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	69.7
405	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	68.2
406	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	66.8
407	3.D2	townhouse end	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	92.6
408	3.Fm	townhouse corner	3 bed	5	115.4	39.3	19.9	13.4	11.5	9.6	0.0	34.5	6.0	Triple	67.1
409	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
410	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
411	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
412	3.D2	townhouse end	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	77.4
413	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
414	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
415	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
416	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
417	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
418	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	78.0
419	1.F2	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	60.7
420	1.F3	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.0
421	1.F3m	shallow units (end)	3 bed	5	114.2	40.3	22.4	14.1	11.5	9.0	0.0	34.6	5.1	Double	69.0
422	1.F2m	shallow corner units	3 bed	6	122.2	45.9	17.0	13.4	11.5	11.7	0.0	36.6	6.6	Triple	61.0
423	3.B1m	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.8
424	3.B1	semi-detached	4 bed	7	145.8	41.2	18.5	20.6	13.7	11.5	8.5	54.3	7.3	Double	79.3
425	3.Dm	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	77.4
426	3.D2m	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
427	3.D2	townhouse mid	3 bed	4	93.2	38.2	22.1	14.8	8.0	7.1	0.0	29.9	4.2	Double	61.4
428	3.D	townhouse end	3 bed	4	95.6	39.3	23.1	16.3	8.0	7.1	0.0	31.4	4.2	Double	92.9

4.3 Housing Quality Assessment - Apartments

For the apartments, 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 (2020)*”.

Qualitative aspects such as the residential conceptual design approach are covered within the accompanying “Design Statement”.

Please see schedule below showing apartment’s typologies proposed within the development against the relative legislation.

As outlined in the Design Standards for New Apartments (paragraph 3.8), the majority of all apartments shall exceed the minimum floor area standard by a minimum of 10%: all the apartments achieve this standard.

All the apartments are dual or triple-aspect (Design Standards for New Apartments, paragraph 3.17).

Dwelling Type	Minimum Gross Floor Area (sq m)	Aggregate Living Area (sq m)	Aggregate Bedroom Area (sq m)	Storage Area (sq m)
3 bed	90	34	31.5	9
2 bed	73	30	24.4	6
1 bed	45	23	11.4	3

	Private amenity space
Studio	4 sqm
One bed	5 sqm
Two bed	7 sqm
Three bed	9 sqm

Extract from Fingal County Development Plan

Extract from Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities

Minimum overall apartment floor areas	
Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms		
Apartment type***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

Minimum bedroom floor areas/widths***		
Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

Minimum aggregate bedroom floor areas	
One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements	
Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space	
Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Unit Type	Description	Bedroom	Bed Space	Unit Net Area (sq.m.) (no access stairways)	Minimum Floor Area (sq.m.)	Floor-Ceiling height (m)	Agg. Living area (sq.m.)	Minimum Agg. Living area (sq.m.)	Agg. Living width (m)	Agg. Living width (m)	Living Minimum width (m)	Bed 1 area (sq.m.)	Minimum area (sq.m.)	Bed 1 min. width (m)	Minimum width (m)	Storage (sq.m.)	Minimum Storage (sq.m.)	Amenity Space (sq.m.)	Minimum Amenity (sq.m.)
1.K	GF apartment (1)	1 bed	2	65.3	45.0	2.70	31.1	23.0	6.5	5.4	3.3	17.0	11.4	3.2	2.8	3.0	3.0	vary	5.0
1.K	FF apartment (2)	1 bed	2	56.2	45.0	2.45	25.5	23.0	4.8	3.7	3.3	15.4	11.4	3.2	2.8	3.2	3.0	5.9	5.0
1.K	SF apartment (3)	1 bed	2	52.6	45.0	2.45	26.2	23.0	5.7	4.8	3.3	12.3	11.4	3.2	2.8	3.1	3.0	5.4	5.0

The minimum areas reference the “Quality Housing for Sustainable Communities” and the “Fingal County Development Plan”

SCHEDULE - Duplex-Apartment Typologies - Legislation

Unit Number	Unit Type	Description	Bedroom	Bed Space	Unit Net Area (sq.m.) (no access stairways)	Floor-Ceiling height (m)	Agg. Living area (sq.m.)	Agg. Living width (m)	Agg. Living width (m)	Bed 1 area (sq.m.)	Bed 1 min. width (m)	Storage (sq.m.)	Amenity Space (sq.m.)	Aspect
74	1.K	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	44.2	Triple
75	1.K	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
76	1.K	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
104	1.Km	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	29.6	Triple
105	1.Km	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
106	1.Km	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
109	1.K	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	29.6	Triple
110	1.K	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
111	1.K	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
156	1.Km	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	22.2	Triple
157	1.Km	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
158	1.Km	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
233	1.Km	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	24.1	Triple
234	1.Km	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
235	1.Km	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
236	1.Km	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	24.9	Triple
237	1.Km	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
238	1.Km	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
241	1.K	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	24.9	Triple
242	1.K	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
243	1.K	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
298	1.K	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	49.1	Triple
299	1.K	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
300	1.K	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double
333	1.Km	GF apartment (1)	1 bed	2	65.3	2.70	31.1	6.5	5.4	17.0	3.2	3.0	41.4	Triple
334	1.Km	FF apartment (2)	1 bed	2	56.2	2.45	25.5	4.8	3.7	15.4	3.2	3.2	5.9	Double
335	1.Km	SF apartment (3)	1 bed	2	52.6	2.45	26.2	5.7	4.8	12.3	3.2	3.1	5.4	Double

4.4 Car Parking and Bicycle Spaces

CAR PARKING SPACES - SITES 2 & 3			
Units Type	No. of Units	Parking x Units	Total Parking
3-4 bed courtyard and edge house*	No. 40	No. 2 parking x unit	No. 80
3-4-bed semi-detached standard*	No. 16	No. 2 parking x unit	No. 32
3-4-bed shallow units*	No. 64	No. 2 parking x unit	No. 128
3-bed and 2bed+study townhouse units*	No. 213	No. 2 parking x unit	No. 426
2-bed townhouse units*	No. 68	No. 1 parking x unit	No. 68
apartment units	No. 27	No. 1 parking x unit	No. 27
TOTAL NUMBER OF PRIVATE PARKING SPACES			No. 761
Visitors Parking			No. 30
Disabled Parking Spaces	parking plaza - site 2		No. 1
TOTAL NUMBER PARKING SPACES			No. 792
All in curtilage spaces will be equipped with the necessary infrastructure and ducting for charging points and courtyard/edge houses will be equipped with the necessary infrastructure and ducting for charging points in their building envelope.			
*Note: All detached, semi-detached and townhouse units fall within the definition of 'house' as per Fingal Development Plan 2017-2023 and car parking is allocated accordingly.			

BICYCLE PARKING FACILITIES - SITES 2 & 3		
APARTMENTS Guidelines: "Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities" - paragraph 4.17	The bicycle parking facilities have been assigned as follow:	Bike spaces placed in secured bike storages:
	No. 1 private bike space x bedroom	Shared secured external bikes store cut out in the garden of the ground floor apartments (in the communal area near the shared bins store). They will be equipped with the necessary infrastructure and ducting for charging points.
	No. 1 visitor spaces every 2 apartments (FCC Development Plan: no. 1 visitor space every 5 apartments)	
HOUSES	No. 9 secured bike stores dispersed around the site: each bike store contains a two tier bike rack which can host up to no. 20 bikes. We will provide no. 180 bikes spaces in total. They will be equipped with the necessary infrastructure and ducting for charging points.	

Please refer to the "Mobility Management Plan" document from DBFL Consulting Engineers for a complete report on car parking spaces and bicycle facilities.

4.5 Waste Management

The use of refuse bin stores will be minimised where possible.

In stock housing situated around the site, access to a rear-garden via a side-gate will allow for refuse bin storage in the rear-garden. Regarding the mid-terrace units, they will have small private bins storage beside the entrance door or in between their parking spaces and hidden by low walls.

The apartments will have access to rear-garden for the units at the ground floor, while the apartments above will have shared external bins store and bikes store cut out in the garden of the unit below.

Bin stores will be built from durable materials in keeping with the design palette. The dimension of these bins areas has been designed to satisfy the three-bin system.