

NEWCASTLE SOUTH

Housing Quality Assessment Apartments and Duplex Units

June 2022



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1.0 INTRODUCTION

This Housing Quality Assessment has been prepared as part of a SHD Planning application to An Bord Pleanála (ABP) by Cairn Homes Properties Ltd. for a residential development site that forms a parcel of land, C. 8.4 Ha in size. The development site will have access from Athgoe Road forming the western boundary, the adjacent Graydon development to the East, currently under construction by Cairn and a further proposed connection to the North out onto main street. The masterplan incorporates the continuation of the Newcastle Boulevard route that runs from Ballynakelly through Graydon and out through the proposed development onto Athgoe Road. The village of Newcastle represents a developing outer suburban village located within a semi-rural setting.

This report assesses the Apartment and Duplex apartment residential elements of the proposed development on Plots 6 and 7 within the Taubh Cronic and Burgage South Neighbourhoods as defined by the LAP, against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020).

2.0 POLICY OVERVIEW

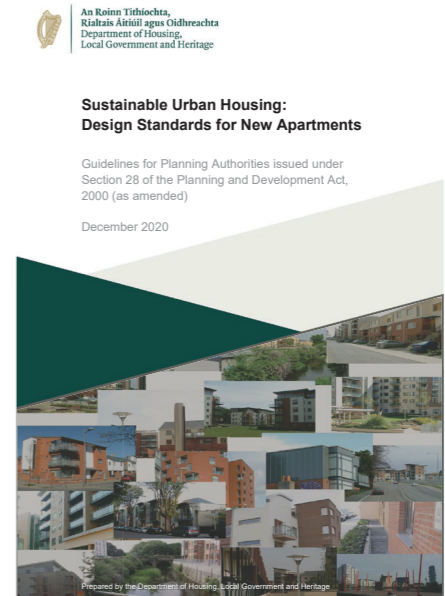
2.1 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, December 2020

These Guidelines were issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These new Guidelines build on the content of the 2018 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1-,2- and 3-bedroom apartments, internal storage and amenity space.

The principal purpose of issuing this technical update to the 2018 Guidelines is to give effect to conclusion of the ministers review of co-living and to address the ‘Shared Accommodation’ or ‘Co-living’ sector in Section 5 of the document, by introducing a specific planning policy requirement (SPPR) for a presumption against the granting of planning permission for co-living development.

The December 2020 Guidelines specify planning policy requirements for:

- Apartment Floor Area;
- Safeguarding Higher Standards
- Dual aspect ratios;
- Floor to ceiling height;
- Lift and Stair Cores;
- Internal storage;
- Private Amenity space;
- Security Considerations



The residential apartment and duplex mix achieved in the proposed scheme is described in the following tables:

Proposed Development - Table shows total number of Apartment and Duplex units across the Application Lands:

Apartments and Duplex Units			
TOTAL	1 BED UNIT 2P	2 BED UNIT 4P	3 BED UNIT 5P
152	46	88	18
	30%	58%	12%

3.0 STATEMENT OF COMPLIANCE

3.1 Apartment Design Standards

Apartment Floor Areas

From the 2020 Guidelines, the minimum apartment floor areas are as follows:

- 1 Bed Apartment (2 persons) – minimum 45 sq.m - provided - 50.7sq.m
- 2 Bed Apartment (4 persons) – minimum 73 sq.m - provided - 79.0sq.m to 85.33sq.m
- 3 Bed Apartment (5 persons) – minimum 90 sq.m - provided - 125.18 to 130.16sq.m

In the guidelines, it is a specific planning policy requirement that the majority of all apartments in a proposed scheme of 100 or more apartments must exceed the minimum floor area standards for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%.

The scheme consists of 2 apartment blocks on Plot 7 that forms part of the Burgage South Neighbourhood and provides 116 units of 1 and 2 bed apartments. Plot 6 that forms part of Taubh Cronic Neighbourhood provides a total of 18 two storey Duplex units over 18 ground floor Duplex apartments across 3No blocks. Of these 152no. units 82 of them are oversized by a minimum of 10% area increase or higher, accounting for 54% of the apartment & Duplex units.

The exact unit areas are set out in the attached apartment schedules in Appendix A.

Aspect

With regard to the Guidelines, it is a specific planning policy requirement that the minimum number of dual aspect apartments that may be provided in an apartment scheme shall be 50%.

There are 116no apartments across the two blocks in Plot 7 and 18 Duplex units over 18No ground floor apartments in plot 6. resulting in a total of 152 units of which 76 are dual aspect, achieving 50% dual aspect across the two plots. This maximises the availability of sunlight as well as providing cross ventilation to these apartments. The remaining 76no. apartments have the following aspect: 38no face East & 38no face West. The design and layout of the living spaces maximise daylight as much as possible and the aspect of all units are identified in the accompanying schedule, setting out the compliance for each unit.

Floor to Ceiling Height

Floor to ceiling height affects the internal amenities of apartments, in terms of sunlight / daylight, storage space and ventilation.

Currently the guidelines promote floor to ceiling heights of 2.7m as the minimum for ground floor units.

The minimum ceiling height has been achieved and in some cases exceeded in the the ground floor apartments in plot 7 and the ground floor Duplex apartments in plot 6.

Refer to the individual Unit Type sheets for further information on compliance.

Lift and Stair Cores

Specific Planning Policy Requirement 6 of the 2018 Guidelines, requires the number of apartments per floor per individual lift/stair core to be a maximum of 12no. This maximum is adhered to with one stair and lift core, serving a maximum of 12 apartments in the 2No apartment blocks in plot 7.

Internal Storage

As advised in the Guidelines, provision has been be made for general storage and utility. The minimum storage space area requirements are set out as an appendix to the Guidelines as follows:

- 1 Bed Apartment / studio – 3 sq.m
- 2 Bed Apartment (3 persons) – 5 sq.m
- 2 Bed Apartment (4 persons) – 6 sq.m
- 3 Bed Apartment – 9 sq.m

Private Amenity Space

The area requirements for Private Amenity Space is set out in from Guidelines below:

- 1 Bed Apartment – 5 sq.m
- 2 Bed Apartment (3 persons) – 6 sq.m
- 2 Bed Apartment (4 persons) – 7 sq.m
- 3 Bed Apartment – 9 sq.m

All units in the development provide at least the minimum private amenity requirements. As per the Guidelines, private amenity space is provided at ground floor units as an adjoining patio or terrace area and for the upper floors is provided by way of balconies to the apartment units and a terrace to the Duplex apartments. The balconies to the apartments exceed the required minimum depth of at least 1.5m. They are accessed off the living areas and in some cases also from a bedroom.

Security Considerations

The design of the residential blocks across the proposed scheme provide both external passive surveillance of the surrounding streets and spaces as well as over looking adjacent open spaces.

The 2No apartment blocks in Plot 7 are located within a landscaped scheme with communal gardens to the West and car parking set within a landscaped street scape to the east.

An additional park is located across from Apartment block B to the east.

Where apartments have been located at Ground level these are set back from the perimeter street. Landscaped buffer zones are provided to the front of the ground floor units that front onto the parking area which provides an additional element of separation and security.

There is 1no. entrance lobby to each of the apartment blocks and this is located on the East side of both blocks providing direct connection to the parking areas.

Duplex Units Plot 6

The 3No Blocks are located South of the Link road that connects the development lands to the adjacent Graydon development.

The Ground floor 2 bed single storey apartments and the 3 bed two storey Duplex units that sit over are accessed from the perimeter street where their associated car parking is located.

3.2 Communal Facilities in Apartments

Access and Services

Within the apartments and circulation spaces the requirements of Part M of the building regulations have been complied with. Service ducts are accessible from common areas as far as practicable and within apartments service runs line up as much as possible to avoid any cross over to adjacent units.

Refuse Storage Apartments Plot 7

Waste storage for the apartment blocks are provided by 1No single storey secure designated Bin store.

This is located centrally across from the two apartment blocks adjacent to the car parking area.

Provision has been made for the adequate stoarge area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Refuse Storage for all Duplex Units:

Waste storage for the Duplex units are located in a communal Bin storage area adjacent to the Duplex units and the central car parking area. Provision has been made for the adequate stoarge area to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste.

Refer to Waste Management Report by AWN.

Communal Amenity Space

The Duplex blocks in Plot 6 are located adjacent to an existing mature hedgrow that has been used to form the eastern boundary to the associated amenity space for the Duplex units over which they look.

The apartments of Plot 7 are positioned within a landscaped street scape along one side where the cars are located and adjoining cummunal landscpaed amenity spaces around the remaining sides.

These spaces are easily accessible from both the apartments at ground level and the upper floor apartments.

As shown in the tables below the areas provided for communal amenity space are in excess of the required minimum areas to both plots.

- Proposed Plot 7 Communal Amenity Space

Apartments		1 BED	2 BED (4P)	3 BED (5P)
TOTAL UNITS	116	46	70	0
SQ.M REQUIRED PER UNIT		5	7	9
TOTAL SQ.M REQUIRED	720	230	490	0
TOTAL SQ.M PROVIDED	1627			

- Proposed Plot 6 Communal Amenity Space

Apartments and Duplex units		1 BED	2 BED (4P)	3 BED (5P)
TOTAL UNITS	36	0	18	18
SQ.M REQUIRED PER UNIT		5	7	9
TOTAL SQ.M REQUIRED	288		126	162
TOTAL SQ.M PROVIDED	1063			

Children's Play

As per the Guidelines, provisions have been made for children's playgrounds and open play areas.

We list below the 6 No Public Open Spaces/Children's Play areas which have been located around the application site and which are detailed in the Landscape Architects report and drawings.

- (A) Tower Park
- (B) Sean Feirm Park
- (C) North South Green Link
- (D) Northern Space by pumping station
- (E) Adjacent to Apartments
- (F) To Western Boundary with LAP

Refer to Appendix B for Apartment and Duplex Type Plans for Plots 6 & 7

Sunlight / Daylight

Studies have been carried out with regard to Sunlight/Daylight Analysis and Over-shadowing Impact Analysis using a scale context model and the scheme drawings. Refer to 3D Design Bureau's Report for the Sunlight/Daylight analysis.

Car Parking:

The car parking requirements for the development has been based on:
Zone 1 (Residential) Maximum Parking Rates:
Street parking has been provided adjacent to the main access points to the Duplex/Apartment blocks that are located in Plot 6 in the Taubh Cronic Neighbourhood.
The 2No Blocks of Apartments located in Plot 7 Burgage South Neighbourhood have their allocated surface parking spaces along a landscaped area adjacent to the apartment main entrances.

Cycle Parking:

2No stand alone secure Bicycle storage blocks are provided for the 3No. Duplex blocks, which are located adjacent to the blocks for ease of use and access.

2No secure cycle storage blocks are located adjacent to each of the apartment blocks, for ease of use and access.

Please refer to the following summary schedule.

4.0 Summary Schedule

	Unit No's	CARS			CYCLE		
		Parking	Universal Access	Electric charge spaces	Visitor	Long Term	Short Stay
Duplex Blocks	36	36	4	10	8	64	18
Apartments	116	84	4	16	6	176	66

HOUSING QUALITY ASSESSMENT
RESIDENTIAL SCHEDULES

APPENDIX A

NEWCASTLE - SOUTH
SCHEDULE OF ACCOMMODATION

APARTMENTS

UNIT TYPE	APARTMENT NUMBER	DESCRIPTION	TYPE	GIA sq.m	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNITS	No Beds	BEDSPACES	Agg.LIVING sq.m	BED 1 sq.m	BED 2 sq.m	AGG. BED sq.m	ASPECT (Single, Dual, Triple)	ORIENTATION	STORAGE	CEILING HEIGHT (M)	PRIVATE AMMENITY SPACES sq.m	
APARTMENT - BLOCK A								5 STOREY											
GROUND FLOOR																			
AP - 1A	1	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.70	5.36	
AP - 2A	2	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	W	6.20	2.70	7.00	
AP - 1A	3	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.70	5.36	
AP - 1A	4	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.70	5.36	
AP - 2C	5	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	SE	6.20	2.70	7.00	
AP - 2C	6	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	SW	6.20	2.70	7.00	
AP - 2A	7	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	E	6.20	2.70	7.00	
AP - 2A	8	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	W	6.20	2.70	7.00	
AP - 2B	9	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	NE	6.20	2.70	7.00	
AP - 2B	10	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	NW	6.20	2.70	7.00	
SUB Total	10								34										
FIRST FLOOR																			
AP - 1A	11	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	12	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 1A	13	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 1A	14	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36	
AP - 2C	15	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00	
AP - 2C	16	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00	
AP - 1A	17	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	18	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 1A	19	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	20	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 2B	21	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00	
AP - 2B	22	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00	
SUB Total	12								38										
SECOND FLOOR																			
AP - 1A	23	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	24	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 1A	25	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 1A	26	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36	
AP - 2C	27	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00	
AP - 2C	28	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00	
AP - 1A	29	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	30	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 1A	31	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36	
AP - 2A	32	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00	
AP - 2B	33	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00	
AP - 2B	34	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00	
SUB Total	12								38										

THIRD FLOOR																		
AP - 1A	35	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	36	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	37	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	38	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	39	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	40	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	41	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	42	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	43	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	44	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	45	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	46	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total	12								38									
FOURTH FLOOR																		
AP - 1A	47	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	48	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	49	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	50	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	51	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	52	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	53	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	54	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	55	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	56	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	57	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	58	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total	12								38									
Apartment Block A Total	58								186									
APARTMENT - BLOCK B																		
5 STOREY																		
GROUND FLOOR																		
AP - 1A	1	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.70	5.36
AP - 2A	2	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	W	6.20	2.70	7.00
AP - 1A	3	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.70	5.36
AP - 1A	4	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.70	5.36
AP - 2C	5	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	SE	6.20	2.70	7.00
AP - 2C	6	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	SW	6.20	2.70	7.00
AP - 2A	7	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	E	6.20	2.70	7.00
AP - 2A	8	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	SINGLE	W	6.20	2.70	7.00
AP - 2B	9	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	NE	6.20	2.70	7.00
AP - 2B	10	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.75	13.30	12.15	25.45	Dual	NW	6.20	2.70	7.00
SUB Total	10								34									
FIRST FLOOR																		
AP - 1A	11	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	12	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	13	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	14	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	15	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	16	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	17	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	18	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	19	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	20	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	21	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	22	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total	12								38									

SECOND FLOOR																		
AP - 1A	23	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	24	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	25	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	26	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	27	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	28	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	29	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	30	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	31	1 bed	Apartment	50.70	73.00	80.30	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	32	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	33	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	34	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total		12							38									
THIRD FLOOR																		
AP - 1A	35	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	36	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	37	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	38	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	39	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	40	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	41	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	42	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	43	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	44	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	45	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	46	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total		12							38									
FOURTH FLOOR																		
AP - 1A	47	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	48	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	49	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 1A	50	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	W	3.23	2.50	5.36
AP - 2C	51	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SE	6.20	2.50	7.00
AP - 2C	52	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	SW	6.20	2.50	7.00
AP - 1A	53	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	54	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 1A	55	1 bed	Apartment	50.70	45.00	49.50	YES	1	2	29.00	11.50		11.50	SINGLE	E	3.23	2.50	5.36
AP - 2A	56	2 bed	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	SINGLE	W	6.20	2.50	7.00
AP - 2B	57	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NE	6.20	2.50	7.00
AP - 2B	58	2 bed Corner Units	Apartment	79.00	73.00	80.30	NO	2	4	29.70	13.30	12.15	25.45	Dual	NW	6.20	2.50	7.00
SUB Total		12							38									
Apartment Block B Total		58							186									
APARTMENTS A & B TOTAL		116							372									
UNIT BREAKDOWN	TOTAL APARTMENTS UNITS		1 BED UNITS.	2 BED UNITS.											DUAL/TRIPL E ASPECT	SINGLE ASPECT		
	116.00		46.00	70.00											40	76		
			39.66%	60.34%											34.48%	65.52%		

UNIT TYPE	APARTMENT NUMBER	DESCRIPTION	TYPE	GIA sq.m	MIN. UNIT AREA	+10% UNIT AREA	No.of Storeys	No Beds	BEDSPACES	Agg.LIVING sq.m	BED 1 sq.m	BED 2 sq.m	BED 3 sq.m	AGG. BED sq.m	ASPECT (Single, Dual, Triple)	ORIENTATION	STORAGE	MINIMUM CEILING HEIGHT (M)	PRIVATE AMMENITY SPACES sq.m		
DUPLEX/APARTMENT BLOCK A							3 STOREY														
DA-2	1	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
DA-4	2	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-3	3	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	4	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	5	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	6	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-3	7	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	8	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	9	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	10	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-4	11	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-2	12	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
Sub Total	12								54												
DUPLEX/APARTMENT BLOCK B							3 STOREY														
DA-2	1	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
DA-4	2	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-3	3	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	4	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	5	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	6	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-3	7	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	8	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	9	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	10	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-4	11	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-2	12	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
Sub Total	12								54												
DUPLEX/APARTMENT BLOCK C							3 STOREY														
DA-2	1	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
DA-4	2	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-3	3	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	4	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	5	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	6	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-3	7	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-1	8	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-1	9	ground floor - mid terrace	Apartment	84.28	73.00	80.30	YES	2	4	32.51	14.35	11.46		25.81	Dual	S	7.70	2.85	18.73		
DA-3	10	upper floor - mid terrace	Duplex	125.18	90.00	99.00	YES	3	5	37.96	13.36	12.15	7.36	32.87	Dual	S	9.31	2.57	21.37		
DA-4	11	upper floor - end terrace	Duplex	130.16	90.00	99.00	YES	3	5	41.46	13.90	11.80	7.89	33.59	Triple	S	9.30	2.57	21.68		
DA-2	12	ground floor - end terrace	Apartment	85.33	73.00	80.30	YES	2	4	33.35	14.82	11.46		26.28	Triple	S	7.95	2.85	20.03		
Sub Total	12								54												
Total Overall	36								162												

UNIT BREAKDOWN	TOTAL DUPLEX / APARTMENT UNITS	1 BED UNITS.	2 BED UNITS.	3 BED UNITS.	DUAL/TRIPLE ASPECT	SINGLE ASPECT
		36.00	0.00	18.00		
		0.00%	50.00%	50.00%	100.00%	0.00%

UNIT BREAKDOWN	TOTAL APARTMENTS & DUPLEX / APARTMENT UNITS	1 BED UNITS.	2 BED UNITS.	3 BED UNITS.	DUAL/TRIPLE ASPECT	SINGLE ASPECT
		152.00	54.00	80.00		
		35.53%	52.63%	11.84%	50.00%	50.00%

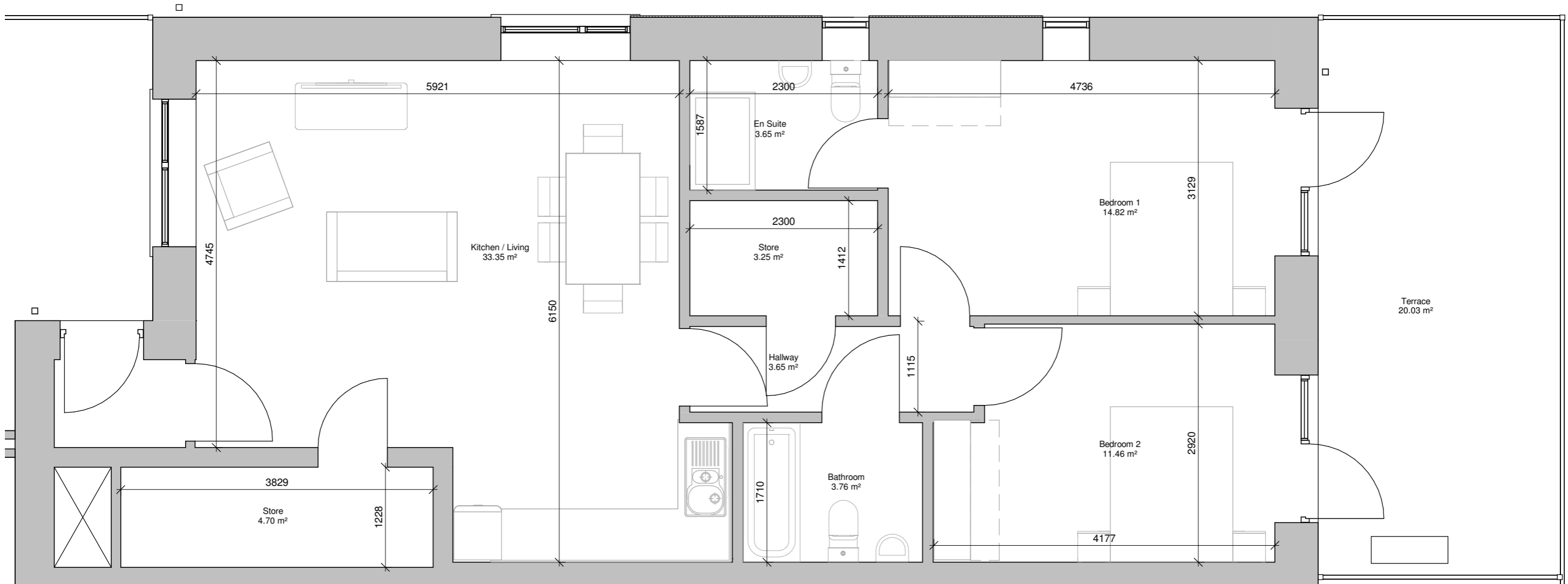
APARTMENT AND DUPLEX/APARTMENT
FLOOR PLANS

APPENDIX B

DUPLEX/APARTMENTS

PLOT 6

TAUBH CRONIC NEIGHBOURHOOD



Scale 1:50

Duplex apartment Unit Type DA-2

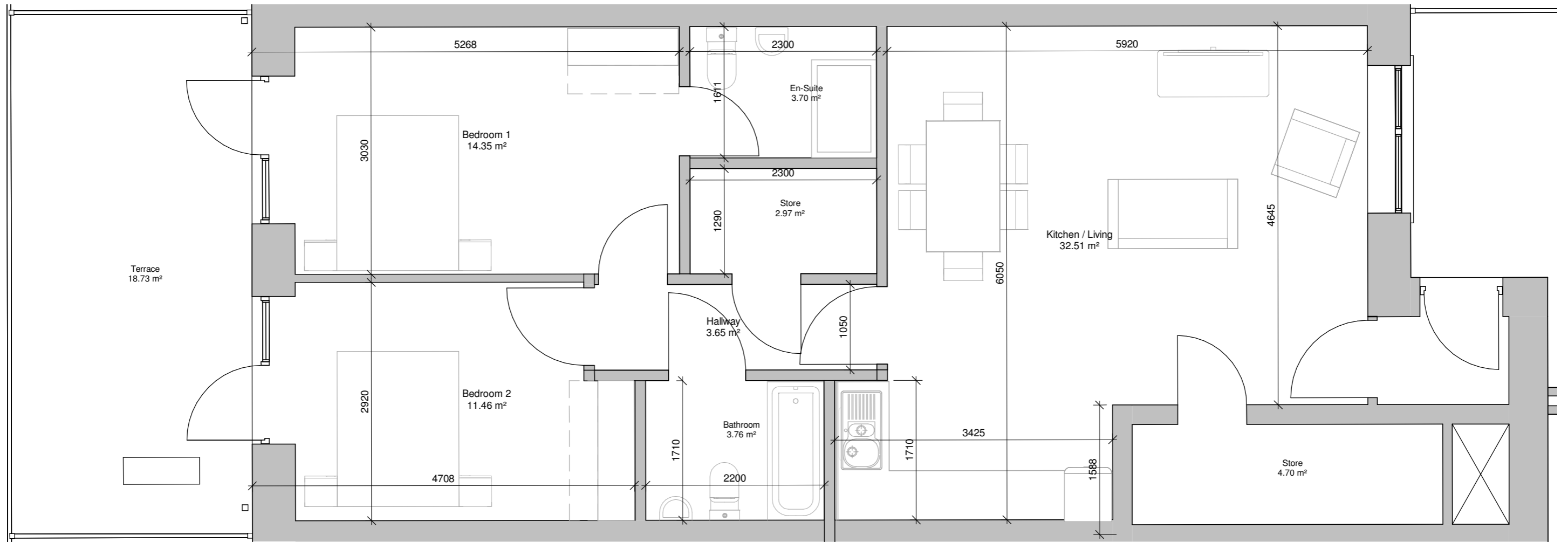
Apartment End Unit	
Name	Area

Duplex Ground Floor - End Unit

Block A, B and C - Unit No. 1 & 12

Duplex Ground Floor Apartment	
Bedroom 2	11.46 m ²
Bedroom 1	14.82 m ²
Kitchen / Living	33.30 m ²
Terrace	20.03 m ²
Store total area	7.95m/sq
Total GIA	85m/sq

A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN THE BLOCK



Scale 1:50

Duplex apartment Unit Type DA-1

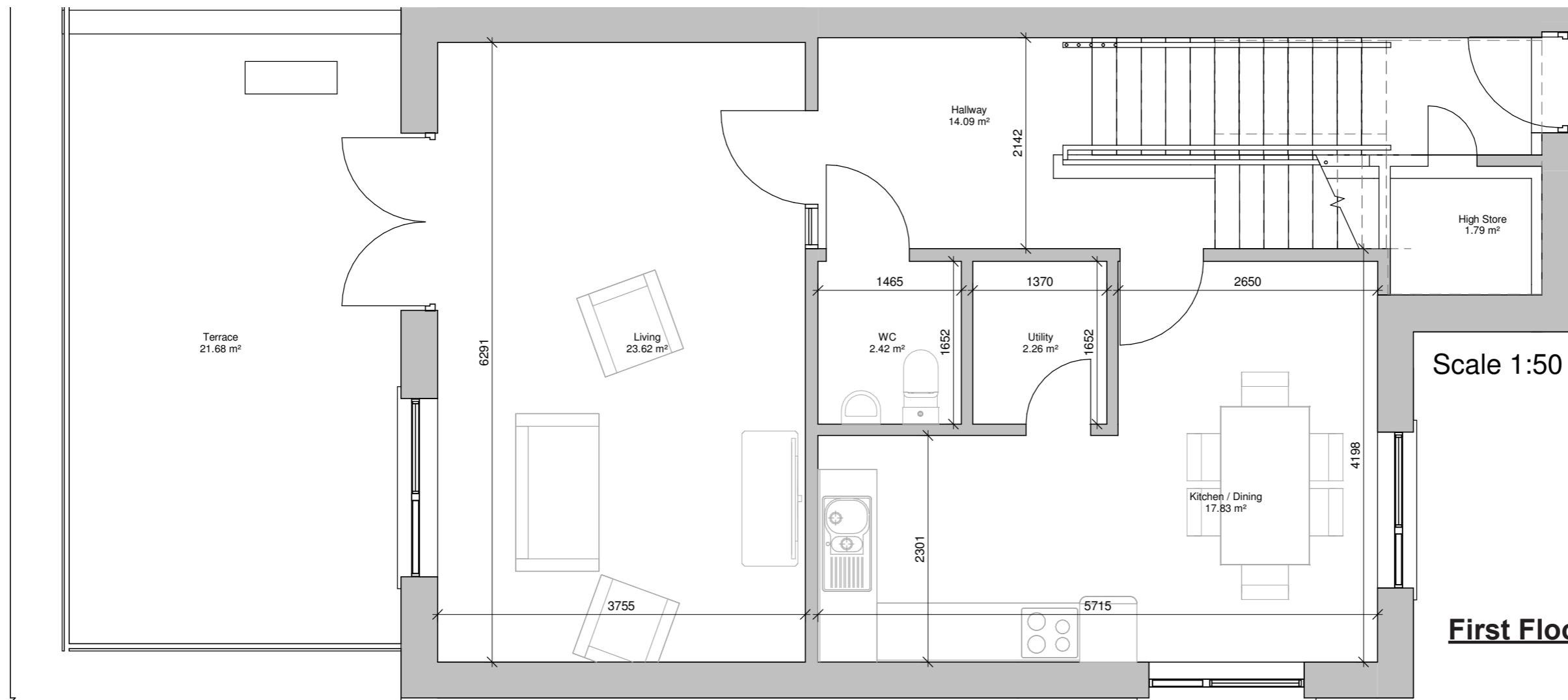
Apartment Mid Unit	
Name	Area

Duplex Ground Floor - Mid Unit

Block A, B and C - Unit No. 4, 5, 8 and 10

Duplex Ground Floor Apartment	
Bedroom 1	14.35 m ²
Bedroom 2	11.46 m ²
Terrace	18.73 m ²
Kitchen / Living	32.31 m ²
Store total area	7.67m/sq
Total GIA	84.28m/sq

A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN THE BLOCK



Scale 1:50

First Floor Entry Level

Duplex apartment Unit Type DA-4

Duplex Level 1 & 2 - End Unit

Block A, B and C - Unit No. 2 & 11

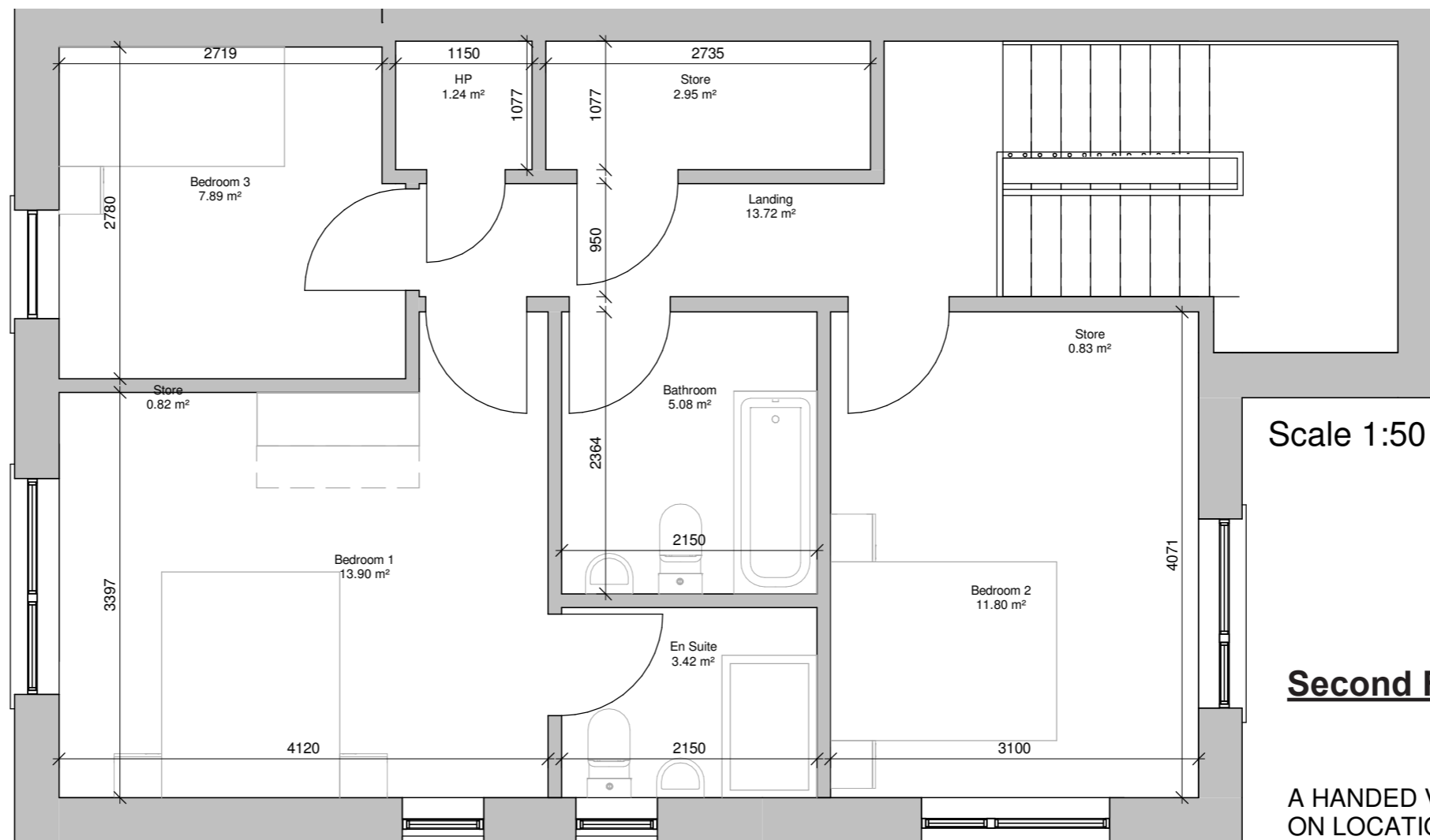
Duplex - End Unit	
Name	Area

Duplex Level 1

Living	23.62 m ²
Kitchen / Dining	17.83 m ²
Balcony	21.68 m ²

Duplex Level 2

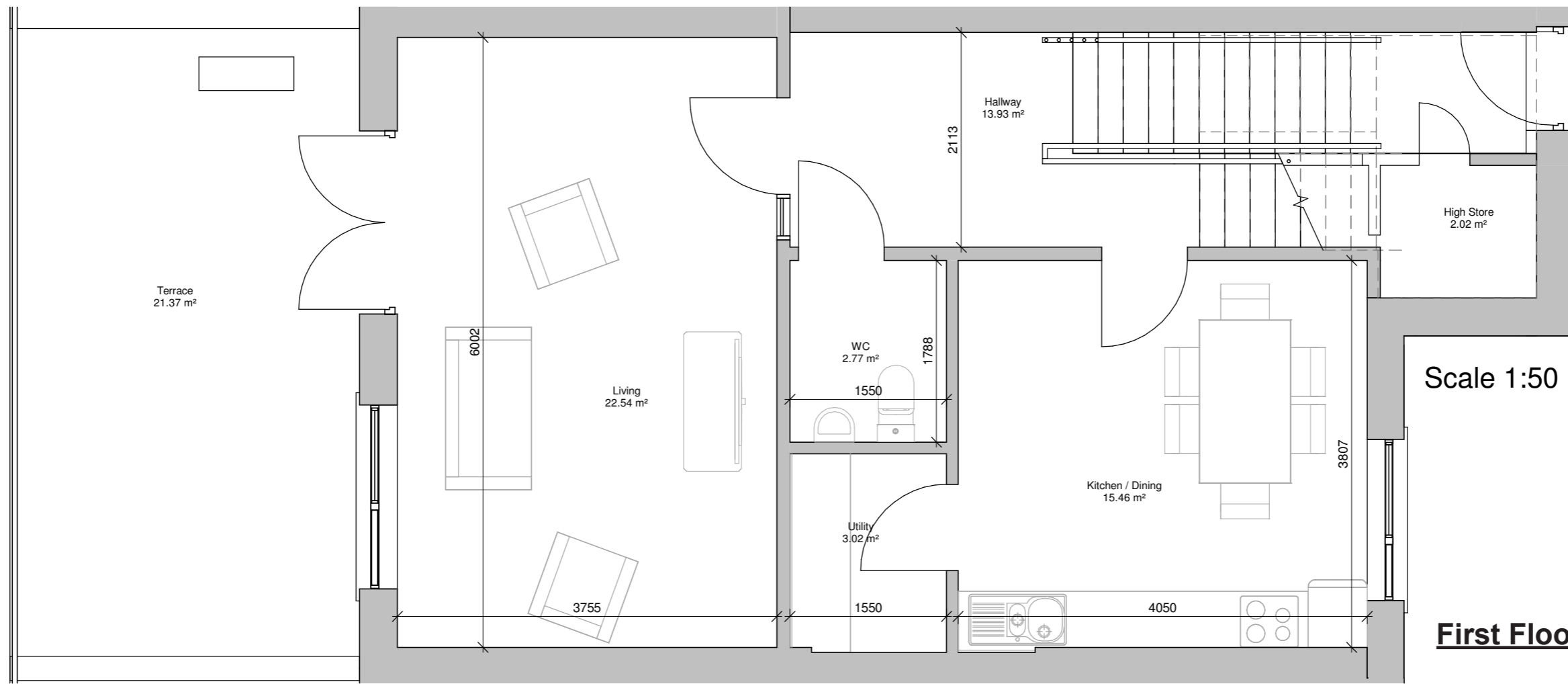
Bedroom 3	7.89 m ²
Bedroom 1	13.90 m ²
Bedroom 2	11.80 m ²
Store total area	9.3m/sq
Total GIA	130.16m/sq



Scale 1:50

Second Floor Level

A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN THE BLOCK



Duplex apartment Unit Type DA-3

Duplex Level 1 & 2 - Mid Unit

Block A, B and C - Unit No. 3, 6, 7 and 10

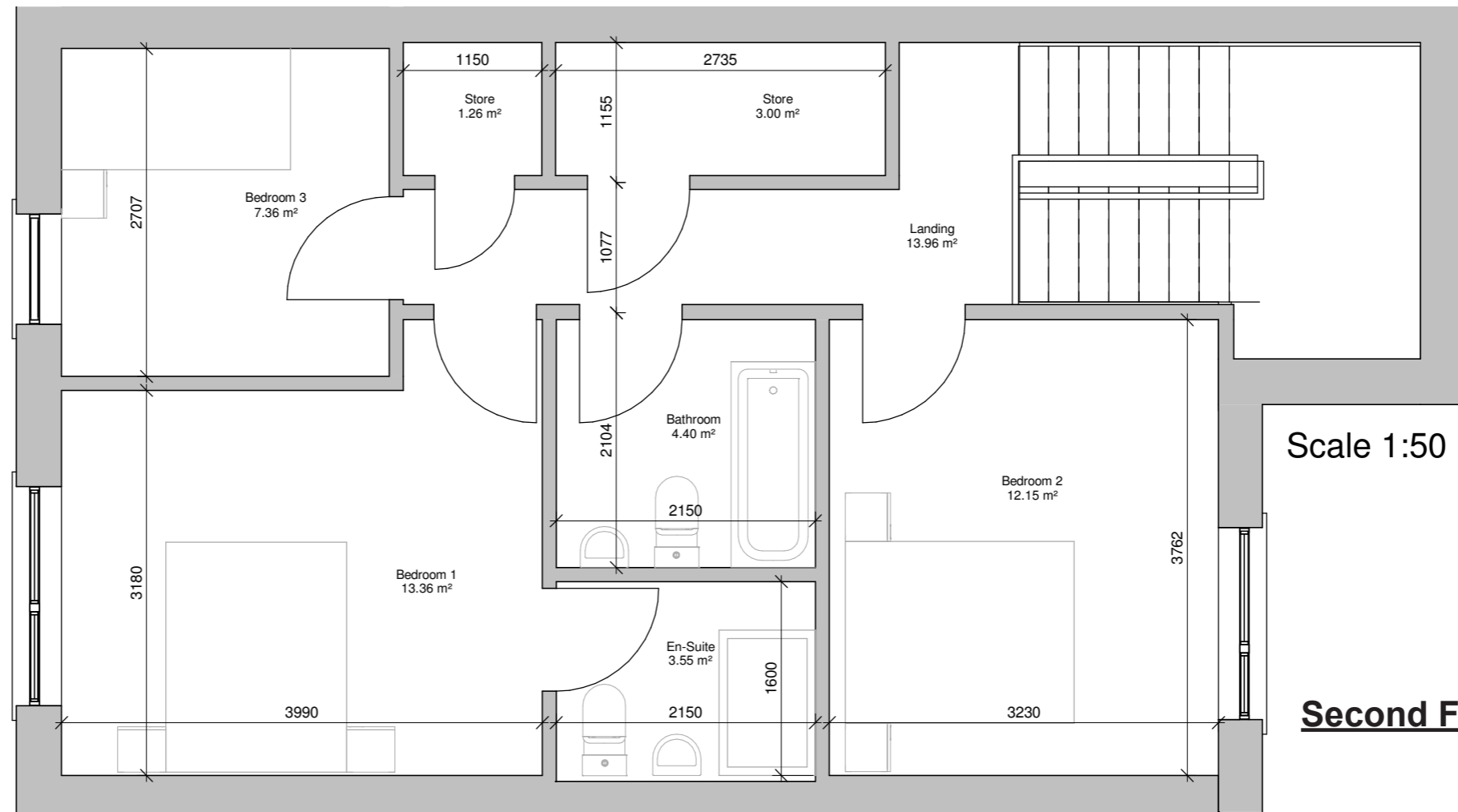
Duplex - Mid Unit	
Name	Area

Duplex Level 1

Kitchen / Dining	15.42 m ²
Living	22.54 m ²
Balcony	21.37 m ²

Duplex Level 2

Bedroom 1	13.36 m ²
Bedroom 3	7.36 m ²
Bedroom 2	12.37 m ²
Store total area	9.31m/sq
Total GIA	125.18m/sq

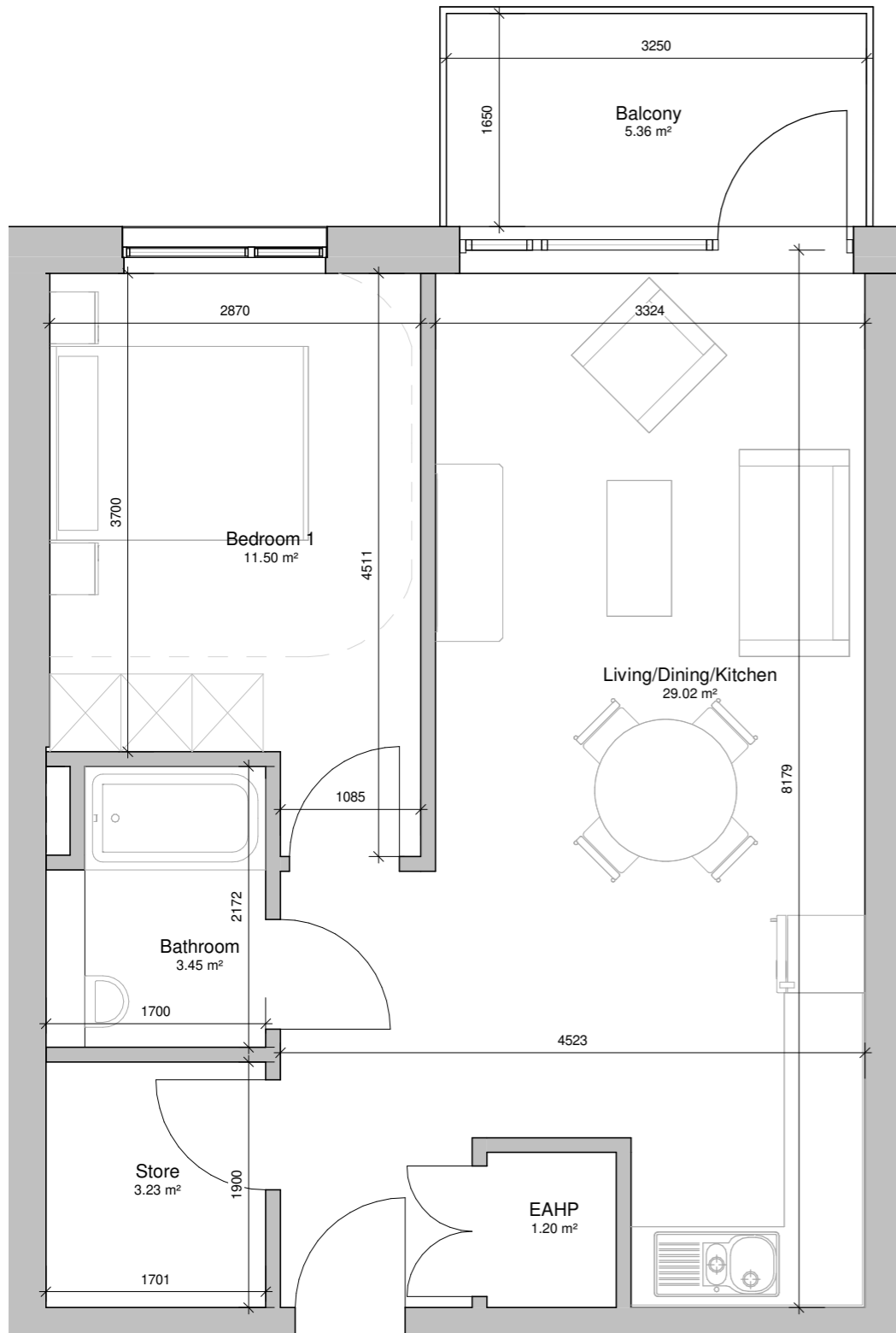


A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN THE BLOCK

APARTMENT BLOCKS A & B

PLOT 7

BURGAGE SOUTH NEIGHBOURHOOD



1 BED APARTMENT TYPE 1A

BLOCK A

GF - No. 1, 3, 4.
 FF - No. 11, 13, 14, 17, 19, 20.
 SF - No. 23, 25, 26, 29, 31, 32.
 TF - No. 35, 37, 38, 41, 43, 44.
 FF - No. 47, 49, 50, 53, 55, 56.

BLOCK B

GF - No. 1, 3, 4.
 FF - No. 11, 13, 14, 17, 19, 20.
 SF - No. 23, 25, 26, 29, 31, 32.
 TF - No. 35, 37, 38, 41, 43, 44.
 FF - No. 47, 49, 50, 53, 55, 56.

Scale 1:50

NB: A HANDED VERSION MAY APPLY DEPENDING ON LOCATION
 WITHIN BLOCK.

1 BED APARTMENT	
Room Name	Room Area

Living/Dining/Kitchen	29.02 m ²
Bedroom 1	11.50 m ²
Bathroom	3.45 m ²
Store	3.23 m ²
EAHP	1.20 m ²
1 BED TYPE OVERALL INTERNAL AREA	50.7m ²



Scale 1:50

NB: A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN BLOCK.

2 BED APARTMENT TYPE 2A

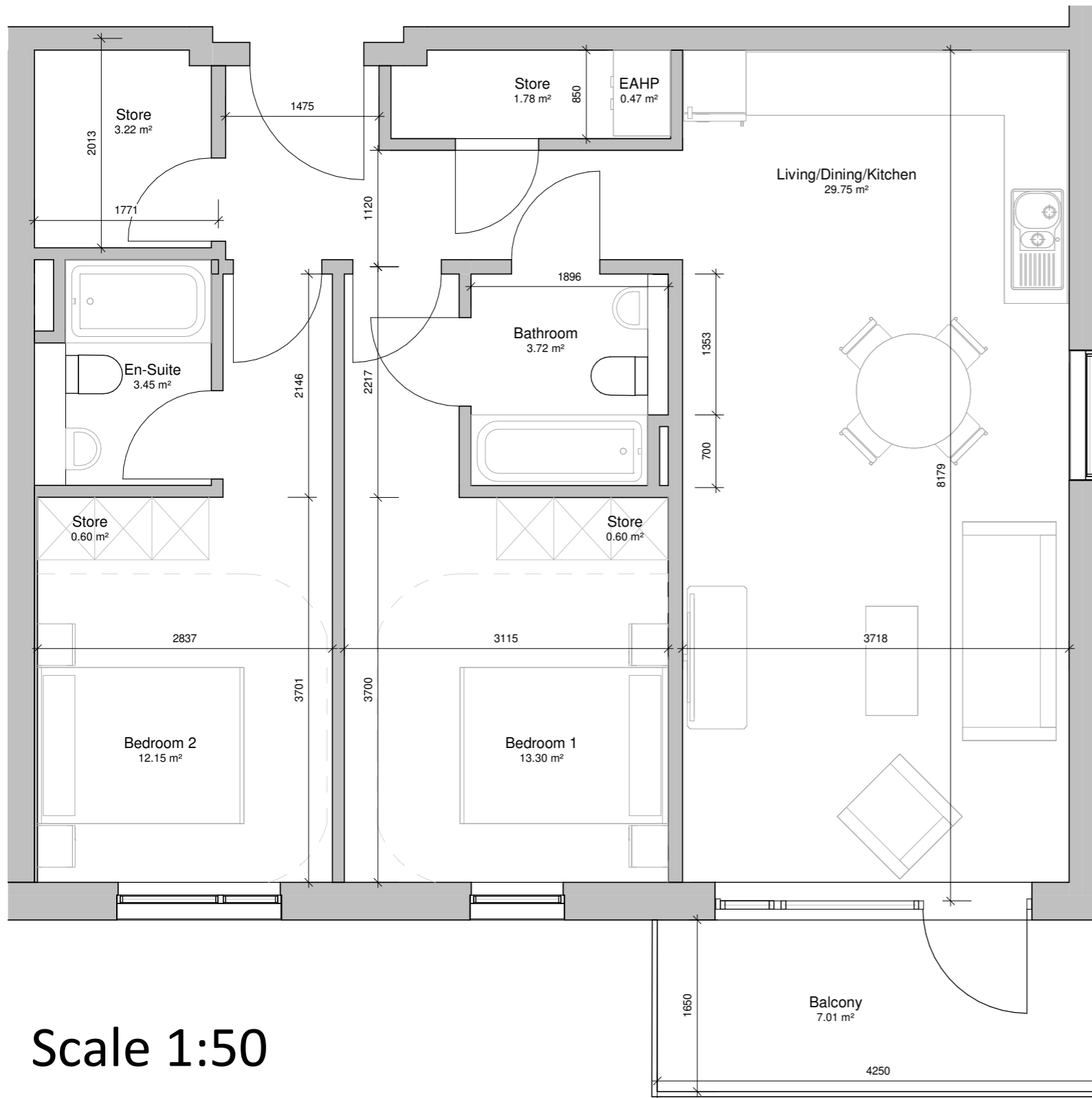
BLOCK A

GF - No. 2, 7, 8.
 FF - No. 12, 18.
 SF - No. 24, 30.
 TF - No. 36, 42.
 FF - No. 48, 54.

BLOCK B

GF - No. 2, 7, 8.
 FF - No. 12, 18.
 SF - No. 24, 30.
 TF - No. 36, 42.
 FF - No. 48, 54.

2 BED APARTMENT	
Room Name	Room Area
Bedroom 2	12.15 m ²
Bedroom 1	13.30 m ²
Bathroom	3.72 m ²
En-Suite	3.44 m ²
Store	3.23 m ²
Store	1.78 m ²
Living/Dining/Kitchen	29.75 m ²
2 BED TYPE OVERALL INTERNAL AREA	79m²



Scale 1:50

NB: A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN BLOCK.

2 BED APARTMENT TYPE 2B

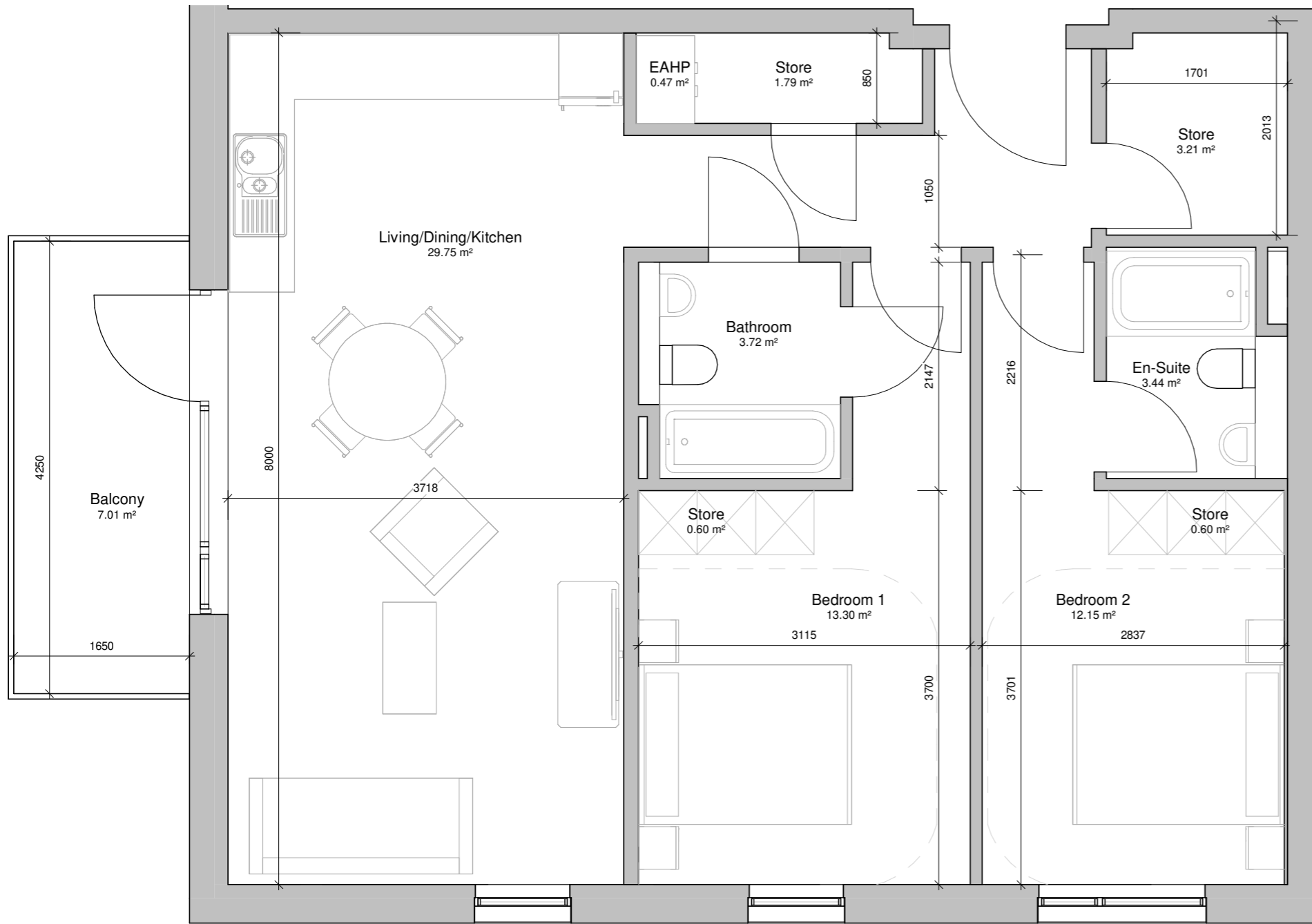
BLOCK A

GF - No. 9, 10.
 FF - No. 21, 22.
 SF - No. 33, 34.
 TF - No. 45, 46.
 FF - No. 57, 58.

BLOCK B

GF - No. 9, 10.
 FF - No. 21, 22.
 SF - No. 33, 34.
 TF - No. 45, 46.
 FF - No. 57, 58.

2 BED APARTMENT	
Room Name	Room Area
Bedroom 2	12.15 m ²
Bedroom 1	13.30 m ²
Bathroom	3.72 m ²
En-Suite	3.44 m ²
Store	3.23 m ²
Store	1.78 m ²
Living/Dining/Kitchen	29.75 m ²
2 BED TYPE OVERALL INTERNAL AREA	79m ²



Scale 1:50

NB: A HANDED VERSION MAY APPLY DEPENDING ON LOCATION WITHIN BLOCK.

2 BED APARTMENT TYPE 2C

BLOCK A

GF - No. 5, 6.
 FF - No. 15, 16.
 SF - No. 27, 28.
 TF - No. 39, 40.
 FF - No. 51, 52.

BLOCK B

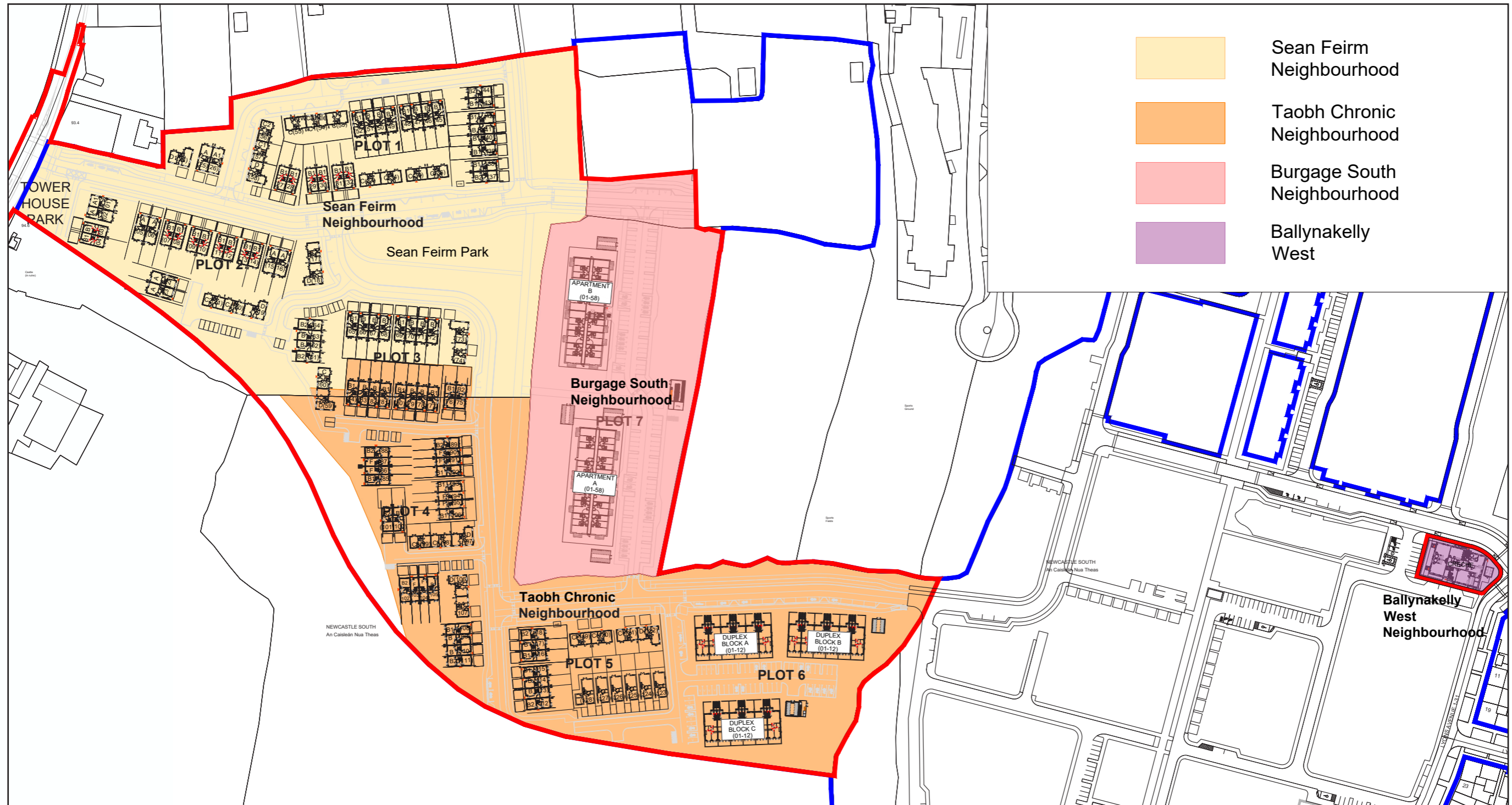
GF - No. 5, 6.
 FF - No. 15, 16.
 SF - No. 27, 28.
 TF - No. 39, 40.
 FF - No. 51, 52.

2 BED APARTMENT	
Room Name	Room Area
Bedroom 2	12.15 m ²
Bedroom 1	13.30 m ²
Bathroom	3.72 m ²
En-Suite	3.44 m ²
Store	3.23 m ²
Store	1.78 m ²
Living/Dining/Kitchen	29.75 m ²
2 BED TYPE OVERALL INTERNAL AREA	79m ²

PLOT LOCATION LAYOUT

APPENDIX C

PLOT LOCATIONS WITH THE LAP NEIGHBOURHOODS



CAIRN
PLC
Newcastle
South