

# Coastal Quarter SHD 2

Housing Quality Assessment Document



Glenn Howells Architects



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# 1.0 Introduction

## Introduction

This application is for Phase 1 of a larger development of the former Bray Golf Club lands, now known as 'Harbour Point'. This phase of the proposed development, hereafter referred to as the 'Coastal Quarter', is located off Ravenswell Road and Dublin Road, Bray, County Wicklow and County Dublin.

The Applicant is applying to An Bord Pleanála ("ABP") for permission for a Strategic Housing Development ("SHD") comprising 586 no. residential units in a mix of apartments, duplexes and houses.

In addition, a childcare facility, café, retail unit and 1 no. mixed use commercial unit (incorporating a gym and juice bar) are proposed along with all associated and ancillary development and infrastructural works, hard and soft landscaping, open spaces, boundary treatment works, ancillary car and bicycle parking spaces at surface, undercroft and basement levels.

The proposed houses and duplexes range in height from 2 – 3 storeys with the proposed 4. no apartment blocks ranging in height from 3 – 12 storeys. Block A will accommodate 162 no. Build-to-Rent ("BTR") units. It is proposed that 274 no. units will be located within the administrative area of Dun Laoghaire-Rathdown County Council and 312 no. units will be located within the administrative area of Wicklow County Council. The childcare facility, retail, cafe and commercial unit will all be located in the administrative area of Wicklow County Council.

Planning permission was granted on part of the subject site for 234 no. residential units, a childcare facility, cafe and retail unit, subject to compliance with conditions, in December 2021. Planning permission for Block A and Block B was refused (ABP-311181-21).

The subject application includes:

- Development as permitted under ABP-311181-21 incorporating minor design revisions chiefly required by conditions attached to that permission and changes to the public realm required to integrate the revised Blocks A and B.
- New proposals for Blocks A and B.

The reason for including the elements of the proposed development already granted permission under ABP-311181-21 is due to the nature and extent of development which was formally subject of pre-application consultation procedures. This approach is also adopted in the interests of consistency, transparency and clarity.

For the avoidance of doubt, no changes have taken place to the previously permitted Block C, Block D, 52 duplexes and 76 houses under ABP-311181-21. The information submitted for these units within the Housing Quality Assessment remain as previously approved.

This report should be read in conjunction with the *Housing and Tenure Types / Mix Report* produced by RPS and included with this application.



Fig.1 Aerial view of the site looking north towards Dublin - Approximate site outline shown in red

## 2.0 Policy Overview

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

The 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, against the proposed apartments within the development. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities specify planning policy requirements for:

- Mix of Units
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities
- Build to Rent

The guidelines have been issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in carrying out their functions.

Accordingly, where SPPRs are stated in the guideline document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant specific planning policy requirements.

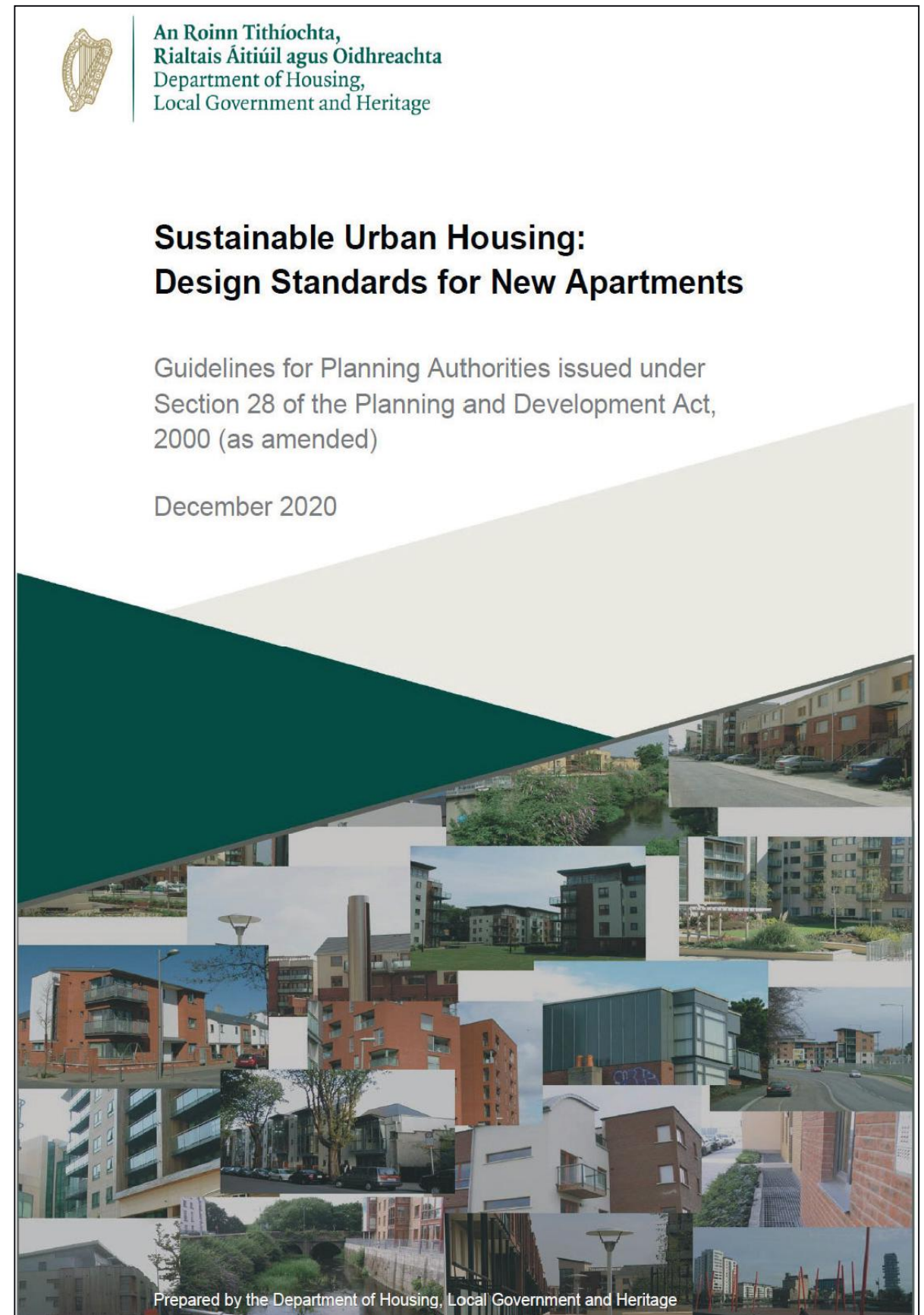


Fig.2 Sustainable Urban Housing: Design Standards for New Apartments

## 2.0 Policy Overview

### 2.2 Dún Laoghaire-Rathdown Development County Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* sets out an overall strategy for the planning and sustainable development of the areas within the jurisdiction of DLRCC. Future development of the subject lands is governed by the Development Plan which sets out planning policies and objectives for the administrative area.

The Plan contains a *Housing Strategy and Housing Needs & Demand Assessment ("HNDA")* within Appendix 2. This sets out the following requirement:

*"Based on the analysis in the HNDA it is recommended that policy in the Plan require planning applications for residential schemes over a certain threshold in both new growth areas and within more mature suburban areas to include the following:*

- A detailed breakdown of the proposed unit type and size including a percentage split between 1 / 2 / 3+ bed units which in the case of apartments (and duplexes) shall generally be in accordance with Table 9.1."*

The HDNA recommends that planning applications for residential schemes over a certain threshold in both new growth areas and within more mature suburban areas to include a percentage split between 1 / 2 / 3+ bed units which in the case of apartments and duplexes, shall generally be in accordance with Table 9.1 of the HDNA. The subject development is within Bray, a designated Key Town and build up area.

The unit mix split identified in Table 9.1 of the HDNA is presented in Table 12.1 of Chapter 12 of the Development Plan, as detailed in **Fig. 3**.

Section 12.3.3 of the Development Plan also includes the following provisions with respect of unit mix:

- "No more than 10% of the total number of apartments in any private residential development may comprise of two-bedroom three-person apartment types.*
- In schemes of 50+ units, where a mixture of housing and apartments or a scheme comprising solely of houses is being provided on a site, the housing offering must ensure a mixture that included a proportion of housing units that are 3 beds or less.*
- Duplexes are considered to be apartments for the purposes of mix."*

Section 12.3.3 also states that *"the requirement for certain percentages of 3-bed units in apartments shall apply to Build to Rent developments to accord with mix on page 237."* However, this part of the Development Plan is taken as not having come into effect in accordance with section 31(4) of the *Planning and Development Act 2000* as amended. In this regard, it is noted that the Minister of State at the Department of Housing, Local Government and Heritage, consequent to a recommendation made to him by the Office of the

Planning Regulator under section 31AM (8) of the *Planning and Development Act 2000* (as amended) has notified Dún Laoghaire Rathdown County Council of his intention to issue a Direction to the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*.

For all other requirements set out within the *Dún Laoghaire-Rathdown County Development Plan 2022-2028* and compliance thereof, please refer to the *Housing and Tenure Types / Mix Report* produced by RPS and included with this application.

Area	Threshold	Mix Studio/1/2 bed Requirement (Apartments and duplexes)	3+ bed Requirement (Apartments)
New Residential Community (See figure 2.9 Core Strategy Map)	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Lands within SUFP	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Existing Built up area.	Schemes of 50+ units	Apartment Developments may include up to 80% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 20% 3+ bedroom units

Fig.3 Extract from Table 12.1 of the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*



Fig.4 View from the north looking south across the Coastal Quarter

# 3.0 Compliance with Sustainable Urban Design Housing Design Standards

## 3.1 Unit Mix

The mix of residential units across the proposed development are outlined in the adjacent tables.

It is noted under the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* that residential schemes can avail of the following guidelines:

"Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s)."

For proposals that quantify as specific BTR development in accordance with SPPR 1

(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;

SPPR 8 - Sustainable Urban Housing: Design Standards for New Apartments

As detailed under Section 1.0, Block A is proposed as BTR and therefore has no restriction on dwelling mix in accordance with SPPR 8.

In relation to SPPR 1, the following mix of apartments and duplex apartments are provided:

Apartments & Duplexes	1b2p	2b3p	2b4p	3b5p	Total
Block B	94	0	86	10	190
Block C	45	3	27	4	79
Block D	20	0	6	0	26
Own door duplex / apartment	0	0	26	26	52
Total	159	3	145	40	347
%	46%	1%	42%	12%	

The mix of houses is summarised as follows:

Houses	No	%
2B4P	13	17%
3B5P	51	67%
4B8P	12	16%
Total	76	

Total Units (Houses + Apartments) - Overall	586
Total Units (Apartments)	458
Total Units (Duplex Apartments)	52
Total Units (Houses)	76

### Apartments

Level	Block A (BTR)				Block B			Block C				Block D					
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P	1B2P	2B3P	2B4P	Duplex Apt	3B5P	1B1P	1B2P	2B4P	3B5P
Level 10	-	-	-	-	-	0	0	2	-	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	3	2	0	-	-	-	-	-	-	-	-	-
Level 08	-	-	-	-	-	3	2	0	-	-	-	-	-	-	-	-	-
Level 07	-	-	-	-	-	3	2	0	-	-	-	-	-	-	-	-	-
Level 06	-	0	2	3	-	9	7	2	-	-	-	-	-	-	-	-	-
Level 05	-	5	7	2	-	11	9	1	5	-	1	-	-	-	-	-	-
Level 04	-	13	13	1	-	12	17	1	10	-	6	-	-	-	-	-	-
Level 03	-	20	18	0	-	17	17	1	10	1	7	-	-	3	2	-	-
Level 02	-	20	18	0	-	17	17	1	10	1	7	0	-	7	2	-	-
Podium Level 01	-	17	13	0	-	19	13	1	10	1	7	4	-	7	2	-	-
Ground Level 00	-	4	5	1	-	0	0	1	-	-	-	-	-	3	-	-	-
Basement Level B01	-	0	0	0	-	0	0	0	-	-	-	-	-	-	-	-	-
Sub-Total	0	79	76	7	0	94	86	10	45	3	28	4	0	20	6	0	0
Block Total		162				190			80					26			
Total Apartments									458								
Mix % per Block	0%	49%	47%	4%	0%	49%	45%	5%	56%	4%	35%	5%	0%	77%	23%	0%	0%

Residential Mix (overall)					
Total Units	458				
Apt Type	1B2P	2B3P	2B4P	3B5P	Duplex 3B5P
Total Units	238	3	196	17	4
Mix	52.0%	0.7%	42.8%	3.7%	0.9%

Apartments Total 458

### Duplex Apartments

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

Duplex Apts Type	H1		H2		H6		H8	
	refer key below	refer key below	refer key below	refer key below	refer key below	refer key below	refer key below	
Apt Type	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P
Own-door units	6	6	12	12	1	1	7	7
Sub-Total	12		24		2		14	
Total	52							

### Dual Aspect (Apartments and Duplexes)

Block	Dual Aspect Summary (Apartments + Duplex)							
	A (BTR)	B	C	D	H1	H2	H6	H8
No. Dual Aspect Units	88	94	39	13	12	24	2	14
Total Units / Block	162	190	80	26	100%	100%	100%	100%
Dual Aspect Ratio	54%	50%	49%	50%	100%	100%	100%	100%
Total Units	510							
Total Dual Aspect Units	286							
Total Dual Aspect Ratio	56%							

Duplex Units Total 52

### DUPLEX APARTMENTS KEY

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

### Houses

For house locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

Unit type/occupants	Houses (Overall)			
	H3	H4	H5	H7
	Number of own-door units	13	51	6
Total own-door units	76			

Housing Mix		
2B4P	3B5P	4B8P
13	51	12
17.1%	67.1%	15.8%

Houses Total 76

### Part V

Overall Part V					
Total Units	62				
Apt. Type	1B1P	1B2P	2B3P	2B4P	Duplex Apt H6
Totals	0	40	3	17	2
Mix	0%	65%	5%	27%	3%
Total Mix	65%				
Total %	10.6%				

Units Total 586

Fig.5 Development Unit Schedule including Block A (BTR)



### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

#### 3.2 Apartment Design

Apartment and multi-residential unit development design is constantly evolving, learning from best practice around the globe. New forms of homes are emerging that consider the emerging demographic, household types and tenures. There is now a need for studio, one bedroom and two bedroom apartments for an emerging demographic outside of traditional urban centres.

The 2016 Census indicates that 1-2 person households now comprise the majority of households and this trend is set to continue. In contrast, Ireland has only one-quarter of the EU average number of apartments, when taken as a proportion of the overall housing stock. Ongoing demographic and societal changes mean the expanding categories of households that may wish to be accommodated in apartments, include young professionals and workers generally and those families with no children.

The design and layout of unit types are developing, to a model that avails of more open plan layouts. These layouts are made possible through the use of sprinkler systems and suitable fire prevention strategies, which are becoming more common in new developments.

The proposed apartments within this application are being developed through consultation with the fire consultant for the project and are based on proven layouts.

- KEY
- 1 Bed Apartment
  - 2 Bed Apartment
  - 2 Bed Duplex
  - 3 Bed Apartment
  - 3 Bed Duplex
  - Residential Amenity
  - Residential Entrance

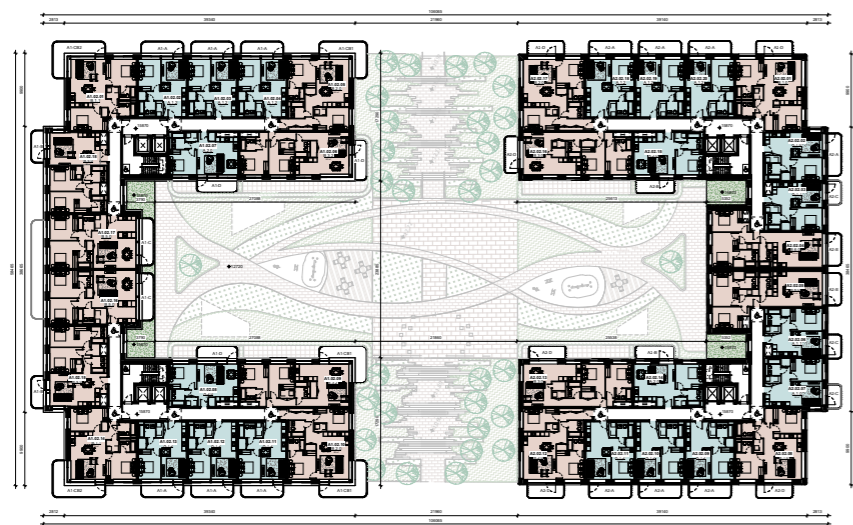


Fig.6 Typical Floor Plan of Block A



Fig.7 View of Block A & B looking east across the county boundary



Fig.8 View of Block A & B looking west from the bay

## 3.0 Compliance with Sustainable Urban Design Housing Design Standards

### 3.3 Apartment Floor Areas & Safeguarding Higher Standards

The proposed development set out within this application is a specific response to the site's context and the opportunities presented by its unique location. This has resulted in an appropriate mix and variety of unit types across the development.

It is noted under the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* that residential schemes can avail of the following guidelines:

#### Minimum apartment floor areas:

- Studio apartment (1 person) 37 m<sup>2</sup>
- 1 bedroom apartment (2 persons) 45m<sup>2</sup>
- 2 bedroom apartment (4 persons) 73m<sup>2</sup>
- 3 bedroom apartment (5 persons) 90m<sup>2</sup>

SPP3 - Sustainable Urban Housing Design Standards for New Apartments

Section 3.8 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines* states the following:

- a) The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%).
- b) Build-to-Rent developments are excepted from this requirement (SPPR 8) as such developments are required to provide compensatory communal facilities and amenities for use by residents.

All units comply with the minimum size requirements of SPPR3. A full schedule of apartment areas is contained within Appendix A of this report, with a plan layout of each apartment and duplex type included within Appendix B.

The majority of apartments in the proposed scheme exceed the minimum floor area standard by 10% or more. It should be noted that the proposed Built-to-Rent Block A has not relied on SPPR8 and has the majority of its unit types exceeding the minimum floor area standard by 10% or more. The additional floorspace applies across a range of apartment types, as set out in the schedules within Appendix A.

A total of 303 apartments out of 510 are above by 10%, which results in 60% of apartments being over sized.

The figures apply to the apartment in Blocks A, B, C & D that have their accommodation on a single floor for each individual unit, excluding all duplex units as per Section 3.14 of the *Sustainable Urban Housing: Design Standards*

for New Apartments Guidelines.

All 52 own door apartment within duplexes units above, in House Types H1, H2, H6 and H8 are oversized by 10%.

The 4 duplex units in Block A and the 4 duplex units in Block C are oversized by 10% but are excluded from the 10% oversized calculations.



Fig.9 10% Oversized Apartment Diagram for typical floors on apartment buildings

## 3.0 Compliance with Sustainable Urban Design Housing Design Standards

### 3.4 Dual Aspect Ratios

“Where there is a greater freedom in design terms, such as in larger apartment developments on greenfield or standalone brownfield regeneration sites where requirements like street frontage are less onerous, it is an objective that there shall be a minimum of 50% dual aspect apartments”

*Sustainable Urban Housing: Design Standards for new apartments*

The proposed buildings have been designed from the outset to provide good day light levels in the individual apartment units, whilst ensuring adequate amenity and privacy in adjacent properties.

As the site is considered to be stand alone, there is a requirement to achieve a minimum of 50% dual aspect in accordance with section 3.17 of the Design Standards for New Apartments 2020 and as set out in SPPR4.

The apartment units in the proposed development achieve a dual aspect ratio of 56%. The drawing adjacent shows a typical floor plan and highlights the location of the dual aspect units.

The apartment layouts have been carefully reviewed. Through an iterative process with 3D Design Bureau, who have acted as daylight and sunlight consultants for the project, each building and apartment unit has been optimised to achieve the recommended standards where possible.

Dual Aspect Summary (Apartments + Duplex)							
Block	A (BTR)	B	C	D	H1	H2	H6 H8
No. Dual Aspect Units	88	94	39	13	12	24	2 14
Total Units / Block	162	190	80	26	12	24	2 14
Dual Aspect Ratio	54%	50%	49%	50%	100%	100%	100% 100%
Total Units	510						
Total Dual Aspect Units	286						
Total Dual Aspect Ratio	56%						

#### North Facing Apartments

There are no single aspect north facing apartments.

#### Building Orientation

For the purposes of the guidelines, North facing units are those which face predominantly North, North-West or North-East and fall within a 45 degree angle of due North (0 degrees), as illustrated by the shaded area in figure 8.

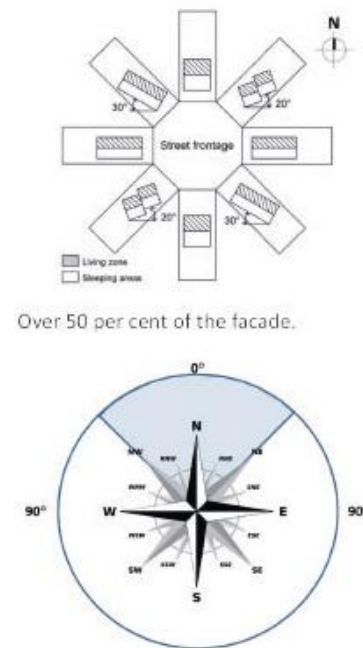


Fig.10 Building Orientation Classification Diagram



Fig.11 Dual Aspect overview

### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

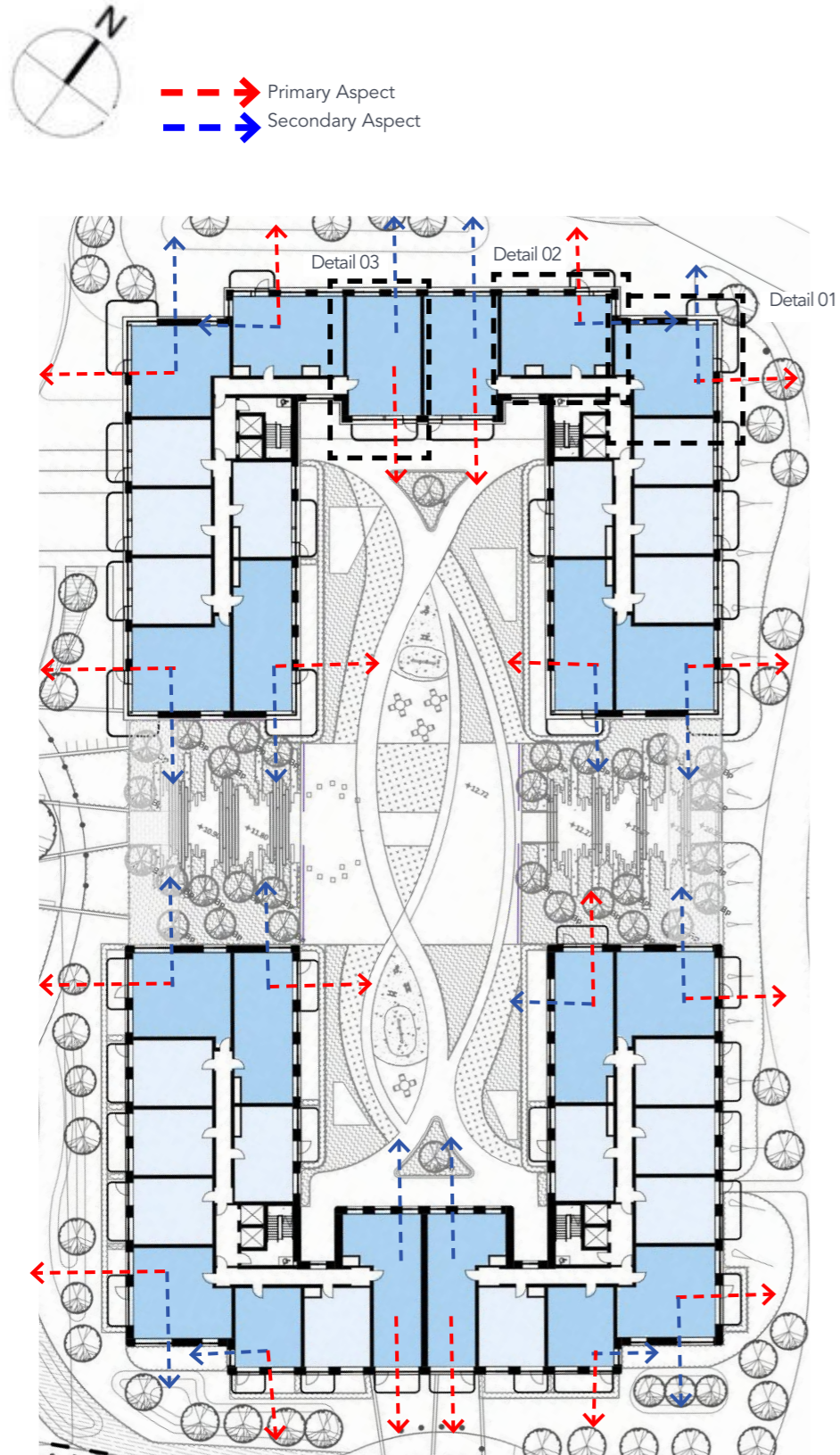


Fig.12 Dual Aspect Unit - Typical Floor Block A

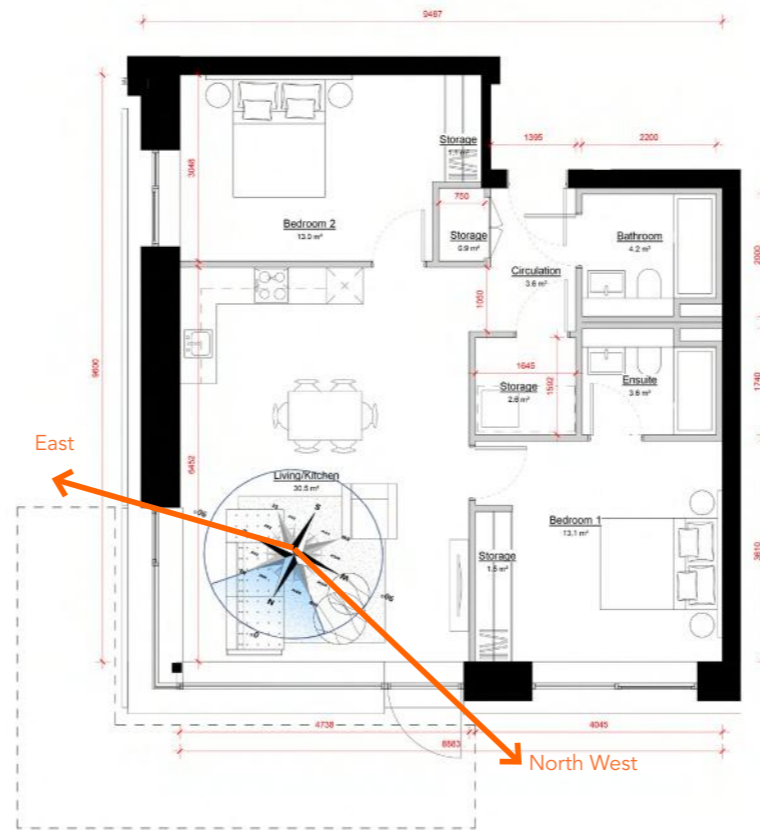


Fig.13 Detail 01

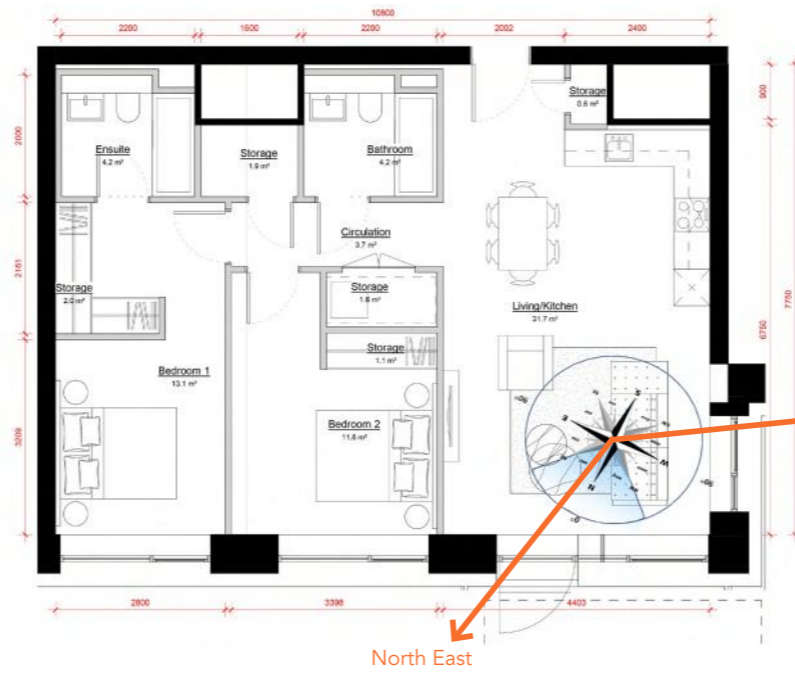


Fig.14 Detail 02

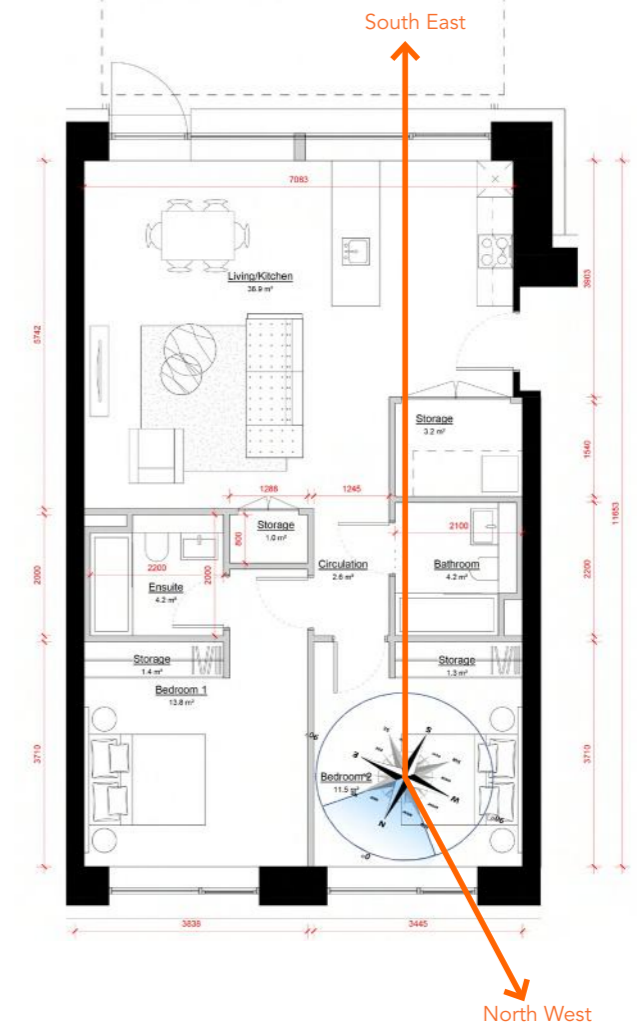


Fig.15 Detail 03

### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

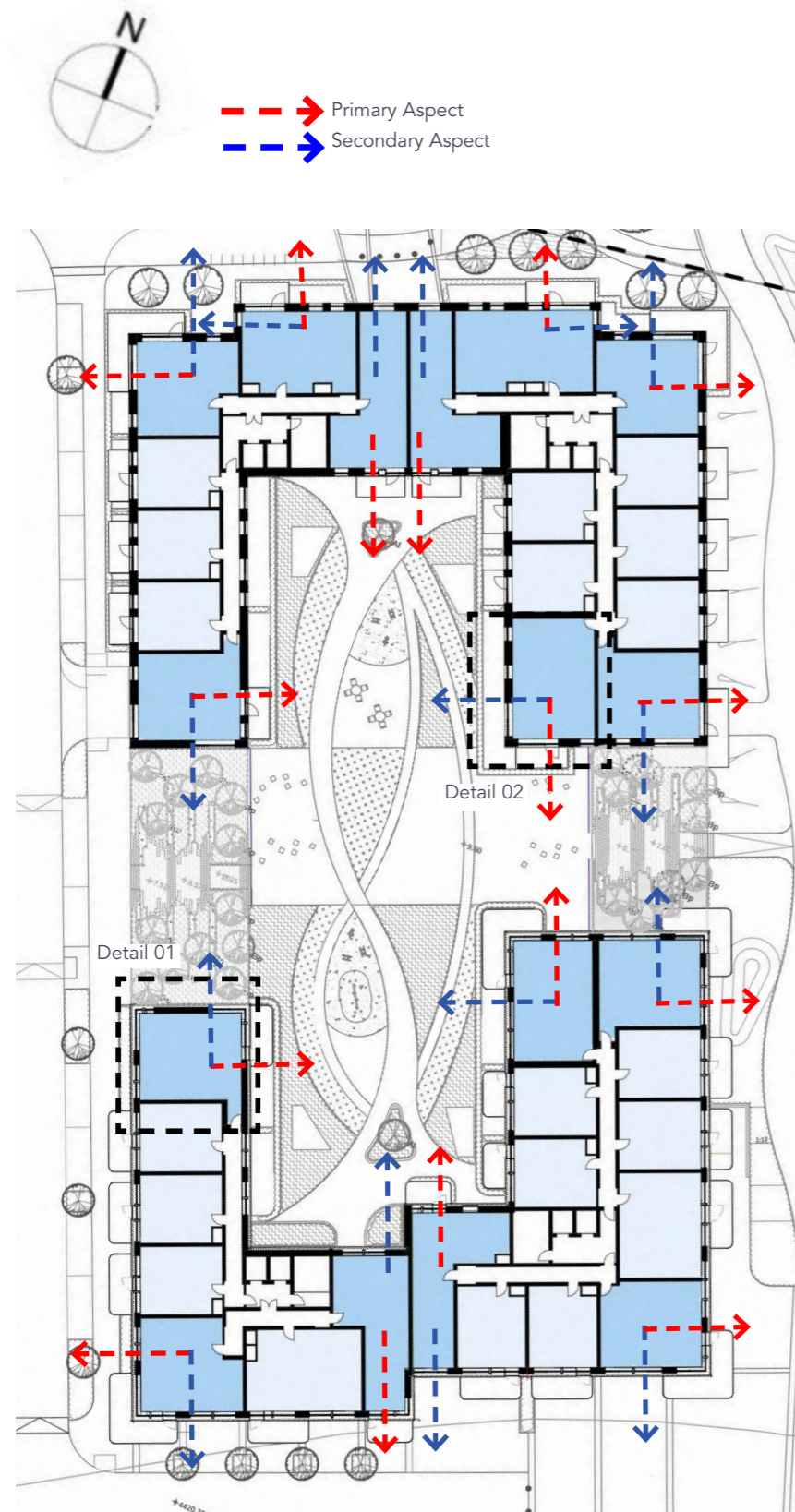


Fig.16 Dual Aspect Unit - Apartment Building B

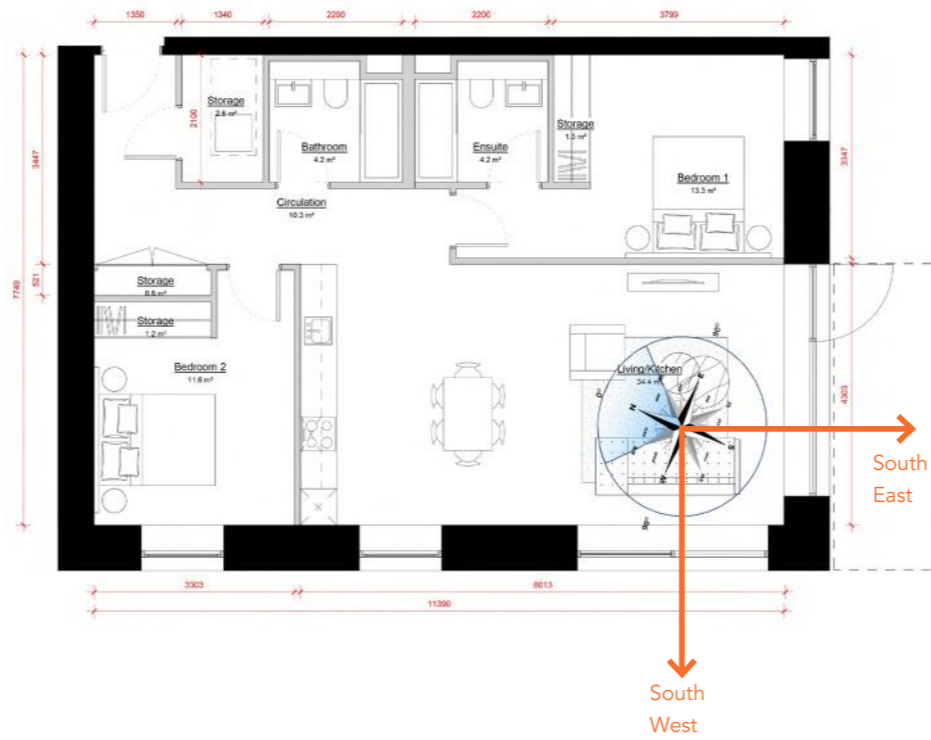


Fig.17 Detail 01

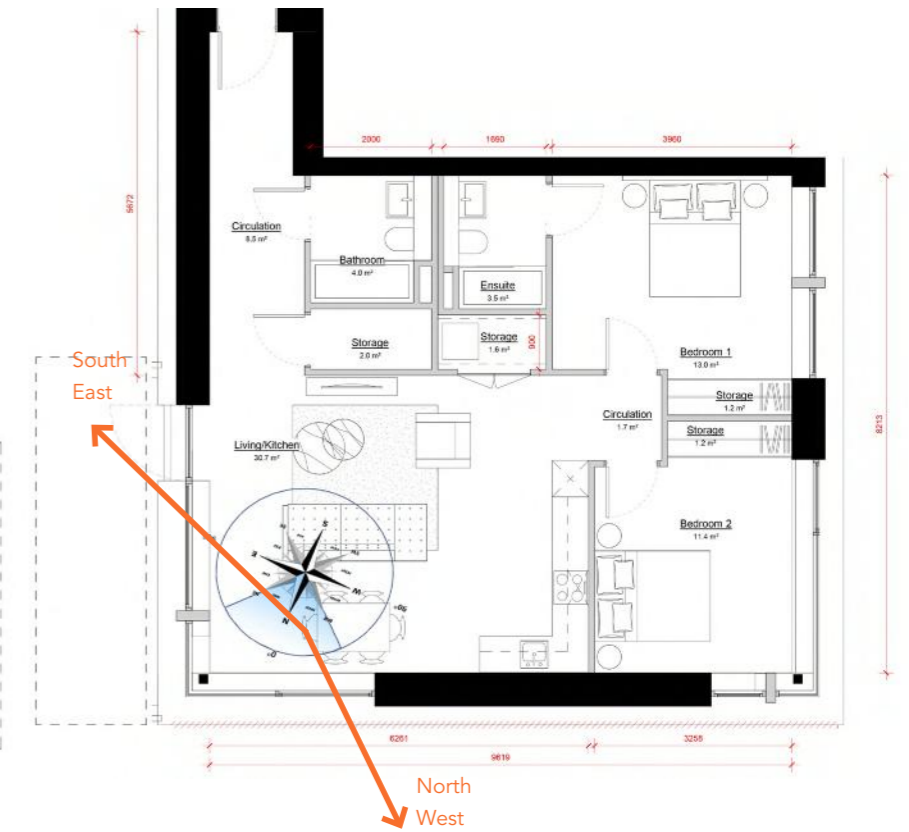


Fig.18 Detail 02

### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

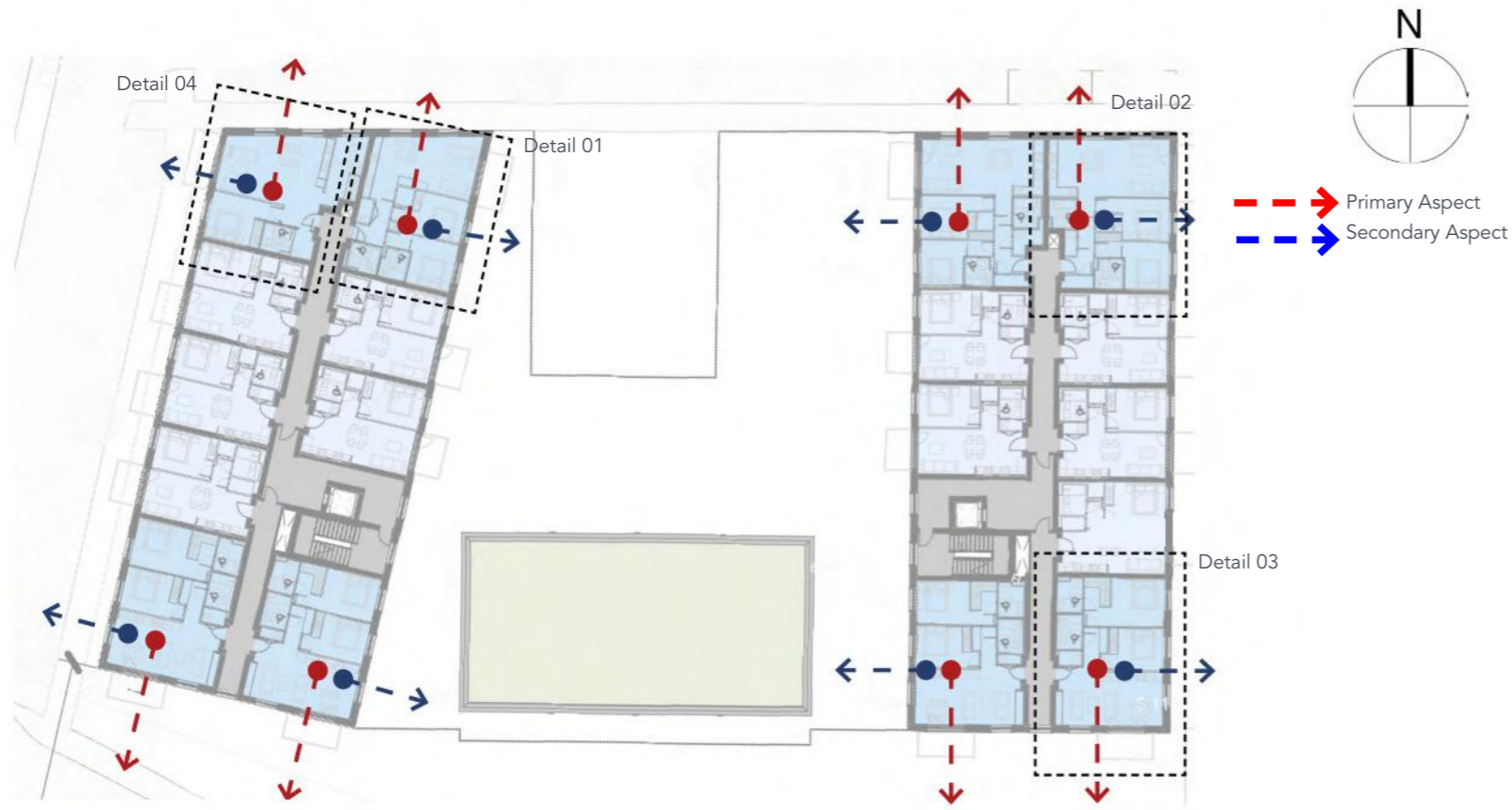


Fig.19 Dual Aspect units in Block C

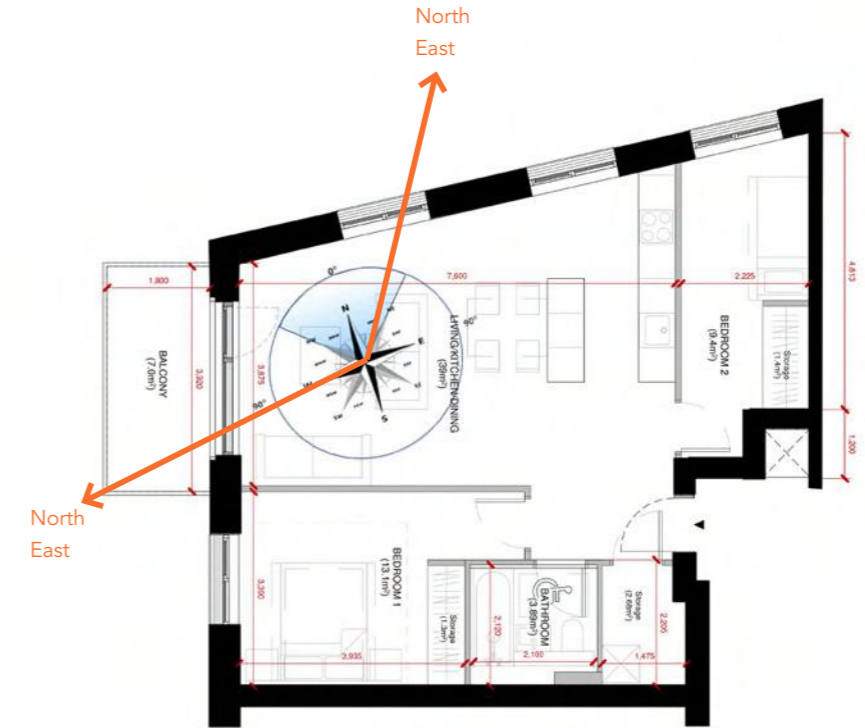


Fig.23 Detail 04

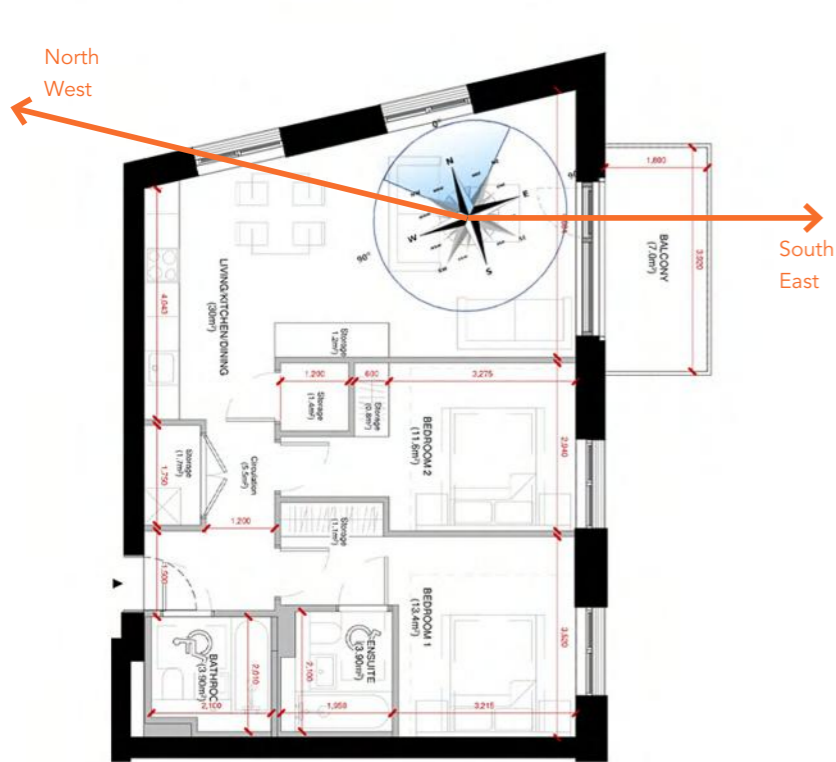


Fig.20 Detail 01

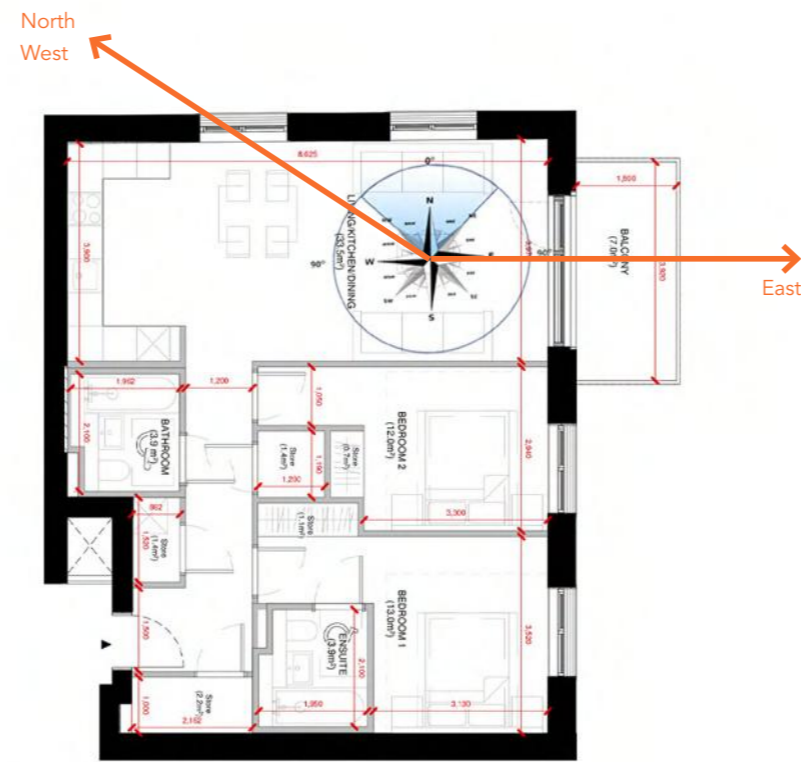


Fig.21 Detail 02

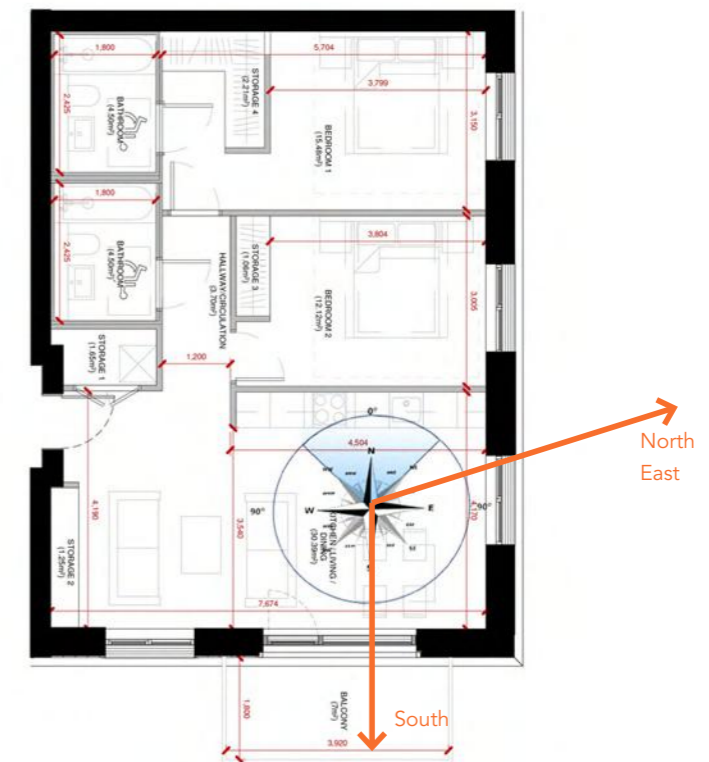


Fig.22 Detail 03

### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

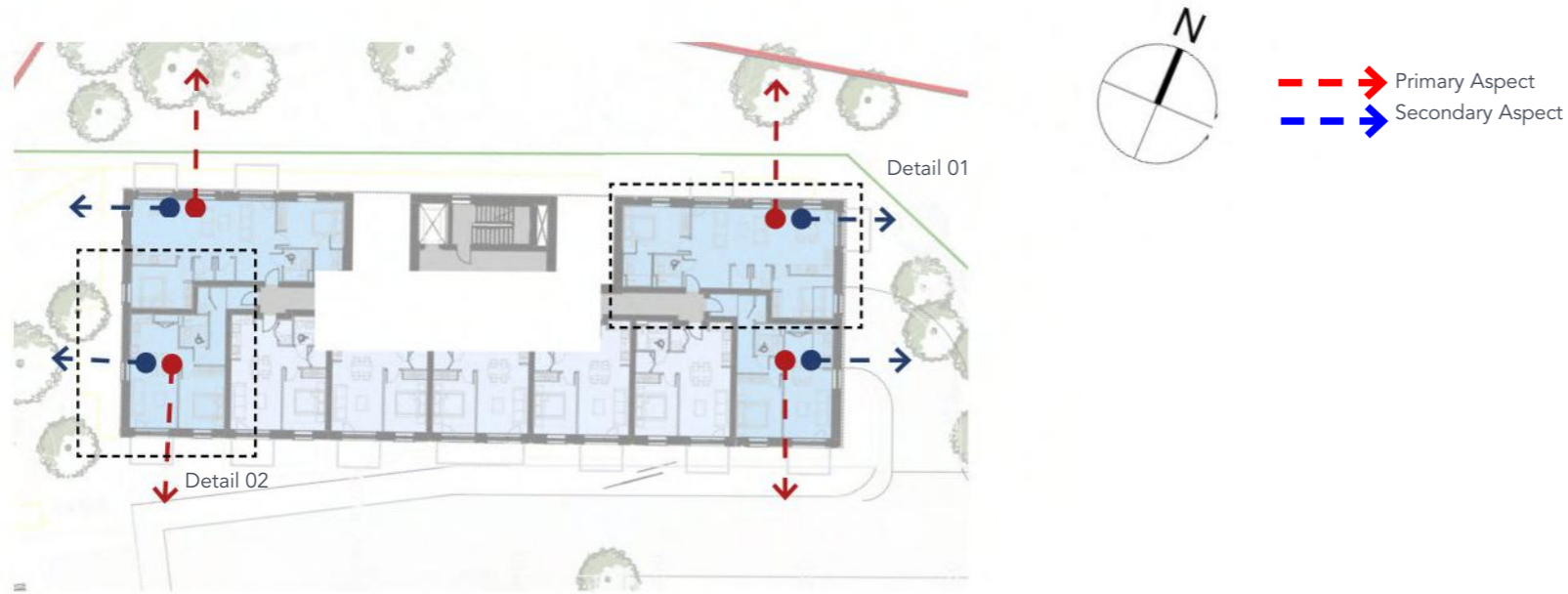


Fig.24 Dual Aspect units in Block D

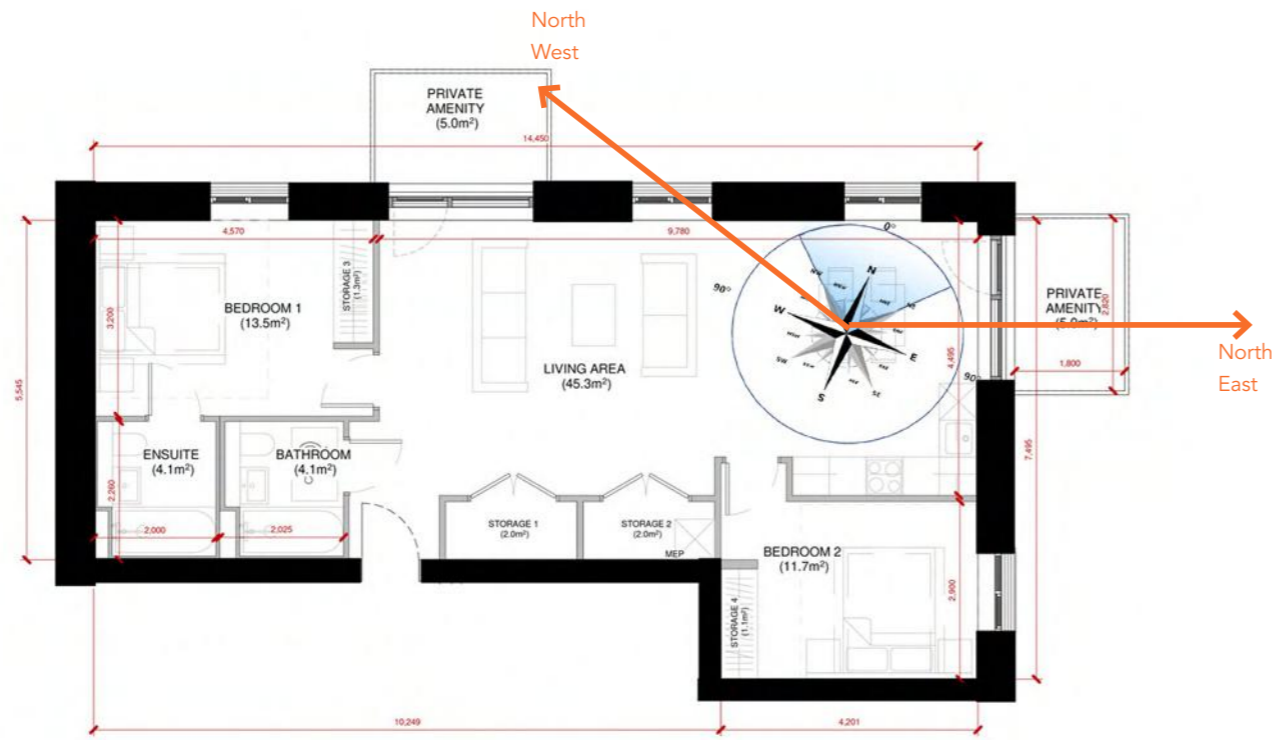


Fig.25 Detail 01

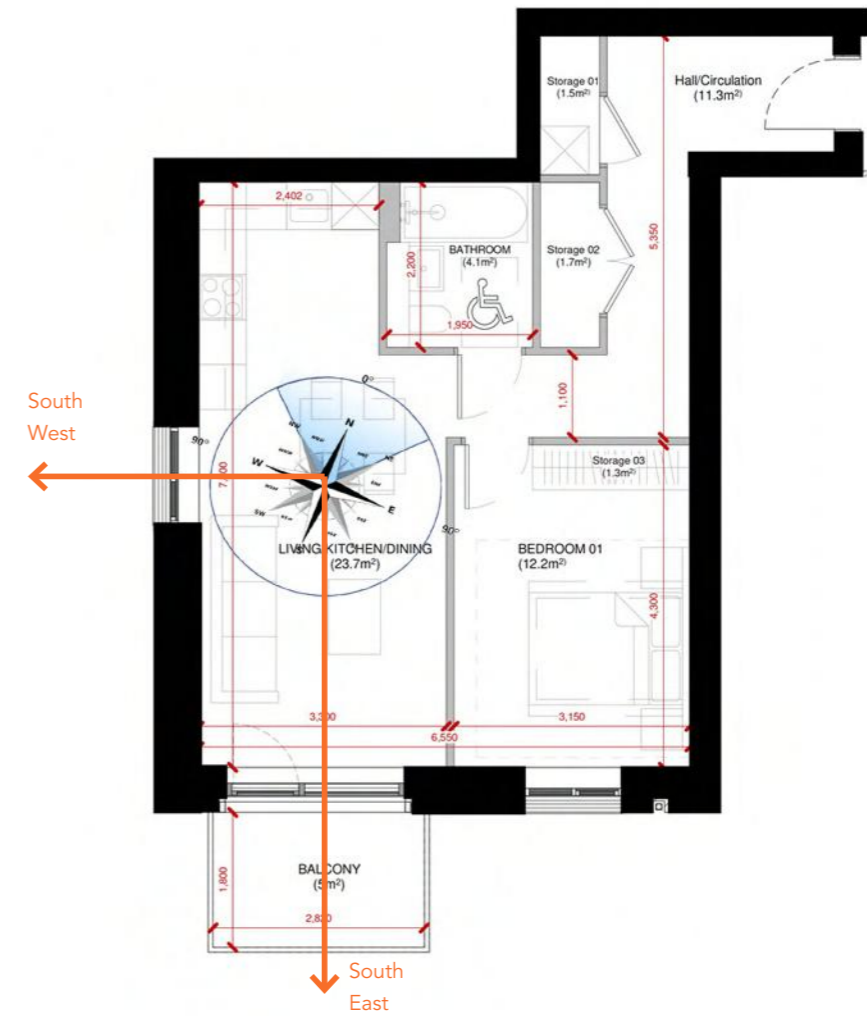


Fig.26 Detail 02

### 3.0 Compliance with Sustainable Urban Design Housing Design Standards

#### 3.5 Floor to Ceiling Height

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

SPPR5

The sustainable Urban Housing: Design Standards for New Apartment Guidelines 2020, Section 3.21 requires a minimum floor to ceiling height of 2.4m. Where ground floor units exist, these units should look to achieve a minimum floor to ceiling height of 2.7m.

Please refer to Fig. 31 which shows the following floor to ceiling heights:

- Ground floor residential and residential amenity spaces – floor to ceiling heights meet or exceed 2.7m.
- Typical upper floor levels – floor to ceiling heights of 2.5m

#### 3.6 Lift and Stair Core

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

SPPR6

The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

SPPR8 (v)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2020, Section 3.27 allows up to 12 apartments per floor per stair / lift core. The six residential apartment buildings (A1, A2, B1, B2, C and D) have between 7 and 11 apartments per floor per core on a typical level and no core serving any level with 12 or more apartments. The buildings therefore comply with the design standards.

Block A has a maximum 9 units per core in accordance with SPPR 6 and has not applied for the exemption under SPPR 8.



Fig.27 Block D Typical Floor - 9 Units per core



Fig.28 Block C Typical Floor - 9 Units per core

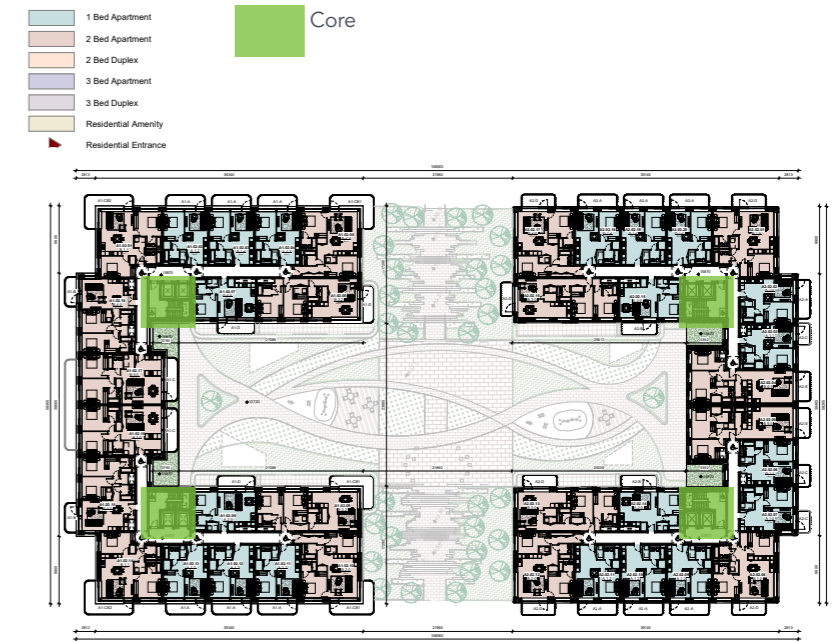


Fig.29 Block A Typical Floor - 9 Units per core

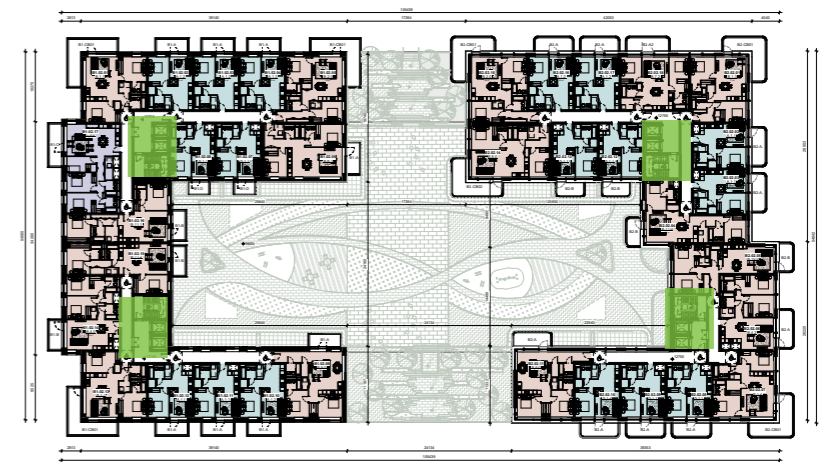


Fig.30 Block B Typical Floor - 7-10 units per core



Fig.31 Section through Block A showing minimum ceilings heights expected for apartments



## 3.0 Compliance with Sustainable Urban Design Housing Design Standards

### 3.7 Internal Storage

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for storage space as follows:

- Studio: 3m<sup>2</sup>
- One Bed Apartment: 3m<sup>2</sup>
- Two Bed (3 person) Apartment: 5m<sup>2</sup>
- Two Bed (4 person) Apartment: 6m<sup>2</sup>
- Three Bed Apartment: 9m<sup>2</sup>

Apartment storage requirements are provided within each individual apartment. The storage provided in each apartment is in addition to that provided in the kitchen presses and the storage either meets or exceeds that required for the individual apartment type, with individual storage rooms not exceeding 3.5 square meters.

*ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;*

SPPR8

It should be noted that the proposed Built-to-Rent Block A has not applied the exemption for reduced storage space under SPPR 8 (ii) and all units meet or exceed the minimum requirements as set out under Appendix 1.



Fig.32 Block B looking north

## 3.0 Compliance with Sustainable Urban Design Housing Design Standards

### 3.8 Private Amenity Space

Appendix 1 of the Sustainable Urban Housing Design Standards for New Apartments sets out the following minimum floor areas for private amenity space as follows:

- Studio: 4m<sup>2</sup>
- One Bed Apartment: 5m<sup>2</sup>
- Two Bed (3 person) Apartment: 6m<sup>2</sup>
- Two Bed (4 person) Apartment: 7m<sup>2</sup>
- Three Bed Apartment: 9m<sup>2</sup>

All of the apartments in the proposed development have their own private amenity space in the form of balconies or terraces. All balconies and terraces meet or exceed the minimum requirements of the guidelines as set out above. Please refer to Appendix A.

It is further stated “balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass-screened ‘winter gardens’ may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement.” Please refer to Appendix A which confirms that all balcony depths are a minimum of 1.6m.

*ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;*

SPPR8

It should be noted that the proposed Built-to-Rent Block A has not applied the exemption for reduced private amenity space under SPPR 8 (ii) and all units meet or exceed the minimum requirements as set out under Appendix 1.

### 3.9 Security Considerations

The apartment buildings are designed so that there is excellent natural surveillance of the surrounding streets and public spaces, including the communal external amenity spaces at podium levels.

Where ground floor apartments are provided with terraces, these terraces face onto the public realm and are provided with landscaped strips adjacent to the terraces, to ensure privacy.



Fig.33 View down county boundary towards the west, with views of the balconies on Block A2



Fig.34 North East Corner of Block A1

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

### Communal Facilities

This section of the report addresses the communal facilities within the development and assesses them against the requirements of the 'Sustainable Urban Housing Standards for New Apartments' listed below:

- Access and Services
- Communal Facilities
- Refuse Storage
- Communal Amenity Space
- Children's Play
- Bicycle Parking
- Car Parking

### 4.1 Access and Services

The primary public access routes throughout the development are accessible for all residents and visitors, including children and those with restricted mobility.

The approach to all buildings, as well as access points and circulation within buildings, have all been designed according to best practice. All Residential floors are accessed by lifts and stairs, suitable for ambulatory disabled users. Corridors have been designed with generous widths and have passing places at key points and suitable intervals.

The primary access point for Block A is via a dedicated main entrance at the ground floor level of building A2, facing out to the public space along the county boundary. This provides a single point of access control for residents, visitors and service providers. The main entrance lobby in Block A gives access to the podium level, where residents can transfer to their individual core at the corner of each building. Secondary ground floor entrances also allow residents to obtain direct access to the cores in building A1.

Similarly, Block B also has an entrance located at upper ground floor level of building B1, along the county boundary. Again, this gives access to the podium level, where residents can transfer to their individual core at the corner of each building. Block B also has entrances at southern end of the Lower ground floor level, where the facilities management suite is located. Separate entrances are provided to both cores at this level for Block B2.

Buildings C and D have their own independent access points at street level, giving access to the stair and lift cores for each building.

Primary service risers are located in common areas for ease of access. Horizontal service distribution is provided above the corridor ceiling, branching into apartments where required.



Fig.35 Ground floor plan highlighting access points to buildings

Orange Arrow → Primary Entrance  
Green Arrow → Secondary Entrance

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

### 4.2 Communal Facilities

The two larger apartment blocks A and B are provided with a range of communal facilities. Block A has large reception spaces with seating provided at ground floor level, that lead to large amenity and co-working spaces at podium level in buildings A1 and A2. These amenity and co-working spaces open out to the landscaped podium and have views to the park in the north and over the public space along the county boundary to the South.

Block B has an amenity space at upper ground floor level in building B1, that opens out to the landscaped podium as well as the public space along the county boundary to the north. Block B also has the main facilities management suite, which is located at lower ground floor level of building B2 and opens out to the public space to the south of Block B.

Building B2 also contains a commercial space at upper ground floor level, that is designed to operate as a gym, with views south along the sea front towards Bray head and east, over the 'Coastal Gardens' towards the sea.

A creché has been provided in Block C. This facility is for use of the general public as well as residents. The adjacency of the creché to the Ravenswell School Campus will be convenient to families doing multiple school drop offs at this location.



Fig.36 Creche in Block C



Fig.37 Commercial Units and Cafes



Fig.38 Axonometric views of Gym space at upper ground of B2



Fig.39 Axonometric views of Juice Bar at lower ground of B2

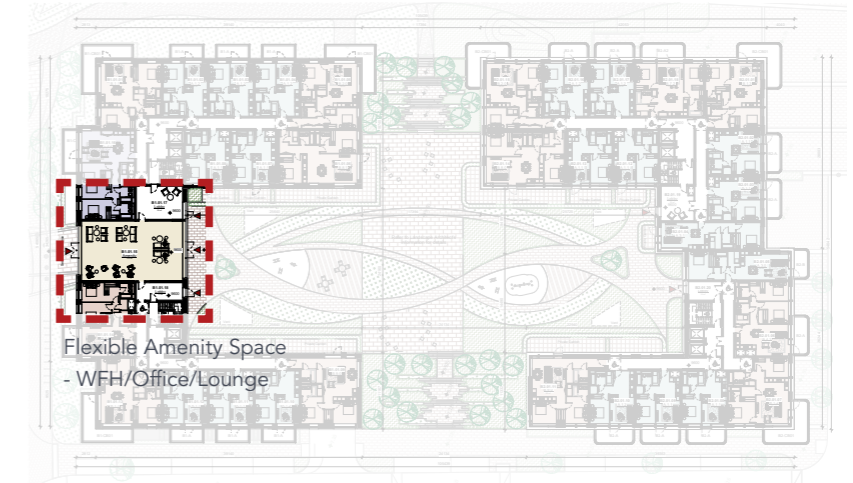


Fig.40 Block B Podium Level

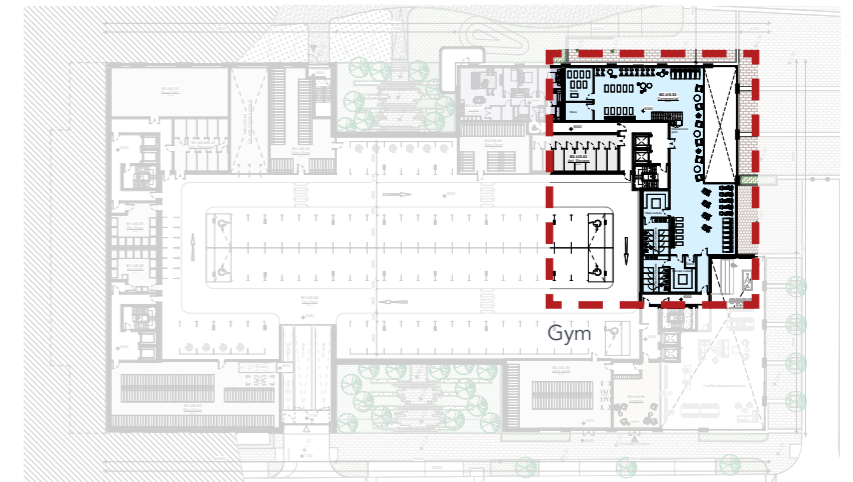


Fig.41 Block B Upper Ground Level

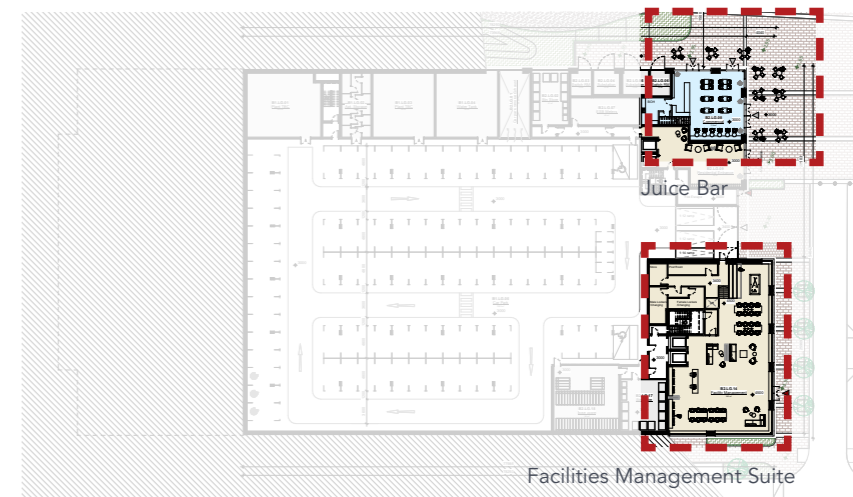


Fig.42 Block B Lower Ground Level

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

### 4.3 Refuse Storage

Refuse storage will be provided in line with the standards set out in the *Operational Waste Management Report* by Atkins.

Each residential unit will have adequate storage provision to facilitate the recycling policies of Dun Laoghaire Rathdown County Council and Wicklow County Council.

Each apartment building will have a communal bin store or stores at ground or lower ground floor level. The retail units and creche will have separate ground level waste stores. Each communal waste room will contain facilities for streaming recyclable material.

Four bin collection systems will be provided for apartment buildings as outlined below, with 1100L reusable bins being the main means of storage.

- Dry Mixed Recyclables (DMR)
- Mixed Non-Recyclables (MNR)
- Glass (segregated by colour)

All residents have ease of access to a bin store, close to the core serving their individual apartment. The waste areas are located so as to be easily accessed by residents, management staff and refuse collectors. Waste can be taken at grade to collection points outside the buildings, by either the management company or waste collection companies.

The waste storage facilities will be adequately ventilated, to minimize odours and the potential nuisance from vermin or flies.



Fig.43 Ground Floor Plan showing refuse storage/collection routes

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

### 4.4 Communal Amenity Space

The quantity of residents' communal amenity space exceeds the requirements of the standards as set out in Appendix 1 of the 'Sustainable Urban Housing Design Standards for New Apartments'.

External residents' communal amenity space has been provided at podium levels in Blocks A, B, and C. Block C also has a smaller communal amenity space on the top floor of the eastern residential building. External communal amenity space is at ground level for Building D.

There is clear separation between the public realm and the semi private spaces used as residents communal amenity space. The orientation of the blocks allows for all external amenity areas assessed to be fully compliant under the BRE 3rd edition guidelines. Some of the residents communal amenity areas will achieve up to 98% compliance with the BRE's numerical criteria for sunlight to external spaces. Key public open spaces are up to 97% compliant when measured against the guidelines.

The results are excellent and further details on the Daylight and Sunlight Assessment can be found in a separate report by 3D Design Bureau.

#### Building A Requirement

- 5m<sup>2</sup> per 1 Bed Apartment = 5 x 79 = 395m<sup>2</sup>
- 7m<sup>2</sup> per 2 Bed Apartment = 7 x 76 = 532m<sup>2</sup>
- 9m<sup>2</sup> per 3 Bed Apartment = 9 x 7 = 63m<sup>2</sup>
- Total Required = 990m<sup>2</sup> (1.3% of net site area)

#### Building A Provision

- Podium = 2,287m<sup>2</sup> (3% of net site area)

#### Building B Requirement

- 5m<sup>2</sup> per 1 Bed Apartment = 5 x 94 = 470m<sup>2</sup>
- 7m<sup>2</sup> per 2 Bed Apartment = 7 x 86 = 602m<sup>2</sup>
- 9m<sup>2</sup> per 3 Bed Apartment = 9 x 10 = 90m<sup>2</sup>
- Total Required = 1,162m<sup>2</sup> (1.6% of net site area)

#### Building B Provision

- Podium = 2,059m<sup>2</sup> (2.8% of net site area)

#### Building C Requirement

- 5m<sup>2</sup> per 1 Bed Apartment = 5 x 45 = 225m<sup>2</sup>
- 7m<sup>2</sup> per 2 Bed Apartment = 7 x 31 = 217m<sup>2</sup>
- 9m<sup>2</sup> per 3 Bed Apartment = 9 x 4 = 36m<sup>2</sup>
- Total Required = 478m<sup>2</sup> (0.7% of net site area)

#### Building C Provision

- Podium = 556m<sup>2</sup>
- Rooftop = 52m<sup>2</sup>
- Total provided = 608m<sup>2</sup> (0.8% of net site area)

#### Building D Requirement

- 5m<sup>2</sup> per 1 Bed Apartment = 5 x 20 = 100m<sup>2</sup>
- 7m<sup>2</sup> per 2 Bed Apartment = 7 x 6 = 42m<sup>2</sup>
- Total Required = 142m<sup>2</sup> (0.19% of net site area)

#### Building D Provision

- Ground level = 153m<sup>2</sup> (0.21% of net site area)

Area H is for the use of all residents from across the Coastal Quarter, it measures 3,083m<sup>2</sup>

The public open space requirements are calculated as follows:

#### Public Open Space Areas DLRCC

- Required (15% site area) - 4,584m<sup>2</sup>
- Proposed (16% site area) - 5,006m<sup>2</sup> (Incl. Zone A, excl. Zone F)

#### Public Open Space Areas WCC

- Required (15% site area) - 6,290m<sup>2</sup>
- Proposed (20% site area) - 8,457m<sup>2</sup> (Areas B+C+D+E+G)

#### Site Total

- Required (15% site area) - 10,874m<sup>2</sup>
- Proposed (19% site area) - 13,463m<sup>2</sup>

Note: All public open space figures exclude the 5,630m<sup>2</sup> of F zoned area within DLRCC.



Fig.44 Public Open Space, residents external communal space and childrens play area diagrams

### 4.5 Childrens Play

The recreational needs of children have been considered as part of the design of both the communal amenity space within the apartment blocks and as part of the public realm.

Blocks A, B and C have podium play areas for residents and all residents will have access to a MUGA in The Orchard (Area H). Other play areas are placed in the public realm, where small scale play structures will be incorporated along the pathways of the Coastal Quarter, to provide points of interest along these routes.

The smaller scale is easily relatable to younger children. These natural play spaces, will incorporate an element of risk (or replicate natural experiences) and encourage contact with nature.

The Coastal Gardens park to the south east of the site will provide a larger scale, fully equipped community play area for the wider area, which will also attract older children.

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

"How parking is dealt with on a development site can significantly affect the success of a development. The most successful developments tend to provide sufficient parking to cope with demand in a way that does not overwhelm the appearance and amenities of the public realm." DEHLG - Urban Design Manual

Parking - DEHLG Positive Indicators:

- Appropriate car parking is located at basement level within direct reach of the residential entrances and adjoining vertical circulation points.
- Parking to be provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces.
- Parking provided at street level to front of retail and amenity areas along with lay-by areas for service vehicles to access each block.
- Adequate and secure facilities are provided for bicycle storage on ground level via the residential entrance.

### 4.6 Bicycle Parking

The Coastal Quarter has been designed to promote sustainable modes of transportation, with walking, cycling and public transport promoted as the primary modes of transport.

As a starting principle, cycle parking has been designed to be equally as accessible as car parking. Bike storage has been carefully designed into the private space at the front of houses that provide a buffer zone between front windows and the back of the pavement line. Houses located on the western boundary are the exception and these houses will share a secure communal bike stores located in the gaps between terraces. All duplexes will have bike parking in secure storage either under the stairs leading up to the first floor unit or in bike stores (similar to the houses) on the side elevation or in rear gardens.

The apartment buildings will have secure bike storage rooms for residents, located in the individual building's undercroft. 50% of the total visitor bike parking for apartment buildings will be covered and located at undercroft level, with ease of access to the main apartment building entrances.

A selection of 'premium' front of house storage areas, with a single stack arrangement and wash down and repair areas for upkeep of bicycles, will be located adjacent to cores across Block A & B and with direct frontage into the street.

All bike storage will have sockets for charging of e-bikes.

Please refer to the *Traffic and Transport Assessment* by Atkins for further information.

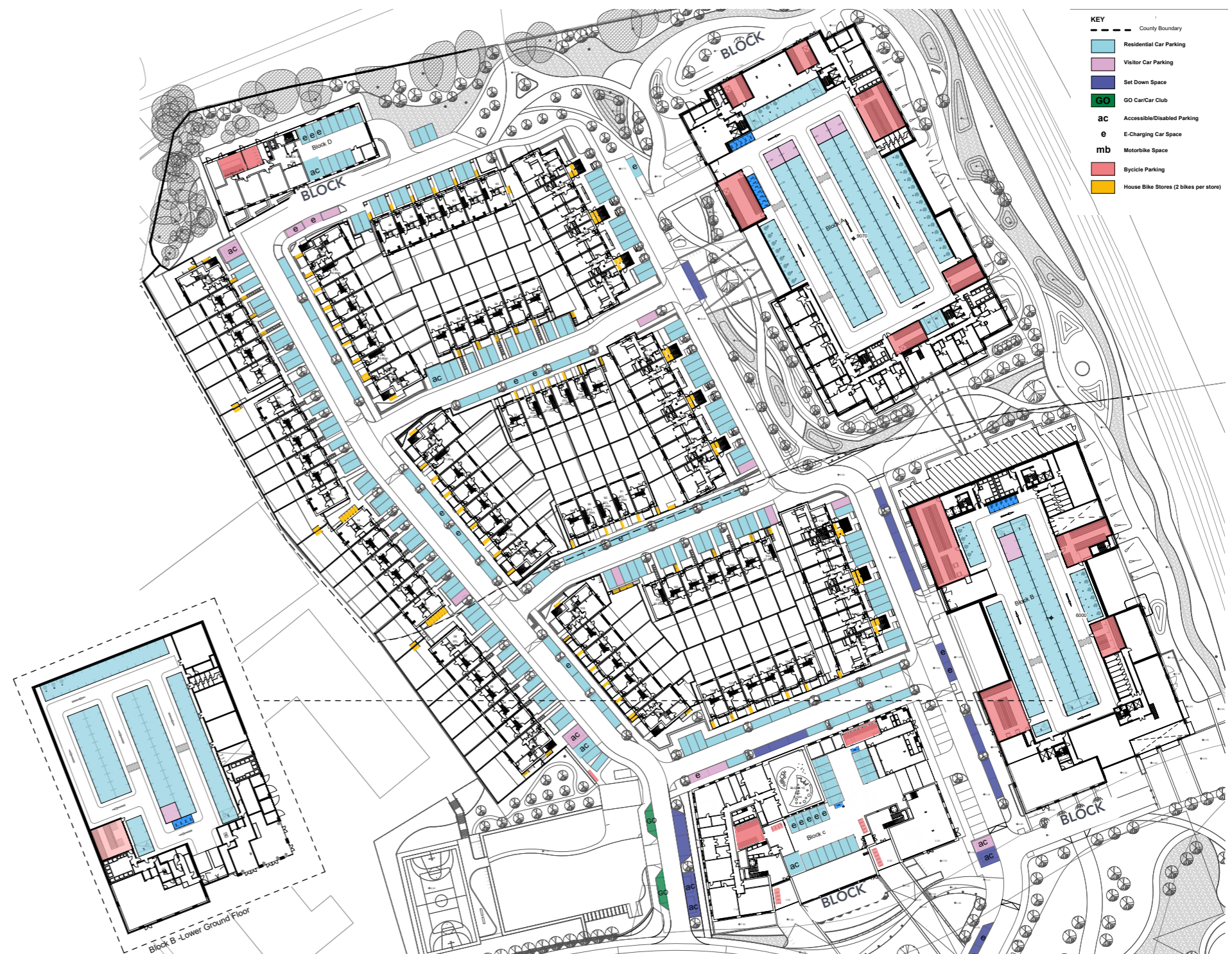


Fig.45 Car & bike parking strategy across the site

## 4.0 Compliance with Sustainable Urban Housing Design Standards: Communal Facilities

### 4.7 Vehicle Parking

The Coastal Quarter will contain a total of 586 houses, duplexes and apartments. Please refer to the *Traffic and Transport Assessment* by Atkins for a detailed assessment of parking provision.

A large percentage of the houses and duplex units are provided with on curtilage parking, with the remainder having dedicated street parking spaces, close to their front doors. Parking for the apartments is located at ground floor level (plus lower ground floor in Block B only) beneath podiums, with direct access to stair/lift cores and entrance areas.

Customer parking for commercial activities will be provided at kerb side close to the front doors of the various units. 2 Car Club parking place's are provided beside the Orchard.

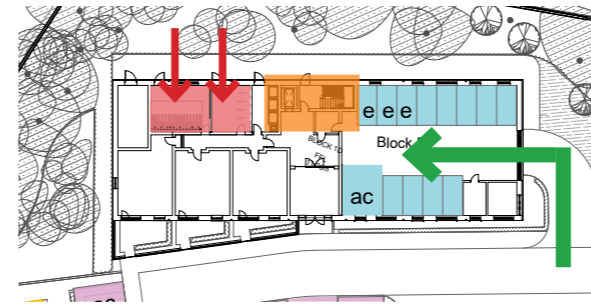


Fig.46 Block D Ground Floor - Parking Layout

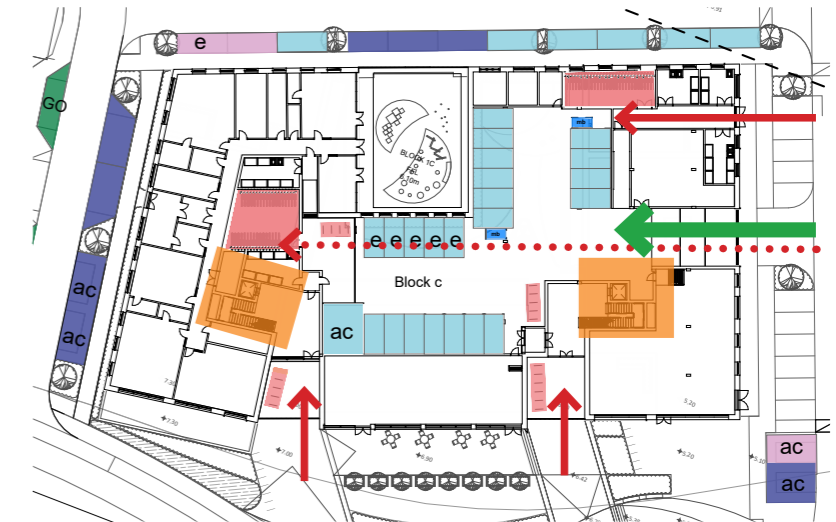


Fig.47 Block C Ground Floor - Parking Layout

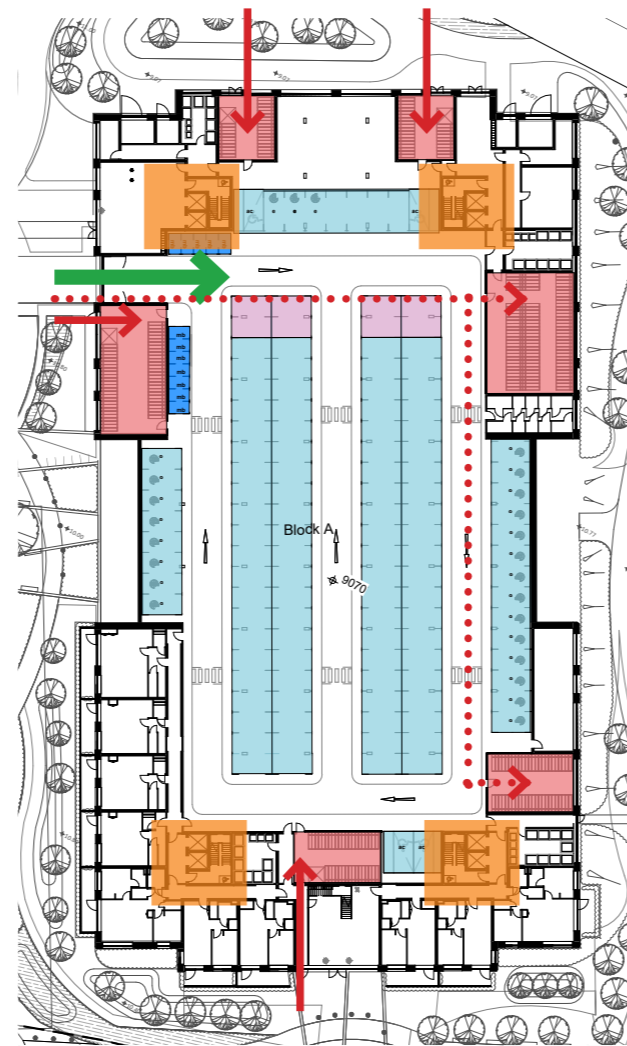


Fig.48 Block A Ground Floor - Parking Layout

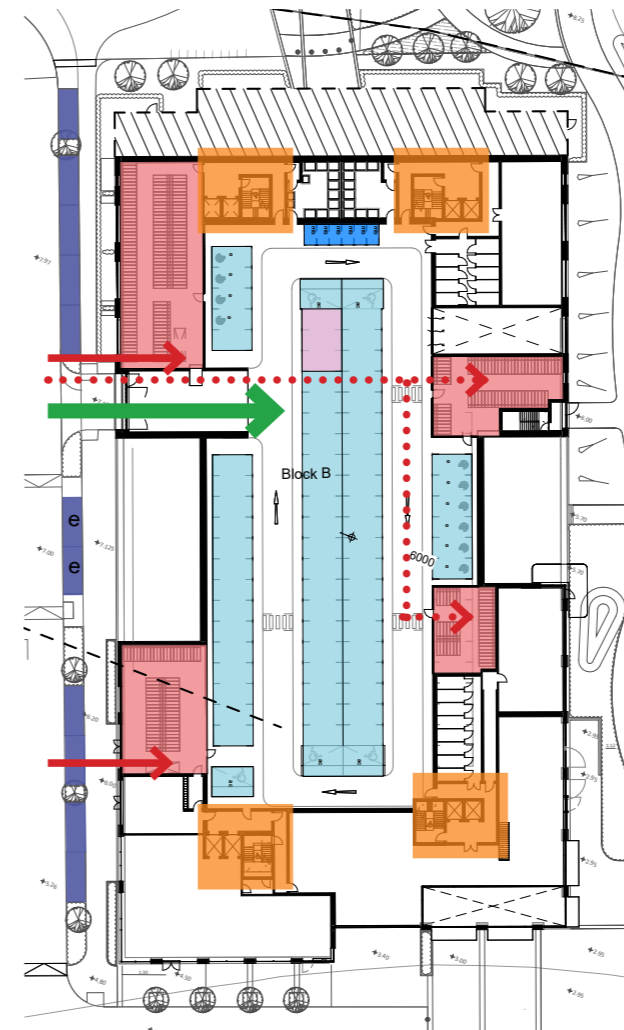


Fig.49 Block B Upper Ground Floor - Parking Layout

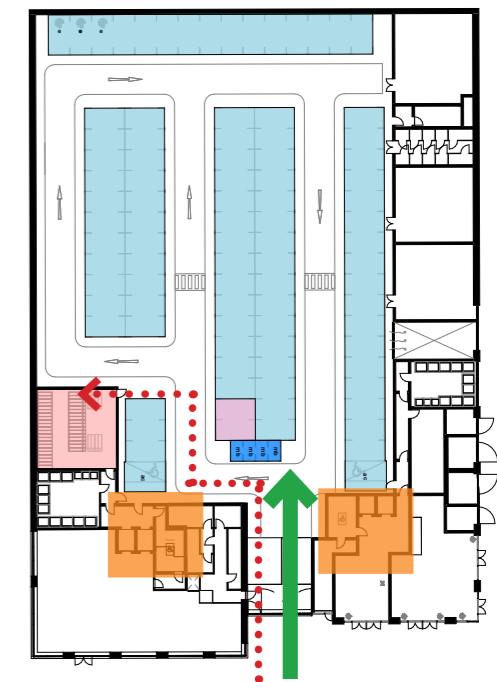
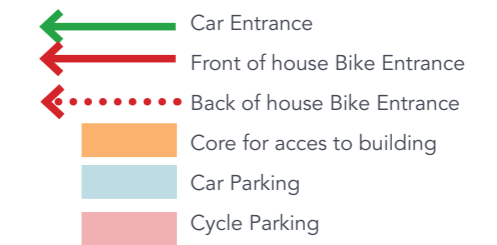


Fig.50 Block B Lower Ground Floor - Parking Layout



## 5.0 Compliance with Sustainable Urban Housing Design Standards: Build to Rent

### 5.1 Specific Build to Rent Development

(a) Described in the public notices associated with a planning application specifically as a 'Build-To- Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;

SPPR 7

Please refer to the RPS Planning Report and Site Notice for specific reference to the proposal of Block A as a Build to Rent development. A draft legal agreement has been included within the planning application.

### 5.2 Resident Facilities & Amenities

(b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:

i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.

ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

SPPR 7

Block A which is proposed as BTR comprises a range of on-site support services and communal residential amenities for the future residents. The residential amenities comprise of a residents gym, a co-working space, residents lounges in addition to the communal landscaped podium area. On-site support services to be provided comprise a concierge facility, a secure internal bicycle repair and storage area (with external access) and waste storage and management.



Fig.51 Entry Lobby and Amenity Space within Block A2

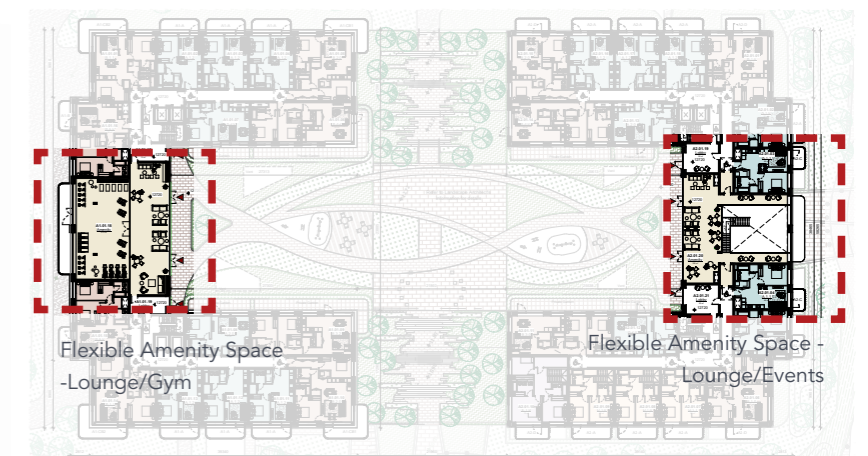


Fig.52 Block A Podium Floor Plan

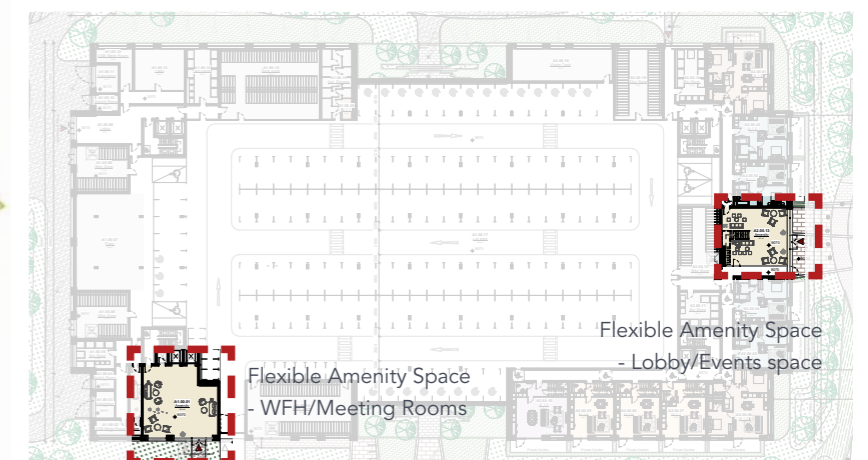


Fig.53 Block A Ground Floor Plan

## 5.0 Compliance with Sustainable Urban Housing Design Standards: Build to Rent

### 5.3 Specific Build to Rent Criteria

*"For proposals that qualify as specific BTR development in accordance with SPPR 7*

*(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;*

*(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;*

*(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;*

*(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;*

*(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations. "*

SPPR 8

In relation to dwelling mix, Block A has the following unit mix

Apartments	1b2p	2b3p	2b4p	3b5p	Total
Block A	79	0	76	7	162
%	49%	0%	47%	4%	

As detailed within Section 3.1, this is excluded from the unit mix requirements under SPPR 1.

In relation to the provision of storage and private amenity space, Block A has either met or exceeded the minimum requirements as set out in Appendix 1 and detailed within Sections 3.7 and 3.8 of this report. This is in addition to the resident facilities and amenities detailed in Section 5.2 above.

For detail in relation to the car parking provision specific to Block A, please refer to the *Traffic & Transport Assessment* produced by Atkins and the *Housing and Tenure Types / Mix Report* produced by RPS and included with this application.

As detailed within Section 3.3 of this report, Block A has not relied upon the exemption permitted under SPPR 8 (iv) all 73% of units exceed the minimum floor area.

As detailed within Section 3.6 of this report, Block A has not relied upon the exemption permitted under SPPR 8 (v) and has a maximum of 10 units per core.

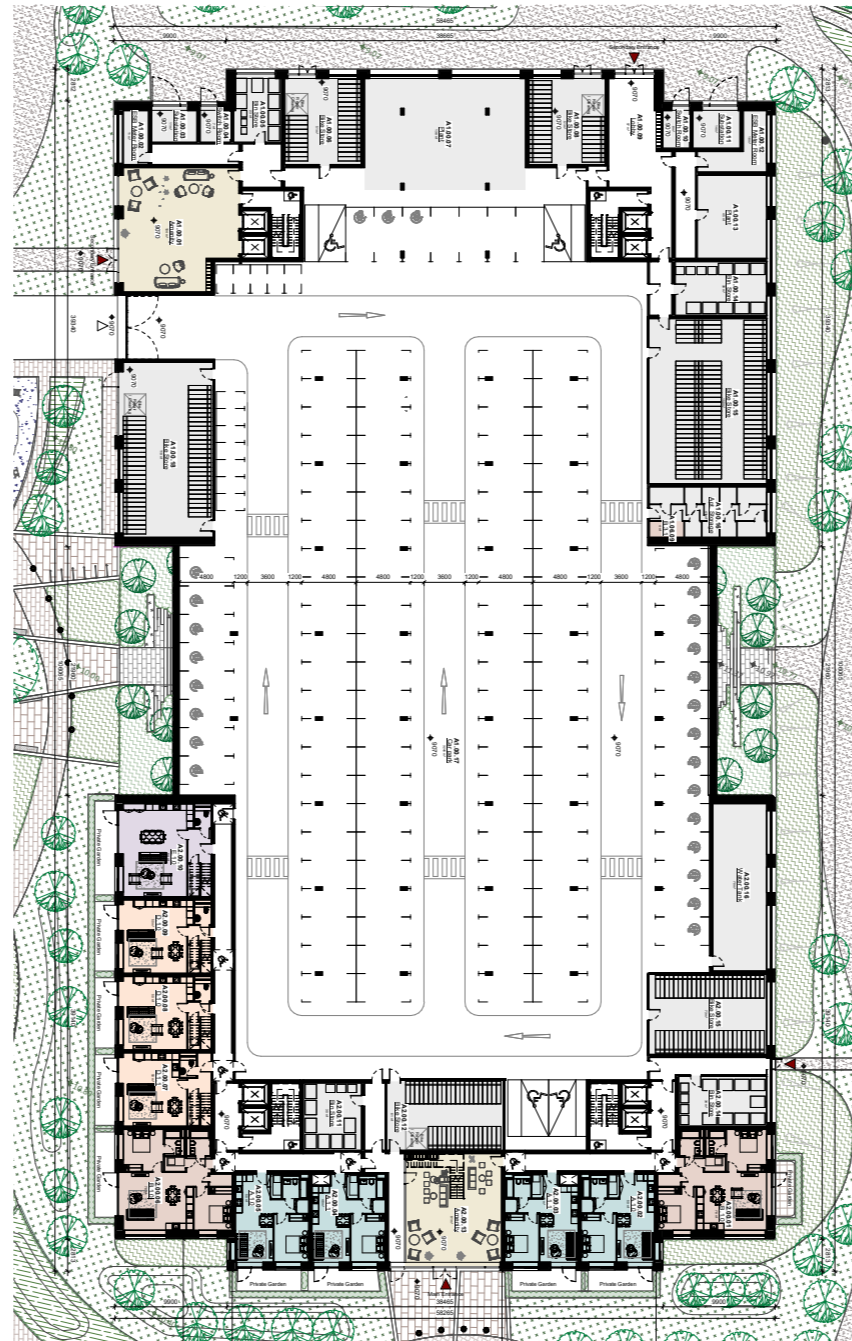


Fig.54 Ground Floor Plan of Block A

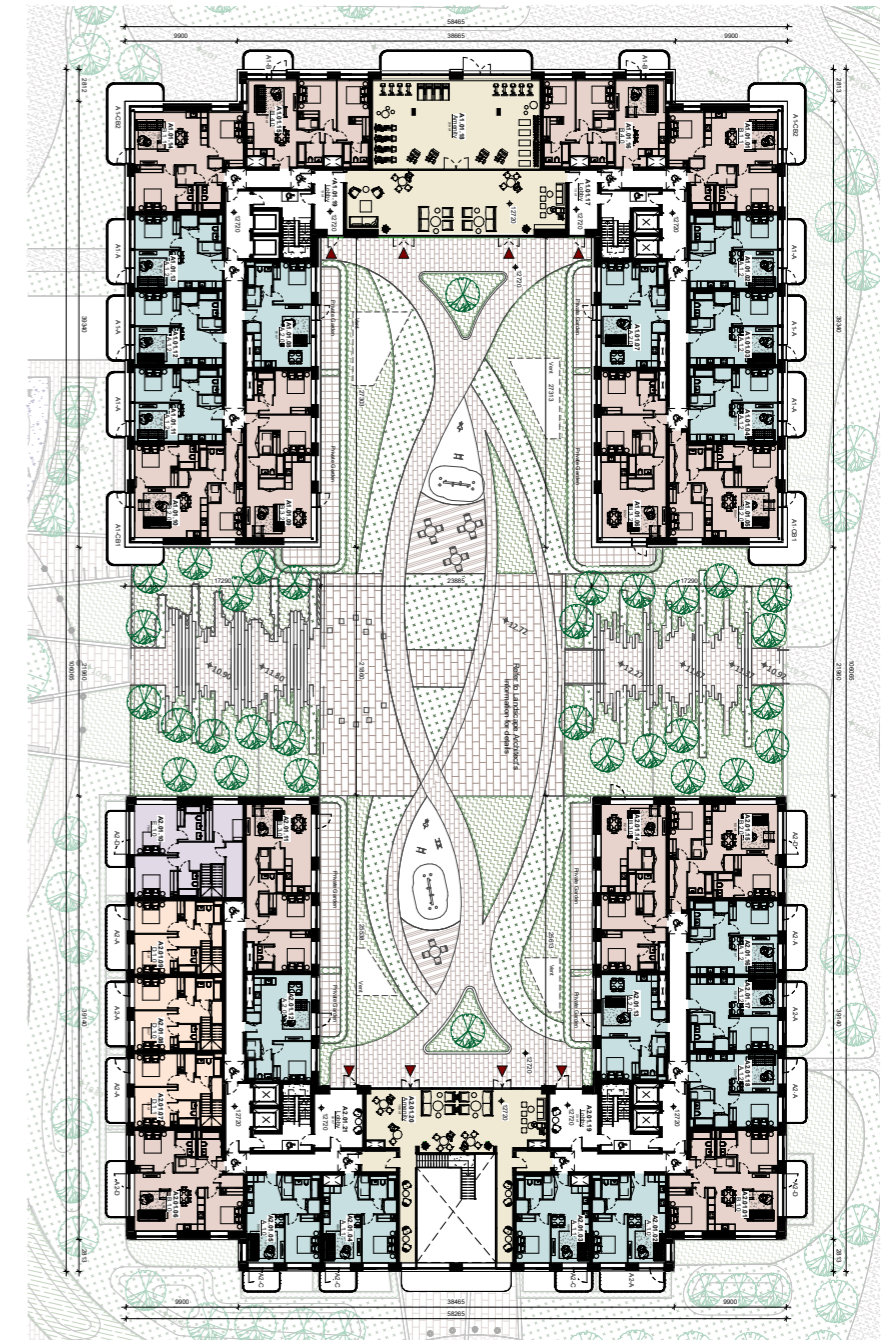


Fig.55 Podium Floor Plan of Block A

# 6.0 Compliance with Dún Laoghaire Rathdown County Council Development Plan 2022–2028

## 6.1 Proposed Development within Dun Laoghaire Rathdown

The overall proposed development consists of 586 units, of which 274 units exist within Dún Laoghaire-Rathdown. These units breakdown further as follows:

Apartments & Duplexes	1b2p	2b3p	2b4p	3b5p	Total
Block A	79	0	76	7	162
Block D	20	0	6	0	26
Own door duplex / apartment	0	0	17	17	34
Total	99	0	99	24	222
%	45%	0%	45%	11%	

Houses	No	%
2B4P	11	21%
3B5P	30	58%
4B8P	11	21%
Total	52	

## 6.2 Unit Mix

Excluding the BTR Block A, the proposed unit mix for apartments and duplexes within Dún Laoghaire-Rathdown is as follows:

Unit Type	1b2p	2b3p	2b4p	3b5p	4b8p	Total
Apartments (Block A Excluded)	20	0	6	0	0	26
Own door duplex / apartment	0	0	17	17	0	34
Total	20	0	23	17	0	60
%	33%	0%	38%	28%	0%	

The mix of houses is as above.

As required under Section 12.3.3 of the *Dún Laoghaire Rathdown County Council Development Plan 2022 – 2028*, this proposed mix is “generally in accordance with Table 12.1.” The 1 and 2 bed units combined in less than the general 80% maximum provision and the proportion of 3 beds is above the 20% general minimum required.

The proposed 1-beds are 33% compared with the general maximum requirement of 30%. This deviation is not considered substantial and as proposed, remains ‘generally’ in accordance with Table 12.1 of the *Dún Laoghaire Rathdown County Council Development Plan 2022 – 2028*.

Please refer to the *Housing and Tenure Types / Mix Report and Statement of Material Contravention* produced by RPS and included with this application.

Total Units (Houses + Apartments) - Overall	586
Total Units (Houses + Apartments + Duplex Apt) - DLRCC	274

### Apartments

Level	Block A (BTR) DLRCC				Block D DLRCC			
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P
Level 06	-	0	2	3	-	-	-	-
Level 05	-	5	7	2	-	-	-	-
Level 04	-	13	13	1	-	-	-	-
Level 03	-	20	18	0	-	3	2	-
Level 02	-	20	18	0	-	7	2	-
Podium Level 01	-	17	13	0	-	7	2	-
Ground Level 00	-	4	5	1	-	3	-	-
Basement Level B01	-	-	-	-	-	-	-	-
Sub-Total	0	79	76	7	0	20	6	0
Block Total	162				26			
Total Apartments	188							
Mix %	0%	49%	47%	4%	0%	77%	23%	0%

DLRCC Mix				
Total Units	188			
Apt. Type	1B1P	1B2P	2B4P	3B5P
Totals	0	99	82	7
Mix	0%	53%	44%	4%
Total Mix	53% 47%			

### Duplex Apartments

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

DLRCC	H1 refer key below		H2 refer key below		H6 refer key below		H8 refer key below	
	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P
Apt. Type								
Own-door units	4	4	8	8	1	1	4	4
Sub-Total	8		16		2		8	
Total	34							

#### KEY

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

### Houses

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

DLRCC	Houses (DLRCC)			
	H3	H4	H5	H7
Unit type/occupants	2B4P	3B5P	4B8P	4B8P
Number of own-door units	11	30	6	5
Total own-door units DLRCC	52			

#### KEY

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

Fig.56 DLRCC Unit Schedule

Total Units (Houses + Apartments) - Overall	424
Total Units (Houses + Apartments + Duplex Apt) - DLRCC	112

### Apartments

Level	Block D DLRCC			
	1B1P	1B2P	2B4P	3B5P
Level 06	-	-	-	-
Level 05	-	-	-	-
Level 04	-	-	-	-
Level 03	-	3	2	-
Level 02	-	7	2	-
Podium Level 01	-	7	2	-
Ground Level 00	-	3	-	-
Basement Level B01	-	-	-	-
Sub-Total	0	20	6	0
Block Total	26			
Total Apartments	26			
Mix %	0%	77%	23%	0%

DLRCC (ex BTR) Mix				
Total Units	26			
Apt. Type	1B1P	1B2P	2B4P	3B5P
Totals	0	20	6	0
Mix	0%	77%	23%	0%
Total Mix	77% 23%			

### Duplex Apartments

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

DLRCC	H1 refer key below		H2 refer key below		H6 refer key below		H8 refer key below	
	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P	2B4P	3B5P
Apt. Type								
Own-door units	4	4	8	8	1	1	4	4
Sub-Total	8		16		2		8	
Total	34							

#### KEY

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

### Houses

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

DLRCC	Houses (DLRCC)			
	H3	H4	H5	H7
Unit type/occupants	2B4P	3B5P	4B8P	4B8P
Number of own-door units	11	30	6	5
Total own-door units DLRCC	52			

#### KEY

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

Fig.57 DLRCC Unit Schedule excluding Block A (BTR)

# Appendix A





# Appendix A - Housing Quality Assessment

## BLOCK A (BTR) - HOUSING QUALITY ASSESSMENT SCHEDULE

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg. Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces
A1	L01 - First Floor	B.1.1	1	A1.01.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L01 - First Floor	A.1.2	1	A1.01.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	A.1.2	1	A1.01.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	A.1.2	1	A1.01.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	B.2.0	1	A1.01.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L01 - First Floor	B.3.2	1	A1.01.06	2B4P	82	73	Yes	Dual	SE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	31	Garden Amenity	7	2	4
A1	L01 - First Floor	A.2.0	1	A1.01.07	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	18.7	Garden Amenity	5	1	2
A1	L01 - First Floor	A.2.0	1	A1.01.08	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	18.7	Garden Amenity	5	1	2
A1	L01 - First Floor	B.3.2	1	A1.01.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	31	Garden Amenity	7	2	4
A1	L01 - First Floor	B.2.0	1	A1.01.10	2B4P	80	73	Yes	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L01 - First Floor	A.1.2	1	A1.01.11	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	A.1.2	1	A1.01.12	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	A.1.2	1	A1.01.13	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L01 - First Floor	B.1.1	1	A1.01.14	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L01 - First Floor	B.4.0	1	A1.01.15	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
A1	L01 - First Floor	B.4.0	1	A1.01.16	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
			<b>16</b>			<b>1043</b>	<b>944</b>	<b>12</b>	<b>8</b>												<b>96</b>	<b>231.4</b>	<b>96</b>	<b>24</b>	<b>48</b>	
A1	L02 - Second Floor	B.1.1	1	A1.02.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L02 - Second Floor	A.1.2	1	A1.02.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	A.1.2	1	A1.02.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	A.1.2	1	A1.02.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	B.2.0	1	A1.02.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L02 - Second Floor	B.3.2	1	A1.02.06	2B4P	82	73	Yes	Dual	SE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	8.6	A1-D	7	2	4
A1	L02 - Second Floor	A.2.0	1	A1.02.07	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.6	A1-D	5	1	2
A1	L02 - Second Floor	A.2.0	1	A1.02.08	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.6	A1-D	5	1	2
A1	L02 - Second Floor	B.3.2	1	A1.02.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	15.4	A1-CB1	7	2	4
A1	L02 - Second Floor	B.2.0	1	A1.02.10	2B4P	80	73	Yes	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L02 - Second Floor	A.1.2	1	A1.02.11	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	A.1.2	1	A1.02.12	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	A.1.2	1	A1.02.13	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L02 - Second Floor	B.1.1	1	A1.02.14	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L02 - Second Floor	B.4.0	1	A1.02.15	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
A1	L02 - Second Floor	B.5.0	1	A1.02.16	2B4P	84	73	Yes	Dual	SE	2500	30	37	24.4	13.7	11.5	0.0	25.1	6	7	7	9.9	A1-C	7	2	4
A1	L02 - Second Floor	B.5.0	1	A1.02.17	2B4P	84	73	Yes	Dual	SE	2500	30	37	24.4	13.7	11.5	0.0	25.1	6	7	7	9.9	A1-C	7	2	4
A1	L02 - Second Floor	B.4.0	1	A1.02.18	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
			<b>18</b>			<b>1211</b>	<b>1090</b>	<b>14</b>	<b>10</b>												<b>110</b>	<b>193</b>	<b>110</b>	<b>28</b>	<b>56</b>	
A1	L03 - Third Floor	B.1.1	1	A1.03.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L03 - Third Floor	A.1.2	1	A1.03.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	A.1.2	1	A1.03.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	A.1.2	1	A1.03.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	B.2.0	1	A1.03.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L03 - Third Floor	B.3.2	1	A1.03.06	2B4P	82	73	Yes	Dual	SE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	8.6	A1-D	7	2	4
A1	L03 - Third Floor	A.2.0	1	A1.03.07	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.6	A1-D	5	1	2
A1	L03 - Third Floor	A.2.0	1	A1.03.08	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.6	A1-D	5	1	2
A1	L03 - Third Floor	B.3.2	1	A1.03.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.2	11.9	0.0	25.1	6	6	7	15.4	A1-CB1	7	2	4
A1	L03 - Third Floor	B.2.0	1	A1.03.10	2B4P	80	73	Yes	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15.4	A1-CB1	7	2	4
A1	L03 - Third Floor	A.1.2	1	A1.03.11	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	A.1.2	1	A1.03.12	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	A.1.2	1	A1.03.13	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L03 - Third Floor	B.1.1	1	A1.03.14	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L03 - Third Floor	B.4.0	1	A1.03.15	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
A1	L03 - Third Floor	B.5.0	1	A1.03.16	2B4P	84	73	Yes	Dual	SE	2500	30	37	24.4	13.7	11.5	0.0	25.1	6	7	7	9.9	A1-C	7	2	4
A1	L03 - Third Floor	B.5.0	1	A1.03.17	2B4P	84	73	Yes	Dual	SE	2500	30	37	24.4	13.7	11.5	0.0	25.1	6	7	7	9.9	A1-C	7	2	4
A1	L03 - Third Floor	B.4.0	1	A1.03.18	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.1	A1-B	7	2	4
			<b>18</b>			<b>1211</b>	<b>1090</b>	<b>14</b>	<b>10</b>												<b>110</b>	<b>193</b>	<b>110</b>	<b>28</b>	<b>56</b>	
A1	L04 - Fourth Floor	B.1.1	1	A1.04.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	16.5	A1-CB2	7	2	4
A1	L04 - Fourth Floor	A.1.2	1	A1.04.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L04 - Fourth Floor	A.1.2	1	A1.04.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9	A1-A	5	1	2
A1	L04 - Fourth Floor	A.1.2	1																							

**BLOCK A (BTR) - HOUSING QUALITY ASSESSMENT SCHEDULE**

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg. Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces
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**Building A2**

A2	L00 - Ground Floor	B.1.0	1	A2.00.01	2B4P	78	73	No	Dual	NE	2700	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	9.5	Private Garden	7	2	4				
A2	L00 - Ground Floor	A.1.0	1	A2.00.02	1B2P	50	45	Yes	Dual	SE	2700	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	7.9	Private Garden	5	1	2				
A2	L00 - Ground Floor	A.1.1	1	A2.00.03	1B2P	48	45	No	Single	SE	2700	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	7.9	Private Garden	5	1	2				
A2	L00 - Ground Floor	A.1.1	1	A2.00.04	1B2P	48	45	No	Single	SE	2700	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	7.9	Private Garden	5	1	2				
A2	L00 - Ground Floor	A.1.0	1	A2.00.05	1B2P	50	45	Yes	Dual	SE	2700	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	7.9	Private Garden	5	1	2				
A2	L00 - Ground Floor	B.1.0	1	A2.00.06	2B4P	78	73	No	Dual	SW	2700	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.2	Private Garden	7	2	4				
			<b>6</b>			<b>352</b>	<b>326</b>	<b>2</b>	<b>4</b>															<b>34</b>	<b>53.3</b>			<b>34</b>	<b>8</b>	<b>16</b>

A2	L01 - First Floor	B.1.0	1	A2.01.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L01 - First Floor	A.1.0	1	A2.01.02	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	9.6	A2-A	5	1	2				
A2	L01 - First Floor	A.1.1	1	A2.01.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2				
A2	L01 - First Floor	A.1.1	1	A2.01.04	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2				
A2	L01 - First Floor	A.1.0	1	A2.01.05	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	5.4	A2-C	5	1	2				
A2	L01 - First Floor	B.1.0	1	A2.01.06	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L01 - First Floor	B.3.0	1	A2.01.11	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	25	Garden Amenity	7	2	4				
A2	L01 - First Floor	A.2.0	1	A2.01.12	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	10	Garden Amenity	5	1	2				
A2	L01 - First Floor	A.2.0	1	A2.01.13	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	10	Garden Amenity	5	1	2				
A2	L01 - First Floor	B.3.0	1	A2.01.14	2B4P	82	73	Yes	Dual	NW	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	25	Garden Amenity	7	2	4				
A2	L01 - First Floor	B.2.0	1	A2.01.15	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L01 - First Floor	A.1.2	1	A2.01.16	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L01 - First Floor	A.1.2	1	A2.01.17	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L01 - First Floor	A.1.2	1	A2.01.18	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
			<b>14</b>			<b>848</b>	<b>770</b>	<b>10</b>	<b>7</b>															<b>80</b>	<b>149.5</b>			<b>80</b>	<b>19</b>	<b>38</b>

A2	L02 - Second Floor	B.1.0	1	A2.02.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	A.1.0	1	A2.02.02	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	A.1.1	1	A2.02.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2				
A2	L02 - Second Floor	B.6.0	1	A2.02.04	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4				
A2	L02 - Second Floor	B.6.0	1	A2.02.05	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4				
A2	L02 - Second Floor	A.1.1	1	A2.02.06	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2				
A2	L02 - Second Floor	A.1.0	1	A2.02.07	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	5.4	A2-C	5	1	2				
A2	L02 - Second Floor	B.1.0	1	A2.02.08	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	A.1.2	1	A2.02.09	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	A.1.2	1	A2.02.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	A.1.2	1	A2.02.11	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	B.2.0	1	A2.02.12	2B4P	80	73	Yes	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	B.3.0	1	A2.02.13	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	A.2.0	1	A2.02.14	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.9	A2-B	5	1	2				
A2	L02 - Second Floor	A.2.0	1	A2.02.15	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.9	A2-B	5	1	2				
A2	L02 - Second Floor	B.3.0	1	A2.02.16	2B4P	82	73	Yes	Dual	NW	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	B.2.0	1	A2.02.17	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4				
A2	L02 - Second Floor	A.1.2	1	A2.02.18	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	A.1.2	1	A2.02.19	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
A2	L02 - Second Floor	A.1.2	1	A2.02.20	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2				
			<b>20</b>			<b>1245</b>	<b>1124</b>	<b>16</b>	<b>10</b>															<b>116</b>	<b>165.6</b>			<b>116</b>	<b>28</b>	<b>56</b>

A2	L03 - Third Floor	B.1.0	1	A2.03.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4
A2	L03 - Third Floor	A.1.0	1	A2.03.02	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	9.6	A2-A	5	1	2
A2	L03 - Third Floor	A.1.1	1	A2.03.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2
A2	L03 - Third Floor	B.6.0	1	A2.03.04	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4
A2	L03 - Third Floor	B.6.0	1	A2.03.05	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4
A2	L03 - Third Floor	A.1.1	1	A2.03.06	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.4	A2-C	5	1	2
A2	L03 - Third Floor	A.1.0	1	A2.03.07	1B2P	50	45	Yes	Dual	SE	2500	23	25	11.4	12.0	0.0	0.0	12.0	3	4	5	5.4	A2-C	5	1	2
A2	L03 - Third Floor	B.1.0	1	A2.03.08	2B4P	78	73	No	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4
A2	L03 - Third Floor	A.1.2	1	A2.03.09	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
A2	L03 - Third Floor	A.1.2	1	A2.03.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
A2	L03 - Third Floor	A.1.2	1	A2.03.11	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
A2	L03 - Third Floor	B.2.0	1	A2.03.12	2B4P	80	73	Yes	Dual	SW	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4
A2	L03 - Third Floor	B.3.0	1	A2.03.13	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	8.3	A2-D	7	2	4
A2	L03 - Third Floor	A.2.0	1	A2.03.14	1B2P	51	45	Yes	Single	NE	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.9	A2-B	5	1	2
A2	L03 - Third Floor	A.2.0	1	A2.03.15	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.9	A2-B			



**BLOCK A (BTR) - HOUSING QUALITY ASSESSMENT SCHEDULE**

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg. Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces
A2	L05 - Fifth Floor	B.1.0	1	A2.05.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4
A2	L05 - Fifth Floor	C.2.0	1	A2.05.02	3B5P	101	90	Yes	Dual	SE	2500	34	36	31.5	14.1	12.4	8.4	34.9	9	9	9	9.6	A2-A	9	3	5
A2	L05 - Fifth Floor	B.6.0	1	A2.05.03	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4
A2	L05 - Fifth Floor	A.2.0	1	A2.05.04	1B2P	51	45	Yes	Single	SW	2500	23	26	11.4	11.4	0.0	0.0	11.4	3	4	5	8.9	A2-B	5	1	2
A2	L05 - Fifth Floor	B.3.0	1	A2.05.05	2B4P	82	73	Yes	Dual	NW	2500	30	31	24.4	11.6	13.0	0.0	24.6	6	6	7	8.3	A2-D	7	2	4
A2	L05 - Fifth Floor	B.2.0	1	A2.05.06	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.3	A2-D	7	2	4
A2	L05 - Fifth Floor	A.1.2	1	A2.05.07	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
A2	L05 - Fifth Floor	A.1.2	1	A2.05.08	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
A2	L05 - Fifth Floor	A.1.2	1	A2.05.09	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	9.6	A2-A	5	1	2
			<b>9</b>			<b>625</b>	<b>562</b>	<b>8</b>	<b>5</b>												<b>57</b>	<b>79.5</b>		<b>57</b>	<b>15</b>	<b>29</b>

A2	L06 - Sixth Floor	B.4.1	1	A2.06.01	2B4P	81	73	Yes	Dual	SE	2500	30	32	24.4	14.6	11.5	0.0	26.1	6	7	7	50.3	Terrace	7	2	4
A2	L06 - Sixth Floor	C.2.0	1	A2.06.02	3B5P	101	90	Yes	Dual	SE	2500	34	36	31.5	14.1	12.4	8.4	34.9	9	9	9	9.6	A2-A	9	3	5
A2	L06 - Sixth Floor	B.6.0	1	A2.06.03	2B4P	83	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.9	0.0	25.7	6	6	7	7.3	A2-E	7	2	4
A2	L06 - Sixth Floor	C.4.0	1	A2.06.04	3B5P	95	90	No	Dual	NW	2500	34	34	31.5	13.0	11.4	7.1	31.5	9	9	9	43.1	Terrace	9	3	5
A2	L06 - Sixth Floor	C.2.1	1	A2.06.05	3B5P	101	90	Yes	Dual	NE	2500	34	39	31.5	13.0	12.1	8.3	33.5	9	10	9	64.8	Terrace	9	3	5
			<b>5</b>			<b>461</b>	<b>416</b>	<b>4</b>	<b>5</b>												<b>41</b>	<b>175.1</b>		<b>41</b>	<b>13</b>	<b>23</b>

**Building A2 - Duplexes**

A2	Ground	D.1.1	0.5	A2.00.07	2B4P	50	73	Yes	Single	SW	2700	30	0						6	0	7	12.1	Private Garden	7	2	4
A2	First		0.5			50					2500															
			<b>1</b>			<b>100</b>	<b>73</b>	<b>1</b>	<b>0</b>												<b>7</b>	<b>20.4</b>		<b>7</b>	<b>2</b>	<b>4</b>
A2	Ground	D.1.0	0.5	A2.00.08	2B4P	50	73	Yes	Single	SW	2700	30	0						6	0	7	11.1	Private Garden	7	2	4
A2	First		0.5			50				2500	31.5															
			<b>1</b>			<b>100</b>	<b>73</b>	<b>1</b>	<b>0</b>												<b>7</b>	<b>20.4</b>		<b>7</b>	<b>2</b>	<b>4</b>
A2	Ground	D.1.0	0.5	A2.00.09	2B4P	50	73	Yes	Single	SW	2700	30	0						6	0	7	11.1	Private Garden	7	2	4
A2	First		0.5			50				2500	31.5															
			<b>1</b>			<b>100</b>	<b>73</b>	<b>1</b>	<b>0</b>												<b>7</b>	<b>20.4</b>		<b>7</b>	<b>2</b>	<b>4</b>
A2	Ground	E.1.0	0.5	A2.00.10	3B5P	64	90	Yes	Dual	SW	2700	34	0						9	0	9	12.7	Private Garden	7	2	4
A2	First		0.5			79				2500	31.5															
			<b>1</b>			<b>143</b>	<b>90</b>	<b>1</b>	<b>1</b>												<b>9</b>	<b>22</b>		<b>7</b>	<b>2</b>	<b>4</b>

<b>BUILDING A TOTALS</b>			<b>162</b>			<b>10870</b>	<b>9733</b>	<b>123</b>	<b>88</b>												<b>990</b>	<b>1848.5</b>		<b>988</b>	<b>251</b>	<b>496</b>
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\* Minimum balcony depth varies between balcony type - minimum 1.6m  
\*\* 2.9m2 in apartment, 4.3m2 provided for in storage room in undercroft area

# Appendix A - Housing Quality Assessment

## BLOCK B - HOUSING QUALITY ASSESSMENT SCHEDULE

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg. Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces		
<b>Building B1</b>																												
B1	L01 - First Floor	B.1.1	1	B1.01.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L01 - First Floor	A.1.2	1	B1.01.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	A.1.2	1	B1.01.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	A.1.2	1	B1.01.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	B.2.0	1	B1.01.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21.9	B1-CB01	7	2	4		
B1	L01 - First Floor	B.8.1	1	B1.01.06	2B4P	88	73	Yes	Dual	SE	2500	30	34	24.4	13.3	11.6	0.0	24.9	6	6	7	42	Garden Amenity	7	2	4		
B1	L01 - First Floor	A.1.1	1	B1.01.07	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	10	Garden Amenity	5	1	2		
B1	L01 - First Floor	A.1.1	1	B1.01.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	10	Garden Amenity	5	1	2		
B1	L01 - First Floor	B.9.0	1	B1.01.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15	Garden Amenity	7	2	4		
B1	L01 - First Floor	A.1.2	1	B1.01.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	A.1.1	1	B1.01.11	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	A.1.1	1	B1.01.12	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L01 - First Floor	B.1.1	1	B1.01.13	2B4P	78	73	No	Dual	NW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L01 - First Floor	B.4.0	1	B1.01.14	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.5	B1-B	7	2	4		
B1	L01 - First Floor	C.2.2	1	B1.01.16	3B5P	97	90	No	Dual	NW	2500	34	35	31.5	14.1	11.5	7.9	33.4	9	9	9	11	B1-C	9	3	5		
			<b>15</b>				<b>975</b>	<b>888</b>	<b>7</b>	<b>7</b>												<b>91</b>	<b>209.8</b>			<b>91</b>	<b>23</b>	<b>45</b>
B1	L02 - Second Floor	B.1.1	1	B1.02.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L02 - Second Floor	A.1.2	1	B1.02.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	A.1.2	1	B1.02.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	A.1.2	1	B1.02.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	B.2.0	1	B1.02.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21.9	B1-CB01	7	2	4		
B1	L02 - Second Floor	B.8.1	1	B1.02.06	2B4P	88	73	Yes	Dual	SE	2500	30	34	24.4	13.3	11.6	0.0	24.9	6	6	7	8.1	B1-A	7	2	4		
B1	L02 - Second Floor	A.1.1	1	B1.02.07	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2		
B1	L02 - Second Floor	A.1.1	1	B1.02.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2		
B1	L02 - Second Floor	B.9.0	1	B1.02.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.1	B1-A	7	2	4		
B1	L02 - Second Floor	A.1.2	1	B1.02.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	A.1.1	1	B1.02.11	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	A.1.1	1	B1.02.12	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L02 - Second Floor	B.1.1	1	B1.02.13	2B4P	78	73	No	Dual	NW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L02 - Second Floor	B.4.0	1	B1.02.14	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.5	B1-B	7	2	4		
B1	L02 - Second Floor	B.11.2	1	B1.02.15	2B4P	80	73	Yes	Dual	SE	2500	30	32	24.4	13.0	11.9	0.0	25.0	6	7	7	7.5	B1-B	7	2	4		
B1	L02 - Second Floor	B.11.1	1	B1.02.16	2B4P	81	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.7	0.0	25.4	6	9	7	7.5	B1-B	7	2	4		
B1	L02 - Second Floor	C.2.2	1	B1.02.17	3B5P	97	90	No	Dual	NW	2500	34	35	31.5	14.1	11.5	7.9	33.4	9	9	9	11	B1-C	9	3	5		
			<b>17</b>				<b>1137</b>	<b>1034</b>	<b>9</b>	<b>9</b>												<b>105</b>	<b>174.6</b>			<b>105</b>	<b>27</b>	<b>53</b>
B1	L03 - Third Floor	B.1.1	1	B1.03.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L03 - Third Floor	A.1.2	1	B1.03.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	A.1.2	1	B1.03.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	A.1.2	1	B1.03.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	B.2.0	1	B1.03.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21.9	B1-CB01	7	2	4		
B1	L03 - Third Floor	B.8.1	1	B1.03.06	2B4P	88	73	Yes	Dual	SE	2500	30	34	24.4	13.3	11.6	0.0	24.9	6	6	7	8.1	B1-A	7	2	4		
B1	L03 - Third Floor	A.1.1	1	B1.03.07	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2		
B1	L03 - Third Floor	A.1.1	1	B1.03.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2		
B1	L03 - Third Floor	B.9.0	1	B1.03.09	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	8.1	B1-A	7	2	4		
B1	L03 - Third Floor	A.1.2	1	B1.03.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	A.1.1	1	B1.03.11	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	A.1.1	1	B1.03.12	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8.1	B1-A	5	1	2		
B1	L03 - Third Floor	B.1.1	1	B1.03.13	2B4P	78	73	No	Dual	NW	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4		
B1	L03 - Third Floor	B.4.0	1	B1.03.14	2B4P	80	73	No	Dual	NW	2500	30	32	24.4	13.1	11.6	0.0	24.7	6	7	7	7.5	B1-B	7	2	4		
B1	L03 - Third Floor	B.11.2	1	B1.03.15	2B4P	80	73	Yes	Dual	SE	2500	30	32	24.4	13.0	11.9	0.0	25.0	6	7	7	7.5	B1-B	7	2	4		
B1	L03 - Third Floor	B.11.1	1	B1.03.16	2B4P	81	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.7	0.0	25.4	6	9	7	7.5	B1-B	7	2	4		
B1	L03 - Third Floor	C.2.2	1	B1.03.17	3B5P	97	90	No	Dual	NW	2500	34	35	31.5	14.1	11.5	7.9	33.4	9	9	9	11	B1-C	9	3	5		
			<b>17</b>				<b>113</b>																					

B1	L04 - Fourth Floor	C.2.2	1	B1.04.15	3B5P	97	90	No	Dual	NW	2500	34	35	31.5	14.1	11.5	7.9	33.4	9	9	9	11	B1-C	9	3	5	
			15			1076	972	9	9													97	173.2		97	26	51
B1	L05 - Fifth Floor	B.1.1	1	B1.05.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4	
B1	L05 - Fifth Floor	A.1.2	1	B1.05.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2	
B1	L05 - Fifth Floor	A.1.2	1	B1.05.03	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2	
B1	L05 - Fifth Floor	A.1.2	1	B1.05.04	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2	
B1	L05 - Fifth Floor	B.2.0	1	B1.05.05	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21.9	B1-CB01	7	2	4	
B1	L05 - Fifth Floor	B.8.1	1	B1.05.06	2B4P	88	73	Yes	Dual	SE	2500	30	34	24.4	13.3	11.6	0.0	24.9	6	6	7	8.1	B1-A	7	2	4	
B1	L05 - Fifth Floor	A.1.1	1	B1.05.07	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2	
B1	L05 - Fifth Floor	A.1.1	1	B1.05.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2	
B1	L05 - Fifth Floor	B.11.1	1	B1.05.09	2B4P	81	73	Yes	Dual	SE	2500	30	31	24.4	13.7	11.7	0.0	25.4	6	9	7	7.5	B1-B	7	2	4	
B1	L05 - Fifth Floor	C.2.2	1	B1.05.10	3B5P	97	90	No	Dual	NW	2500	34	35	31.5	14.1	11.5	7.9	33.4	9	9	9	11	B1-C	9	3	5	
			10			670	607	6	5													62	105.3		62	16	31
B1	L06 - Sixth Floor	B.1.1	1	B1.06.01	2B4P	78	73	No	Dual	NE	2500	30	31	24.4	13.1	13.0	0.0	26.0	6	6	7	21.9	B1-CB01	7	2	4	
B1	L06 - Sixth Floor	A.1.2	1	B1.06.02	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	8.1	B1-A	5	1	2	
B1	L06 - Sixth Floor	C.6.0	1	B1.06.03	3B5P	99	90	No	Dual	SE	2500	34	37	31.5	13.2	11.5	7.1	31.7	9	10	9	74.2	Terrace	9	3	5	
B1	L06 - Sixth Floor	B.8.1	1	B1.06.04	2B4P	88	73	Yes	Dual	SE	2500	30	34	24.4	13.3	11.6	0.0	24.9	6	6	7	8.1	B1-A	7	2	4	
B1	L06 - Sixth Floor	A.1.1	1	B1.06.05	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2	
B1	L06 - Sixth Floor	A.1.1	1	B1.06.06	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	5.3	B1-D	5	1	2	
B1	L06 - Sixth Floor	C.7.0	1	B1.06.07	3B5P	94	90	No	Dual	SW	2500	34	35	31.5	13.0	11.4	8.1	32.4	9	9	9	12.4	B2-A2	9	3	5	
			7			505	461	2	4													47	135.3		47	13	24
<b>Building B2</b>																											
B2	LUG - Upper Ground	C.5.0	1	B2.UG.01	3B5P	116	90	Yes	Dual	NE	2500	34	46	31.5	15.4	11.4	8.4	35.1	9	11	9	21	B2-CB01	9	3	5	
			1			116	90	1	1													9	21		9	3	5
B2	L01 - First Floor	B.1.3	1	B2.01.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4	
B2	L01 - First Floor	A.1.1	1	B2.01.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L01 - First Floor	A.1.1	1	B2.01.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L01 - First Floor	A.3.1	1	B2.01.04	1B2P	56	45	Yes	Dual	NW	2500	23	27	11.4	12.6	0.0	0.0	12.6	3	5	5	8	Garden Amenity	5	1	2	
B2	L01 - First Floor	A.3.0	1	B2.01.05	1B2P	60	45	Yes	Dual	SE	2500	23	28	11.4	13.7	0.0	0.0	13.7	3	5	5	8	B2-B	5	1	2	
B2	L01 - First Floor	B.4.2	1	B2.01.06	2B4P	81	73	Yes	Single	SE	2500	30	33	24.4	13.7	11.4	0.0	25.2	6	7	7	11	B2-A	7	2	4	
B2	L01 - First Floor	B.1.2	1	B2.01.07	2B4P	78	73	No	Dual	SE	2500	30	32	24.4	13.0	11.6	0.0	24.6	6	6	7	21	B2-CB01	7	2	4	
B2	L01 - First Floor	A.1.1	1	B2.01.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L01 - First Floor	A.1.1	1	B2.01.09	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L01 - First Floor	A.1.2	1	B2.01.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L01 - First Floor	B.9.0	1	B2.01.11	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	15	Garden Amenity	7	2	4	
B2	L01 - First Floor	A.1.1	1	B2.01.12	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	Garden Amenity	5	1	2	
B2	L01 - First Floor	A.1.1	1	B2.01.13	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	Garden Amenity	5	1	2	
B2	L01 - First Floor	B.8.0	1	B2.01.14	2B4P	85	73	Yes	Dual	SW	2500	30	32	24.4	13.6	11.4	0.0	24.9	6	6	7	21	Garden Amenity	7	2	4	
B2	L01 - First Floor	B.2.0	1	B2.01.15	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4	
B2	L01 - First Floor	A.1.2	1	B2.01.16	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L01 - First Floor	A.1.2	1	B2.01.17	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L01 - First Floor	B.7.2	1	B2.01.18	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4	
			18			1114	1006	9	7													104	231.4		104	25	50
B2	L02 - Second Floor	B.1.3	1	B2.02.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4	
B2	L02 - Second Floor	A.1.1	1	B2.02.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	A.1.1	1	B2.02.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	B.11.0	1	B2.02.04	2B4P	82	73	Yes	Dual	NW	2500	30	33	24.4	13.7	11.4	0.0	25.1	6	7	7	8	B2-B	7	2	4	
B2	L02 - Second Floor	B.10.0	1	B2.02.05	2B4P	80	73	No	Dual	SE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	8	B2-B	7	2	4	
B2	L02 - Second Floor	B.4.2	1	B2.02.06	2B4P	81	73	Yes	Single	SE	2500	30	33	24.4	13.7	11.4	0.0	25.2	6	7	7	11	B2-A	7	2	4	
B2	L02 - Second Floor	B.1.2	1	B2.02.07	2B4P	78	73	No	Dual	SE	2500	30	32	24.4	13.0	11.6	0.0	24.6	6	6	7	21	B2-CB01	7	2	4	
B2	L02 - Second Floor	A.1.1	1	B2.02.08	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	A.1.1	1	B2.02.09	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	A.1.2	1	B2.02.10	1B2P	50	45	Yes	Single	SW	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	B.9.0	1	B2.02.11	2B4P	82	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	11	B2-A	7	2	4	
B2	L02 - Second Floor	A.1.1	1	B2.02.12	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2	
B2	L02 - Second Floor	A.1.1	1	B2.02.13	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2	
B2	L02 - Second Floor	B.8.0	1	B2.02.14	2B4P	85	73	Yes	Dual	SW	2500	30	32	24.4	13.6	11.4	0.0	24.9	6	6	7	20.7	B2-CB02	7	2	4	
B2	L02 - Second Floor	B.2.0	1	B2.02.15	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4	
B2	L02 - Second Floor	A.1.2	1	B2.02.16	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	A.1.2	1	B2.02.17	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2	
B2	L02 - Second Floor	B.7.2	1	B2.02.18	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4	
			18			1160	1062	8	7													108	227.1		108	27	54
B2	L03 - Third Floor	B.1.3																									

B2	L03 - Third Floor	B.7.2	1	B2.03.18	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4
			<b>18</b>			<b>1160</b>	<b>1062</b>	<b>8</b>	<b>7</b>												<b>108</b>	<b>227.1</b>		<b>108</b>	<b>27</b>	<b>54</b>
B2	L04 - Fourth Floor	B.1.3	1	B2.04.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L04 - Fourth Floor	A.1.1	1	B2.04.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L04 - Fourth Floor	A.1.1	1	B2.04.03	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L04 - Fourth Floor	B.11.0	1	B2.04.04	2B4P	82	73	Yes	Dual	NW	2500	30	33	24.4	13.7	11.4	0.0	25.1	6	7	7	8	B2-B	7	2	4
B2	L04 - Fourth Floor	B.12.0	1	B2.04.05	2B4P	76	73	No	Dual	NE	2500	30	33	24.4	13.3	11.4	0.0	24.7	6	6	7	97.8	Terrace	7	2	4
B2	L04 - Fourth Floor	A.4.0	1	B2.04.06	1B2P	56	45	Yes	Dual	SW	2500	23	32	11.4	11.6	0.0	0.0	11.6	3	4	5	14.3	Terrace	5	1	2
B2	L04 - Fourth Floor	B.7.3	1	B2.04.07	2B4P	77	73	No	Single	SW	2500	30	33	24.4	13.5	11.4	0.0	24.9	6	7	7	21.7	Terrace	7	2	4
B2	L04 - Fourth Floor	B.14.0	1	B2.04.08	2B4P	90	73	Yes	Dual	SW	2500	30	36	24.4	13.0	11.4	0.0	24.4	6	6	7	50.1	Terrace	7	2	4
B2	L04 - Fourth Floor	A.1.1	1	B2.04.09	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L04 - Fourth Floor	A.1.1	1	B2.04.10	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L04 - Fourth Floor	B.8.0	1	B2.04.11	2B4P	85	73	Yes	Dual	SW	2500	30	32	24.4	13.6	11.4	0.0	24.9	6	6	7	20.7	B2-CB02	7	2	4
B2	L04 - Fourth Floor	B.2.0	1	B2.04.12	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L04 - Fourth Floor	A.1.2	1	B2.04.13	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L04 - Fourth Floor	A.1.2	1	B2.04.14	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L04 - Fourth Floor	B.7.2	1	B2.04.15	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4
			<b>15</b>			<b>992</b>	<b>899</b>	<b>7</b>	<b>7</b>												<b>91</b>	<b>327</b>		<b>91</b>	<b>23</b>	<b>46</b>
B2	L05 - Fifth Floor	B.1.3	1	B2.05.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L05 - Fifth Floor	A.1.1	1	B2.05.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L05 - Fifth Floor	B.12.1	1	B2.05.03	2B4P	83	73	Yes	Single	SE	2500	30	33	24.4	14.8	11.4	0.0	26.2	6	6	7	21	B2-CB01	7	2	4
B2	L05 - Fifth Floor	A.6.0	1	B2.05.04	1B2P	52	45	Yes	Dual	NW	2500	23	25	11.4	13.3	0.0	0.0	13.3	3	4	5	21	B2-CB01	5	1	2
B2	L05 - Fifth Floor	A.1.1	1	B2.05.05	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L05 - Fifth Floor	A.1.1	1	B2.05.06	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L05 - Fifth Floor	B.8.0	1	B2.05.07	2B4P	85	73	Yes	Dual	SW	2500	30	32	24.4	13.6	11.4	0.0	24.9	6	6	7	20.7	B2-CB02	7	2	4
B2	L05 - Fifth Floor	B.2.0	1	B2.05.08	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L05 - Fifth Floor	A.1.2	1	B2.05.09	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L05 - Fifth Floor	A.1.2	1	B2.05.10	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L05 - Fifth Floor	B.7.2	1	B2.05.11	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4
			<b>11</b>			<b>698</b>	<b>635</b>	<b>6</b>	<b>4</b>												<b>65</b>	<b>166.1</b>		<b>65</b>	<b>16</b>	<b>32</b>
B2	L06 - Sixth Floor	B.1.3	1	B2.06.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L06 - Sixth Floor	A.1.1	1	B2.06.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L06 - Sixth Floor	B.12.1	1	B2.06.03	2B4P	83	73	Yes	Single	SE	2500	30	33	24.4	14.8	11.4	0.0	26.2	6	6	7	21	B2-CB01	7	2	4
B2	L06 - Sixth Floor	A.6.0	1	B2.06.04	1B2P	52	45	Yes	Dual	NW	2500	23	25	11.4	13.3	0.0	0.0	13.3	3	4	5	21	B2-CB01	5	1	2
B2	L06 - Sixth Floor	A.1.1	1	B2.06.05	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L06 - Sixth Floor	A.1.1	1	B2.06.06	1B2P	48	45	No	Single	SW	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	8	B2-B	5	1	2
B2	L06 - Sixth Floor	B.8.0	1	B2.06.07	2B4P	85	73	Yes	Dual	SW	2500	30	32	24.4	13.6	11.4	0.0	24.9	6	6	7	20.7	B2-CB02	7	2	4
B2	L06 - Sixth Floor	B.2.0	1	B2.06.08	2B4P	80	73	Yes	Dual	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L06 - Sixth Floor	A.1.2	1	B2.06.09	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L06 - Sixth Floor	A.1.2	1	B2.06.10	1B2P	50	45	Yes	Single	NE	2500	23	25	11.4	11.7	0.0	0.0	11.7	3	3	5	11	B2-A	5	1	2
B2	L06 - Sixth Floor	B.7.2	1	B2.06.11	2B4P	77	73	No	Single	NE	2500	30	31	24.4	13.0	11.4	0.0	24.4	6	6	7	12.4	B2-A2	7	2	4
			<b>11</b>			<b>698</b>	<b>635</b>	<b>6</b>	<b>4</b>												<b>65</b>	<b>166.1</b>		<b>65</b>	<b>16</b>	<b>32</b>
B2	L07 - Seventh Floor	B.1.3	1	B2.07.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L07 - Seventh Floor	A.1.1	1	B2.07.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L07 - Seventh Floor	B.12.1	1	B2.07.03	2B4P	83	73	Yes	Dual	SE	2500	30	33	24.4	14.8	11.4	0.0	26.2	6	6	7	21	B2-CB01	7	2	4
B2	L07 - Seventh Floor	A.6.0	1	B2.07.04	1B2P	52	45	Yes	Dual	NW	2500	23	25	11.4	13.3	0.0	0.0	13.3	3	4	5	21	B2-CB01	5	1	2
B2	L07 - Seventh Floor	A.5.0	1	B2.07.05	1B2P	54	45	Yes	Dual	NE	2500	23	27	11.4	12.0	0.0	0.0	12.0	3	4	5	12.4	B2-A2	5	1	2
			<b>5</b>			<b>314</b>	<b>281</b>	<b>3</b>	<b>4</b>												<b>29</b>	<b>86.4</b>		<b>29</b>	<b>7</b>	<b>14</b>
B2	L08 - Eighth Floor	B.1.3	1	B2.08.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L08 - Eighth Floor	A.1.1	1	B2.08.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L08 - Eighth Floor	B.12.1	1	B2.08.03	2B4P	83	73	Yes	Dual	SE	2500	30	33	24.4	14.8	11.4	0.0	26.2	6	6	7	21	B2-CB01	7	2	4
B2	L08 - Eighth Floor	A.6.0	1	B2.08.04	1B2P	52	45	Yes	Dual	NW	2500	23	25	11.4	13.3	0.0	0.0	13.3	3	4	5	21	B2-CB01	5	1	2
B2	L08 - Eighth Floor	A.5.0	1	B2.08.05	1B2P	54	45	Yes	Dual	NE	2500	23	27	11.4	12.0	0.0	0.0	12.0	3	4	5	21	B2-CB01	5	1	2
			<b>5</b>			<b>314</b>	<b>281</b>	<b>3</b>	<b>4</b>												<b>29</b>	<b>95</b>		<b>29</b>	<b>7</b>	<b>14</b>
B2	L09 - Ninth Floor	B.1.3	1	B2.09.01	2B4P	77	73	No	Dual	NE	2500	30	30	24.4	13.0	11.4	0.0	24.4	6	6	7	21	B2-CB01	7	2	4
B2	L09 - Ninth Floor	A.1.1	1	B2.09.02	1B2P	48	45	No	Single	SE	2500	23	24	11.4	11.7	0.0	0.0	11.7	3	4	5	11	B2-A	5	1	2
B2	L09 - Ninth Floor	B.12.1	1	B2.09.03	2B4P	83	73	Yes	Dual	SE	2500	30	33	24.4	14.8	11.4	0.0	26.2	6	6	7	21	B2-CB01	7	2	4
B2	L09 - Ninth Floor	A.6.0	1	B2.09.04	1B2P	52	45	Yes	Dual	NW	2500	23	25	11.4	13.3	0.0	0.0	13.3	3	4	5	21	B2-CB01	5	1	2
B2	L09 - Ninth Floor	A.5.0	1	B2.09.05	1B2P	54	45	Yes	Dual	NE	2500	23	27	11.4	12.0	0.0	0.0	12.0	3	4	5	21	B2-CB01	5	1	2
			<b>5</b>			<b>314</b>	<b>281</b>	<b>3</b>	<b>4</b>												<b>29</b>	<b>95</b>		<b>29</b>	<b>7</b>	<b>14</b>
B2	L10 - Tenth Floor	C.8.0																								

# Appendix A - Housing Quality Assessment

## BLOCK C- HOUSING QUALITY ASSESSMENT SCHEDULE

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg-Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces
C	First Floor	C11	1	101	2B4P	87	73	Yes	Dual	NE	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	First Floor	C01	1	102	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C01	1	103	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C01	1	104	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C02	1	105	2B4P	80	73	Yes	Dual	SE	2,500	30	30.4	24.4	15.5	12.1	0.0	27.6	6	6.0	7	7	Balcony	7	2	4
C	First Floor	C11	1	106	2B4P	87	73	Yes	Dual	SW	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	18.51	Terrace	7	2	4
C	First Floor	C01	1	107	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	11.6	Terrace	5	1	2
C	First Floor	C01	1	108	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	11.04	Terrace	5	1	2
C	First Floor	C03	1	109	2B4P	78	73	No	Dual	NW	2,500	30	29.7	24.4	14.6	11.7	0.0	26.3	6	6.0	7	7	Balcony	7	2	4
C	First Floor	C12	1	110	2B4P	79	73	No	Dual	NE	2,500	30	31.6	24.4	13.0	12.0	0.0	25.0	6	6.1	7	19.78	Terrace	7	2	4
C	First Floor	C01	1	111	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	11.97	Terrace	5	1	2
C	First Floor	C01	1	112	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	11.14	Terrace	5	1	2
C	First Floor	C03	1	113	2B4P	79	73	No	Dual	SE	2,500	30	29.7	24.4	14.6	11.7	0.0	26.3	6	6.0	7	7	Balcony	7	2	4
C	First Floor	C02	1	114	2B4P	82	73	Yes	Dual	SW	2,500	30	31.7	24.4	15.9	12.5	0.0	28.4	6	6.1	7	7	Balcony	7	2	4
C	First Floor	C01	1	115	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C01	1	116	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C01	1	117	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	First Floor	C13	1	118	2B3P	74	73	No	Dual	SW	2,500	30	39.0	20.1	13.1	9.4	0.0	22.5	6	5.5	6	7	Balcony	6	2	3
			<b>18</b>			<b>1142</b>	<b>1034</b>	<b>14</b>	<b>8</b>												<b>105</b>	<b>156.04</b>		<b>105</b>	<b>26</b>	<b>51</b>
C	Second Floor	C11	1	201	2B4P	87	73	Yes	Dual	NE	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	Second Floor	C01	1	202	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	203	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	204	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C02	1	205	2B4P	80	73	Yes	Dual	SE	2,500	30	30.4	24.4	15.5	12.1	0.0	27.6	6	6.0	7	7	Balcony	7	2	4
C	Second Floor	C03	1	206	2B4P	78	73	No	Dual	SW	2,500	30	29.7	24.4	14.6	11.7	0.0	26.3	6	6.0	7	7	Balcony	7	2	4
C	Second Floor	C01	1	207	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	208	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C11	1	209	2B4P	87	73	Yes	Dual	NW	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	Second Floor	C12	1	210	2B4P	80	73	No	Dual	NE	2,500	30	31.6	24.4	13.0	12.0	0.0	25.0	6	6.1	7	7	Balcony	7	2	4
C	Second Floor	C01	1	211	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	212	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C03	1	213	2B4P	79	73	No	Dual	SE	2,500	30	29.7	24.4	14.6	11.7	0.0	26.3	6	6.0	7	7	Balcony	7	2	4
C	Second Floor	C02	1	214	2B4P	82	73	Yes	Dual	SW	2,500	30	31.7	24.4	15.9	12.5	0.0	28.4	6	6.1	7	7	Balcony	7	2	4
C	Second Floor	C01	1	215	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	216	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C01	1	217	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Second Floor	C13	1	218	2B3P	74	73	No	Dual	SW	2,500	30	39.0	20.1	13.1	9.4	0.0	22.5	6	5.5	5	7	Balcony	5	2	3
			<b>18</b>			<b>1142</b>	<b>1034</b>	<b>14</b>	<b>8</b>												<b>104</b>	<b>106</b>		<b>104</b>	<b>26</b>	<b>51</b>
C	Third Floor	C11	1	301	2B4P	87	73	Yes	Dual	NE	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	Third Floor	C01	1	302	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	303	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	304	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C02	1	305	2B4P	80	73	Yes	Dual	SE	2,500	30	30.4	24.4	15.5	12.1	0.0	27.6	6	6.0	7	7	Balcony	7	2	4
C	Third Floor	C03	1	306	2B4P	78	73	No	Dual	SW	2,500	30	29.7	24.4	14.6	11.7	0.0	26.3	6	6.0	7	7	Balcony	7	2	4
C	Third Floor	C01	1	307	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	308	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C11	1	309	2B4P	87	73	Yes	Dual	NW	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	Third Floor	C12	1	310	2B4P	80	73	No	Dual	NE	2,500	30	31.6	24.4	13.0	12.0	0.0	25.0	6	6.1	7	7	Balcony	7	2	4
C	Third Floor	C01	1	311	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	312	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C03	1	313	2B4P	79	73	No	Dual	SE	2,500	30	29.7	24.4	14.5	11.7	0.0	26.2	6	6.0	7	7	Balcony	7	2	4
C	Third Floor	C02	1	314	2B4P	82	73	Yes	Dual	SW	2,500	30	31.7	24.4	15.9	12.5	0.0	28.4	6	6.1	7	7	Balcony	7	2	4
C	Third Floor	C01	1	315	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	316	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C01	1	317	1B2P	50	45	Yes	Single	W	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Third Floor	C13	1	318	2B3P	74	73	No	Dual	SW	2,500	30	29.0	21.1	13.1	9.4	0.0	22.5	6	5.5	6	7	Balcony	6	2	3
			<b>18</b>			<b>1142</b>	<b>1034</b>	<b>14</b>	<b>8</b>												<b>105</b>	<b>106</b>		<b>105</b>	<b>26</b>	<b>51</b>
C	Fourth Floor	C11	1	401	2B4P	87	73	Yes	Dual	NE	2,500	30	33.5	24.4	13.0	12.0	0.0	25.0	6	6.5	7	7	Balcony	7	2	4
C	Fourth Floor	C01	1	402	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Fourth Floor	C01	1	403	1B2P	50	45	Yes	Single	E	2,500	23	24.3	11.4	11.6	0.0	0.0	11.6	3	3.4	5	5	Balcony	5	1	2
C	Fourth Floor																									



# Appendix A - Housing Quality Assessment

## BLOCK D- HOUSING QUALITY ASSESSMENT SCHEDULE

Plot	Level	Type	Count	Number	Name	Area m2	Required Area m2	10% Oversized Apartment	Dual Aspect	Orientation	Ceiling Height Living/Dining/Bedrooms) mm	Required Agg LKD Area m2	Provided LKD Area m2	Required Agg. Bedroom Area m2	Bed 01 m2	Bed 02 m2	Bed 03 m2	Provided Agg Bedroom Area m2	Required Min Storage Area m2	Provided Storage Area m2	Required Private Amenity m2	Provided Private Amenity m2*	Amenity Type	Communal Amenity Area Required m2	No. of Bedrooms	No. of Bedspaces
D	Ground Floor	D01	1	1	1B2P	50	45	Yes	Single	S	2,700	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	7.08	Terrace	5	1	2
D	Ground Floor	D01	1	2	1B2P	50	45	Yes	Single	S	2,700	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	16.71	Terrace	5	1	2
D	Ground Floor	D02	1	3	1B2P	56	45	Yes	Dual	SW	2,700	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.2	5	22.14	Terrace	5	1	2
			<b>3</b>			<b>157</b>	<b>135</b>	<b>3</b>	<b>1</b>												<b>15</b>	<b>45.93</b>		<b>15</b>	<b>3</b>	<b>6</b>
D	First Floor	D05	1	101	2B4P	88	73	Yes	Dual	NW	2,500	30	45.3	24.4	13.5	11.7	0.0	25.2	6	6.0	7	10	Balcony	7	2	4
D	First Floor	D02	1	102	1B2P	58	45	Yes	Dual	SW	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.2	5	5	Balcony	5	1	2
D	First Floor	D01	1	103	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	First Floor	D01	1	104	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	First Floor	D01	1	105	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	8.48	Balcony	5	1	2
D	First Floor	D01	1	106	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	First Floor	D01	1	107	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	First Floor	D03	1	108	1B2P	58	45	Yes	Dual	SE	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.2	5	5	Balcony	5	1	2
D	First Floor	D05	1	109	2B4P	88	73	Yes	Dual	NE	2,500	30	45.3	24.4	13.5	11.7	0.0	25.2	6	6.0	7	10	Balcony	7	2	4
			<b>9</b>			<b>546</b>	<b>461</b>	<b>9</b>	<b>4</b>												<b>49</b>	<b>58.48</b>		<b>49</b>	<b>11</b>	<b>22</b>
D	Second Floor	D05	1	201	2B4P	88	73	Yes	Dual	NW	2,500	30	45.3	24.4	13.5	11.7	0.0	25.2	6	6.4	7	10	Balcony	7	2	4
D	Second Floor	D02	1	202	1B2P	58	45	Yes	Dual	SW	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.2	5	5	Balcony	5	1	2
D	Second Floor	D01	1	203	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	Second Floor	D01	1	204	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	Second Floor	D01	1	205	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	8.48	Balcony	5	1	2
D	Second Floor	D01	1	206	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	Second Floor	D01	1	207	1B2P	51	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	5	Balcony	5	1	2
D	Second Floor	D03	1	208	1B2P	58	45	Yes	Dual	SE	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.2	5	5	Balcony	5	1	2
D	Second Floor	D05	1	209	2B4P	88	73	Yes	Dual	NE	2,500	30	45.3	24.4	13.5	11.7	0.0	25.2	6	6.4	7	10	Balcony	7	2	4
			<b>9</b>			<b>546</b>	<b>461</b>	<b>9</b>	<b>4</b>												<b>49</b>	<b>58.48</b>		<b>49</b>	<b>11</b>	<b>22</b>
D	Third Floor	D04	1	301	1B2P	59	45	Yes	Dual	NW	2,500	23	26.8	11.4	12.2	0.0	0.0	12.2	3	3.4	5	27	Balcony & Terrace	5	1	2
D	Third Floor	D06	1	302	2B4P	105	73	Yes	Dual	SW	2,500	30	44.0	24.4	16.0	18.2	0.0	34.2	6	6.6	7	31	Balcony & Terrace	7	2	4
D	Third Floor	D01	1	303	1B2P	50	45	Yes	Single	S	2,500	23	25.0	11.4	11.5	0.0	0.0	11.5	3	3.4	5	8	Balcony	5	1	2
D	Third Floor	D06	1	304	2B4P	105	73	Yes	Dual	SE	2,500	30	44.0	24.4	16.0	18.2	0.0	34.2	6	6.6	7	31	Balcony & Terrace	7	2	4
D	Third Floor	D04	1	305	1B2P	59	45	Yes	Dual	NE	2,500	23	26.8	11.4	12.2	0.0	0.0	12.2	3	3.4	5	27	Balcony & Terrace	5	1	2
			<b>5</b>			<b>379</b>	<b>281</b>	<b>5</b>	<b>4</b>												<b>29</b>	<b>125</b>		<b>29</b>	<b>7</b>	<b>14</b>

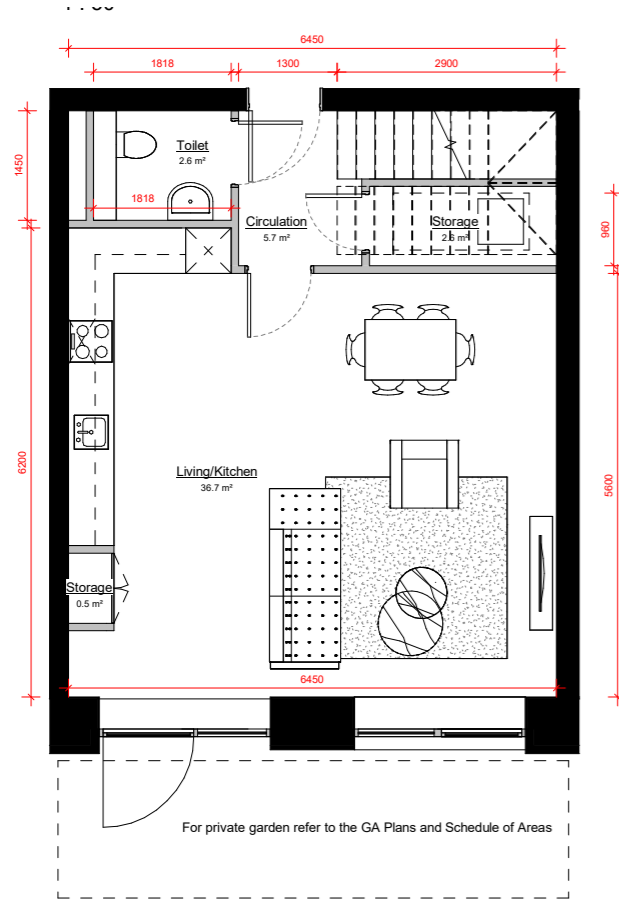
**BUILDING D TOTALS** **26** **1628.01** **1338** **26** **13** **142** **287.71** **142** **32** **64**

\* Minimum balcony depth varies between balcony type - minimum 1.6m

# Appendix B

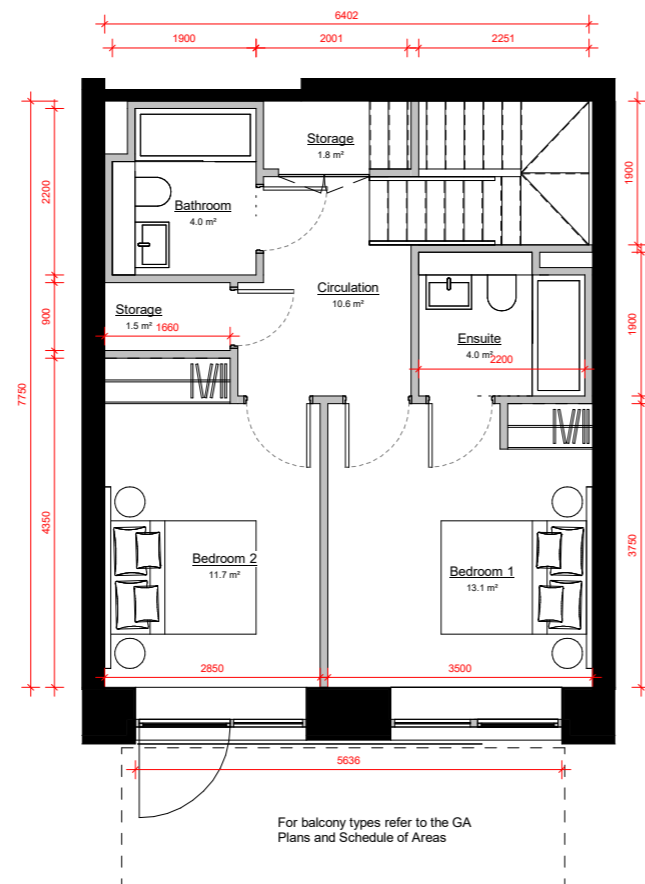


## 7.2 Appendix B: All Apartment Unit Types

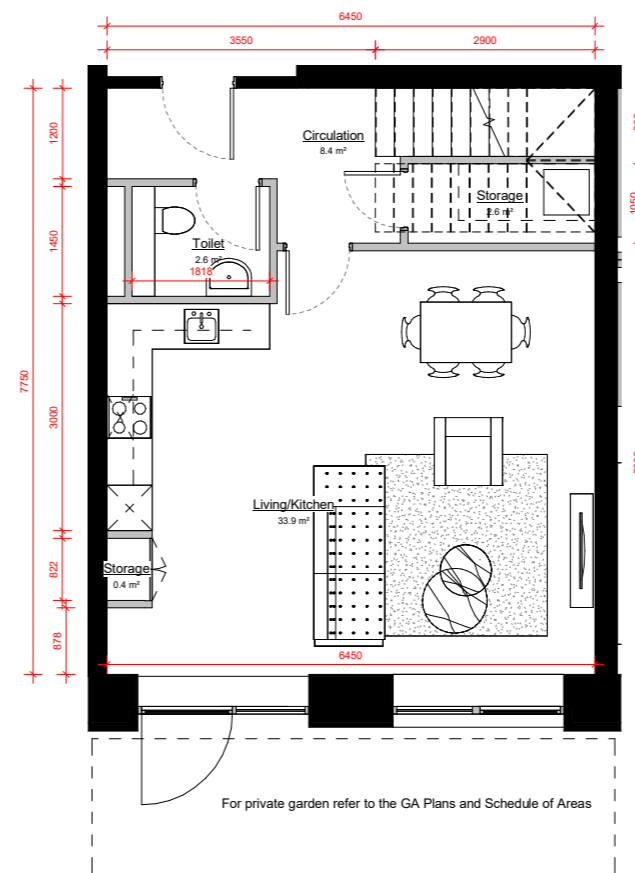


**Apartment Type D.1.0-GF**  
1 : 50

D.1.0 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.0 m <sup>2</sup>	
Bedroom 1	13.1 m <sup>2</sup>	13
Bedroom 2	11.7 m <sup>2</sup>	11.4
Circulation	16.3 m <sup>2</sup>	
Ensuite	4.0 m <sup>2</sup>	
Living/Kitchen	36.7 m <sup>2</sup>	30
Storage	6.3 m <sup>2</sup>	6
Toilet	2.6 m <sup>2</sup>	
Gross Area	100 m <sup>2</sup>	73

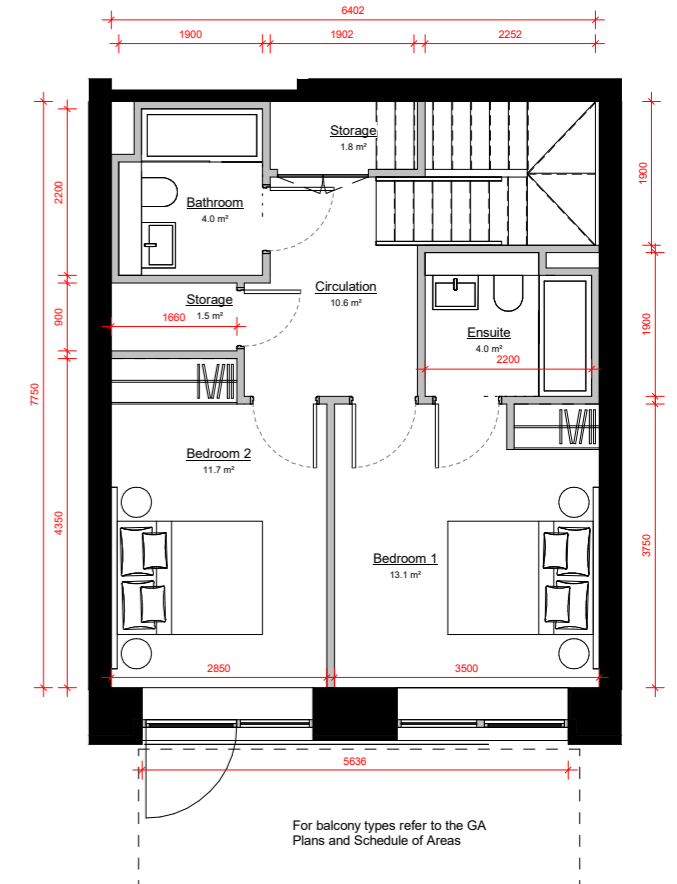


**Apartment Type D.1.0-FF**  
1 : 50



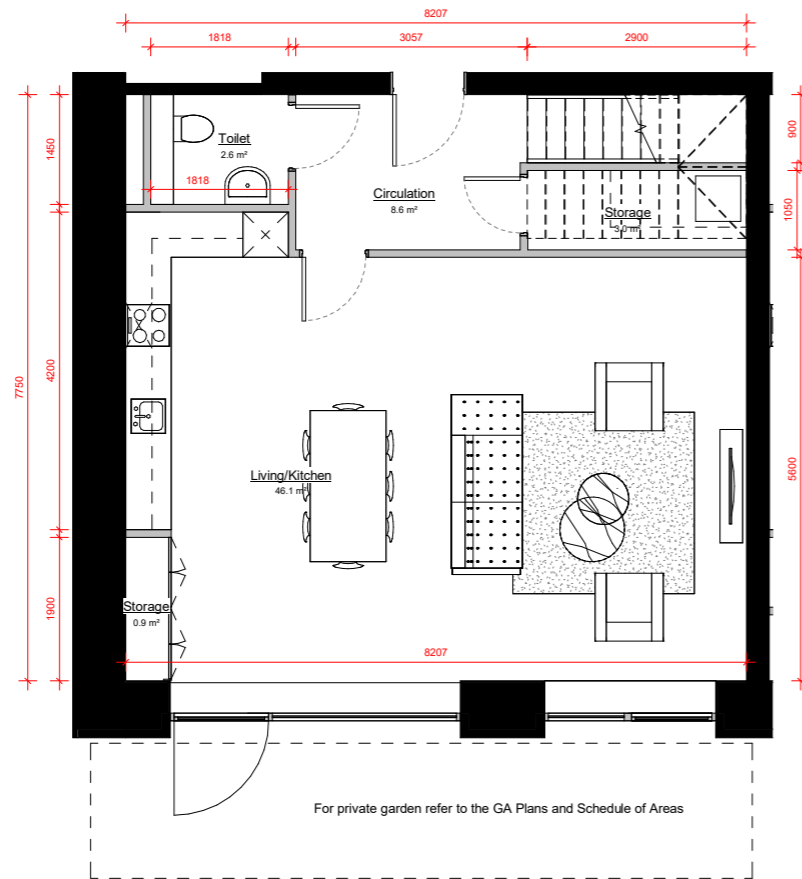
**Apartment Type D.1.1-GF**  
1 : 50

D.1.1 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.0 m <sup>2</sup>	
Bedroom 1	13.1 m <sup>2</sup>	13
Bedroom 2	11.7 m <sup>2</sup>	11.4
Circulation	19.0 m <sup>2</sup>	
Ensuite	4.0 m <sup>2</sup>	
Living/Kitchen	33.9 m <sup>2</sup>	30
Storage	6.3 m <sup>2</sup>	6
Toilet	2.6 m <sup>2</sup>	
Gross Area	100 m <sup>2</sup>	73 m <sup>2</sup>



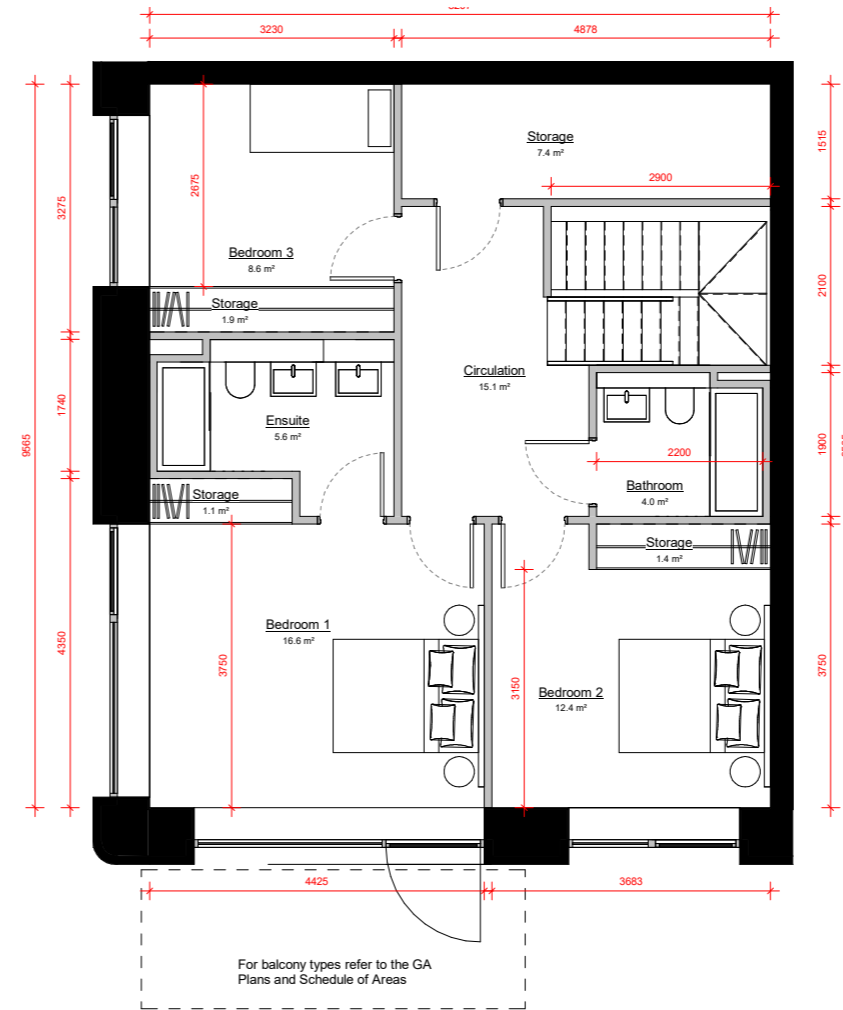
**Apartment Type D.1.1-FF**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types



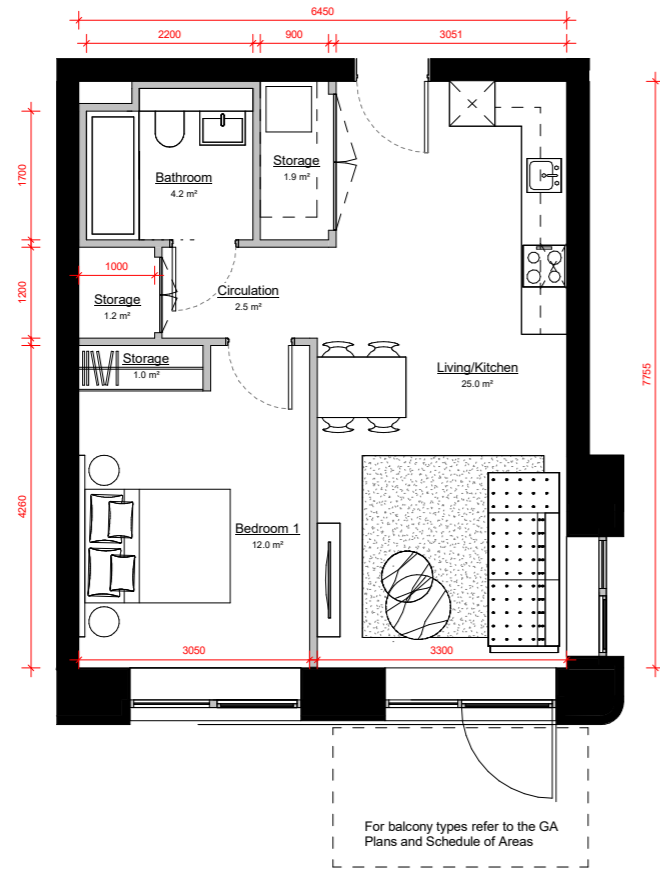
**Apartment Type E.1.0-GF**  
1 : 50

E.1.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.0 m <sup>2</sup>	
Bedroom 1	16.6 m <sup>2</sup>	13
Bedroom 2	12.4 m <sup>2</sup>	11.4
Bedroom 3	8.6 m <sup>2</sup>	7.1
Circulation	23.7 m <sup>2</sup>	
Ensuite	5.6 m <sup>2</sup>	
Living/Kitchen	46.1 m <sup>2</sup>	34
Storage	15.8 m <sup>2</sup>	9
Toilet	2.6 m <sup>2</sup>	
Gross Area	142 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type E.1.0-FF**  
1 : 50

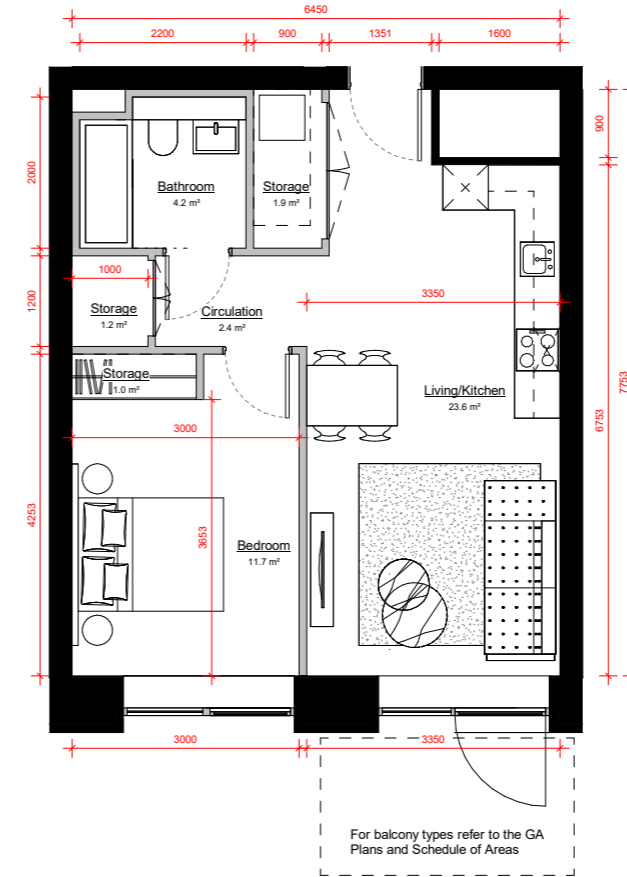
## 7.2 Appendix B: All Apartment Unit Types



A.1.0 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	12.0 m <sup>2</sup>	11.4
Circulation	2.5 m <sup>2</sup>	
Living/Kitchen	25.0 m <sup>2</sup>	23
Storage	4.1 m <sup>2</sup>	3
Gross Area	50 m <sup>2</sup>	45

For balcony types refer to the GA Plans and Schedule of Areas

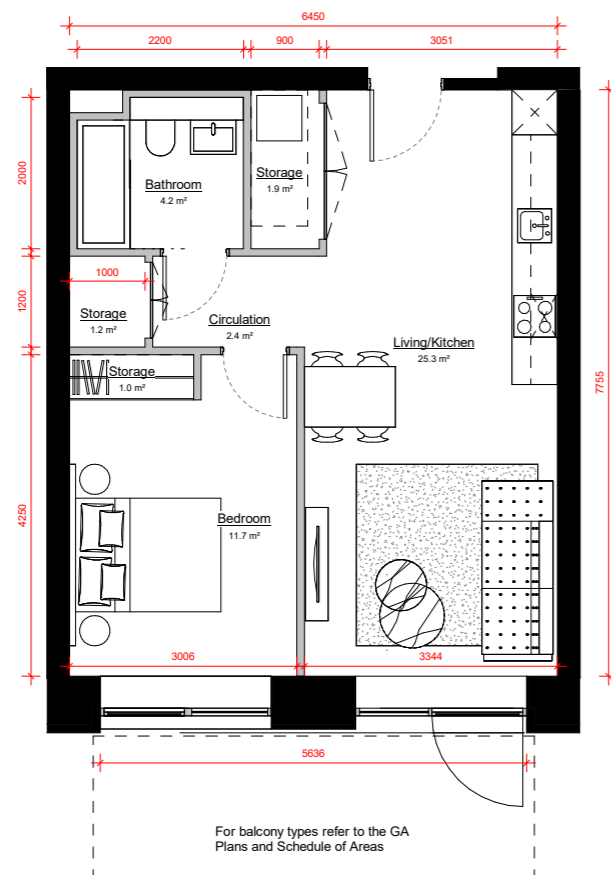
**Apartment Type A.1.0**  
1 : 50



A.1.1 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom	11.7 m <sup>2</sup>	11.4
Circulation	2.4 m <sup>2</sup>	
Living/Kitchen	23.6 m <sup>2</sup>	23
Storage	4.1 m <sup>2</sup>	3
Gross Area	49 m <sup>2</sup>	45

For balcony types refer to the GA Plans and Schedule of Areas

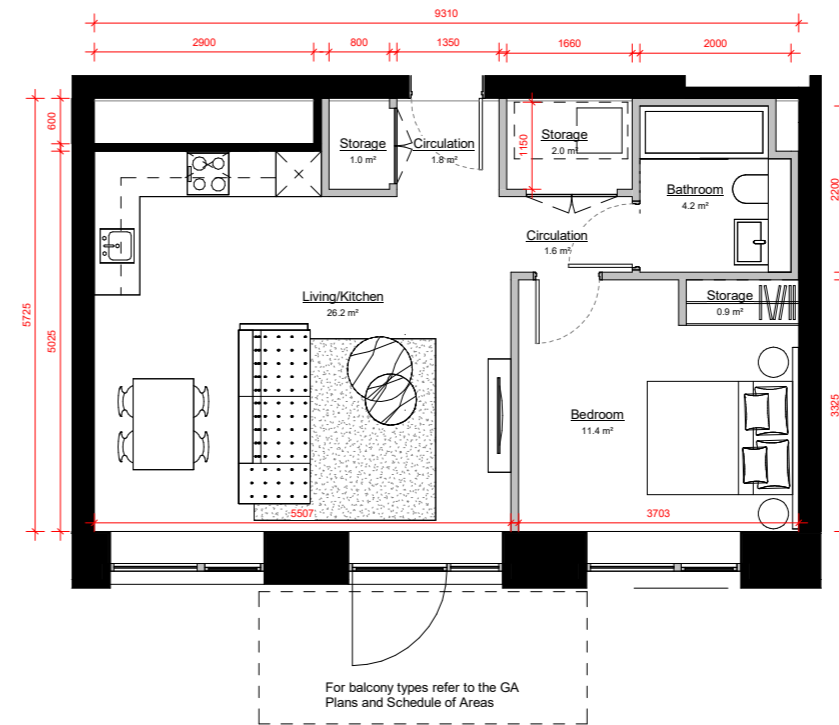
**Apartment Type A.1.1**  
1 : 50



A.1.2 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom	11.7 m <sup>2</sup>	11.4
Circulation	2.4 m <sup>2</sup>	
Living/Kitchen	25.3 m <sup>2</sup>	23
Storage	4.1 m <sup>2</sup>	3
Gross Area	50 m <sup>2</sup>	45

For balcony types refer to the GA Plans and Schedule of Areas

**Apartment Type A.1.2**  
1 : 50

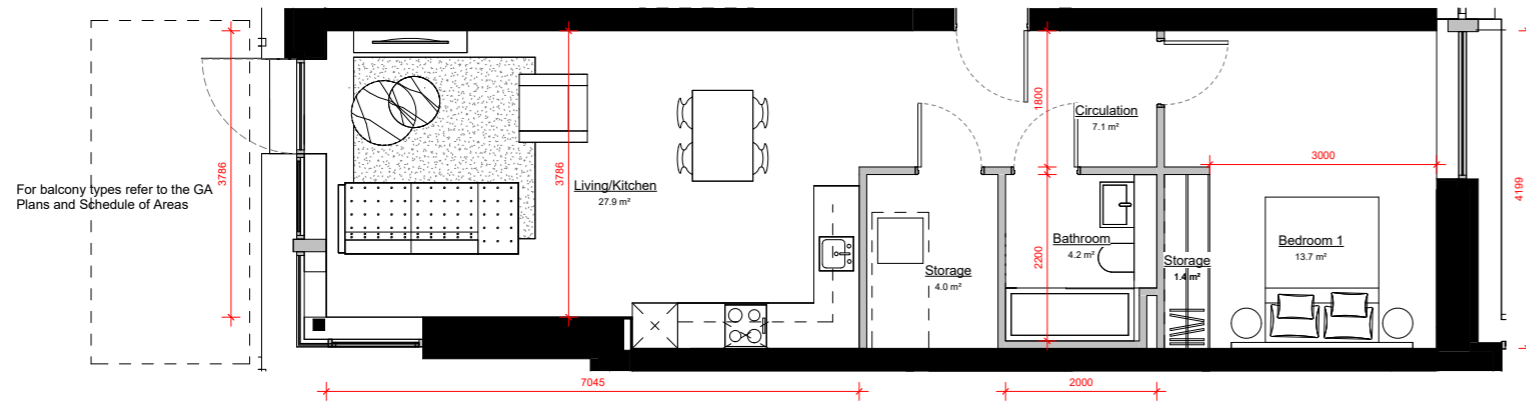


A.2.0 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom	11.4 m <sup>2</sup>	11.4
Circulation	3.4 m <sup>2</sup>	
Living/Kitchen	26.2 m <sup>2</sup>	23
Storage	3.8 m <sup>2</sup>	3
Gross Area	51 m <sup>2</sup>	45

For balcony types refer to the GA Plans and Schedule of Areas

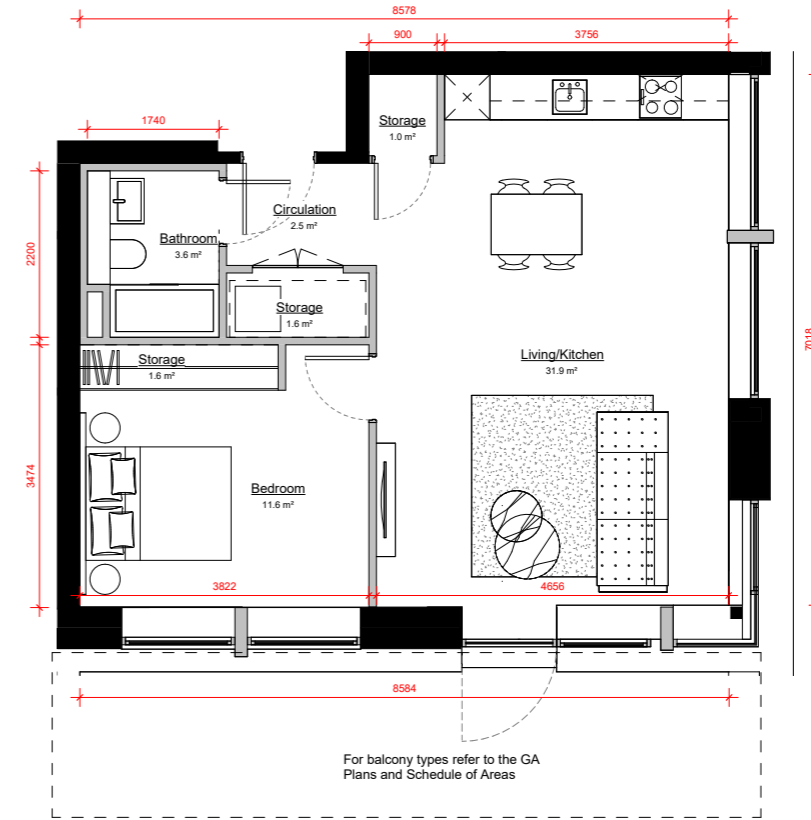
**Apartment Type A.2.0**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types



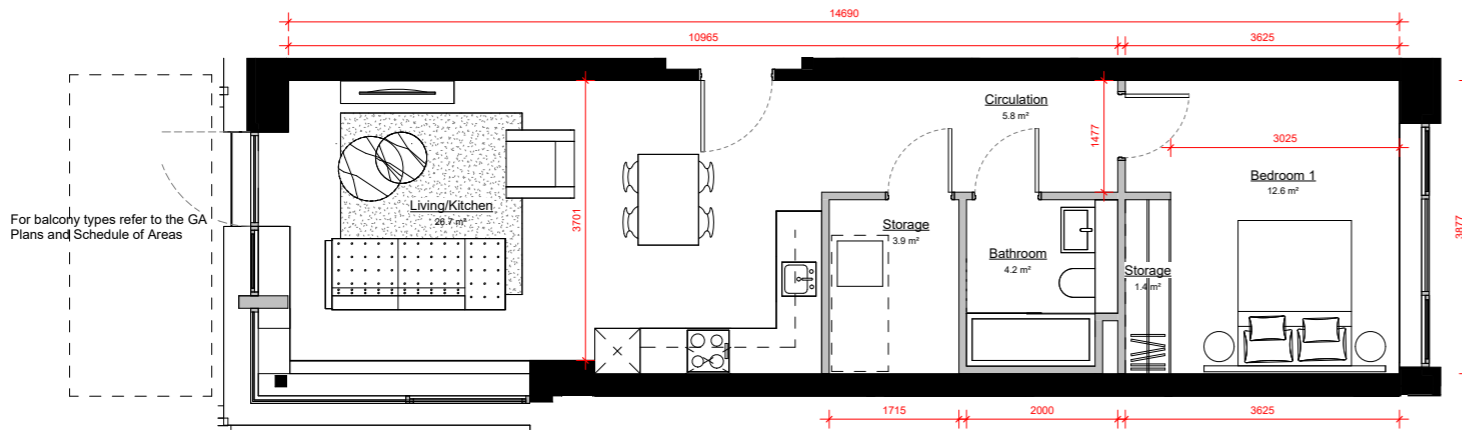
**Apartment Type A.3.0**  
1 : 50

A.3.0 - 1B2P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.7 m <sup>2</sup>	11.4
Circulation	7.1 m <sup>2</sup>	
Living/Kitchen	27.9 m <sup>2</sup>	23
Storage	5.4 m <sup>2</sup>	3
Gross Area	59.9 m <sup>2</sup>	45 m <sup>2</sup>



**Apartment Type A.4.0**  
1 : 50

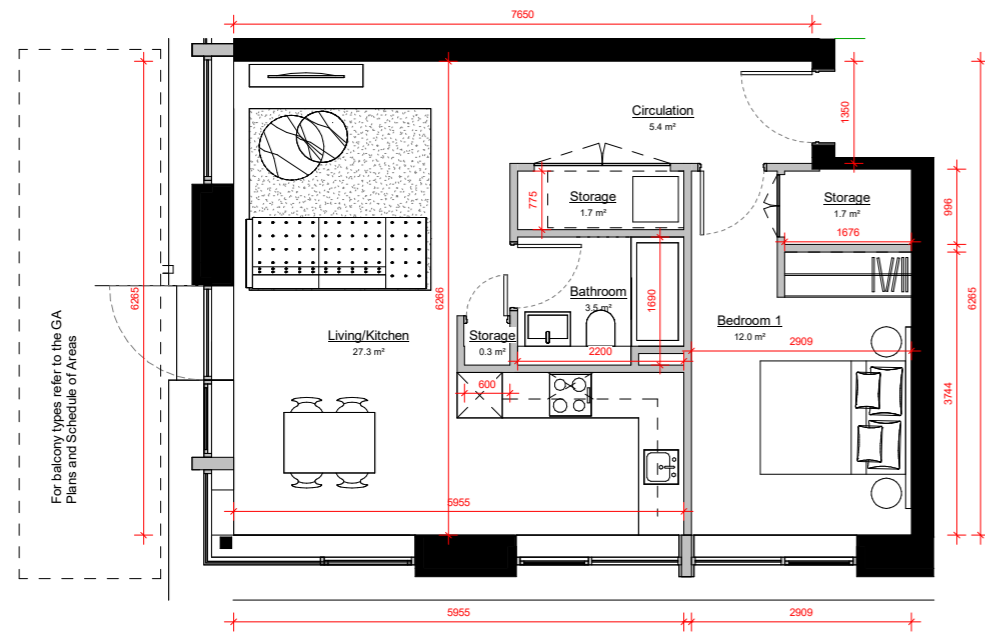
A.4.0 - 1B2P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.6 m <sup>2</sup>	
Bedroom	11.6 m <sup>2</sup>	11.4
Circulation	2.5 m <sup>2</sup>	
Living/Kitchen	31.9 m <sup>2</sup>	23
Storage	4.1 m <sup>2</sup>	3
Gross Area	56 m <sup>2</sup>	45 m <sup>2</sup>



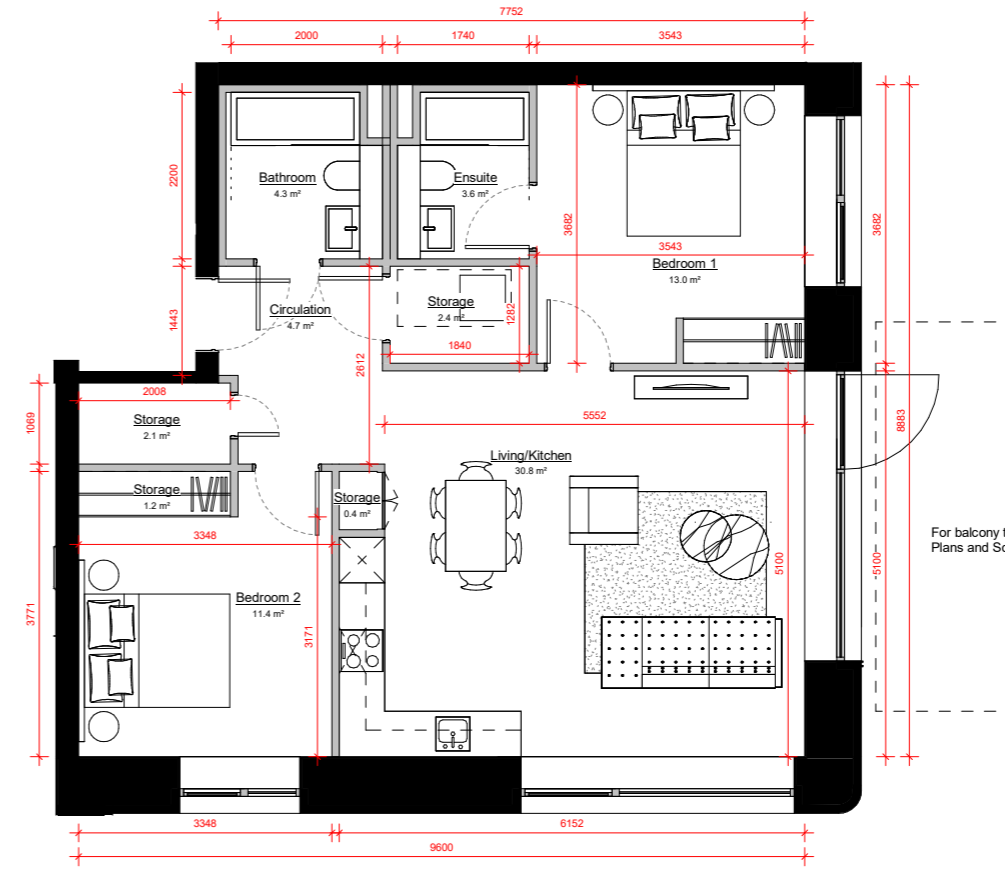
**Apartment Type A.3.1**  
1 : 50

A.3.1 - 1B2P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	12.6 m <sup>2</sup>	11.4
Circulation	5.8 m <sup>2</sup>	
Living/Kitchen	26.7 m <sup>2</sup>	23
Storage	5.3 m <sup>2</sup>	3
Gross Area	56 m <sup>2</sup>	45 m <sup>2</sup>

## 7.2 Appendix B: All Apartment Unit Types

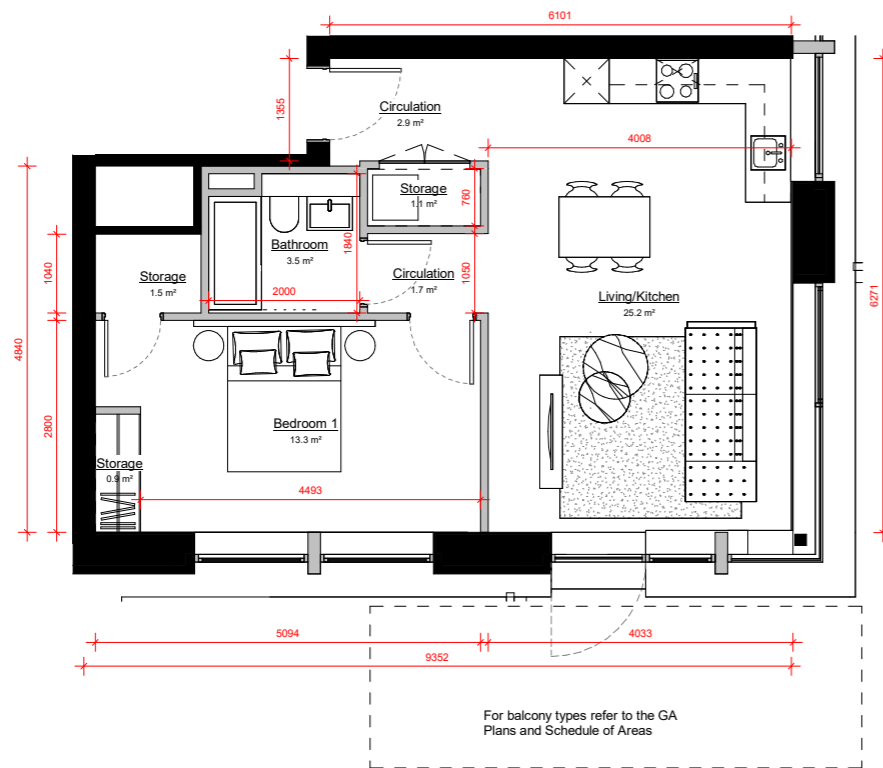


A.5.0 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	3.5 m²	
Bedroom 1	12.0 m²	11.4
Circulation	5.4 m²	
Living/Kitchen	27.3 m²	23
Storage	3.7 m²	3
Gross Area	54 m²	45



B.1.0 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.3 m²	
Bedroom 1	13.0 m²	13
Bedroom 2	11.4 m²	11.4
Circulation	4.7 m²	
Ensuite	3.6 m²	
Living/Kitchen	30.8 m²	30
Storage	6.1 m²	6
Gross Area	78 m²	73

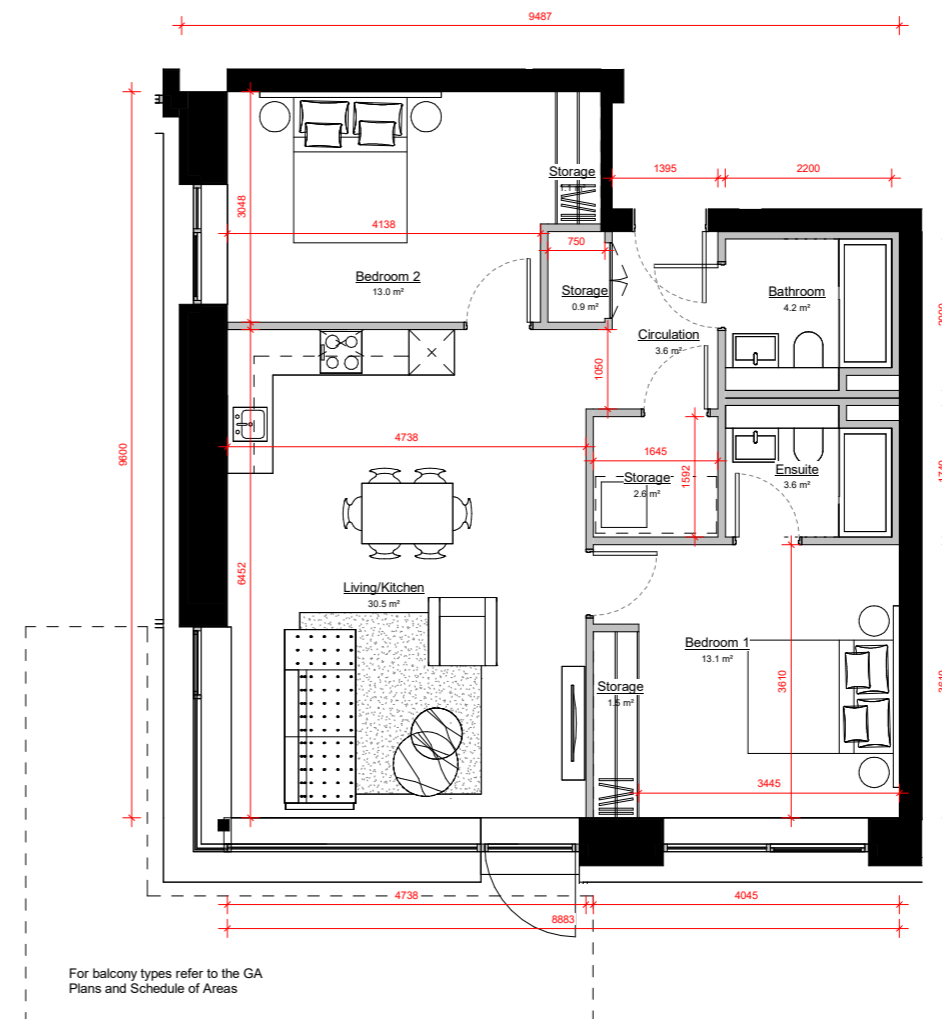
**Apartment Type A.5.0**  
1 : 50



A.6.0 - 1B2P		
	Actual Area (m2)	Required Area
Bathroom	3.5 m²	
Bedroom 1	13.3 m²	11.4
Circulation	4.5 m²	
Living/Kitchen	25.2 m²	23
Storage	3.5 m²	3
Gross Area	52 m²	45

**Apartment Type A.6.0**  
1 : 50

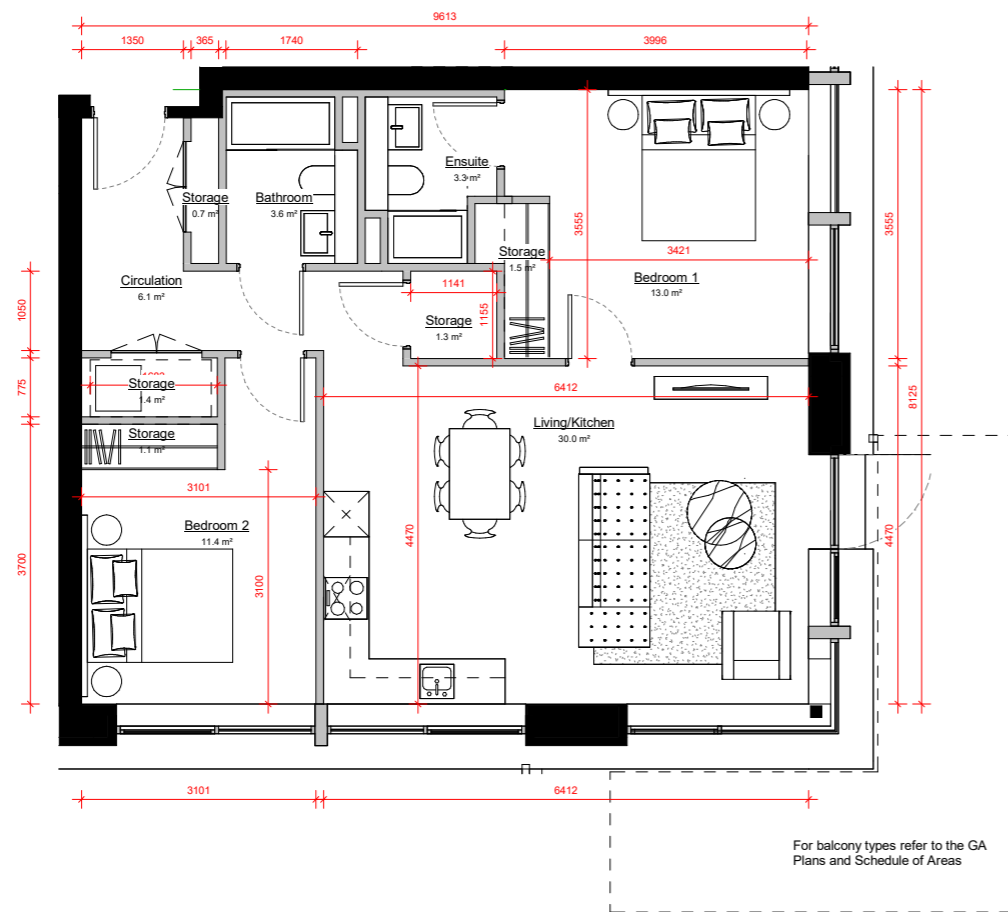
**Apartment Type B.1.0**  
1 : 50



B.1.1 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m²	
Bedroom 1	13.1 m²	13
Bedroom 2	13.0 m²	11.4
Circulation	3.6 m²	
Ensuite	3.6 m²	
Living/Kitchen	30.5 m²	30
Storage	6.0 m²	6
Gross Area	78 m²	73

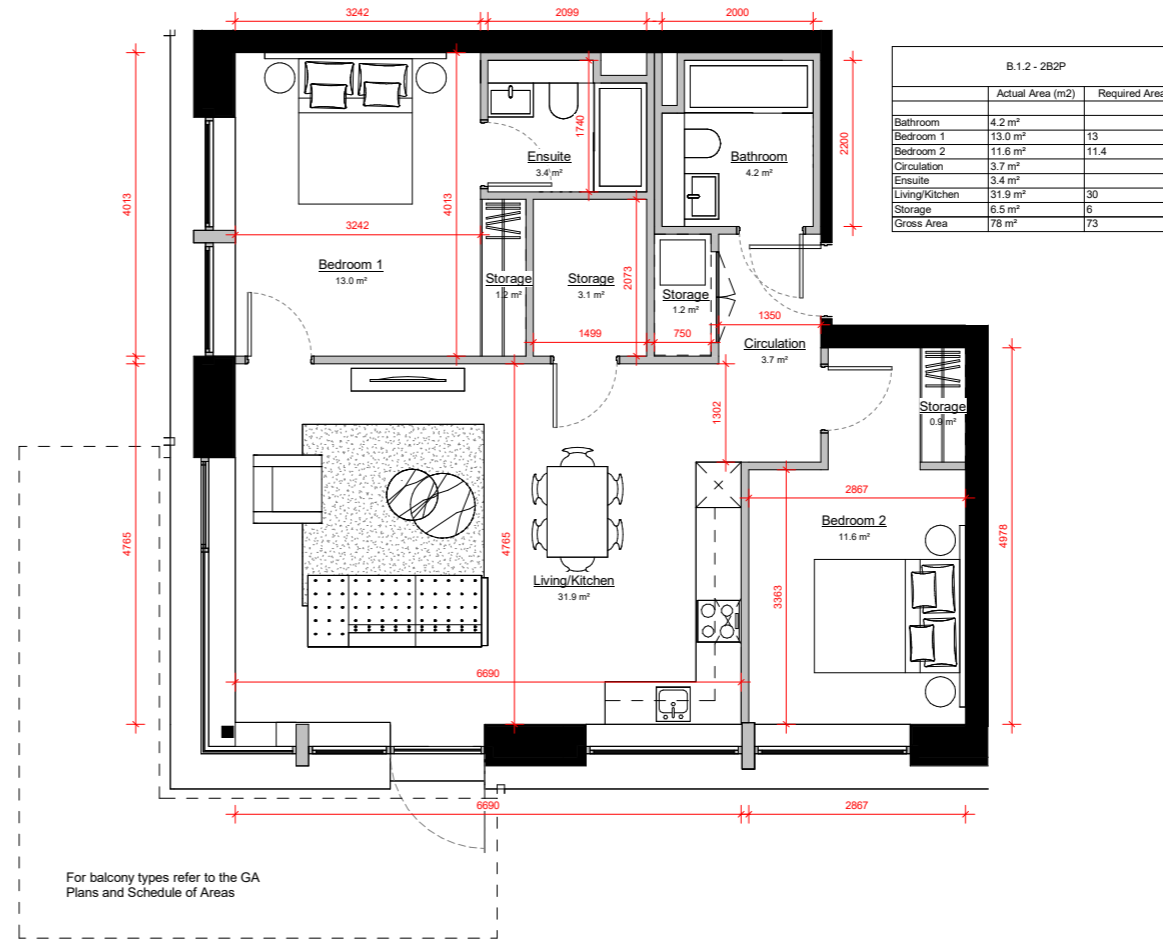
**Apartment Type B.1.1**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types



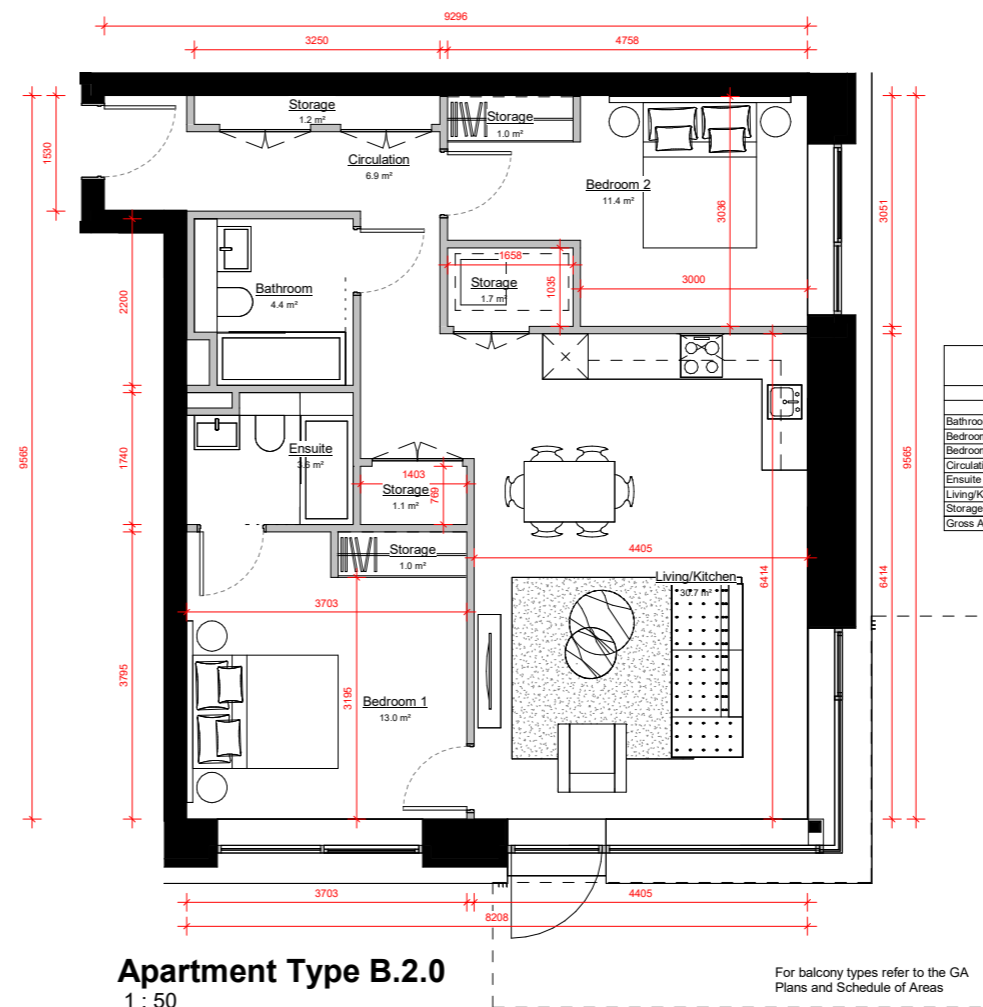
**Apartment Type B.1.3**  
1 : 50

B.1.3 - 2B2P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.6 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	6.1 m <sup>2</sup>	
Ensuite	3.3 m <sup>2</sup>	
Living/Kitchen	30.0 m <sup>2</sup>	30
Storage	6.0 m <sup>2</sup>	6
Gross Area	77 m <sup>2</sup>	73



**Apartment Type B.1.2**

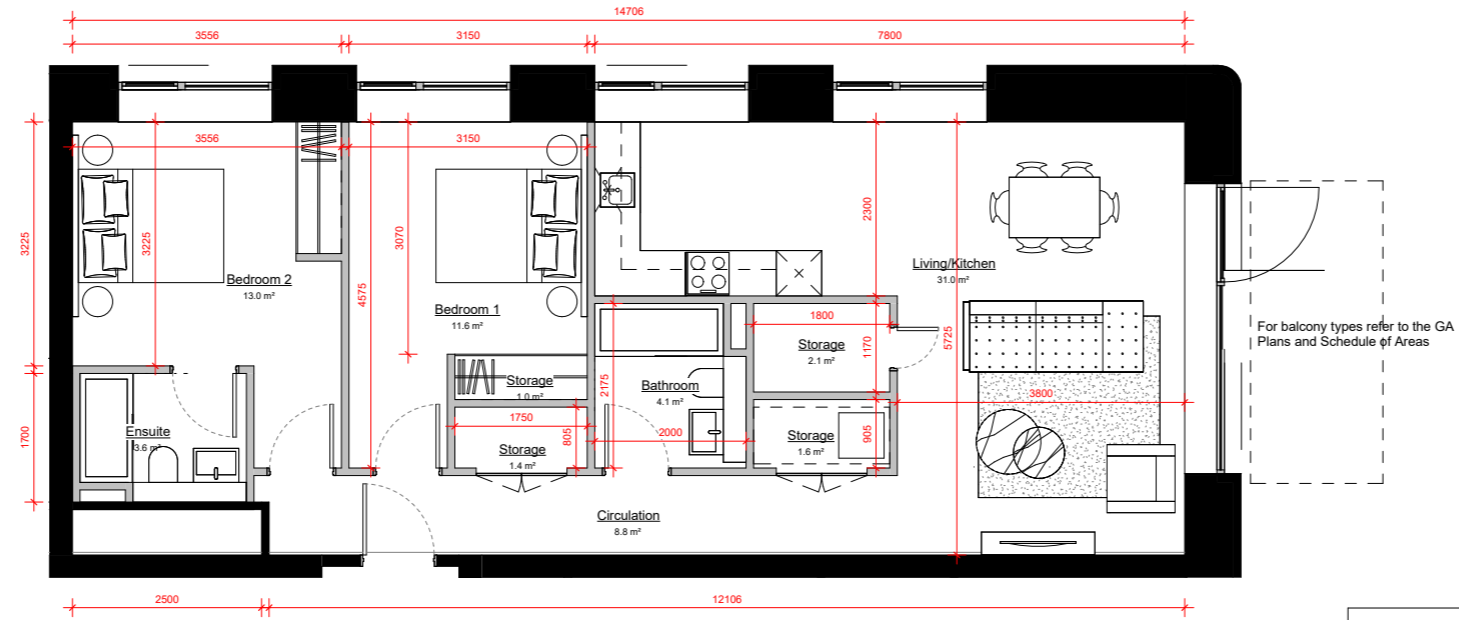
B.1.2 - 2B2P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.6 m <sup>2</sup>	11.4
Circulation	3.7 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	31.9 m <sup>2</sup>	30
Storage	6.5 m <sup>2</sup>	6
Gross Area	78 m <sup>2</sup>	73



**Apartment Type B.2.0**  
1 : 50

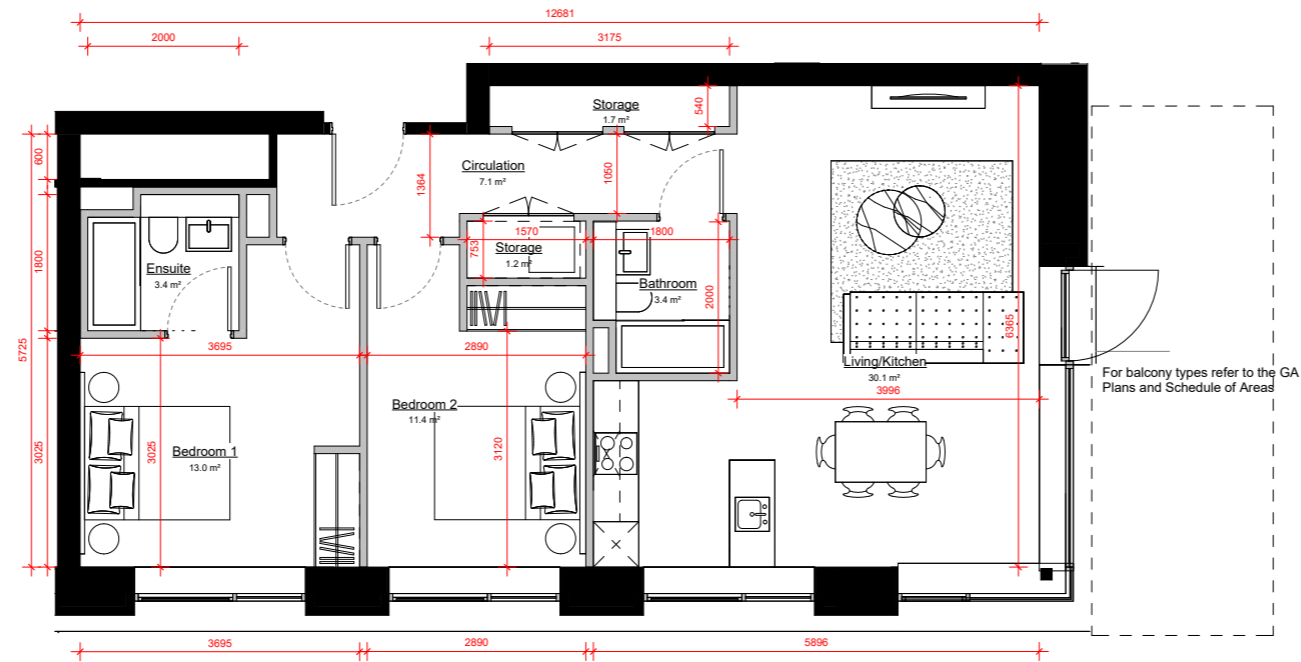
B.2.0 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.4 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	6.9 m <sup>2</sup>	
Ensuite	3.6 m <sup>2</sup>	
Living/Kitchen	30.7 m <sup>2</sup>	30
Storage	6.1 m <sup>2</sup>	6
Gross Area	80 m <sup>2</sup>	73

## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type B.3.0**  
1 : 50

B.3.0 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.1 m <sup>2</sup>	
Bedroom 1	11.6 m <sup>2</sup>	11.4
Bedroom 2	13.0 m <sup>2</sup>	13
Circulation	8.8 m <sup>2</sup>	
Ensuite	3.6 m <sup>2</sup>	
Living/Kitchen	31.0 m <sup>2</sup>	30
Storage	6.2 m <sup>2</sup>	6
Gross Area	82 m <sup>2</sup>	73

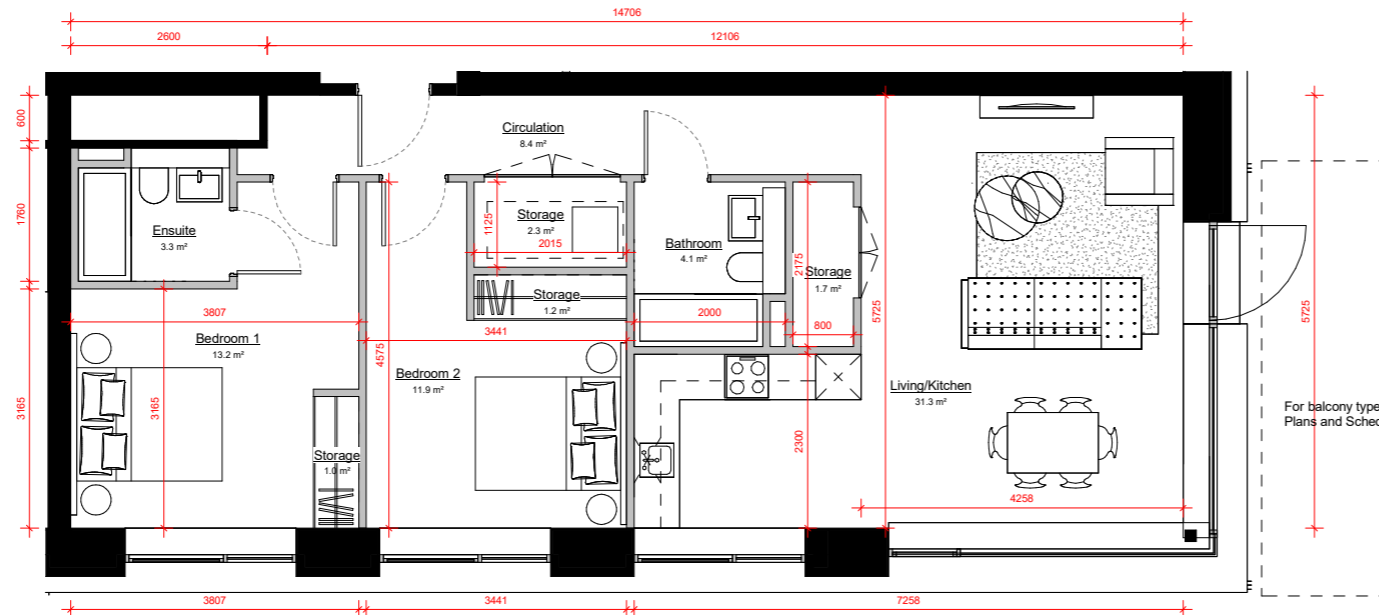


**Apartment Type B.3.1**  
1 : 50

B.3.1 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.4 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	7.1 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	30.1 m <sup>2</sup>	30
Storage	2.9 m <sup>2</sup> (+4.3 m <sup>2</sup> )	6
Gross Area	75 m <sup>2</sup>	73 m <sup>2</sup>

\*Extra storage provided in Ground Floor storage room  
Total combined area including GF storage: 79.3 m<sup>2</sup>

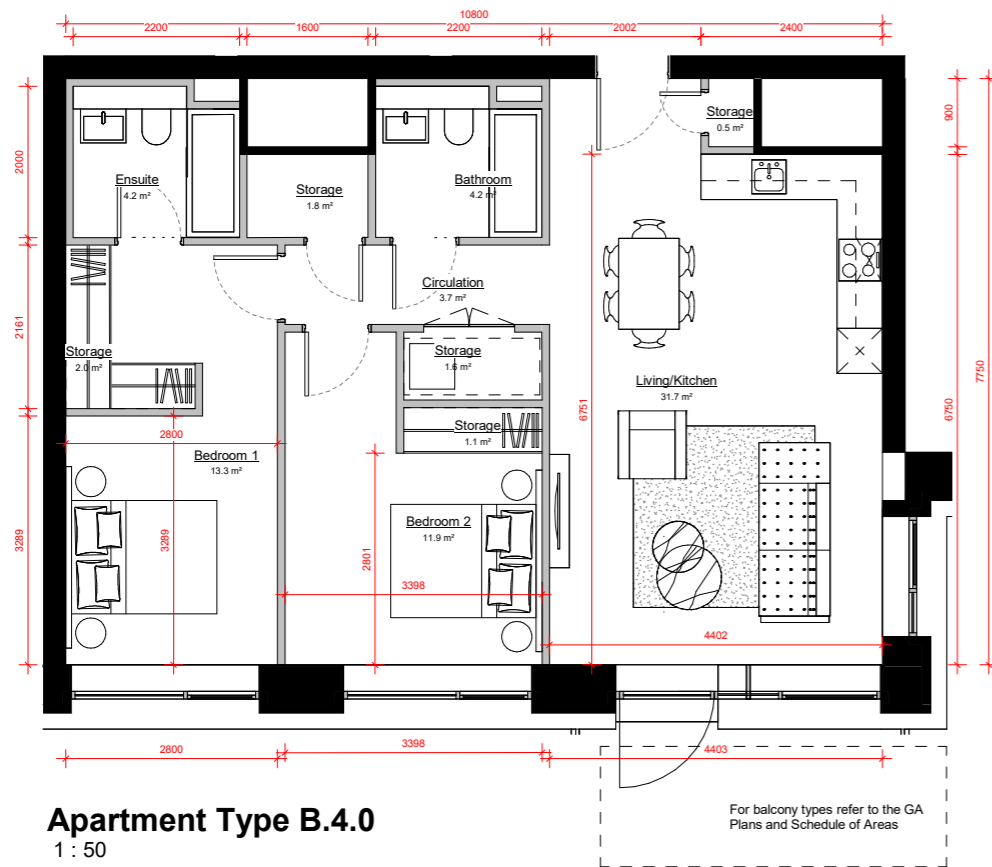
## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type B.3.2**  
1 : 50

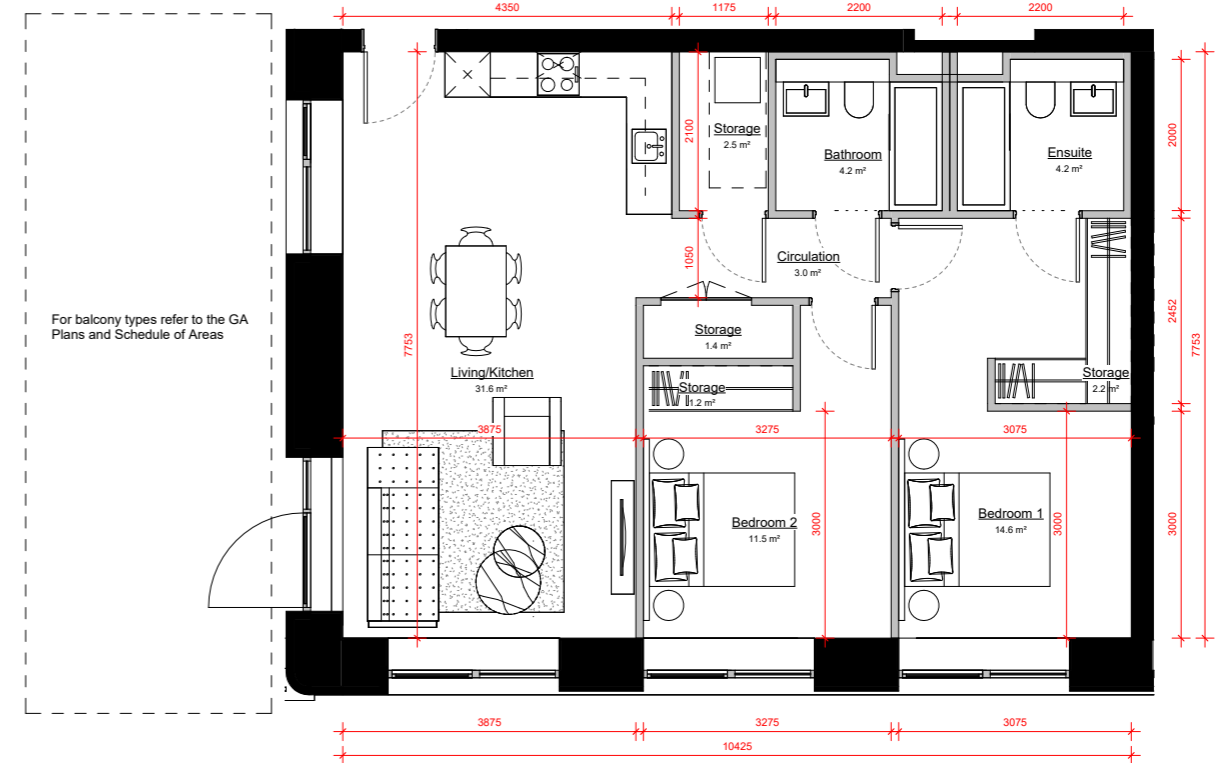
B.3.2 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.1 m <sup>2</sup>	
Bedroom 1	13.2 m <sup>2</sup>	13
Bedroom 2	11.9 m <sup>2</sup>	11.4
Circulation	8.4 m <sup>2</sup>	
Ensuite	3.3 m <sup>2</sup>	
Living/Kitchen	31.3 m <sup>2</sup>	30
Storage	6.3 m <sup>2</sup>	6
Gross Area	82 m <sup>2</sup>	73

B.4.1 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	14.6 m <sup>2</sup>	13
Bedroom 2	11.5 m <sup>2</sup>	11.4
Circulation	3.0 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	31.6 m <sup>2</sup>	30
Storage	7.2 m <sup>2</sup>	6
Gross Area	80 m <sup>2</sup>	73 m <sup>2</sup>



**Apartment Type B.4.0**  
1 : 50

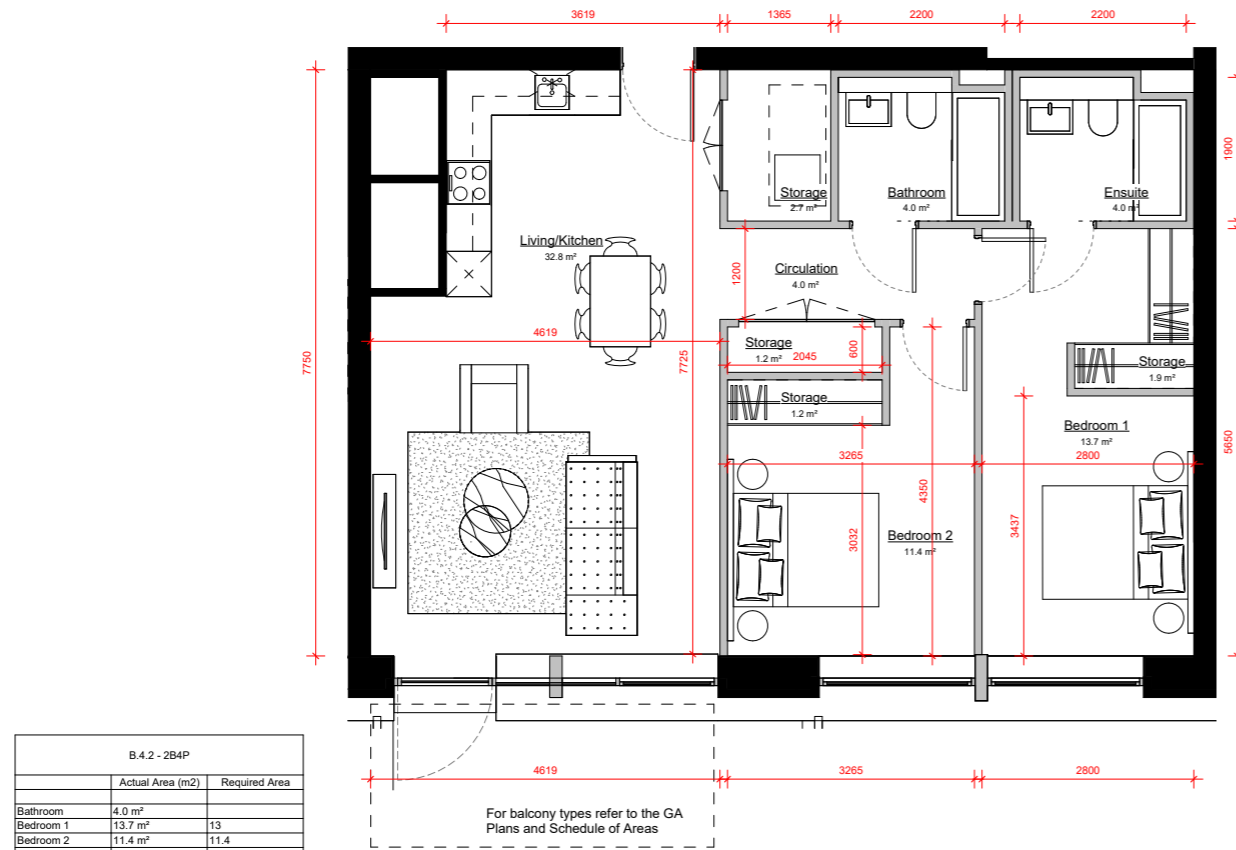
B.4.0 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.3 m <sup>2</sup>	13
Bedroom 2	11.9 m <sup>2</sup>	11.4
Circulation	3.7 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	31.7 m <sup>2</sup>	30
Storage	7.1 m <sup>2</sup>	6
Gross Area	80 m <sup>2</sup>	73



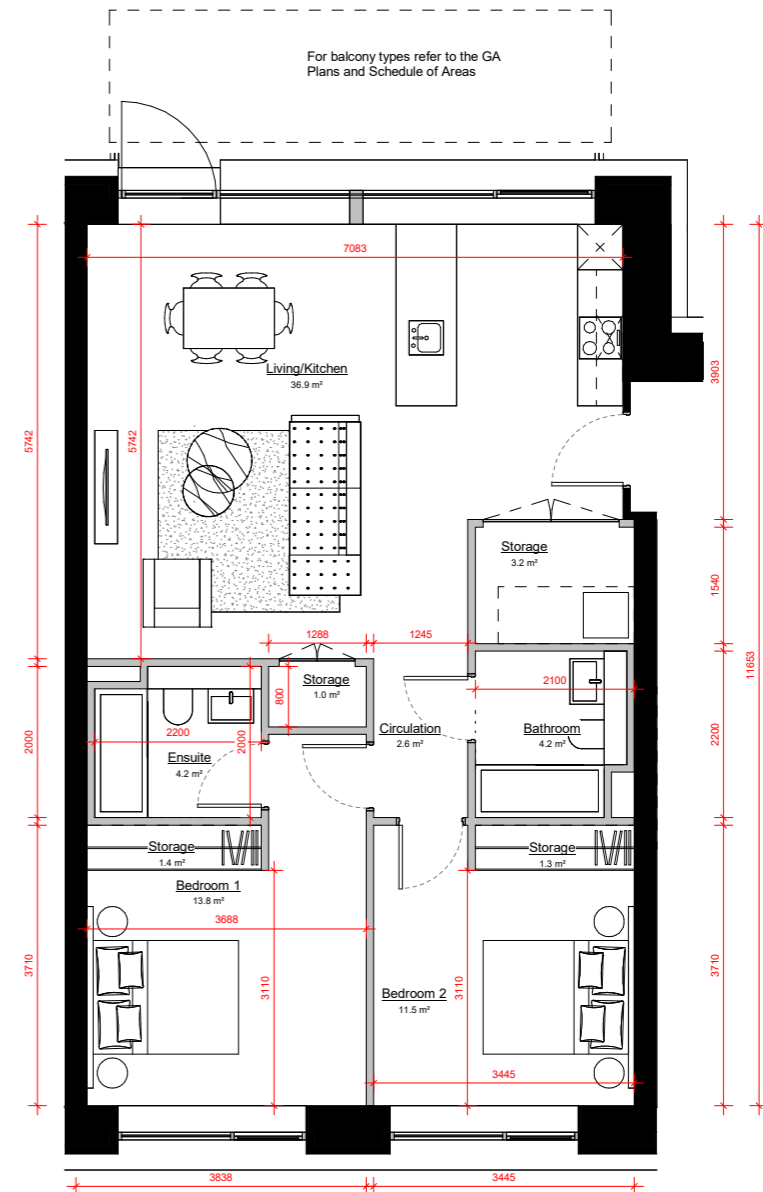
**Apartment Type B.4.1**  
1 : 50



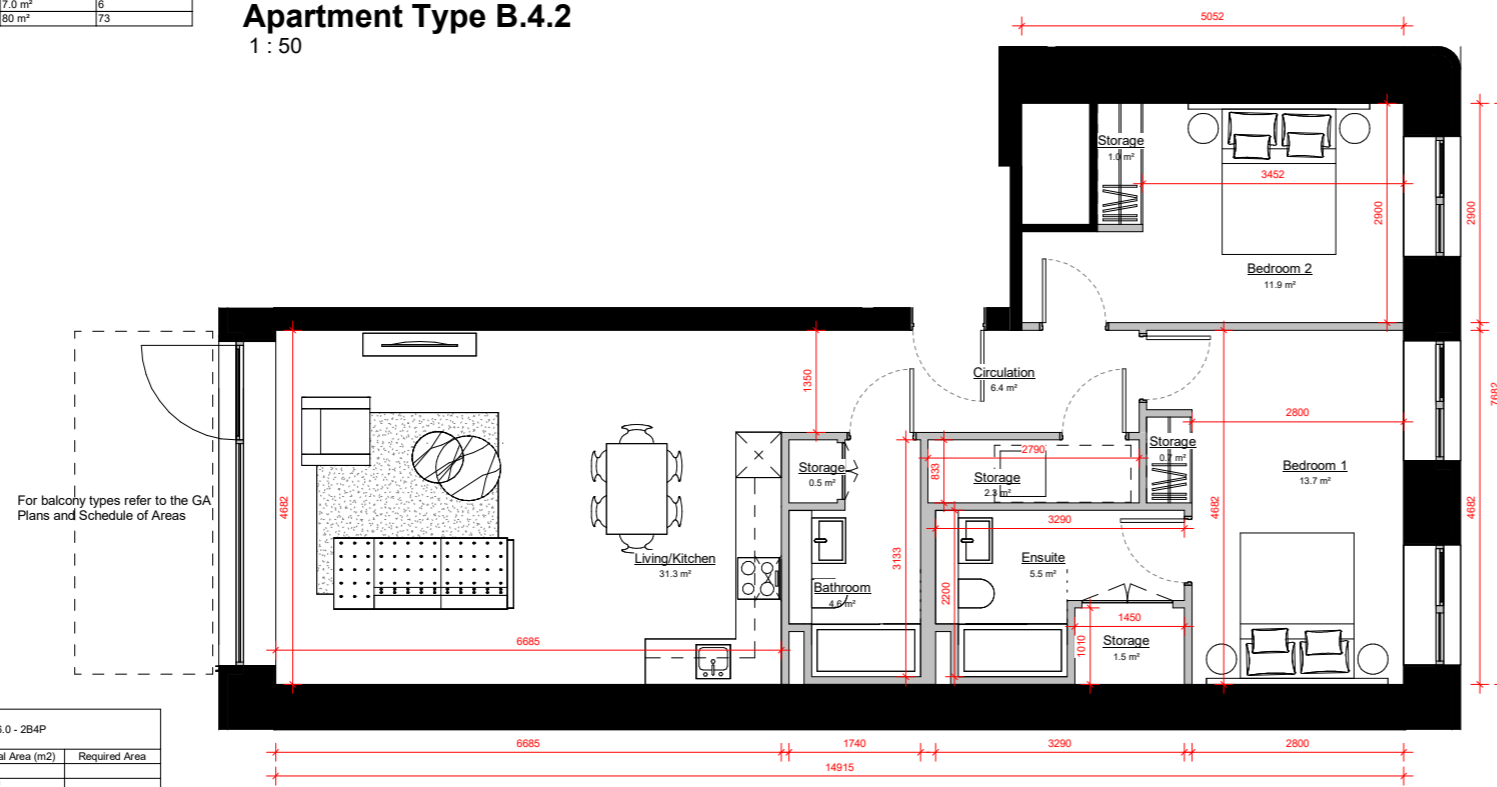
## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type B.4.2**  
1 : 50

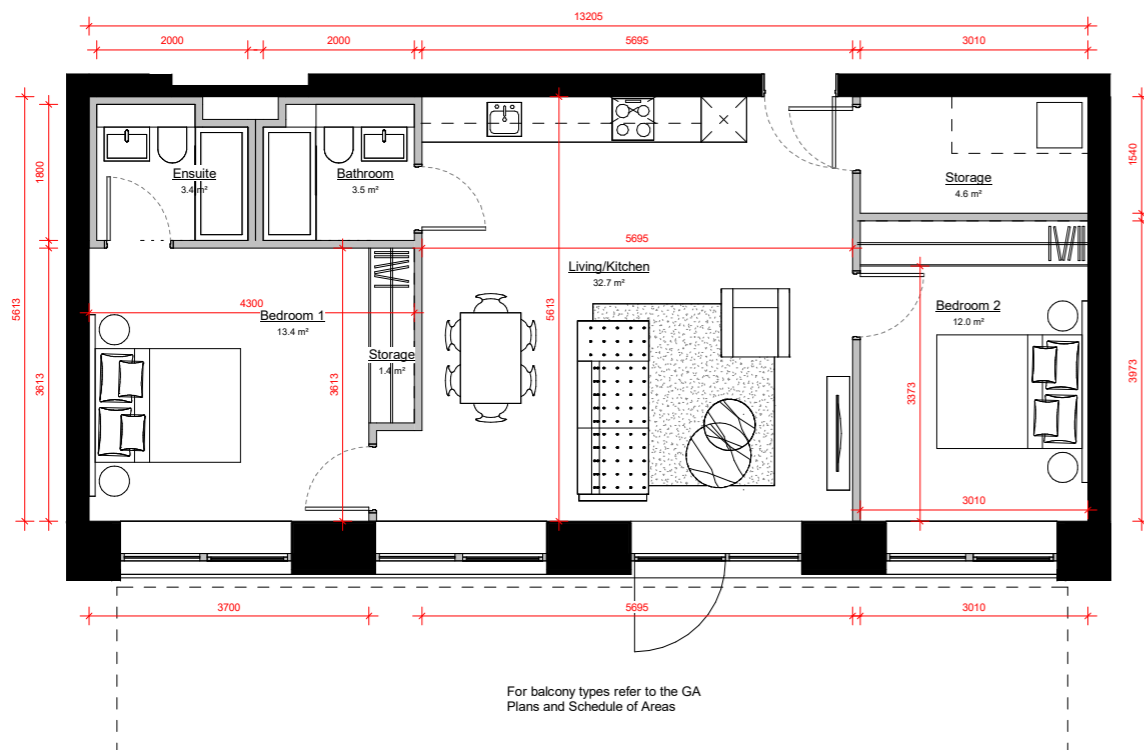


**Apartment Type B.5.0**  
1 : 50



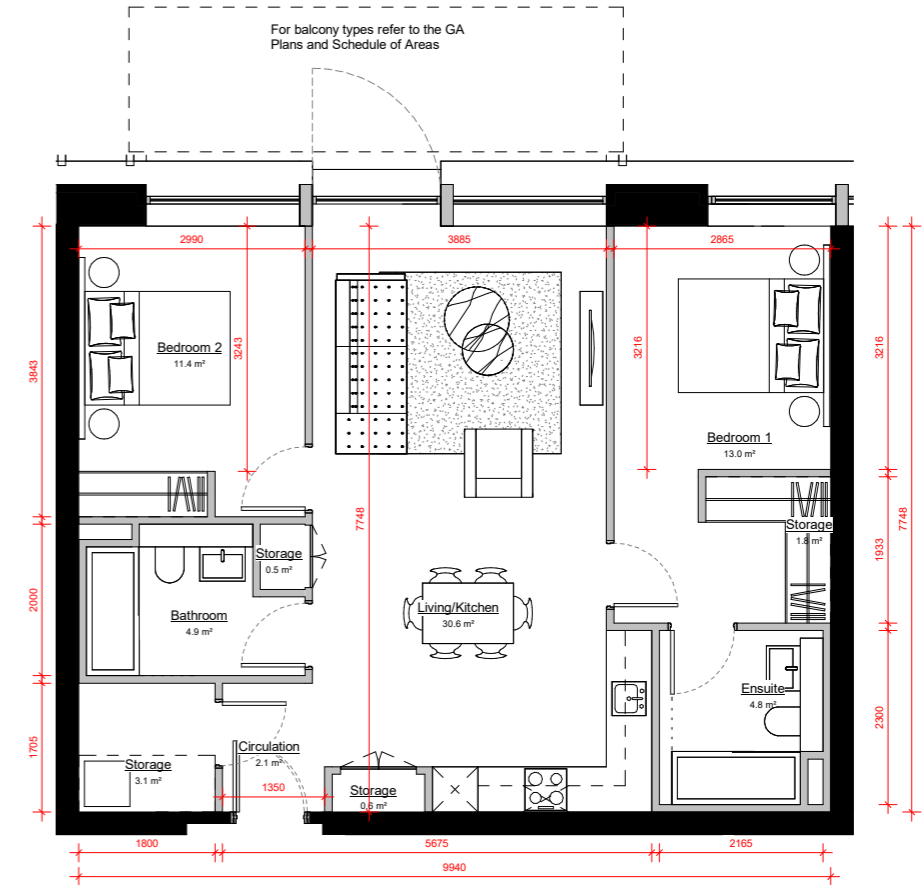
**Apartment Type B.6.0**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types

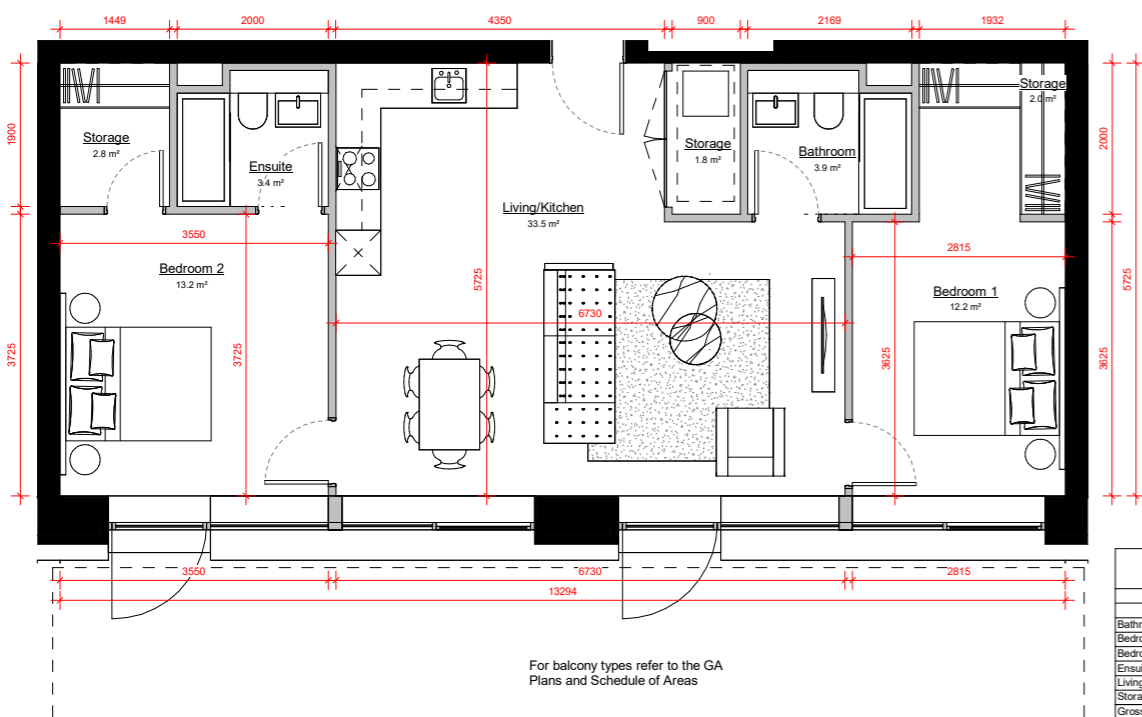


**Apartment Type B.7.0**  
1 : 50

B.7.2 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.9 m <sup>2</sup>	13
Bedroom 1	13.0 m <sup>2</sup>	11.4
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	2.1 m <sup>2</sup>	30
Ensuite	4.8 m <sup>2</sup>	6
Living/Kitchen	30.6 m <sup>2</sup>	6
Storage	6.0 m <sup>2</sup>	6
Gross Area	77 m <sup>2</sup>	73 m <sup>2</sup>

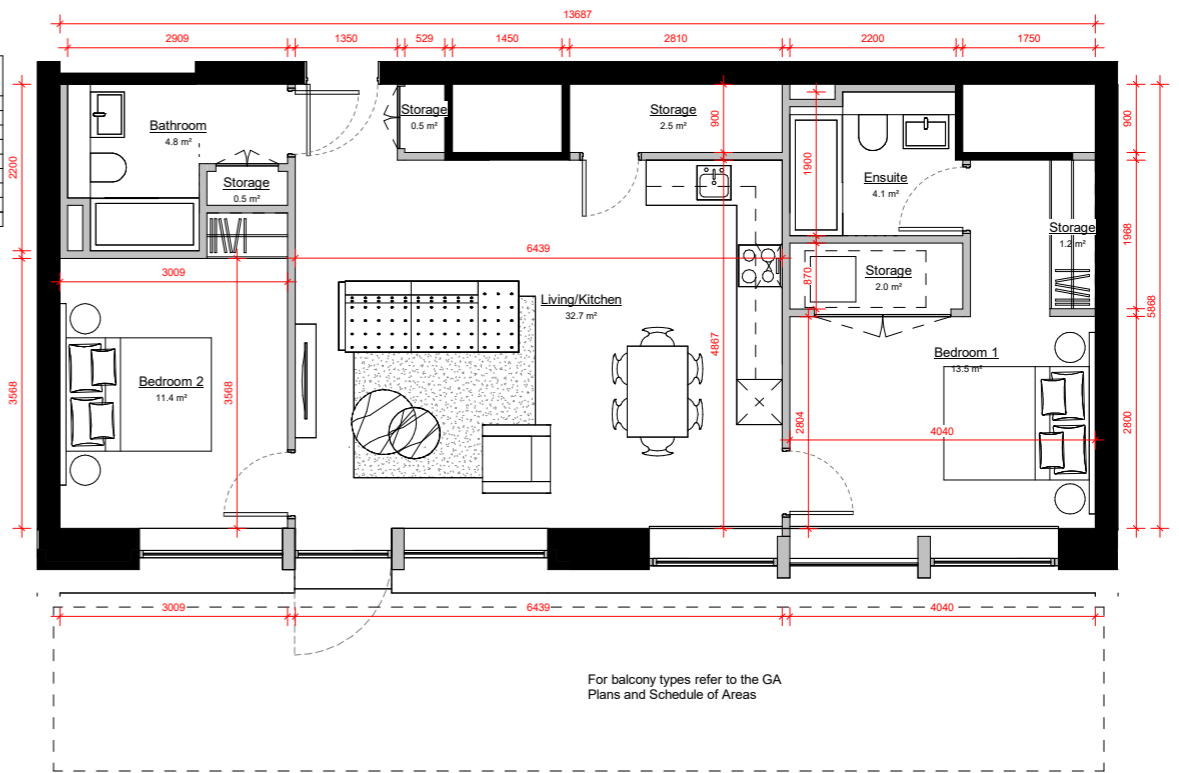


**Apartment Type B.7.2**  
1 : 50



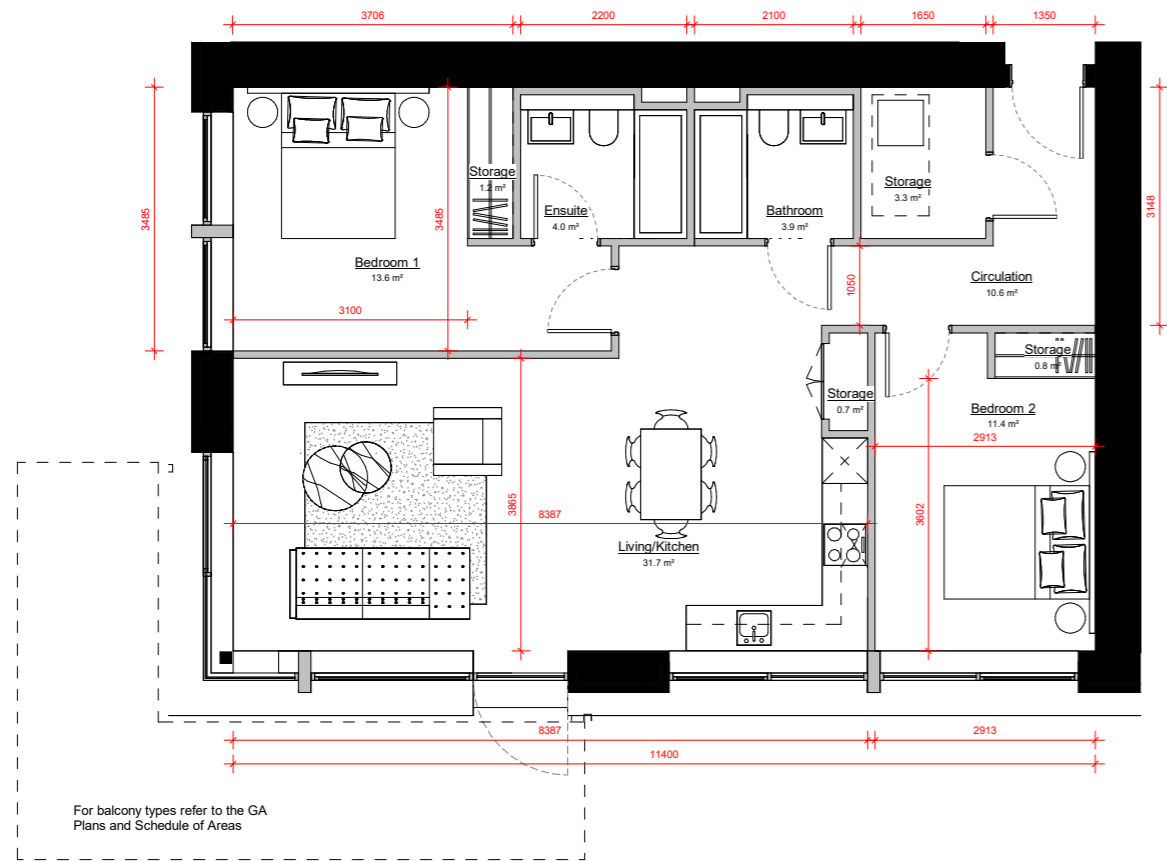
**Apartment Type B.7.1**  
1 : 50

B.7.3 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.8 m <sup>2</sup>	13
Bedroom 1	13.5 m <sup>2</sup>	11.4
Bedroom 2	11.4 m <sup>2</sup>	11.4
Ensuite	4.1 m <sup>2</sup>	30
Living/Kitchen	32.7 m <sup>2</sup>	6
Storage	6.7 m <sup>2</sup>	6
Gross Area	77 m <sup>2</sup>	73 m <sup>2</sup>



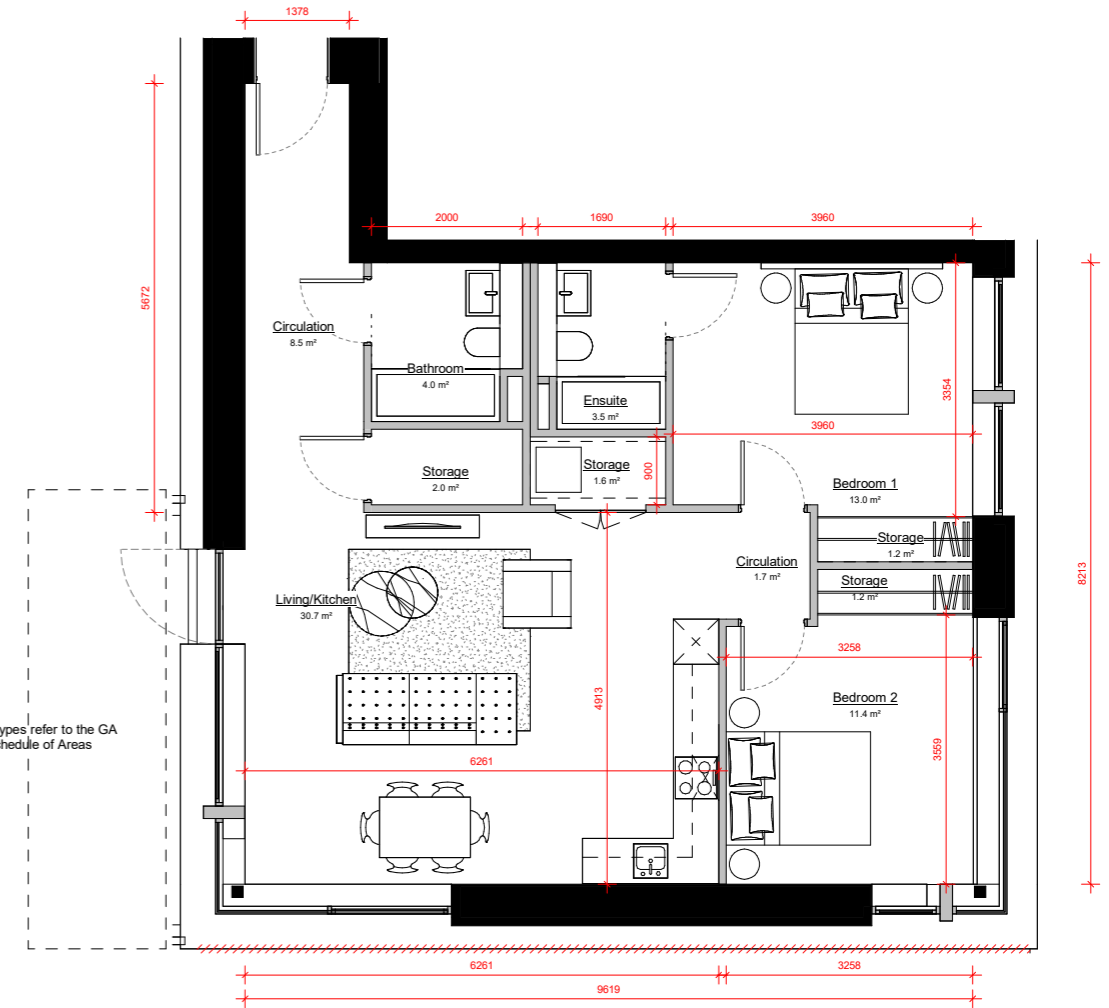
**Apartment Type B.7.3**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types

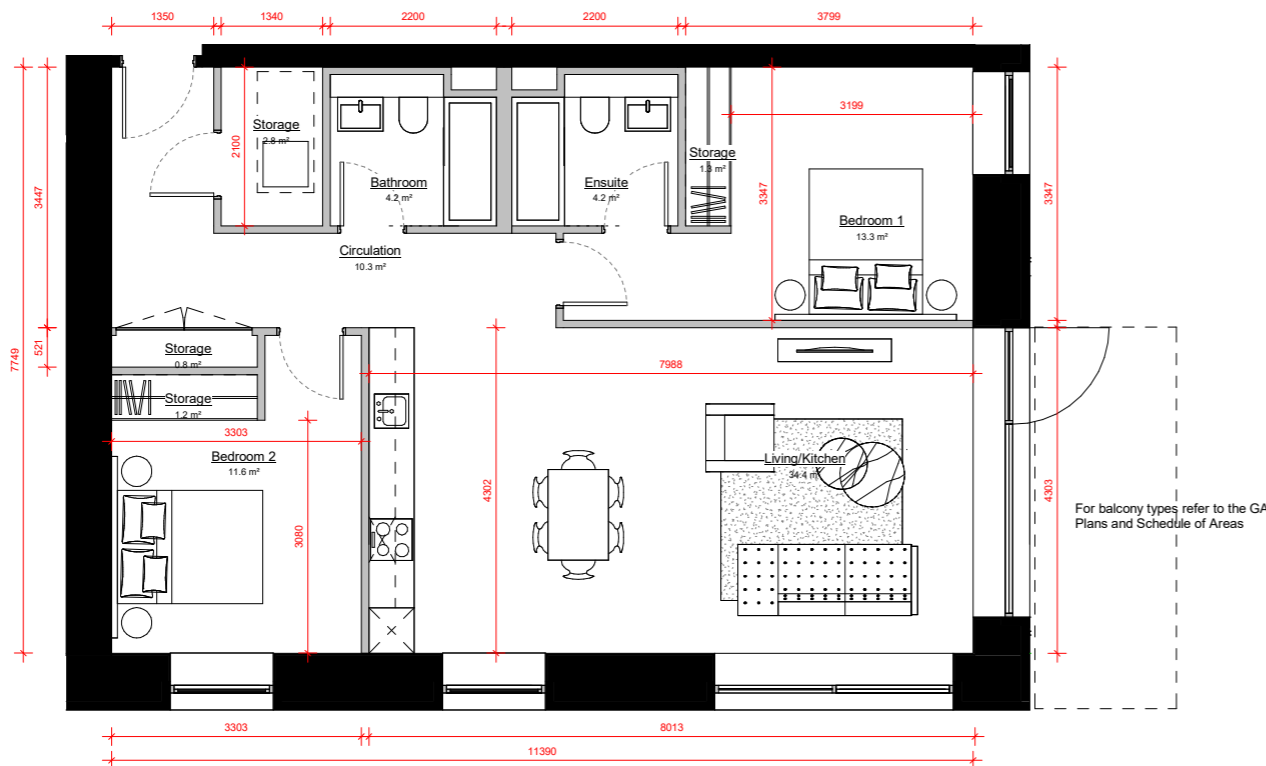


**Apartment Type B.8.0**  
1 : 50

B.8.0 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	3.9 m <sup>2</sup>	
Bedroom 1	13.6 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	10.6 m <sup>2</sup>	
Ensuite	4.0 m <sup>2</sup>	
Living/Kitchen	31.7 m <sup>2</sup>	30
Storage	6.0 m <sup>2</sup>	6
Gross Area	85 m <sup>2</sup>	73



**Apartment Type B.9.0**  
1 : 50

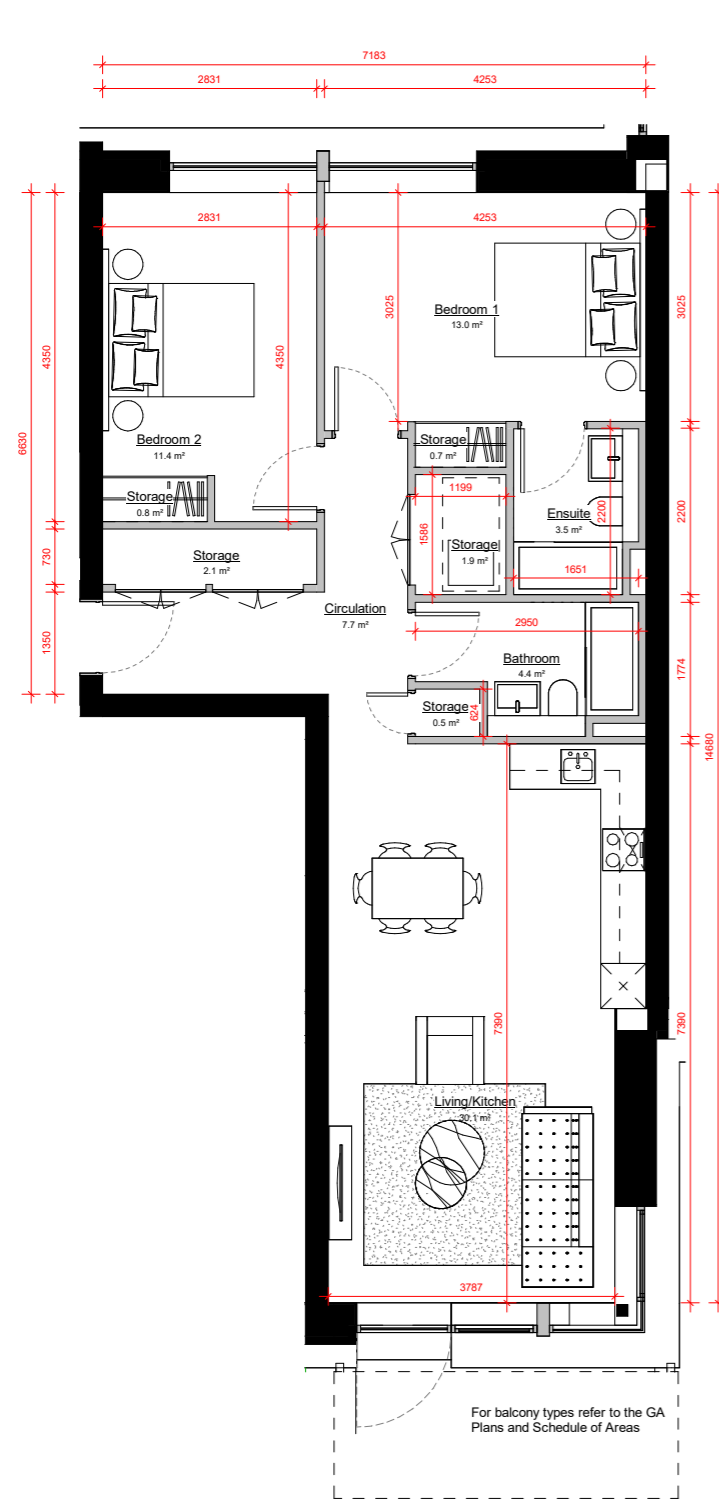


**Apartment Type B.8.1**

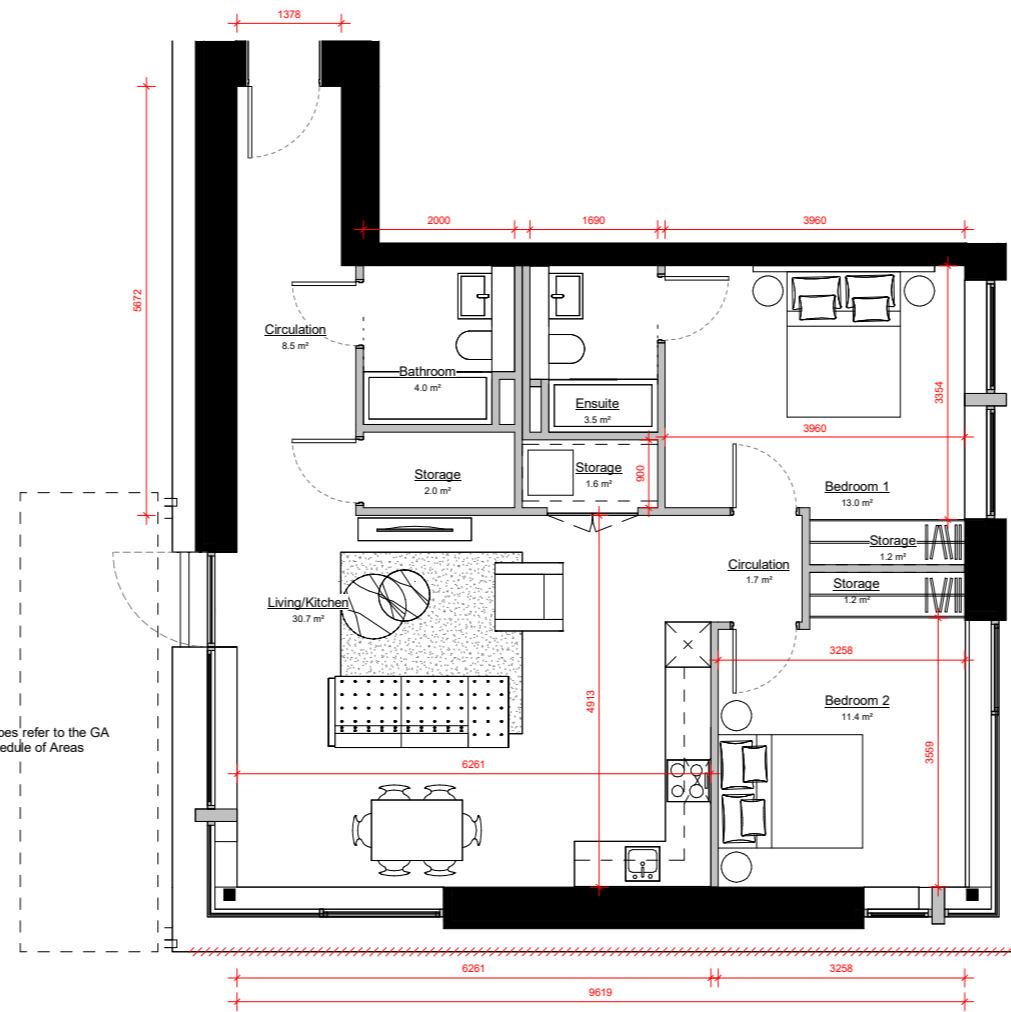
B.8.1 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.3 m <sup>2</sup>	13
Bedroom 2	11.6 m <sup>2</sup>	11.4
Circulation	10.3 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	34.4 m <sup>2</sup>	30
Storage	6.0 m <sup>2</sup>	6
Gross Area	88 m <sup>2</sup>	73

B.9.0 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.0 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	10.2 m <sup>2</sup>	
Ensuite	3.5 m <sup>2</sup>	
Living/Kitchen	30.7 m <sup>2</sup>	30
Storage	6.1 m <sup>2</sup>	6
Gross Area	82 m <sup>2</sup>	73

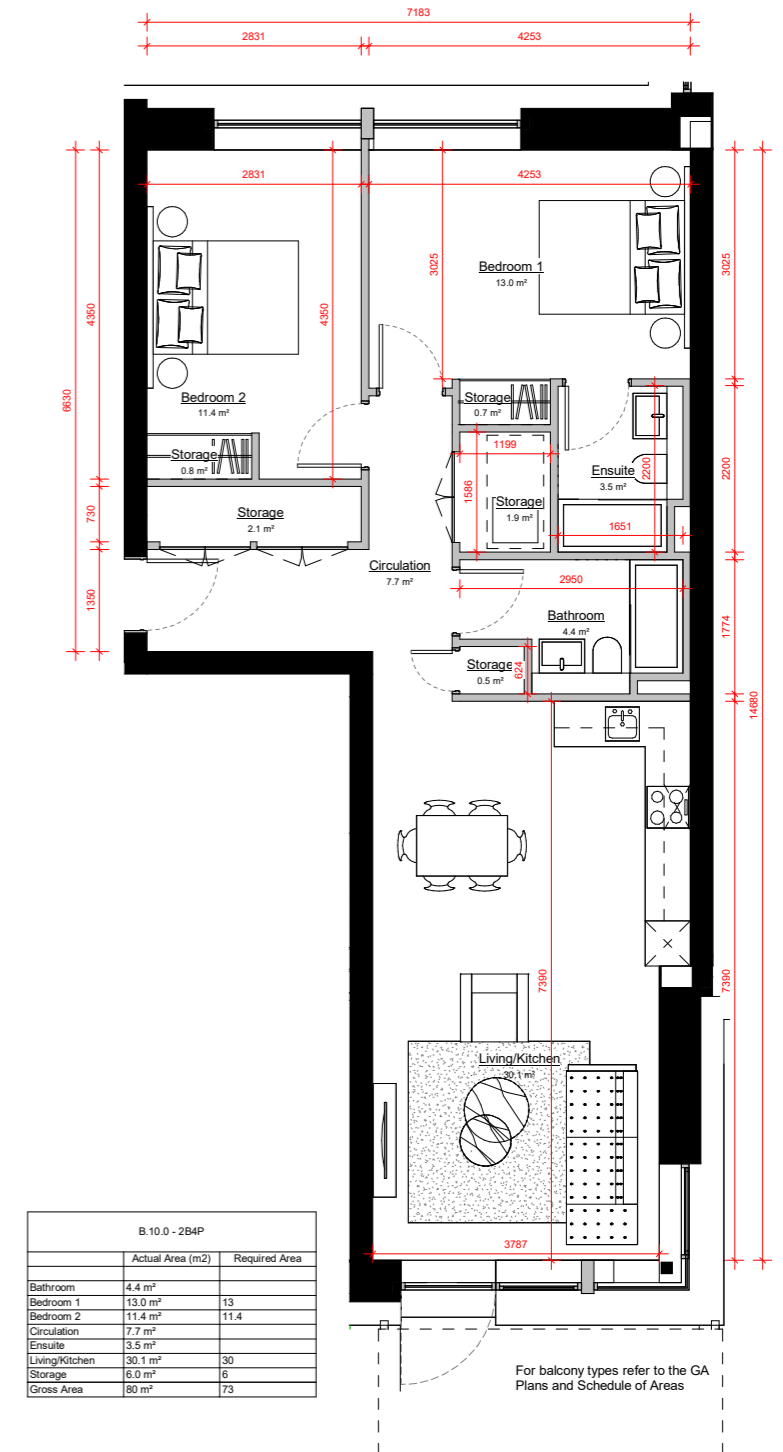
## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type B.10.0**  
1 : 50

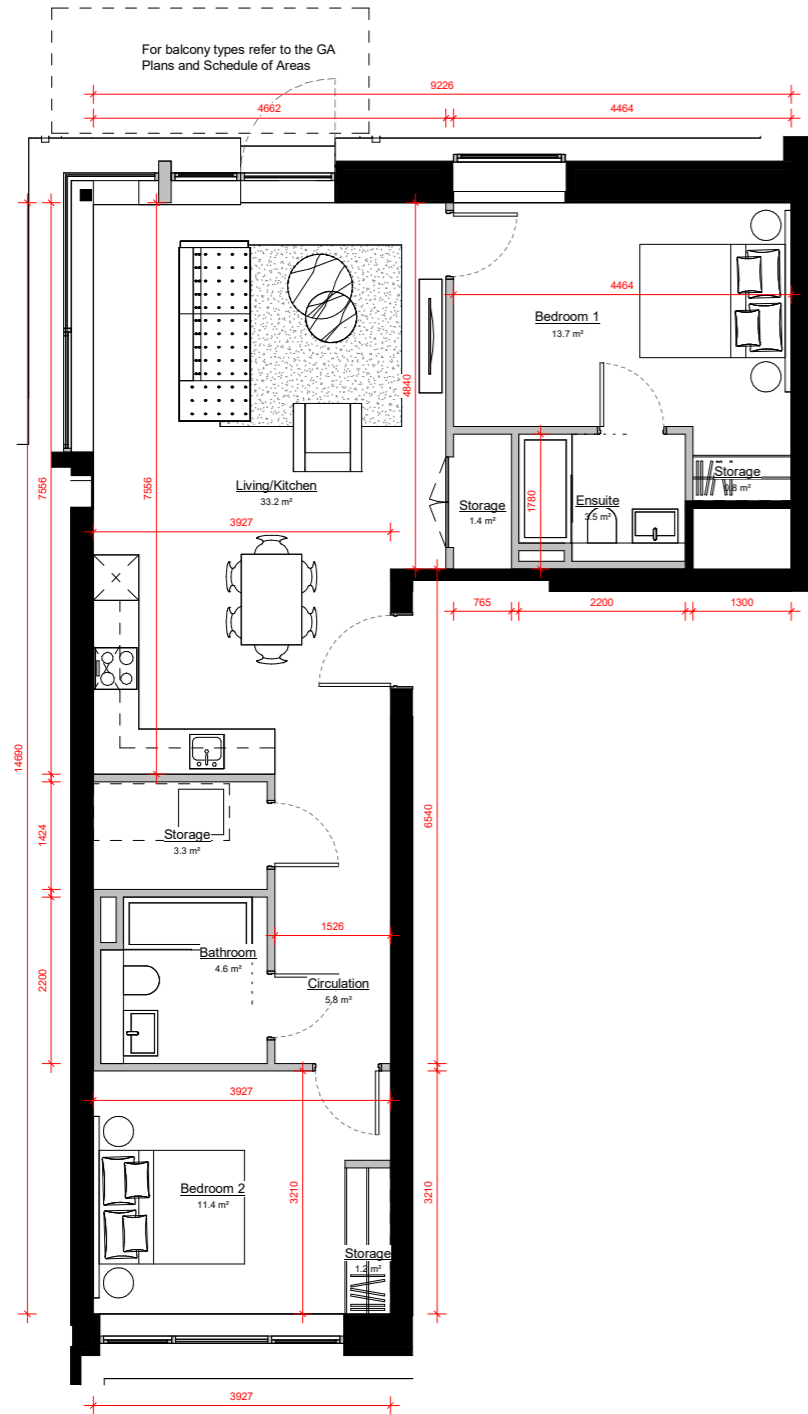


**Apartment Type B.9.0**  
1 : 50



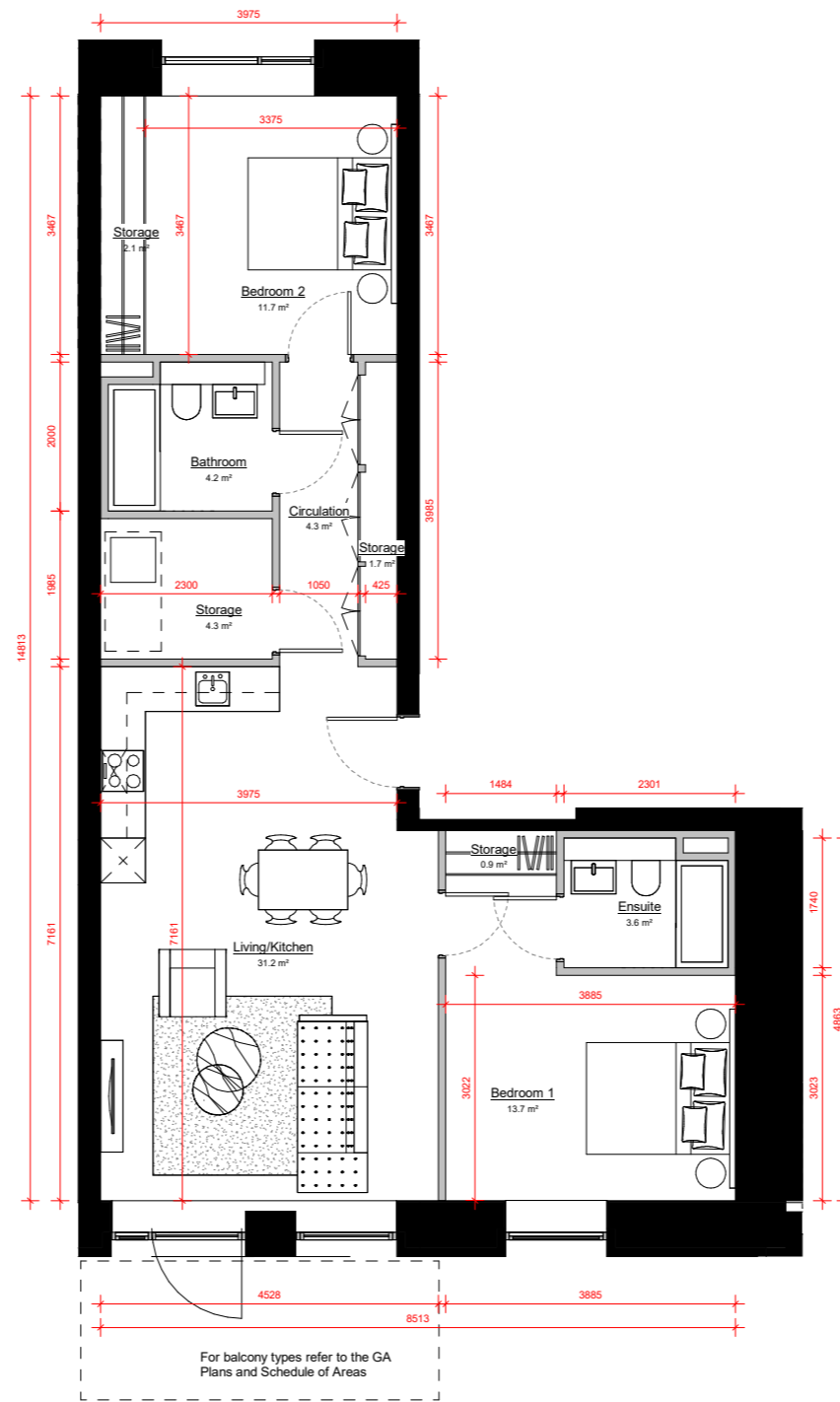
**Apartment Type B.10.0**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types



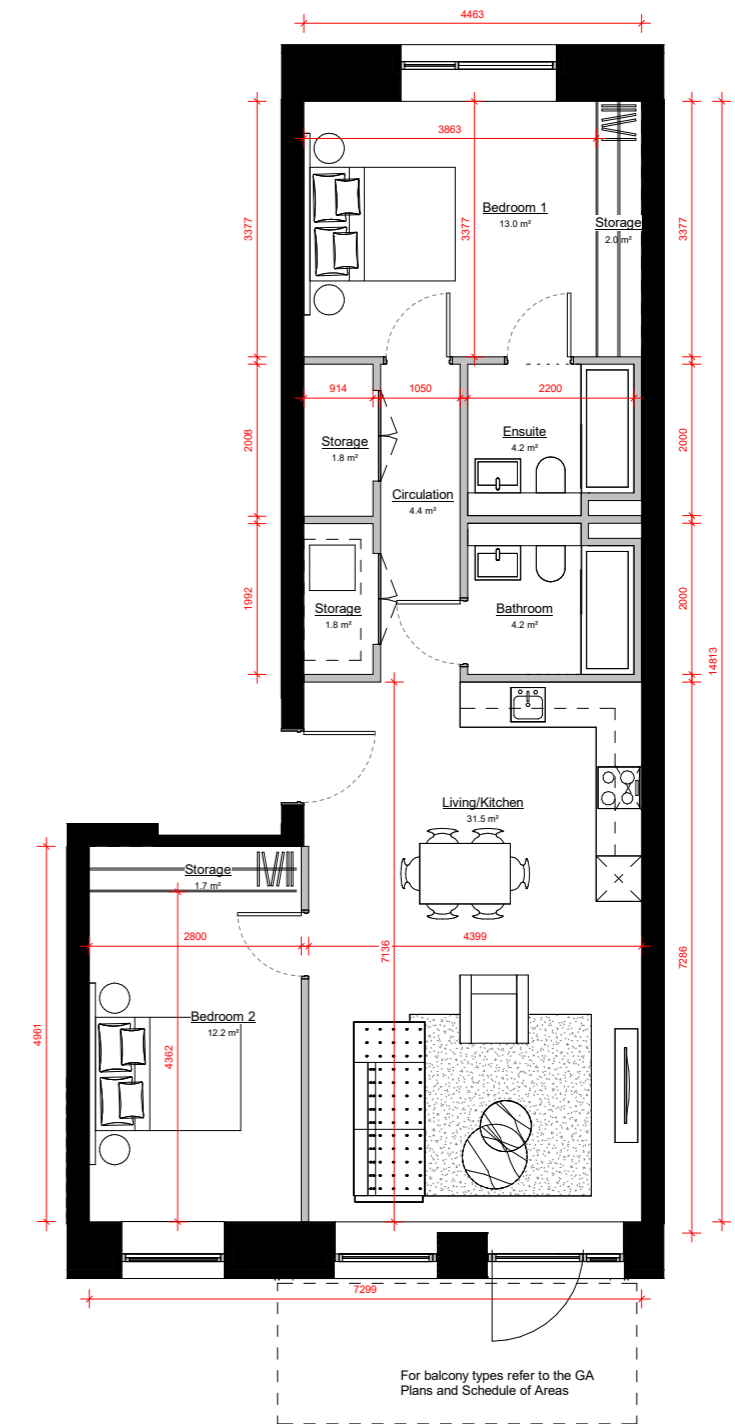
**Apartment Type B.11.0**  
1 : 50

B.11.0 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.6 m <sup>2</sup>	
Bedroom 1	13.7 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	5.8 m <sup>2</sup>	
Ensuite	3.5 m <sup>2</sup>	
Living/Kitchen	33.2 m <sup>2</sup>	30
Storage	6.6 m <sup>2</sup>	6
Gross Area	82 m <sup>2</sup>	73



**Apartment Type B.11.1**  
1 : 50

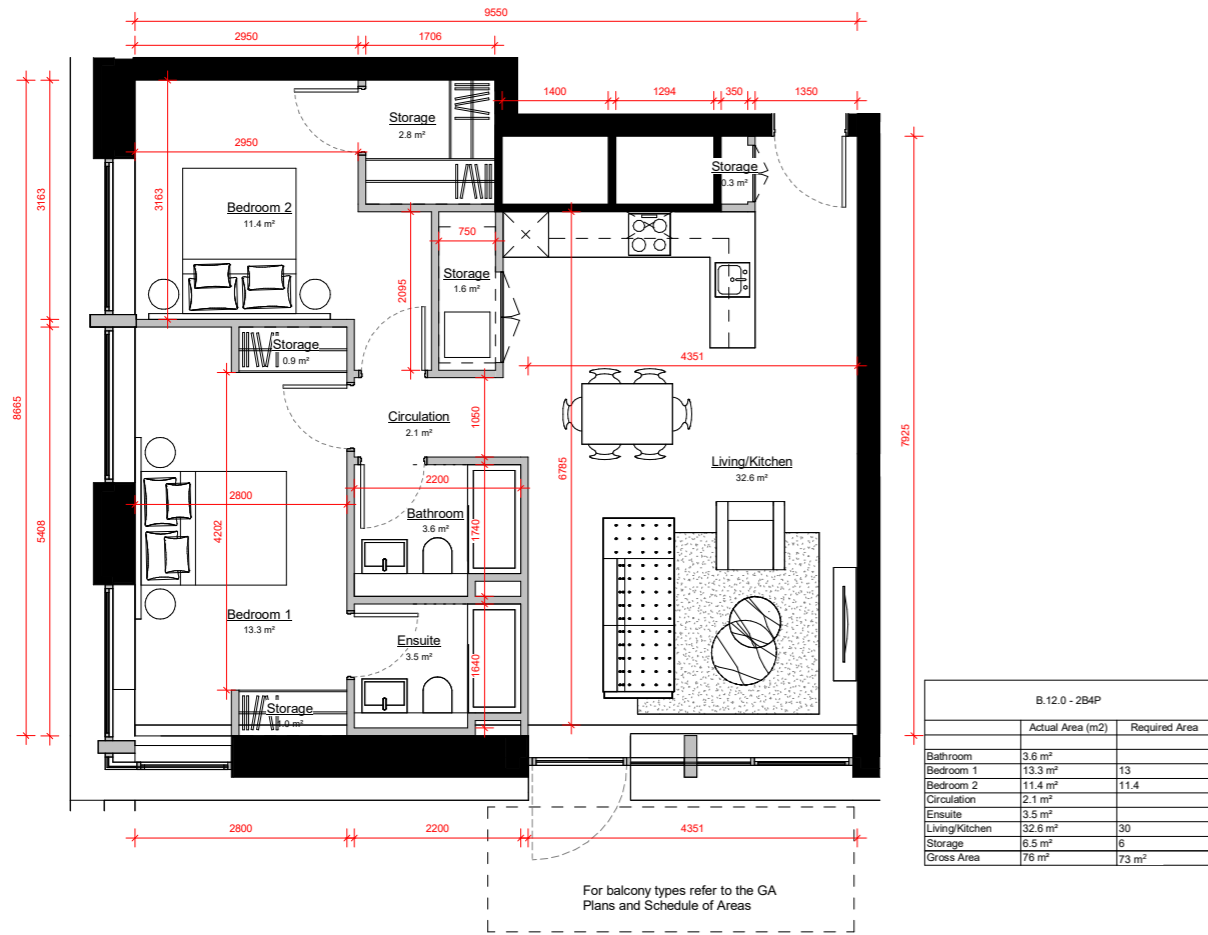
B.11.1 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.7 m <sup>2</sup>	13
Bedroom 2	11.7 m <sup>2</sup>	11.4
Circulation	4.3 m <sup>2</sup>	
Ensuite	3.6 m <sup>2</sup>	
Living/Kitchen	31.2 m <sup>2</sup>	30
Storage	9.0 m <sup>2</sup>	6
Gross Area	81 m <sup>2</sup>	73



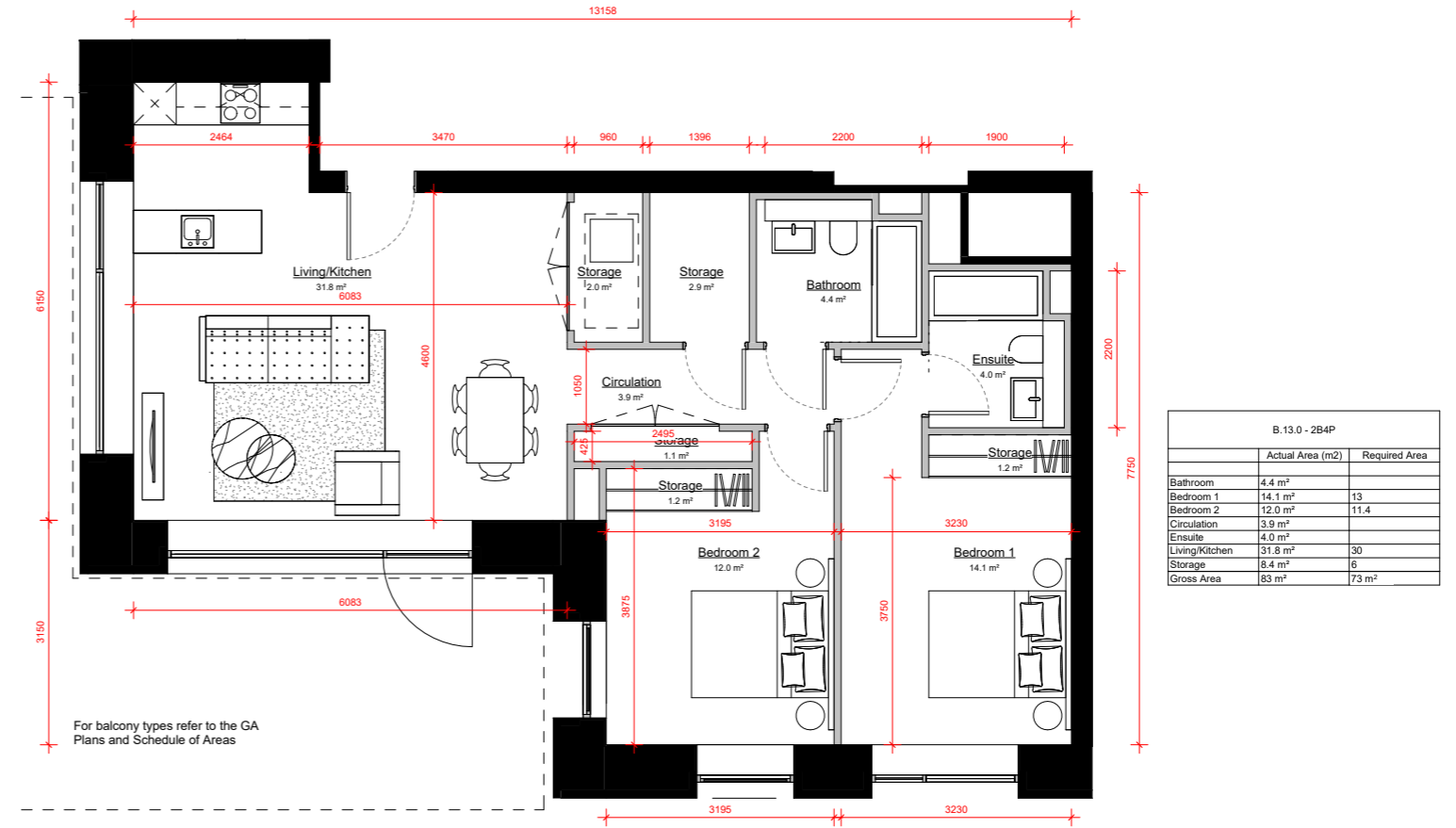
**Apartment Type B.11.2**  
1 : 50

B.11.2 - 2B4P		
	Actual Area (m2)	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	12.2 m <sup>2</sup>	11.4
Circulation	4.4 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	31.5 m <sup>2</sup>	30
Storage	7.4 m <sup>2</sup>	6
Gross Area	80 m <sup>2</sup>	73

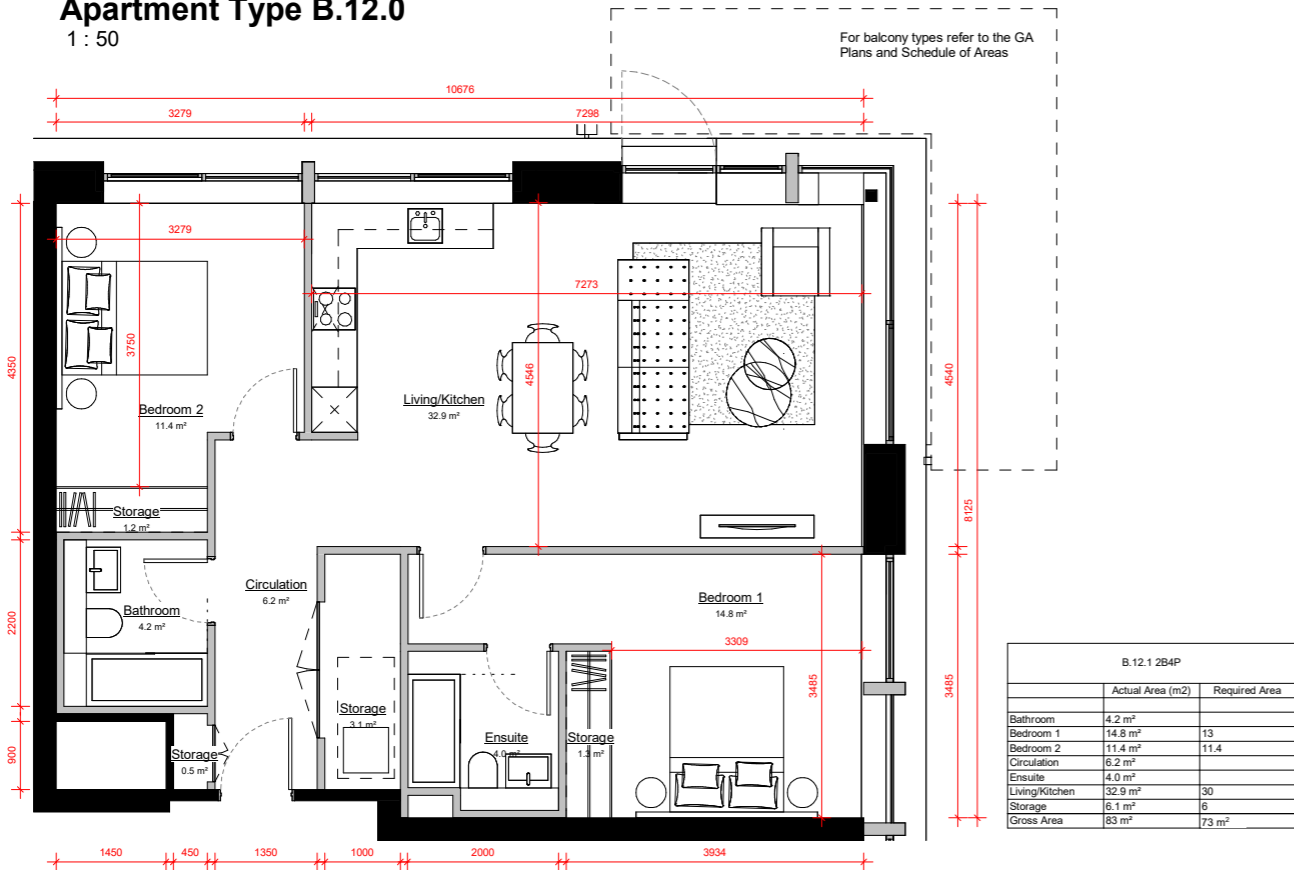
## 7.2 Appendix B: All Apartment Unit Types



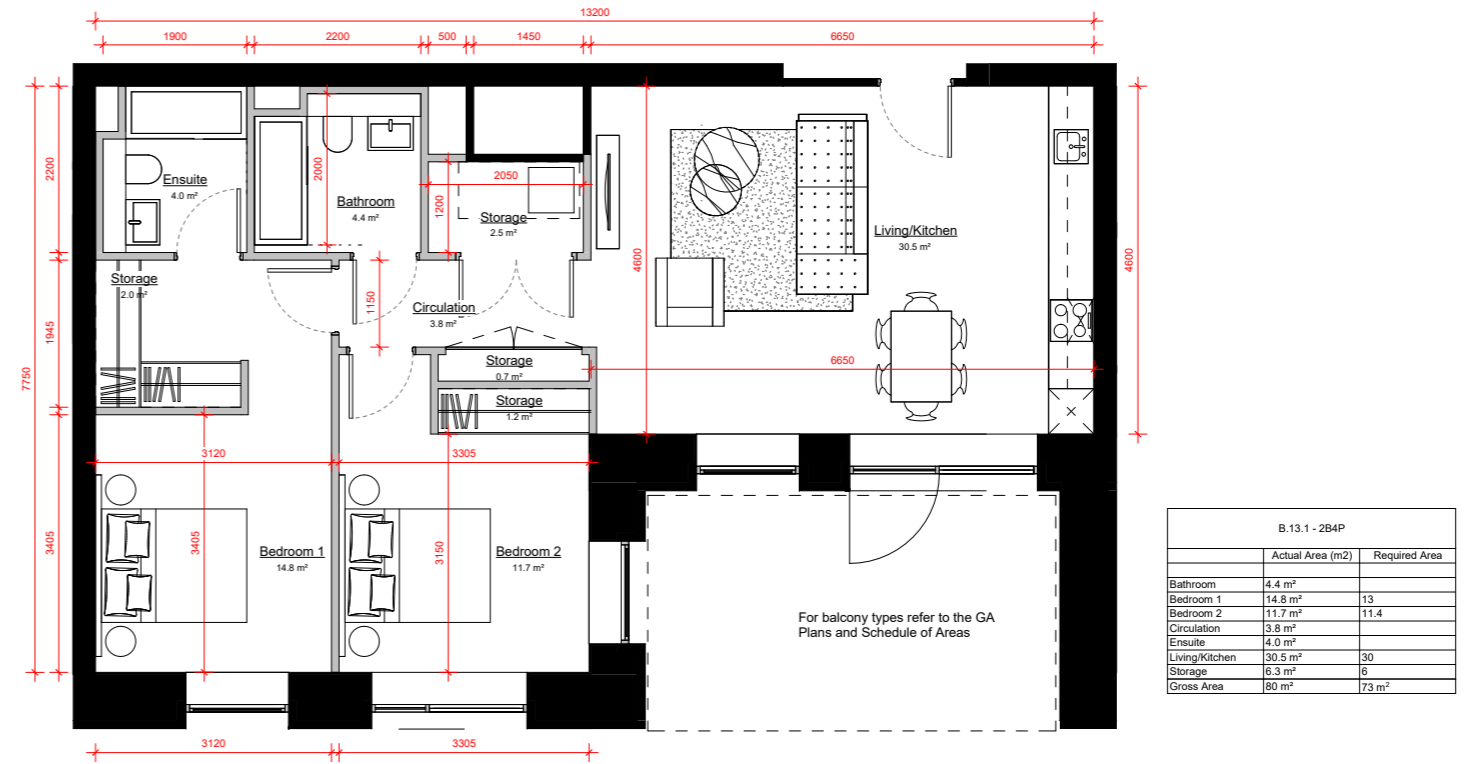
**Apartment Type B.12.0**  
1 : 50



**Apartment Type B.13.0**  
1 : 50

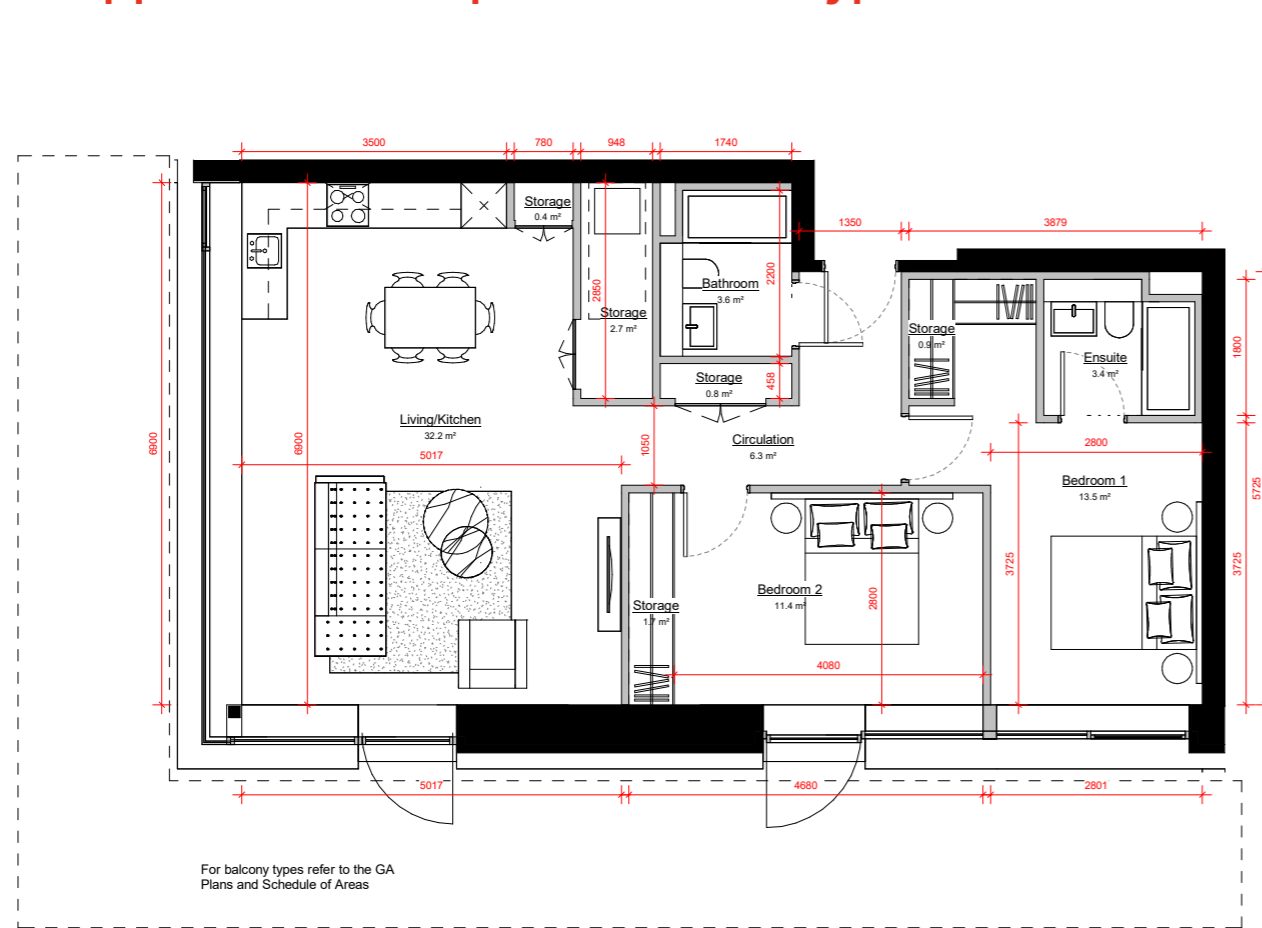


**Apartment Type B.12.1**  
1 : 50



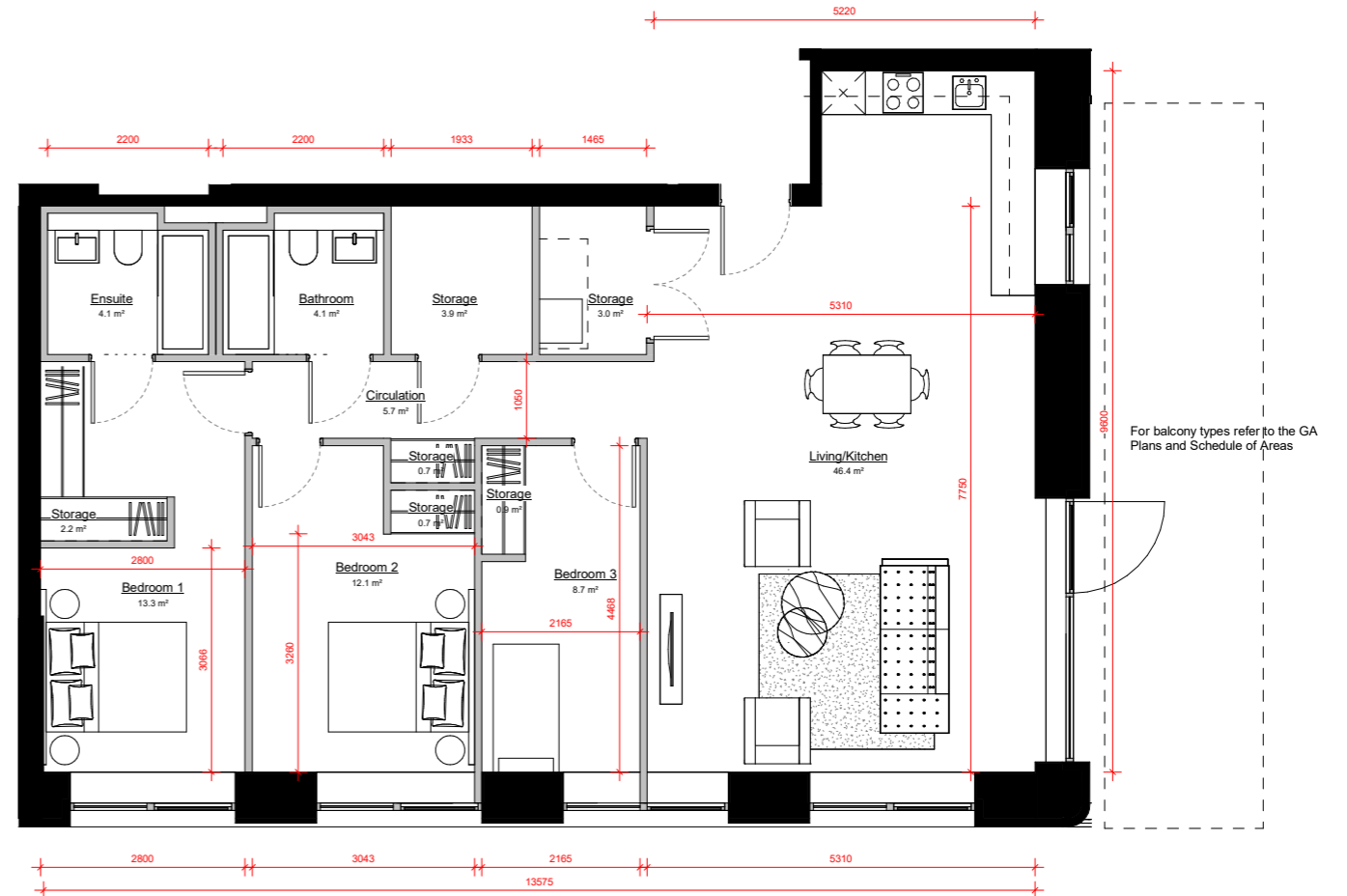
**Apartment Type B.13.1**  
1 : 50

## 7.2 Appendix B: All Apartment Unit Types



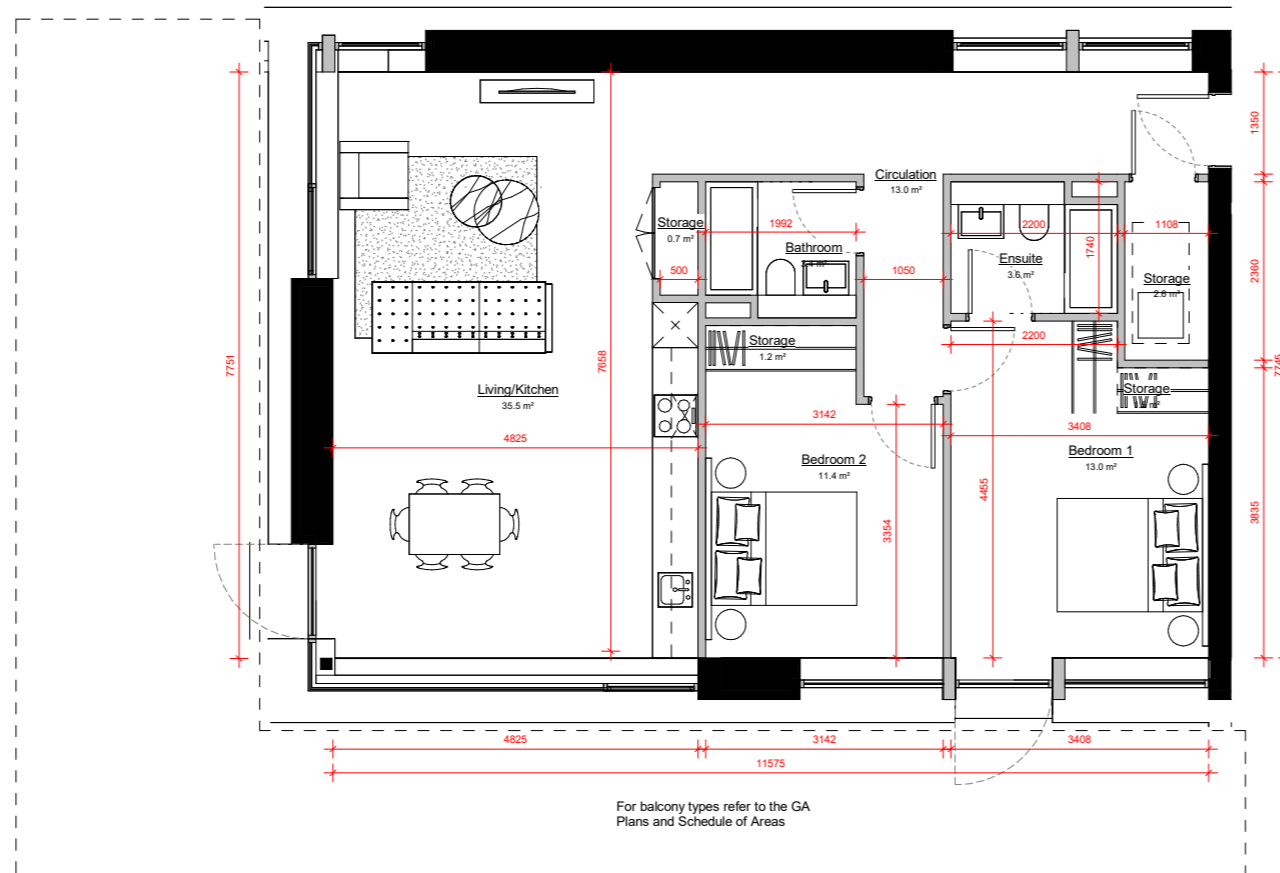
**Apartment Type B.15.0**  
1 : 50

B.15.0 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.6 m <sup>2</sup>	
Bedroom 1	13.5 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	6.3 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	32.2 m <sup>2</sup>	30
Storage	6.5 m <sup>2</sup>	6
Gross Area	81 m <sup>2</sup>	73 m <sup>2</sup>



**Apartment Type C.1.0**  
1 : 50

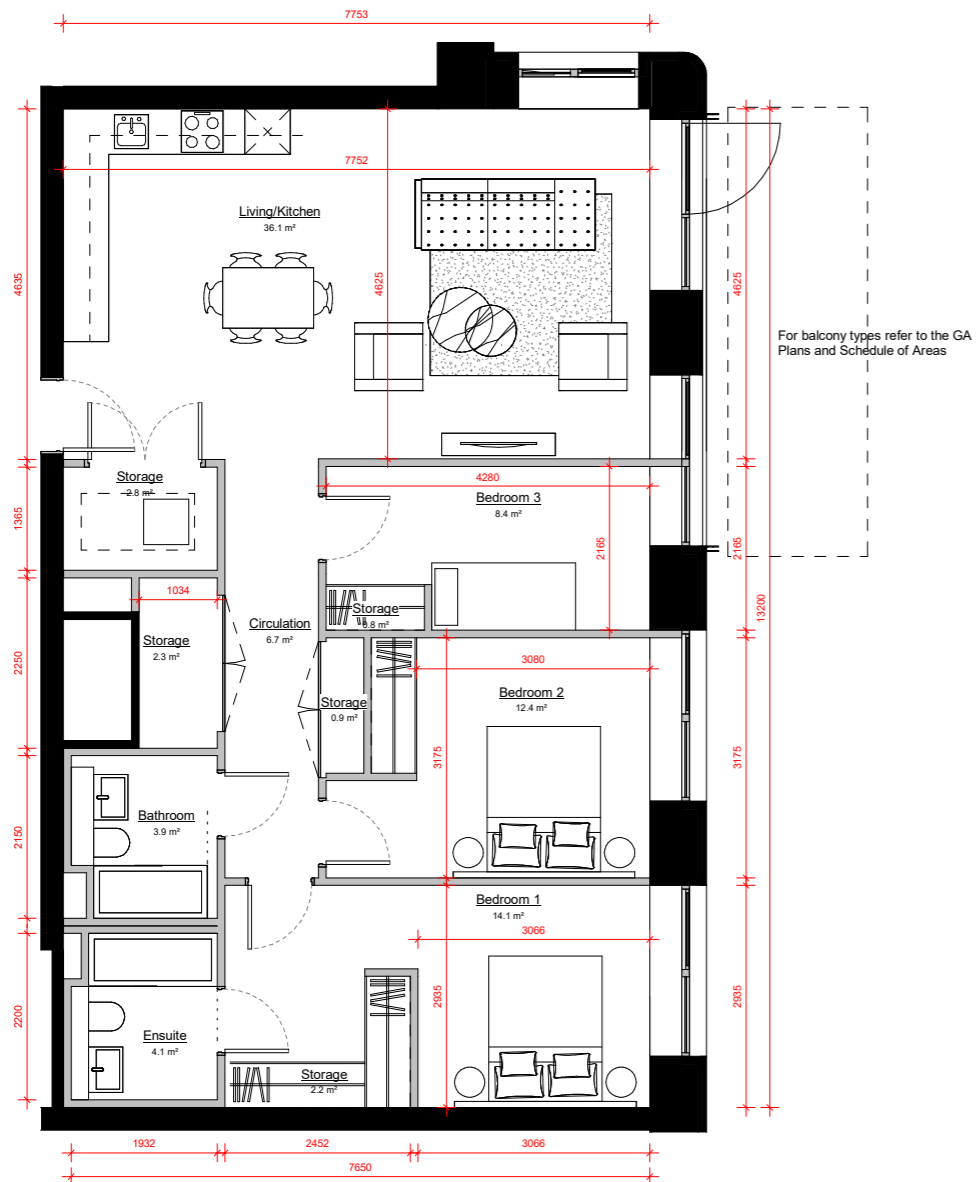
C.1.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.1 m <sup>2</sup>	
Bedroom 1	13.3 m <sup>2</sup>	13
Bedroom 2	12.1 m <sup>2</sup>	11.4
Bedroom 3	8.7 m <sup>2</sup>	7.1
Circulation	5.7 m <sup>2</sup>	
Ensuite	4.1 m <sup>2</sup>	
Living/Kitchen	46.4 m <sup>2</sup>	34
Storage	11.3 m <sup>2</sup>	9
Gross Area	111 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type B.14.0**  
1 : 50

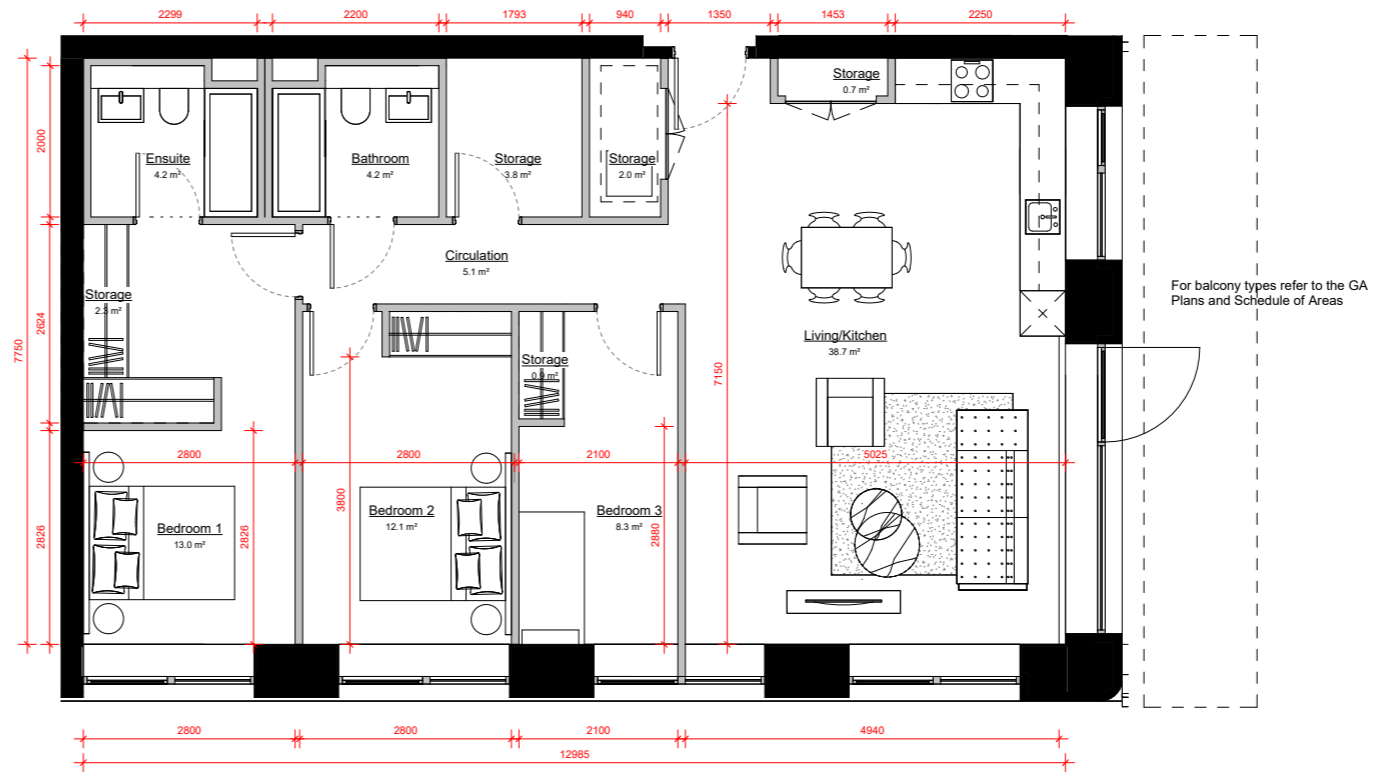
B.14.0 - 2B4P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.4 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Circulation	13.0 m <sup>2</sup>	
Ensuite	3.6 m <sup>2</sup>	
Living/Kitchen	35.5 m <sup>2</sup>	30
Storage	6.0 m <sup>2</sup>	6
Gross Area	90 m <sup>2</sup>	73 m <sup>2</sup>

## 7.2 Appendix B: All Apartment Unit Types



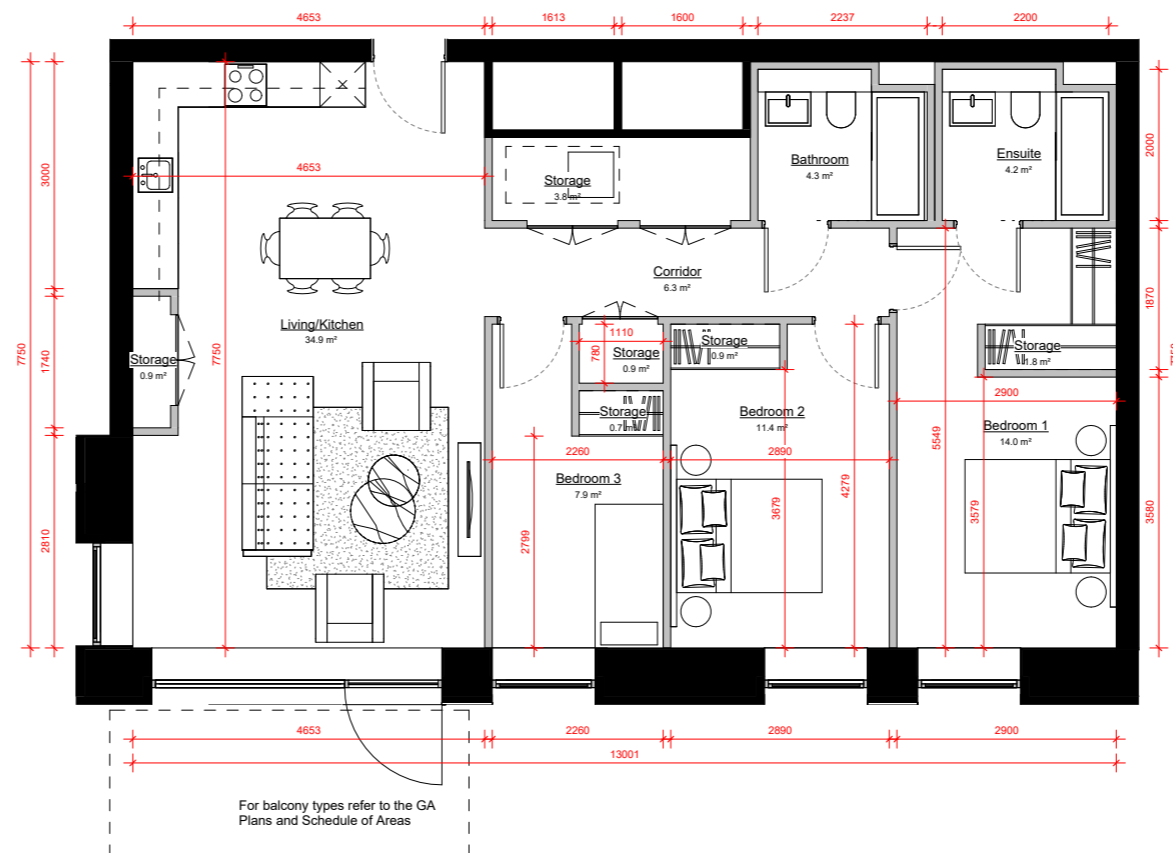
**Apartment Type C.2.0**  
1 : 50

C.2.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.9 m <sup>2</sup>	
Bedroom 1	14.1 m <sup>2</sup>	13
Bedroom 2	12.4 m <sup>2</sup>	11.4
Bedroom 3	8.4 m <sup>2</sup>	7.1
Circulation	6.7 m <sup>2</sup>	
Ensuite	4.1 m <sup>2</sup>	
Living/Kitchen	36.1 m <sup>2</sup>	34
Storage	9.0 m <sup>2</sup>	9
Gross Area	101 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type C.2.1**  
1 : 50

C.2.1 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	12.1 m <sup>2</sup>	11.4
Bedroom 3	8.3 m <sup>2</sup>	7.1
Circulation	5.1 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	38.7 m <sup>2</sup>	34
Storage	9.6 m <sup>2</sup>	9
Gross Area	101 m <sup>2</sup>	90 m <sup>2</sup>

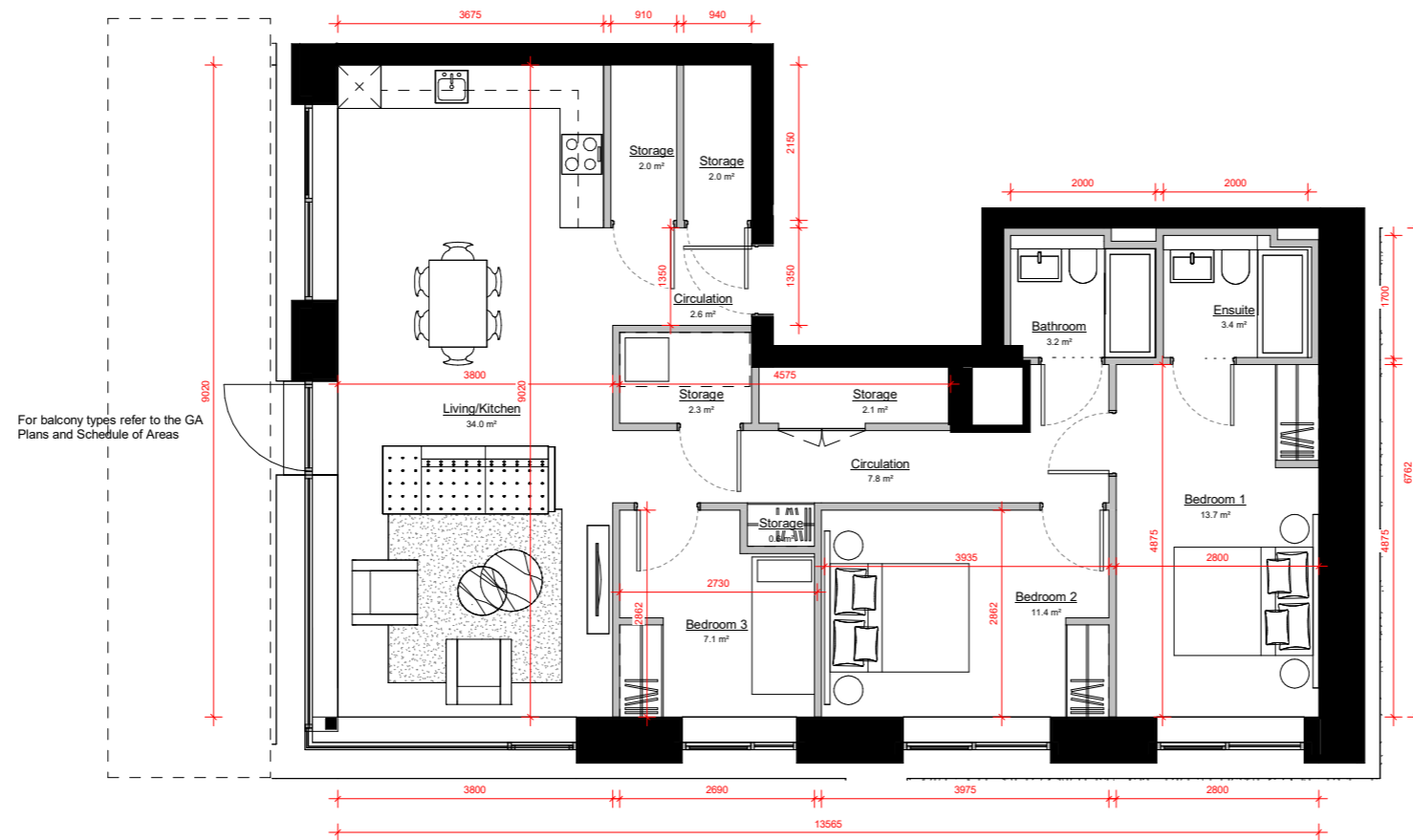


**Apartment Type C.2.2**  
1 : 50

C.2.2 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.3 m <sup>2</sup>	
Bedroom 1	14.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	7.9 m <sup>2</sup>	7.1
Corridor	6.3 m <sup>2</sup>	
Ensuite	4.2 m <sup>2</sup>	
Living/Kitchen	34.9 m <sup>2</sup>	34
Storage	9.0 m <sup>2</sup>	9
Gross Area	97 m <sup>2</sup>	90 m <sup>2</sup>

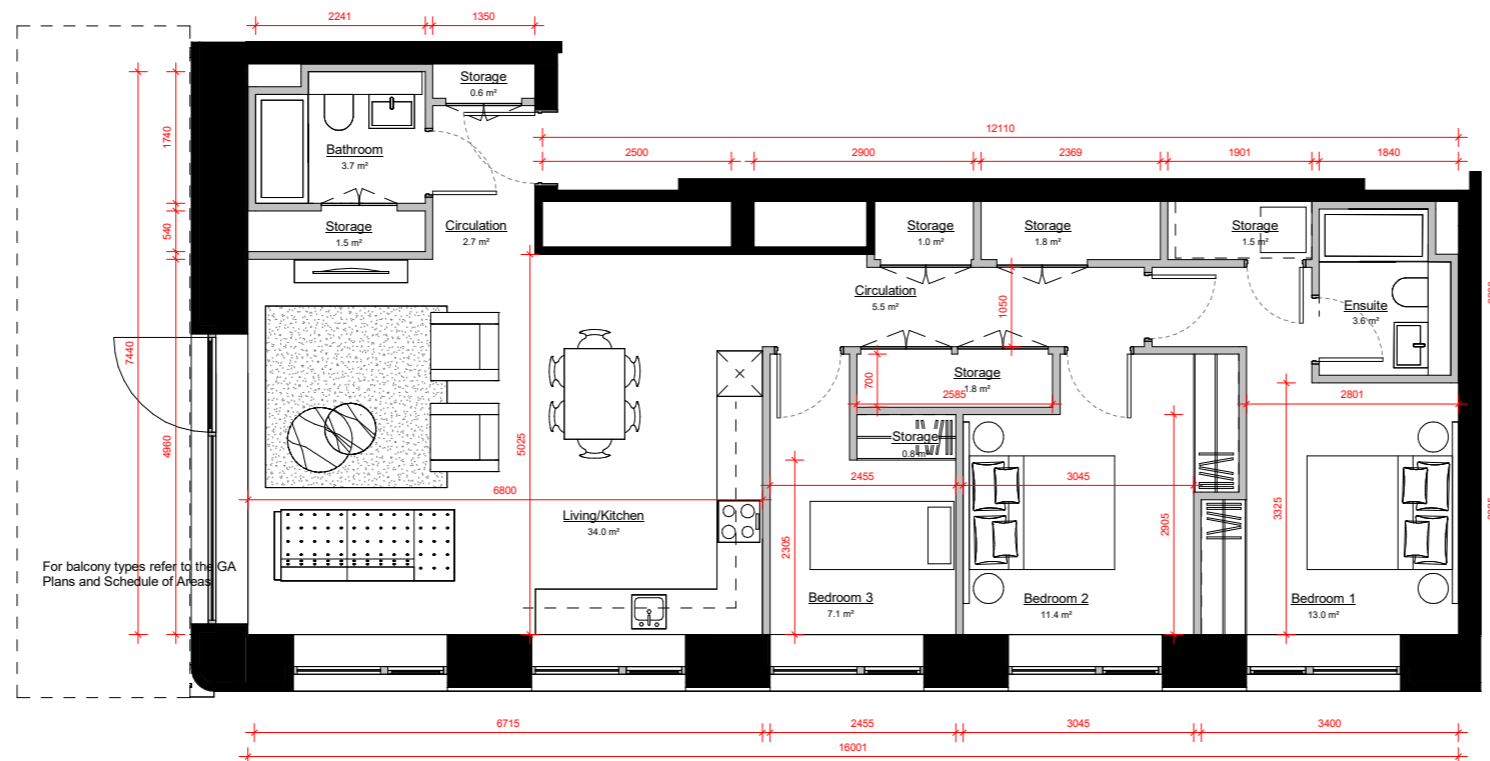


## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type C.3.0**  
1 : 50

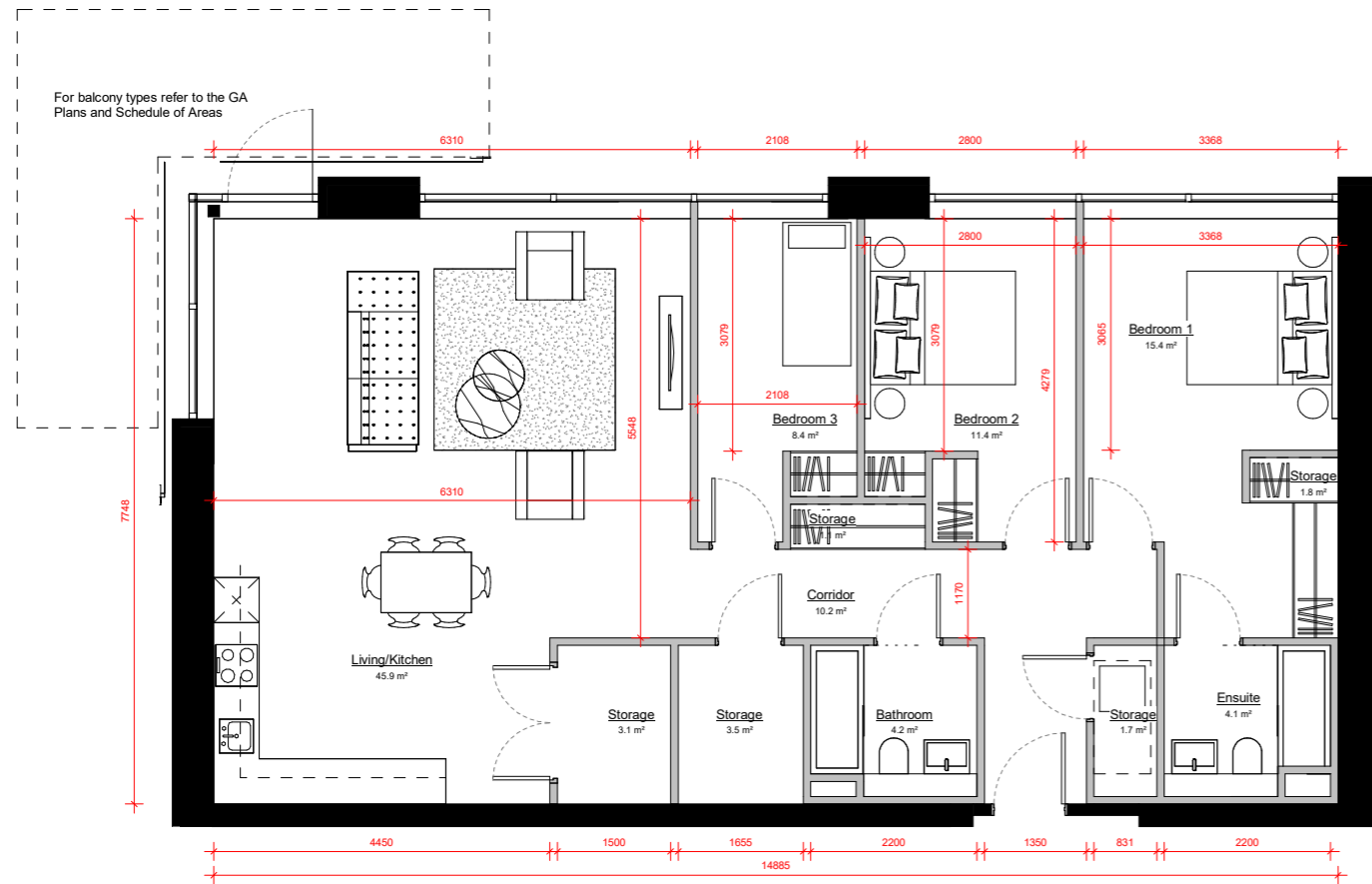
C.3.0 - 3BSP		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.2 m <sup>2</sup>	
Bedroom 1	13.7 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	7.1 m <sup>2</sup>	7.1
Circulation	10.4 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	34.0 m <sup>2</sup>	34
Storage	9 m <sup>2</sup>	9 m <sup>2</sup>
Gross Area	97 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type C.4.0**  
1 : 50

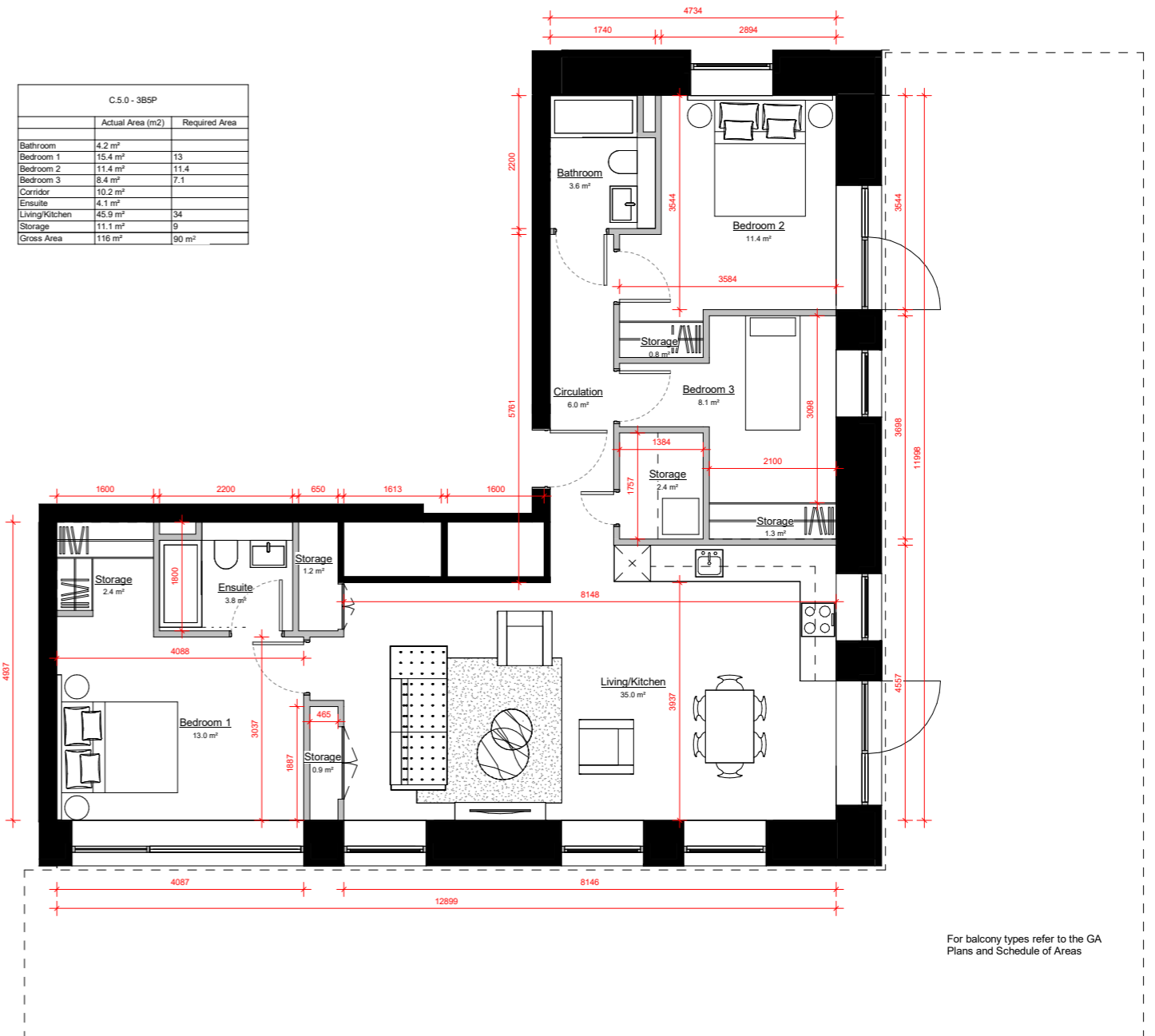
C.4.0 - 3BSP		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.7 m <sup>2</sup>	
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	7.1 m <sup>2</sup>	7.1
Circulation	8.2 m <sup>2</sup>	
Ensuite	3.6 m <sup>2</sup>	
Living/Kitchen	34.0 m <sup>2</sup>	34
Storage	9.0 m <sup>2</sup>	9
Gross Area	95 m <sup>2</sup>	90 m <sup>2</sup>

## 7.2 Appendix B: All Apartment Unit Types



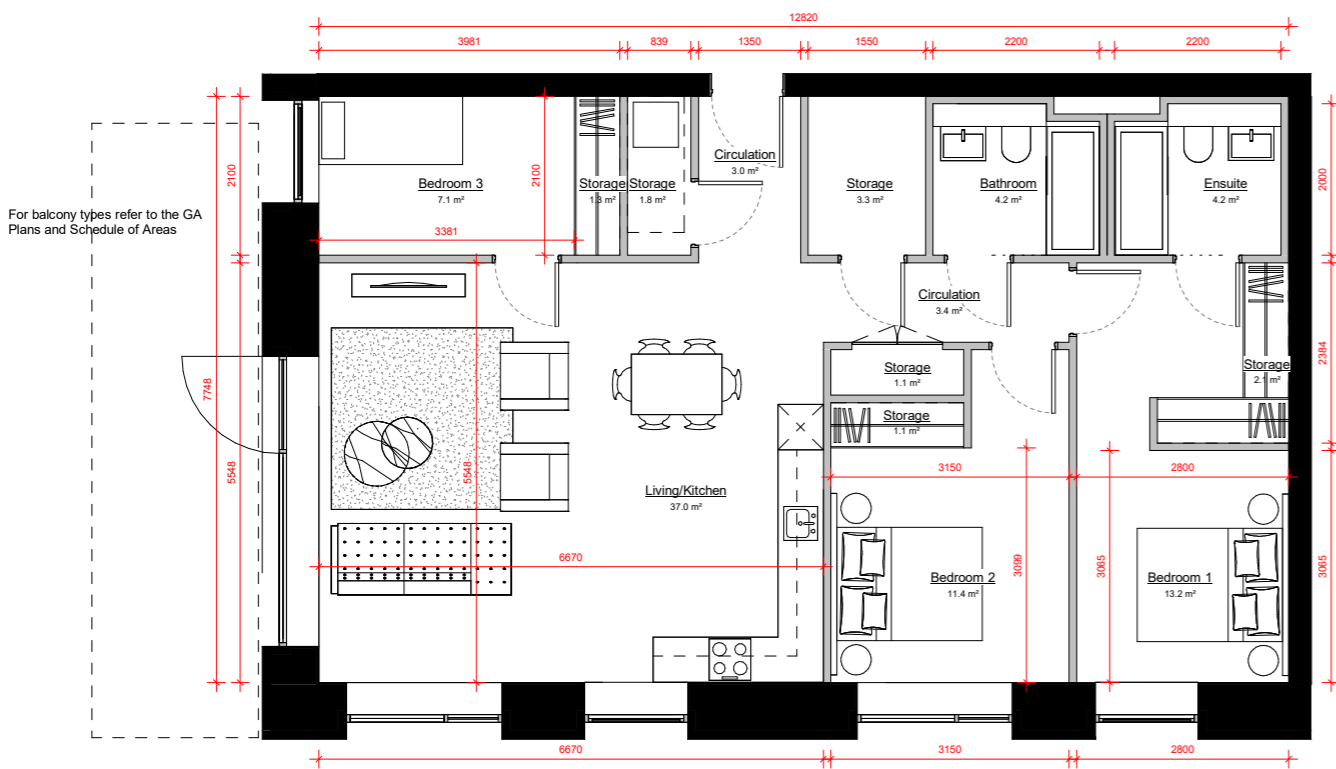
**Apartment Type C.5.0**  
1 : 50

C.5.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	13
Bedroom 1	15.4 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	8.4 m <sup>2</sup>	7.1
Corridor	10.2 m <sup>2</sup>	7.1
Ensuite	4.1 m <sup>2</sup>	7.1
Living/Kitchen	45.9 m <sup>2</sup>	34
Storage	11.1 m <sup>2</sup>	9
Gross Area	116 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type C.7.0**  
1 : 50

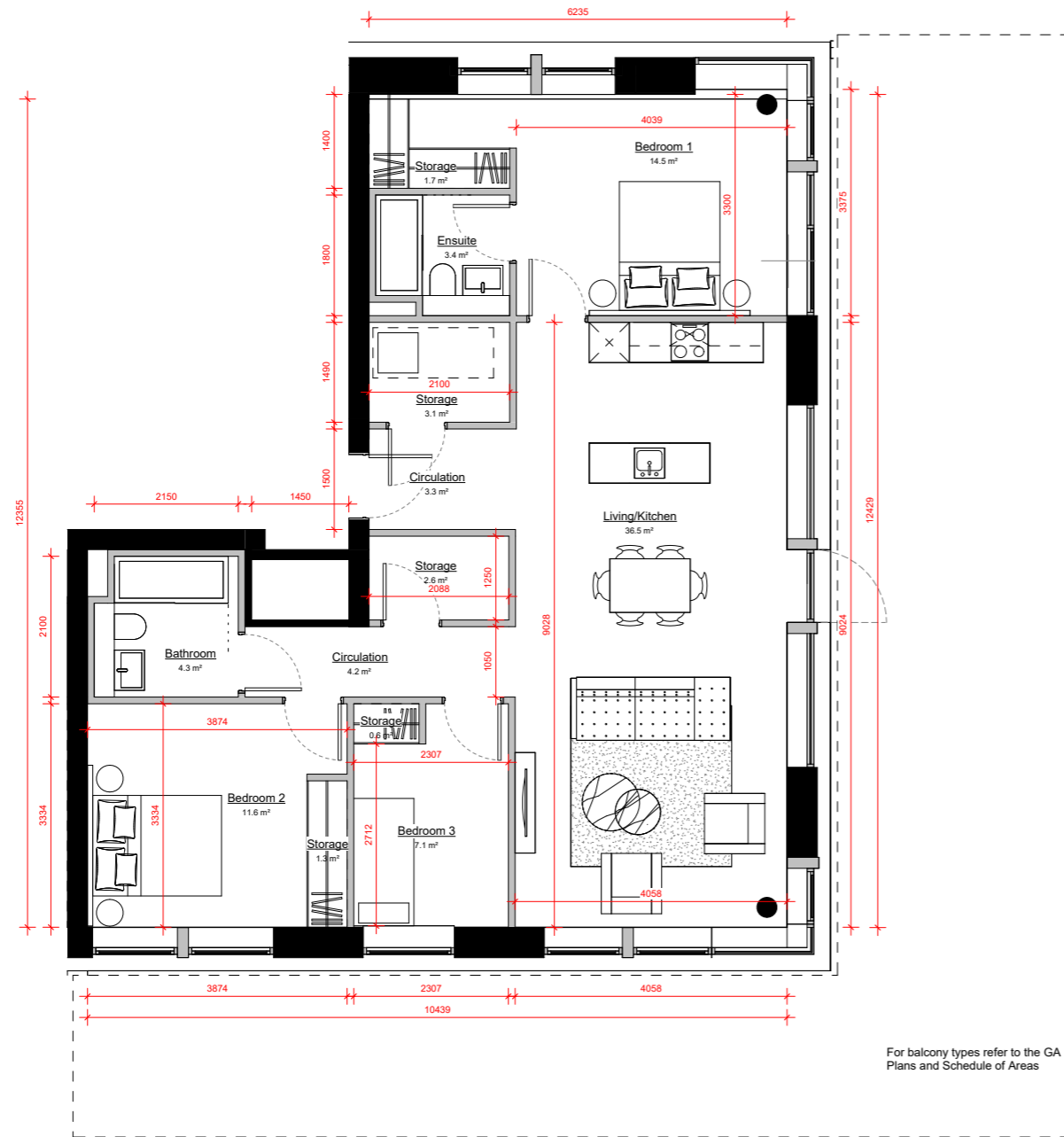
C.7.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	3.6 m <sup>2</sup>	13
Bedroom 1	13.0 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	8.1 m <sup>2</sup>	7.1
Circulation	6.0 m <sup>2</sup>	7.1
Ensuite	3.8 m <sup>2</sup>	7.1
Living/Kitchen	35.0 m <sup>2</sup>	34
Storage	9.0 m <sup>2</sup>	9
Gross Area	94 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type C.6.0**  
1 : 50

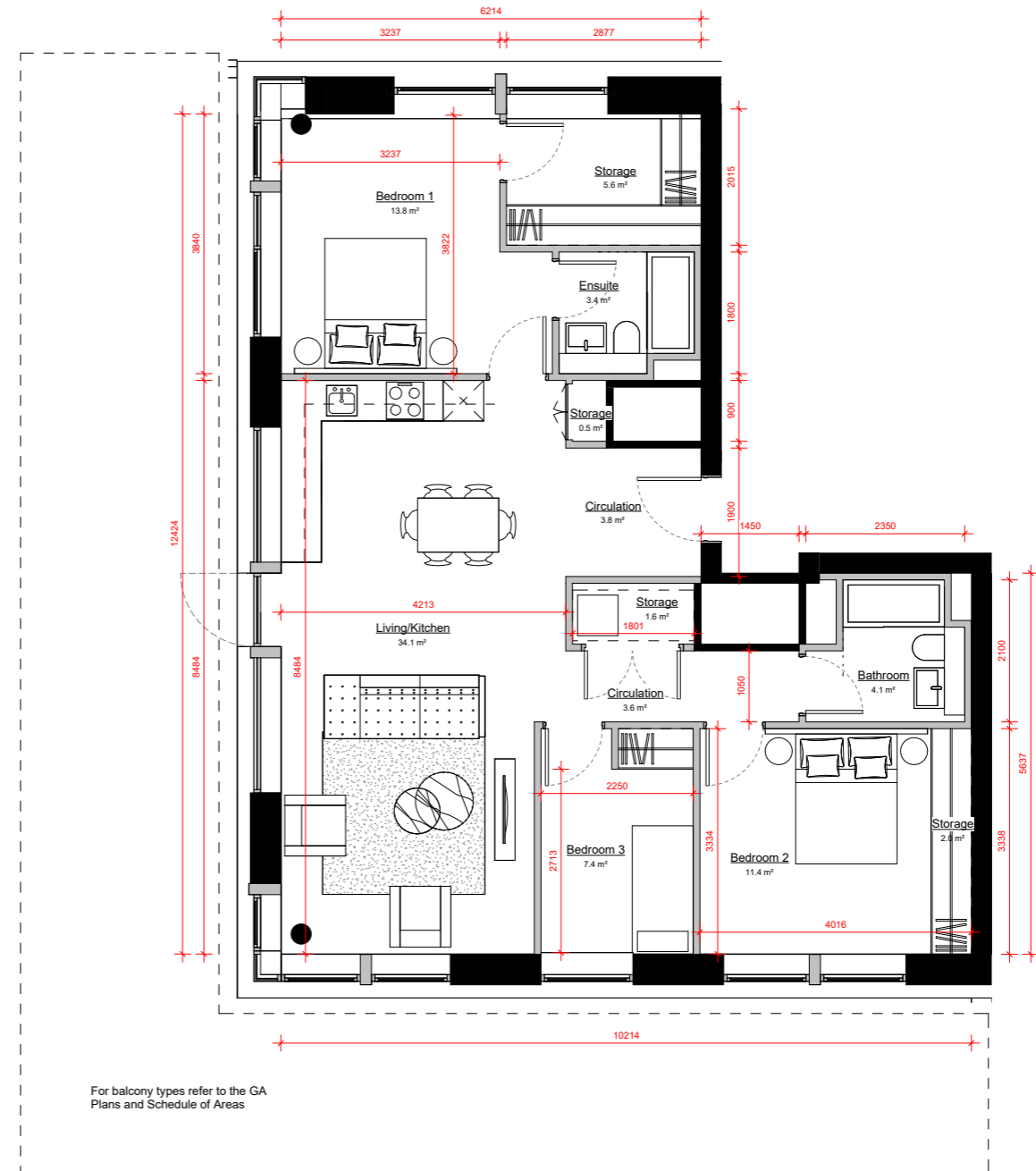
C.6.0 - 3B5P		
	Actual Area (m <sup>2</sup> )	Required Area
Bathroom	4.2 m <sup>2</sup>	13
Bedroom 1	13.2 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	7.1 m <sup>2</sup>	7.1
Circulation	6.4 m <sup>2</sup>	7.1
Ensuite	4.2 m <sup>2</sup>	7.1
Living/Kitchen	37.0 m <sup>2</sup>	34
Storage	10.5 m <sup>2</sup>	9
Gross Area	99 m <sup>2</sup>	90 m <sup>2</sup>

## 7.2 Appendix B: All Apartment Unit Types



**Apartment Type C.8.0**  
1 : 50

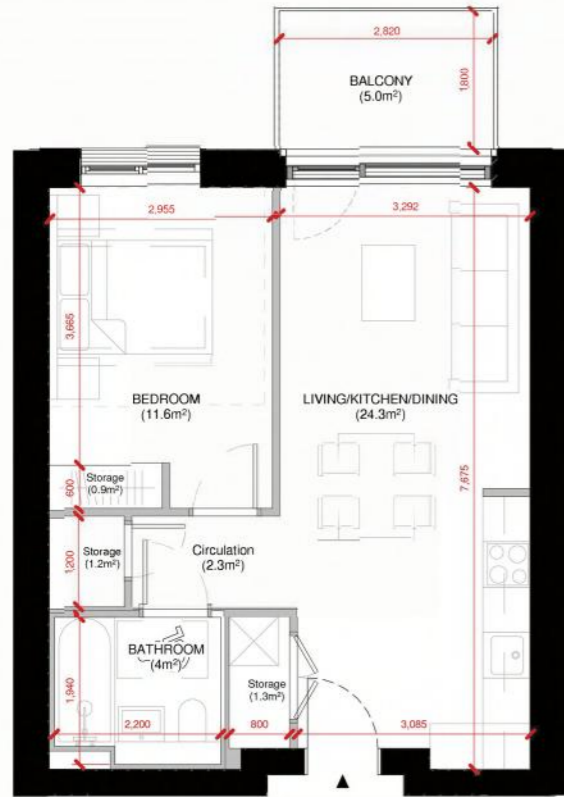
C.8.0 - 3B5P		
	Actual Area (m2)	Required Area
Bathroom	4.3 m <sup>2</sup>	
Bedroom 1	14.5 m <sup>2</sup>	13
Bedroom 2	11.6 m <sup>2</sup>	11.4
Bedroom 3	7.1 m <sup>2</sup>	7.1
Circulation	7.5 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	36.5 m <sup>2</sup>	34
Storage	9.4 m <sup>2</sup>	9
Gross Area	99 m <sup>2</sup>	90 m <sup>2</sup>



**Apartment Type C.8.1**  
1 : 50

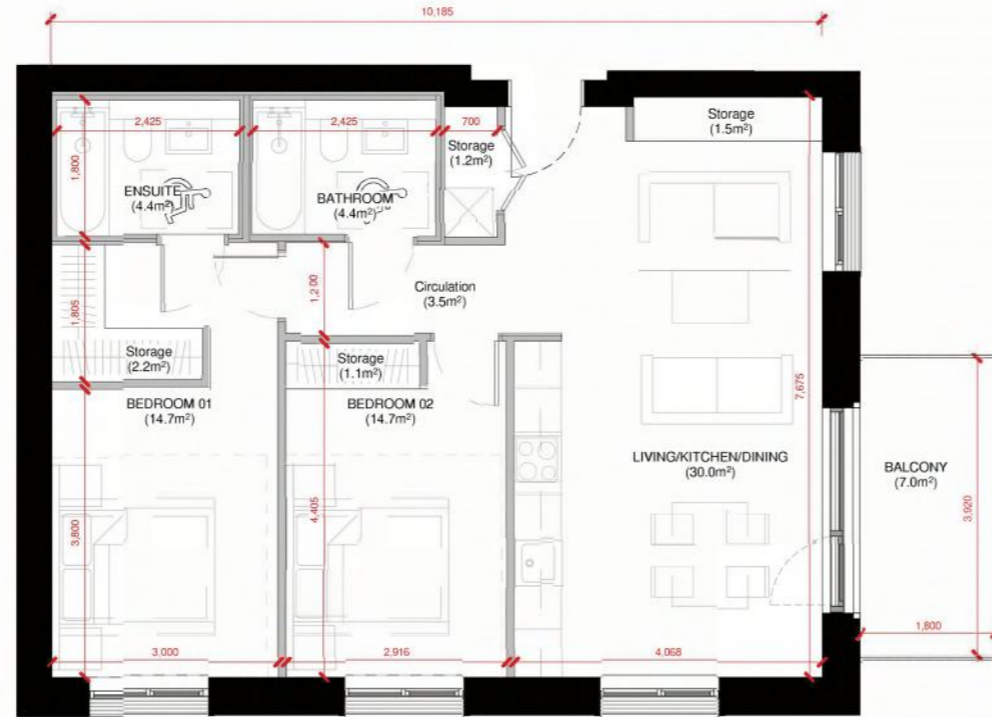
C.8.1 - 3B5P		
	Actual Area (m2)	Required Area
Bathroom	4.1 m <sup>2</sup>	
Bedroom 1	13.8 m <sup>2</sup>	13
Bedroom 2	11.4 m <sup>2</sup>	11.4
Bedroom 3	7.4 m <sup>2</sup>	7.1
Circulation	7.4 m <sup>2</sup>	
Ensuite	3.4 m <sup>2</sup>	
Living/Kitchen	34.1 m <sup>2</sup>	34
Storage	9.7 m <sup>2</sup>	9
Gross Area	96 m <sup>2</sup>	90 m <sup>2</sup>

## 7.2 Appendix B: All Apartment Unit Types



Apartment Type C01  
Scale 1:50@A1

1C_1B2P_C01		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	49.5	45
Living Area	24.3	23
Hallway/Circulation	2.3	-
Bedroom 1	11.6	11.4
Ensuite	-	-
Bedroom 2	-	-
Bathroom	4	-
Storage	3.4	3
Private Amenity	5.0	5



Apartment Type C03  
Scale 1:50@A1

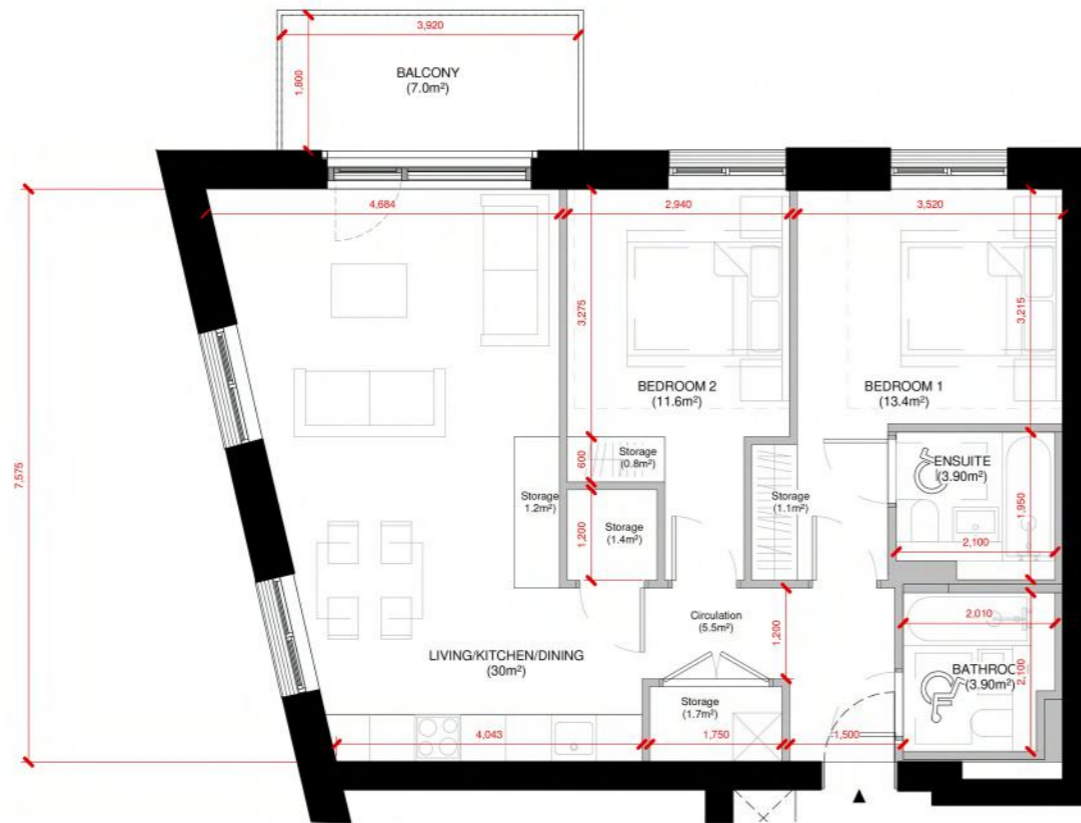
1C_2B4P_C03		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	78.0	73
Living Area	30.0	30
Hallway/Circulation	3.5	-
Bedroom 1	14.7	13
Ensuite	4.4	-
Bedroom 2	11.7	11.4
Bathroom	4.4	-
Storage	6.0	6
Private Amenity	7.0	7.0



Apartment Type C11  
Scale 1:50@A1

1C_2B4P_C11		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	86.0	73
Living Area	33.6	30
Hallway/Circulation	8.1	-
Bedroom 1	13.5	13
Ensuite	3.9	-
Bedroom 2	11.7	11.4
Bathroom	3.9	-
Storage	6.8	6
Private Amenity	7.0	7.0

## 7.2 Appendix B: All Apartment Unit Types



Apartment Type C12  
Scale 1:50@A1

1C_2B4P_C12		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	79.7	73
Net Internal Area	74.5	-
Living Area	30	30
Hallway/Circulation	5.5	-
Bedroom 1	13.4	13
Ensuite	3.9	-
Bedroom 2	11.6	11.4
Bathroom	3.9	-
Storage	6.2	6
Private Amenity	7.0	7.0

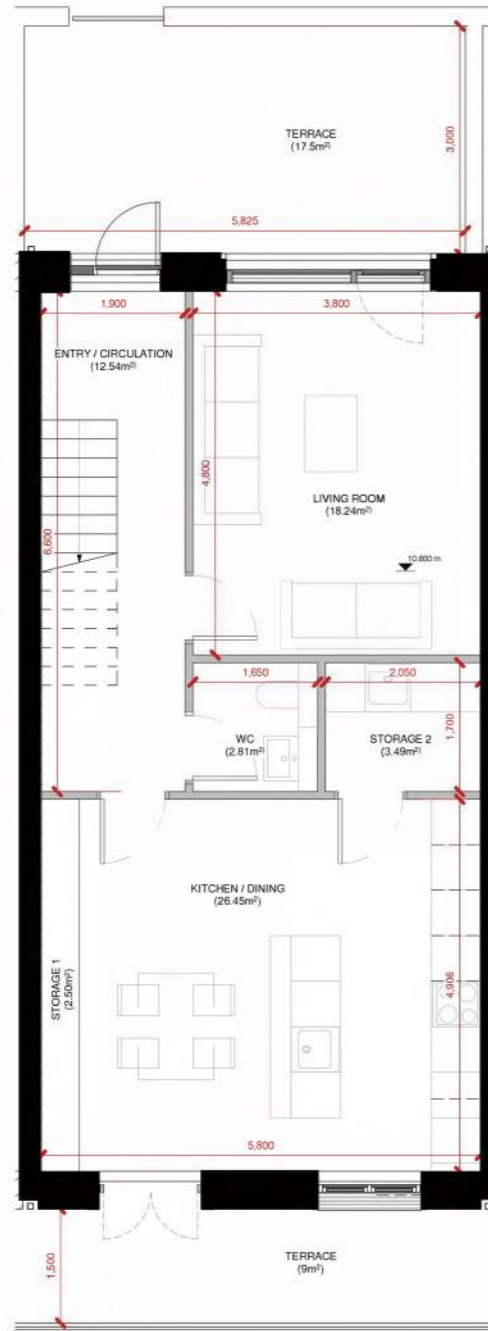


Apartment Type C13  
Scale 1:50@A1

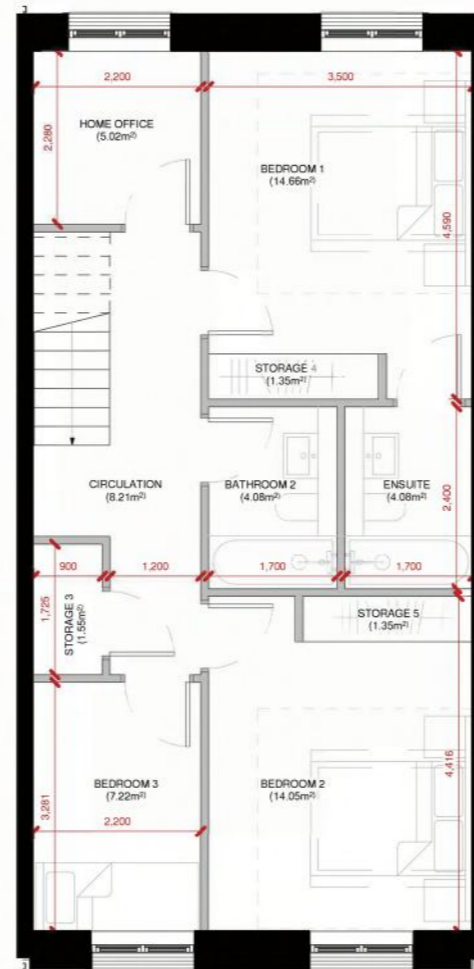
1C_2B3P_C13		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	74.4	63
Net Internal Area	70.9	-
Living Area	39	28
Bedroom 1	13.1	13
Bedroom 2	9.4	7.1
Bathroom	3.9	-
Storage	5.5	5
Private Amenity	7.0	7

## 7.2 Appendix B: All Apartment Unit Types

1C_2B4P_C04		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	134.62	73
<i>First Floor</i>		
Living / Room	18.24	34
Kitchen / Dining	26.45	
Storage 01	2.50	
Storage 02	3.49	
WC	2.81	
Entrance/Circulation	12.54	-
<i>Second Floor</i>		
Bedroom 1	14.66	13
Ensuite	4.08	-
Bedroom 2	14.05	11.4
Bedroom 3	7.22	7.1
Home Office	5.02	-
Landing/Circulation	8.21	-
Bathroom 2	4.08	-
Storage 03	1.55	9.0 (total over 2 floors)
Storage 04	1.35	
Storage 05	1.35	
Storage Total (over 2 floors)	10.24	
Private Amenity	26.50	



Apartment Type C04 - First Floor Level  
Scale 1:50@A1



Apartment Type C04 - Second Floor Level  
Scale 1:50@A1

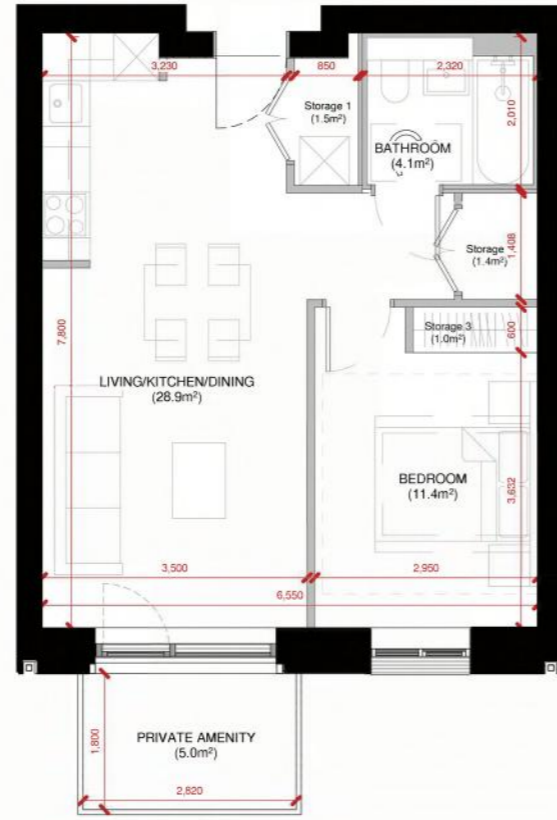
1C_2B4P_C02		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	82.3	73
Living/Kitchen/Dining	30.39	30
Hallway/Circulation	3.70	-
Bedroom 1	15.48	13
Ensuite	4.50	-
Bedroom 2	12.12	11.4
Bathroom	4.50	-
Storage	6.17	6
Private Amenity	7.0	7.0



Apartment Type C02  
Scale 1:50@A1

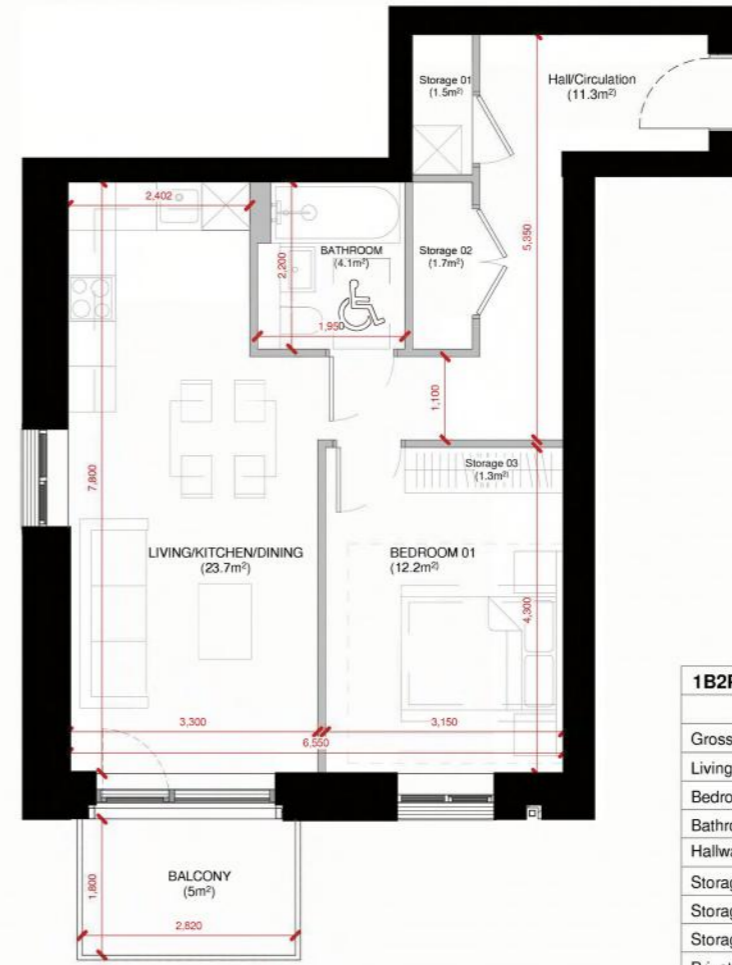
## 7.2 Appendix B: All Apartment Unit Types

1B2P_D01		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	50.7	45.0
Living Area	28.9	23.0
Bedroom	11.4	11.4
Bathroom	4.1	-
Storage 1	1.5	3.0
Storage 2	1.4	
Storage 3	1.0	
Private Amenity	5.0	5.0



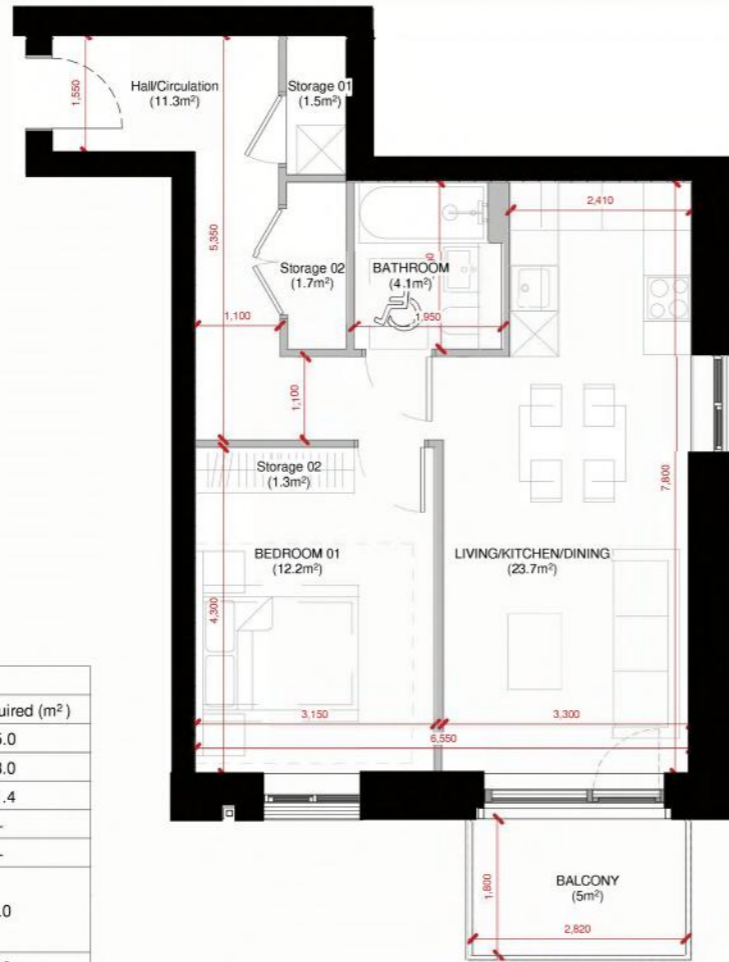
Apartment Type D01  
Scale 1:50@A1

1B2P_D02		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	57.9	45.0
Living Area	23.7	23.0
Bedroom	12.2	11.4
Bathroom	4.1	-
Hallway/Circulation	11.3	3.0
Storage 1	1.5	
Storage 2	1.7	
Storage 3	1.3	
Private Amenity	5.0	5.0



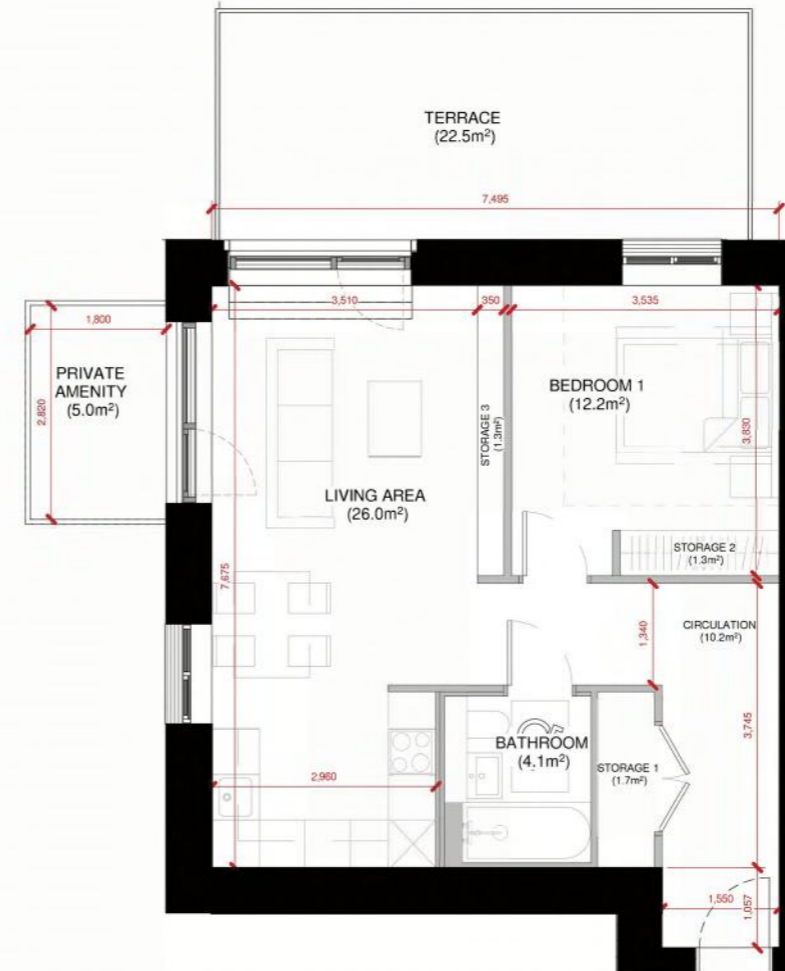
Apartment Type D02  
Scale 1:50@A1

1B2P_D03		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	57.9	45.0
Living Area	23.7	23.0
Bedroom	12.2	11.4
Bathroom	4.1	-
Circulation	11.3	-
Storage 1	1.5	3.0
Storage 2	1.7	
Storage 3	1.3	
Private Amenity	5.0	5.0



Apartment Type D03  
Scale 1:50@A1

1B2P_D04		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	59.2	45.0
Living Area	26.0	23.0
Bedroom	12.2	11.4
Bathroom	4.1	-
Circulation	10.2	3.0
Storage 1	1.7	
Storage 2	1.3	
Storage 3	1.3	
Private Amenity	5.0	5.0

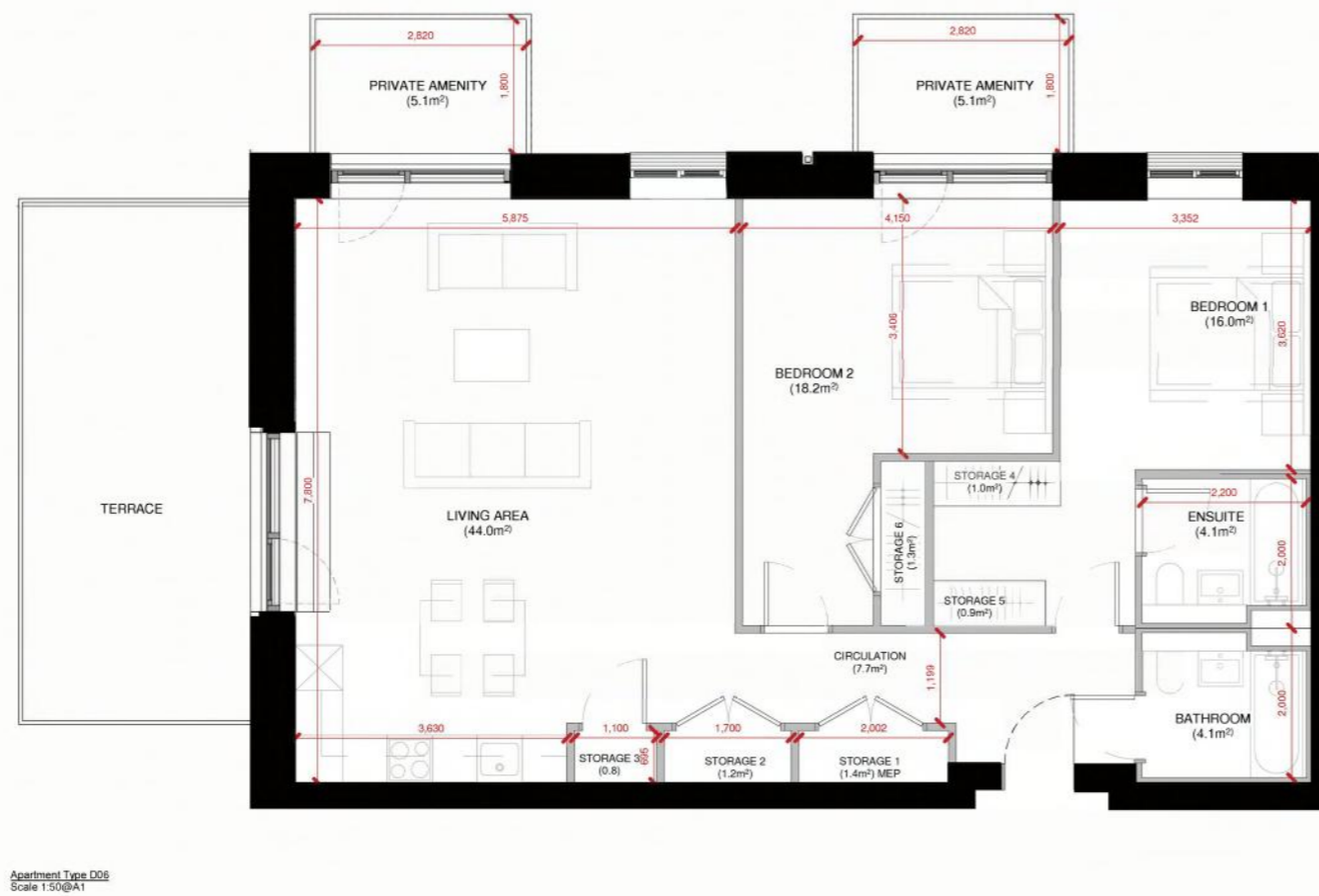


Apartment Type D04  
Scale 1:50@A1

## 7.2 Appendix B: All Apartment Unit Types



2B4P_D05		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	88.3	73
Living Area	45.3	30
Bedroom 1	13.5	13
Ensuite	4.1	-
Bedroom 2	11.7	11.4
Bathroom	4.1	-
Storage 1	2.0	6.0
Storage 2	2.0	
Storage 3	1.3	
Storage 4	1.1	
Private Amenity	10.0	7.0



2B4P_D06		
	Area Achieved (m <sup>2</sup> )	Area Required (m <sup>2</sup> )
Gross Internal Area	105.3	73
Living Area	44.0	30
Bedroom 1	16.0	13
Ensuite	4.1	-
Bedroom 2	18.2	11.4
Bathroom	4.1	-
Circulation	7.7	6.0
Storage 1	1.4	
Storage 2	1.2	
Storage 3	0.8	
Storage 4	1.0	
Storage 5	0.9	
Storage 6	1.3	7.0
Private Amenity	30.2	



# Appendix C

**Development Schedule**  
BRA-GHA-4.2-220719-NewSchSite-WD  
Date: 30.08.2022

Rev: 5

**Apartments**

Level	Block A (BTR) (m2)			Block B (m2)			Block C (m2)*			Block D (m2)		
	Resi GIA (incl. Resi Amenity)	Resi Amenity	Commercial GIA	Resi GIA (incl. Resi Amenity)	NIA	Commercial GIA	Resi GIA (incl. Resi Amenity)	NIA	Commercial GIA	Resi GIA (incl. Resi Amenity)	NIA	Commercial GIA
Level 10	-	-	-	262.00	195.00	-	-	-	-	-	-	-
Level 09	-	-	-	401.00	314.00	-	-	-	-	-	-	-
Level 08	-	-	-	401.00	314.00	-	-	-	-	-	-	-
Level 07	-	-	-	401.00	314.00	-	-	-	-	-	-	-
Level 06	578.00	466.00	-	1,452.00	1,203.00	-	-	-	-	-	-	-
Level 05	1,250.00	1,005.00	-	1,678.00	1,368.00	-	484.70	320.12	-	-	-	-
Level 04	2,237.00	1,866.00	-	2,661.00	2,070.00	-	1,286.00	977.63	-	-	-	-
Level 03	3,022.00	2,454.00	-	2,864.00	2,296.00	-	1,453.08	1,176.00	-	477.09	379.31	-
Level 02	3,131.00	2,454.00	-	2,900.00	2,296.00	-	1,732.41	1,403.43	-	689.08	546.20	-
Level 01	5,609.00	4,566.00	-	4,170.00	116.00	57.00	1,732.05	1,403.81	-	689.08	545.69	-
Ground	-	-	-	3,822.00	0.00	343.00	1,432.75	-	627.18	195.11	249.11	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity/Block</b>												
<b>Total GIA / Use</b>	18,449.00			23,981.00		512.00	8,140.99	627.18	195.11	249.11	2,805.32	
<b>Total NIA / Resi</b>	10,870.00			12,578.00			5,283.99				1,628.02	
<b>Total GIA/Block</b>	18,449.00			18,449.00		512.00	8,212.99				2,805.32	
<b>Total Units</b>	162			190			80				26	
<b>Total GIA</b>				55,079.71								

\*Block A areas includes 4 no duplex apartments to 00

\*Block B areas includes 4 no duplex apartments to 01

**NIA by Bedrooms - Apartments (including Block A & C duplexes)**

Type	Block A (BTR) (m2)	Block B (m2)	Block C (m2)	Block D (m2)	Total
1Bed - NIA	3,947.00	4,647.00	2184.47	1065.09	11,843.56
2Bed - NIA	6,169.00	6,937.00	2,515.07	962.91	16,183.98
3Bed - NIA	749.00	993.00	538.47	0.00	22,764.47
<b>Total</b>					<b>30,304.01</b>

\*Cumulative GIA incl all areas pertaining to apartments (incl corridors, entrances, residential car parking, plant & ESB stations etc)

\*Resi NIA is the total GIA of all apartments (excluding amenity such as corridors, entrances, and plant)

\*Non - resi includes retail, cafe & childcare facilities

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-GHA-SN-00-DR-A-050/0

Type	DUPLICATE TOTALS		
	GIA (m2)	No. of units	GIA (m2)
H1 - 3BP	107.89	6	647.34
H1 - 3BP	115.72	6	690.72
H2 - 3BP	88.43	12	1061.16
H2 - 3BP	115.12	12	1381.44
H6 - 3BP	91.64	1	91.64
H6 - 3BP	928.15	1	128.15
H8 - 3BP	91.64	7	641.48
H8 - 3BP	128.15	7	897.05
<b>Total</b>		<b>52</b>	<b>5,538.98</b>

**DUPLICATE TYPE KEY**

- H1 - 3BP corner duplex over 2BP ground floor apartment
- H2 - 3BP terrace duplex over 2BP ground floor apartment
- H6 - 3BP corner duplex over 2BP ground floor apartment
- H8 - 3BP corner duplex over 2BP ground floor apartment

NIA by Bedrooms - Duplex		
Type	NIA (m2)	No of Units
2Bed	2441.62	26
3Bed	3097.36	26
<b>Total</b>	<b>5538.98</b>	<b>52</b>

**House Types**

For house type locations refer drawing BRA-GHA-SN-00-DR-A-050/0

HOUSE TYPE	GIA (m2)	No of Units	Total GIA per type (m2)
H3	90.00	13	1170.00
H4	109.56	51	5587.56
H5	167.93	6	1007.58
H7	166.92	6	1013.52
<b>Total</b>		<b>76</b>	<b>8,778.66</b>

**HOUSE TYPE KEY**

- H3 - 2BP terrace house
- H4 - 3BP terrace house
- H5 - 4BP terrace house
- H7 - 4BP end of terrace house

NIA by Bedrooms - Houses		
Type	NIA (m2)	
2Bed-H3	1,170.00	
3Bed-H4	5,587.56	
4Bed-H5 & H7	2,021.10	
<b>Total</b>	<b>8,778.66</b>	

Total Duplex GIA (m2) 5,538.98

Total Housing GIA 8,778.66

**Non-Residential Areas**

Block/Type	Commercial
Block A (BTR)	0.00
Block B	512.00
Block C	195.11
Block D	249.11
<b>Total</b>	<b>1,583.40</b>

Total Non-Residential GIA 1,583.40

**Site metrics**

Application Site Area (m2)	Total Site
Application Site Area	88,720.00
Coastal Quarter Site Area (m2)	8.81
Site Area (incl Net)	78,426.00
Site Area (incl Net)	7,84
Total units	72,786.00
Site Density (units/ha)	596
Plot Ratio (GIA/Net Site Area)	80
Level 100 SEA (m2)	0.95
Site Coverage (SEA/Net Site Area)	22,420.00
Public Realm	30.80%
Green Roof (Extensive/Rooftops Only)	13,465.00
	18%

Note: \*Adjusted site areas have been adopted to generate an accurate site density. The net site area is the area of the site excluding the area of the development.

**Notes:**

Net Site Area figures have been used for Plot ratio, Site coverage and Public Realm calculations  
Areas measured in accordance with RICS NRM1

Amenity Type	A (BTR)	B	C	D
Parking Area	3205	4454	664	292
Parking Spaces	125	165	23	13
Cycle Spaces	505	667	107	40
Mobility/Ped Parking	335	374	146	70
Communal Amenity	12	10	2	0
Amenity	2287	2659	608	153

Total GIA (Resi, commercial, duplexes & housing) 69,397.35

**Total Residential NIA-by Bedrooms**

- (Apartment, Duplex and Housing GIA)
- 1 Bedroom Resi NIA (m2) 11,844
- 2 Bedroom Resi NIA (m2) 19,796
- 3 Bedroom Resi NIA (m2) 10,981
- 4 Bedroom Resi NIA (m2) 2,021

Total Resi NIA 44,622

\*excludes all internal corridor space, parking and ancillary residential accommodation

**Development Schedule\_DLRCC Only**

BRA-GHA-4.2-220719-DevSchDLRCC-WD

Date: 30.08.2022

Rev: 5

**Apartments**

Level	Block A (BTR) (m2) DLRCC				Block D (m2) DLRCC			
	Resi GIA (incl. Resi amenity)	Resi NIA	Commercial GIA	Resi Amenity	Resi GIA (incl. Resi amenity)	Resi NIA	Resi Amenity	Resi Amenity
Level 07	Block A (m2) BTR							
Level 06	578.00	466.00	-	-	-	-	-	-
Level 05	1,250.00	1,005.00	-	-	-	-	-	-
Level 04	2,237.00	1,806.00	-	-	-	-	-	-
Level 03	3,022.00	2,454.00	-	-	477.09	379.31	-	-
Level 02	3,022.00	2,454.00	-	-	689.08	546.20	-	-
Podium A & B	3,131.00	2,119.00	360.00	-	689.08	545.69	-	-
Ground	5,609.00	566.00	185.00	-	750.07	156.82	-	-
Lower Ground	-	-	-	-	-	-	-	-
<b>Total Amenity / Block</b>				<b>545.00</b>				
<b>Total GIA / Use</b>	<b>18,849.00</b>				<b>2,605.3</b>			
<b>Total NIA / Resi</b>	<b>10,870.00</b>				<b>1,628.0</b>			
<b>Total GIA / Block</b>	<b>18,849.00</b>				<b>2,605.32</b>			
<b>Total Units</b>	<b>162</b>				<b>26</b>			
<b>Total GIA</b>	<b>21,454.32</b>				<b>21,454.32</b>			

**Total Resi GIA (m2)** 21,454.32

\*Cumulative GIA incl all areas pertaining to apartments (incl corridors, entrances, residential car parking, plant & ESB stations etc.)

\*Resi NIA is the total GIA of all apartments (excluding amenity such as corridors, entrances, and plant)

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-GHA-SW-00-DR-A-05010

GIA (m2)	DLRCC		GIA (m2)
	No. of units	GIA (m2)	
H1 - 2B4P	4	431.56	
H1 - 3B5P	4	460.48	
H2 - 2B4P	8	707.44	
H2 - 3B5P	8	920.96	
H6 - 2B4P	1	91.64	
H6 - 3B5P	1	128.15	
H8-2B4P	4	366.56	
H8-3B5P	4	512.60	
<b>Total</b>	<b>34</b>	<b>3,619.39</b>	

**DUPLICATE KEY**

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

**Total Duplex GIA (m2)** 3,619.39

**House Types**

For house type locations refer drawing BRA-GHA-SW-00-DR-A-05010

GIA (m2)	DLRCC		GIA (m2)
	No. of units	GIA (m2)	
H3	11	980.00	
H4	30	3266.80	
H5	6	1007.58	
H7	5	844.60	
<b>Total</b>	<b>52</b>	<b>6,128.98</b>	

**HOUSE TYPE KEY**

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

**Total House GIA (m2)** 6,128.98

**Non-Residential Areas**

DLRCC	
Block A (BTR)	0.00
Block D	0.00
<b>Sub totals</b>	<b>0.00</b>
<b>Total</b>	<b>0.00</b>

**Total Non-Residential GIA (m2)** 0.00

**Site metrics**

DLRCC	
Coastal Quarter Site Area (m2)	36,491.83
Coastal Quarter Site Area (ha)	3.65
Site Area (m2) *Net	30,862.00
Site Area (ha) *Net	3.08
Total units	274
Site Density (units/ha)	89
Plot Ratio (GIA/Site Area)	1.01
Level 00 GEA (m2)	12,114.00
Site Coverage (%)	39.25%
Public Realm	5,008.00
	16%

**Total GIA** 31,202.69

(Resi, commercial, duplexes & housing)

Note: \*Adjusted site areas have been adopted to generate an accurate site density. The redline covers areas of drainage and other items outwith the immediate area of development

**Notes:**

Net Site Area figures have been used for Plot ratio, Site coverage and Public Realm calculations  
Areas measured in accordance with RICS NRM1

**Development Schedule\_WCC Only**

Rev: 5

BRA-GHA-4.2-220719-DevSchWCC-WD  
Date: 30.08.2022

**Apartments**

Level	Block B (m2) WCC				Block C (m2) WCC			
	Resi GIA (incl. Resi Amenity)	Resi NIA	Resi Amenity	Class 2 Commercial GIA	Resi GIA (incl. Resi Amenity)	Resi NIA	Childcare Facilities GIA	Convenience Store GIA
Level 10	262.00	195.00	-	-	-	-	-	-
Level 09	401.00	314.00	-	-	-	-	-	-
Level 08	401.00	314.00	-	-	-	-	-	-
Level 07	401.00	314.00	-	-	-	-	-	-
Level 06	1,492.00	1,203.00	-	-	-	-	-	-
Level 05	1,678.00	1,368.00	-	-	484.70	320.12	-	-
Level 04	2,601.00	2,068.00	-	-	1,286.00	977.63	-	-
Level 03	2,884.00	2,296.00	-	-	1,453.08	1,176.00	-	-
Level 02	2,900.00	2,296.00	-	-	1,732.41	1,403.43	-	-
Podium A & B	2,889.00	2,089.00	139.00	-	1,732.05	1,403.81	-	-
Level 00	4,170.00	116.00	57.00	398.00	1,452.75	-	627.18	195.11
Lower Ground	3,822.00	-	343.00	114.00	-	-	-	-
<b>Total Amenity / Block</b>			<b>539.00</b>					
<b>Total GIA / Use</b>	<b>23,901.00</b>			<b>512.00</b>	<b>8,140.99</b>	<b>5,280.99</b>	<b>627.18</b>	<b>195.11</b>
<b>Total NIA / Resi</b>		<b>12,573.00</b>				<b>5,280.99</b>		
<b>Total GIA / Block</b>		<b>24,413.00</b>				<b>9,212.39</b>		
<b>Total Units</b>			<b>190</b>					<b>80</b>
<b>Total GIA</b>					<b>33,625.39</b>			

**Total Apartment GIA (m2) : 32,041.99**  
**Total Non-Resi GIA 1583.40**

\*Cumulative GIA incl all areas pertaining to apartments (incl corridors, entrances, residential car parking, plant & ESS stations etc.)

\*Resi NIA is the total GIA of all apartments (excluding amenity such as corridors, entrances, and plant)

\*Non-resi includes retail, cafe & childcare facilities

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-GHA-SW-00-DR-A-05010

GIA (m2)	WCC	
	No. of units	GIA (m2)
H1 - 2B4P	2	215.78
H1 - 3B5P	2	230.24
H2 - 2B4P	4	353.72
H2 - 3B5P	4	460.48
H6 - 2B4P	0	0.00
H6 - 3B5P	0	0.00
H8-2B4P	3	274.92
H8-3B5P	3	384.45
<b>Total</b>	<b>18</b>	<b>1,919.59</b>

**DUPLEX TYPE KEY**

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

**Total Duplex GIA (m2) 1,919.59**

**House Types**

For house type locations refer drawing BRA-GHA-SW-00-DR-A-05010

GIA (m2)	WCC	
	No. of units	GIA (m2)
H3	2	180.00
H4	21	2300.76
H5	0	0.00
H7	1	168.92
<b>Total</b>	<b>24</b>	<b>2,649.68</b>

**HOUSE TYPE KEY**

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

**Total Houses GIA (m2) 2649.68**

**Commercial Areas**

	WCC
Block B	512.00
Block C	195.11
Childcare Facilities	627.18
Commercial	249.11
<b>Total</b>	<b>1,583.40</b>

**Total Non-resi GIA (m2): 1,583.40**

**Site metrics**

	WCC
Coastal Quarter Site Area (m2)	41,934.13
Coastal Quarter Site Area (ha)	4.19
Site Area (m2) *Net	41,934.13
Site Area (ha) *Net	4.19
Total units	312
Site Density (units/ha)	74
Plot Ratio (GIA/Site Area)	0.91
Level 00 GEA (m2)	10,393.00
Site Coverage (%)	24.78%
Public Realm	8,457.00
	20%

**Total GIA 38,194.66**  
(Resi, commercial, duplexes & housing)

**Notes:**

Net Site Area figures have been used for Plot ratio, Site coverage and Public Realm calculations  
Areas measured in accordance with RICS NRM1

# Appendix D

**Unit Schedule**  
BRA-GHA-4.2-220719-UnitsSchedule-WD

Rev: 4

Date: 15.08.2022

Total Units (Houses + Apartments) - Overall	586
Total Units (Apartments)	458
Total Units (Duplex Apartments)	52
Total Units (Houses)	76

**Apartments**

Level	Block A (BTR)			Block B			Block C			Block D					
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	2B4P	2B4P	1B1P	1B2P	2B4P	3B5P		
Level 10	-	-	-	-	0	0	0	0	-	-	-	-	-		
Level 09	-	-	-	-	3	2	2	0	-	-	-	-	-		
Level 08	-	-	-	-	3	2	2	0	-	-	-	-	-		
Level 07	-	-	-	-	3	2	2	0	-	-	-	-	-		
Level 06	-	0	2	3	9	7	7	2	-	-	-	-	-		
Level 05	-	5	7	2	11	9	1	1	5	-	-	-	-		
Level 04	-	13	13	1	12	17	1	6	10	-	-	-	-		
Level 03	-	20	18	0	17	17	1	7	10	1	3	2	-		
Level 02	-	20	18	0	17	17	1	7	10	1	7	2	-		
Level 01	-	17	13	0	19	13	1	7	10	1	7	2	-		
Ground	-	4	5	1	0	0	0	1	-	-	3	-	-		
Basement	-	0	0	0	0	0	0	0	-	-	-	-	-		
Sub-Total	0	79	76	7	94	86	10	45	3	28	4	20	6		
Block Total	162			190			80			26			0		
Total Apartments	458														
Mix % per Block	0%	49%	47%	4%	0%	49%	45%	5%	56%	4%	35%	5%	77%	23%	0%

Apartments Total 458

Residential Mix (overall)				
Total Units	458			
Apt. Type	1B2P	2B3P	2B4P	3B5P
Total Units	238	3	196	17
Mix	52.0%	0.7%	42.8%	3.7%

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1001

Duplex Appts Type	H1 refer key below	H2 refer key below	H6 refer key below	H8 refer key below
Apt. Type	2B4P	3B5P	2B4P	2B4P
Own-door units	6	6	12	12
Sub-Total	12	24	2	14
Total	52			

**DUPLEX APARTMENTS KEY**

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

**Dual Aspect (Apartments and Duplexes)**

Block	Dual Aspect Summary (Apartments + Duplex)					
	A (BTR)	B	C	D	H1	H6 H8
No. Dual Aspect Units	88	94	39	13	12	24
Total Units / Block	162	190	80	26	12	24
Dual Aspect Ratio	54%	50%	49%	50%	100%	100%
Total Units	510					
Total Dual Aspect Units	286					
Total Dual Aspect Ratio	56%					

Duplex Units Total 52

**Houses**

For house locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1001

Houses (Overall)				
H3	H4	H5	H7	
2B4P	3B5P	4B8P	4B8P	
13	51	6	6	
Total own-door units				76

Unit type/occupants  
Number of own-door units

Housing Mix		
2B4P	3B5P	4B8P
13	51	12
17.1%	67.1%	15.8%

**HOUSE TYPE KEY**

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

**Part V**

Overall Part V				
Total Units	62			
Apt. Type	1B1P	1B2P	2B3P	Duplex Apt H6
Totals	0	40	3	17
Mix	0%	65%	5%	27%
Total Mix	65%			32%
Total %	10.6%			

Houses Total 76

Units Total 586

**Notes:**

- Please read in conjunction with the apartment layout drawings. Whilst the majority of apartments will be of a standard size/layout, there will be a % of +/- variations of standards and unique apartments to suit the particulars of the site
- 10% of total apartments to be Part V affordable
- Information pertaining to areas outside A & B references original schedule developed by Reddy Architecture
- Please read in conjunction with the Housing Quality Assessment Report by GHA and the Unit Mix Report by RPS

Total Units (Houses + Apartments) - Overall	586
Total Units (Houses + Apartments + Duplex Apt) - DLRCC	274

**Apartments**

Level	Block A (BTR) DLRCC				Block D DLRCC			
	1B1P	1B2P	2B4P	3B5P	1B1P	1B2P	2B4P	3B5P
Level 06	-	0	2	3	-	-	-	-
Level 05	-	5	7	2	-	-	-	-
Level 04	-	13	13	1	-	-	-	-
Level 03	-	20	18	0	-	3	2	-
Level 02	-	20	18	0	-	7	2	-
Level 01	-	17	13	0	-	7	2	-
Ground Level 00	-	4	5	1	-	3	-	-
Basement Level B01	-	-	-	-	-	-	-	-
<b>Sub-Total</b>	<b>0</b>	<b>79</b>	<b>76</b>	<b>7</b>	<b>0</b>	<b>20</b>	<b>6</b>	<b>0</b>
<b>Block Total</b>	<b>162</b>							<b>26</b>
<b>Total Apartments</b>	<b>188</b>							
<b>Mix %</b>	<b>0%</b>	<b>49%</b>	<b>47%</b>	<b>4%</b>	<b>0%</b>	<b>77%</b>	<b>23%</b>	<b>0%</b>

DLRCC Mix			
Total Units 188			
Apt. Type	1B1P	1B2P	2B4P
Totals	0	99	82
Mix	0%	53%	44%
<b>Total Mix</b>	<b>53%</b>		<b>47%</b>

Total Apartments 188

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

DLRCC	H1	H2	H6	H8
	refer key below	refer key below	refer key below	refer key below
Apt. Type	2B4P	3B5P	2B4P	3B5P
Own-door units	4	4	8	8
<b>Sub-Total</b>	<b>8</b>	<b>16</b>	<b>2</b>	<b>8</b>
<b>Total</b>	<b>34</b>			<b>8</b>

Block	Dual Aspect Summary (Apartments + Duplex)					
	A (BTR)	D	H1	H2	H6	H8
No. Dual Aspect Units	88	13	8	16	2	8
Total Units / Block	162	26	8	16	2	8
	<b>54%</b>	<b>50%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Dual Aspect DLRCC	101					34
Total Units DLRCC	222					
Total Dual Aspect DLRCC	60.8%					

Total Duplex 34

**Houses**

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

Houses (DLRCC)				
H3	H4	H5	H7	
2B4P	3B5P	4B8P	4B8P	
11	30	6	5	
<b>Total own-door units DLRCC</b>				<b>52</b>

**KEY**

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

Total Houses 52

**Part V**

DLRCC Part V				
Total Units 28				
Apt. Type	1B1P	2B4P	3B5P	Duplex H6
Totals	0	20	6	2
Mix	0%	21%	0%	7%
<b>Total Mix</b>	<b>71%</b>	<b>21%</b>	<b>0%</b>	<b>7%</b>
<b>Total %</b>	<b>10%</b>			

Units Total 274

**Notes:**

- Please read in conjunction with the apartment layout drawings. Whilst the majority of apartments will be of a standard size/layout there will be a % of +/- variations of standards and unique apartments to suit the particulars of the site
- 10% of total apartments to be 'Part V' affordable
- Information pertaining to areas outside A & B references original schedule developed by Reddy Architecture
- Please read in conjunction with the Housing Quality Assessment Report by GHA and the Unit Mix Report by RPS

Total Units (Houses + Apartments) - Overall	586
Total Units (Houses + Apartments + Duplex Apt) - WCC	312

**Apartments**

Level	Block B WCC				Block C WCC			
	1B1P	1B2P	3B5P	2B4P	1B2P	2B3P	2B4P	3B5P Duplex
Level 10	-	-	2	-	-	-	-	-
Level 09	-	3	2	-	-	-	-	-
Level 08	-	3	2	-	-	-	-	-
Level 07	-	3	2	-	-	-	-	-
Level 06	-	9	7	2	-	-	-	-
Level 05	-	11	9	1	5	-	1	-
Level 04	-	12	17	1	10	-	6	-
Level 03	-	17	17	1	10	1	7	-
Level 02	-	17	17	1	10	1	7	0
Podium Level 01	-	19	13	1	10	1	7	4
Ground Level 00	-	0	0	1	-	-	-	-
Basement Level B01	-	0	0	0	-	-	-	-
<b>Sub-Total</b>	<b>0</b>	<b>94</b>	<b>86</b>	<b>10</b>	<b>45</b>	<b>3</b>	<b>28</b>	<b>4</b>
<b>Block Total</b>	<b>190</b>							<b>80</b>
<b>Total Apartments</b>	<b>270</b>							
<b>Mix %</b>	<b>0%</b>	<b>49%</b>	<b>45%</b>	<b>5%</b>	<b>56%</b>	<b>4%</b>	<b>35%</b>	<b>5%</b>

WCC Mix				
Total Units	270			
Apt. Type	2B3P	2B4P	3B5P	Duplex 3B5P
Totals	3	114	10	4
<b>Total Mix</b>	<b>1%</b>	<b>42%</b>	<b>4%</b>	<b>1%</b>

Total Apartments 270

**Duplex Apartments**

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

WCC	Houses (WCC)			
	H1	H2	H6	H8
Apt. Type	2B4P	3B5P	2B4P	3B5P
Own-door units	2	4	4	0
<b>Sub-Total</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>6</b>
<b>Total</b>	<b>18</b>			

**DUPLEX APARTMENT KEY**

- H1 3B5P corner duplex over 2B4P ground floor apartment
- H2 3B5P terrace duplex over 2B4P ground floor apartment
- H6 3B5P corner duplex over 2B4P ground floor apartment
- H8 3B5P corner duplex over 2B4P ground floor apartment

**Houses**

For duplex apartment locations refer drawing BRA-RAU-02-CQ\_RF-DR-A-1091

WCC	Houses (WCC)			
	H3	H4	H5	H7
Unit type/occupants	2B4P	3B5P	4B8P	4B8P
Number of own-door units	2	21	0	1
<b>Total own-door units WCC</b>	<b>24</b>			

**HOUSE TYPE KEY**

- H3 2B4P terrace house
- H4 3B5P terrace house
- H5 4B8P terrace house
- H7 4B8P end of terrace house

**Part V**

WCC Part V				
Total Units	34			
Apt. Type	1B1P	2B3P	2B4P	
Total Types	0	20	3	11
Mix	0%	59%	9%	32%
<b>Total Mix</b>	<b>59%</b>			
<b>Total %</b>	<b>11%</b>			

Total Duplex 18

Total Houses 24

Units total 312

Dual Aspect Summary (Apartments + Duplex)						
Block	Apartments			Duplex		
	B	C	H1	H2	H8	
No. Dual Aspect Units	94	39	4	8	6	
Total Units / Block	190	80	4	8	6	
Percentage	50%	49%	100%	100%	100%	100%
Dual Aspect WCC	133					18
Total Units WCC	288					
<b>Total Dual Aspect</b>	<b>52%</b>					

**Notes:**

- Please read in conjunction with the apartment layout drawings. Whilst the majority of apartments will be of a standard size/layout there will be a % of +/- variations of standards and unique apartments to suit the particulars of the site
- 10% of total apartments to be 'Part V' affordable
- Information pertaining to areas outside A & B references original schedule developed by Reddy Architecture
- Please read in conjunction with the Housing Quality Assessment Report by GHA and the Unit Mix Report by RPS





Glenn Howells Architects