

Housing Quality Assessment

**Corrib Causeway Phase 1
Dyke Road, Galway**

March 2025

Team Presentation

This document was prepared for:



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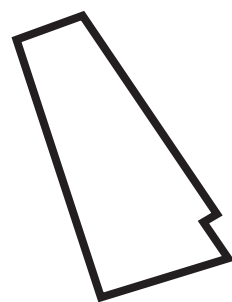
**Appendix C:
Residential Types - Unit Floor Plans**

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Section 1. Overview

- 1.1 Introduction
- 1.2 Policy Overview
- 1.3 Description of Residential Development

Key Project Facts



Planning Site Area 1.144 ha
(Net Site Area 0.95 ha)



219 Apartment Units



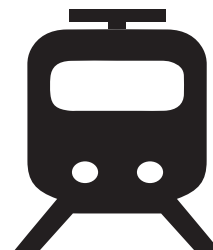
231 Dwellings /ha



33 Car parking spaces
(0.15 ratio)



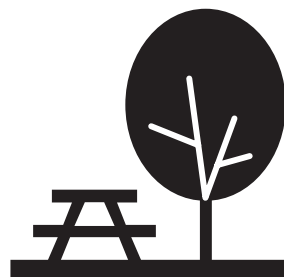
455 Residential Cycle spaces
10 Creche Cycle spaces



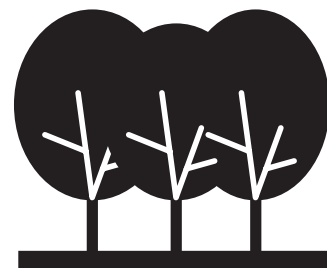
Close to public transport



241m² of Creche facilities



1183m² of public open space



1605m² of communal amenity
space

1.1 Introduction

This document has been prepared by MOLA Architecture on behalf of the Land Development Agency to present the proposed development of Phase 1 of the Corrib Causeway development on the Dyke Road, Galway.

This report assesses the residential element of the proposed development against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (December 2022).

1.2 Policy Overview

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, July 2023

These Guidelines were issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). These new Guidelines build on the content of the 2015, 2018 and 2020 apartment guidance, much of which remains valid, particularly with regard to design quality safeguards such as internal space standards for 1, 2 and 3-bedroom apartments, internal storage and amenity space.

These Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government’s action programme on housing and homelessness: Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

The 2023 Guidelines specify planning policy requirements for:

- Internal space standards for different apartment types;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.

1.3 Description of Residential Development

This Residential Development consists of 219 No. residential units in 1 no. building, ranging in height between 5 to 9 storeys over a Lower Ground Floor. The building is raised off the ground on a structural plinth with permeable facade towards the north due to flood constraints. There is a raised pedestrian walkway following the building’s western perimeter. To the building’s south there is a 241sqm Creche facility at ground floor. The proposed development will consist of 90% affordable (cost rental) apartments and 10% social accommodation apartments.

The proposed development will also provide for ESB switch rooms and substations, generator room, utilities room, bin stores, water tank rooms, sprinkler tank room, bicycle stores, post room & building management office. Bikes and refuse storage are distributed throughout the ground floor, allowing for access to facilities from each of the three cores. The plant spaces are located at the area of the building which is completely north facing.

Ancillary site development works to include landscaping and public realm improvements, pedestrian crossings on the Dyke Road, children’s play area, ground works and foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, SUDS, and all boundary treatments.

Proposed Development:

TOTAL	STUDIO	1 BED UNIT	2 BED UNIT 3P	2 BED UNIT 4P	3 BED UNIT
219	0	109	22	78	10
100%	0%	49.8%	10.0%	35.6%	4.6%

Key Areas

13/03/2025

Residential Development - CORRIB CAUSEWAY PHASE 1, DYKE ROAD - Planning

Gross site area	11440	sqm
Estimation based on survey		
Net developable site area	9500	sqm

GIA residential (incl. cores - excl. Balcony)

RESIDENTIAL	Core A				
Lower Ground					
Ground	1782				
Level 1	2689				
Level 2	2689				
Level 3	2689				
Level 4	2689				
Level 5	1954				
Level 6	1311				
Level 7	1311				
Level 8	673				
TOTAL RESIDENTIAL	17787				

BICYCLE PARK. REQUIREMENT	465
Phase 1	455
Creche	10

Visitors Bike Parking	110	
Residential Car Parking	33	0.15

STUDIO	0	0.0%
1 BEDROOM	109	49.8%
2 BEDROOM 3p.	22	10.0%
2 BEDROOM 4p.	78	35.6%
3 BEDROOM	10	4.6%
TOTAL number. of units	219	

COMMUNAL AMENITY SPACE REQUIREMENT	1313	sqm
Phase 1	1313	sqm

Total Area Residential	17787	sqm
Total Area Non Residential	241	sqm
% of non-residential	1.35%	

TOTAL COMMUNAL AMENITY SPACE PROVIDED	1605	sqm
TOTAL PUBLIC OPEN SPACE PROVIDED	1183	sqm

GIA residential amenity

Phase 1		m2
241		241
241		241

Plant Areas

Ground floor	Core A	Core B	Core C		m2
Access		52			52
Bicycle Parking	97.00	75.00	127.00		299
Waste	67	84			151
Plants (internal)	212.00	21.00	21.00		254
Other	90				90
TOTAL OTHER	466	232	148		846

TOTAL AREA	18874	sqm
Plot ratio	1.90	

Footprint	3319	sqm
Site coverage	0.35	

UNITS/HA (Gross Site area)	191
UNITS/HA (Net developable Site area)	231

Section 2.

Statement of Compliance

- 2.1 Apartment Standards
- 2.2 Communal Facilities in Apartments

2.0 Apartment standards

Apartment Floor Areas

Specific Planning Policy 3 states the minimum apartment floor areas;

- Studio Apartment (1 person) – 37 sq.m*
- 1 Bed Apartment (2 persons) – 45 sq.m*
- 2 Bed Apartment (3 persons) – 63 sq.m*
- 2 Bed Apartment (4 persons) – 73 sq.m*
- 3 Bed Apartment (5 persons) – 90 sq.m*

The proposed development has 65% of apartments which are 10% oversized. Please refer to the residential schedules in Appendix B for the exact unit areas.

Aspect

Specific Planning Policy 4 states;

- (i) *'A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.'*
- (ii) *'In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.'*

Of the proposed 219no. apartment units, 86 are dual aspect. This accounts for 39% of the overall development. Most apartments benefit from an east-west orientation and the internal units have been carefully planned to maximise the available daylight to living spaces. Single aspect North-facing apartments have not been included in this proposal. There are also breaks in the building heights in the upper floors to reduce the overall massing and the number of single aspect units. The aspect of each unit is set out in the residential schedules in Appendix B.

A detailed daylight assessment has been carried out by IES Consulting Services. Please refer to their report for detailed information.

Floor to Ceiling Height

Specific Planning Policy Requirement 5 states;

'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.'

Floor to ceiling heights affect internal amenities of apartments with regards to sunlight / daylight, storage space and ventilation. Section 3.21 of the guidelines promotes floor to ceiling heights of 2.4m as a minimum. In accordance with the above requirements, the proposed development maintains a minimum ceiling height of 2.7m at ground floor and 2.5m on upper floors.

Internal Storage

As advised in the Guidelines, the proposed unit layouts make provision for general storage and utility. Appendix 1 states the minimum apartment storage area requirements;

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

The minimum storage has been provided in every apartment and is often exceeded. The storage spaces for each unit are set out in the residential schedules in Appendix B.

Private Amenity Space

It is a policy requirement that private amenity space is provided in the form of gardens/terraces at ground floor and balconies at upper floors. Appendix 1 states the minimum private amenity space area requirements;

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

All units within the proposed development meet or exceed the minimum private amenity requirements stated above. To adhere

to guidelines, private amenity space is provided to ground floor units as an adjoining terrace and by the way of balconies to upper floors. The balconies all provide the required minimum depth of at least 1.5m. As per sections 3.35 - 3.39 of the guidelines, all balconies are accessed off the living areas and, in some cases, also from a bedroom. Balconies have been positioned at each corner of the apartment block to allow residents to benefit from dual aspect orientation.

The private amenity spaces for each unit are set out in the residential schedules in Appendix B.

Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security, by maximising natural surveillance of streets, open spaces, play areas and any surface bicycle or car parking. Section 3.40 - 3.42 provides guidance on security considerations.

To maintain passive surveillance around the site, windows have been included to all façades of the residential blocks. Open spaces are both secure and overlooked. The streets and paths are well lit to make residents feel safe.

The apartment block has entrance lobbies located at three locations which can be accessed from the street. The car park spaces are all accessed from the site's roads and have been designed to be easily identifiable and welcoming for visitors and residents. At ground floor, the landscape proposal includes 'privacy buffers' to the front of each unit to enhance security and privacy.

The communal amenity space garden includes for access controlled gates to allow privacy for the residents of the development. Ground floor level apartments have a system of hedges and gates for security. These apartments to the west that are along the pedestrian route also benefit from a further line of planting between their private amenity space and the raised walkway. This also offers an element of privacy for residents.

2.1 Communal Facilities in Apartments

Access and Services

The proposed development complies with the requirements of Part M of the building regulations. Landlord service ducts are accessible from common areas and, within apartments, services are planned to stack vertically where possible, to limit any cross over into adjacent units.

Refuse Storage

There are 2no. waste storage rooms that are accessed from the ground floor of every building core and have an external access point. They are located in close proximity to the stair cores. The refuse store provides adequate storage space to satisfy the three bin system for the collection of mixed dry recyclables, organic waste and residual waste. On collection days, the management company will move the specific bin to the collection points on the road.

Communal Amenity Space

The communal amenity space requirements are stated in the Appendix 1 of Guidelines;

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

The proposed development will provide 1,605 sq.m of communal amenity space via a private and sheltered garden to the east of the block. This exceeds the 1,313 sq.m required based on the above standards.

The needs of the residential community have been carefully considered in the allocation and use of this space. Within the proposed development, secure courtyard open space is provided.

Children’s Play

For a detailed breakdown of the quantum and extent of play spaces, please refer to the Landscape Architect’s drawings and report prepared by Murray & Associates which accompanies this application.

Car Parking

The proposal will provide 33no. residential car parking spaces (0.15 per unit). Given the site’s proximity to Galway city centre and also public transport routes, such as Galway Ceannt Station and bus stop at Woodquay Court, it is considered that this is an adequate ratio for a balance of car spaces and sustainability. This ratio was discussed during Pre-Planning meetings.

Of the 33 spaces, 2no space will be accessible and a minimum of 10% will have EV chargers. All spaces will be cabled for future EV use.

Bicycle Parking

The development includes provision for attractive and secure cycle storage. Communal bike stores are accessed externally from the private communal open space and include provisions for cargo bike storage. The 3no. bike stores will provide a total of 345no. spaces for residents use (1 per bedspace). In addition to this, visitors will have access to 110 no. spaces in external Sheffield stands located throughout the site. Additional 10no bike spaces will be provided for the creche.

COMMUNAL AMENITY SPACE						
		STUDIO	1 BED	2 BED (3P)	2 BED (4P)	3 BED
TOTAL UNITS	219	0	109	22	78	10
SQ.M REQUIRED PER UNIT		4	5	6	7	9
TOTAL SQ.M REQUIRED	1,313	0	545	132	546	90
TOTAL SQ.M PROVIDED	1,605					

Sunlight / Daylight

Sunlight, daylight and shadow analysis has been undertaken by 3DDB. A detailed assessment of the proposed development is outlined in detail in their accompanying reports.

The SDA compliance is c. 99% for the apartments. The Sunlight Exposure (SE) compliance rate is c.94% to the 219 no. proposed units.

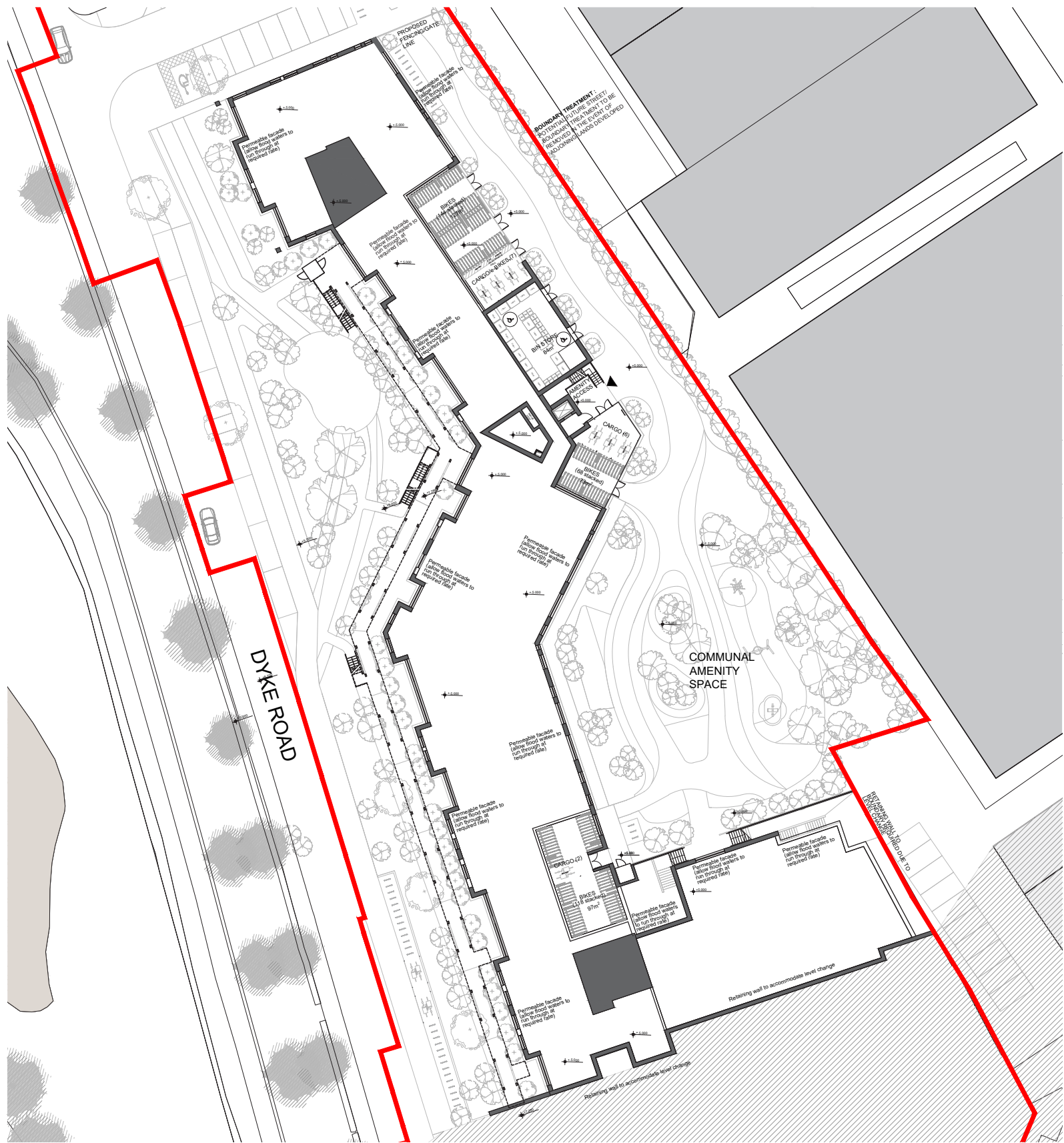
With regard to the Sun On Ground (SOG) analysis on the proposed areas, a false colour plan is provided in the detailed report showing in white the areas that would receive more than 2 hours of sunlight on March 21st.

Please see detailed daylight report for further detail.

Appendix A.

Residential Types - Overall Floor Plans

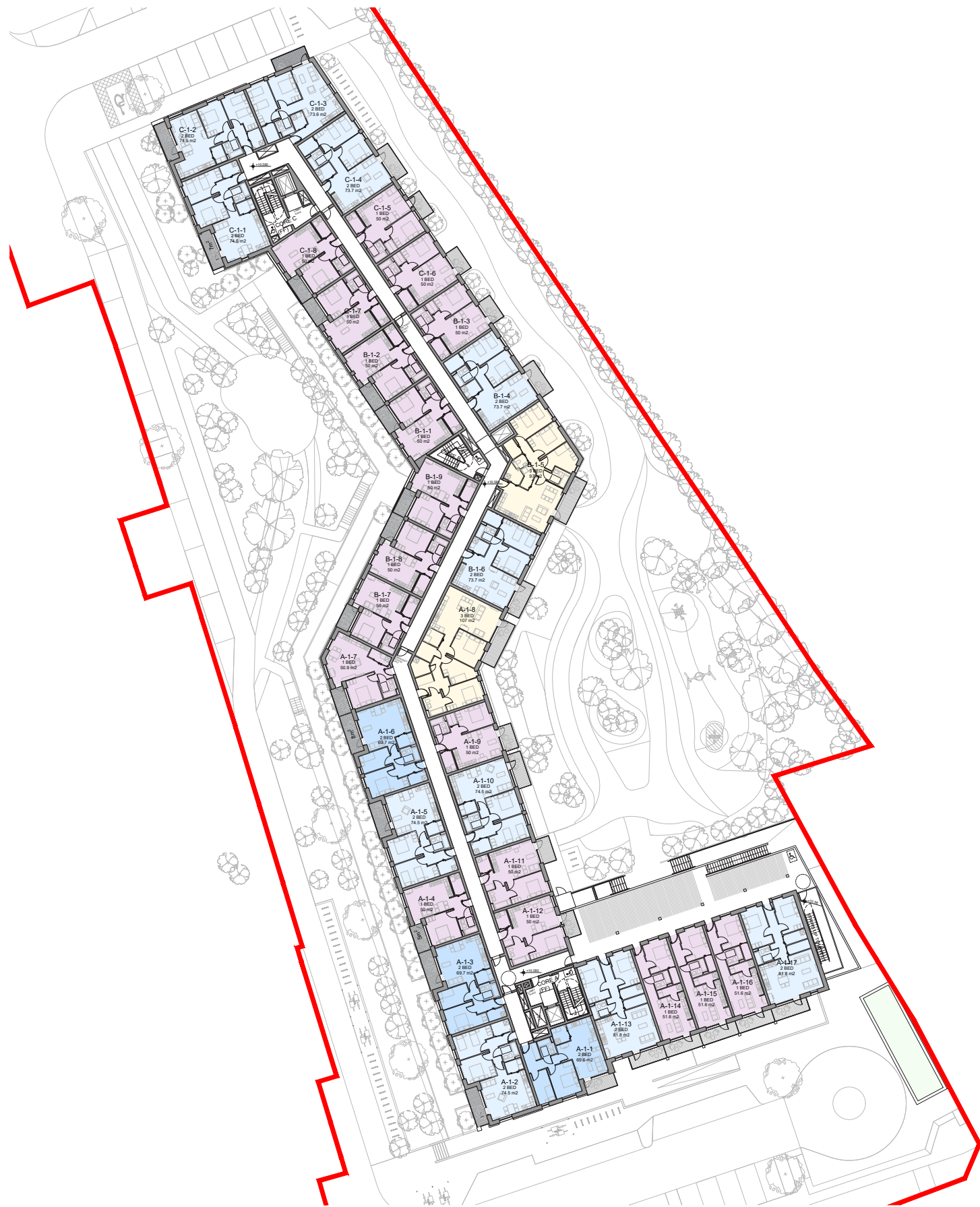
LOWER GROUND FLOOR PLAN



- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT (3 PERSON)
- 2 BEDROOM APARTMENT (4 PERSON)
- 3 BEDROOM APARTMENT (5 PERSON)
- CRECHE



GROUND FLOOR PLAN



- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT (3 PERSON)
- 2 BEDROOM APARTMENT (4 PERSON)
- 3 BEDROOM APARTMENT (5 PERSON)
- CRECHE

FIRST FLOOR PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT (3 PERSON)
- 2 BEDROOM APARTMENT (4 PERSON)
- 3 BEDROOM APARTMENT (5 PERSON)
- CRECHE

SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



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Appendix B.

Housing Quality Assessment - Residential Schedules

MOLA DYKE ROAD: CORRIB CAUSEWAY PHASE 1

MIN. AREA REQUIREMENTS (sqm)					MIN. AREA REQUIREMENTS (sqm)				MIN. AREA REQUIREMENTS (sqm)				
	1 BED	2 BED (3P)	2 BED (4P)	3 BED		Single	Double	Twin		1 BED	2 BED (3P)	2 BED (4P)	3 BED
Kitchen/ Living/ Dining	23	28	30	34	Bedrooms	7.1	11.4	13	Storage	3	5	6	9

PHASE 1																				
Core	Floor	Unit No.	Type	Unit Type/ Bedroom Count	Unit Area (GFA) m2	Min. Unit Area	+10% Unit Area	Oversized Unit	Bed. 1 Area	Bed. 2 Area	Bed.3 Area	Aggregate Bedroom Area	Aggregate Area of Living/ Dining/ Kitchen	Aggregate Storage Area	Balcony / Private Amenity Area	Min. Balcony Area	Total Including Balcony	View Aspect Single / Dual	Orientation	
A	GF	A - 0 - 2	T4D	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.90	11.80	0.00	25.70	31.90	6.50	7.60	7.00	82.10	. x	S/W	
A	GF	A - 0 - 3	T3F_UD	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	14.10	8.60	0.00	22.70	31.60	6.70	7.70	6.00	77.40	x .	W	
A	GF	A - 0 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
A	GF	A - 0 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	x .	W	
A	GF	A - 0 - 6	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x .	W	
A	GF	A - 0 - 7	T2E	1 BEDROOM APT.	50.90	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.70	3.00	5.40	5.00	56.30	. x	N/W	
A	GF	A - 0 - 8	T5D	3 BEDROOMS APT.	107.00	90.00	99.00	YES	13.20	12.80	8.20	34.20	36.40	12.50	9.30	9.00	116.30	. x	S/E	
A	GF	A - 0 - 9	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E	
A	GF	A - 0 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	x .	E	
B	GF	B - 0 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	S/W	
B	GF	B - 0 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	GF	B - 0 - 6	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	S/E	
B	GF	B - 0 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	GF	B - 0 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
C	GF	C - 0 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W	
C	GF	C - 0 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	. x	N/W	
C	GF	C - 0 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	.	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	. x	N/E	
C	GF	C - 0 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E	
C	GF	C - 0 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
TOTAL GF					1240.80												126.40	1367.20		
A	1F	A - 1 - 1	T3E	2 BEDROOMS (3 person) APT.	69.60	63.00	69.30	YES	13.00	8.50	0.00	21.50	28.10	5.00	6.10	6.00	75.70	x .	S	
A	1F	A - 1 - 2	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W	
A	1F	A - 1 - 3	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x .	W	
A	1F	A - 1 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
A	1F	A - 1 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	x .	W	
A	1F	A - 1 - 6	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x .	W	
A	1F	A - 1 - 7	T2E	1 BEDROOM APT.	50.90	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.70	3.00	5.40	5.00	56.30	. x	N/W	
A	1F	A - 1 - 8	T5D	3 BEDROOMS APT.	107.00	90.00	99.00	YES	13.20	12.80	8.20	34.20	36.40	12.50	9.30	9.00	116.30	. x	S/E	
A	1F	A - 1 - 9	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	W	
A	1F	A - 1 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	x .	W	
A	1F	A - 1 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	W	
A	1F	A - 1 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	W	
A	1F	A - 1 - 13	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	. x	S/N	
A	1F	A - 1 - 14	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N	
A	1F	A - 1 - 15	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N	
A	1F	A - 1 - 16	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N	
A	1F	A - 1 - 17	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	. x	S/N	
B	1F	B - 1 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	1F	B - 1 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	1F	B - 1 - 3	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E	
B	1F	B - 1 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E	
B	S/	B - 1 - 5	T5C	3 BEDROOMS APT.	97.20	90.00	99.00	.	14.10	11.40	10.20	35.70	34.30	9.80	9.00	9.00	106.20	. x	S/E	
B	1F	B - 1 - 6	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	S/E	
B	1F	B - 1 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	1F	B - 1 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
B	1F	B - 1 - 9	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
C	1F	C - 1 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W	
C	1F	C - 1 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	. x	N/W	
C	1F	C - 1 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	.	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	. x	N/E	
C	1F	C - 1 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E	
C	1F	C - 1 - 5	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E	
C	1F	C - 1 - 6	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E	
C	1F	C - 1 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
C	1F	C - 1 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W	
TOTAL 1F					2149.70												221.20	2370.90		
A	2F	A - 2 - 1	T3E	2 BEDROOMS (3 person																

MOLA DYKE ROAD: CORRIB CAUSEWAY PHASE 1

MIN. AREA REQUIREMENTS (sqm)										MIN. AREA REQUIREMENTS (sqm)				MIN. AREA REQUIREMENTS (sqm)					
					1 BED	2 BED (3P)	2 BED (4P)	3 BED			Single	Double	Twin			1 BED	2 BED (3P)	2 BED (4P)	3 BED
Kitchen/ Living/ Dining					23	28	30	34	Bedrooms		7.1	11.4	13	Storage		3	5	6	9

CORE	FLOOR	UNIT NO.	TYPE	UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED. 3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA	MIN. BALCONY AREA	TOTAL INCLUDING BALCONY	VIEW ASPECT SINGLE / DUAL	ORIENTATION
A	2F	A - 2 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	x -	W
A	2F	A - 2 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x -	W
A	2F	A - 2 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x -	W
A	2F	A - 2 - 13	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	- x	S/N
A	2F	A - 2 - 14	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	2F	A - 2 - 15	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	2F	A - 2 - 16	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	2F	A - 2 - 17	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	- x	S/N
B	2F	B - 2 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	2F	B - 2 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	2F	B - 2 - 3	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x -	E
B	2F	B - 2 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	-	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x -	E
B	2F	B - 2 - 5	T5C	3 BEDROOMS APT.	97.20	90.00	99.00	-	14.10	11.40	10.20	35.70	34.30	9.80	9.00	9.00	106.20	- x	S/E
B	2F	B - 2 - 6	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	-	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x -	S/E
B	2F	B - 2 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	2F	B - 2 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	2F	B - 2 - 9	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
C	2F	C - 2 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	- x	S/W
C	2F	C - 2 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	- x	N/W
C	2F	C - 2 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	-	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	- x	N/E
C	2F	C - 2 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	-	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x -	E
C	2F	C - 2 - 5	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x -	E
C	2F	C - 2 - 6	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x -	E
C	2F	C - 2 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
C	2F	C - 2 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
TOTAL 2F					2149.70										221.20		2370.90		
A	3F	A - 3 - 1	T3E	2 BEDROOMS (3 person) APT.	69.60	63.00	69.30	YES	13.00	8.50	0.00	21.50	28.10	5.00	6.10	6.00	75.70	x -	S
A	3F	A - 3 - 2	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	- x	S/W
A	3F	A - 3 - 3	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x -	W
A	3F	A - 3 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
A	3F	A - 3 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	x -	W
A	3F	A - 3 - 6	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x -	W
A	3F	A - 3 - 7	T2E	1 BEDROOM APT.	50.90	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.70	3.00	5.40	5.00	56.30	- x	N/W
A	3F	A - 3 - 8	T5D	3 BEDROOMS APT.	107.00	90.00	99.00	YES	13.20	12.80	8.20	34.20	36.40	12.50	9.30	9.00	116.30	- x	S/E
A	3F	A - 3 - 9	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x -	W
A	3F	A - 3 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	-	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	x -	W
A	3F	A - 3 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x -	W
A	3F	A - 3 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x -	W
A	3F	A - 3 - 13	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	- x	S/N
A	3F	A - 3 - 14	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	3F	A - 3 - 15	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	3F	A - 3 - 16	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	- x	S/N
A	3F	A - 3 - 17	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	- x	S/N
B	3F	B - 3 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	3F	B - 3 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x -	W
B	3F	B - 3 - 3	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x -	E
B	3F	B - 3 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	-	13.50	11.40	0.0								

MOLA DYKE ROAD: CORRIB CAUSEWAY PHASE 1

					MIN. AREA REQUIREMENTS (sqm)					MIN. AREA REQUIREMENTS (sqm)					MIN. AREA REQUIREMENTS (sqm)					
					1 BED		2 BED (3P)	2 BED (4P)	3 BED			Single	Double	Twin			1 BED	2 BED (3P)	2 BED (4P)	3 BED
Kitchen/ Living/ Dining					23		28	30	34	Bedrooms		7.1	11.4	13	Storage		3	5	6	9

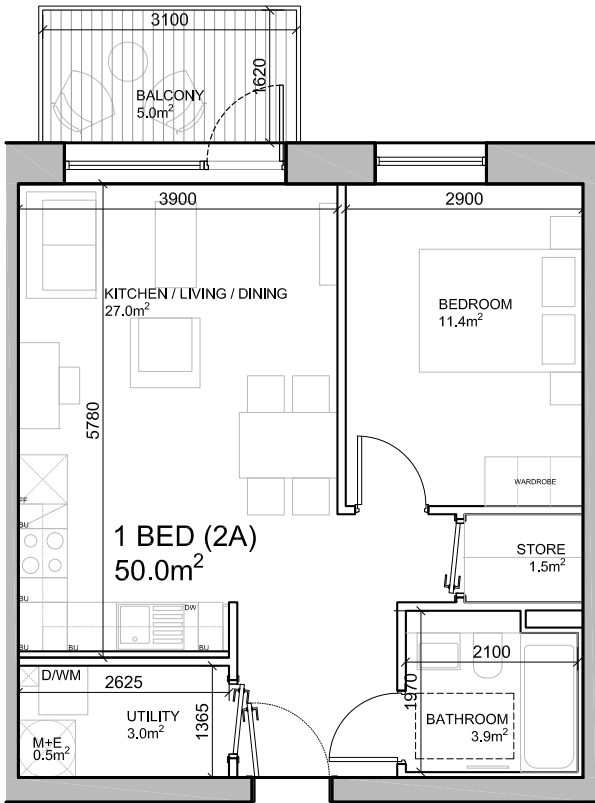
CORE	FLOOR	UNIT NO.	TYPE	UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA	MIN. BALCONY AREA	TOTAL INCLUDING BALCONY	VIEW ASPECT SINGLE / DUAL	ORIENTATION
A	4F	A - 4 - 8	T5D	3 BEDROOMS APT.	107.00	90.00	99.00	YES	13.20	12.80	8.20	34.20	36.40	12.50	9.30	9.00	116.30	. x	S/E
A	4F	A - 4 - 9	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	W
A	4F	A - 4 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	x .	W
A	4F	A - 4 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	W
A	4F	A - 4 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	W
A	4F	A - 4 - 13	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	. x	S/N
A	4F	A - 4 - 14	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N
A	4F	A - 4 - 15	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N
A	4F	A - 4 - 16	T2F	1 BEDROOM APT.	51.60	45.00	49.50	YES	11.40	0.00	0.00	11.40	23.00	4.30	7.40	5.00	59.00	. x	S/N
A	4F	A - 4 - 17	T4G	2 BEDROOMS (4 person) APT.	81.80	73.00	80.30	YES	13.30	11.60	0.00	24.90	34.10	6.20	7.20	7.00	89.00	. x	S/N
B	4F	B - 4 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	4F	B - 4 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	4F	B - 4 - 3	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E
B	4F	B - 4 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E
B	4F	B - 4 - 5	T5C	3 BEDROOMS APT.	97.20	90.00	99.00	.	14.10	11.40	10.20	35.70	34.30	9.80	9.00	9.00	106.20	. x	S/E
B	4F	B - 4 - 6	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	S/E
B	4F	B - 4 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	4F	B - 4 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	4F	B - 4 - 9	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
C	4F	C - 4 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W
C	4F	C - 4 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	. x	N/W
C	4F	C - 4 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	.	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	. x	N/E
C	4F	C - 4 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E
C	4F	C - 4 - 5	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E
C	4F	C - 4 - 6	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E
C	4F	C - 4 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
C	4F	C - 4 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
TOTAL 4F					2149.70											221.20	2370.90		
A	5F	A - 5 - 1	T3E	2 BEDROOMS (3 person) APT.	69.60	63.00	69.30	YES	13.00	8.50	0.00	21.50	28.10	5.00	6.10	6.00	75.70	. x	S
A	5F	A - 5 - 2	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W
A	5F	A - 5 - 3	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x .	W
A	5F	A - 5 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
A	5F	A - 5 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	N/W
A	5F	A - 5 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	. x	N/E
A	5F	A - 5 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	E
A	5F	A - 5 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x .	E
B	5F	B - 5 - 1	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	5F	B - 5 - 2	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
B	5F	B - 5 - 3	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E
B	5F	B - 5 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E
B	5F	B - 5 - 5	T5C	3 BEDROOMS APT.	97.20	90.00	99.00	.	14.10	11.40	10.20	35.70	34.30	9.80	9.00	9.00	106.20	. x	S/E
B	5F	B - 5 - 6	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	. x	S/E
B	5F	B - 5 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	. x	S/W
B	5F	B - 5 - 9	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x .	W
C	5F	C - 5 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	. x	S/W
C	5F	C - 5 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	. x	N/W
C	5F	C - 5 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	.	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	. x	N/E
C	5F	C - 5 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x .	E
C	5F	C - 5 - 5	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x .	E
C	5F	C - 5 - 6	T2A	1 BED															

MIN. AREA REQUIREMENTS (sqm)												MIN. AREA REQUIREMENTS (sqm)				MIN. AREA REQUIREMENTS (sqm)								
				1 BED	2 BED (3P)	2 BED (4P)	3 BED					Single	Double	Twin										
Kitchen/ Living/ Dining				23	28	30	34	Bedrooms				7.1	11.4	13	Storage									
CORE	FLOOR	UNIT NO.	TYPE	UNIT TYPE/ BEDROOM COUNT	UNIT AREA (GFA) m2	MIN. UNIT AREA	+10% UNIT AREA	OVERSIZED UNIT	BED. 1 AREA	BED. 2 AREA	BED.3 AREA	AGGREGATE BEDROOM AREA	AGGREGATE AREA OF LIVING/ DINING/ KITCHEN	AGGREGATE STORAGE AREA	BALCONY / PRIVATE AMENITY AREA	MIN. BALCONY AREA	TOTAL INCLUDING BALCONY	VIEW ASPECT		ORIENTATION				
																		SINGLE	DUAL					
A	7F	A - 7 - 1	T3E	2 BEDROOMS (3 person) APT.	69.60	63.00	69.30	YES	13.00	8.50	0.00	21.50	28.10	5.00	6.10	6.00	75.70	.	x	S				
A	7F	A - 7 - 2	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	.	x	S/W				
A	7F	A - 7 - 3	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x	.	W				
A	7F	A - 7 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x	.	W				
A	7F	A - 7 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	.	x	N/W				
A	7F	A - 7 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	.	x	N/E				
A	7F	A - 7 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x	.	E				
A	7F	A - 7 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x	.	E				
C	7F	C - 7 - 1	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	.	x	S/W				
C	7F	C - 7 - 2	T4E_R	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.60	7.00	82.10	.	x	N/W				
C	7F	C - 7 - 3	T4F	2 BEDROOMS (4 person) APT.	73.60	73.00	80.30	.	13.50	11.40	0.00	24.90	35.20	6.10	7.00	7.00	80.60	.	x	N/E				
C	7F	C - 7 - 4	T4A	2 BEDROOMS (4 person) APT.	73.70	73.00	80.30	.	13.50	11.40	0.00	24.90	35.10	6.50	7.00	7.00	80.70	x	.	E				
C	7F	C - 7 - 5	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	x	.	E				
C	7F	C - 7 - 6	T2A	1 BEDROOM APT.	50.00	45.00	49.50	YES	11.40	0.00	0.00	11.40	27.00	4.50	5.00	5.00	55.00	.	x	S/E				
C	7F	C - 7 - 7	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	.	x	S/W				
C	7F	C - 7 - 8	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x	.	W				
TOTAL 7F					1009.10				102.10								1111.20							
A	8F	A - 8 - 1	T3E	2 BEDROOMS (3 person) APT.	69.60	63.00	69.30	YES	13.00	8.50	0.00	21.50	28.10	5.00	6.10	6.00	75.70	.	x	S				
A	8F	A - 8 - 2	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	.	x	S/W				
A	8F	A - 8 - 3	T3D	2 BEDROOMS (3 person) APT.	69.70	63.00	69.30	YES	13.10	8.30	0.00	21.40	28.80	5.30	7.80	6.00	77.50	x	.	W				
A	8F	A - 8 - 4	T2D	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.10	0.00	0.00	13.10	27.30	3.00	5.40	5.00	55.40	x	.	W				
A	8F	A - 8 - 5	T4E	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.80	7.00	82.30	.	x	N/W				
A	8F	A - 8 - 10	T4B	2 BEDROOMS (4 person) APT.	74.50	73.00	80.30	.	13.00	11.40	0.00	24.40	30.00	6.00	7.00	7.00	81.50	.	x	N/E				
A	8F	A - 8 - 11	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x	.	E				
A	8F	A - 8 - 12	T2B	1 BEDROOM APT.	50.00	45.00	49.50	YES	13.20	0.00	0.00	13.20	26.00	3.30	5.00	5.00	55.00	x	.	E				
TOTAL 8F					512.80				51.90								564.70							
TOTALS PHASE 1					STUDIO	1 BED APT.	2 BED 3p APT.	2 BED 4p APT.	3 BED APT.	UNIT AREA (GFA)	MIN. UNIT AREA	OVERSIZED UNIT				BALCONY / PRIVATE AMENITY AREA (GFA)			TOTAL INCLUDING BALCONY	SINGLE ASPECT	DUAL ASPECT			
219					0	109	22	78	10	13874.30	12885.00	144.00				1418.60			15292.90	133	86			
					0.0%	49.8%	10.0%	35.6%	4.6%	65.8%									60.7%	39.3%				
CORE A 109					0	47	22	35	5	7107.2														
CORE B 49					0	33	0	11	5	2946.7														
CORE C 61					0	29	0	32	0	3820.4														

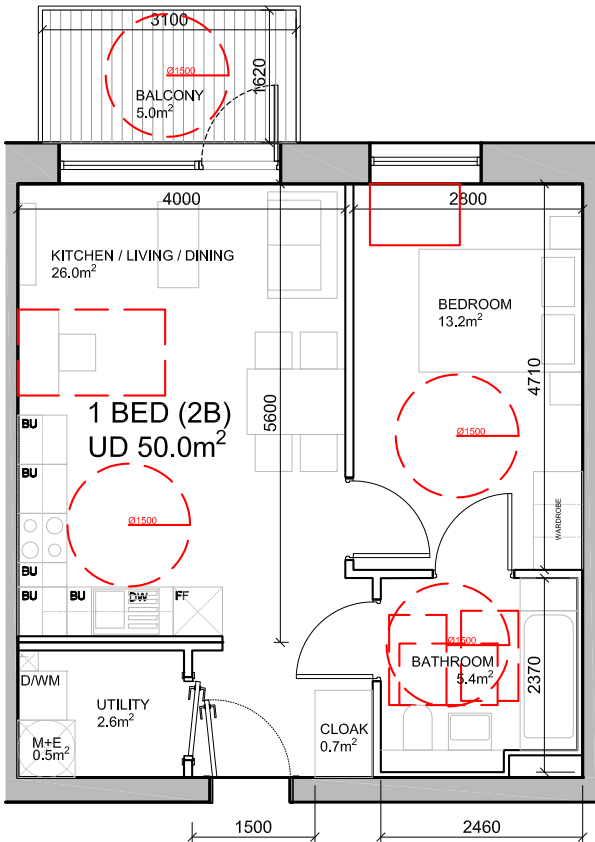
Appendix C.

Residential Types - Unit Floor Plans

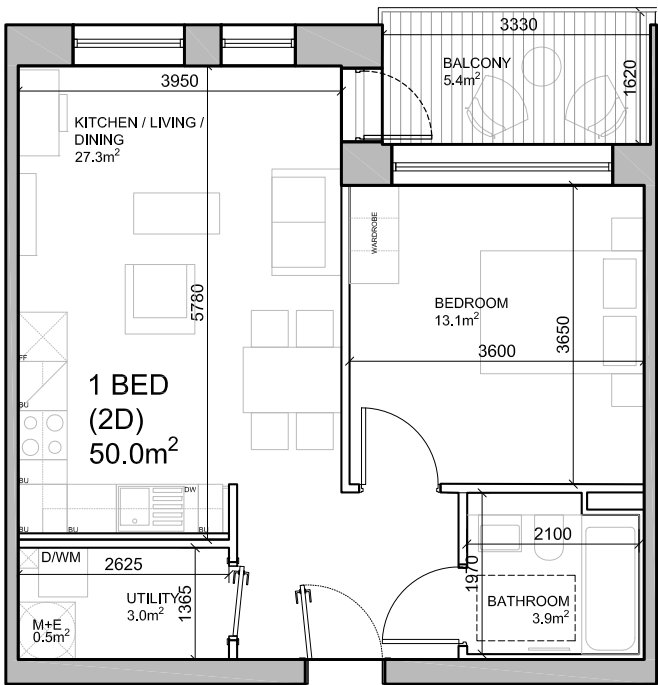
1 Bed Apartments



01 TYPE 2A
1:100 @A3

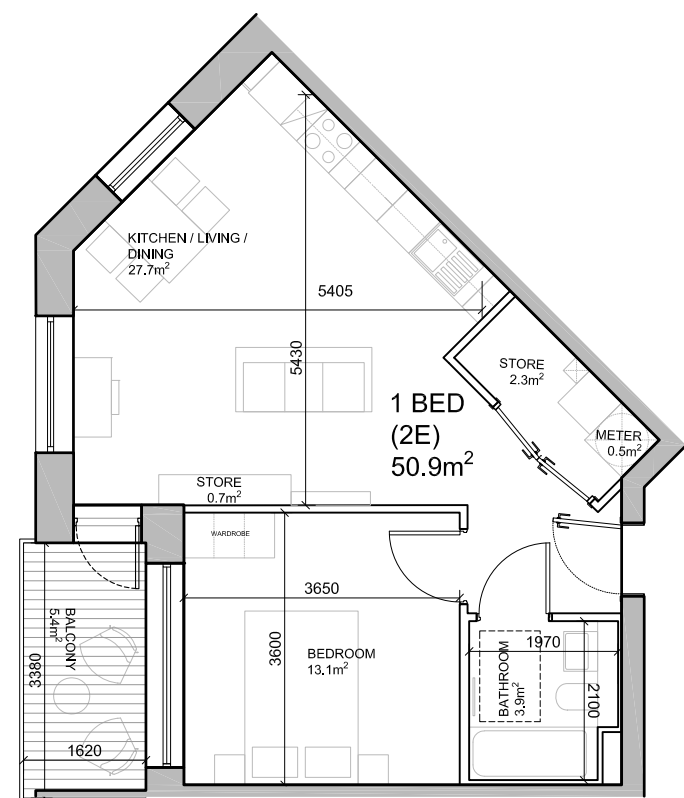


02 TYPE 2B_UD
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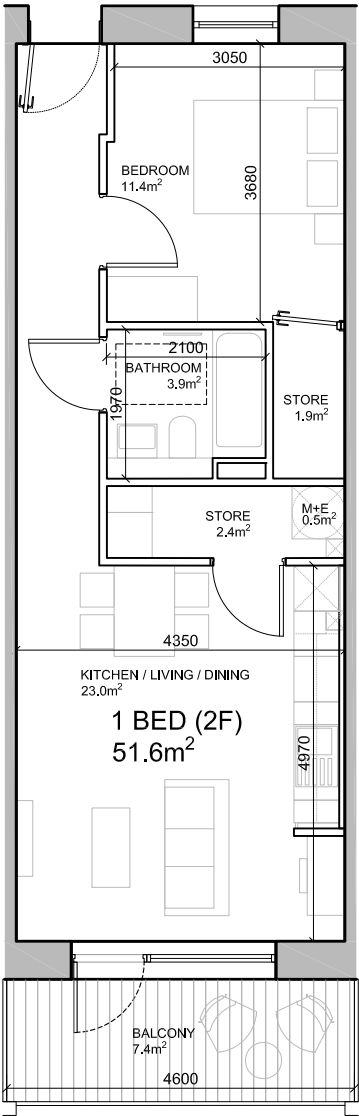


03 TYPE 2D
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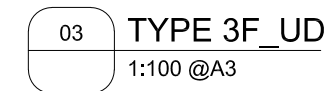
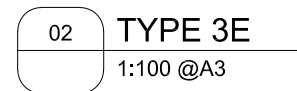
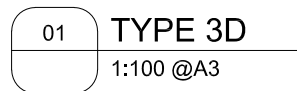
1 Bed Apartments



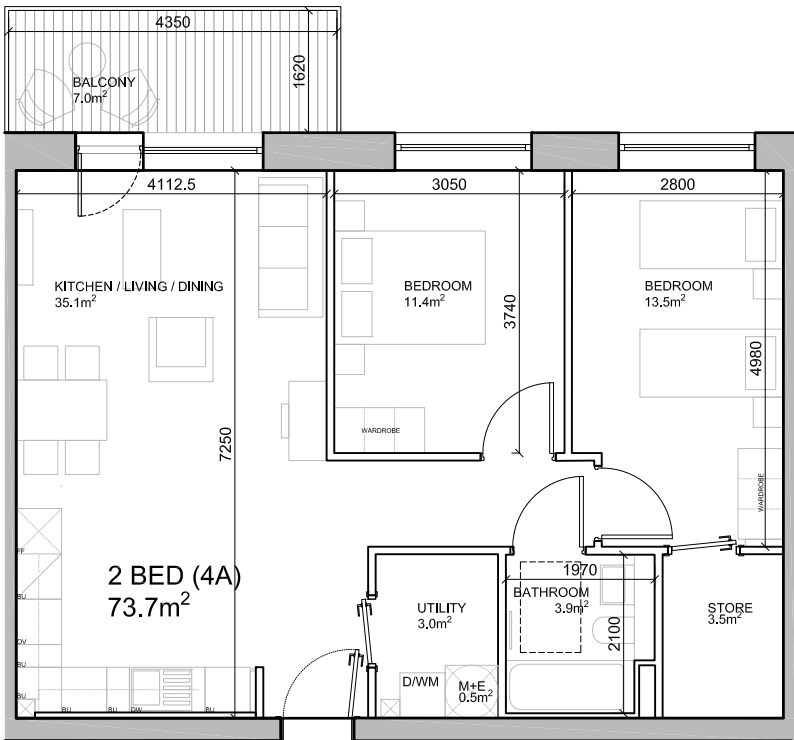
01 TYPE 2E
1:100 @A3



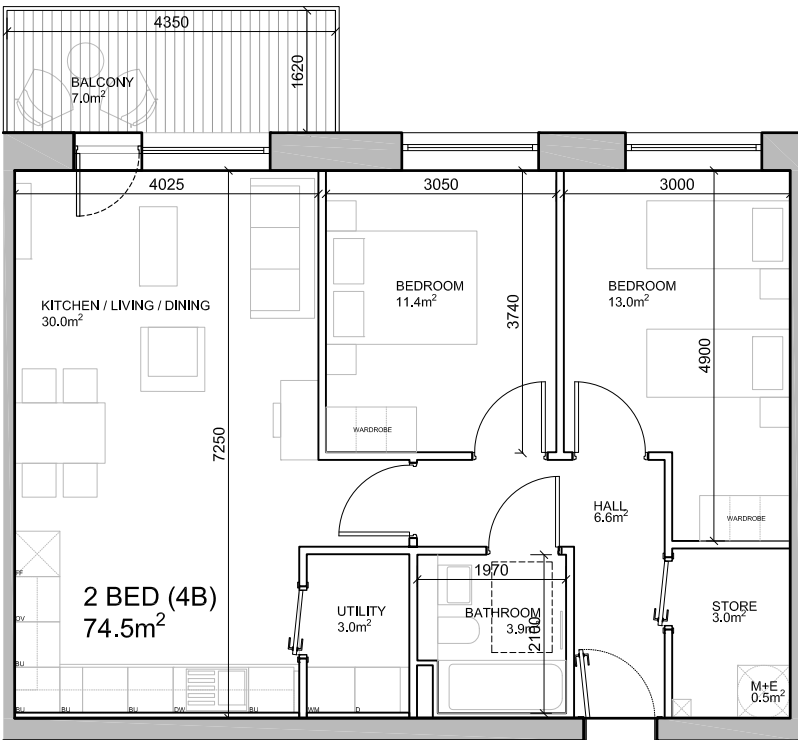
02 TYPE 2F
1:100 @A3



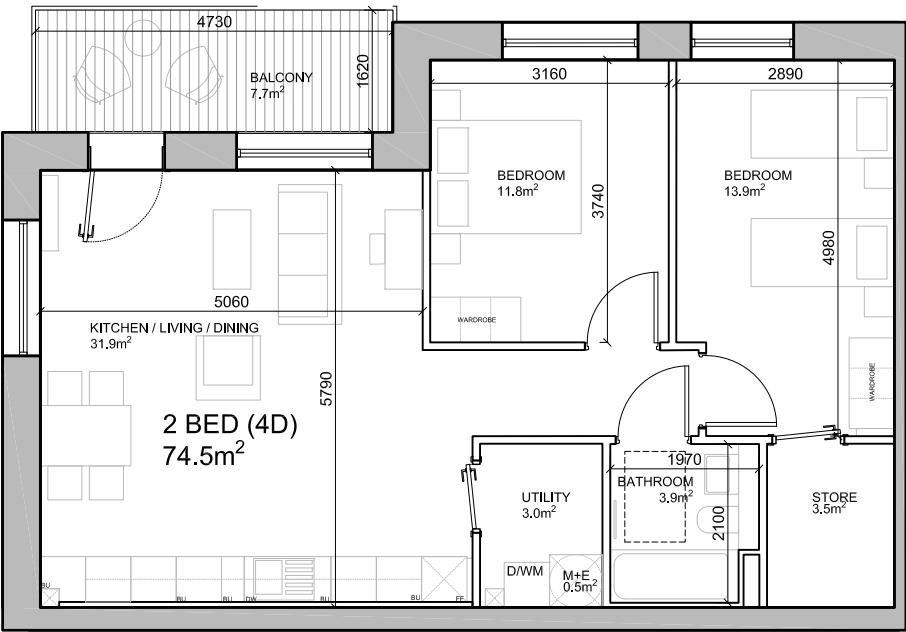
2 Bed 4p. Apartments



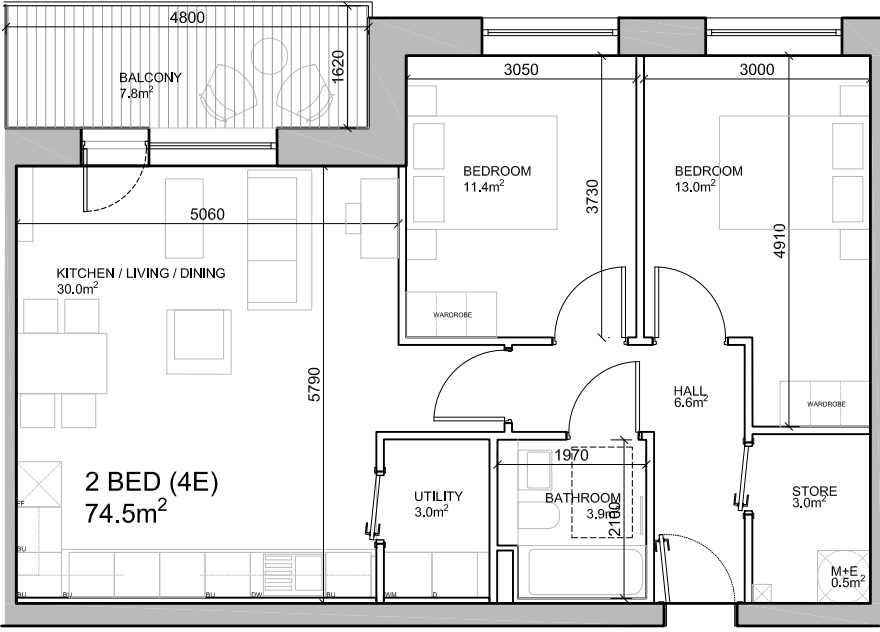
01 TYPE 4A
1:100 @A3



02 TYPE 4B
1:100 @A3

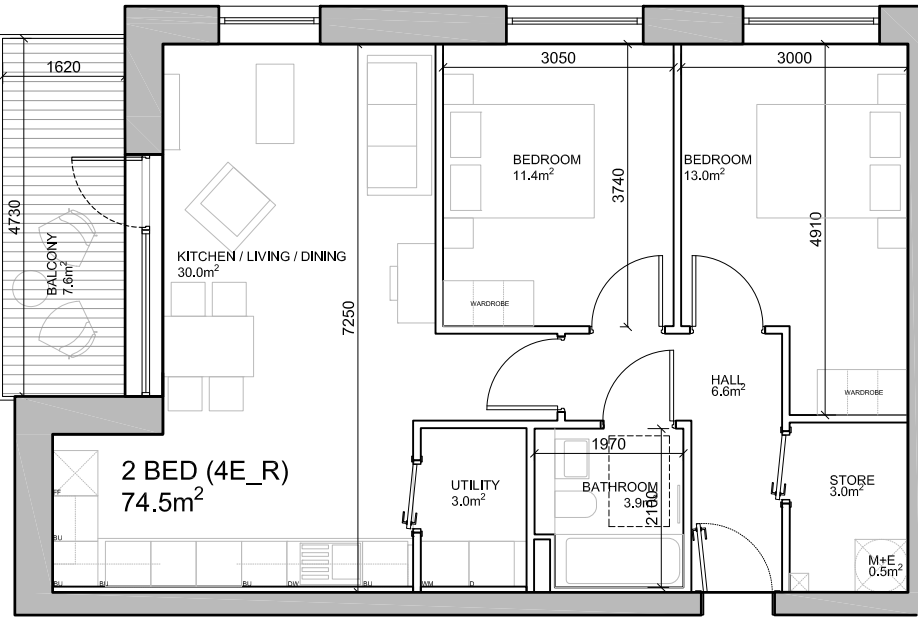


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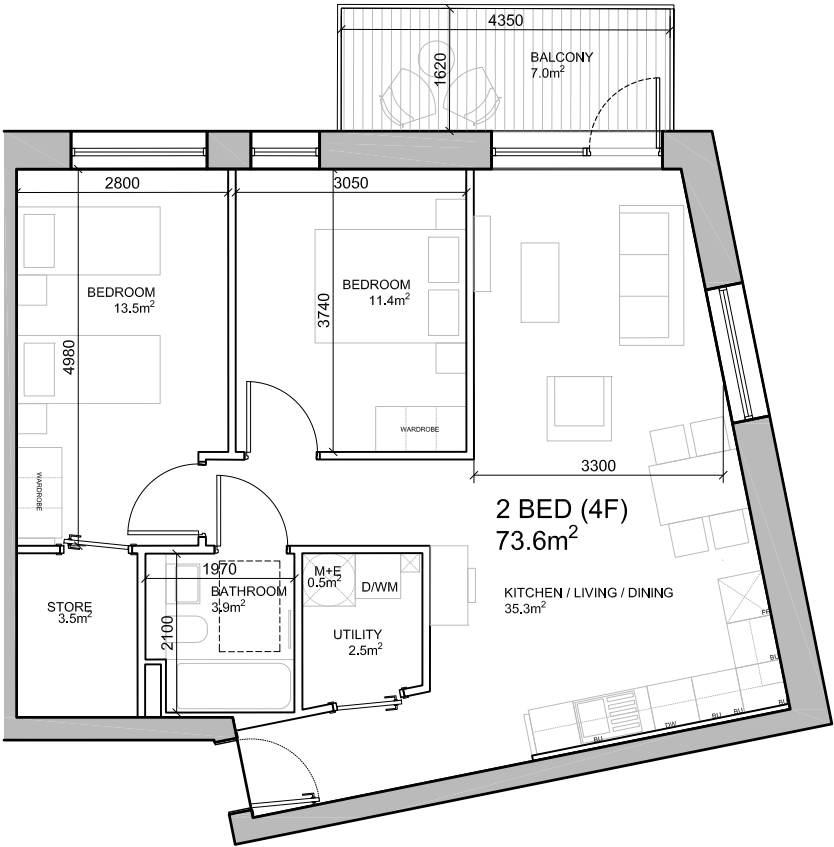


04 TYPE 4E
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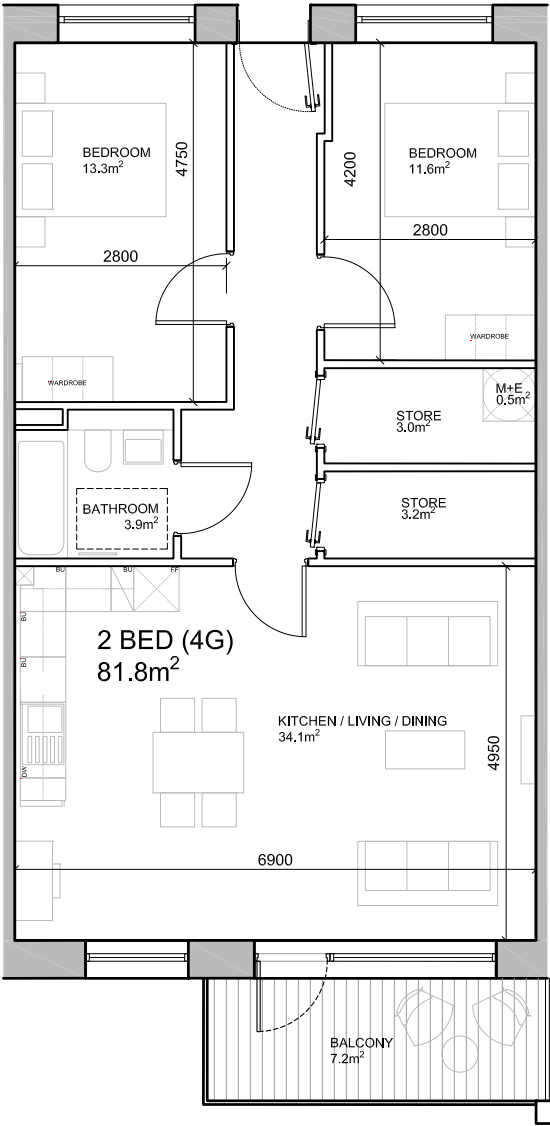
2 Bed 4p. Apartments



01 TYPE 4E_R
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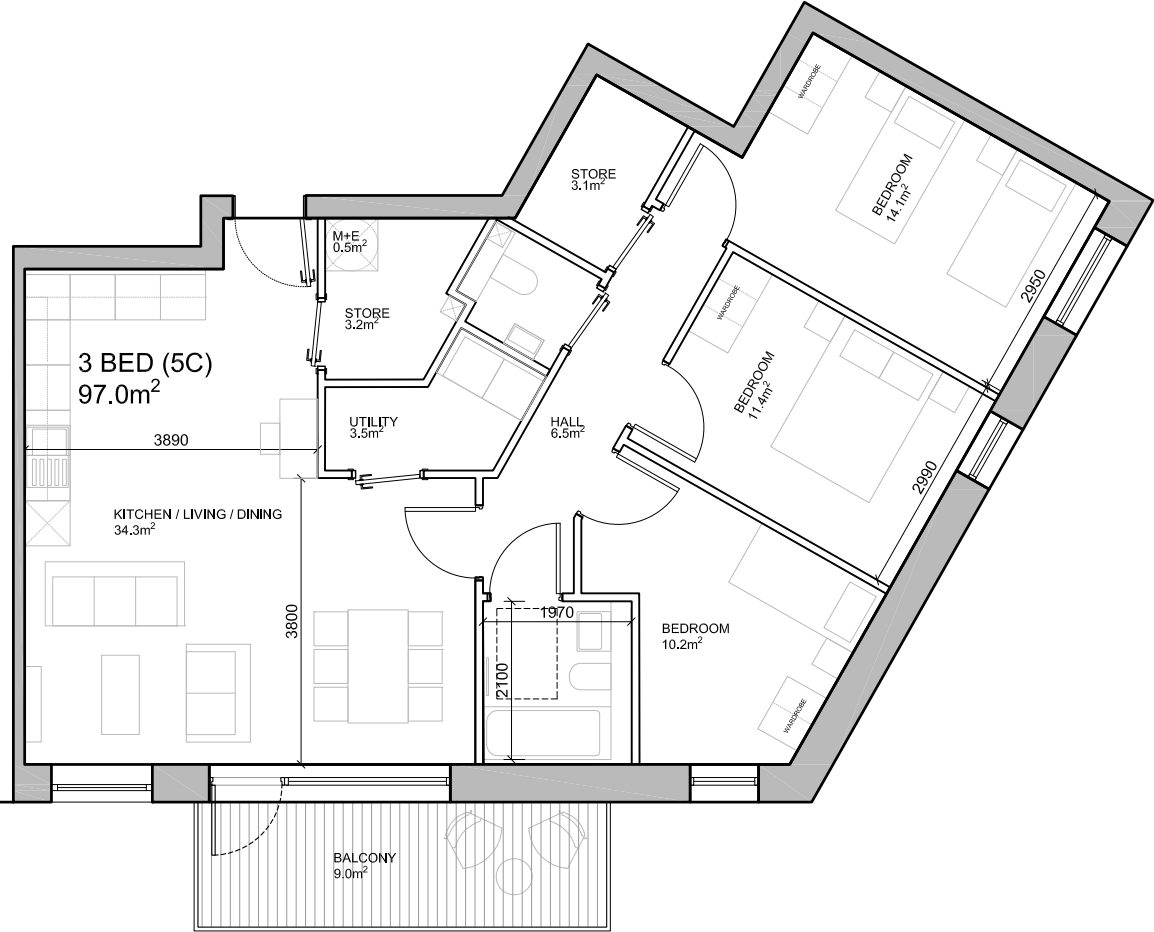


02 TYPE 4F
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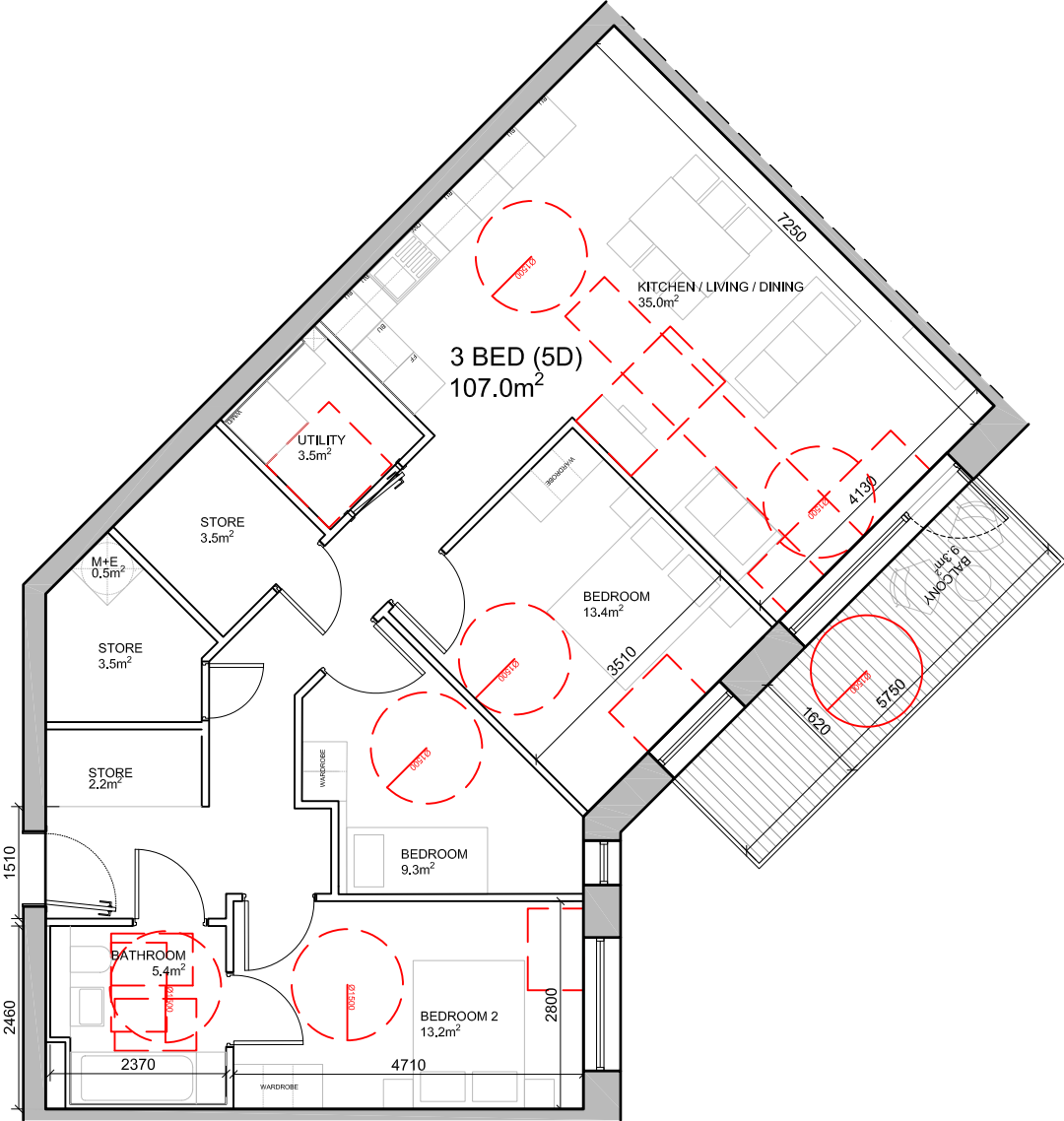


03 TYPE 4G
1:100 @A3

3 Bed 5p. Apartments



01 TYPE 5C
1:100 @A3



02 TYPE 5D_UD
1:100 @A3



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