

3.07 Dwelling Typologies and Layouts:

3.07.1 Dwelling Typologies - Design Overview:

All residential types have been rationalised and streamlined to deliver compliance with the requirements of both the Planning Scheme and the ambitions of SDCC in terms of exemplar good design.

The design across these types includes, in summary the following:

- Compliance with the residential number and densities required under the SDZ Planning Scheme (refer to 3.09.2, 3.09.3 and 3.09.4)
- Delivery of the desired variety of types and overall mix in compliance with SDCC requirements
- Alignment with the urban design, architectural and massing design intent and considerations described at 3.06 above
- Detailed consideration to ensure delivery throughout of compliance with the minimum space and dimensional requirements of DHLGH Sustainable Urban Housing: Design for New Apartments 2023 and Quality Housing for Sustainable Communities, 2020 update, including checklists on a unit type basis
- Detail design and coordination to provide seamless alignment and volumetric/ 3-dimensional transition/ abutment between types (e.g., 3-storey triplex bookending a terrace of 2-storey houses)
- All own front door dwellings for all houses, duplexes and triplexes and garden level apartments
- Provision of deep front privacy buffer zones/ gardens with integral refuse storage, bicycle storage, level access/ threshold and related.

3.07.2 Dwelling Types - Houses:

Houses are arranged in terraces and for the core architectural organising device of the Local and Intimate streets. A 3-storey house Type H2, is unique to Cluster J and contributes to the provision of the required “fine grain” in this location (refer to 3.06.3).

Provision:

- 133 no. 2-storey three-bedroom houses
- 8 no. 3-storey four-bedroom houses
- 141 no. Houses in total.

House types are as follows:

House Type H1:

- H1S: 2 Storey House for Social Housing Provision - 3Bed/ 5Person – DTA Architects drawings: 4000, 4001
- H1A: 2 Storey House for Affordable Purchase - 3Bed/ 5Person – DTA Architects drawings: 4005, 4006

House Type H2:

- 3 Storey House for Affordable Purchase - 4Bed/ 7Person – DTA Architects drawings: 4010, 4011

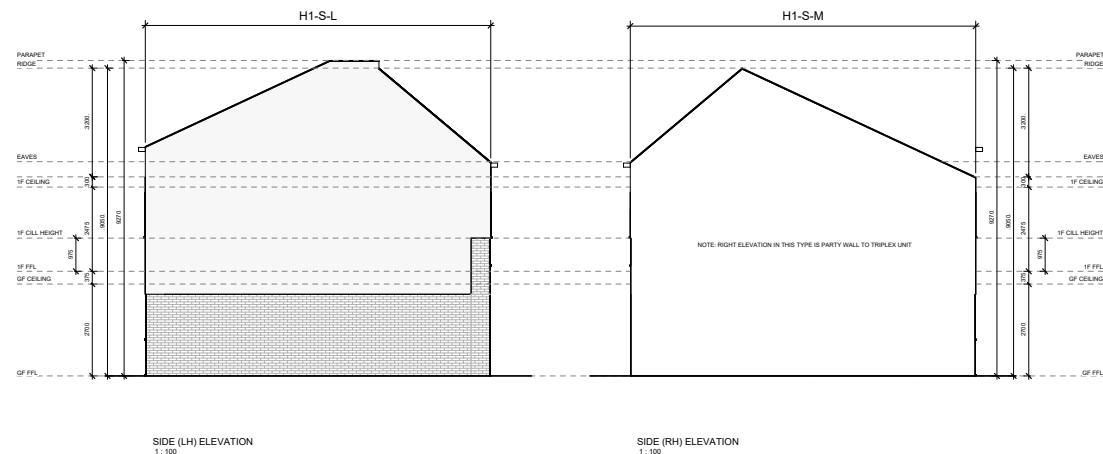
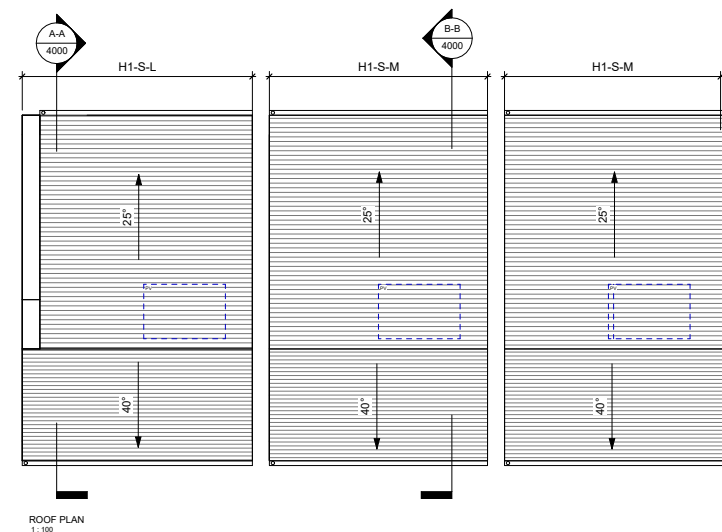
House Type H3:

- 2 Storey UD+ House for Social Housing/ Affordable Purchase/ - 3Bed/ 5Person – DTA Architects drawing: 4015

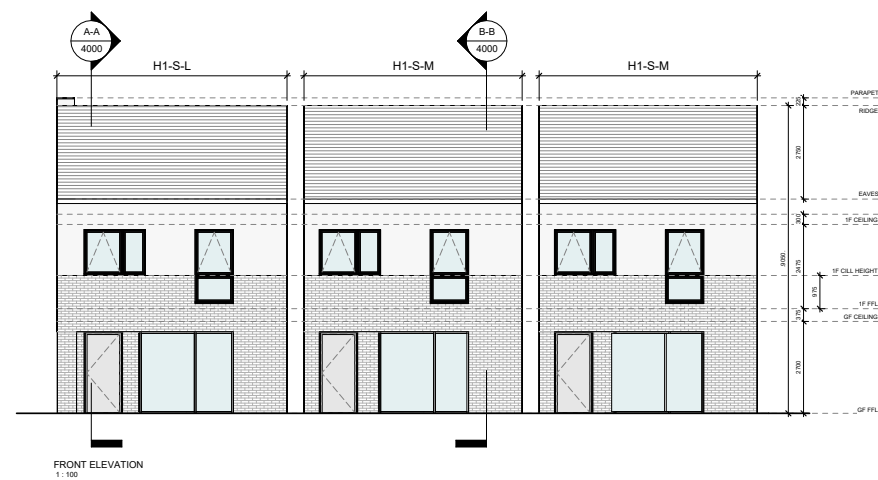
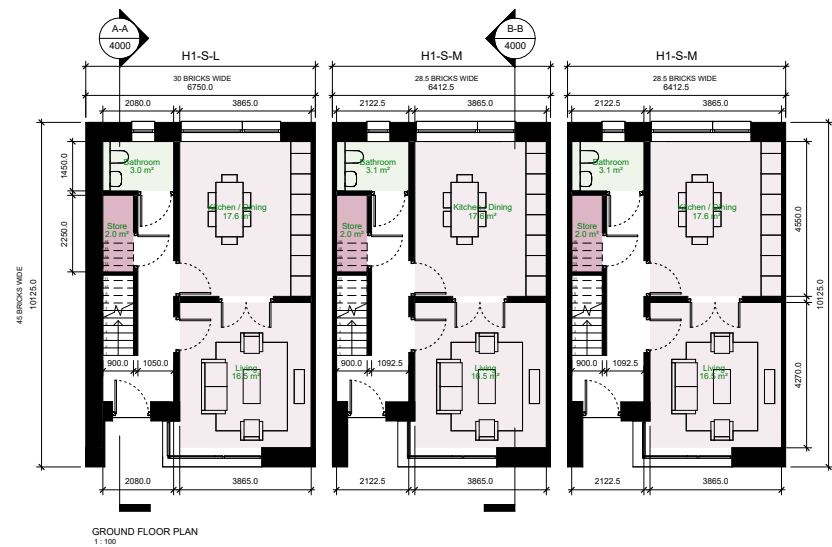
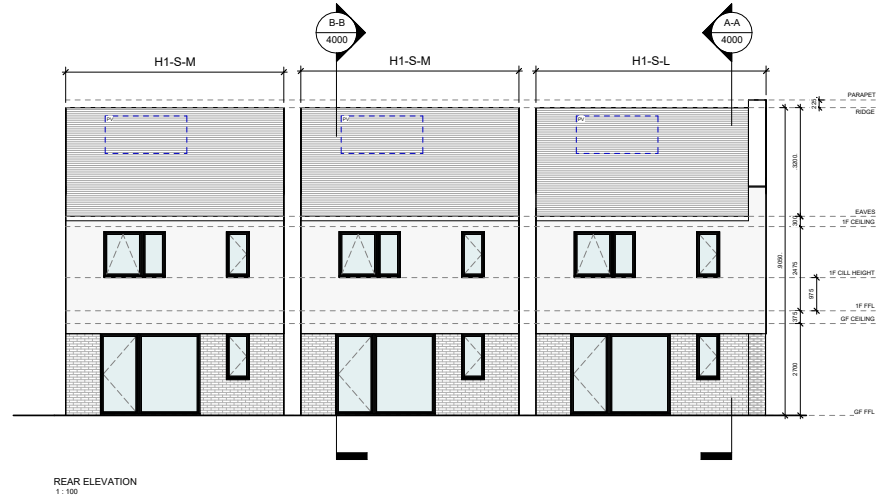
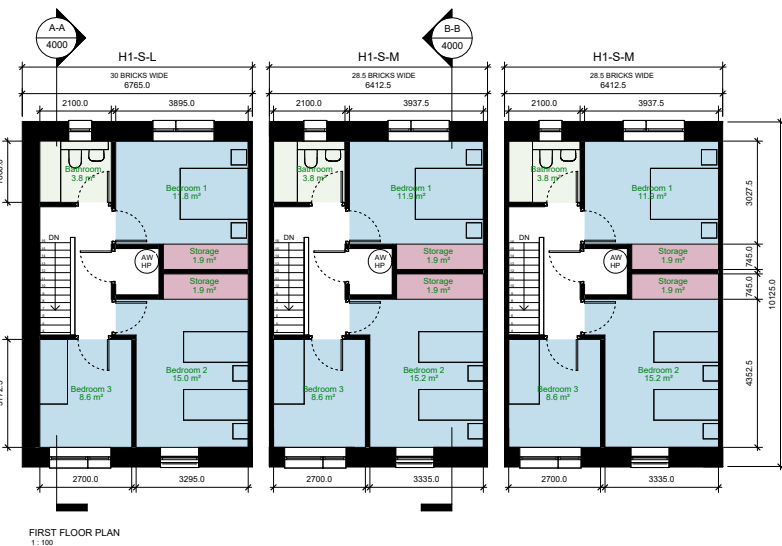
For full details of these types, refer to the DTA Architects 4000 Series drawings included as part of this planning application.

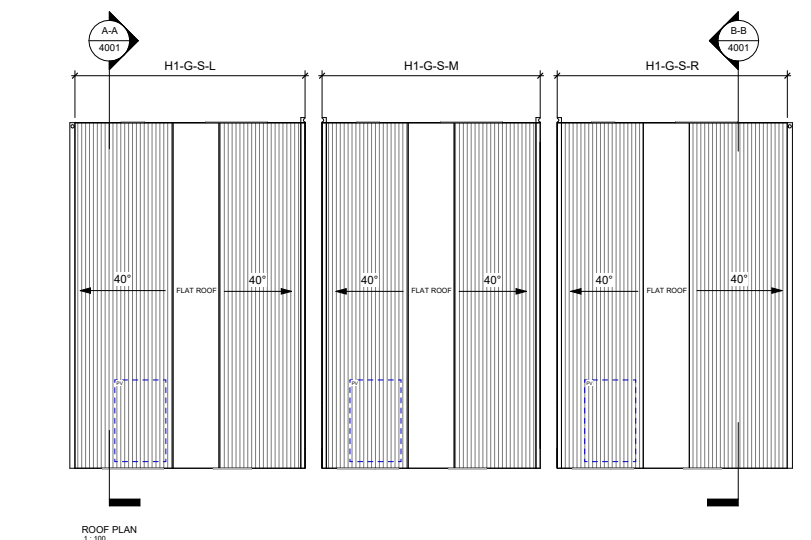


CGI View 14 - Typical Terrace of H1 Houses, Between Clusters J and K

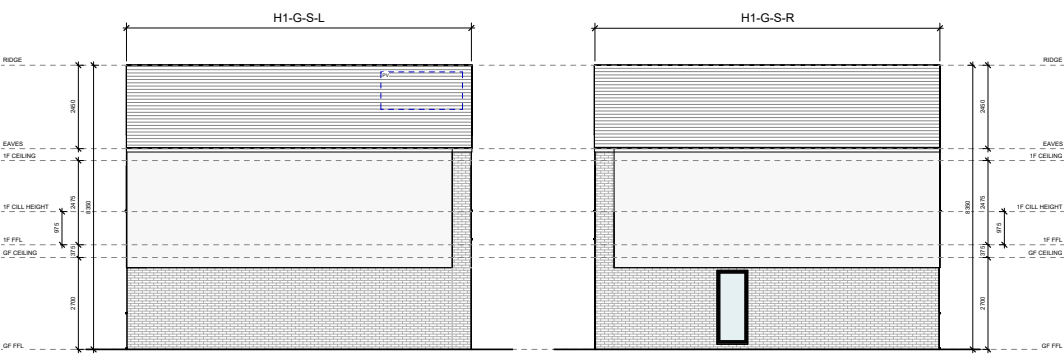


SOCIAL HOUSING			
QUANTITATIVE STANDARDS COMPLIANCE MATRIX			
3 BED / 5 PERSON HOUSE			
	STANDARDS	PROVIDED	PROVIDED
MIN. FLOOR AREA	82.0 m ²	184.5 m ²	185.2 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.1 m ²	34.1 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m
MIN. AREA LIVING ROOM	13.0 m ²	16.5 m ²	16.5 m ²
MIN. STORAGE AREA	5.0 m ²	6.8 m ²	6.8 m ²
AGG. BEDROOM AREA	32.0 m ²	36.4 m ²	36.7 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	16.0 m ²	16.2 m ²
MIN. TWIN BED WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.8 m ²	11.9 m ²
MIN. DOUBLE BED WIDTH	2.8 m	3.0 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	8.6 m ²	8.6 m ²
MIN. SINGLE BED WIDTH	2.1 m	2.7 m	2.7 m





ROOF PLAN
1: 100



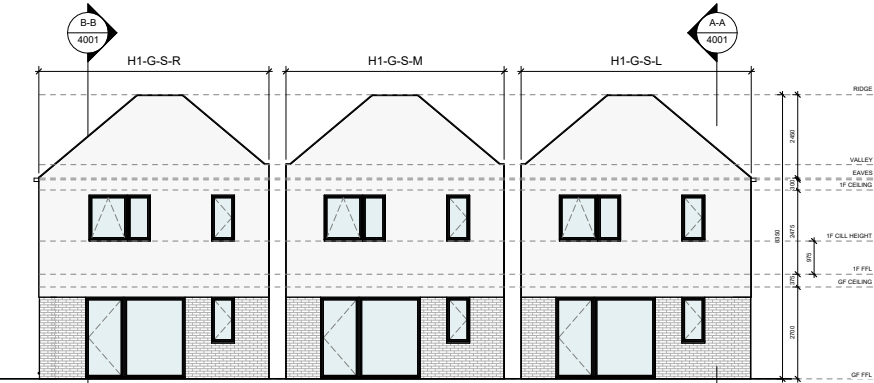
SIDE (LH) ELEVATION
1: 100

SIDE (RH) ELEVATION
1: 100

SOCIAL HOUSING				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
3 BED / 5 PERSON HOUSE				
	STANDARDS	PROVIDED	PROVIDED	PROVIDED
MIN. FLOOR AREA	92.0 m ²	104.5 m ²	105.2 m ²	104.8 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.1 m ²	34.1 m ²	34.1 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m ²	16.5 m ²	16.5 m ²	16.7 m ²
MIN. STORAGE AREA	5.0 m ²	5.8 m ²	5.8 m ²	5.8 m ²
AGG. BEDROOM AREA	32.0 m ²	35.4 m ²	35.7 m ²	35.4 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.9 m ²	16.2 m ²	15.9 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.8 m ²	11.9 m ²	11.8 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m	3.0 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	8.6 m ²	8.6 m ²	8.6 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.7 m	2.7 m	2.7 m



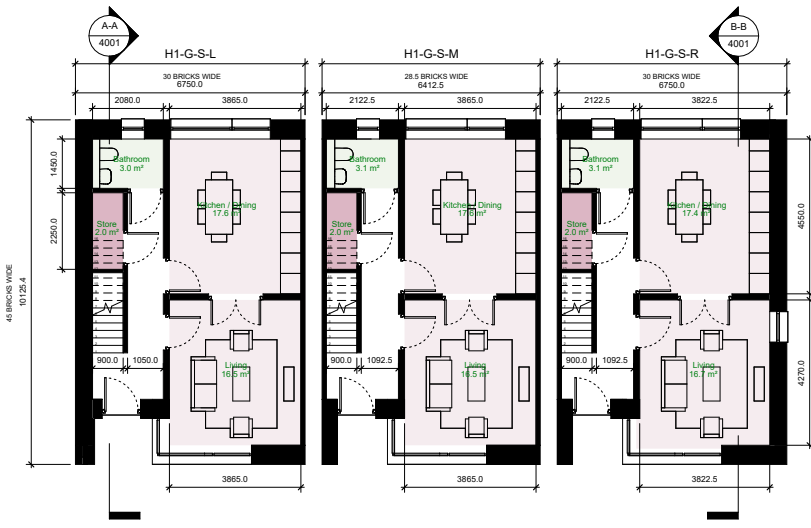
FIRST FLOOR PLAN
1: 100



REAR ELEVATION
1: 100



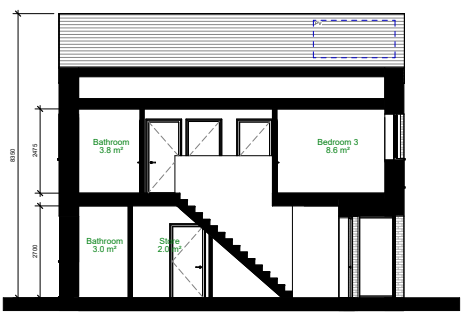
SECTION B-B
1: 100



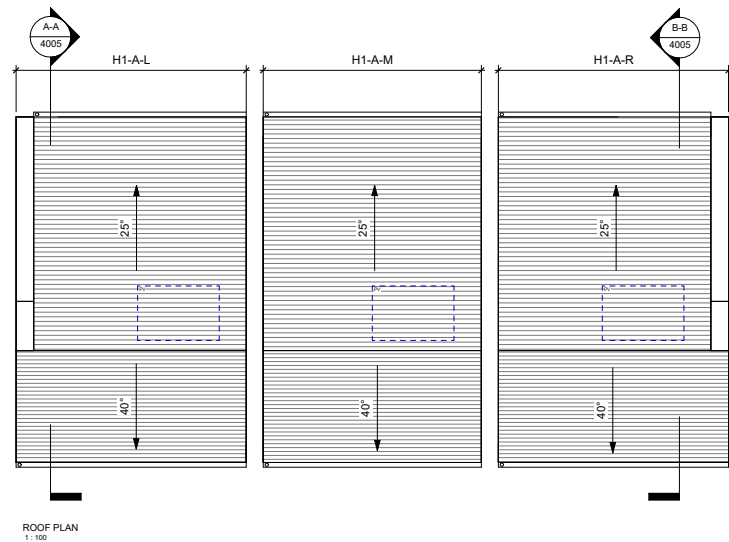
GROUND FLOOR PLAN
1: 100



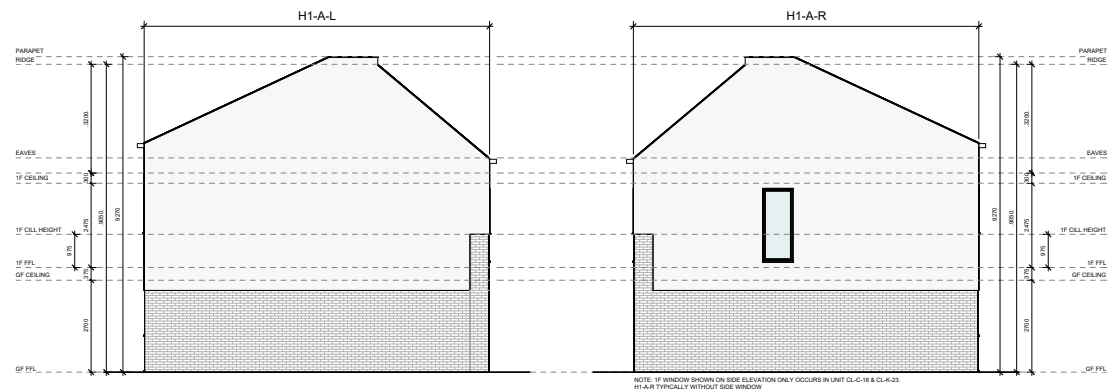
FRONT ELEVATION
1: 100



SECTION A-A
1: 100



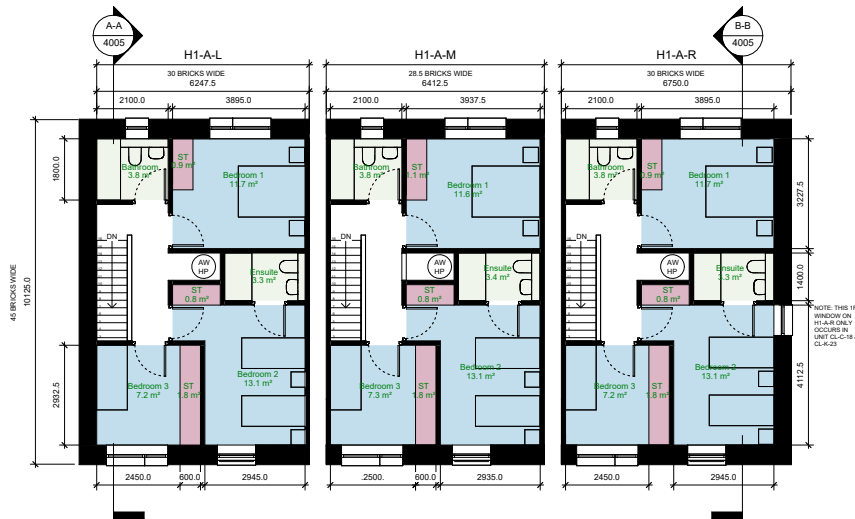
ROOF PLAN
1: 100



SIDE (LH) ELEVATION
1: 100

SIDE (RH) ELEVATION
1: 100

AFFORDABLE PURCHASE HOUSING (+ENSUITE)				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
3 BED / 5 PERSON HOUSE	STANDARDS (DIRECTLY HOUSING APPLICABLE CODES)	PROVIDED H1-A-L	PROVIDED H1-A-M	PROVIDED H1-A-R
MIN. FLOOR AREA	92.0 m ²	104.5 m ²	105.2 m ²	104.8 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.1 m ²	34.1 m ²	34.1 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m ²	16.5 m ²	16.5 m ²	16.7 m ²
MIN. STORAGE AREA	5.0 m ²	5.5 m ²	5.7 m ²	5.5 m ²
AGG. BEDROOM AREA	32.0 m ²	32.0 m ²	32.0 m ²	32.0 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²	13.1 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.7 m ²	11.7 m ²	11.7 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m	3.2 m	3.2 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.2 m ²	7.3 m ²	7.2 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	2.5 m



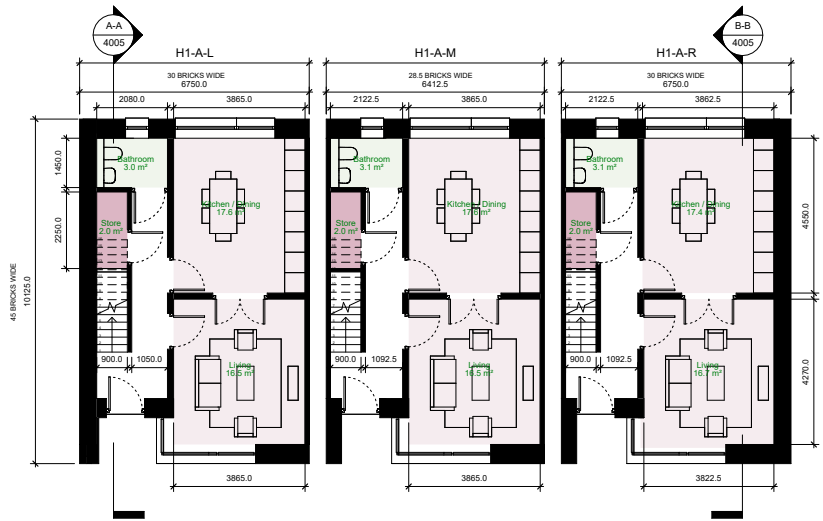
FIRST FLOOR PLAN
1: 100



REAR ELEVATION
1: 100



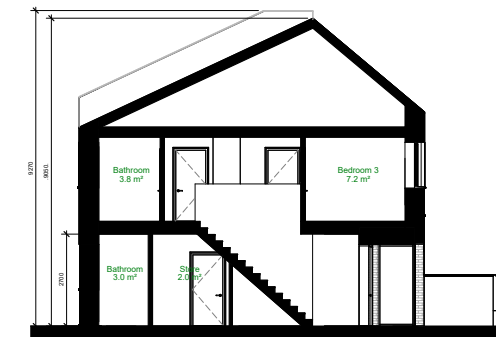
SECTION B-B
1: 100



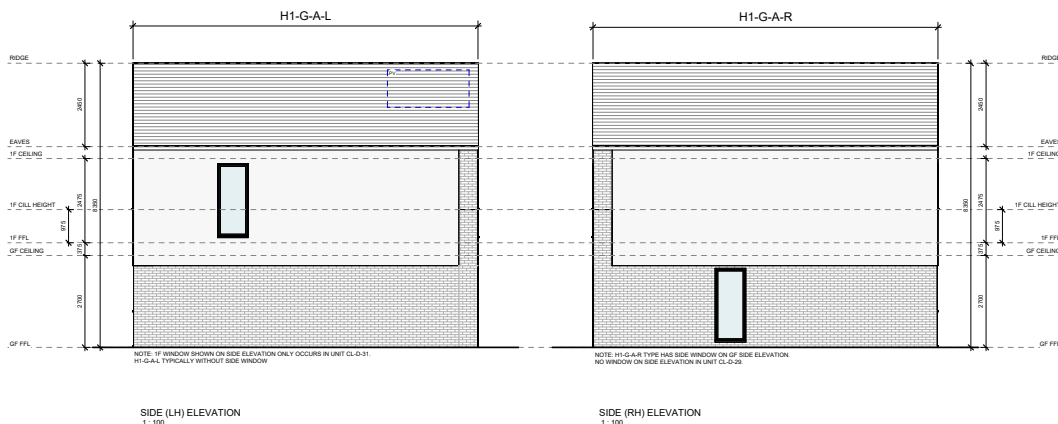
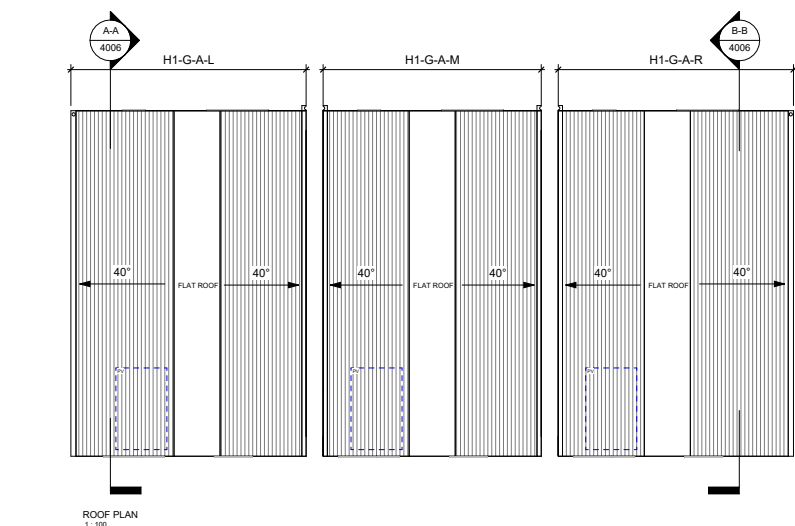
GROUND FLOOR PLAN
1: 100



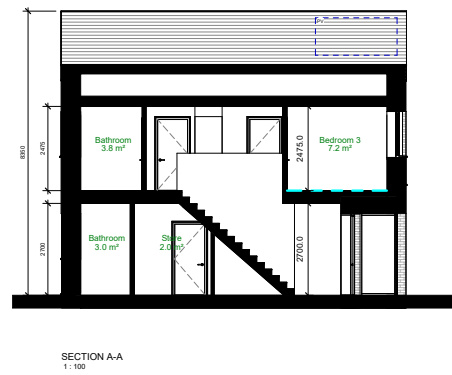
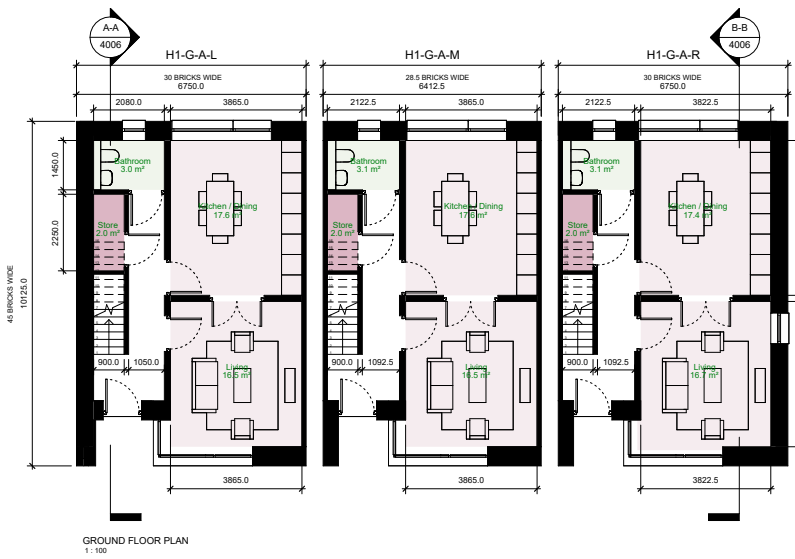
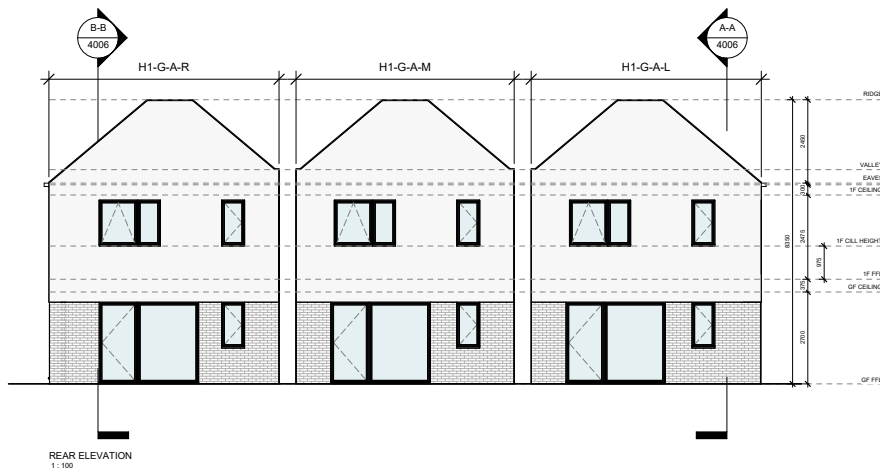
FRONT ELEVATION
1: 100

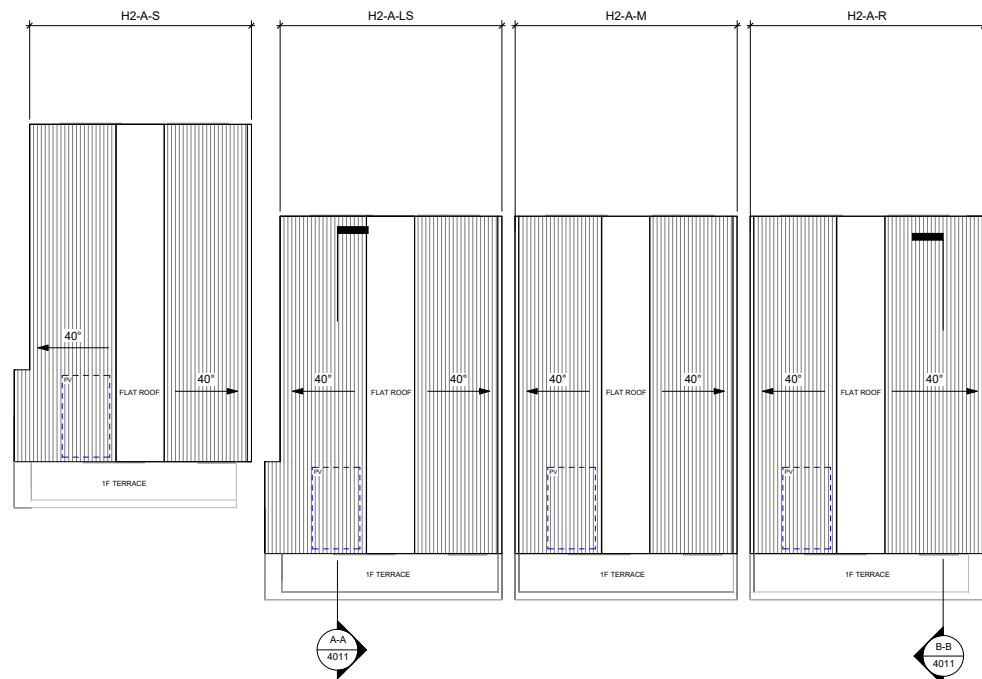
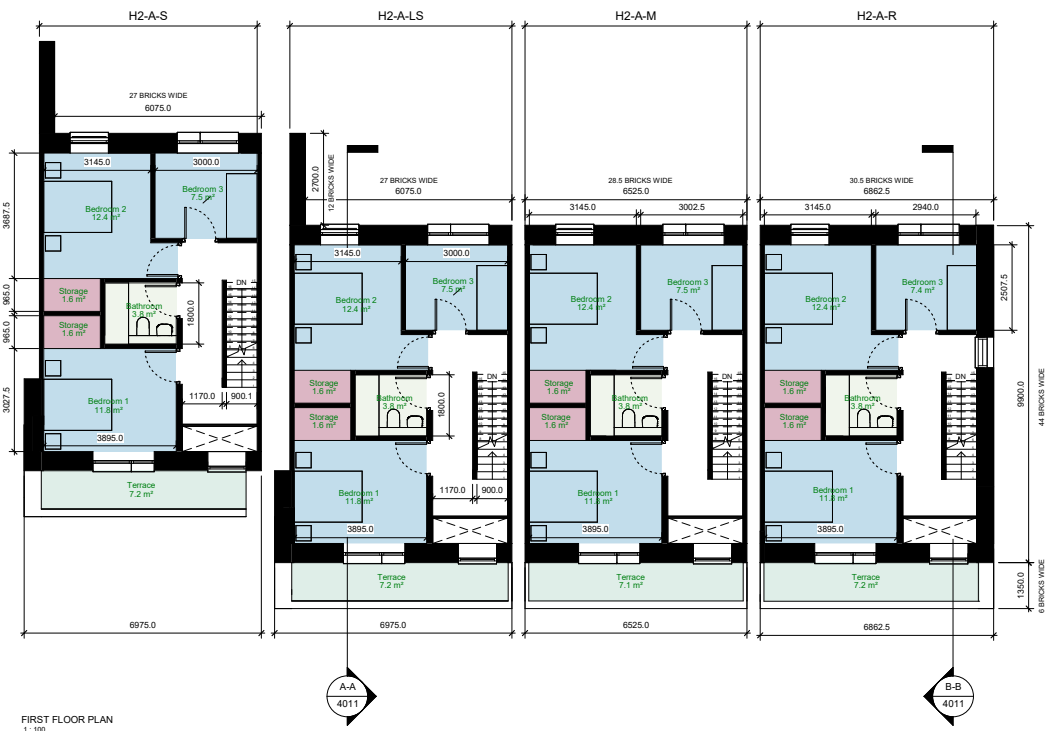


SECTION A-A
1: 100

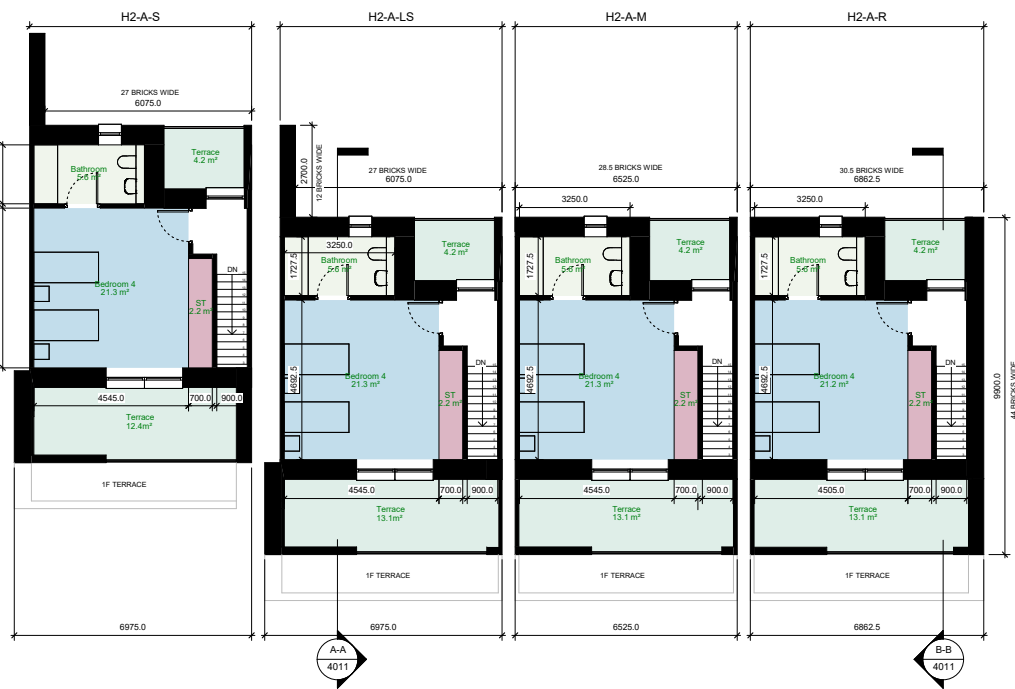
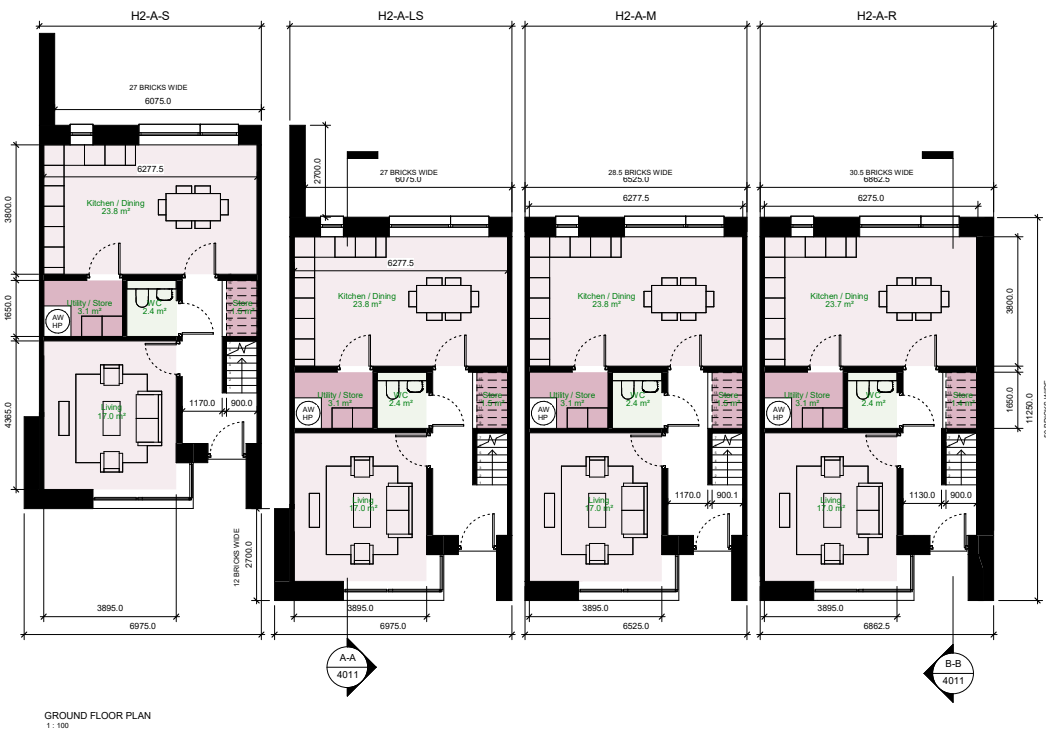


AFFORDABLE PURCHASE HOUSING (+ENSUITE)				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
3 BED / 5 PERSON HOUSE	STANDARDS	PROVIDED	PROVIDED	PROVIDED
	30' x 40' HOUSING APPROXIMATE DIMENSIONS	H1-G-A-L	H1-G-A-M	H1-G-A-R
MIN. FLOOR AREA	92.0 m ²	104.6 m ²	106.2 m ²	104.8 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.1 m ²	34.1 m ²	34.1 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m ²	16.5 m ²	16.5 m ²	16.7 m ²
MIN. STORAGE AREA	5.0 m ²	5.5 m ²	5.7 m ²	6.5 m ²
AGG. BEDROOM AREA	32.0 m ²	32.0 m ²	32.0 m ²	32.0 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²	13.1 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.7 m ²	11.6 m ²	11.7 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m	3.2 m	3.2 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.2 m ²	7.3 m ²	7.2 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	2.5 m

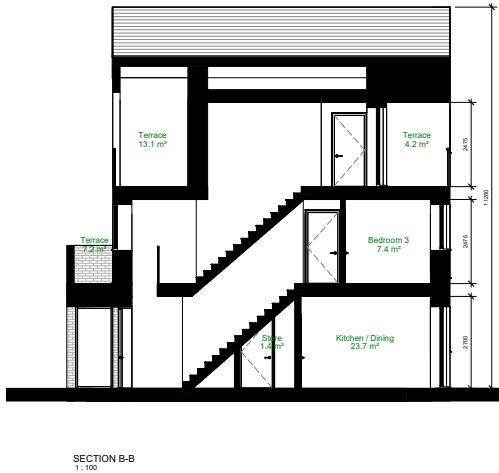
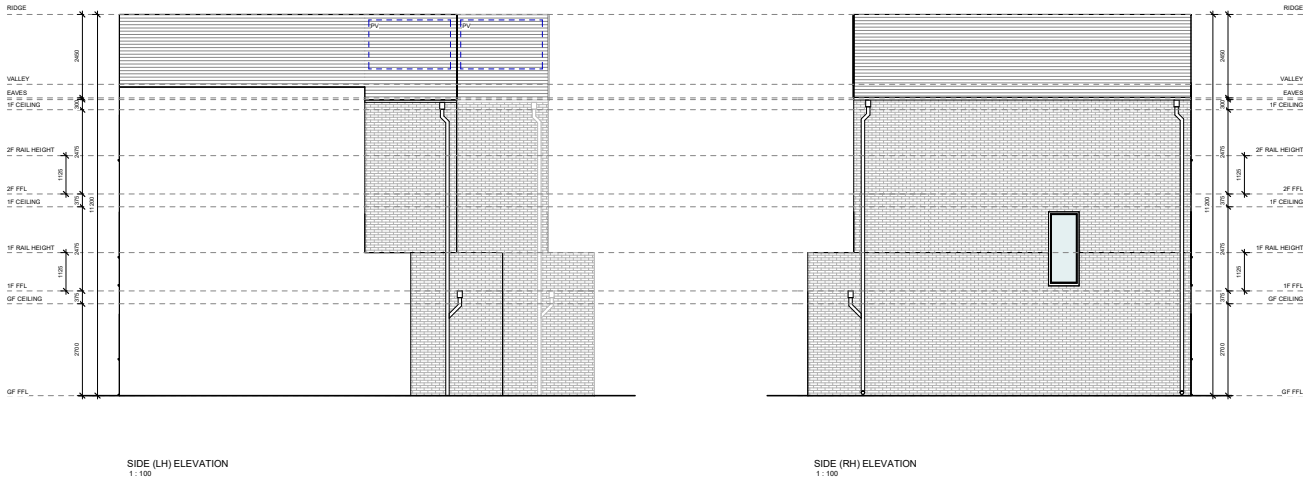




AFFORDABLE PURCHASE HOUSING					
QUANTITATIVE STANDARDS COMPLIANCE MATRIX					
4 BED / 7 PERSON HOUSE					
	STANDARDS	PROVIDED	PROVIDED	PROVIDED	PROVIDED
	QUALITY HOUSING	H2-A-S	H2-A-LS	H2-A-M	H2-A-R
MIN. FLOOR AREA	120.0 m ²	144.1 m ²	144.1 m ²	144.1 m ²	143.3 m ²
ADD. LIVING ROOM AREA	40.0 m ²	40.8 m ²	40.8 m ²	40.8 m ²	40.7 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.9 m	3.9 m
MIN. AREA LIVING ROOM	15.0 m ²	17.8 m ²	17.8 m ²	17.8 m ²	17.8 m ²
MIN. STORAGE AREA	6.0 m ²	9.8 m ²	9.8 m ²	9.8 m ²	8.9 m ²
ADD. BEDROOM AREA	43.0 m ²	53.8 m ²	53.8 m ²	53.8 m ²	53.8 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	21.3 m ²	21.3 m ²	21.3 m ²	21.2 m ²
MIN. TWIN BED. WIDTH	2.8 m	4.5 m	4.5 m	4.5 m	4.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.8 m ²	11.8 m ²	11.8 m ²	11.8 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m	3.0 m	3.0 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	12.4 m ²	12.4 m ²	12.4 m ²	12.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.5 m ²	7.5 m ²	7.5 m ²	7.4 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	2.5 m	2.5 m



AFFORDABLE PURCHASE HOUSING					
QUANTITATIVE STANDARDS COMPLIANCE MATRIX					
4 BED / 7 PERSON HOUSE					
	STANDARDS	PROVIDED	PROVIDED	PROVIDED	PROVIDED
	Q2-A-1 (MINIMUM AREA OF FLOOR AREA)	H2-A-S	H2-A-L-S	H2-A-M	H2-A-R
MIN. FLOOR AREA	120.0 m ²	144.1 m ²	144.1 m ²	144.1 m ²	143.3 m ²
AGG. LIVING ROOM AREA	40.0 m ²	40.8 m ²	40.8 m ²	40.8 m ²	40.7 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.9 m	3.9 m
MIN. AREA LIVING ROOM	15.0 m ²	17.0 m ²	17.0 m ²	17.0 m ²	17.0 m ²
MIN. STORAGE AREA	6.0 m ²	9.0 m ²	9.0 m ²	9.0 m ²	8.9 m ²
AGG. BEDROOM AREA	43.0 m ²	53.0 m ²	53.0 m ²	53.0 m ²	52.8 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	21.3 m ²	21.3 m ²	21.3 m ²	21.2 m ²
MIN. TWIN BED. WIDTH	2.8 m	4.5 m	4.5 m	4.5 m	4.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.8 m ²	11.8m ²	11.8 m ²	11.8 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m	3.0 m	3.0 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	12.4 m ²	12.4 m ²	12.4 m ²	12.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.5 m ²	7.5 m ²	7.5 m ²	7.4 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	2.5 m	2.5 m



3.07.3 Dwelling Types - Duplexes and Triplexes:

Triplexes, forming bookends to 2-storey terraces, create variety and visual interest, while marking and providing passive overlooking/ surveillance at key junctions and assist in moderating scale transitions from 2-storey terraces to 3 and 4 storey built volumes.

Duplexes typically form the primary perimeter 3-storey frontages and transition built massing/ scale from terraces of 2-storey houses with triplexes to 4-storey apartment building volumes. The 4-storey duplex condition increase the register along the South Link Street and seamlessly integrates with adjacent 4-storey Apartments blocks H and J.

Provision:

- 106 no. Duplex Units: consisting of 53 no. two-bedroom dwellings and 53 no. three-bedroom dwellings
- 57 no. Triplex dwellings, consisting of 57 no. two-bedroom dwellings.

Duplex and triplex types are as follows:

Duplex Type D1:

- D1 S Lower Unit (GF): 1 Storey UD Apartment for Social Housing Provision - 2Bed/ 3Person – DTA Architects drawing: 4020
- D1 S Upper Unit (1F): 2 Storey Apartment for Social Housing Provision - 3Bed/ 5Person – DTA Architects drawing: 4020
- D1 A Lower Unit (GF): 1 Storey Apartment for Affordable Purchase - 2Bed/ 4Person – DTA Architects drawing: 4025
- D1 A Upper Unit (1F): 2 Storey Apartment for Affordable Purchase - 3Bed/ 5Person – DTA Architects drawing: 4025.

Duplex Type D2:

- D2 S Lower Unit (GF): 2 Storey Apartment for Social Housing Provision - 3Bed/ 5Person – DTA Architects drawings: 4030, 4031
- D2 S Upper Unit (2F): 2 Storey Apartment for Social Housing Provision - 2Bed/ 4Person – DTA Architects drawings: 4030, 4031
- D2 A Lower Unit (GF): 2 Storey Apartment for Affordable Purchase - 3Bed/ 5Person – DTA Architects drawings: 4035, 4036
- D2 A Upper Unit (2F): 2 Storey Apartment for Affordable Purchase - 2Bed/ 4Person – DTA Architects drawings: 4035, 4036.

Triplex Type T1:

- T1 Lower Unit (GF): 1 Storey UD+ Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 4Person – DTA Architects drawing: 4040
- T1 Middle Unit (1F): 1 Storey Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4040
- T1 Upper Unit (2F): 1 Storey Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4040.

Triplex Type T2:

- T2 Lower Unit (GF): 1 Storey UD+ Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 4Person – DTA Architects drawing: 4045
- T2 Middle Unit (1F): 1 Storey Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4045
- T2 Upper Unit (2F): 1 Storey Apartment for Social Housing Provision/ Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4045.

Triplex Type T3:

- T3 Lower Unit (GF): 1 Storey UD+ Apartment for Social Housing Provision - 2Bed/ 4Person – DTA Architects drawing: 4050
- T3 Middle Unit (1F): 1 Storey Apartment for Social Housing Provision - 2Bed/ 3Person – DTA Architects drawing: 4050
- T3 Upper Unit (2F): 1 Storey Apartment for Social Housing Provision - 2Bed/ 3Person – DTA Architects drawing: 4050.

Triplex Type T4:

- T4 Lower Unit (GF): 1 Storey UD+ Apartment for Affordable Purchase - 2Bed/ 4Person – DTA Architects drawing: 4055
- T4 Middle Unit (1F): 1 Storey Apartment for Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4055
- T4 Upper Unit (2F): 1 Storey Apartment for Affordable Purchase - 2Bed/ 3Person – DTA Architects drawing: 4055.

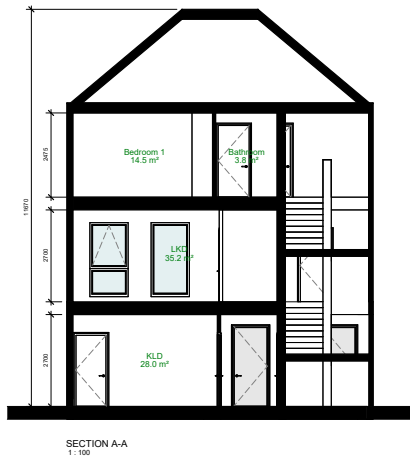
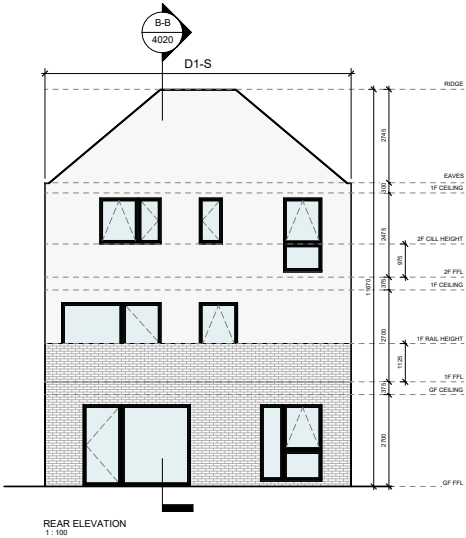
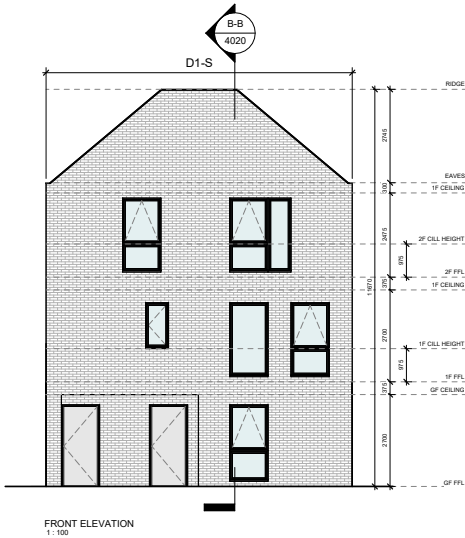
For full details of these types, refer to the DTA Architects 4000 Series drawings included as part of this planning application.



CGI View 01 - Typical Terrace of D1 Duplexes, Cluster D



CGI View 02 - Typical T1 Triplex, Cluster E Corner



GROUND FLOOR DUPLEX APARTMENT - SOCIAL

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

2 BED / 3 PERSON UD APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	63.0 m ²	78.1 m ²
AGG. LIVING ROOM AREA	28.0 m ²	28.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.2 m
MIN. STORAGE AREA	5.0 m ²	5.7 m ²
AGG. BEDROOM AREA	20.1 m ²	22.6 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	9.5 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	6.0 m ²

* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

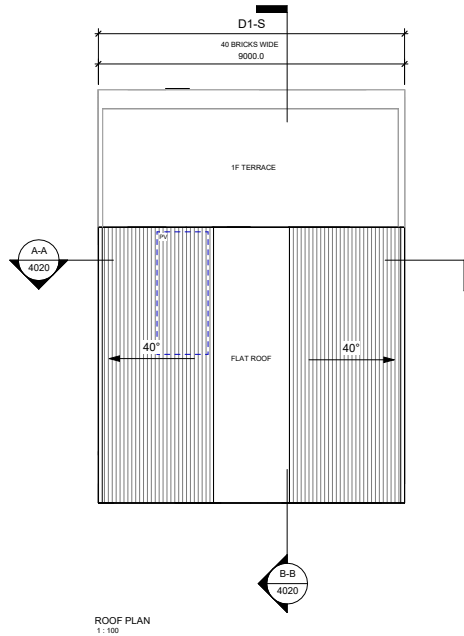
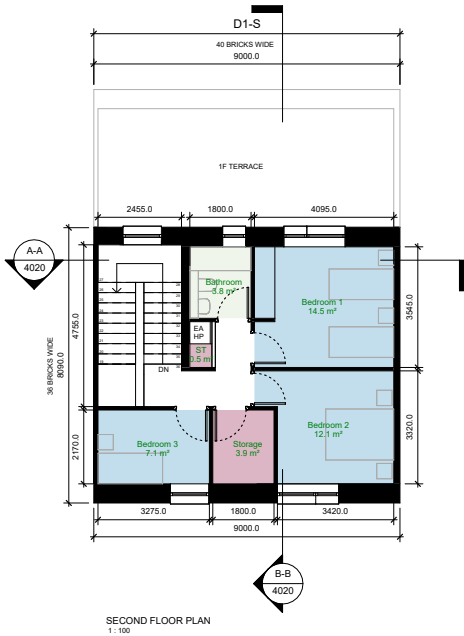
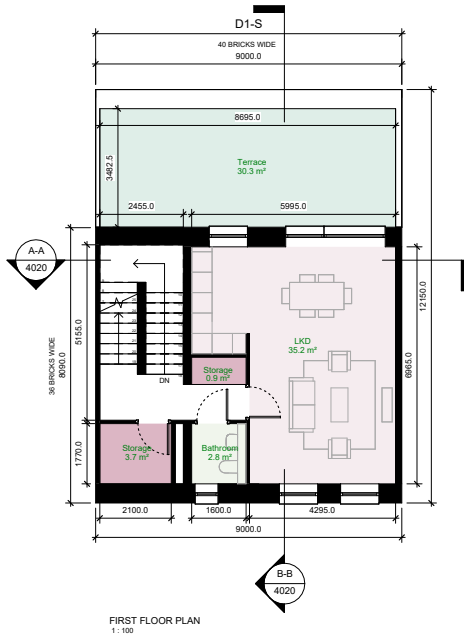
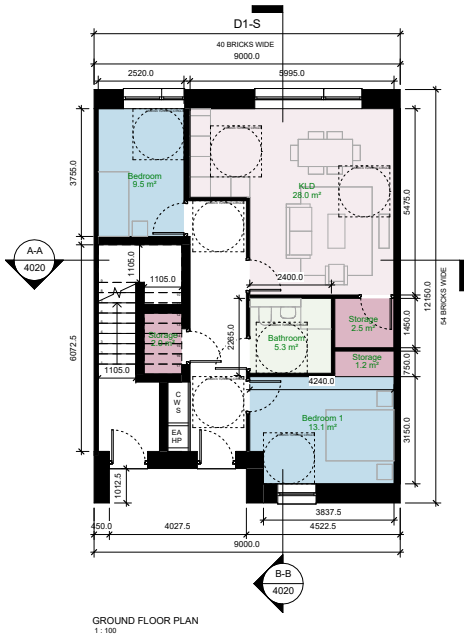
FIRST & SECOND FLOOR DUPLEX APARTMENT - SOCIAL

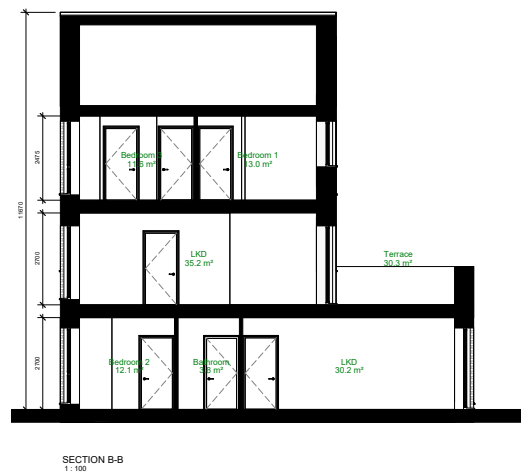
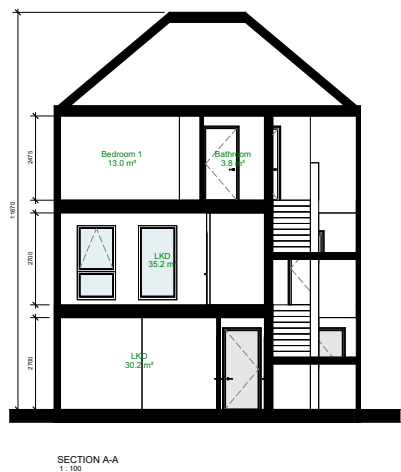
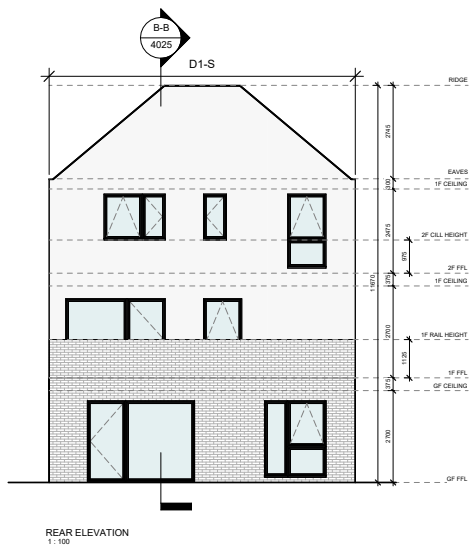
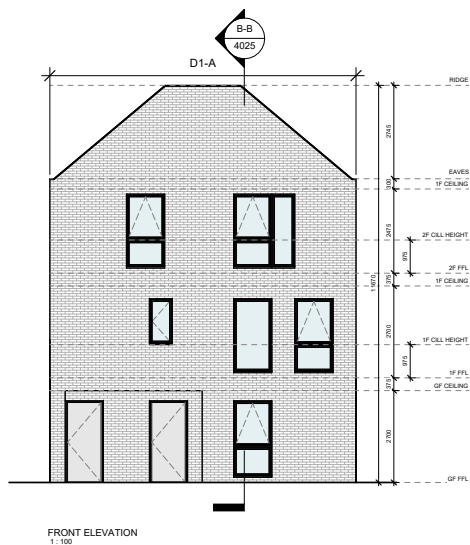
QUANTITATIVE STANDARDS COMPLIANCE MATRIX

3 BED / 5 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	90.0 m ²	100.2 m ²
CIRCULATION AREA	19.3 m ²	19.3 m ²
AGG. LIVING ROOM AREA	34.0 m ²	35.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.3 m
MIN. STORAGE AREA	9.0 m ²	9.9 m ²
AGG. BEDROOM AREA	31.5 m ²	33.7 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	14.5 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	12.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.1 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.2 m
MIN. PRIVATE AMENITY AREA	9.0 m ²	9.0 m ²

* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



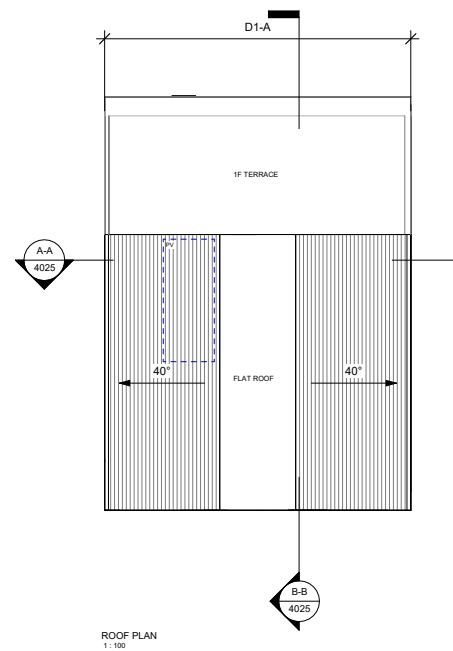
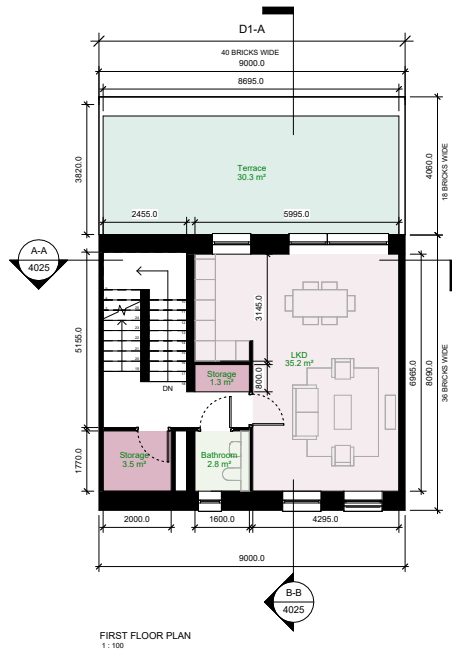
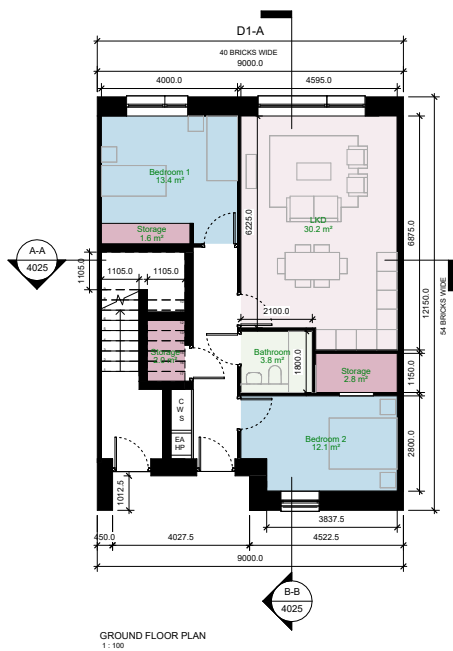


GROUND FLOOR DUPLEX APARTMENT - AFFORDABLE		
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m ²	79.1 m ²
AGG. LIVING ROOM AREA	30.0 m ²	30.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.6 m
MIN. STORAGE AREA	6.0 m ²	6.4 m ²
AGG. BEDROOM AREA	24.4 m ²	25.0 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.4 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.2 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	12.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.0 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST & SECOND FLOOR DUPLEX APARTMENT - AFFORDABLE		
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
3 BED / 5 PERSON APARTMENT		
	STANDARDS	PROVIDED
MIN. FLOOR AREA	90.0 m ²	101.8 m ²
CIRCULATION AREA	19.0 m ²	19.3 m ²
AGG. LIVING ROOM AREA	34.0 m ²	38.2 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.8 m
MIN. STORAGE AREA	9.0 m ²	9.9 m ²
AGG. BEDROOM AREA	31.5 m ²	31.7 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.0 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.6 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.4 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.1 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.2 m
MIN. PRIVATE AMENITY AREA	9.0 m ²	9.0 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



LOWER DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

3 BED / 5 PERSON APARTMENT

	STANDARDS	PROVIDED	PROVIDED
		D2-S-L	D2-S-MR
MIN. FLOOR AREA	90.0 m ²	105.6 m ²	105.3 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.3 m ²	34.9 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.8 m	3.8 m
MIN. STORAGE AREA	9.0 m ²	9.6 m ²	9.5 m ²
AGG. BEDROOM AREA	31.5 m ²	34.6 m ²	34.6 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.9 m ²	15.9 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.9 m ²	11.9 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.6 m ²	7.6 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	9.0 m ²	191 m ²	

* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

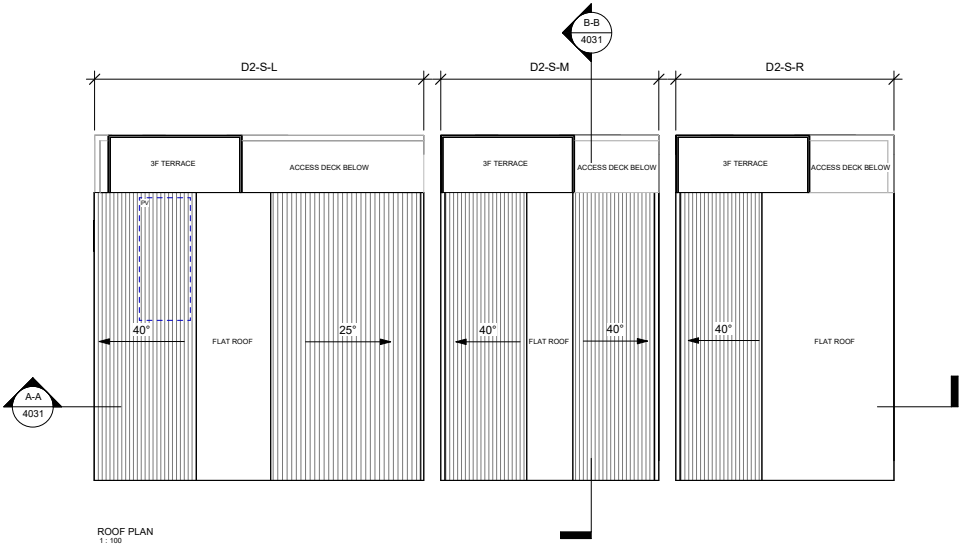
UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

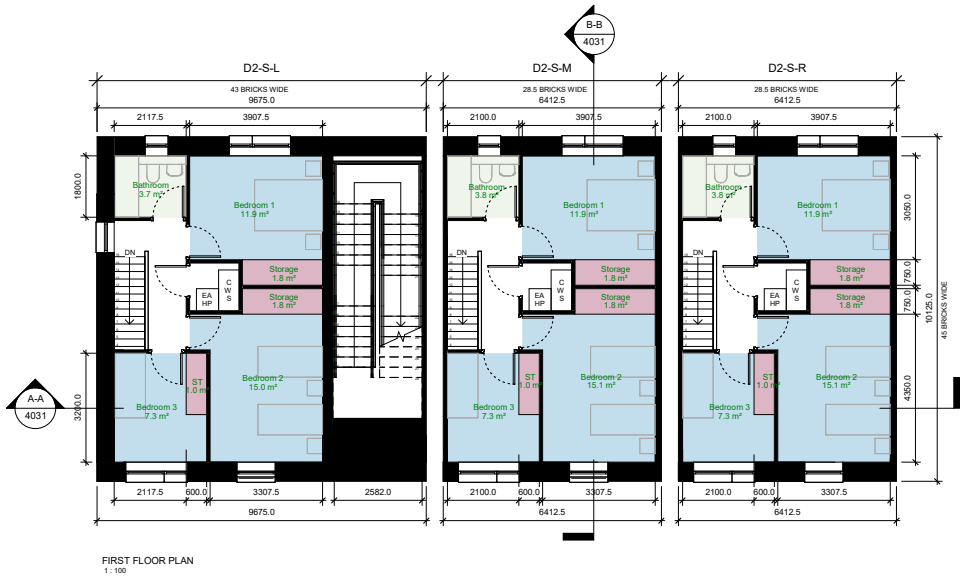
2 BED / 4 PERSON APARTMENT

	STANDARDS	PROVIDED	PROVIDED
		D2-S-L	D2-S-MR
MIN. FLOOR AREA	73.0 m ²	81.4 m ²	81.2 m ²
AGG. LIVING ROOM AREA	30.0 m ²	31.2 m ²	31.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	24.7 m ²	24.5 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.2 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.5 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	8.8 m ²	8.8 m ²

NOTE: COMMUNAL AMENITY AREA IS PROVIDED BY COMMUNAL GARDEN OF CLUSTER 4 APARTMENTS



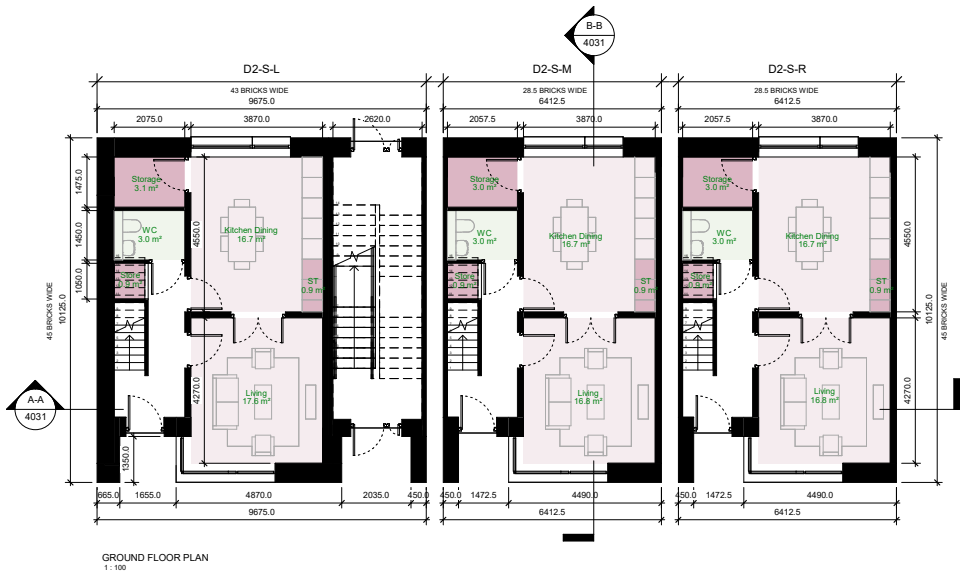
ROOF PLAN
1 : 100



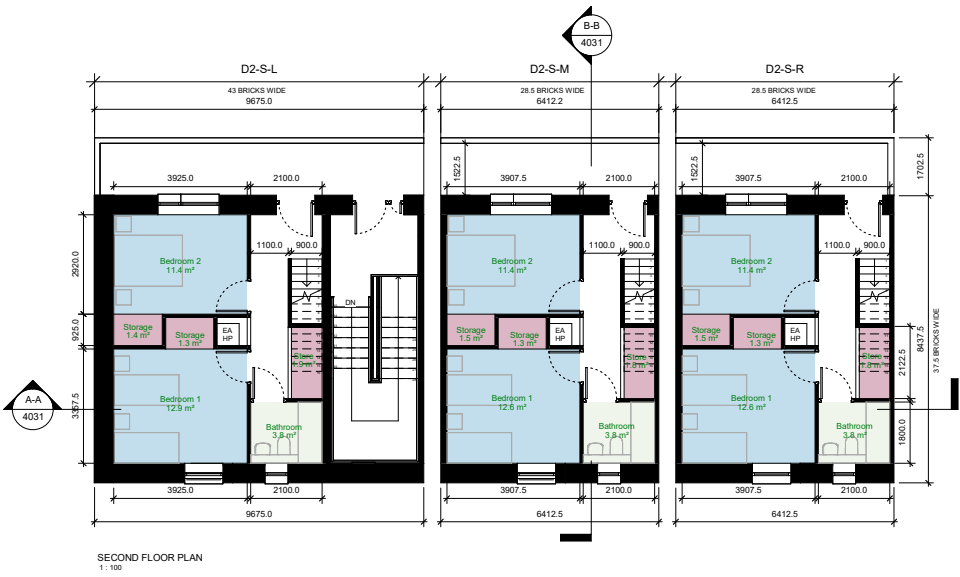
FIRST FLOOR PLAN
1 : 100



THIRD FLOOR PLAN
1 : 100



GROUND FLOOR PLAN
1 : 100



SECOND FLOOR PLAN
1 : 100

UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

	STANDARDS QUALITY HOUSING APARTMENT GUIDELINES	PROVIDED	
		D2-S-L	D2-S-M/R
MIN. FLOOR AREA	73.0 m ²	81.4 m ²	81.2 m ²
AGG. LIVING ROOM AREA	30.0 m ²	31.2 m ²	31.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	24.7 m ²	24.6 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.2 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.5 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	8.8 m ²	8.8 m ²

NOTE: COMMUNAL AMENITY AREA IS PROVIDED BY COMMUNAL GARDEN OF CLUSTER H APARTMENTS

LOWER DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

	STANDARDS QUALITY HOUSING APARTMENT GUIDELINES	PROVIDED	
		D2-S-L	D2-S-M/R
MIN. FLOOR AREA	80.0 m ²	105.6 m ²	105.3 m ²
AGG. LIVING ROOM AREA	34.0 m ²	34.3 m ²	34.0 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m
MIN. STORAGE AREA	9.0 m ²	9.6 m ²	9.5 m ²
AGG. BEDROOM AREA	31.5 m ²	34.5 m ²	34.5 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.0 m ²	15.0 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.9 m ²	11.9 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.6 m ²	7.6 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	9.0 m ²	101 m ²	101 m ²

* NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



SECTION A-A
1:100



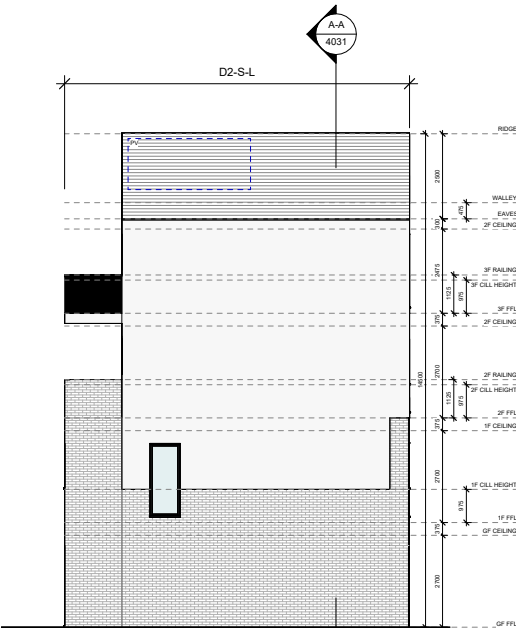
SECTION B-B
1:100



FRONT ELEVATION
1:100



REAR ELEVATION
1:100



SIDE (LH) ELEVATION
1:100

LOWER DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

3 BED / 5 PERSON APARTMENT

	STANDARDS	PROVIDED	PROVIDED
	QUALITY HOUSING APARTMENT GUIDELINES	D2-A-L	D2-A-MR
MIN. FLOOR AREA	90.0 m ²	105.5 m ²	105.3 m ²
ADD. LIVING ROOM AREA	34.0 m ²	34.3 m ²	34.0 m ²
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m
MIN. STORAGE AREA	9.0 m ²	9.9 m ²	9.9 m ²
ADD. BEDROOM AREA	31.5 m ²	31.7 m ²	31.6 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m	3.3 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.2 m ²	7.1 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m
MIN. PRIVATE AMENITY AREA	9.0 m ²	47.1 m ²	47.0 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

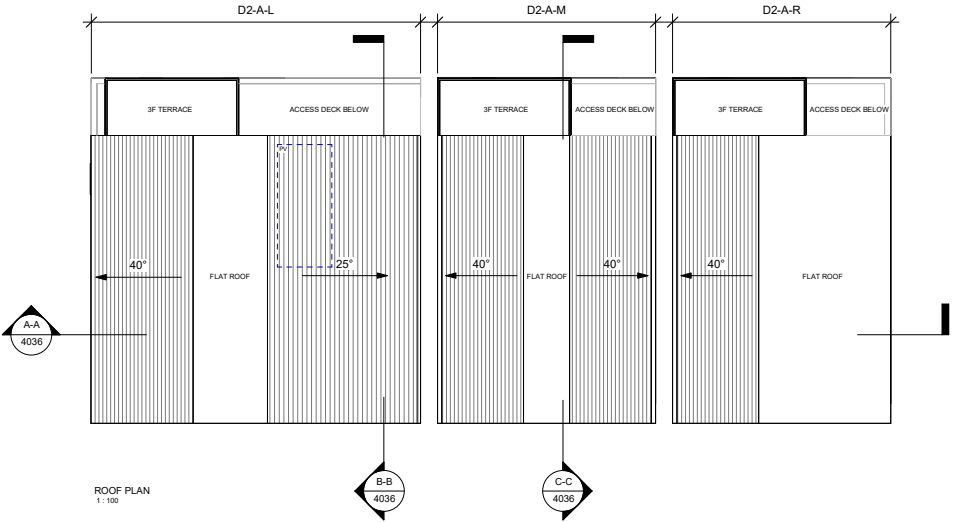
UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

2 BED / 4 PERSON APARTMENT

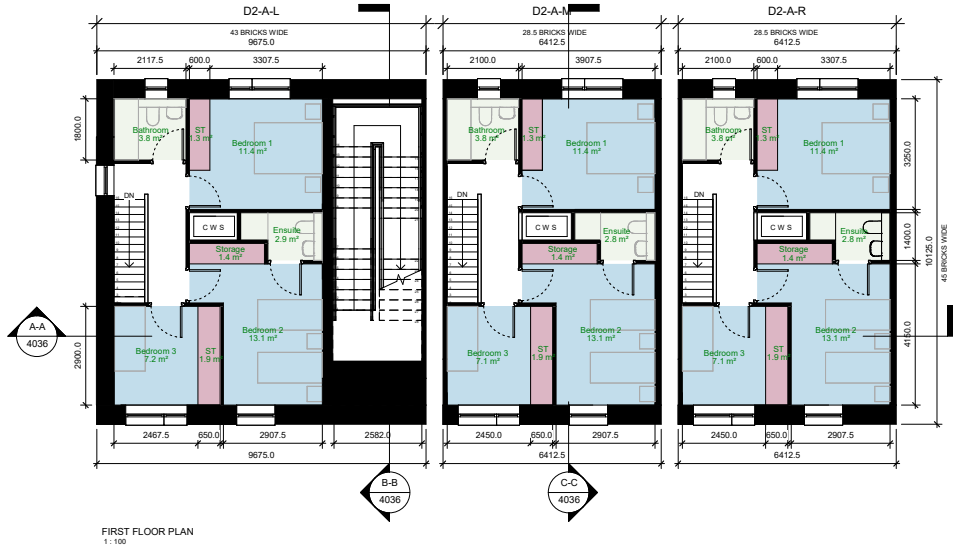
	STANDARDS	PROVIDED	PROVIDED
	QUALITY HOUSING APARTMENT GUIDELINES	D2-A-L	D2-A-MR
MIN. FLOOR AREA	73.0 m ²	81.4 m ²	81.2 m ²
ADD. LIVING ROOM AREA	30.0 m ²	31.2 m ²	31.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²	6.1 m ²
ADD. BEDROOM AREA	24.4 m ²	24.7 m ²	24.5 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.2 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.5 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	8.8 m ²	8.8 m ²

NOTE: COMMUNAL AMENITY AREA IS PROVIDED BY COMMUNAL GARDEN OF CLUSTER J APARTMENTS



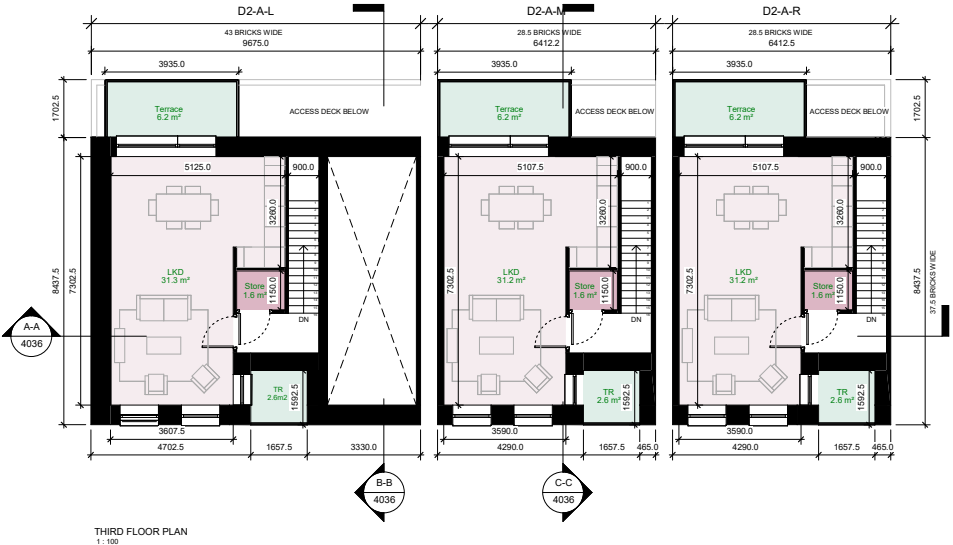
ROOF PLAN

1 : 100



FIRST FLOOR PLAN

1 : 100



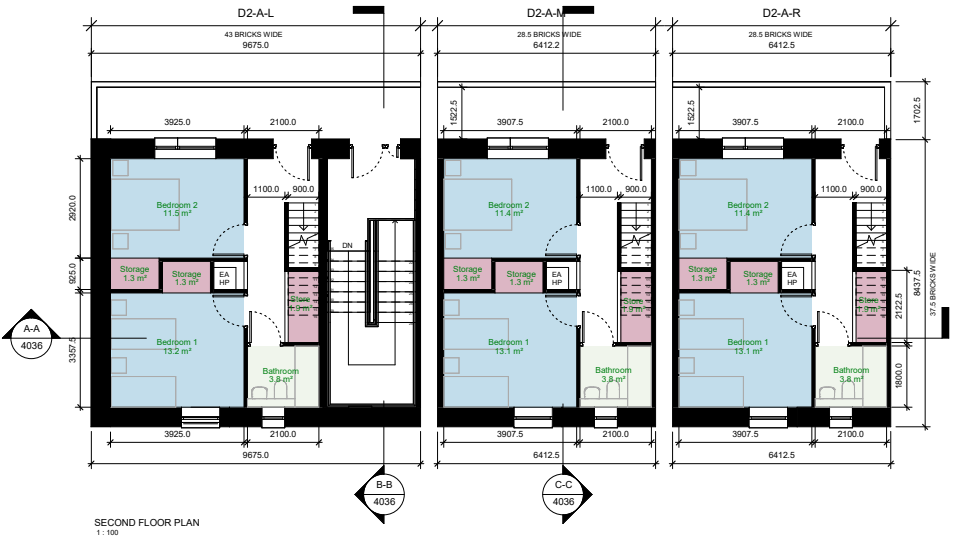
THIRD FLOOR PLAN

1 : 100



GROUND FLOOR PLAN

1 : 100



SECOND FLOOR PLAN

1 : 100

UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
2 BED / 4 PERSON APARTMENT	STANDARDS QUALITY HOUSING APARTMENT SUBSIDIES	PROVIDED		PROVIDED
		D2-A-L	D2-A-MR	
MIN. FLOOR AREA	73.0 m ²	81.4 m ²	81.2 m ²	
AGG. LIVING ROOM AREA	30.0 m ²	31.2 m ²	31.2 m ²	
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m	
MIN. STORAGE AREA	6.0 m ²	6.1 m ²	6.1 m ²	
AGG. BEDROOM AREA	24.4 m ²	24.7 m ²	24.5 m ²	
MIN. TWIN BEDROOM AREA	13.0 m ²	13.2 m ²	13.1 m ²	
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m	
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.5 m ²	11.4 m ²	
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m	
MIN. PRIVATE AMENITY AREA	7.0 m ²	8.8 m ²	8.8 m ²	

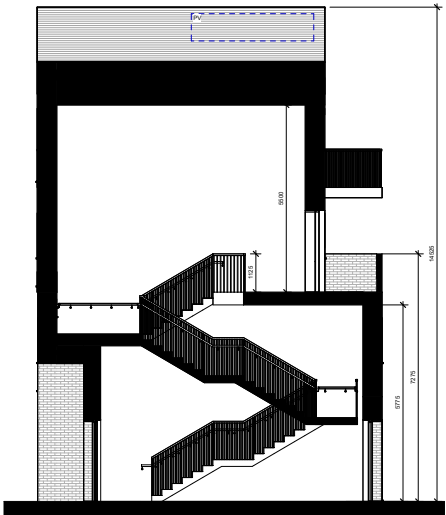
NOTE: COMMUNAL AMENITY AREA IS PROVIDED BY COMMUNAL GARDEN OF CLUSTER J APARTMENTS

LOWER DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
3 BED / 5 PERSON APARTMENT	STANDARDS QUALITY HOUSING APARTMENT SUBSIDIES	PROVIDED		PROVIDED
		D2-A-L	D2-A-MR	
MIN. FLOOR AREA	90.0 m ²	105.6 m ²	105.3 m ²	
AGG. LIVING ROOM AREA	34.0 m ²	34.3 m ²	34.9 m ²	
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	
MIN. STORAGE AREA	9.0 m ²	9.0 m ²	9.0 m ²	
AGG. BEDROOM AREA	31.5 m ²	31.7 m ²	31.6 m ²	
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²	13.1 m ²	
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²	11.4 m ²	
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m	3.3 m	
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.2 m ²	7.1 m ²	
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	
MIN. PRIVATE AMENITY AREA	9.0 m ²	*47.1 m ²	47.1 m ²	

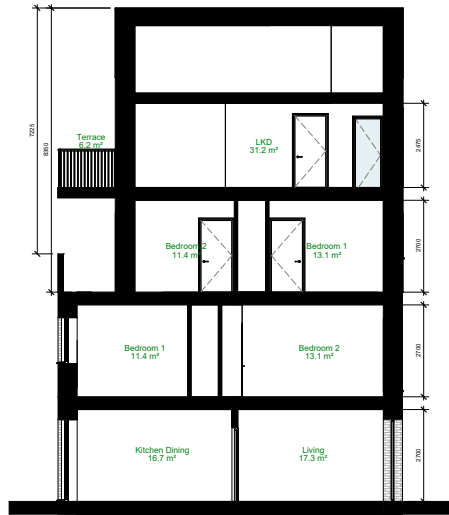
*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



SECTION A-A
1:100



SECTION B-B
1:100



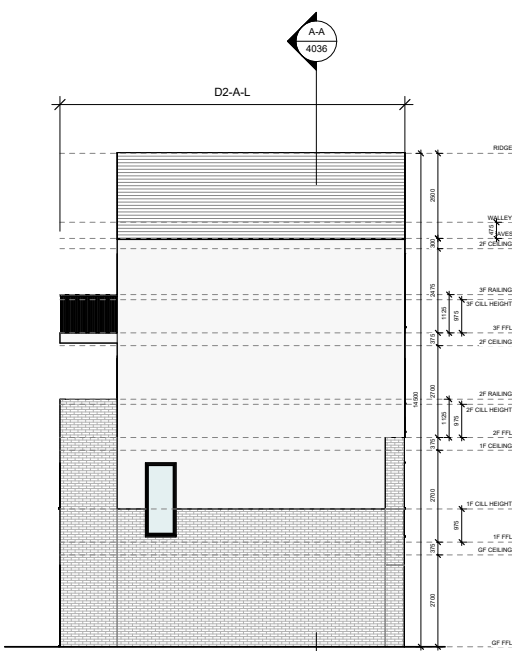
SECTION C-C
1:100



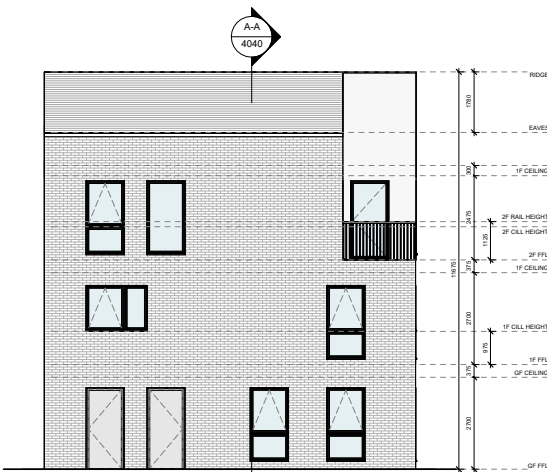
FRONT ELEVATION
1:100



REAR ELEVATION
1:100



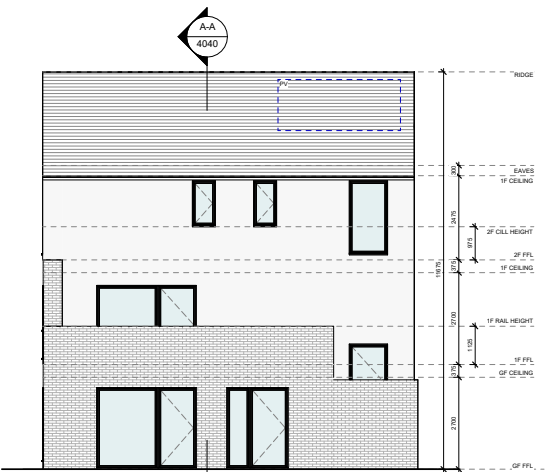
SIDE (LH) ELEVATION
1:100



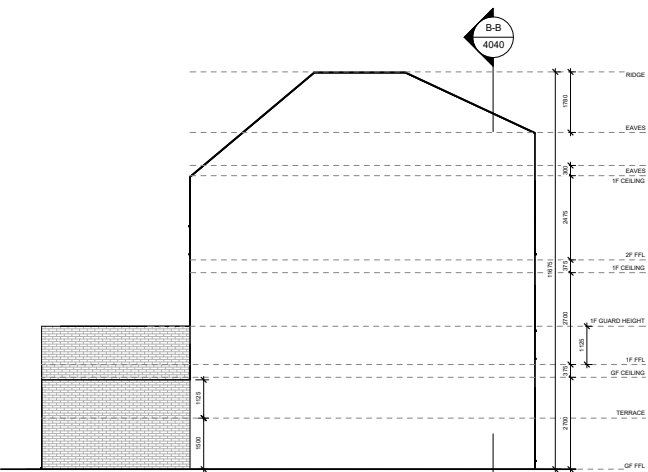
FRONT ELEVATION
1: 100



SIDE (RH) ELEVATION
1: 100



REAR ELEVATION
1: 100



SIDE (LH) ELEVATION
1: 100

GROUND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON UD APARTMENT

	STANDARDS QUANTITATIVE STANDARDS	PROVIDED T1-GF
MIN. FLOOR AREA	73.0 m ²	86.8 m ²
AGG. LIVING ROOM AREA	30.0 m ²	30.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.1 m
MIN. STORAGE AREA	6.0 m ²	6.3 m ²
AGG. BEDROOM AREA	24.4 m ²	28.1 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	14.0 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m	2.9 m

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS QUANTITATIVE STANDARDS	PROVIDED T1-1F
MIN. FLOOR AREA	63.0 m ²	79.6 m ²
CIRCULATION AREA	7.0 m ²	7.6 m ²
AGG. LIVING ROOM AREA	28.0 m ²	30.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	5.0 m ²	6.3 m ²
AGG. BEDROOM AREA	20.1 m ²	21.1 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.8 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	28.2 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

SECOND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS QUANTITATIVE STANDARDS	PROVIDED T1-2F
MIN. FLOOR AREA	63.0 m ²	71.6 m ²
CIRCULATION AREA	7.0 m ²	30.4 m ²
AGG. LIVING ROOM AREA	28.0 m ²	29.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.7 m
MIN. STORAGE AREA	5.0 m ²	6.1 m ²
AGG. BEDROOM AREA	20.1 m ²	22.9 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	9.6 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	16.102-17.202

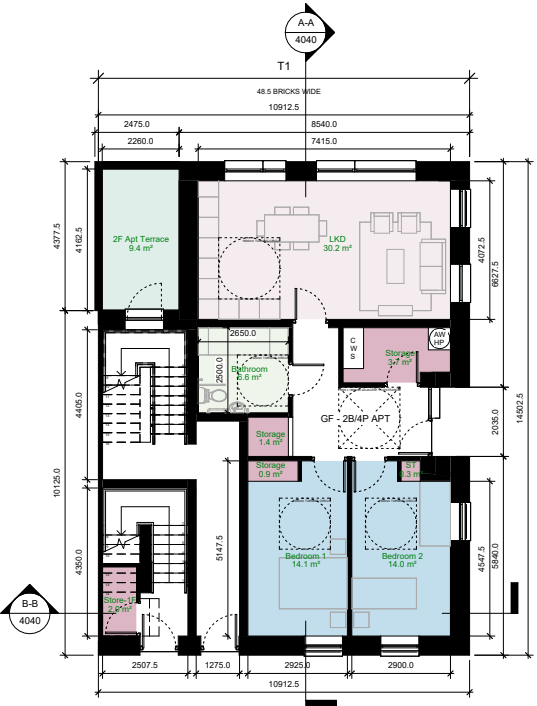
*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



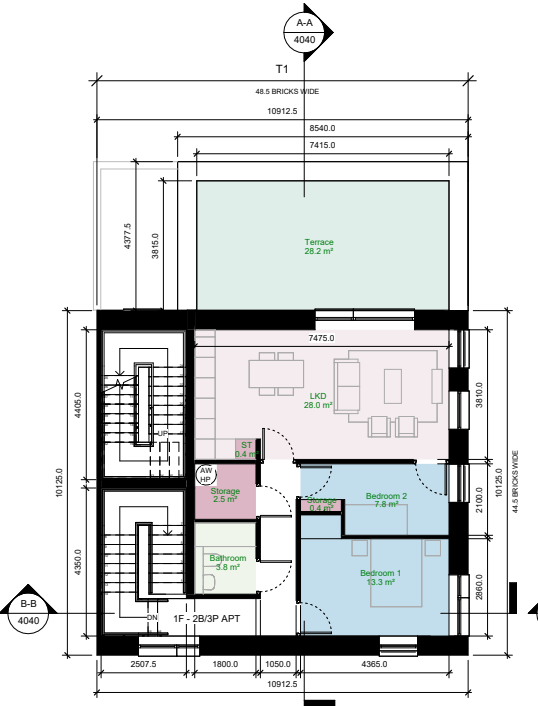
SECTION B-B
1: 100



SECTION A-A
1: 100



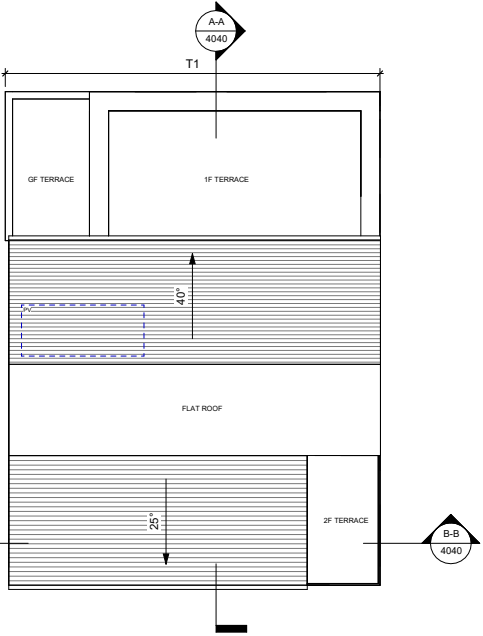
GROUND FLOOR PLAN
1: 100



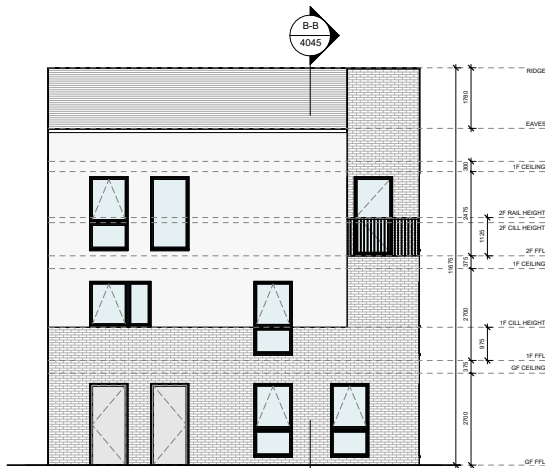
FIRST FLOOR PLAN
1: 100



SECOND FLOOR PLAN
1: 100



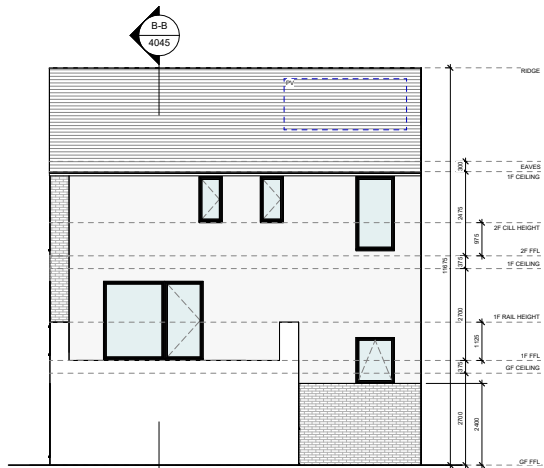
ROOF PLAN
1: 100



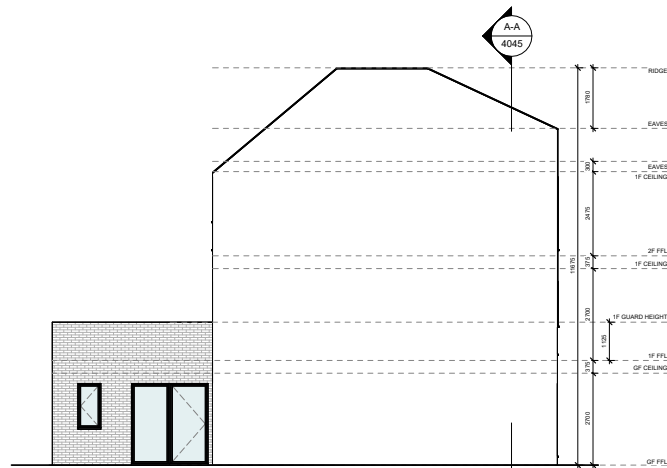
FRONT ELEVATION
1:100



SIDE (R/H) ELEVATION
1:100



REAR ELEVATION
1:100



SIDE (L/H) ELEVATION
1:100

GROUND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON UD APARTMENT

	STANDARDS T2-2F	PROVIDED T2-2F
MIN. FLOOR AREA	73.0 m ²	86.7 m ²
AGG. LIVING ROOM AREA	30.0 m ²	33.1 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.8 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	27.5 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	14.1 m ²
MIN. TWIN BED WIDTH	2.8 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	13.4 m ²
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.8 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS T2-1F	PROVIDED T2-1F
MIN. FLOOR AREA	63.0 m ²	68.5 m ²
CIRCULATION AREA	7.0 m ²	7.6 m ²
AGG. LIVING ROOM AREA	28.0 m ²	28.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	5.0 m ²	5.3 m ²
AGG. BEDROOM AREA	20.1 m ²	21.1 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.8 m ²
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.8 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

SECOND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS T2-2F	PROVIDED T2-2F
MIN. FLOOR AREA	63.0 m ²	71.8 m ²
CIRCULATION AREA	7.0 m ²	30.4 m ²
AGG. LIVING ROOM AREA	28.0 m ²	29.2 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.7 m
MIN. STORAGE AREA	5.0 m ²	6.1 m ²
AGG. BEDROOM AREA	20.1 m ²	22.8 m ²
MIN. DOUBLE BEDROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED WIDTH	2.8 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m ²	9.6 m ²
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.8 m ²

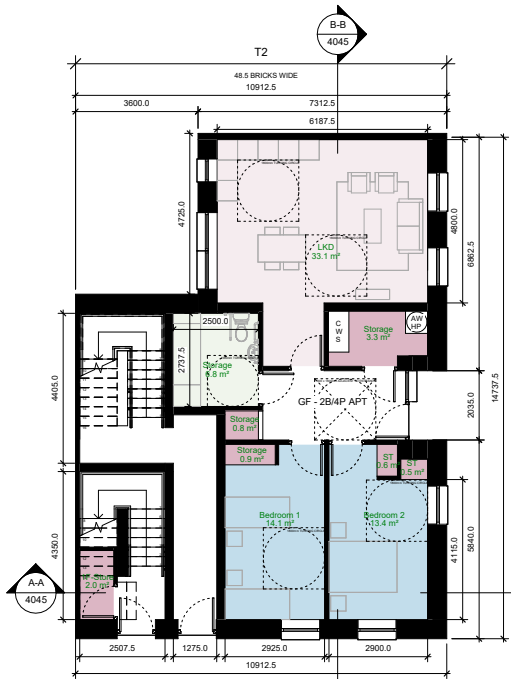
*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T2.



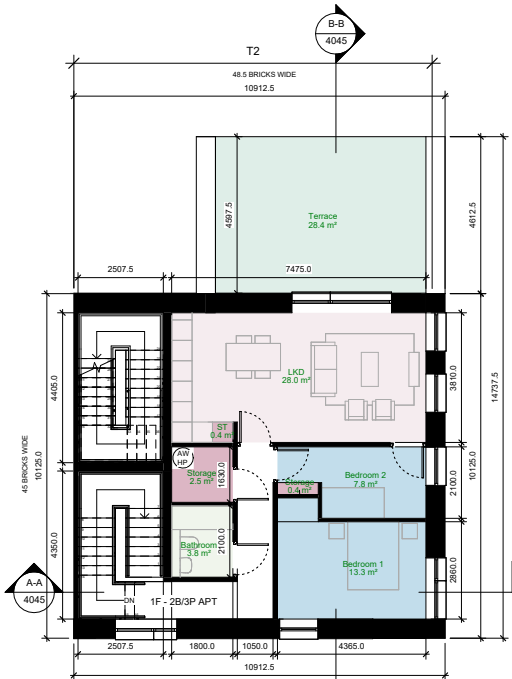
SECTION A-A
1:100



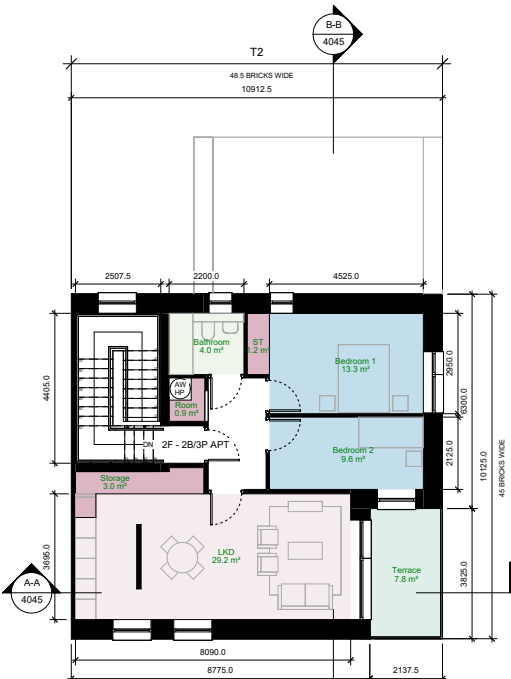
SECTION B-B
1:100



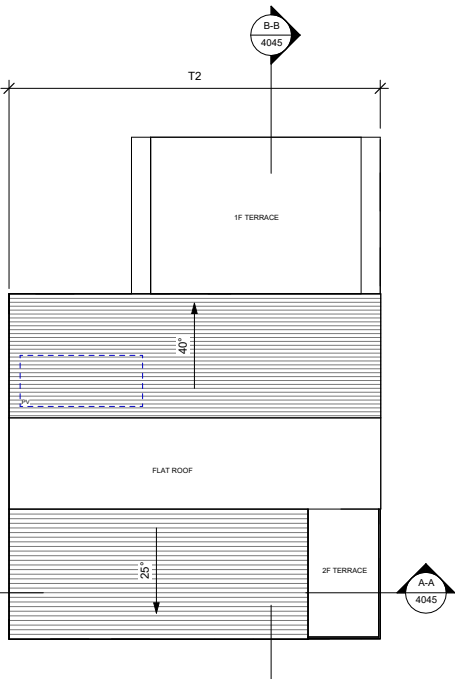
GROUND FLOOR PLAN
1:100



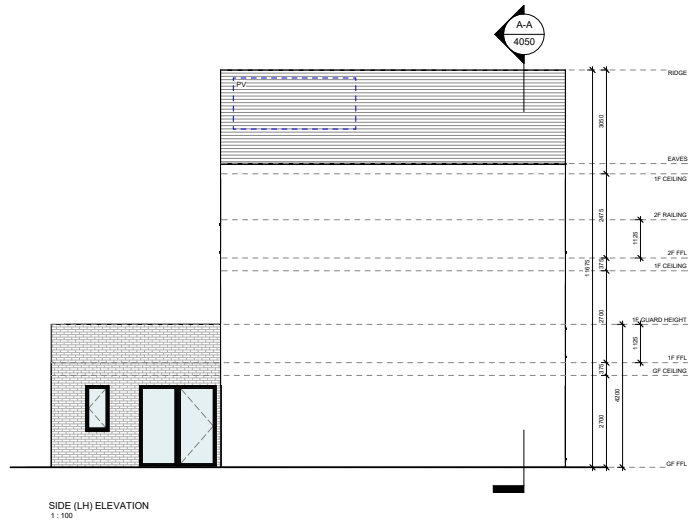
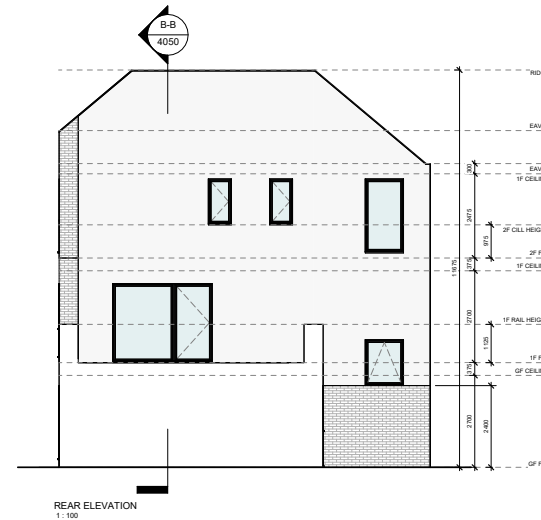
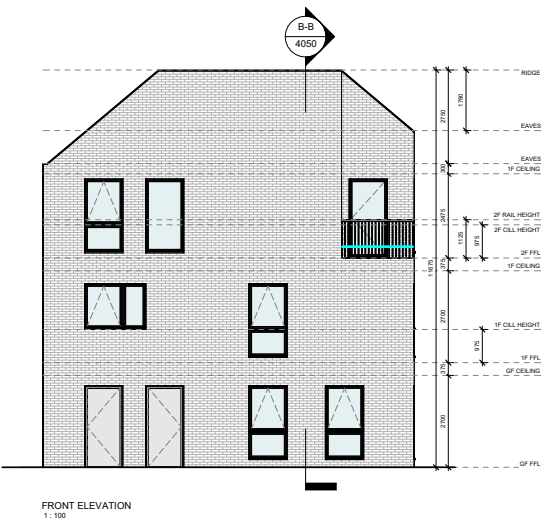
FIRST FLOOR PLAN
1:100



SECOND FLOOR PLAN
1:100



ROOF PLAN
1:100



GROUND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON UD+ APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m ²	95.7 m ²
AGG. LIVING ROOM AREA	35.0 m ²	37.9 m ²
MIN. LIVING ROOM WIDTH	3.5 m	5.1 m
MIN. STORAGE AREA	5.0 m ²	5.1 m ²
AGG. BEDROOM AREA	24.4 m ²	27.5 m ²
MIN. TWIN BED ROOM AREA	13.0 m ²	14.1 m ²
MIN. TWIN BED WIDTH	2.8 m	2.9 m
MIN. DOUBLE BED ROOM AREA	11.4 m ²	13.4 m ²
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.5 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

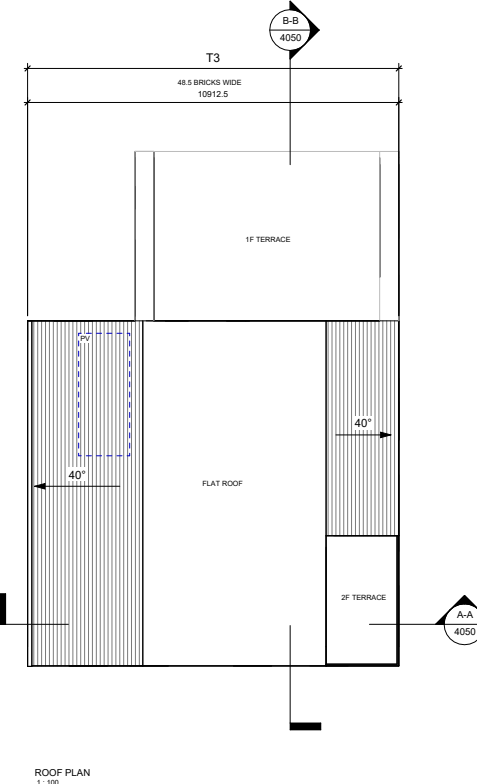
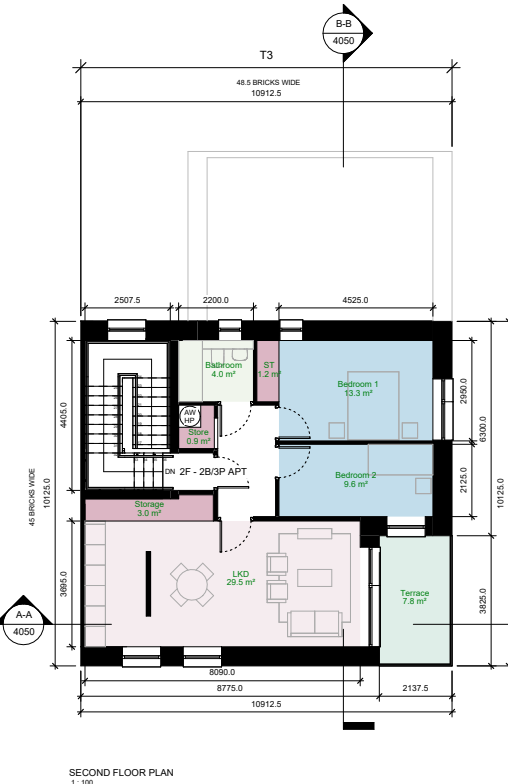
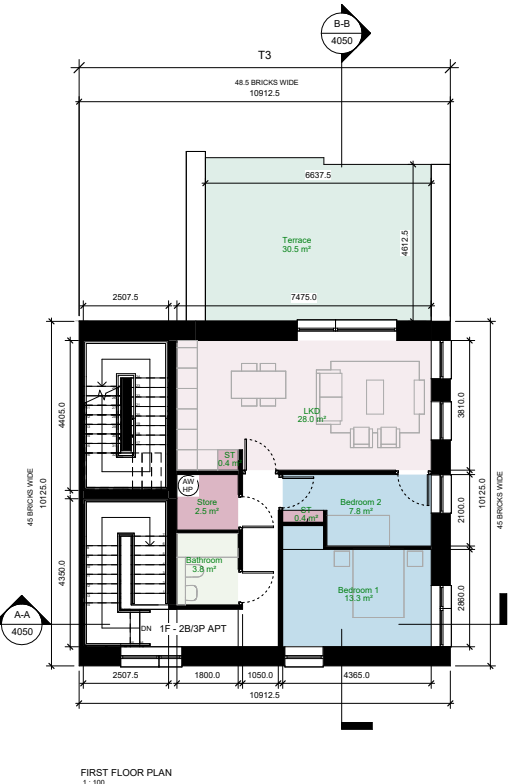
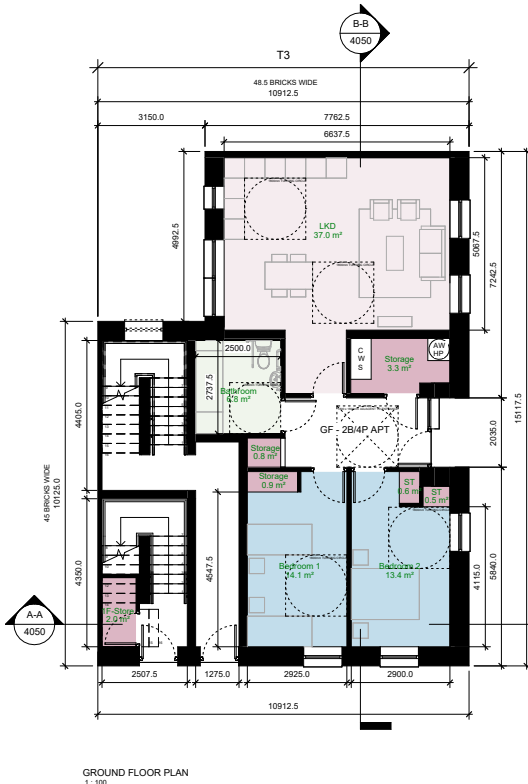
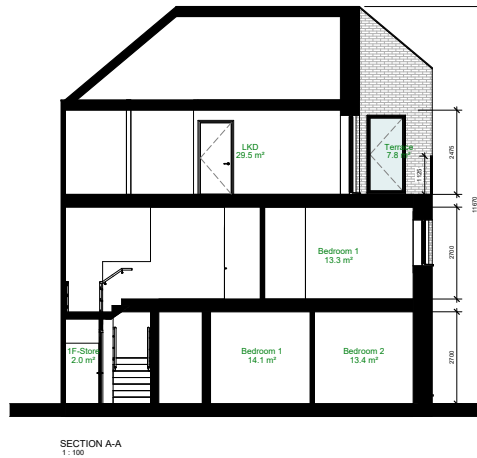
	STANDARDS	PROVIDED
MIN. FLOOR AREA	63.0 m ²	65.5 m ²
AGG. LIVING ROOM AREA	28.0 m ²	28.9 m ²
MIN. LIVING ROOM WIDTH	3.5 m	3.7 m
MIN. STORAGE AREA	5.0 m ²	5.1 m ²
AGG. BEDROOM AREA	20.1 m ²	21.1 m ²
MIN. DOUBLE BED ROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m
MIN. SINGLE BED ROOM AREA	7.1 m ²	7.8 m ²
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.5 m ²

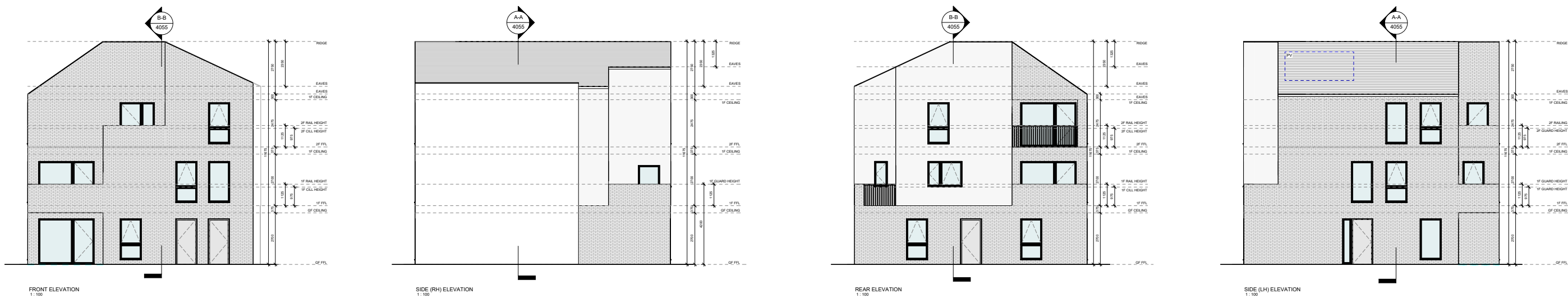
*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

SECOND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 3 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	63.0 m ²	71.6 m ²
AGG. LIVING ROOM AREA	28.0 m ²	39.4 m ²
MIN. LIVING ROOM WIDTH	3.5 m	3.7 m
MIN. STORAGE AREA	5.0 m ²	5.1 m ²
AGG. BEDROOM AREA	20.1 m ²	23.9 m ²
MIN. DOUBLE BED ROOM AREA	13.0 m ²	13.3 m ²
MIN. DOUBLE BED WIDTH	2.8 m	3.0 m
MIN. SINGLE BED ROOM AREA	7.1 m ²	9.6 m ²
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.9 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T3.





GROUND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON UD APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m ²	90.8 m ²
AGG. LIVING ROOM AREA	30.0 m ²	31.4 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.4 m ²
AGG. BEDROOM AREA	24.4 m ²	28.3 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	14.2 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	9.9 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

FIRST FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m ²	88.7 m ²
CIRCULATION AREA	30.0 m ²	7.8 m ²
AGG. LIVING ROOM AREA	30.0 m ²	32.6 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	9.2 m ²
AGG. BEDROOM AREA	24.4 m ²	25.3 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.5 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.8 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	17.9 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.

SECOND FLOOR TRIPLEX APARTMENT
QUANTITATIVE STANDARDS COMPLIANCE MATRIX
2 BED / 4 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m ²	84.7 m ²
CIRCULATION AREA	30.0 m ²	29.5 m ²
AGG. LIVING ROOM AREA	30.0 m ²	36.8 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	29.6 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	16.4 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.2 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	14.8 m ²

*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T5.

