

3.07.4 Dwelling Types - Apartments:

The apartment buildings are located in Clusters F, H, and J (referred to as Apartment Blocks F, H, and J). The configuration and layout of these buildings have been developed with the following objectives:

- To form prominent corners that signal and animate the frontages along the South Link Street
- To respond to the context and location, including height transitions to the adjacent 3-storey buildings.
- To ensure that the majority of apartments are dual aspect, maximising natural light (and all single aspect apartments have a component of south and/ or west aspect)
- To design efficient apartment layouts, minimising circulation space while avoiding north-facing single-aspect apartments, thereby maximising daylight and providing generous habitable living spaces with clear, functional layouts.
- To appropriately orient private terraces and, where possible, incorporate a component of dual aspect with at least an oblique view to the south or west.
- To accommodate plant rooms, bicycle storage, and other related services within the building volumes at ground level, thereby avoiding these items cluttering and disrupting amenity value of shared communal open spaces
- To include shared communal open spaces with dual orientation
- To ensure access and circulation configurations are rational and compliant with Building Regulations Part B and Part M
- To include the provision of garden level own front door apartment which bring a number of distinct advantages and gains as set out in this section (3.07.4) below.

Provision:

- 124 no. Apartments: Consisting of 62 no. one-bedroom and 62 no. two-bedroom units.

Cluster F/ Apartment Block F:

This principal and larger block, located on the western edge of Site 4 at the bend of the South Link Street, fronts onto Griffen Valley Park and is identified as a 'Local Node' in the SDZ Planning Scheme. The overall block consists of two distinct but interconnected parts: a north-south oriented 6-storey block facing the Griffen Valley Park and an east-west oriented 5-storey block fronting the South Link Street. The configuration articulates the corner 'landmark' condition, the pronounced break in massing allowing natural daylight penetration into the depth of the cluster and forms a stepped transition in scale onto the SLR frontage.

At ground level, the 6-storey block houses a childcare facility for approximately 90 children (c. 544 m²), located facing the Griffen Valley Park, and a retail unit (suitable for a local shop) of nominally 150 m² situated at the corner and connecting through to the 5-storey block. Other ground-floor amenities on the rear facing aspect of the 6-storey block include residential bicycle storage, bin and refuse areas, and plant room, all accessed from the inner shared courtyard/ garden space.

The main pedestrian entrance to the residential areas is located at the corner, providing access to a central stair and lift core. This leads through to the communal outdoor space from which the entrance to the 5-storey volumes is located.

The 6-storey volume features a central corridor with two vertical cores: a main stair and lift core, and a secondary stair (for additional means of escape). The 5-storey block has a single central vertical core serving all apartments in the block. All apartments are positioned of this central corridor or core in an efficient plan to maximum orientation, aspect and view.

To reduce the overall massing of the buildings, the volume is articulated/ carved with a series of stepped configurations, including the upper storeys of the 6-storey block, increasing articulation and visual slenderness.

To the north of the building, accessed from the Local Street, service vehicular access and a second pedestrian entrance provide access to the shared central amenity. The Local Street is configured as a vehicle cul-de-sac condition to serve as a secure primary drop-off and collection point for the Childcare Facility. Pedestrian access is also possible directly from the South Link Street at the eastern edge.

The Cluster F/ Apartment Block F dwelling provision:

Apartment Types F01 to F14:

- 43 no. 1 Bedroom Apartments
- 24 no. 2 Bedroom Apartments
- Total: 67 no. Apartments

- 100% Social Tenure.

Cluster H/ Apartment Block H and Cluster J/ Apartment Block J:

Apartment Blocks H and J are similar in configuration, each 4-storey and strategically positioned diagonally opposite along the South Link Street to establish a dynamic and cohesive urban presence.

The blocks mirror each other in layout, height, massing, and typology, contributing to the South Link Street sense of order and repetition. Each block incorporates a central circulation core, with dual vertical circulation elements: a primary stair and lift core, and a secondary stair for supplementary means of escape. The apartment layouts consist of one and two-bedroom apartments arranged around this core, with the floor plan repeated across the levels.

Both Blocks H and J directly seamlessly integrate with adjacent 4 storey duplex over duplex conditions fronting the South Link Street, thereby forming a key component in the massing, formal and typological transition from apartment block to duplex and in turn to corner triplex and 2-storey house. A residential access deck connected to the main stair and lift core serves both the upper level duplexes single-storey apartments.

Each block has a central communal garden, with ground-floor amenities including bicycle storage, refuse areas, and a plant room. In each case the garden has a number of own front door apartments which define the open edge of the garden space to contain the secure shared private space - 3 no. single-storey Age-Friendly apartments in Block H and 5 no. 2-storey Garden Apartments in Cluster J.

These garden level apartments bring a number of definite advantages including:

- Increased variety of house type offering with enriched housing mix
- Direct suitability as UD compliant and age-friendly housing
- The creation of physical buffering (physical, overlooking/ sightlines, sound) between rear gardens of adjacent terraced housing and the required shared open space of apartment buildings at Clusters H and J
- The efficient utilisation of the 'excess' space within Cluster J, resulting from the block dimensions which are effectively pre-determined by the branch locations off the South Link Street
- Increased housing density, without impact on other locations.

Cluster H/ Apartment Block H Apartment provision:

Apartment Types H01 to H11:

- 16 no. 1 Bedroom Apartments
- 14 no. 2 Bedroom Apartments
- Subtotal: 30 no. Apartments.

Age Friendly Apartments Type AF:

- AF: 1 Storey Apartment for Social Housing Provision - 1Bed/ 2Person – DTA Architects drawing: 4060
- 3 no. garden level Age-Friendly Apartments.

- Total: 33 no. Apartments
- 100% Social Tenure
- (Note the adjacent 12 no. Duplex over Duplex Apartments are included at 3.07.3 above).

Cluster J/ Apartment Block J Apartment provision:

Apartment Types J01 to J09:

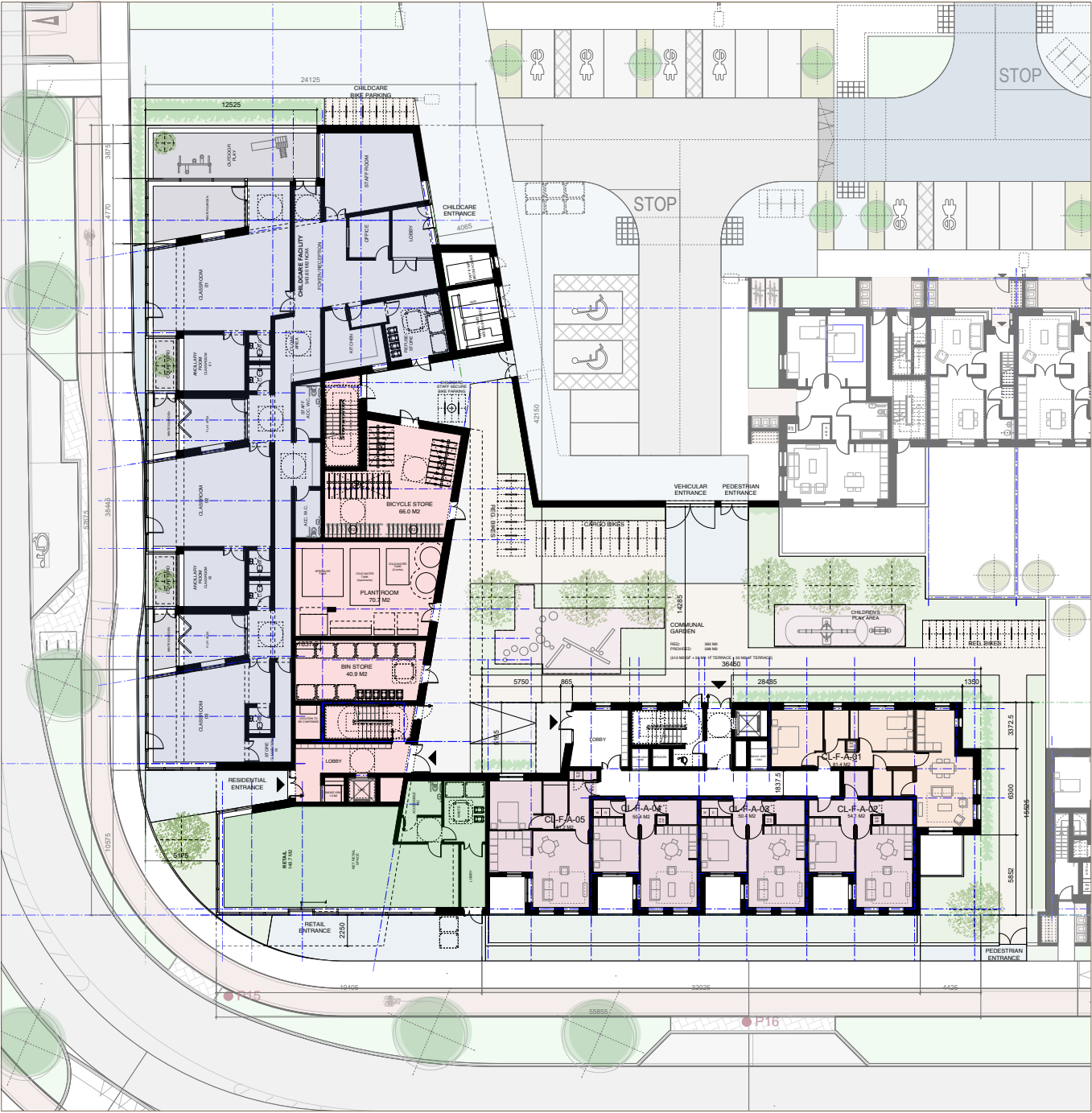
- 3 no. 1 Bedroom Apartments
- 24 no. 2 Bedroom Apartments
- Subtotal: 27 no. Apartments.

Garden Apartments Type GR:

- GR1: 2 Storey Apartment for Affordable Purchase - 2Bed/ 4Person – DTA Architects drawings: 4065, 4066
- GR2: 2 Storey Apartment for Affordable Purchase – 2Bed/4Person – DTA Architects drawings: 4065, 4066.

- 5 no. Garden Apartments

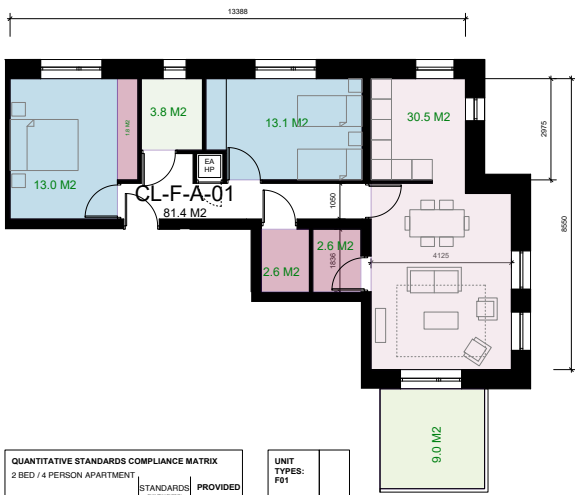
- Total: 32 no. Apartments
- 100% Affordable Purchase Tenure
- (Note the adjacent 12 no. Duplex over Duplex Apartments are included at 3.07.3 above).



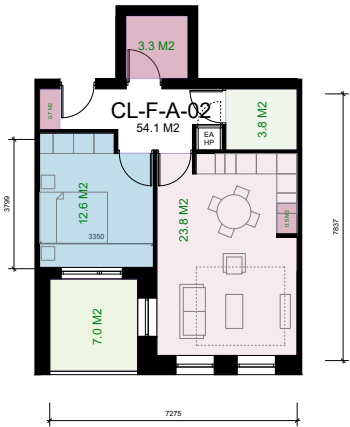
GROUND FLOOR PLAN



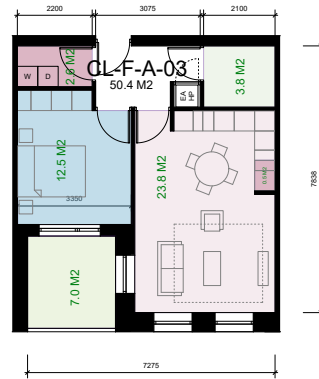
FIRST FLOOR PLAN



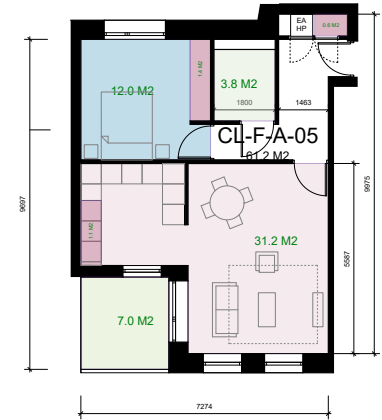
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	73.0 m2	81.4 m2
AGG. LKD AREA	30.0 m2	30.5 m2
MIN. LIVING ROOM WIDTH	3.6 m	4.1 m
MIN. STORAGE AREA	6.0 m2	7.6 m2
AGG. BEDROOM AREA	24.4 m2	26.1 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.1 m2
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m2	13.9 m2
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	7.0 m2	9.9 m2
UNIT TYPES: F01		
CL-F-A-07		
CL-F-A-43		
CL-F-A-29		
CL-F-A-15		
CL-F-A-01		
TOTAL:	5 no.	



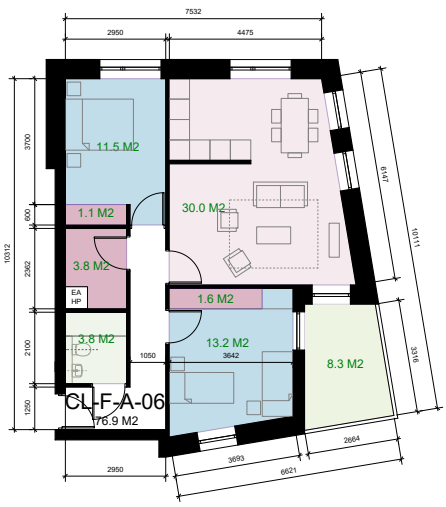
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m2	54.1 m2
AGG. LKD AREA	23.0 m2	23.8 m2
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m2	4.5 m2
AGG. BEDROOM AREA	11.4 m2	12.5 m2
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m2	7.9 m2
UNIT TYPES: F02		
CL-F-A-08		
CL-F-A-44		
CL-F-A-30		
CL-F-A-16		
CL-F-A-02		
TOTAL:	5 no.	



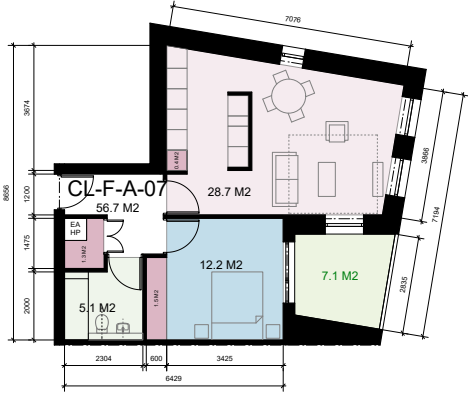
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m2	50.4 m2
AGG. LKD AREA	23.0 m2	23.8 m2
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m2	3.1 m2
AGG. BEDROOM AREA	11.4 m2	12.5 m2
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m2	7.9 m2
UNIT TYPES: F03		
CL-F-A-09		
CL-F-A-45		
CL-F-A-17		
CL-F-A-32		
CL-F-A-31		
CL-F-A-03		
TOTAL:	09 no.	



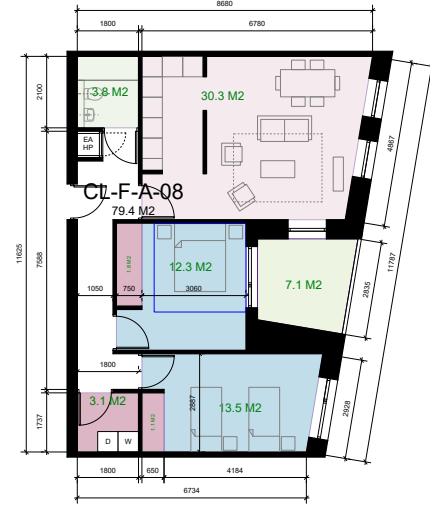
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m2	61.2 m2
AGG. LKD AREA	23.0 m2	31.2 m2
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m2	3.1 m2
AGG. BEDROOM AREA	11.4 m2	12.5 m2
MIN. BEDROOM WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	5.0 m2	7.9 m2
UNIT TYPES: F04		
CL-F-A-05		
TOTAL:	1 no.	



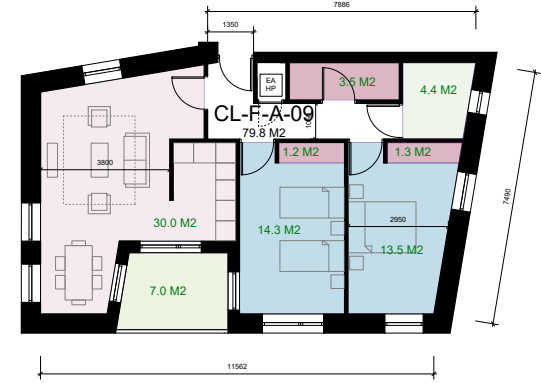
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	73.0 m2	76.9 m2
AGG. LKD AREA	30.0 m2	30.0 m2
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m2	6.5 m2
AGG. BEDROOM AREA	24.4 m2	24.7 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.2 m2
MIN. TWIN BED. WIDTH	2.8 m	3.6 m
MIN. DOUBLE BEDROOM AREA	11.4 m2	11.5 m2
MIN. DOUBLE BED. WIDTH	2.8 m	3.6 m
MIN. PRIVATE AMENITY AREA	7.0 m2	8.3 m2
UNIT TYPES: F05		
CL-F-A-48		
CL-F-A-34		
CL-F-A-20		
CL-F-A-06		
TOTAL:	4 no.	



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m2	56.7 m2
AGG. LKD AREA	23.0 m2	28.7 m2
MIN. LIVING ROOM WIDTH	3.3 m	3.8 m
MIN. STORAGE AREA	3.0 m2	3.2 m2
AGG. BEDROOM AREA	11.4 m2	12.2 m2
MIN. BEDROOM WIDTH	2.8 m	3.4 m
MIN. PRIVATE AMENITY AREA	5.0 m2	7.1 m2
UNIT TYPES: F06		
CL-F-A-61		
CL-F-A-49		
CL-F-A-35		
CL-F-A-21		
CL-F-A-07		
TOTAL:	5 no.	



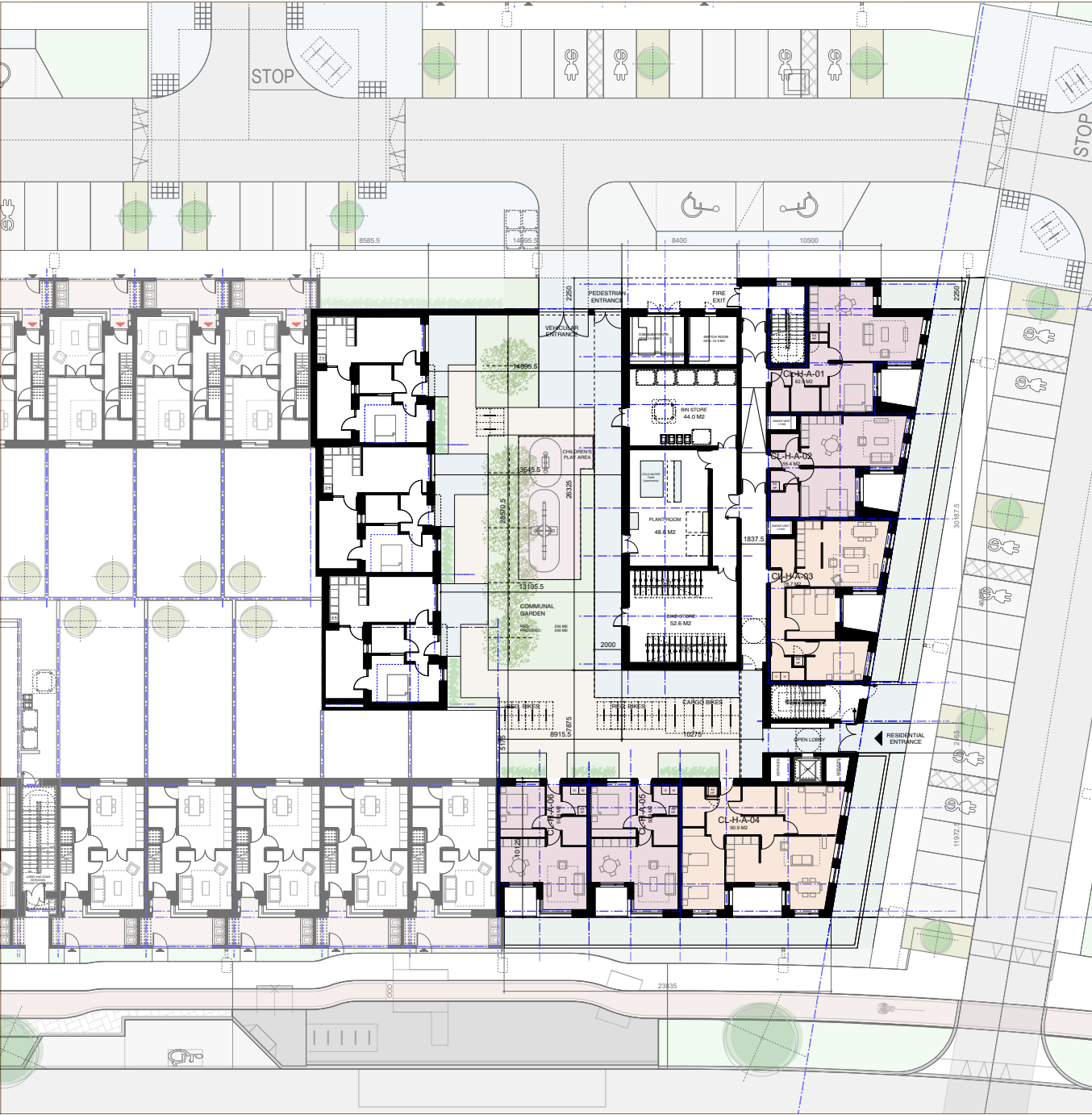
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	73.0 m2	79.4 m2
AGG. LKD AREA	30.0 m2	30.3 m2
MIN. LIVING ROOM WIDTH	3.6 m	4.8 m
MIN. STORAGE AREA	6.0 m2	6 m2
AGG. BEDROOM AREA	24.4 m2	25.8 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.5 m2
MIN. TWIN BED. WIDTH	2.8 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m2	12.3 m2
MIN. DOUBLE BED. WIDTH	2.8 m	3.6 m
MIN. PRIVATE AMENITY AREA	7.0 m2	7.1 m2
UNIT TYPES: F07		
CL-F-A-60		
CL-F-A-50		
CL-F-A-36		
CL-F-A-22		
CL-F-A-08		
TOTAL:	5 no.	



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	73.0 m2	79.8 m2
AGG. LKD AREA	30.0 m2	30.8 m2
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	6.0 m2	6.8 m2
AGG. BEDROOM AREA	24.4 m2	27.5 m2
MIN. TWIN BEDROOM AREA	13.0 m2	14.3 m2
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m2	13.8 m2
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	7.0 m2	7.8 m2
UNIT TYPES: F08		
CL-F-A-63		
CL-F-A-61		
CL-F-A-37		
CL-F-A-23		
CL-F-A-09		
TOTAL:	5 no.	



CGI View 08 - View of Apartment Block F



GROUND FLOOR PLAN

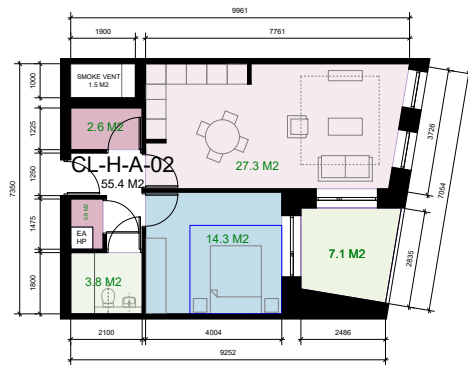


FIRST FLOOR PLAN



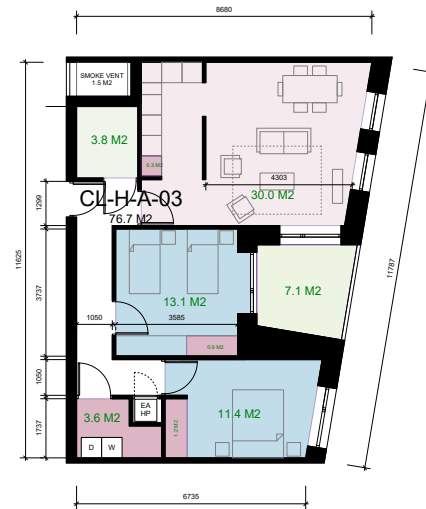
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m ²	62.9 m ²
AGG. LKD AREA	23.0 m ²	33.5 m ²
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m ²	3.6 m ²
AGG. BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. BEDROOM WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	7.1 m ²

UNIT TYPES:	
H01	
CL-H-A-18	
CL-H-A-10	
CL-H-A-01	
TOTAL:	3 no.



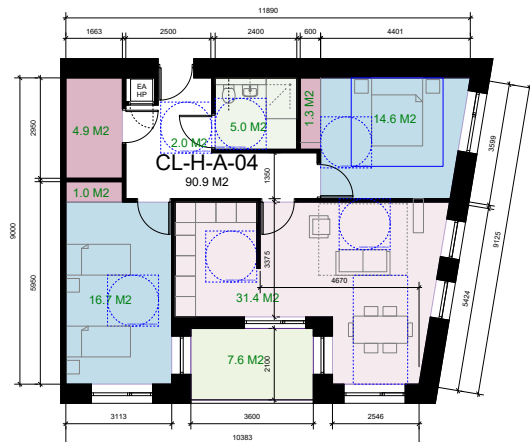
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m ²	55.4 m ²
AGG. LKD AREA	23.0 m ²	27.3 m ²
MIN. LIVING ROOM WIDTH	3.3 m	3.6 m
MIN. STORAGE AREA	3.0 m ²	3.6 m ²
AGG. BEDROOM AREA	11.4 m ²	14.3 m ²
MIN. BEDROOM WIDTH	2.8 m	4.6 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	7.1 m ²

UNIT TYPES:	
H02	
CL-H-A-27	
CL-H-A-19	
CL-H-A-11	
CL-H-A-02	
TOTAL:	4 no.



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m ²	76.7 m ²
AGG. LKD AREA	30.0 m ²	30 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.3 m
MIN. STORAGE AREA	6.0 m ²	6.9 m ²
AGG. BEDROOM AREA	24.4 m ²	31.6 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.1 m ²

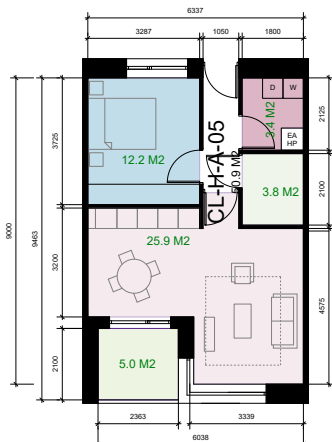
UNIT TYPES:	
H03	
CL-H-A-28	
CL-H-A-20	
CL-H-A-12	
CL-H-A-03	
TOTAL:	4 no.



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m ²	90.9 m ²
AGG. LKD AREA	30.0 m ²	31.4 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.7 m
MIN. STORAGE AREA	6.0 m ²	7.3 m ²
AGG. BEDROOM AREA	24.4 m ²	31.3 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	16.7 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.6 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.5 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.6 m ²

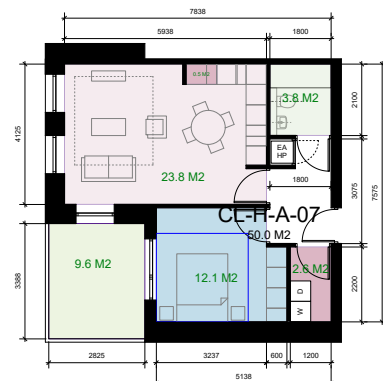
UNIT TYPES:	
H04	
CL-H-A-04	
TOTAL:	1 no.

NOTE:
LKD APARTMENT
HENCE MIN.
STANDARDS
EXCEEDED



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m ²	60.9 m ²
AGG. LKD AREA	23.0 m ²	25.9 m ²
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m ²	3.4 m ²
AGG. BEDROOM AREA	11.4 m ²	12.2 m ²
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	5.0 m ²

UNIT TYPES:	
H05	
CL-H-A-06	
CL-H-A-05	
TOTAL:	2 no.



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m ²	60.9 m ²
AGG. LKD AREA	23.0 m ²	23.8 m ²
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m ²	3.1 m ²
AGG. BEDROOM AREA	11.4 m ²	12.1 m ²
MIN. BEDROOM WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	9.6 m ²

UNIT TYPES:	
H06	
CL-H-A-23	
CL-H-A-15	
CL-H-A-07	
TOTAL:	3 no.

PROPOSED UNITS PLAN APT BLOCK H
1:100 @ A1

Proposed Units Plan Apartment Block - Cluster H - Selection of Unit Types - For Cluster H Complete Unit Types, Refer to DTA Architects Drawings: 4302 and 4303



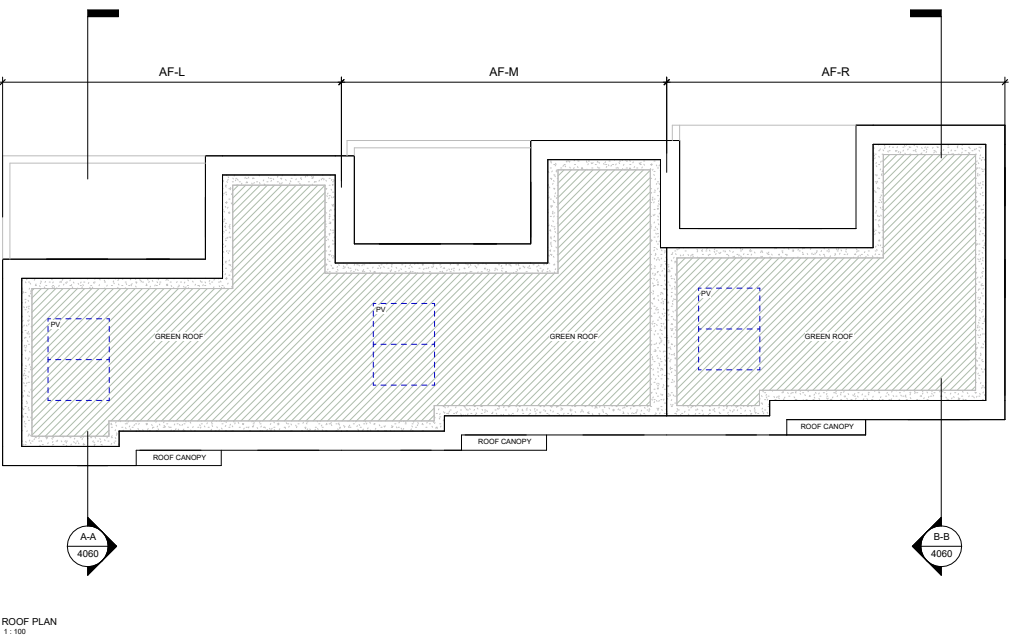
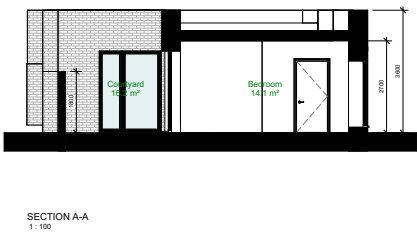
AGE FRIENDLY APARTMENTS

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

1 BED / 2 PERSON AGE FRIENDLY HOUSING - UD APARTMENT

	STANDARDS	PROVIDED	PROVIDED	PROVIDED
	QUALITY HOUSING STANDARD (QHS)	AF-L	AF-M	AF-R
TARGET FLOOR AREA	45.0 m ²	52.7 m ²	52.6 m ²	52.6 m ²
AGG. LKD AREA	23.0 m ²	23.2 m ²	23.2 m ²	23.2 m ²
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m ²	3.1 m ²	3.1 m ²	3.1 m ²
AGG. BEDROOM AREA	11.4 m ²	14.1 m ²	14.1 m ²	14.1 m ²
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.1 m ²	14.1 m ²	14.1 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	*16.2 m ²	*14.6 m ²	*16.7 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.





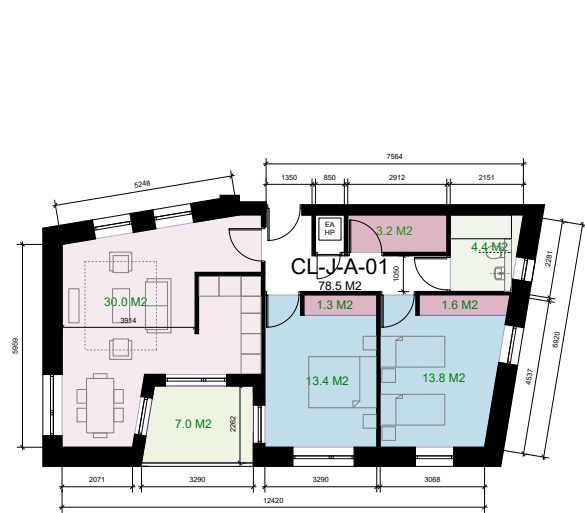
CGI View 06 - View of Apartment Block H and Age Friendly Apartments (Duplex D2 Behind)



GROUND FLOOR PLAN

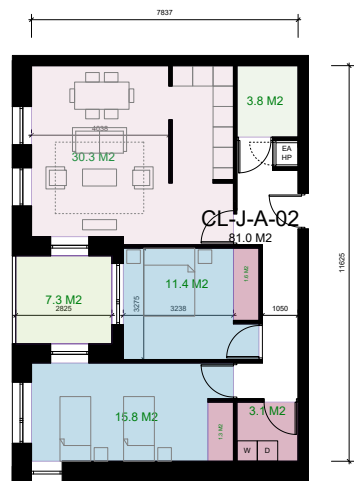


FIRST FLOOR PLAN



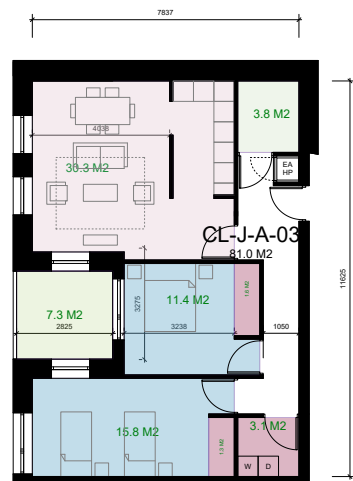
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	78.5 m ²
AGG. LKD AREA	30.0 m ²	30.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.9 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	27.2 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.8 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	13.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.0 m ²

UNIT TYPES: J01	
CL-J-A-23	
CL-J-A-16	
CL-J-A-09	
CL-J-A-01	
TOTAL:	4 no.



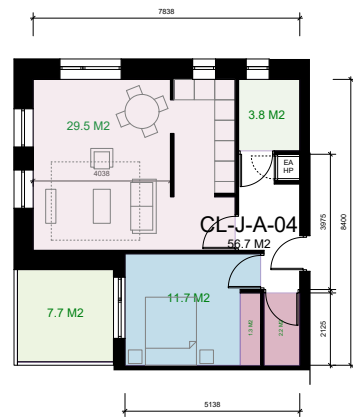
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	81.1 m ²
AGG. LKD AREA	30.0 m ²	30.3 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m ²	6.0 m ²
AGG. BEDROOM AREA	24.4 m ²	27.2 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.8 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.8 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.3 m ²

UNIT TYPES: J02	
CL-J-A-24	
CL-J-A-17	
CL-J-A-10	
CL-J-A-02	
TOTAL:	4 no.



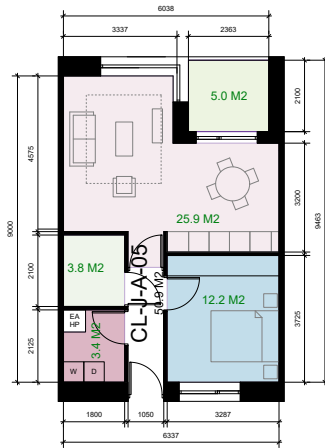
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	81.1 m ²
AGG. LKD AREA	30.0 m ²	30.3 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m ²	6.0 m ²
AGG. BEDROOM AREA	24.4 m ²	27.2 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.8 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.8 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.3 m ²

UNIT TYPES: J03	
CL-J-A-25	
CL-J-A-18	
CL-J-A-11	
CL-J-A-03	
TOTAL:	4 no.



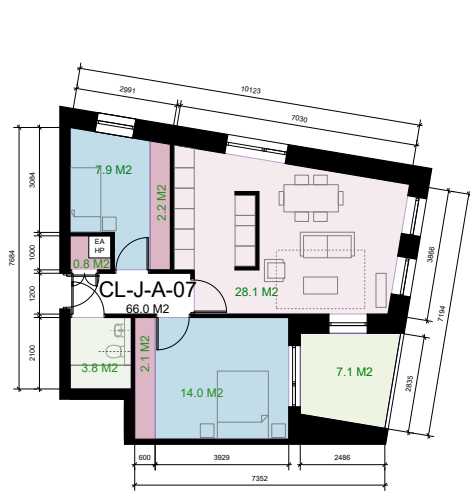
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 1 BED / 2 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	45.0 m ²	56.7 m ²
AGG. LKD AREA	23.0 m ²	29.5 m ²
MIN. LIVING ROOM WIDTH	3.3 m	4.0 m
MIN. STORAGE AREA	3.0 m ²	3.6 m ²
AGG. BEDROOM AREA	11.4 m ²	11.7 m ²
MIN. BEDROOM WIDTH	2.8 m	3.4 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	7.7 m ²

UNIT TYPES: J04	
CL-J-A-04	
TOTAL:	1 no.



QUANTITATIVE STANDARDS COMPLIANCE MATRIX 1 BED / 2 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	45.0 m ²	55.9 m ²
AGG. LKD AREA	23.0 m ²	25.9 m ²
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m ²	3.4 m ²
AGG. BEDROOM AREA	11.4 m ²	12.2 m ²
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m ²	6.0 m ²

UNIT TYPES: J05	
CL-J-A-05	
CL-J-A-06	
TOTAL:	2 no.



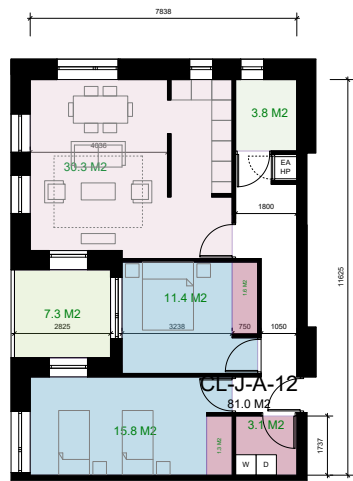
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 3 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	63.0 m ²	66.0 m ²
AGG. LKD AREA	28.0 m ²	28.1 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.9 m
MIN. STORAGE AREA	5.0 m ²	6.1 m ²
AGG. BEDROOM AREA	20.1 m ²	21.9 m ²
MIN. SINGLE BEDROOM AREA	7.1 m ²	7.9 m ²
MIN. SINGLE BED. WIDTH	2.1 m	2.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	14.0 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.5 m
MIN. PRIVATE AMENITY AREA	6.0 m ²	7.1 m ²

UNIT TYPES: J06	
CL-J-A-21	
CL-J-A-14	
CL-J-A-07	
TOTAL:	3 no.



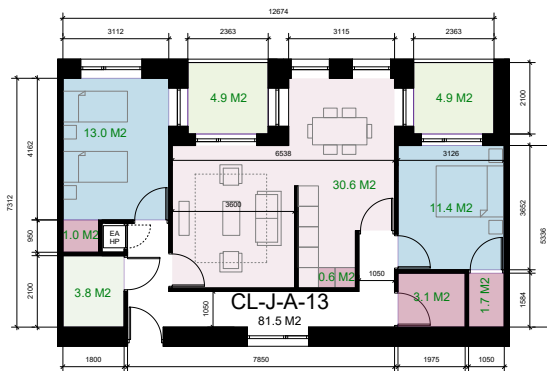
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	76.9 m ²
AGG. LKD AREA	30.0 m ²	30.0 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.3 m
MIN. STORAGE AREA	6.0 m ²	6.1 m ²
AGG. BEDROOM AREA	24.4 m ²	24.7 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.0 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.7 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.1 m ²

UNIT TYPES: J07	
CL-J-A-22	
CL-J-A-15	
CL-J-A-08	
TOTAL:	3 no.



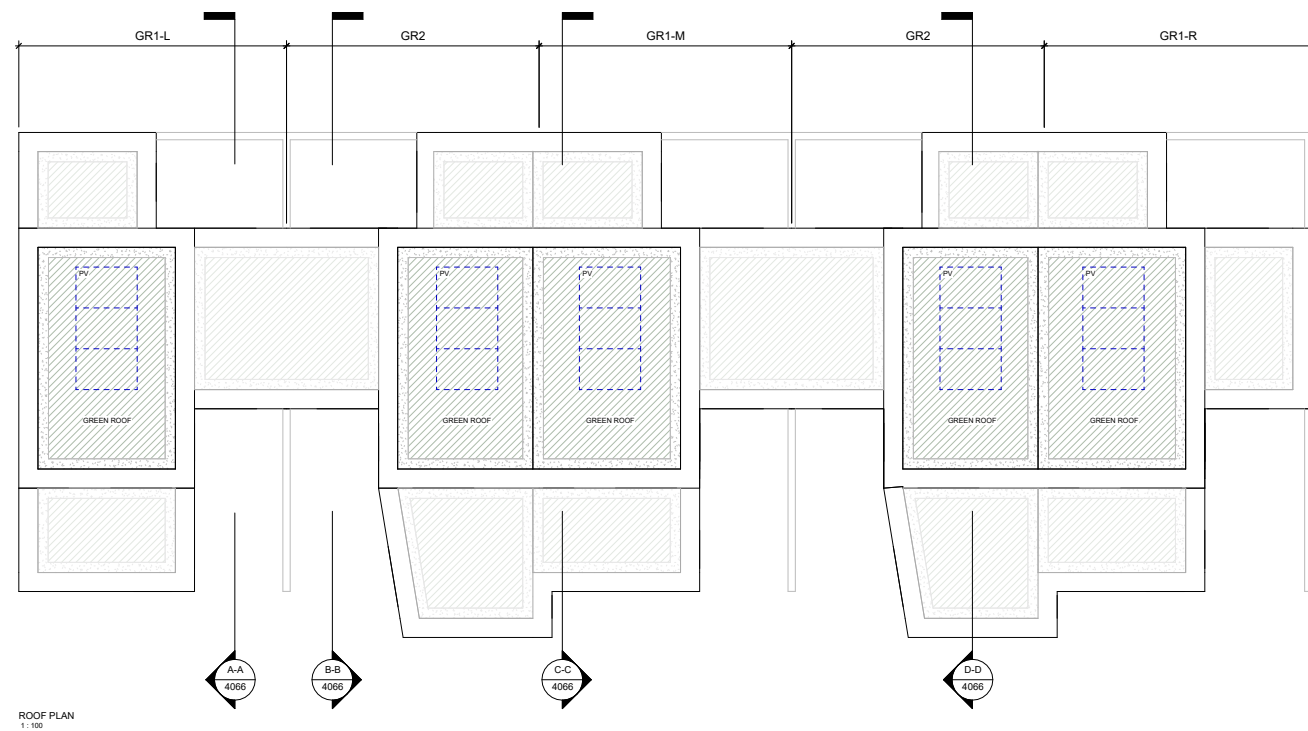
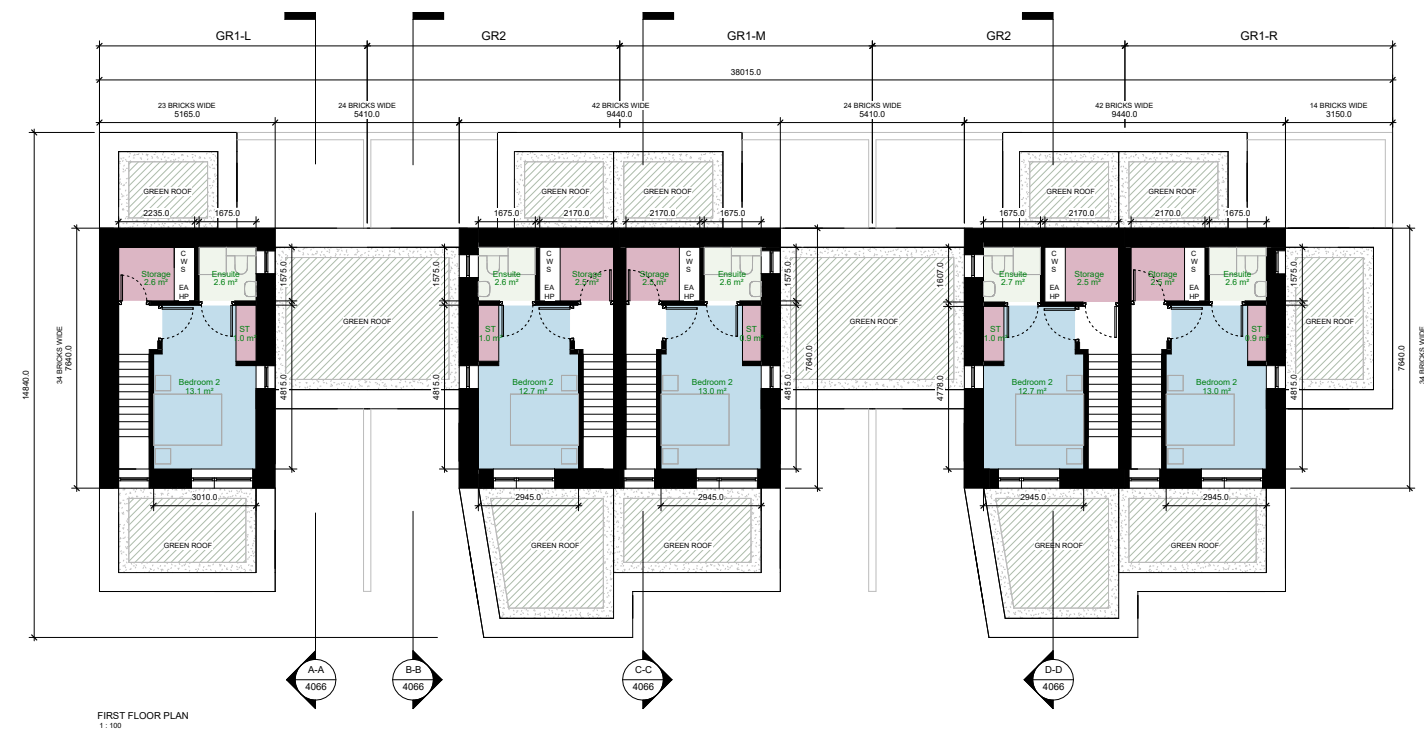
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	81.1 m ²
AGG. LKD AREA	30.0 m ²	30.3 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m ²	6.0 m ²
AGG. BEDROOM AREA	24.4 m ²	27.2 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	15.8 m ²
MIN. TWIN BED. WIDTH	2.8 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	7.3 m ²

UNIT TYPES: J08	
CL-J-A-26	
CL-J-A-19	
CL-J-A-12	
TOTAL:	3 no.



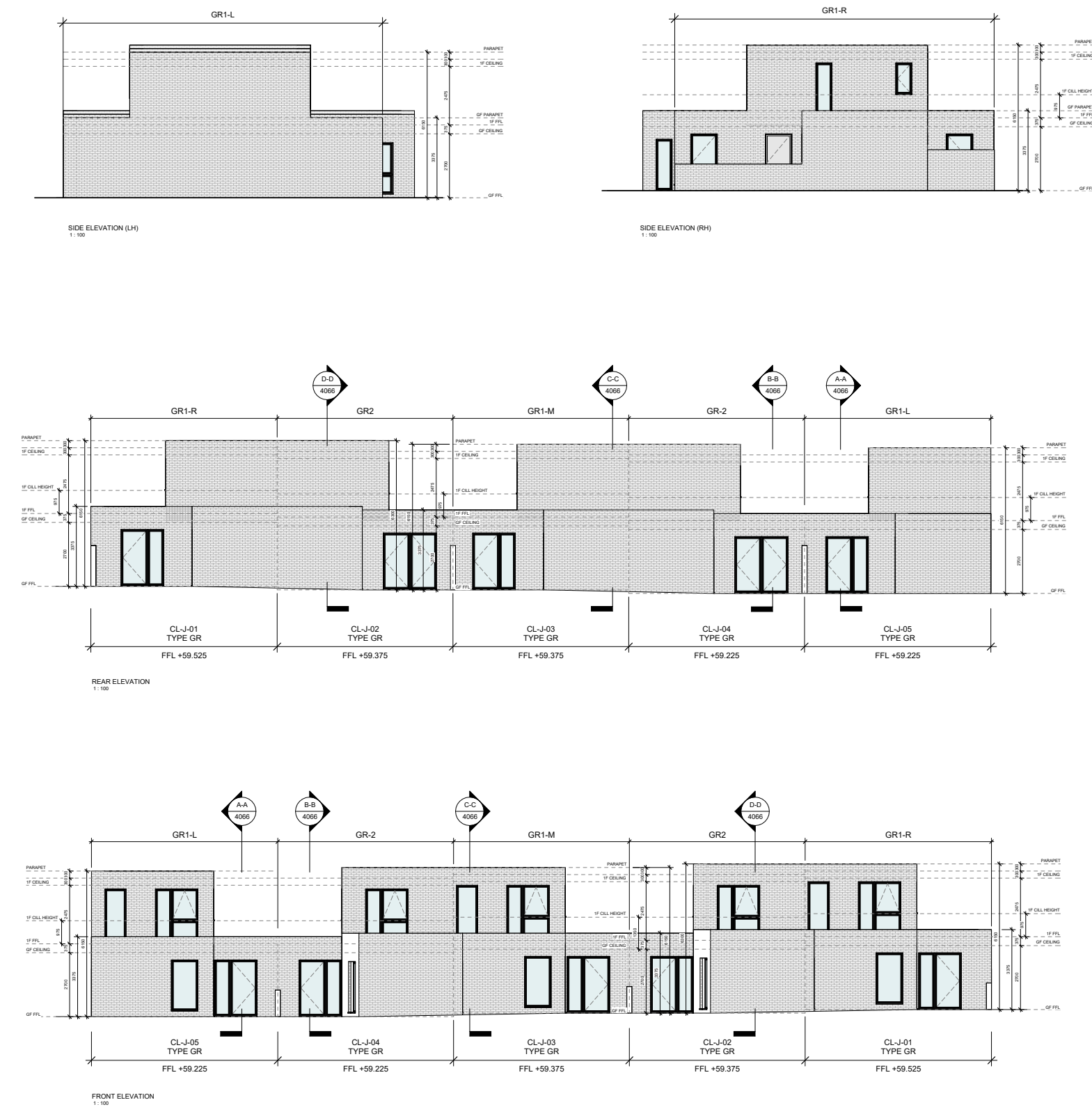
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS (MINIMUM REQUIRED)	PROVIDED
TARGET FLOOR AREA	73.0 m ²	81.5 m ²
AGG. LKD AREA	30.0 m ²	30.6 m ²
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m ²	6.4 m ²
AGG. BEDROOM AREA	24.4 m ²	24.4 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.0 m ²
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.4 m ²
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	9.8 m ²

UNIT TYPES: J09	
CL-J-A-27	
CL-J-A-20	
CL-J-A-13	
TOTAL:	3 no.



GARDEN APARTMENTS					
QUANTITATIVE STANDARDS COMPLIANCE MATRIX					
2 BED / 4 PERSON GARDEN APARTMENT	STANDARDS (GARDEN APARTMENT GUIDELINES)		PROVIDED		
	GR1-L	GR1-M	GR1-R	GR2	GR2
TARGET FLOOR AREA	73.0 m ²	83.0 m ²	81.8 m ²	82.1 m ²	85.9 m ²
AGG. LKD AREA	30.0 m ²	30.4 m ²	30.0 m ²	30.2 m ²	30.4 m ²
MIN. LIVING ROOM WIDTH	3.6 m	4.1 m	4.1 m	4.2 m	4.1 m
MIN. STORAGE AREA	6.0 m ²	6.2 m ²	6.0 m ²	6.0 m ²	6.9 m ²
AGG. BEDROOM AREA	24.4 m ²	24.8 m ²	24.8 m ²	24.7 m ²	28.9 m ²
MIN. TWIN BEDROOM AREA	13.0 m ²	13.1 m ²	13.0 m ²	13.1 m ²	14.2 m ²
MIN. TWIN BED WIDTH	2.8 m	3.0 m	2.9 m	2.9 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m ²	11.7 m ²	11.6 m ²	11.6 m ²	12.7 m ²
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m	2.9 m	2.9 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m ²	9.7 m ²	9.7 m ²	10.6 m ²	9.7 m ²

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



GARDEN APARTMENTS						
QUANTITATIVE STANDARDS COMPLIANCE MATRIX						
2 BED / 4 PERSON GARDEN APARTMENT						
	STANDARDS	PROVIDED	PROVIDED	PROVIDED	PROVIDED	
	GR1-L	GR1-M	GR1-R	GR2		
TARGET FLOOR AREA	73.0 m²	83.0 m²	81.8 m²	82.1 m²	88.9 m²	
AGG. LKD AREA	30.0 m²	36.4 m²	36.0 m²	36.2 m²	38.4 m²	
MIN. LIVING ROOM WIDTH	3.6 m	4.1 m	4.1 m	4.2 m	4.1 m	
MIN. STORAGE AREA	6.0 m²	6.2 m²	6.0 m²	6.0 m²	6.9 m²	
AGG. BEDROOM AREA	24.4 m²	24.8 m²	24.6 m²	24.7 m²	26.9 m²	
MIN. TWIN BEDROOM AREA	13.0 m²	13.1 m²	13.0 m²	13.1 m²	14.2 m²	
MIN. TWIN BED. WIDTH	2.8 m	3.0 m	2.9 m	2.9 m	3.3 m	
MIN. DOUBLE BEDROOM AREA	11.4 m²	11.7 m²	11.6 m²	11.6 m²	12.7 m²	
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m	2.9 m	2.9 m	
MIN. PRIVATE AMENITY AREA	7.0 m²	9.7 m²	9.7 m²	10.8 m²	9.7 m²	

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



CGI View 09 - View of Apartment Block J

3.07.5 Accessible Housing:

The design intent of long-term sustainability includes integral consideration of access for all, lifetime adaptability, potential future requirements, Disabled Persons Grant provisions and related. In addition, SDCC’s brief directed a focus on providing UD Homes, in particular for Social Housing Tenure/ allocations (see Section 3.10 below). As such, a significant proportion of the proposed 436 no. dwellings have been designed in line with the “Universal Design Guidelines for Homes in Ireland”, as UD Home (UD) and UD Home + (UD+) and in excess of the requirements of Building Regulations TGD M.

The overall provision is set out as below.

- 19 no. UD+ Apartments - Triplex ground floor, Types T1, T2, and T3
- 1 no. UD Apartment - Triplex ground floor, Type T4
- 25 no. UD Apartments - Duplex ground floor, Type D1
- 3 no. UD Apartments - Single-storey Age-Friendly unit, Type AF
- 1 no. Apartment - Cluster/ Block H, ground floor 2Bed/ 4Person, Type H04
- 2 UD+ Houses - Type H3
- Total: 50 no. UD/ UD+ dwellings/ nominally 11.5% io dwellings.

For the Social Housing Tenure allocation, in accordance with SDCC’s specific requirements, the corresponding UD and UD+ provision, extracted from the above, is:

- 10 no. UD+ Apartments - Triplex ground floor, Types T1, T2, and T3
- 25 no. UD Apartments - Duplex ground floor, D Type 1
- 3 no. UD Apartments - Single-storey Age-Friendly unit, Type AF
- 1 no. Apartment - Cluster/Block H, ground floor 2Bed/ 4Person, Type H04
- Subtotal: 39no. UD dwellings.
- 2 no. UD+ Houses - Type H3 (noting SDCC’s specific requirement that tenure flexible depending on demand, allocated for affordable purchase as per the submitted application proposal).
- Total: 41no. UD/ UD+ dwellings/ nominally 20% of the social housing dwellings
- (Noting that as such, 100% of all ground-floor Duplex and Triplex apartments allocated to Social Housing Tenure are designed to UD guidelines).

It is submitted that this is a very positive provision, ensuring sustainable long-term living and adaptability for future lifetime needs, aligning with the principles of accessibility and inclusivity for all residents.

QUANTITATIVE STANDARDS COMPLIANCE MATRIX			
3 BED / 5 PERSON HOUSE - UD+			
	STANDARDS	PROVIDED	PROVIDED
	QUALITY HOUSING		
	MINIMUM GUIDELINES		
MIN. FLOOR AREA	92.0 m2	131.7 m2	131.7 m2
AGG. LIVING ROOM AREA	34.0 m2	34.7 m2	34.7 m2
MIN. LIVING ROOM WIDTH	3.8 m2	5.6 m2	5.6 m2
MIN. STORAGE AREA	5.0 m2	6.0 m2	6.9 m2
AGG. BEDROOM AREA	32.0 m2	40.8 m2	40.8 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.8 m2	13.8 m2
MIN. TWIN BED. WIDTH	2.8 m2	3.4 m2	3.4 m2
MIN. DOUBLE BEDROOM AREA	11.4 m2	14.5 m2	14.5 m2
MIN. DOUBLE BED. WIDTH	2.8 m2	3.4 m2	3.4 m2
MIN. SINGLE BEDROOM AREA	7.1 m2	12.5 m2	12.5 m2
MIN. SINGLE BED. WIDTH	2.1 m2	3.4 m2	3.4 m2

