

## ARCHITECTURAL DESIGN STATEMENT - SITE 4

KSG4-DTA-XX-XX-ADS-0001

### KISHOGE PART 10 APPLICATION FOR SOUTH DUBLIN COUNTY COUNCIL

#### DTA ARCHITECTS

PROJECT: KISHOGE SITE 4  
PROJECT REF: 2301-KSG / KSG4

DATE: MARCH 2025







1.00 INTRODUCTION AND OVERVIEW:

- 1.01 This Architectural Design Statement (ADS)
- 1.02 Part 10 Application
- 1.03 Project Description and Brief
- 1.04 Design Team – Site 4
- 1.05 Supporting Reports
- 1.06 Combined Sites Overall Coordination Pack – Part 10 Planning Application
- 1.07 Executive Summary/ Overview

2.00 SITE AND CONTEXT:

- 2.01 Planning Context
  - 2.01.1 Planning Consultant Report
  - 2.01.2 Part 10 Application Process and Site
- 2.02 Site and Physical Context
  - 2.02.1 Site Description
  - 2.02.2 Immediate Development Context
- 2.03 Site Surveys
- 2.04 Site Analysis
  - 2.04.1 Overview
  - 2.04.2 Opportunities Identified
  - 2.04.3 Constraints Identified

3.00 DESIGN PROPOSALS - URBAN DESIGN & ARCHITECTURE:

- 3.01 Design Description – Summary
- 3.02 SDZ Compliance
  - 3.02.1 Compliance Overview – Key Objectives
  - 3.02.2 Dwelling Numbers/ Density
  - 3.02.3 Residential Dwelling Mix
  - 3.02.4 Non-residential Uses
  - 3.02.5 Built Form and Design/ Building Height
  - 3.02.6 Movement and Transport
  - 3.02.7 Green and Blue Infrastructure
  - 3.02.8 Landscape, Biodiversity and Natural Heritage
  - 3.02.9 Archaeology and Architectural Heritage
  - 3.02.10 Fine Urban Grain
- 3.03 Site Layout/ Strategy
- 3.04 Site Boundaries and Extent
- 3.05 Integrated Building and Landscape Proposal
- 3.06 Urban Design – Street Frontage, Building Height, Massing
  - 3.06.1 Urban Design and Height Strategy
  - 3.06.2 Street Type and Hierarchy
  - 3.06.3 Fine Urban Grain
- 3.07 Dwelling Typologies and Layouts
  - 3.07.1 Dwelling Typologies – Design Overview
  - 3.07.2 Dwelling Types – Houses
  - 3.07.3 Dwelling Types – Duplexes and Triplexes
  - 3.07.4 Dwelling Types – Apartments
  - 3.07.5 Accessible Housing

- 3.08 Materiality and Expression
  - 3.08.1 Overview
  - 3.08.2 Form and Expression
  - 3.08.3 Materiality
  - 3.08.4 Durability, Material Quality, Efficiency and MMC
  - 3.08.5 Sustainability Strategy - Net Zero Energy Building (NZEB)
- 3.09 Numbers, Mix, Density
  - 3.09.1 Numbers and Mix
  - 3.09.2 Density – Clonburris Planning Scheme Standards
  - 3.09.3 Proposed Dwelling Numbers and Density – KSW – S1
  - 3.09.4 Proposed Dwelling Numbers and Density – KSW – S2
- 3.10 Tenure Type and Allocation
- 3.11 Non-residential Accommodation
  - 3.11.1 Overview
  - 3.11.2 Community
  - 3.11.3 Retail
  - 3.11.4 Non-Retail Commercial Development/ Employment
- 3.12 Car Parking Provision
- 3.13 Bicycle Parking Provision
- 3.14 Refuse/ Bins/ Waste

4.00 DESIGN PROPOSAL – SPECIALIST INPUT:

- 4.01 Civil and Structural Engineering
  - 4.01.1 Overview
  - 4.01.2 Traffic, Transport and DMURS Compliance
  - 4.01.3 Storm Water
  - 4.01.4 SuDS Devices
  - 4.01.5 Foul Water
  - 4.01.6 Site levels/ Topography
  - 4.01.7 Mains Water
  - 4.01.8 Flood Risk Assessment
- 4.02 Mechanical and Electrical Engineering
  - 4.02.1 Site Utilities Overview
  - 4.02.2 Utilities and Site Lighting
  - 4.02.3 Climate Action and Energy Strategy
- 4.03 Ecology and Landscape
  - 4.03.1 Ecology Report
  - 4.03.2 Ecological Strategy
  - 4.03.3 Landscape Proposal – Concept Overview
  - 4.03.4 Landscape Masterplan
- 4.04 Archaeology
- 4.05 Fire Safety
- 4.06 Access
  - 4.06.1 Access Compliance Requirements
  - 4.06.2 Universal Access Strategy
- 4.07 Sound/ Acoustics

- 4.08 Daylight/ Sunlight Assessment
  - 4.08.1 Daylight, Sunlight and Overshadowing Assessment
  - 4.08.2 Daylight and Sunlight Provision in the Proposed Development
  - 4.08.3 Sunlight Provision to Amenity Space
  - 4.08.4 Assessment Summary
- 4.09 Landscape and Visual Impact Assessment (LVIA)

5.00 HOUSING QUALITY ASSESSMENT:

- 5.01 Demonstration of Compliance – Overview
- 5.02 Dwelling Mix
- 5.03 Dwelling Design and Accessibility
- 5.04 Dwelling Floor Areas
- 5.05 Dual Aspect Ratios
- 5.06 Floor to Ceiling Heights
- 5.07 Lift and Stair Cores
  - 5.07.1 Apartment Blocks F, H, and J
  - 5.07.2 Duplexes and Triplexes
- 5.08 Internal Storage
- 5.09 Security Considerations
- 5.10 Private Open Space
  - 5.10.1 Overview
  - 5.10.2 Private Amenity Space Provision
- 5.11 Communal Open Space
  - 5.11.1 Communal Open Space Provision – For Duplexes and Triplexes
  - 5.11.2 Communal Open Space Provision – For Apartment Blocks F, H and J
- 5.12 Public Open Space
- 5.13 Communal Facilities
- 5.14 Children’s Play
- 5.15 Car Parking
  - 5.15.1 Requirement and Compliance Overview
  - 5.15.2 EV Parking
  - 5.15.3 Accessibility
- 5.16 Bicycle Parking and Storage
  - 5.16.1 Requirement and Compliance Overview
  - 5.16.2 Long Term Bicycle Parking Provision
  - 5.16.3 Breakdown of Long Term Bicycle Spaces Provided as Above
  - 5.16.4 Short Term Bicycle Parking Provision
  - 5.16.5 Breakdown of Short Term Bicycle Spaces Provided as Above
  - 5.16.6 Houses
- 5.17 Refuse Storage
  - 5.17.1 Overview
  - 5.17.2 For Residential Uses
  - 5.17.3 For Non-Residential Uses
- 5.18 Access

APPENDIX:

Site 4 CGI Images

## 1.00 INTRODUCTION

### 1.01 This Architectural Design Statement (ADS):

This ADS refers to Lot 2 - Site 4 (KSG4) and has been prepared by DTA Architects as Architect and Design Team Lead for Site 4, for and on behalf of South Dublin County Council (SDCC).

This document should be read with reference to supporting reports from the Site 4 Design Team (refer to Section 1.05 below for the complete list).

### 1.02 Part 10 Application:

Site 4, Kishoge Southwest forms part of the overall Strategic Development Zone (SDZ) in Clonburris - Kishoge - Adamstown. The overall Clonburris SDZ area proposes a gross development area of approx. 281ha and a net development area of c.151ha and will provide nominally 9500 dwellings once complete.

This proposal for Site 4 forms part of a combined Part 10 Application to An Bord Pleanála, encompassing three lots within the Clonburris SDZ:

- Lot 1 - Site 3 (KSG3), Design Team Lead O'Mahony Pike Architects (OMP)
- Lot 2 - Site 4 (KSG4), Design Team Lead DTA Architects (DTA)
- Lot 3 - Site 5 (KSG5), Design Team Lead McCauley Daye O'Connell Architects (MDO)
- Coordinated by the Team Lead for Site 3
- Combining to deliver 1,252 new homes for social, cost rental and affordable tenure.

O'Mahony Pike Architects (OMP) are the Part 10 Coordinator, responsible for:

- The management and coordination of the Part 10 Application
- Overseeing the management of cross-site screening, the Environmental Impact Assessment (EIAR), and other specialist reports, with support from planning consultant Stephen Little and Associates (SLA).

Please refer to the Part 10 Coordination Pack provided by O'Mahony Pike Architects (OMP), along with the suite of specialist reports that accompany the overall application.

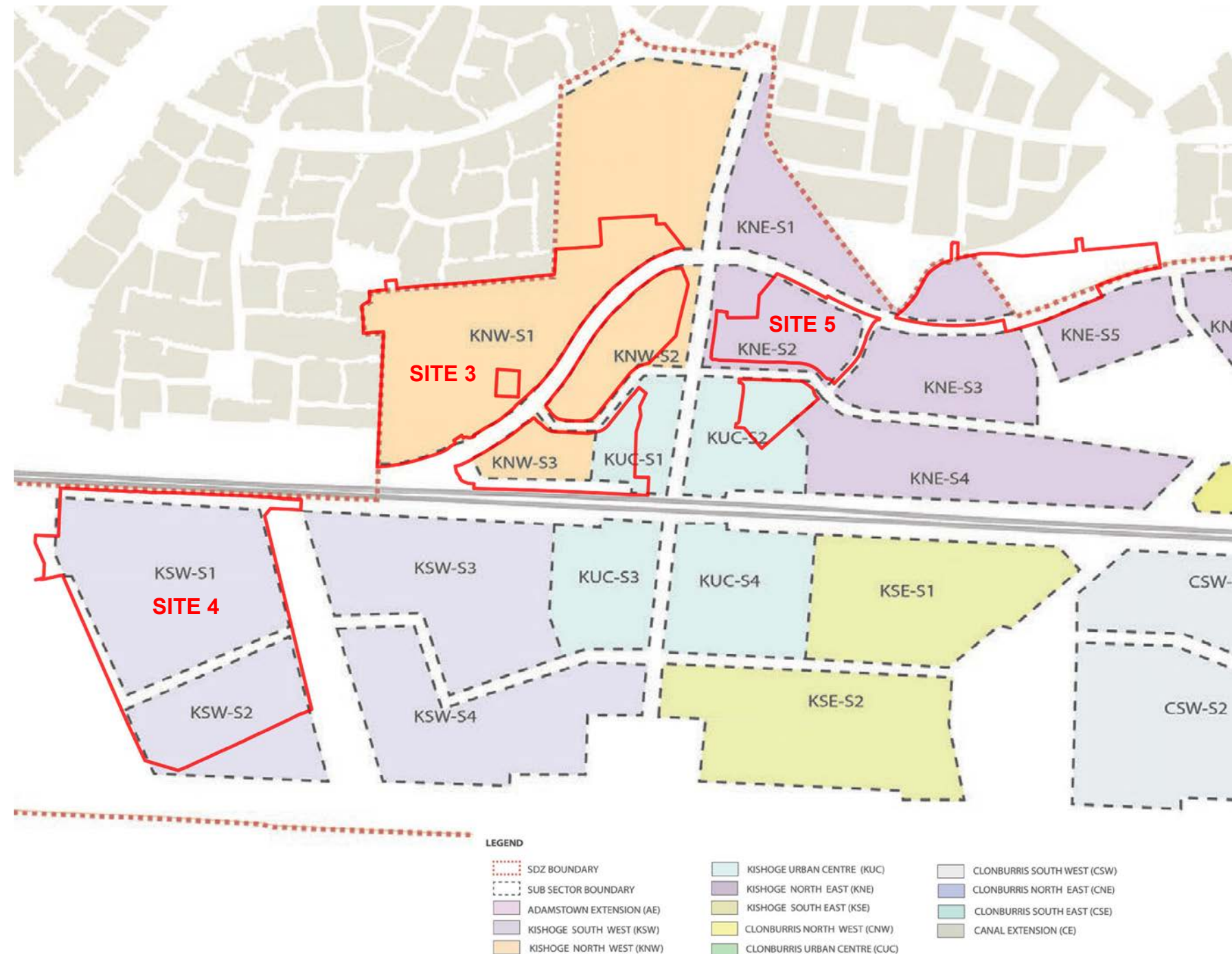
### 1.03 Project Description and Brief:

The SDCC briefing document outlined a proposal for approximately 430 dwellings, with an indicative breakdown of each dwelling type and an equal mix/ allocation between social and affordable purchase housing.

The brief emphasised the importance of preserving existing residential amenity, coordinating with third parties for infrastructure projects, the key schemes being the South Link Street and Northern Link Street, the provision of well-planned public open space with sufficient car and bike provision, fire and maintenance access and surface water management.

The DTA Architects led holistically considered design response as set out in this ADS is based on the overarching intent of:

- Creating and delivering a high quality and sustainable, mixed tenure residential development
- Integrated with its surroundings and context, with exemplary integration of green and blue infrastructure
- With emphasis on buildability, value for money, life cycle costs and longevity/ long term sustainability
- Which will act as a catalyst for development of this new key Urban Centre for Southwest Dublin.



Extract of SDZ Development Areas and Sub Sectors Map with application site boundaries indicated



1.04 Design Team - Site 4:

The Site 4 Design Team consists of the following consultants:

Architect – Design Team Lead – Design Certifier:	DTA Architects
Civil & Structural Engineer and Traffic Consultant:	CS Consulting
Mechanical and Electrical Engineer:	Metec Consulting Engineers
Landscape Architect:	Bernard Seymour Landscape Architects (BSLA)
Ecology:	Altamar Environmental Consultants
Planning Consultant:	Stephen Little & Associates
Fire Safety Consultant:	Jensen Hughes
Universal Access Consultants:	O’Herlihy Access Consultancy
Archaeologist	IAC Archaeology
Health and Safety Consultant/ PDSP:	ASM Group
Assigned Certifier:	Catalyst Group
Cost Consultant/ Quantity Surveyor:	KSN Construction Consultants

1.05 Supporting Reports:

This report should be read in conjunction with the Architectural Planning Drawings & Schedules, Engineering Drawings, Landscape Drawings, and the following reports specific to Site 4, which accompany this application:

Architectural Design Statement	DTA Architects
Housing Quality Assessment	DTA Architects
Planning Report – Planning Statement of Consistency	Stephen Little & Associates
Engineering Services Report (Civils Report)	CS Consulting
Site Specific Flood Risk Assessment	JBA Consulting
Surface Water Audit	CS Consulting
Travel Plan/ Mobility Management Plan	CS Consulting
DMURS Statement	CS Consulting
Traffic and Transport Assessment	CS Consulting
Road Safety Audit/ Quality Audit	Roadplan Consulting Limited
Mechanical & Electrical Design Report	Metec Consulting Engineers
Climate Action and Energy Statement	Metec Consulting Engineers
Public Lighting Report	Metec Consulting Engineers
Utilities Report	Metec Consulting Engineers
Landscape Design Statement	Bernard Seymour Landscape Architects

Additional Supplementary Assessments Referenced in this Report – Specific to Site 4  
(Note, included as part of the Coordination Pack, refer to 1.06 below):

Arboricultural Impact Assessment	John Morris Arboricultural Consultant
Daylight and Sunlight Impact Assessment	3D Design Bureau
Long Distance Verified Views and Impact Assessment	Modelworks

1.06 Combined Sites Overall Coordination Pack - Part 10 Planning Application:

This report should be read with reference to the combined sites overall coordination pack, and all related documentation, refer to the complete schedules of information provided by:

- Stephen Little & Associates (SLA), including Planning Report/ Statement of Consistency
- O’Mahony Pike Architects (OMP), including Part 10 Coordination Statement

Below is a non-exhaustive list, outlining the core information.

Administration: Planning Application Content Tracker (Master), Applicant details, Site and Newspaper Notices and related documents.	Coordinated by: Stephen Little & Associates (SLA) & O’Mahony Pike Architects (OMP).
Planning: Combined sites Planning Application Report and related.	Coordinated by: Stephen Little & Associates (SLA)
Architecture: Combined sites Masterplan Design Statement and related.	Coordinated by: O’Mahony Pike Architects (OMP)
Civil Engineering (Water): Combined sites Engineering Report, Drainage Strategy, Flood Risk Assessment, Construction Surface Water Management and related.	Coordinated by: DBFL Consulting Engineers Limited.
Transportation: Combined sites Traffic & Transport Assessment, Travel Plan/ Mobility Management Plan, Construction Traffic Management Plan and related.	Coordinated by: DBFL Consulting Engineers Limited.
Landscape: Masterplan Landscape Design Report and related.	Coordinated by: Doyle & O’Troithigh
Appropriate Assessments: AA Screening/ Natura Impact Statement.	Coordinated by: Minogue Environmental Consulting Ltd
Environmental Impact Assessment Report (EIAR):  Core reports include:  - Ecological Impact Assessment - Biodiversity/ Habitat Management Plan - Invasive Species Management Plan - Archaeological Impact Assessment - Sunlight/Daylight/Shadow Analysis - Long Distance Verified Views and Impact Assessment - Inward Noise Impact Assessment - Resource Waste Management Plan/ Construction Waste - Resource Waste Management Plan Operational Waste	Coordinated by: Stephen Little & Associates (SLA).  JBA Consulting (JBA) JBA Consulting (JBA) JBA Consulting (JBA) IAC Archaeology (IAC) 3D Design Bureau (3DDB) Modelworks  AWN Consulting Ltd AWN Consulting Ltd  AWN Consulting Ltd



### 1.07 Executive Summary/ Overview:

This Architectural Design Statement (ADS) describes in detail the design intent for the proposed residential-led development on Site 4 (KSG4) within the Clonburris SDZ lands, containing:

- 436 no. mixed tenure residential dwellings in a mix of house, apartment, duplex and triplex dwelling types
- Non-residential accommodation proposed of nominally 1,550 m2 total including a community Park Pavilion building, local retail, a childcare facility and the refurbishment of the existing Grange House
- All associated and ancillary site development and infrastructural works including the extensive public realm and street network, hard and soft landscaping, boundary treatments, public, communal and private open spaces, car and bicycle parking, refuse stores, utilities integration including public lighting, substations, foul and water services.

Site 4 extends to c. 11.7ha and is bounded to the north by the Irish Rail Railway Line and to the south, east and west by lands zoned for development. The site is bisected by the permitted South Link Street (PL Reg Ref. SDZ20A/0021) from which vehicular, cycle and pedestrian access are provided. Site 4 forms one part of an overall Part 10 planning application for a primarily residential development located within the Clonburris SDZ lands. As such this ADS should be read in conjunction with the overall Coordination Pack as part of the complete Part 10 Planning Application.

The outline contents of the ADS are summarized below.

Section 2.00 describes the site, strategically positioned between Liner Park, Griffeen Valley Park, Kilmahuddrick Stream, and the Grand Canal, with the South Link Street running through the development and its context, including analysis of site opportunities and constraints.

Section 3.00 sets out the core Architectural and Urban Design intent, including:

- Details on compliance with the requirements of the SDZ Planning Scheme
- The provision of a meaningfully integrated building and landscape approach
- With exemplar integration of green and blue infrastructure throughout, including provisions for the Kilmahuddrick Stream, sustainable urban drainage systems (SuDS), tree planting and ecological buffers
- With a clear and logical hierarchy of street typologies/ types
- Prioritising pedestrian/ cycle connectivity, an engaging public realm, seamless and unobtrusive integration of car parking and strong links to the South Link Street, the Grand Canal and adjacent Parks
- Supported by robust built form, massing and articulation
- Transitioning from a landmark building of 6/5 storeys to a the prevailing 4/ 3/ 2 storeys
- Within an overall cogent and coherent composition, including localized 'fine urban grain' to the Grand Canal adjacent frontage
- Providing clear character, identity, quality and sense of place
- A variety of mixed-tenure purpose designed housing types
- Including houses, duplexes, triplexes, and apartments, age-friendly and accessible dwellings
- And non-residential amenities, including a community Park Pavilion, Retail space, Childcare Facility and the refurbishment of Grange House (Heritage Structure) as future Employment use.

Section 4.00 provides an overview of the inputs from and findings of the multiple specialists, including civil and structural engineering, mechanical and electrical engineering, ecology, landscape, archaeology, fire safety, access, and sound, which have been an integral part of the design process. Detailed assessments, such as daylight/sunlight and landscape /visual impact assessments (LVIA) and flood risk analysis have been conducted to inform the design process and ensure that the development meets the highest standards of design, quality, sustainability, accessibility, and environmental stewardship.

Finally, Section 5.00 is the DTA Architects' Housing Quality Assessment, which sets out and quantifies the design response to provide compliance with the criteria outlined in the Apartment Guidelines; Sustainable Urban Housing: Design Standards for New Apartments - Guidelines For Planning Authorities (2023 update). It should be read in conjunction with the DTA Architects HQA Schedule (Drawings/ sheets 8000 to 8004).



2.00 SITE AND CONTEXT

2.01 Planning Context:

2.01.1 Planning Consultant Report:

Refer to Stephen Little Associates (SLA) Planning Report/ Statement of Consistency, specific to Site 4.

2.01.2 Part 10 Application Process and Site:

The Part 10 Application to An Bord Pleanála includes the proposed development for Lot 1 - Site 3 (KSG3), Lot 2 - Site 4 (KSG4) and Lot 3 - Site 5 (KSG5), along with the overarching EIAR, AA Screening/ NIS and other relevant supporting plans and particulars.

The application site is located within the Kishoge Character Area, with a focus on the delivery of a mix of housing, with local retail/ service and employment uses largely directed to the urban centre.

Refer to Stephen Little Associates (SLA) Planning Report/ Statement of Consistency and O'Mahony Pike Architects (OMP) Part 10 Coordination Statement included at part of this Application.

2.02 Site and Physical Context:

2.02.1 Site Description:

Lot 2 - Kishoge Southwest - Site 4 (KSG4):

- Is situated between Hayden's Lane and the R136 Road in Clondalkin/ Clonburris, to the north of the Grand Canal and to the south of the Adamstown rail line on SDCC lands
- Encompasses all of SDZ Subsector KSW-S1 and nominally 70% of SDZ Subsector KSW-S2, with the remaining portion to the south and bounding the Grand Canal in private ownership (see 2.02.2 below)
- Covers nominally 11.7ha, constituting Phase 3 of the SDCC lands development within the SDZ at Clonburris
- Is greenfield in nature, located adjacent to the proposed green linear infrastructure along the Grand Canal and is currently in use as a tree nursery for SDCC Parks Department
- Is currently served by Kishoge Road which accesses SDCC Parks Depot, Grange House, existing traveller accommodation and several greenfield sites which form part of the SDZ area.

2.02.2 Immediate Development Context:

Site 4 (KSG4) will ultimately be served by the new South Link Street (SLS) on which construction commenced in February 2024 is programmed for completion in 22 months, being nominally November 2025. This road traverses the SDZ area and will provide essential transport and services connectivity to the subject site and its environs.

Site 4 (KSG4) is bounded by 2 no. strategic open spaces within the wider SDZ area:

- Griffeen Valley Park extension, a large strategic open space is located to the west of the site
- A Linear Park located to the east of the site, a medium strategic open space per the Clonburris SDZ.

Phase 1 of the SDZ (SDCC Planning Grant Reg Ref SD228/0003) is located to the east of the site, on the opposite side of the Linear Park and at a remove from Site 4, with construction due to commence summer 2025.

The lands to the south of Site 4 (the balancing nominally 30% portion of KSW-S2), between Kishoge Road and the Grand Canal, are held in private ownership. The landowners/applicant (Grangecastle Homes Ltd), have had several meetings with the SDCC Planning Department (March 2023 and April 2024). A further pre-planning meeting is scheduled for April 2025, with the advised aim of submitting a Planning Application by June 2025.

A portion of Site 4 is allocated for the delivery of a new primary school with direct access to Griffeen Valley Park. This is outside the scope of the Site 4 SPDT and will ultimately be delivered separately and by the Department of Education, subject to a future Planning Application.

2.03 Site Surveys:

The topographical site survey and GPR utilities survey for Site 3, Site 4 and Site 5 were procured by SDCC as part of CIL Stage 2 Team and as one lot, coordinated by OMP as Part 10 Application Lead. The survey information to which this design proposal/ application is based includes:

- Site topographical survey (from PCA Geo-Surveyors Ltd)
- GPR/ utilities survey (from PCA Geo-Surveyors Ltd)
- The Site Investigations Survey, coordinated by DBFL on behalf of SDCC.

Other relevant surveys and related information that the Site 4 Design Team have used to develop the site strategy and design include

- The Construction information for the South Link Street provided by SDCC/ JB Barry, including coordination with the construction stage drawings for the South Link Street, its related hard points and service connections
- Phase 1 tender drawings provided by SDCC/ AECOM for interface with the medium strategic open space to the east of Site 4.

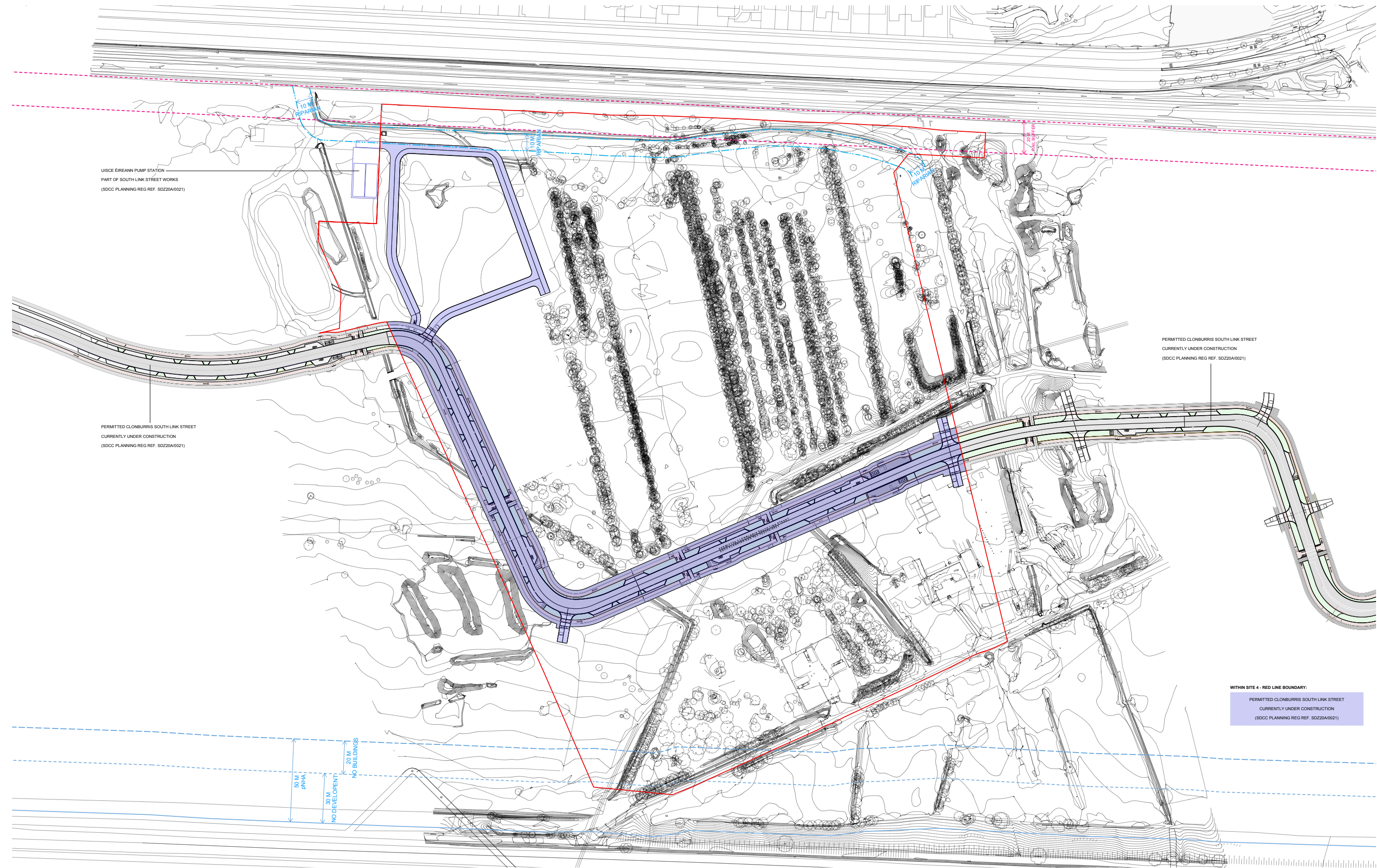


Site 4 - Extract From BSLA Landscape Design Statement - Existing Trees/ Conditions



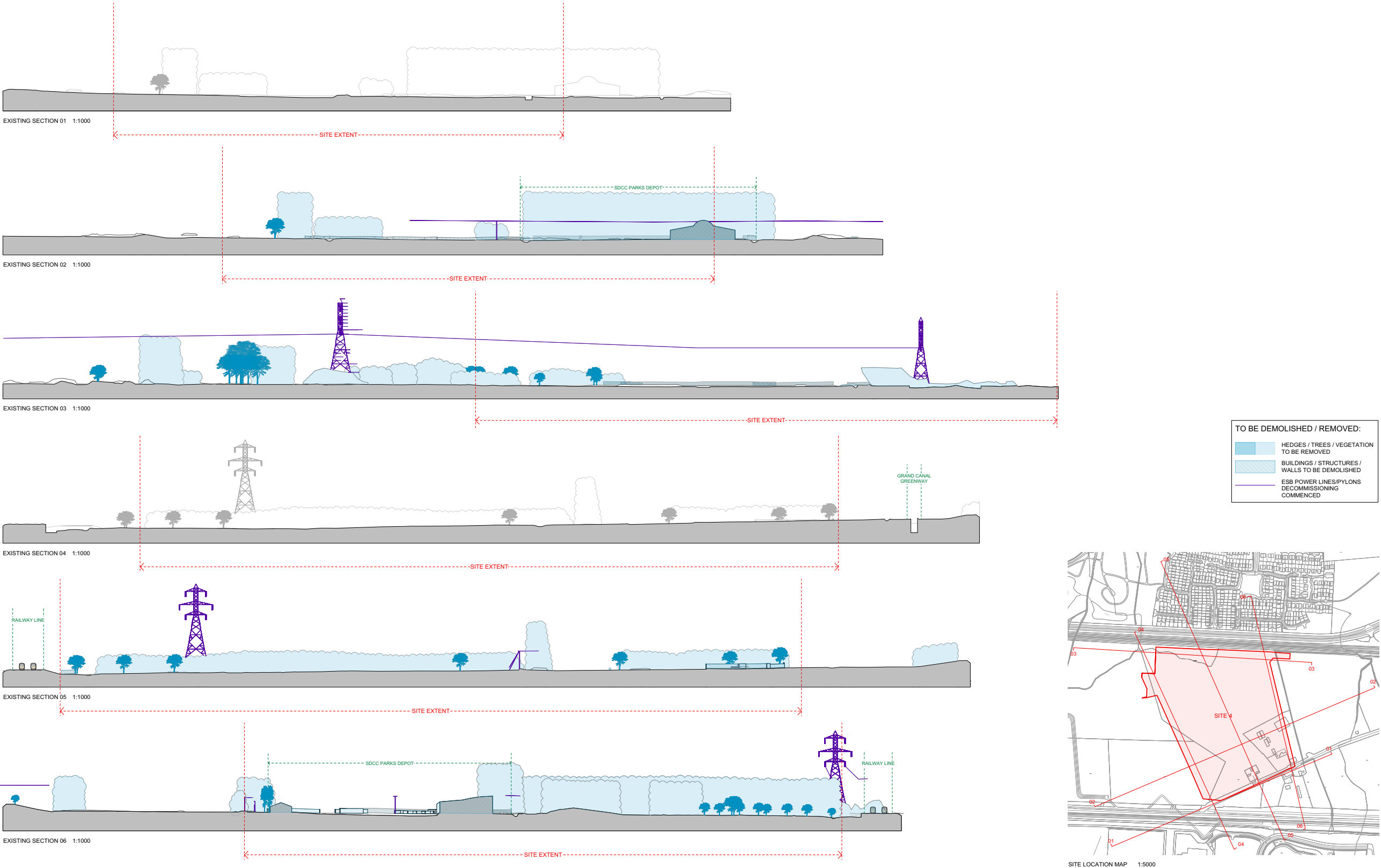
Site 4 - Existing Aerial Photograph - DTA Architects Drawing: 0002





Site 4 - Existing Site Survey with Permitted South Link Steet Overlayed - DTA Architects Drawing: 0005



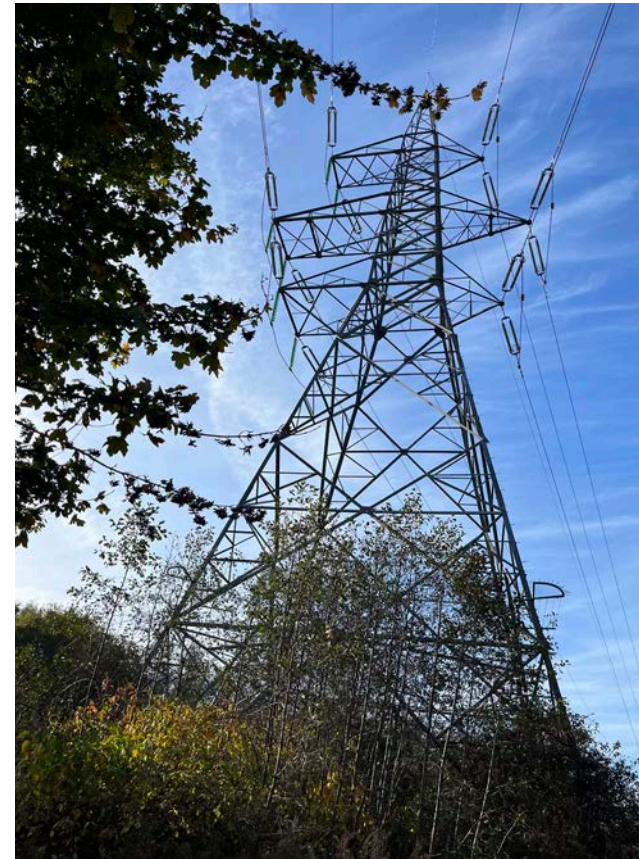


Site 4 - Existing Site Sections - DTA Architects Drawing: 0011





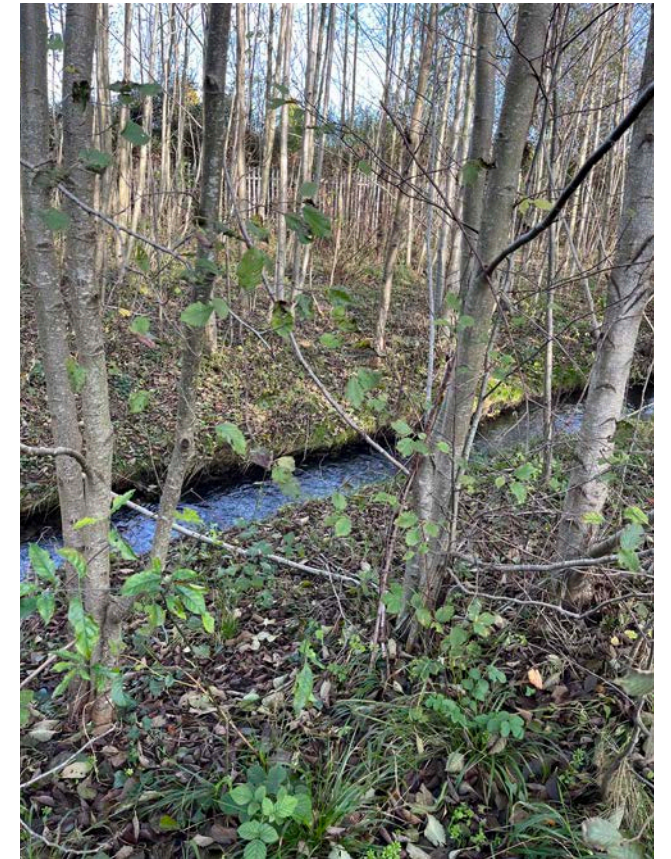
North of Site - Within Site 4 boundary - Dense tree planting



Northeast of Site - Within Site 4 boundary - Pylons and Overhead ESB cables



Northwest of Site - Within Site 4 boundary - Overhead ESB cables



Northwest of Site - Outside of Site 4 boundary - Existing watercourse Kilmahuddrick Stream



Southwest of Site - Within Site 4 boundary - SDCC Tree Nursery



Southwest Corner of Site - Existing Grange House



Southwest of Site - Outside of Site 4 boundary - Grand Canal Bridge



Southwest Corner of Site - View North East



2.04 Site Analysis:

2.04.1 Overview:

Site analysis has been a central aspect of the design process, focused on identifying opportunities to optimize efficiency, design quality, and overall performance. The analysis concentrated on key elements such as built form, identity, streetscape, urban spaces, place-making, and the development of a cohesive landscape strategy. It also assessed potential constraints, formulating strategies to mitigate or, where possible, eliminate their impact on the design.

2.04.2 Opportunities Identified:

Opportunities identified include the following – Overall/ overview:

- A Design and Quality Led Approach: Understanding and delivering on the key objectives and SDCC’s requirements and ambitions for the project
- The Creation of a Sustainable and Integrated Social and Affordable Residential Neighbourhood: of high quality architectural and urban design intent; providing sustainable density, longevity, liveability, enhancing and promoting quality of life, an integrated community and social inclusion; considering implicitly issues of environmental sustainability; which will act as a catalyst for the development of a key new urban centre and vibrant new community in southwest Dublin
- Design Excellence in Dwellings: Through design development of dwelling types in response to the Brief and SDZ; to specifically to address SDCC’s tenure requirements and DHPLG space standards/ Detail Design of Quality Housing; provide liveable functional homes; of attractive, high quality appearance of proven robustness, life expectancy and with reduced maintenance; with integral consideration of long term sustainability to include lifetime adaptability/ future requirements and accessibility
- Delivery of a comprehensive and Integrated building/ landscape proposition
- The new local node at the mixed-use landmark building (up to 6-storeys) addressing Griffeen Park to the west
- Careful response to the varied boundary/ interface conditions to the site – public open space to the east and west, rail line and riparian corridor to the north, adjacent lands/ site to the south of Lynch’s Lane, Grange House and the Grand Canal.

Built Form, Identity and Streetscape:

- Clarification of spatial sequences, organisation, geometries and conditions in terms of urban design and streetscape
- Consolidation of the perimeter block model to form a cogent approach at an urban design level, balanced with articulation, variety and visual interest
- Articulation of corner conditions as ‘bookends’ in terms of urban grain, orientation, identity and placemaking, with the integration of end condition triplexes to bring clear building form

- Detailed design development to seamlessly and elegantly integrate house and apartment types when adjacent/ conjoined
- Careful design consideration of built form, elevational treatment, streetscape and the minimising of blank boundary wall frontage to footpaths/ public realm
- The layering of the space between individual dwellings and street frontages to provide a variety of buffer zones (front gardens, planting, pavements, verges/ swales, parking zones etc) to create privacy, transition, threshold and differentiate public and private spaces
- Careful consideration of the clear identity of individual apartments/ houses within the whole, to promote a sense of belonging, integration and pride
- Rationalisation of opposing rear garden conditions, to avoid irregular and unsupervised ‘leftover’ spaces and resolve issues of overlooking/ privacy/ daylight security
- All creating safe civic spaces and streets and with clear frontage/ address/ activation and passive surveillance to all public spaces including Griffeen Park Extension and the Linear Park.

Urban Spaces, Place Making, Integrated Landscape Strategy:

- Opportunity for the integration of new built form and landscape within the receiving context/ environment with appropriate interconnection, pedestrian/ cycle linkage along desire lines (within the defined road layouts prescribed by the SDZ Planning Scheme)
- Clear definition of new streets and a civic realm of characterful, varied and safe public and semi-public spaces and spatial sequences
- A holistically considered, rich and varied landscape proposition, of varying character/ conditions, comprised of a number of key components including: new streets of varying types – arterial/ link, local streets, intimate streets (homezones) with developed layering with defined pocket spaces as nodal points/punctuations, defining junctions and including safe children’s play areas; blue and green infrastructure and amenity
- Ensuring that tree plantings in roads are long term in terms of rooting zones, with close coordination with underground services to ensure trees will have multi-generational longevity – Establishing a hierarchy of tree species that are scaled appropriately in relation to the road network but are strongly identifiable to “home” in respect of seasonal effect, leaf texture, blossom, and berries
- Planting strategy developed to provide food and shelter for insects, birds, and butterflies in particular and strike a balance between wilder areas to boost the green infrastructure and a more garden like regime closer to front doors
- Maximising the use of the riparian corridor to make a habitat connection between green areas to east and west of it and design in measures (bank grading, planting strategy etc) that mean it will be both barrier free and safe for walkers

- Careful calibration of the landscape design response to Griffeen Valley Park in relation to the height of the proposed apartment building and as a change in tempo from the adjoining linear park
- Integration and connection to the Northern Eco Corridor and the KSW OS3 strategic open space to the east
- The integration of localised pocket public spaces to encourage social inclusion/ interaction, create a sense of place and prevent relentless streetscape appearance
- Integration with Grange House (identified as a Heritage Structure of local interest) with an appropriate new use (local employment).

2.04.3 Constraints Identified:

Constraints identified include the following:

- Integration of and avoidance of impact on the fixed Road Networks, including the South Link Street, fixed branch locations and the road serving the Water Treatment Plant to the northwest of Site 4 (see Cluster A) - potential impact mitigated by the Site 4 Design Team’s active engagement with South Link Street construction Design Team, ongoing since Jan 2024
- Site levels and the implications for drainage, with requirements for fill (Refer to 4.01.6 below)
- Existing mature trees on the site with impact mitigated through an extensive landscape strategy with significant tree planting (Refer to 3.05, Integrated Building and Landscape Proposal, 4.03, Ecology and Landscape description below, and the supporting Landscape Design Statement from BSLA.)
- Existing watercourses and the necessity of works/ re-direction of same, including re-direction of watercourse to southwest corner of site, diversion along edge of Griffeen Valley Park to the proposed attenuation areas; watercourse along Lynch’s Lane and to northwest of Grange House, diversion to Kilmahuddrick Stream within open space to the west; truncation/ removal of a branch to the Kilmahuddrick Stream to the northern boundary of the site
- Flood Risk Management, independent analysis of the SDCC Development Plan 2022–2028, flood assessment and associated mitigation measures
- Ownership and interface conditions including: the rail line to the north; the Linear Park public open space to the east; Lynch’s Lane and the lands on the smaller part of KSW-S2 in private ownership; the relationship to the Grand Canal; the school site (with allowance for perimeter footpath and hoarding: Griffeen Valley Park to the west
- Existing Grange House to be retained and which requires sensitive integration and reuse (see also as an opportunity at 2.04.2 above)
- ESB overhead power cables/ pylons, removal and undergrounding in advance of commencement of Site 4 construction. It is noted EirGrid have commenced decommissioning as of January 2025, no wayleave implications are anticipated.



### 3.00 DESIGN PROPOSAL – URBAN DESIGN AND ARCHITECTURE

#### 3.01 Design Description - Summary:

The site is strategically located within a rich contextual framework, bordered by Linear Park to the east, Griffeen Valley Park to the west, the railway line and Kilmahuddrick Stream to the north, and the Grand Canal to the south. The South Link Street bisects the site, with a prominent local landmark positioned at the western end (Cluster F), with provisions for a future school, park, and community pavilion.

An holistically considered design approach has been adopted, which responds directly to and develops the established SDZ street hierarchy and seamlessly integrating building and landscape to provide a high-quality long-term sustainable residential community.

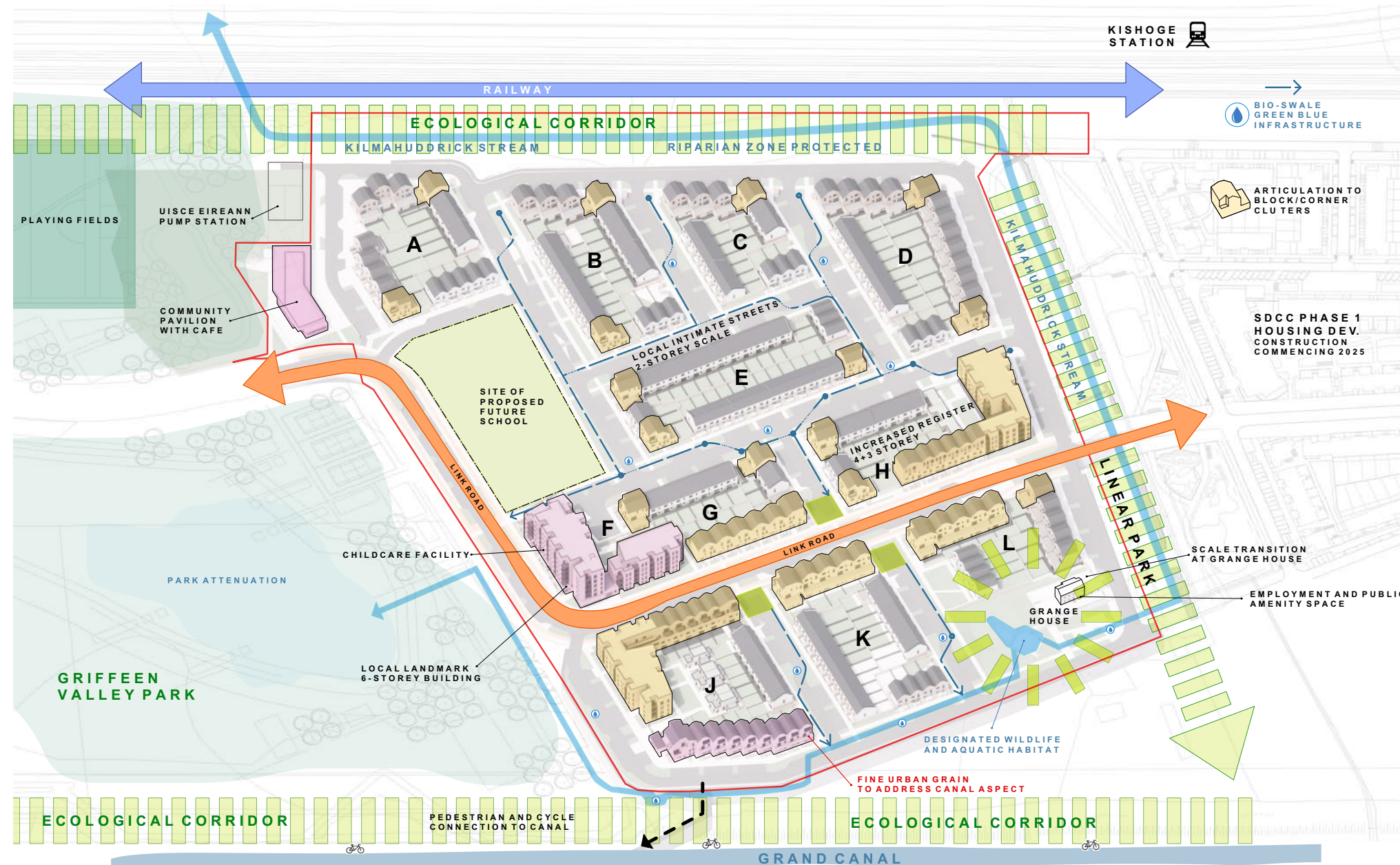
The architectural composition features a considered staged scale transition from four stories to two, with a localized part six/ part five-storey building marking the local

landmark. The primary axis and frontage are oriented towards the South Link Street. Outward facing, predominantly 3-storey buildings wrap the overall site and address the surroundings, including a localised area of enhanced architectural articulation providing 'fine grain' frontage to the Grand Canal. Within the site, local and intimate streetscapes are defined by calm terraces of houses, with corner articulation to ensure variety, visual interest and to enhance spatial legibility and pedestrian experience.

A diverse mix of dwelling types, ranging from houses to duplexes, triplexes, and apartments, totalling 436 units, are designed in accordance with the SDCC requirements and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines For Planning Authorities (2023 update).

Ancillary non-residential uses, including a community Park Pavilion, retail space, Childcare Facility and the refurbishment of Grange House (Heritage structure) as future Employment use, complement the residential offering and establish strong links to the park and active sports facilities. Connectivity to both the Griffeen Valley Park, Linear Park and Grand Canal ensures a seamless integration with the surrounding and future developing urban fabric.

The design strongly emphasises green and blue infrastructure, integrating Kilmahuddrick Stream, existing watercourses, designated aquatic habitats, and SuDS, all framed within a carefully considered perimeter buffer to ensure privacy and ecological resilience. Integrated car parking is provided, with 408 no. spaces designed to minimise visual impact while accommodating the functional needs of the development.



Site 4 - Design Strategy Schematic



3.02 SDZ Compliance:

3.02.1 Compliance Overview - Key Objectives:

The design strategy is developed to deliver full alignment and compliance with the SDZ requirements.

Delivery of compliance with the key objectives of the SDZ is confirmed, which are noted in summary as follows

The design strategy is developed to deliver full alignment and compliance with the SDZ requirements.

Delivery of compliance with the key objectives of the SDZ is confirmed, which are noted in summary as follows:

- Development of a high-quality residential neighbourhood
- Development of a new local node at Grange
- Providing locally accessible open spaces
- Development of a new primary school (by others)
- Ensuring high levels of legibility and ease of orientation
- Providing a new Link Street/ avenue (by others)
- Prioritising pedestrian/ cycle movement and local bus services
- Providing a range of housing including the new link Street and local streets including homezones (local intimate streets)
- Providing distinctive, diverse and quality frontage to the Grand Canal corridor
- Providing significant and integrated SuDS infrastructure
- Promoting the adaptive reuse of Grange House
- Sensitively designed pedestrian access points to the Grand Canal.

Refer to Stephen Little Associates (SLA) Planning Report/ Statement of Consistency (Specific to Site 4) for verification and alignment with the specific requirements of the SDZ for full details.

3.02.2 Dwelling Numbers/ Density:

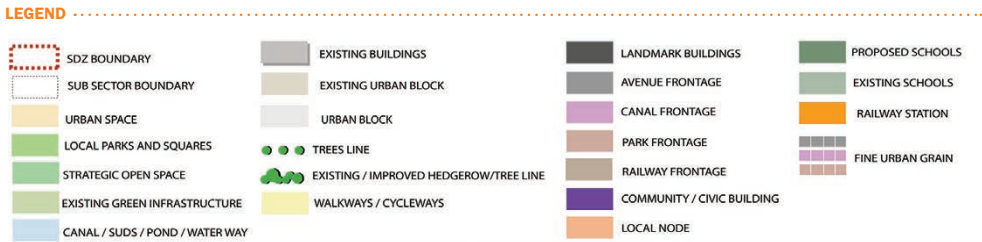
The current provision at 436 overall, 316 on KSW-S1 and 120 on KSW-S2 (part) is compliant.

Refer also to 4.19 below for details and the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

3.02.3 Residential Dwelling Mix:

A range of compliant dwelling types are provided.

Refer also to 4.07 below for details and the Stephen Little Associates (SLA) Planning Scheme Compliance Document.



Extract from SDZ - Development Area 8, Kishoge South West  
Figure 3.3.17, pg. 120



### 3.02.4 Non-residential Uses:

The SDZ Planning Scheme contains:

- A new local node at Grange (shown on SDZ Figure 3.3.17 to the north of the new South Link Street and on the western edge of KSW-S1 facing west onto Griffeen Valley Park (in the location of Cluster F on the current layout)
- Non-residential breakdown is as per Table 2.13.1, consisting of 600m<sup>2</sup> (minimum) community/ civic building, 200 m<sup>2</sup> (minimum) employment and 550 m<sup>2</sup> (maximum) retail uses.
- The majority of the KSG4 site is zoned as 'Primarily Residential,' with a small portion at the northwest corner designated as part of the broader 'Open Space Areas' (Griffeen Valley Park to the west), accommodating the proposed community use Park Pavilion building.

The non-residential use are provided in accordance with the SDZ Planning Scheme, in compliance with the zonings as above and distributed in accordance with SDCC's requirements, as follows:

Community:

The community facilities are provided in a dedicated Park Pavilion of nominally 683 m<sup>2</sup>, to include: café; meetings rooms; changing, offices and storage facilities associated with and serving the adjacent sports facilities in the Griffeen Valley Park. Refer also to DTA Architects drawing 4501, for details.

This community Park Pavilion building:

- Aligns with a key objective for the Kishoge Southwest area to establish a local node near Griffeen Valley Park, to include the provision of community facilities
- Complies with the SDZ requirement of a minimum area of 600 m<sup>2</sup>
- Is compliant with the 'Open Space Areas' (which applies to this small portion only of the overall redline site) zoning, being classified as 'Open for Consideration'.

In this regard it is noted that the Childcare Facility (544 m<sup>2</sup>) provided in the ground floor of the 'landmark building' in Cluster F can also be considered as community use, with the Clonburris Planning Scheme categorising 'Childcare Facilities' as a Community Use, though is included here as Non-Retail Commercial Development/ Employment use as below.

Retail:

A nominally 150 m<sup>2</sup> retail shop is proposed on the ground floor of the 'landmark building' in Cluster F, articulating the corner. Clonburris Infrastructure Limited (CIL) have confirmed the requirement for local retail at this location, with larger primary retail provision located at Development Area 6, Kishoge Urban Centre (KUC), to the east of site 4.

This Retail use:

- Complies with the SDZ requirement of a maximum allowable area of 550 m<sup>2</sup>
- Is compliant with the 'Primarily Residential,' zoning, being classified as 'Permissible'.

Non-Retail Commercial Development/ Employment:

The existing Grange House (173 m<sup>2</sup>) is proposed as Employment use. The Childcare Facility (544 m<sup>2</sup>) provided on the ground floor of the 'landmark building' in Cluster F is also included within this use category. This provides a total of 717 m<sup>2</sup> Non-Retail Commercial Development/ Employment use.

These Non-Retail Commercial Development/ Employment use:

- Complies with the SDZ requirement of a minimum area of 200 m<sup>2</sup>
- Is compliant with the 'Primarily Residential,' zoning, being classified as 'permissible'.

For further details, refer to the Stephen Little Associate (SLA) Planning Scheme Compliance Document.

Total Non-Residential Space:

The proposal includes a total of nominally 1,550 m<sup>2</sup> of non-residential uses.

### 3.02.5 Built Form and Design/ Building Height:

All fixed elements in terms of roads, frontages, street alignments, etc. comply with the SDZ Planning Scheme and Figure 2.8.5 and 2.8.7. All proposed heights comply with the SDZ Planning Scheme and Figure 2.8.10.

Refer also to Stephen Little Associates (SLA) Planning Scheme Compliance Document.



Extract from SDZ - Building Height Strategy - Figure 2.8.10, pg. 62  
(Local Landmark Building Indicated at Cluster F)



Extract from SDZ - Function Concept Map - Figure 2.1.3, pg. 16  
(Local Node Indicated at Cluster F)



3.02.6 Movement and Transport:

Street Hierarchy:

A clear street hierarchy of Link Roads, Local Streets, and Intimate Local Streets has been developed, taking into account scale, character, and identity, and which fully complies with and aligns with the SDZ Planning Scheme. Extensive green and blue infrastructure has been integrated into all of these street types, with a hierarchy of widths proportionate to street type. Refer to sections 3.05 and 4.03 for further details.

South Link Street and Junctions:

The South Link Street (SLS) is fixed and is being constructed by others, with work having commenced in February 2024. Link streets are designed to create a highly permeable network for pedestrians, cyclists, and vehicles. The Planning Scheme includes a 'Priority Junction' at the intersection of the South Link Street (SLS) and a flexible local street. Condition 4 of the Phase 1 Infrastructure permission for the SLS (SDCC Reg. Ref. SDZ20A/0021) required engagement and agreement on the typology and location of each junction. The permitted SLS features a modal filter junction, restricting vehicle access at this location. SDCC has issued a compliance agreement for this approach, and a pedestrian/ cycle connection is now proposed at this junction within KSG4. While this represents a minor departure from the SDZ Planning Scheme, it is an unavoidable consequence of the fixed, approved South Link Street currently under construction. For further details, refer to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

Car Parking Provision:

The proposal includes 408 no. surface car parking spaces, which is within the maximum allowable provision of nominally 532 no. spaces, ensuring compliance with the SDCC Development Plan requirements. Of these, 134 no. spaces (33%) will be equipped with functional EV charging points and reserved for the use of battery-powered electric vehicles. The remaining car parking spaces in KSG4 will be 'future-proofed' by incorporating cables or ducting, enabling the rapid installation of additional EV charging points as required by the SDZ Planning Scheme for this type of development. All car parking bays are designed to accommodate a maximum of 3 no. parallel spaces or 6 no. perpendicular spaces, in full compliance with the requirements of the SDZ Planning Scheme.

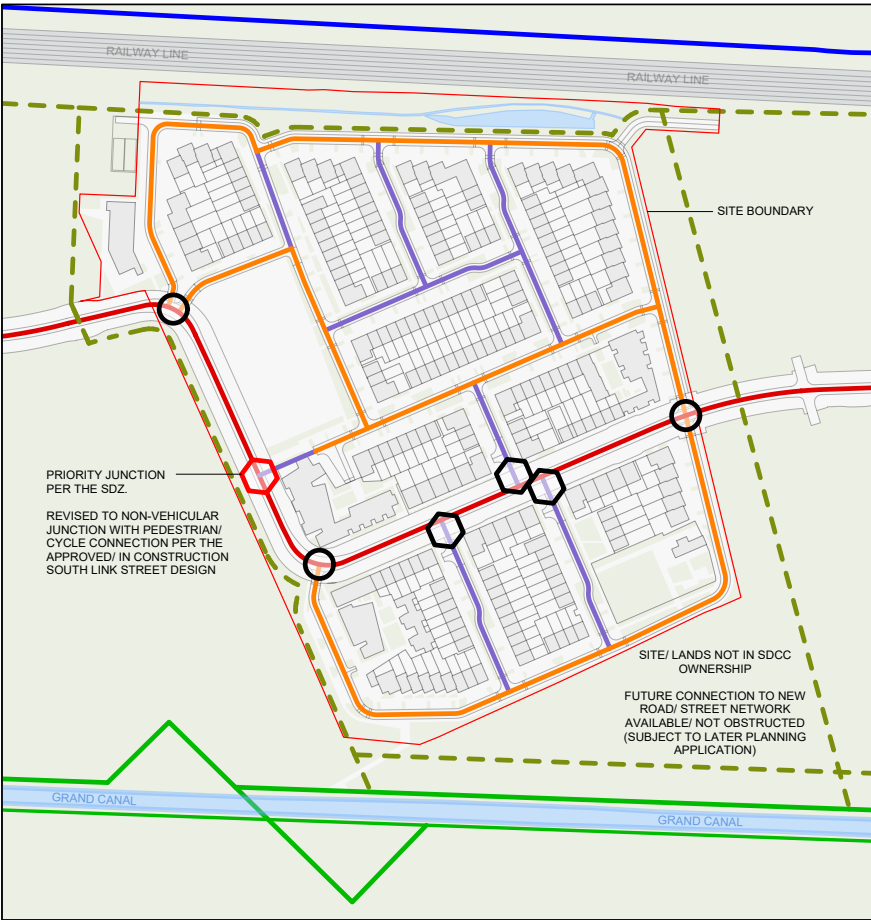
Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

Bicycle Provision:

The proposal provides 793 no. bicycle parking spaces, consisting of 591 no. long term and 202 no. short term spaces, in accordance with the:

- Minimum standards set out in Table 13.24 of the SDCC Development Plan 2022-2028 relate to apartments/ duplexes and triplexes
- The standards prescribed in the Apartment Guidelines (see section 5.16 below).

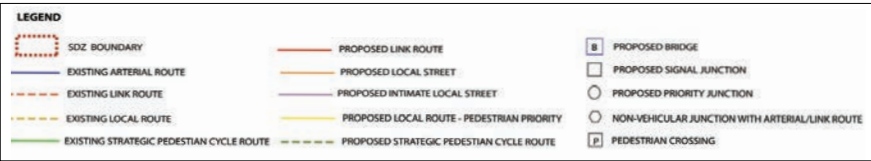
Refer to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.



Proposed Scheme - Site 4 - Overall Movement/ Street Hierarchy



Extract from SDZ - Overall Movement Concept - Figure 2.2.7, pg. 31





### 3.02.7 Green and Blue Infrastructure:

For the overall design intent and provision of green and blue infrastructure refer to the supporting Landscape Design Statement from BSLA and the Engineering Services and SuDS report from CS Consulting.

The provision and incorporation of water courses, in particular the Kilamahuddrick Stream to the east and north and the associated riparian corridor is noted.

Refer to 3.05, Integrated Building and Landscape Proposal, and 4.03, Ecology and Landscape description below, in relation to same, including localised redirection of water course as open/ swales (not culverted).

For SuDS and water attenuation refer to 4.01 below.

Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

### 3.02.8 Landscape, Biodiversity and Natural Heritage:

The site contains a number of existing mature trees. To mitigate the impact of new development, an extensive landscape strategy has been proposed, which includes significant tree planting. For further details, refer to sections 3.05 and 4.03 of the Landscape Strategy below.

Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

### 3.02.9 Archaeology and Architectural Heritage:

In relation to archaeology refer to 4.04 below.

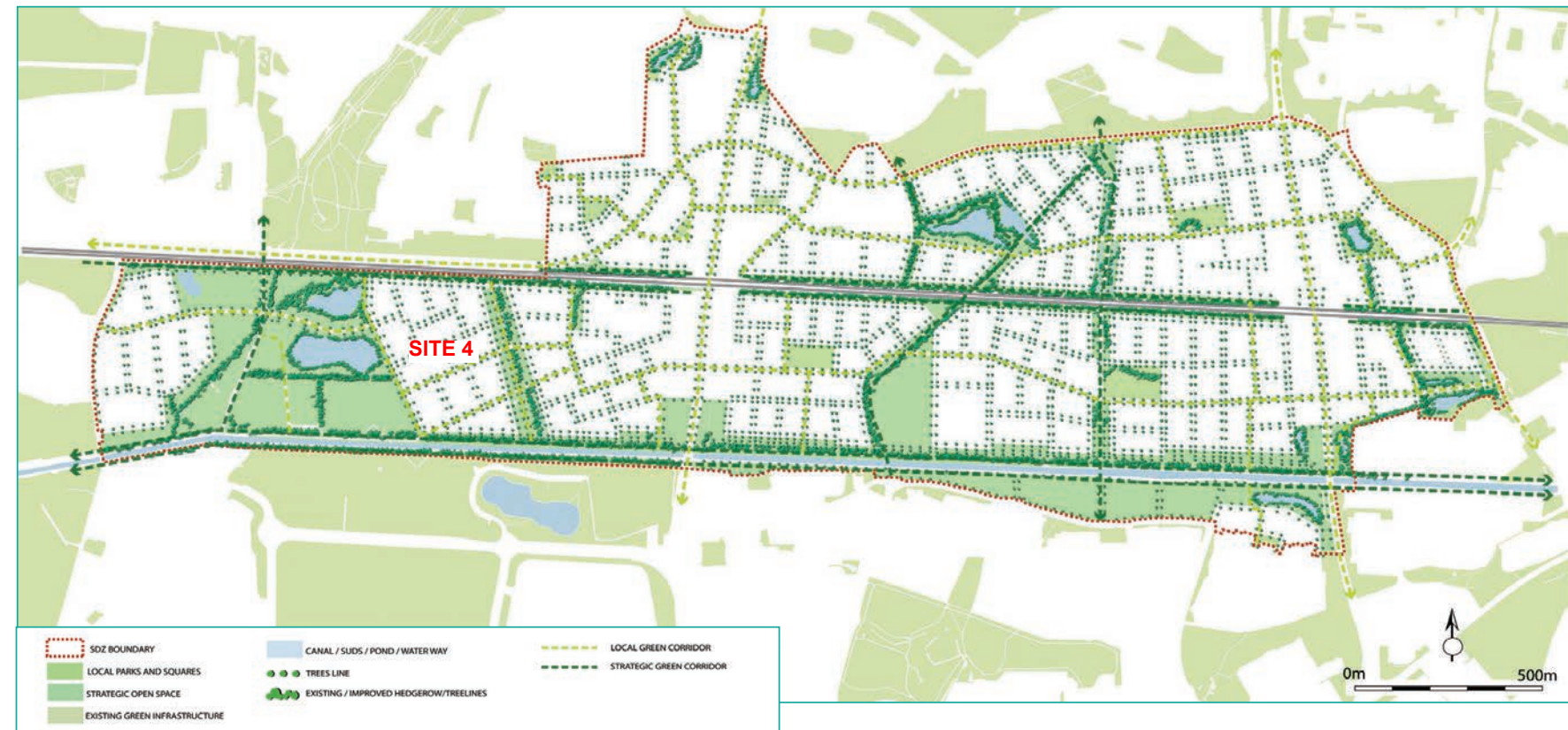
In relation to Grange House ("Heritage Structure") refer to 3.11.

Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

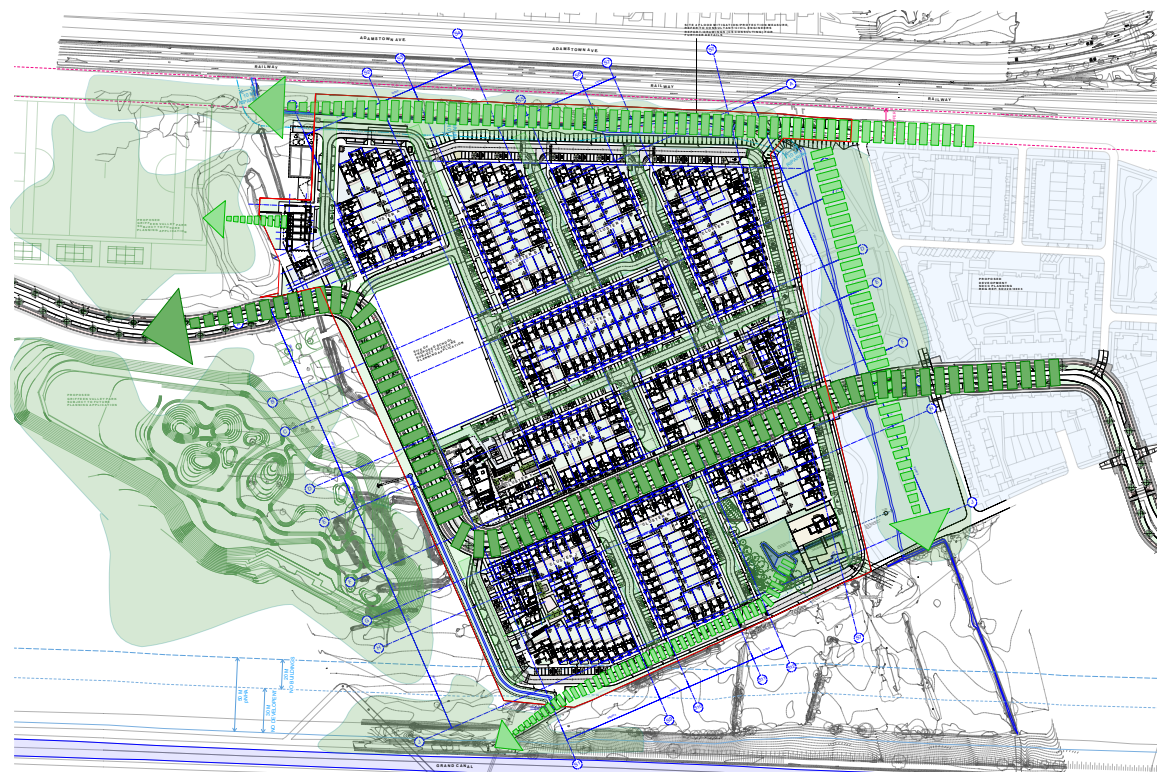
### 3.02.10 Fine Urban Grain:

The design has been developed, through a terrace of a dwelling type unique to that location, with a pronounced stepping in plan configuration, a bespoke and heavily articulated/ modelled corner triple building and material palette elaboration, to provide fine urban grain to the Grand Canal frontage, as per the requirements of the SDZ Planning Scheme. Refer to 3.06.3.

Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.



Extract from SDZ - Green Infrastructure Network - Figure 2.3.1



Site 4 - Green Infrastructure - Overlay on Proposed Site Plan - Refer to Sections 3.05 and 4.03 for Further Details



3.03 Site Layout/ Strategy:

A clear rational site design strategy has been developed. The urban and architectural design integrates opportunities and addresses constraints, ensuring a well-defined and optimized layout. Key elements include:

- Masterplan Design: the site layout has been rationalized and consolidated, ensuring a cohesive development
- Streets and Road Consistency: streamlined street and road design/ set-out, in line with the SDZ Planning Scheme street hierarchy
- Urban Design: focus on street hierarchy, built form, and identity to create visual interest, privacy, and public spaces, in alignment with the SDCC Development Plan 2022-2028 and SDZ requirements
- Green and Blue Infrastructure: robust green and blue infrastructure strategy with ecological corridors, enhancing legibility and amenity value throughout
- Dwelling Typologies: detailed development of house, duplex, and triplex types, ensuring quality, compliance, and efficient block dimensions with articulated street corners
- Apartment Buildings: designed to respond to the context, street conditions, and scale.

3.04 Site Boundaries and Extent:

The redlines site boundaries of the site, comprised of KSW-S1 and the Site 4 portion of KSW-S2 have been refined to include the following design requirements, interface conditions, buildability and delivery:

- Eastern Road Carriageway: inclusion of the full road carriageway to the east of the site, along the interface with the Kishoge South West, Linear Park, with levels co-ordinated to the adjacent/ Phase 1 site to the east
- Northeast Corner: extension of the new Local Street to connect with the Phase 1/ eastern development, including a new culvert over the Kilamahuddrick Stream
- Western Boundary: addition of a strip along the eastern edge of Griffeen Valley Park to accommodate the diversion of the existing drain/ watercourse to the southwest
- Lynch's Lane: incorporation of the full carriageway width on Lynch's Lane, along the interface of the subject site (the primary portion of SDZ Subsector KSW-S2) with private development lands to the south (the balancing portion of SDZ Subsector KSW-S2)
- Community Park Pavilion: located to the northwest corner immediately adjacent to/ interfacing with the Griffeen Valley Park, facilitating its delivery with this phase.

3.05 Integrated Building and Landscape Proposal:

The proposal integrates building and landscape design, with a significant focus on:

- Development of a comprehensive green and blue infrastructure strategy
- Featuring ecological corridors and green connectivity
- Integration into streetscapes throughout
- With emphasis on replacement tree planting from the outset
- The development of a hierarchy of street types with safe passively overlooked integrated pocket spaces and public realm.

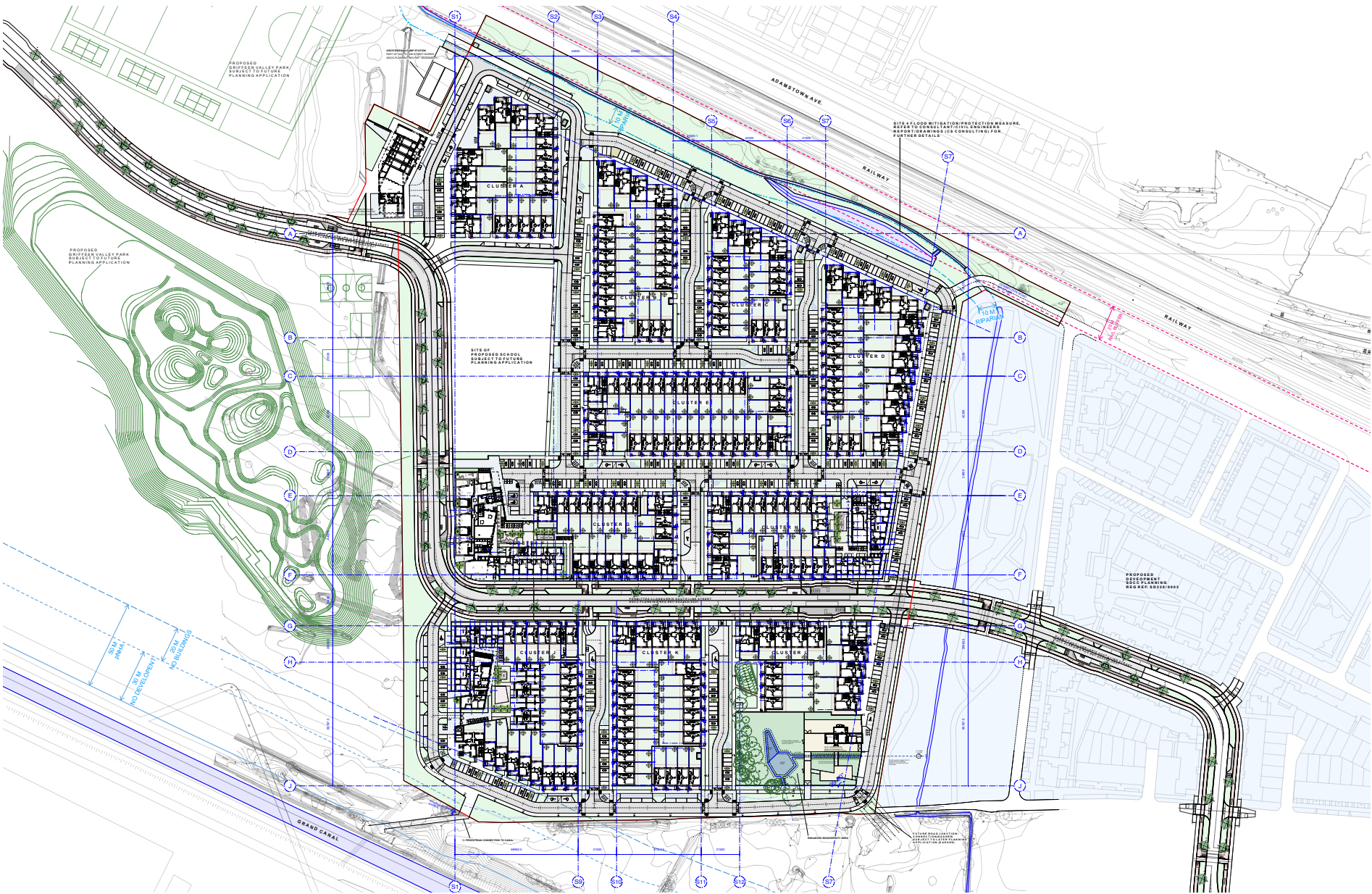
Key elements of the public space development include:

- Pedestrian/Bicycle Junctions: designated junctions connecting local intimate streets to the South Link Street with corresponding articulation of built form to mark these spaces and ensure activation and passive surveillance
- Northern Eco Corridor: development of an ecological corridor to enhance green connectivity

- New Public Space: a substantial new public area featuring local fauna habitats, a designated aquatic pond/water feature, and a bat sanctuary near Grange House.
- Retention of Mature Trees: mature trees will be retained, with new 2-storey housing set back in areas to the north, allowing for substantial front gardens to accommodate this
- Green and Blue Infrastructure: ecological corridors are integrated throughout the site, featuring roadside swales and bioretention areas
- Respect for the Grand Canal proposed Natural Heritage Area (pNHA): the proposal fully respects the pNHA, with no development within the 30m zone and no buildings within the 20m zone.

These elements:

- Enhance amenity value, creating a liveable and sustainable community
- Assist with legibility and wayfinding
- Respond meaningfully to ecological considerations and maintain the site's wooded/ sylvan character
- Align with the SDZ's requirements and ambitions.



Site 4 - DTA Proposed Site Layout Plan - DTA Architects Drawing: 1010



### 3.06 Urban Design - Street Frontage, Building Height, Massing:

#### 3.06.1 Urban Design and Height Strategy:

As described above, key criteria and design intent, at an urban design, streetscape and local level, is the provision of a clear hierarchy of streets, delineating zones to assist in legibility and ease of orientation and defining areas of specific character, identity and sense of place.

A central component of this is the careful consideration of building height, which:

- Transitions from 4 storeys to 2 storeys through a subtle gradation and modulation
- Maximising the potential distinction of scale and register within a maximum 2 storey difference
- A singular landmark taller building of part 6/ part 5 storeys acts as a counterpoint to this prevalent 2 to 4 storey height/ grain, as below
- Throughout, clarity of frontage and address, with passive overlooking of streets and spaces is maintained.

The logical and considered distribution of heights, in alignment with the requirements of the Planning Scheme, is summarised as follows:

##### 6-storey:

- New Local Node at Grange: The proposal includes a 6-storey apartment block at Cluster F, with a ground-floor childcare facility and retail space. This block fronts Griffen Valley Park, while an adjoining 5-storey part facing South Link Street steps down in height to align/ transition to the surrounding 4-storey context.

##### 4-storey:

- Apartment buildings bookending the east and west ends of the South Link Street within Site 4, marking:
- The interface to open spaces of the Linear Park to the east and Griffen Park to the west
- And the approach to Site 4 from east or west along the South Link Street.

##### 3-and 4-storey:

- The 4-storey height is continued from the corners along selected parts of the South Link Street
- To create appropriate emphasis and establish an offset/ diagonal relationship
- Transitioning to 3-storeys to introduce further variety and avoiding monolithic form and relentless building heights/ parapet.

##### 3-storey:

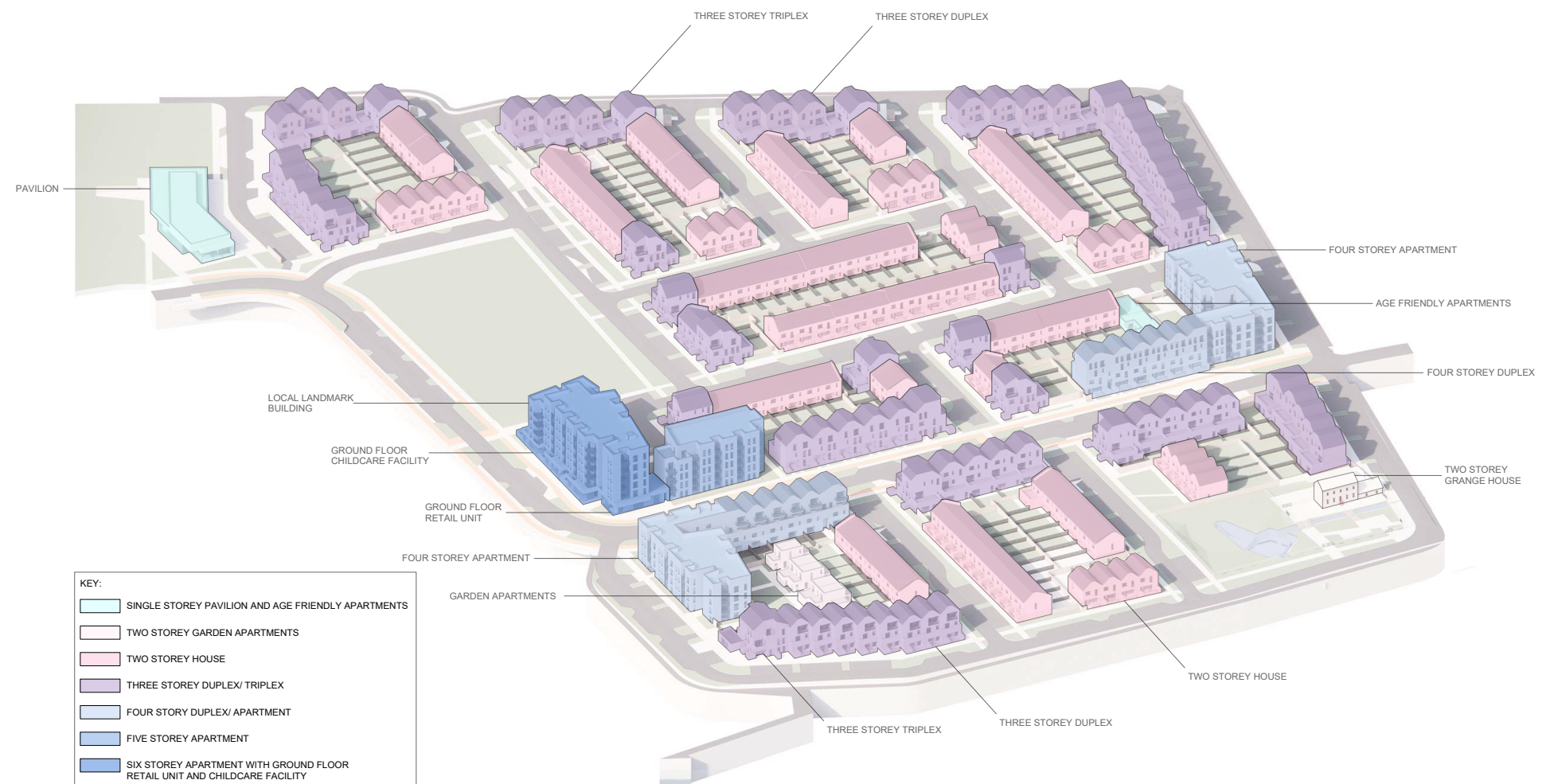
- Duplex configurations made (2-storey dwellings over single storey dwellings)
- Corner/ end of terrace triplexes
- Located along Local Streets and frontages to public pocket space
- 3-storey houses with corner/ end triplexes at the 'fine grain' Grand Canal address frontage to the southwest of the site.

##### 3 and 2-storey:

- Local Streets of terraces of 2-storey houses with corner articulation created through 3 storey triplexes
- And to the northern boundary fronting the ecological corridor and rail line beyond

##### 2-storey:

- Local Intimate Streets/ homezones, treated as 'inner' more sheltered/ enclosed zones.



Site 4 - Urban Design - Street Frontage, Building Height, Massing Diagram

3.06.2 Street Type and Hierarchy:

With reference to the SDZ Planning Scheme, there are a number of street types identified with indicative overall widths proposed, these are as follows:

- Link/ Avenue Street
- Local Street A
- Local Street B
- Intimate Local Street

Under these street categories/ types the following are present in the submitted proposal:

Link/Avenue Street:

The South Link Street, currently under construction (PL Reg. Ref. SDZ20A/0021) and scheduled for completion by late 2025, falls within the Site 4 redline boundary; however, its scale and configuration are outside the control of the Site 4 team.

The SDZ outlines an indicative overall width between building frontages as ranging from 22 to 30 metres. The typical width of the South Link Street, extending to the external footpath kerb, is 21.9 metres. The proposed building frontages for Site 4 are set back approximately 3.275 metres from the kerb, resulting in an overall width between the building frontages of approximately 28.45 metres, aligning with the SDZ's indicative guidance.

Within this 3.275 metre setback zone, a privacy threshold area of 2.25 metres is provided, defined by a low-level brick wall that integrates and encloses the bin and bicycle stores for all residential dwellings addressing the street. An additional buffer of 1.025 metres separates the private front threshold from the back of the public (South Link Street) footpath kerb. This space is landscaped with indigenous hedging/ planting, further enhancing privacy and contributing to the green infrastructure of the development.

Local Street:

The SDZ Planning Scheme outlines two Indicative Local Street types as follows:

- Indicative Local Street A (a combination of parallel and perpendicular parking), with an overall width of 20-27 metres
- Indicative Local Street B (parallel parking only), with an overall width of 15-26 metres.

The proposed Local Streets within Site 4 are designed with an overall width of approximately 24.6 metres between the building frontages, fully aligning with the SDZ's indicative guidance. The typical street layout is as follows:

- A 2.25 metres privacy strip/threshold area directly outside all residential dwellings, defined by a low-level brick wall, which also integrates and encloses the bin and bicycle storage (on both sides of the street)
- A 2.0 metres public footpath (on both sides of the street)
- A 5.0 metres car parking zone, with pockets of grass, planting, and SuDS/ swales (on both sides of the street)
- A central 6.1 metres road/ carriageway.

It is noted that the 5.0 metres wide car parking and/ or planting and SuDS/ swales zones alternate or switch between both sides of the street. While the 5.0 metres width remains consistent on each side, its function alternates between car parking, where practical and convenient for adjacent residents, and green/ blue spaces when car parking is not required. This alternating use not only provides variety and character to the street but also ensures the continuity of the green/ blue strategy, interconnecting and linking the entire site.

The primary, prominent trees for the scheme (as distinct from the lower-level species proposed for the green/ blue corridors) are strategically positioned within the car parking zones. This placement breaks up the parking layout but also contributes to a cohesive, well-organized strategy for creating mature, tree-lined streets throughout the site into the future.

Intimate Local Street:

The SDZ Planning Scheme provides an indicative proposal for the Intimate Local Street as follows:

- Indicative Intimate Local Street (parallel parking), with an overall width of 15-20m.

The proposed Local Intimate Streets within Site 4 are designed to incorporate the enhanced green/ blue infrastructure corridors which connect throughout, within an overall width of nom. 21.5 metres between the building frontages. While this is very slightly above the 20 metres as above, itself 'indicative' only, the benefits of the provision and continuity of green and blue infrastructure, as the key design driver of the overall proposal, are manifest in the very significant enhancement of the quality, character and amenity value of the streetscapes and homezones. The typical street layout is as follows:

- A 2.25 metres privacy strip/threshold area directly outside all residential dwellings, defined by a low-level brick wall, which also encloses the bin and bicycle storage (on both sides of the street)
- A 2.0 metres public footpath (on both sides of the street)
- A 5.5 metres car parking zone (alternating between both sides of the street)
- A 2.0 metres SuDS/ swales green/ blue corridor (alternating between both sides of the street)
- A central 5.5 metres road/ carriageway.

It is noted that the car parking zone alternates between both sides of the street, strategically placed where practical and convenient for residents. The SuDS/ swales and green/ blue corridor is located opposite the car parking zone on the other side of the carriageway. This alternation creates natural bends in the street, which not only help to calm traffic but also break the repetition, adding character to the street while maintaining the continuity of the integrated landscape strategy throughout the development. Again, the primary tree planting are strategically positioned within the car parking zones, breaking up the parking layout and contributing to the character of tree lined streets, with species selected to provide a sense of home.



Link Street (South Link Street)



CGI View 12 - View East Along South Link Street

Local Street

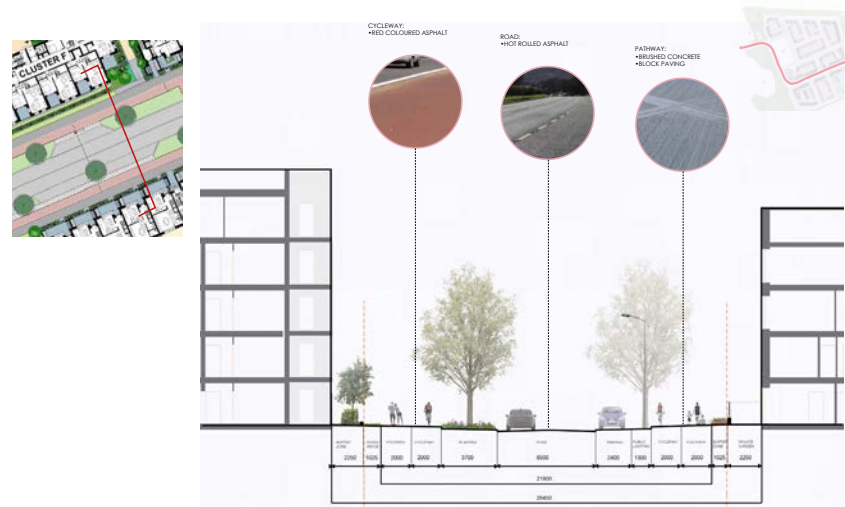


CGI View 07 - Typical Local Street Adjacent with Linear Park, View of Apartment Block H

Intimate Local Street



CGI View 05 - Typical Local Street Between Cluster G and H



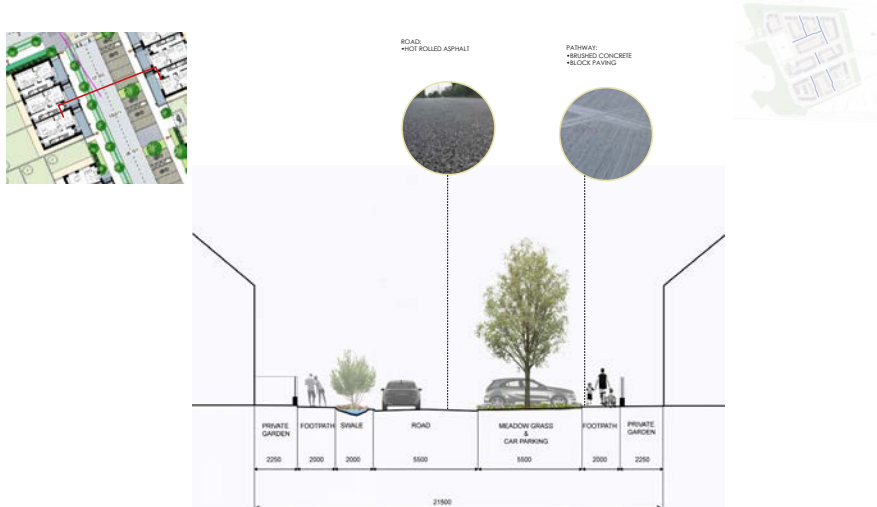
The Link road will act as a principal corridor for pedestrians, cyclists, public transport(local buses) and vehicles within the site. To enhance the character of this main infrastructure, trees with large development are proposed.

Site 4 - Extract From BSLA Landscape Design Statement



Local Streets will serve as quieter traffic(traffic calming measures to be considered). Street trees will be incorporated to provide green links and vistas to the adjacent open spaces. They will contribute to the sense of enclosure, act as a buffer to traffic pollution and enhance the quality of the space.

Site 4 - Extract From BSLA Landscape Design Statement



Intimate local street or Shared street will prioritize for pedestrian and cycle through access. Individual species will be allocated per street giving a sense of identity to the locations.

Site 4 - Extract From BSLA Landscape Design Statement



3.06.3 Fine Urban Grain:

The frontage in Cluster J fronting the Canal is designed in a distinct configuration and treatment, clearly differentiated from other streetscapes and conditions, while remaining an integral part of a cogent and coherent overall design strategy, thereby establishing a clear 'Fine Urban Grain' along the Canal frontage as required under the SDZ Planning Scheme.

This is achieved through:

- The introduction of two distinctive dwelling types/ configurations, unique to this location, being
- A terrace of 8 no. 3-storey 4 bed/ 7 person townhouses (Type H2),
- The easternmost 3 no. houses forming a visually stabilising 'bookend' aligning with adjacent streetscapes
- from which 5 no. houses step back at a pronounced angle, responding to both the road geometry and canal frontage
- To connect with a bespoke, heavily articulated 3 storey triplex corner building (Type T4, containing a ground floor 2 bed/ 4-person apartment, with 2 bed/ 3 person apartments on both 1st and 2nd floors)
- Itself transitioning around the corner onto the west façade fronting onto Griffeen Valley Park and interfacing with the larger Cluster J apartment building beyond
- Front gardens walls and related step back to align with the above, giving an articulated pavement and associated hard and soft landscaping
- Materiality is varied further across the terrace, with a combination of brick and render employed,
- This overall arrangement, with the pronounced articulation of the corner triplex, stepping and with the stepped form of the gable-fronted houses introduces enhanced variation and visual interest
- A pedestrian and cycle connection is made opposite, forming a direct connection towards and onto the canal towpath.



CGI View 13 - Fine Grain Frontage to Grand Canal, Cluster J



Site 4 - Extract From Materiality Drawings - DTA Architects Drawing: 5002



### 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:

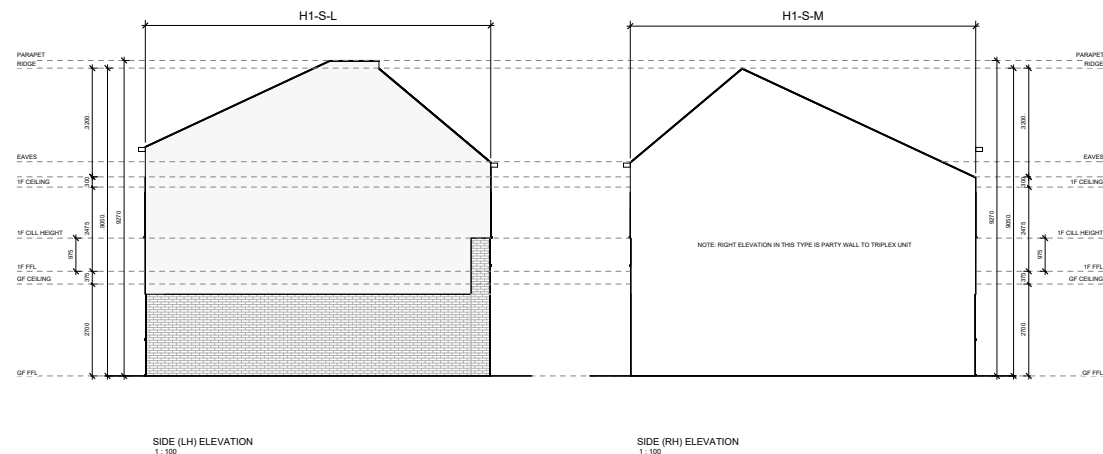
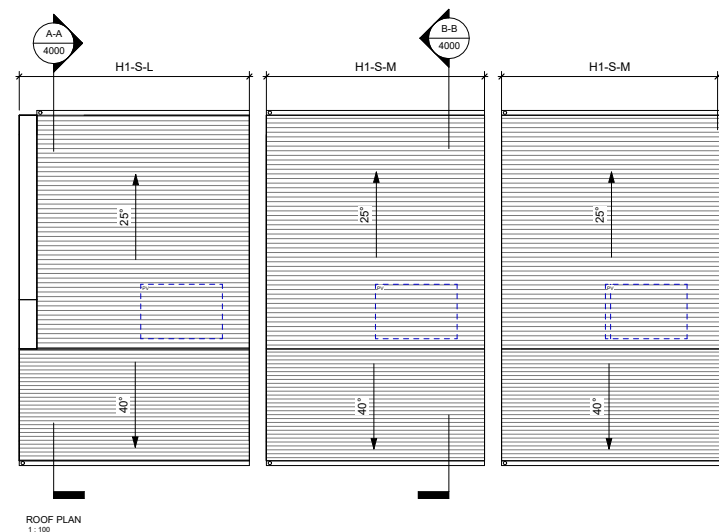
- 2 Storey UD+ House for Social Housing/ Affordable Purchase/ - 3Bed/ 5Person – DTA Architects drawing: 4015

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

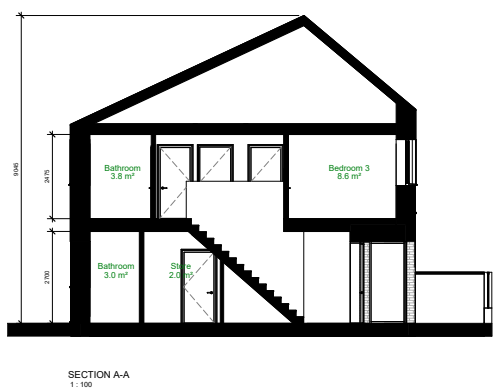
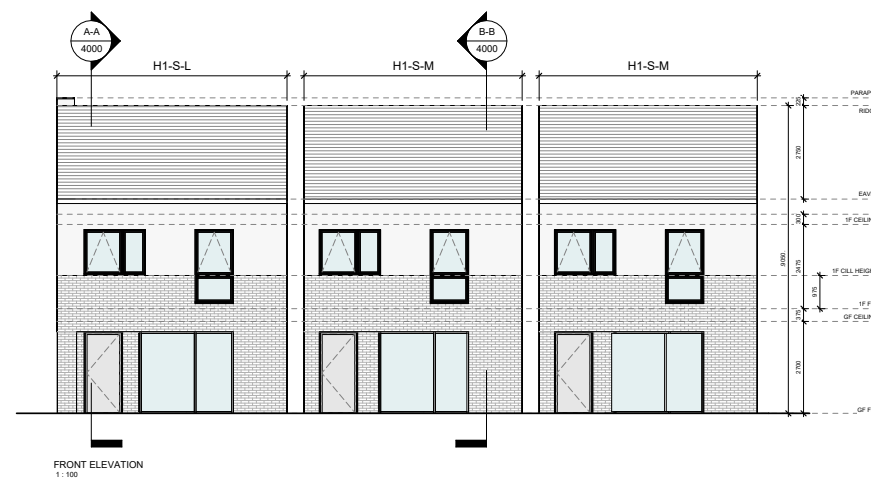
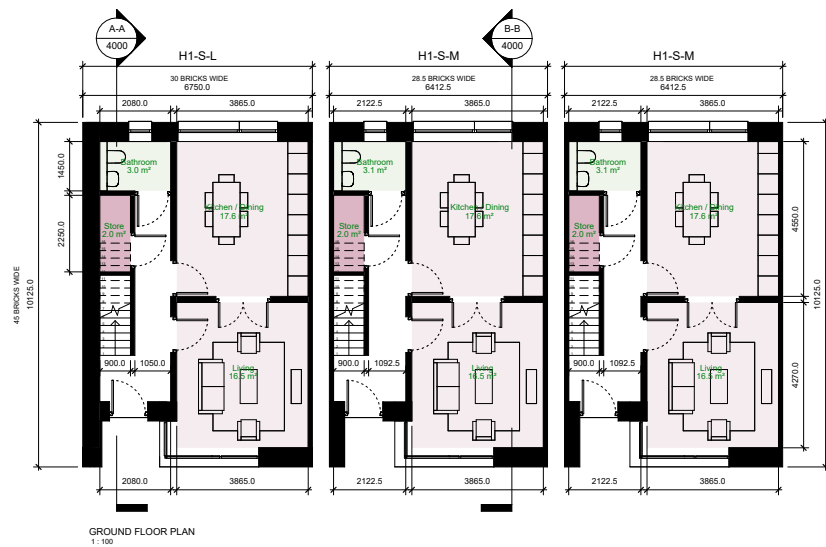
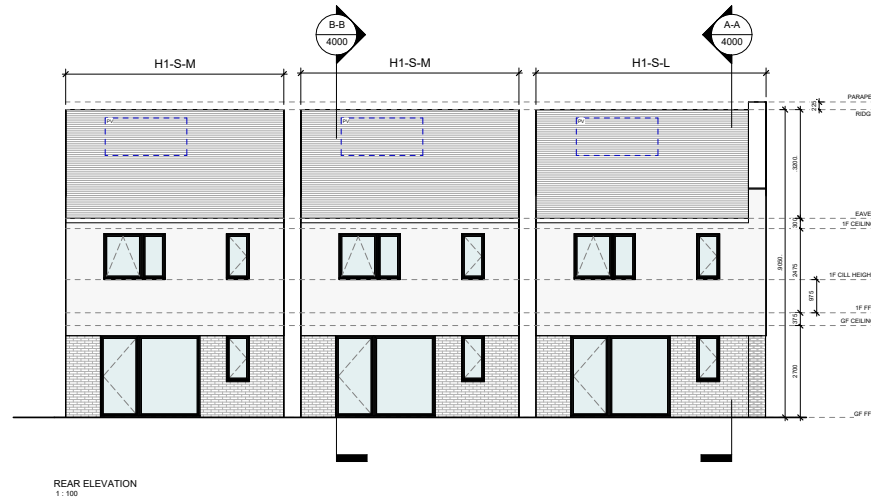
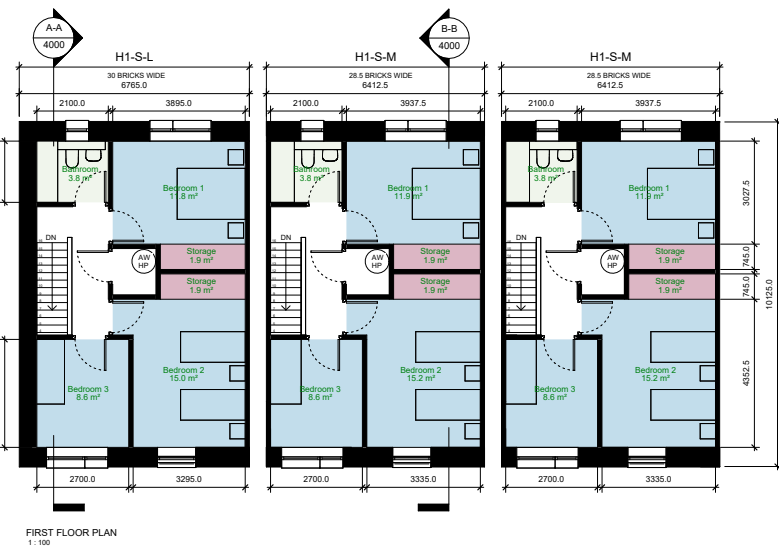


CGI View 14 - Typical Terrace of H1 Houses, Between Clusters J and K

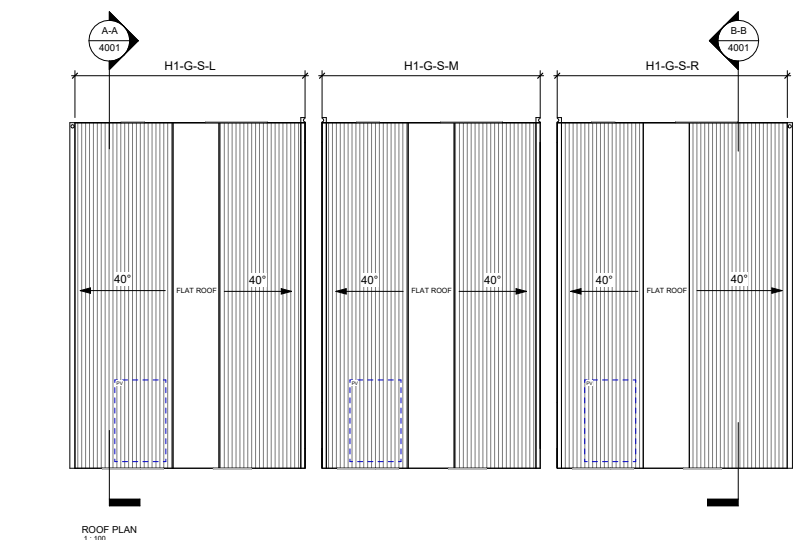




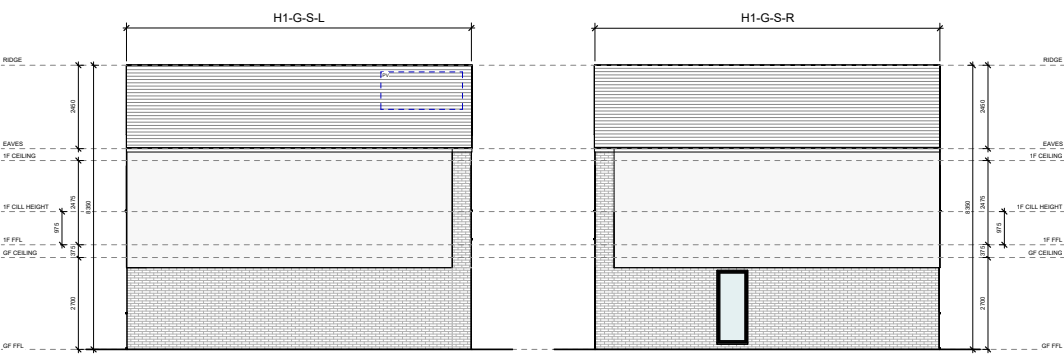
SOCIAL HOUSING			
QUANTITATIVE STANDARDS COMPLIANCE MATRIX			
3 BED / 5 PERSON HOUSE			
	STANDARDS	PROVIDED	PROVIDED
	QUALITY HOUSING	H1-S-L	H1-S-M
MIN. FLOOR AREA	82.0 m <sup>2</sup>	184.5 m <sup>2</sup>	185.2 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m
MIN. AREA LIVING ROOM	13.0 m <sup>2</sup>	16.5 m <sup>2</sup>	16.5 m <sup>2</sup>
MIN. STORAGE AREA	5.0 m <sup>2</sup>	6.8 m <sup>2</sup>	6.8 m <sup>2</sup>
AGG. BEDROOM AREA	32.0 m <sup>2</sup>	36.4 m <sup>2</sup>	36.7 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	16.0 m <sup>2</sup>	16.2 m <sup>2</sup>
MIN. TWIN BED WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.8 m <sup>2</sup>	11.9 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.8 m	3.0 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	8.6 m <sup>2</sup>	8.6 m <sup>2</sup>
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

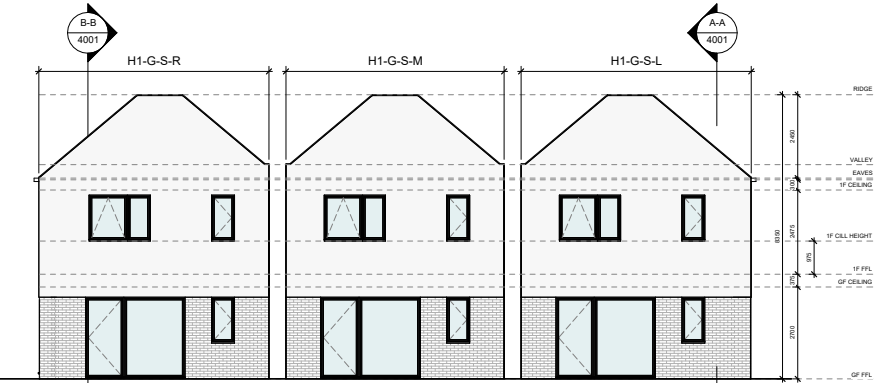
QUANTITATIVE STANDARDS COMPLIANCE MATRIX

3 BED / 5 PERSON HOUSE

	STANDARDS	PROVIDED	PROVIDED	PROVIDED
		H1-G-S-L	H1-G-S-M	H1-G-S-R
MIN. FLOOR AREA	92.0 m <sup>2</sup>	104.5 m <sup>2</sup>	105.2 m <sup>2</sup>	104.8 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m <sup>2</sup>	16.5 m <sup>2</sup>	16.5 m <sup>2</sup>	16.7 m <sup>2</sup>
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.8 m <sup>2</sup>	5.8 m <sup>2</sup>	5.8 m <sup>2</sup>
AGG. BEDROOM AREA	32.0 m <sup>2</sup>	35.4 m <sup>2</sup>	35.7 m <sup>2</sup>	35.4 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	15.9 m <sup>2</sup>	16.2 m <sup>2</sup>	15.9 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.8 m <sup>2</sup>	11.9 m <sup>2</sup>	11.8 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m	3.0 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	8.6 m <sup>2</sup>	8.6 m <sup>2</sup>	8.6 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.7 m	2.7 m	2.7 m



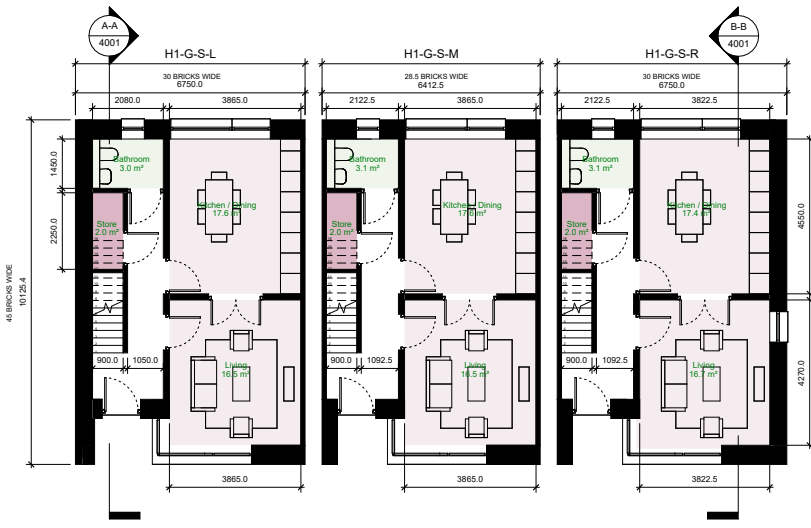
FIRST FLOOR PLAN  
1: 100



REAR ELEVATION  
1: 100



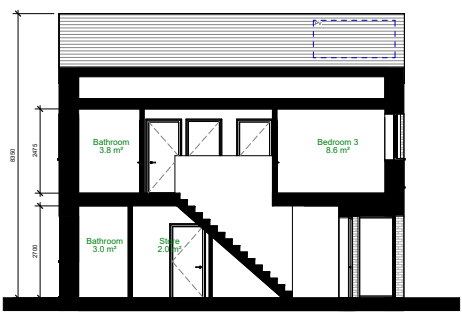
SECTION B-B  
1: 100



GROUND FLOOR PLAN  
1: 100

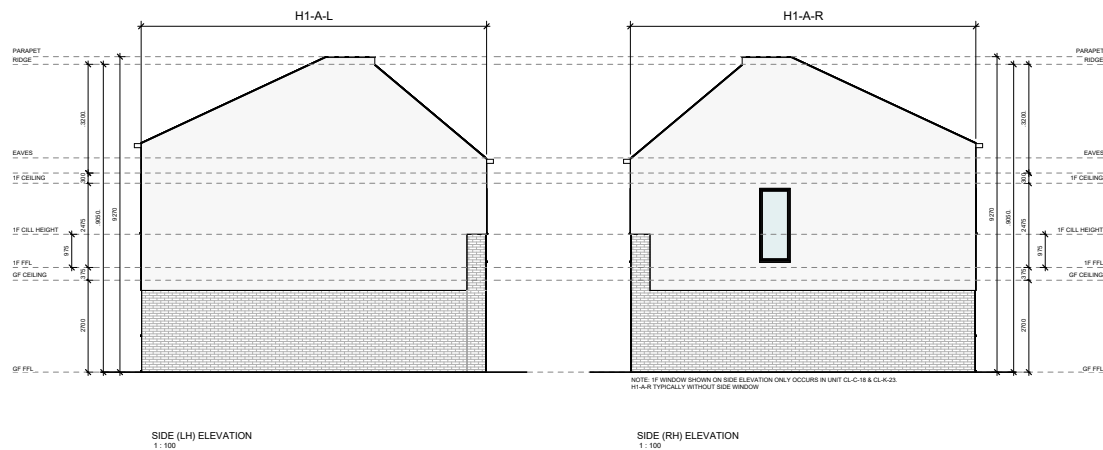
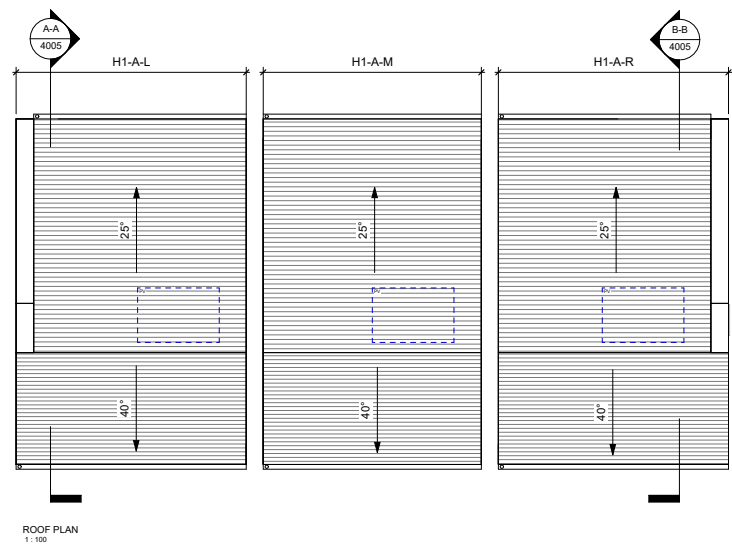


FRONT ELEVATION  
1: 100

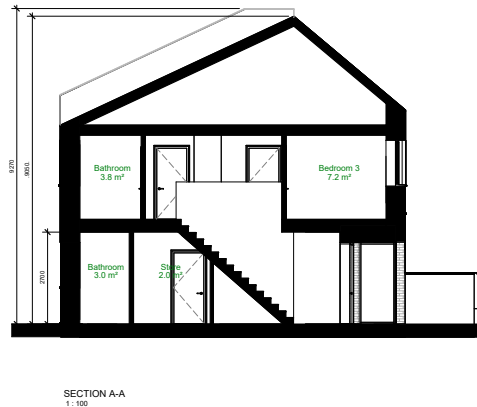
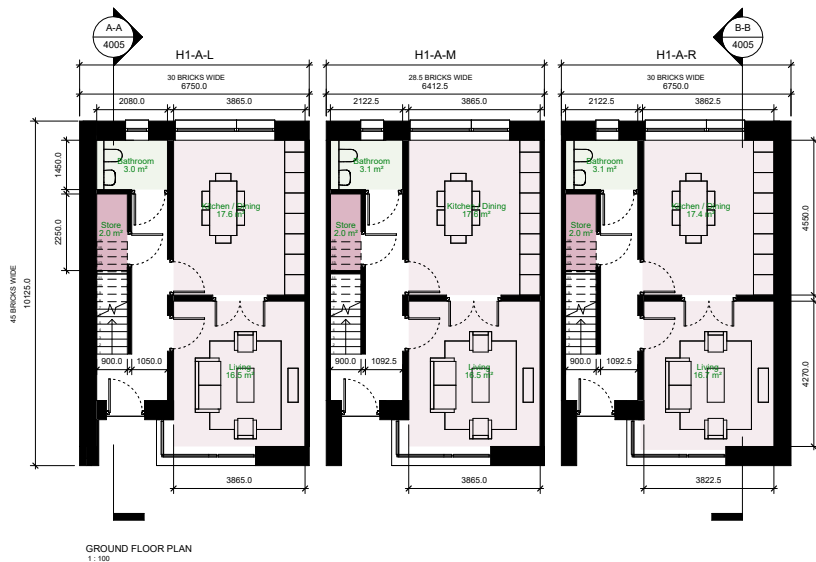
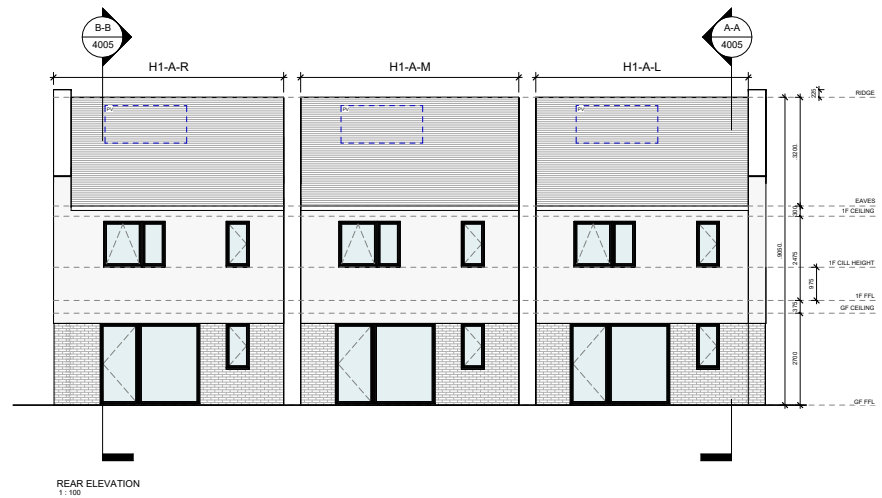
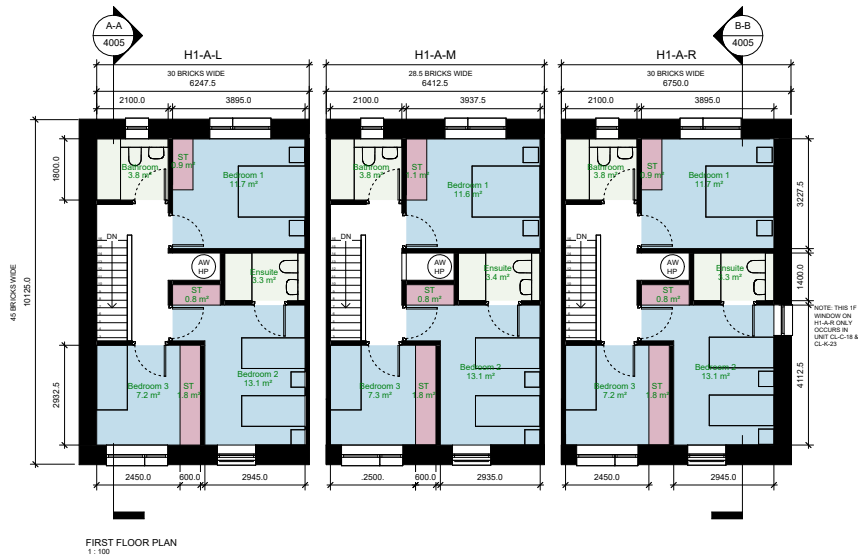


SECTION A-A  
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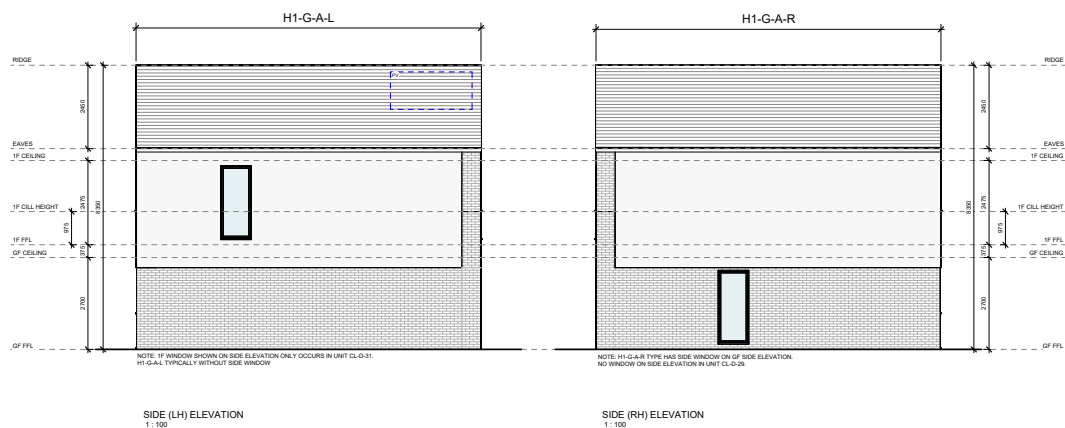
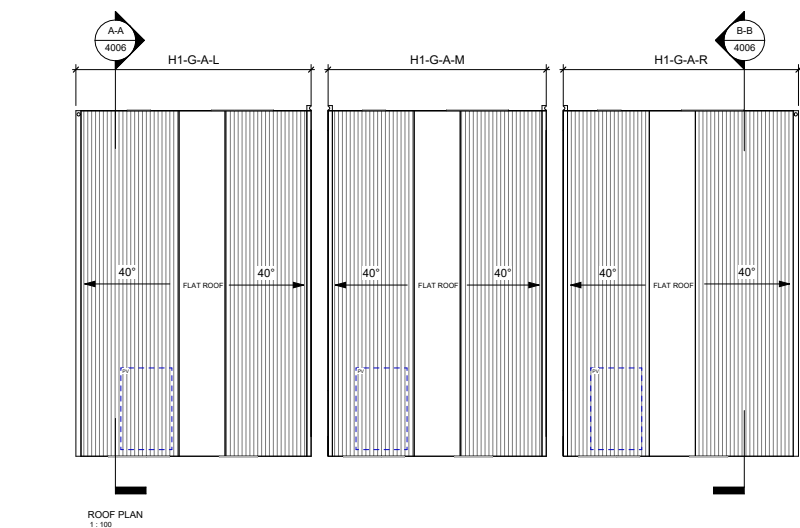




AFFORDABLE PURCHASE HOUSING (+ENSUITE)				
QUANTITATIVE STANDARDS COMPLIANCE MATRIX				
3 BED / 5 PERSON HOUSE	STANDARDS (AFFORDABLE PURCHASE HOUSING)	PROVIDED	PROVIDED	PROVIDED
MIN. FLOOR AREA	92.0 m <sup>2</sup>	104.5 m <sup>2</sup>	105.2 m <sup>2</sup>	104.8 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m <sup>2</sup>	16.5 m <sup>2</sup>	16.5 m <sup>2</sup>	16.7 m <sup>2</sup>
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.5 m <sup>2</sup>	5.7 m <sup>2</sup>	5.5 m <sup>2</sup>
AGG. BEDROOM AREA	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	13.1 m <sup>2</sup>	13.1 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.7 m <sup>2</sup>	11.6 m <sup>2</sup>	11.7 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m	3.2 m	3.2 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.2 m <sup>2</sup>	7.3 m <sup>2</sup>	7.2 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.6 m	2.6 m	2.6 m

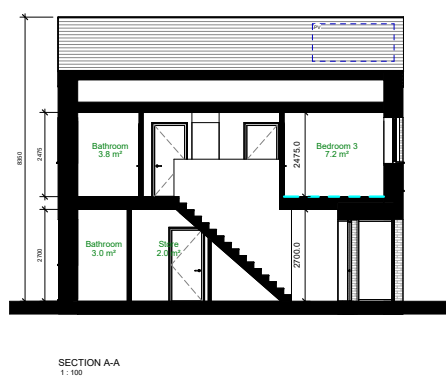
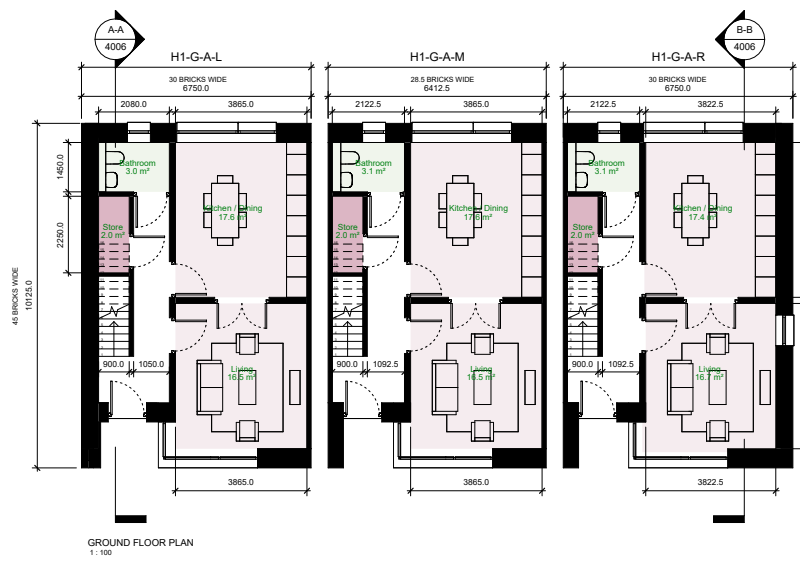
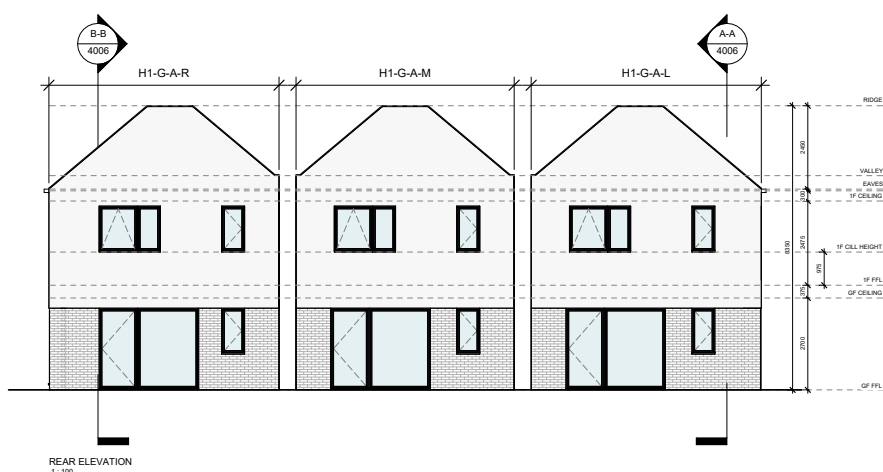




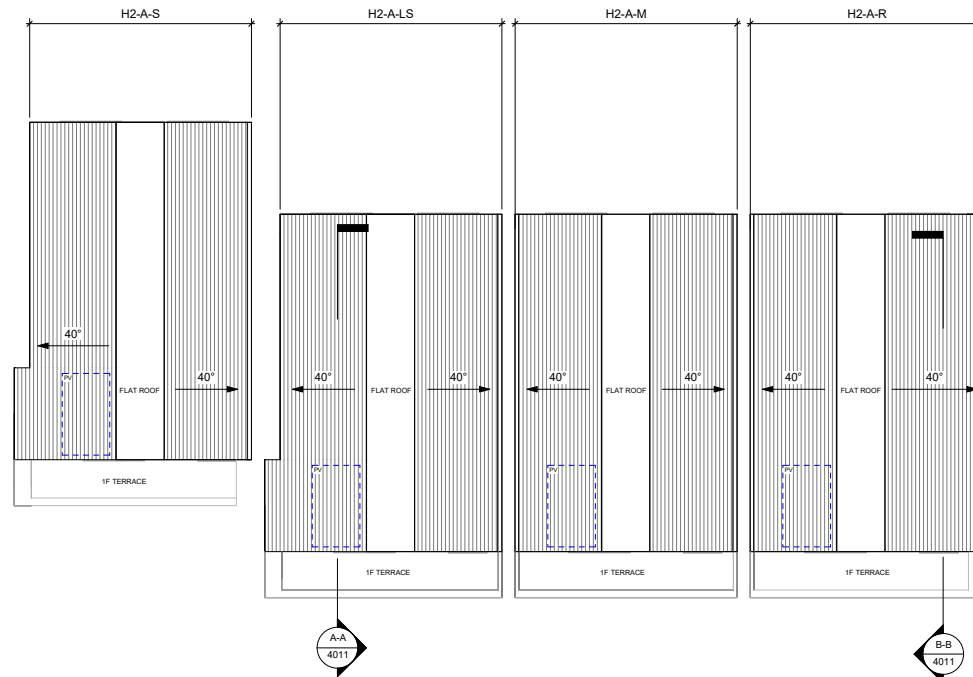
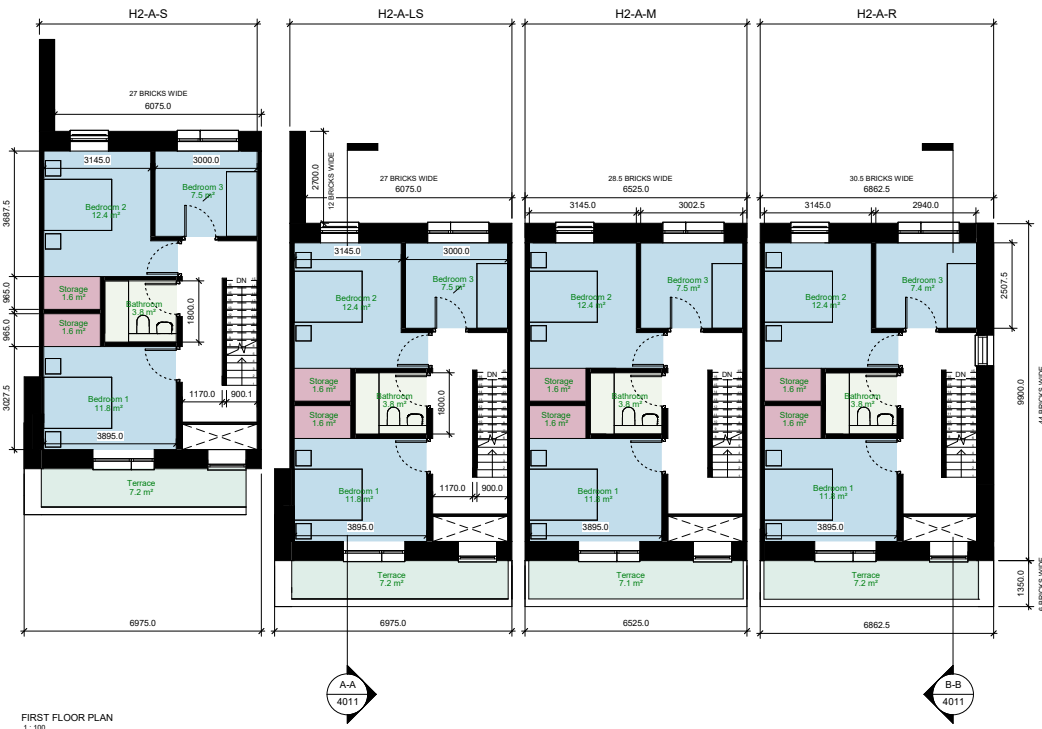


AFFORDABLE PURCHASE HOUSING (+ENSUITE)  
QUANTITATIVE STANDARDS COMPLIANCE MATRIX  
3 BED / 5 PERSON HOUSE

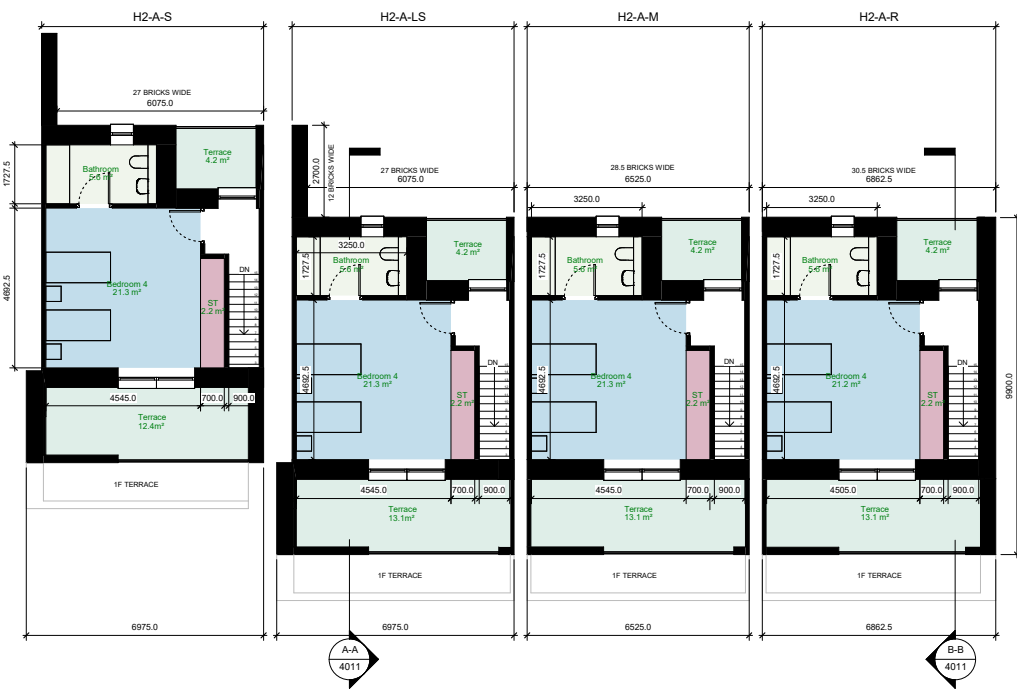
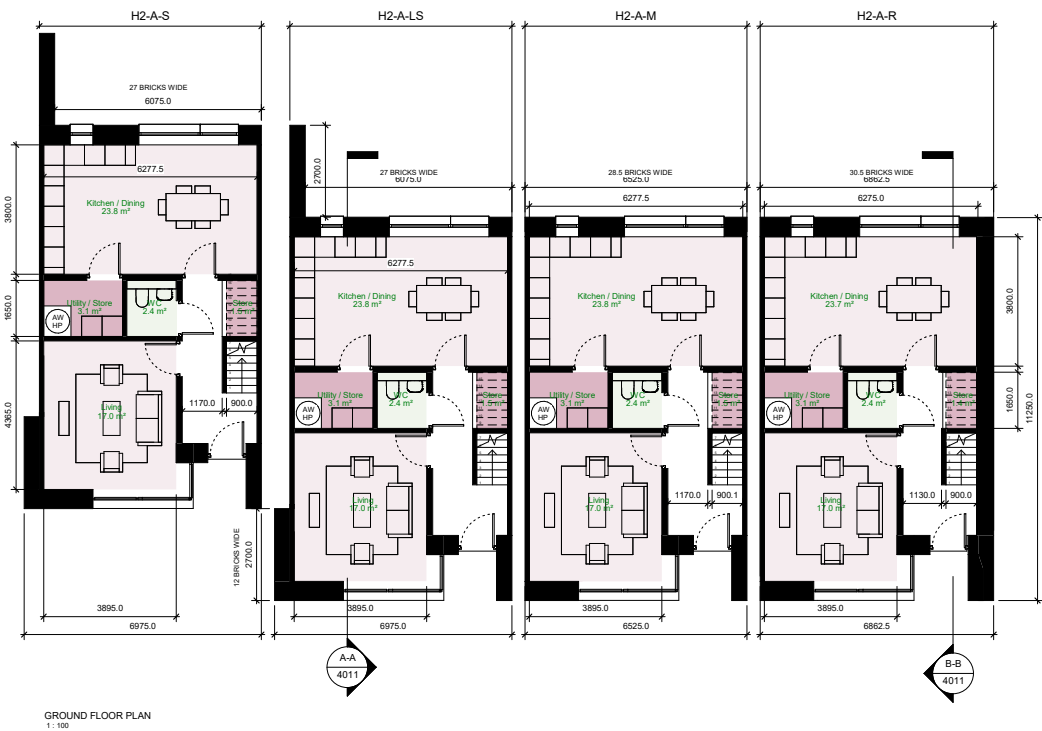
	STANDARDS	PROVIDED	PROVIDED	PROVIDED
	30' x 40' HOUSING APPROXIMATE DIMENSIONS	H1-G-A-L	H1-G-A-M	H1-G-A-R
MIN. FLOOR AREA	92.0 m <sup>2</sup>	104.6 m <sup>2</sup>	106.2 m <sup>2</sup>	104.8 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>	34.1 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	3.8 m
MIN. AREA LIVING ROOM	13.0 m <sup>2</sup>	16.5 m <sup>2</sup>	16.5 m <sup>2</sup>	16.7 m <sup>2</sup>
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.5 m <sup>2</sup>	5.7 m <sup>2</sup>	6.5 m <sup>2</sup>
AGG. BEDROOM AREA	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>	32.0 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	13.1 m <sup>2</sup>	13.1 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	2.9 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.7 m <sup>2</sup>	11.6 m <sup>2</sup>	11.7 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.2 m	3.2 m	3.2 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.2 m <sup>2</sup>	7.3 m <sup>2</sup>	7.2 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	2.5 m



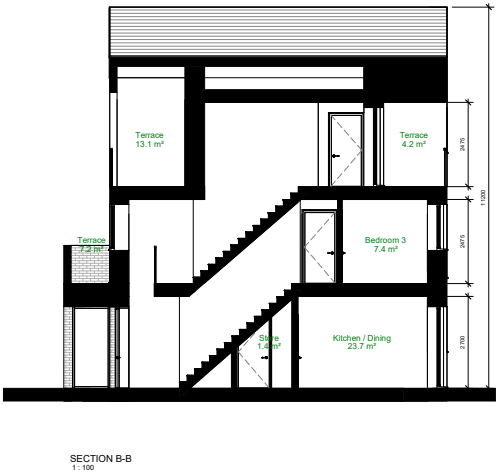
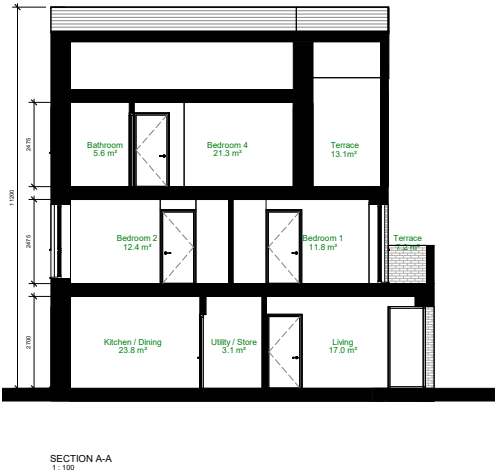
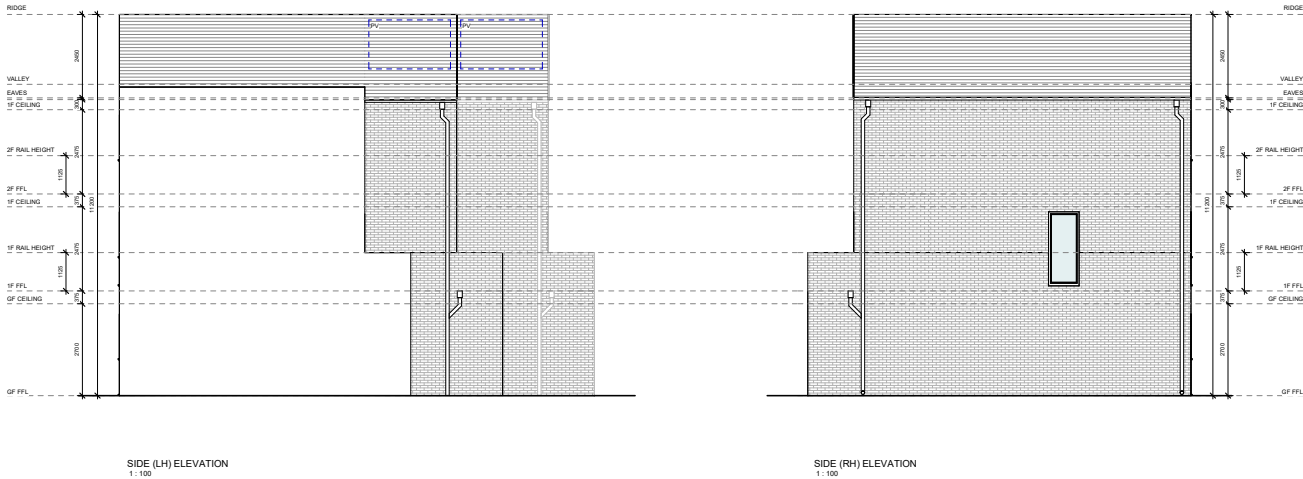




AFFORDABLE PURCHASE HOUSING					
QUANTITATIVE STANDARDS COMPLIANCE MATRIX					
4 BED / 7 PERSON HOUSE					
	STANDARDS	PROVIDED	PROVIDED	PROVIDED	PROVIDED
	QUALITY HOUSING	HQ-A-S	HQ-A-LS	HQ-A-M	HQ-A-R
MIN. FLOOR AREA	120.0 m <sup>2</sup>	144.1 m <sup>2</sup>	144.1 m <sup>2</sup>	144.1 m <sup>2</sup>	143.3 m <sup>2</sup>
ADD. LIVING ROOM AREA	40.0 m <sup>2</sup>	40.8 m <sup>2</sup>	40.8 m <sup>2</sup>	40.8 m <sup>2</sup>	40.7 m <sup>2</sup>
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 <sup>2</sup>	17.8 m <sup>2</sup>	17.8 m <sup>2</sup>	17.8 m <sup>2</sup>	17.8 m <sup>2</sup>
MIN. STORAGE AREA	6.0 m <sup>2</sup>	9.8 m <sup>2</sup>	9.8 m <sup>2</sup>	9.8 m <sup>2</sup>	8.9 m <sup>2</sup>
ADD. BEDROOM AREA	43.0 m <sup>2</sup>	53.8 m <sup>2</sup>	53.8 m <sup>2</sup>	53.8 m <sup>2</sup>	53.8 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	21.3 m <sup>2</sup>	21.3 m <sup>2</sup>	21.3 m <sup>2</sup>	21.2 m <sup>2</sup>
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 <sup>2</sup>	11.8 m <sup>2</sup>	11.8 m <sup>2</sup>	11.8 m <sup>2</sup>	11.8 m <sup>2</sup>
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 <sup>2</sup>	12.4 m <sup>2</sup>	12.4 m <sup>2</sup>	12.4 m <sup>2</sup>	12.4 m <sup>2</sup>
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 <sup>2</sup>	7.5 m <sup>2</sup>	7.5 m <sup>2</sup>	7.5 m <sup>2</sup>	7.4 m <sup>2</sup>
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-S	H2-A-S	H2-A-L5	H2-A-M	H2-A-R
MIN. FLOOR AREA	120.0 m2	144.1 m2	144.1 m2	144.1 m2	143.3 m2
AGG. LIVING ROOM AREA	40.0 m2	46.8 m2	40.8 m2	40.8 m2	40.7 m2
MIN. LIVING ROOM WIDTH	3.8 m2	3.9 m2	3.9 m2	3.9 m2	3.9 m2
MIN. AREA LIVING ROOM	15.0 m2	17.0 m2	17.0 m2	17.0 m2	17.0 m2
MIN. STORAGE AREA	6.0 m2	9.9 m2	9.9 m2	9.9 m2	8.9 m2
AGG. BEDROOM AREA	43.0 m2	63.9 m2	63.0 m2	63.0 m2	62.8 m2
MIN. TWIN BEDROOM AREA	13.0 m2	21.3 m2	21.3 m2	21.3 m2	21.2 m2
MIN. TWIN BED. WIDTH	2.8 m2	4.5 m2	4.5 m2	4.5 m2	4.5 m2
MIN. DOUBLE BEDROOM AREA	11.4 m2	11.8 m2	11.8m2	11.8 m2	11.8 m2
MIN. DOUBLE BED. WIDTH	2.8 m2	3.0 m2	3.0 m2	3.0 m2	3.0 m2
MIN. DOUBLE BEDROOM AREA	11.4 m2	12.4 m2	12.4 m2	12.4 m2	12.4 m2
MIN. DOUBLE BED. WIDTH	2.8 m2	3.1 m2	3.1 m2	3.1 m2	3.1 m2
MIN. SINGLE BEDROOM AREA	7.1 m2	7.5 m2	7.5 m2	7.5 m2	7.4 m2
MIN. SINGLE BED. WIDTH	2.1 m2	2.5 m2	2.5 m2	2.5 m2	2.5 m2





### 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.

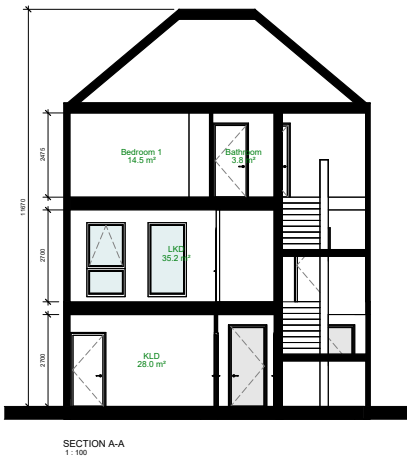
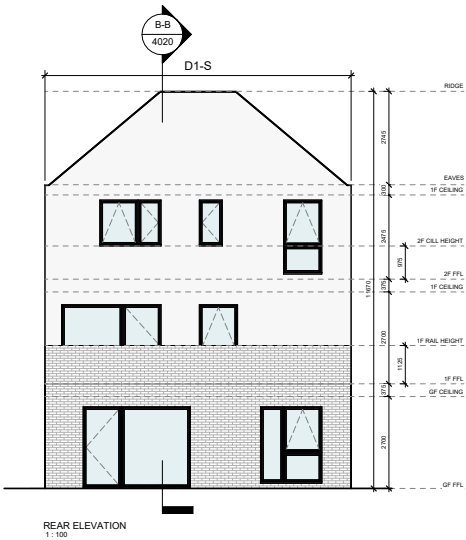
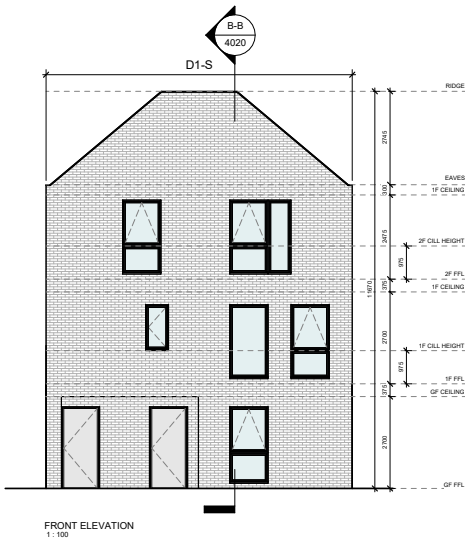
For full details of these types, refer to the DTA Architects 4000 Series drawings included as part of this planning application.



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

\* 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.

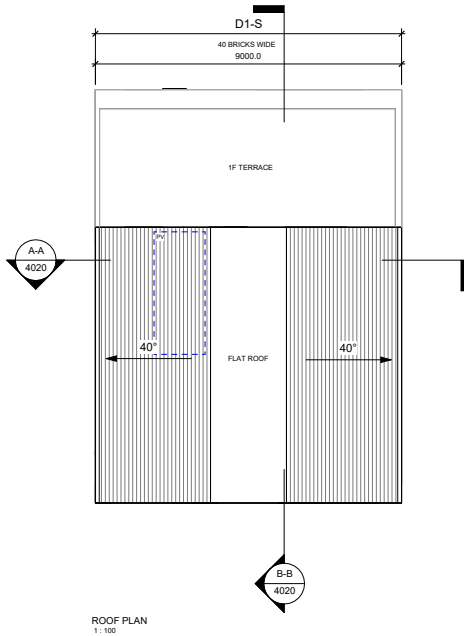
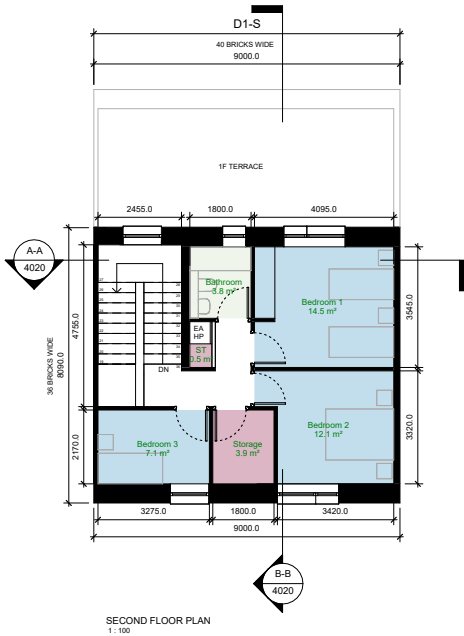
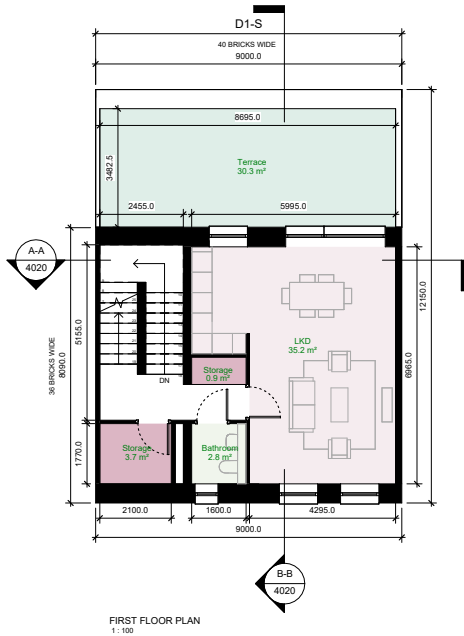
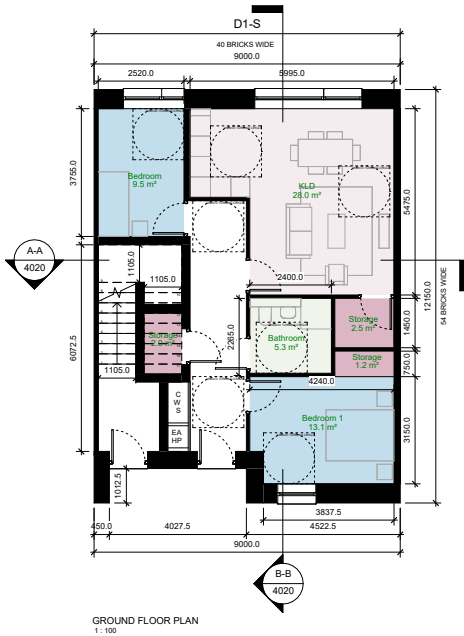
FIRST & SECOND FLOOR DUPLEX APARTMENT - SOCIAL

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

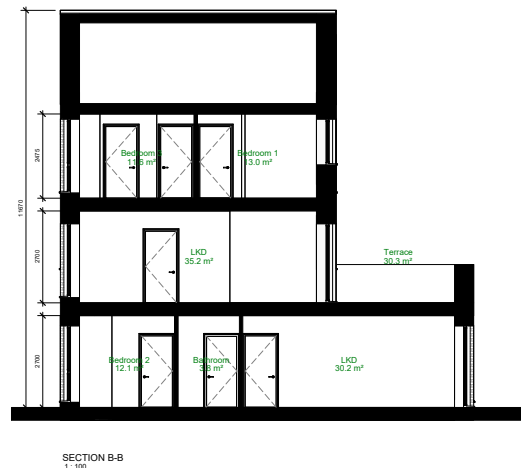
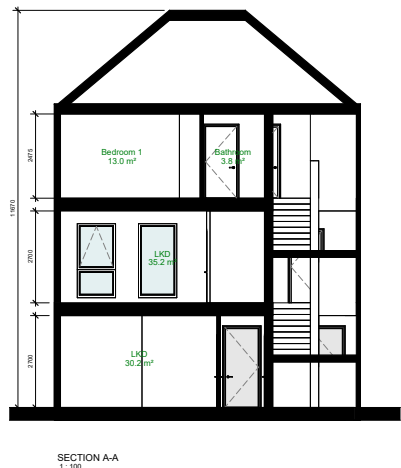
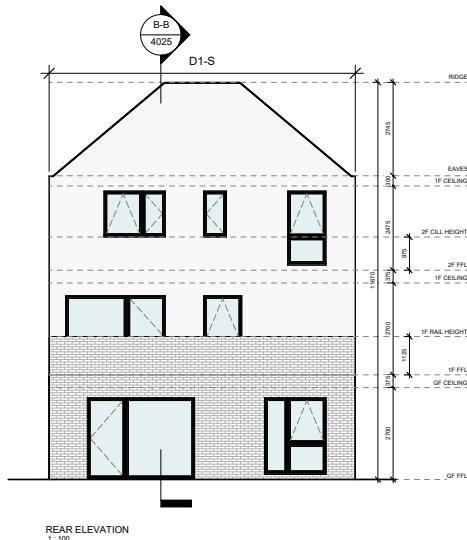
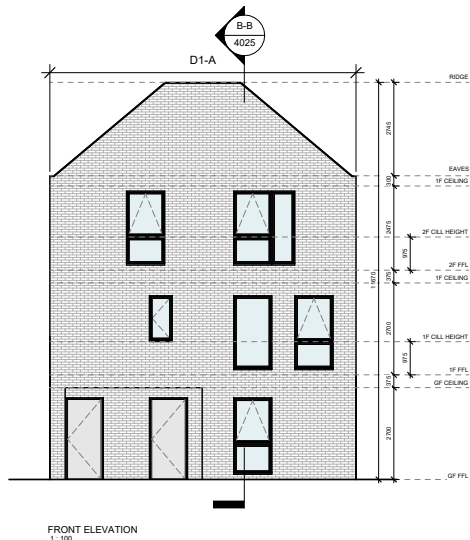
3 BED / 5 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	90.0 m <sup>2</sup>	100.2 m <sup>2</sup>
CIRCULATION AREA	19.3 m <sup>2</sup>	19.3 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	35.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	4.3 m
MIN. STORAGE AREA	9.0 m <sup>2</sup>	9.9 m <sup>2</sup>
AGG. BEDROOM AREA	31.5 m <sup>2</sup>	33.7 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	14.5 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	12.1 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.1 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.2 m
MIN. PRIVATE AMENITY AREA	9.0 m <sup>2</sup>	9.0 m <sup>2</sup>

\* 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.





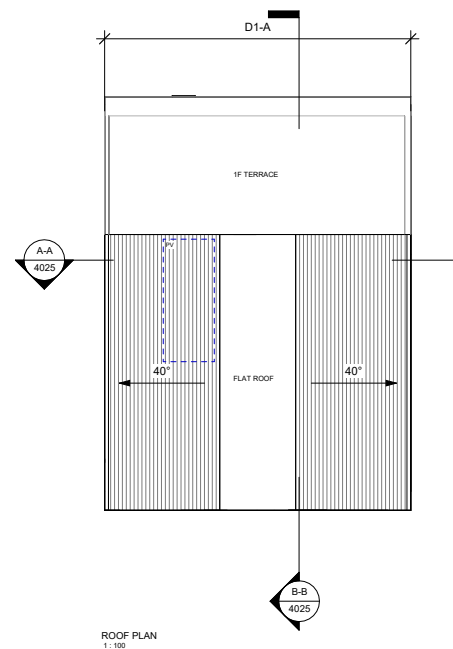
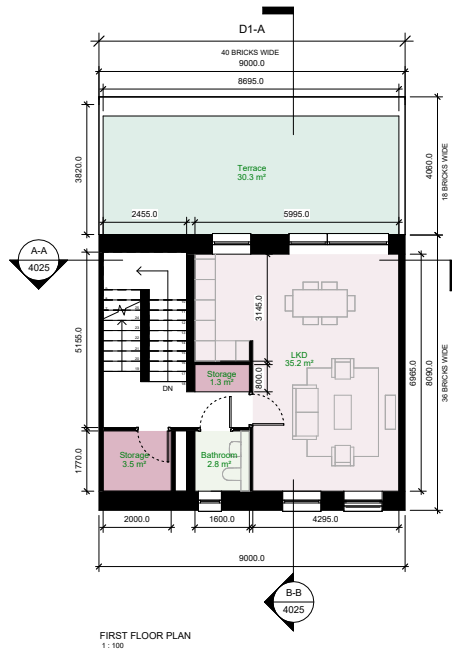
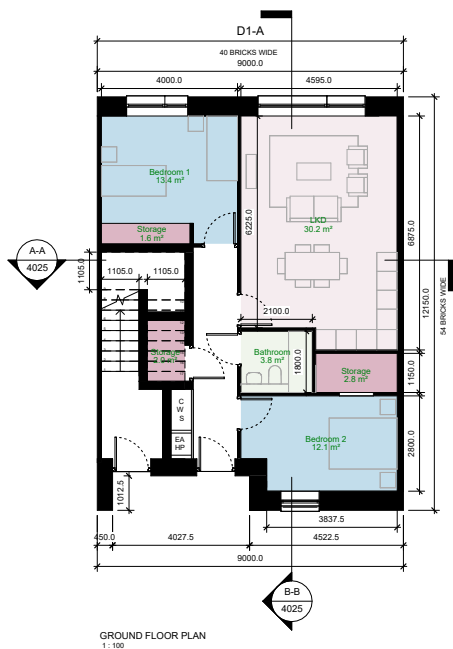


GROUND FLOOR DUPLEX APARTMENT - AFFORDABLE		
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
MIN. FLOOR AREA	73.0 m <sup>2</sup>	79.1 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	30.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.6 m
MIN. STORAGE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

\*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 <sup>2</sup>	101.8 m <sup>2</sup>
CIRCULATION AREA	19.0 m <sup>2</sup>	19.3 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	36.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	9.0 m <sup>2</sup>	9.9 m <sup>2</sup>
AGG. BEDROOM AREA	31.5 m <sup>2</sup>	31.7 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.0 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.5 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.6 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.4 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.1 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.2 m
MIN. PRIVATE AMENITY AREA	9.0 m <sup>2</sup>	9.0 m <sup>2</sup>

\*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 <sup>2</sup>	105.6 m <sup>2</sup>	105.3 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.3 m <sup>2</sup>	34.9 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.8 m	3.8 m
MIN. STORAGE AREA	9.0 m <sup>2</sup>	9.6 m <sup>2</sup>	9.5 m <sup>2</sup>
AGG. BEDROOM AREA	31.5 m <sup>2</sup>	34.6 m <sup>2</sup>	34.6 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	15.9 m <sup>2</sup>	15.9 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.9 m <sup>2</sup>	11.9 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.6 m <sup>2</sup>	7.6 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	9.0 m <sup>2</sup>	191 m <sup>2</sup>	

\* 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.

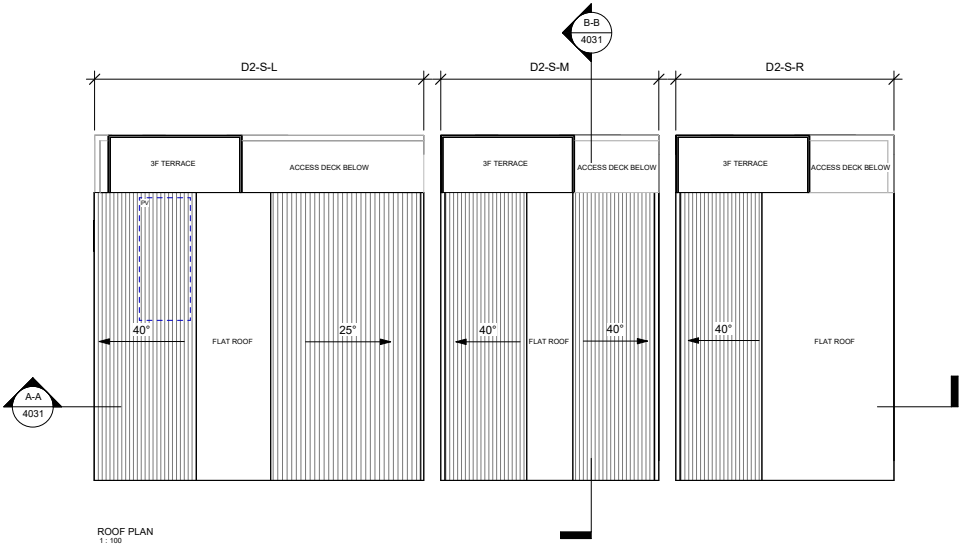
UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

2 BED / 4 PERSON APARTMENT

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

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



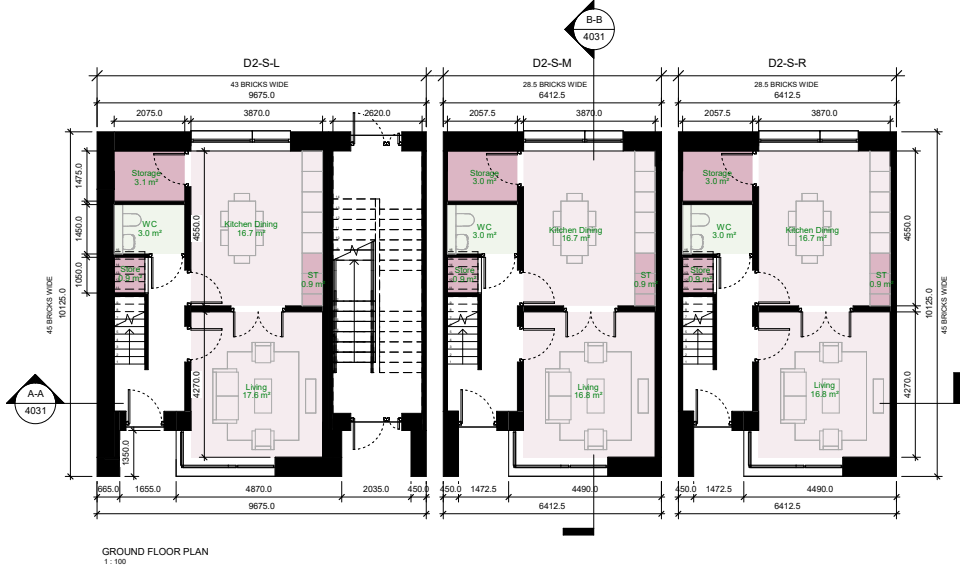
ROOF PLAN  
1 : 100



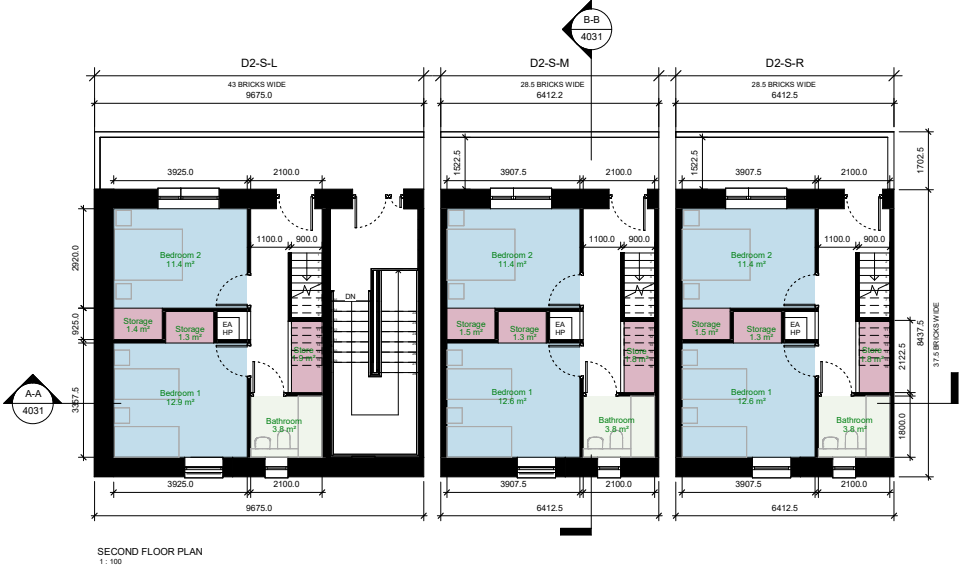
FIRST FLOOR PLAN  
1 : 100



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 <sup>2</sup>	81.4 m <sup>2</sup>	81.2 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	31.2 m <sup>2</sup>	31.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.1 m <sup>2</sup>	6.1 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	24.7 m <sup>2</sup>	24.6 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.2 m <sup>2</sup>	13.1 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.5 m <sup>2</sup>	11.4 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	8.8 m <sup>2</sup>	8.8 m <sup>2</sup>

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 <sup>2</sup>	105.6 m <sup>2</sup>	105.3 m <sup>2</sup>
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.3 m <sup>2</sup>	34.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m
MIN. STORAGE AREA	9.0 m <sup>2</sup>	9.6 m <sup>2</sup>	9.5 m <sup>2</sup>
AGG. BEDROOM AREA	31.5 m <sup>2</sup>	34.5 m <sup>2</sup>	34.5 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	15.0 m <sup>2</sup>	15.0 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.3 m	3.3 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.9 m <sup>2</sup>	11.9 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m	3.1 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.6 m <sup>2</sup>	7.6 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	9.0 m <sup>2</sup>	101 m <sup>2</sup>	101 m <sup>2</sup>

\* 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.



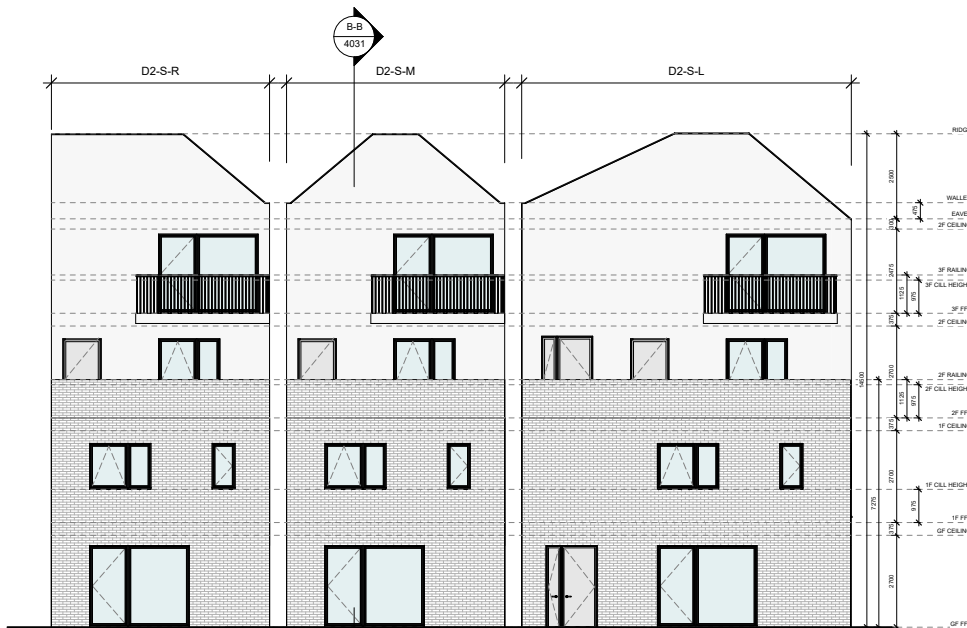
SECTION A-A  
1:100



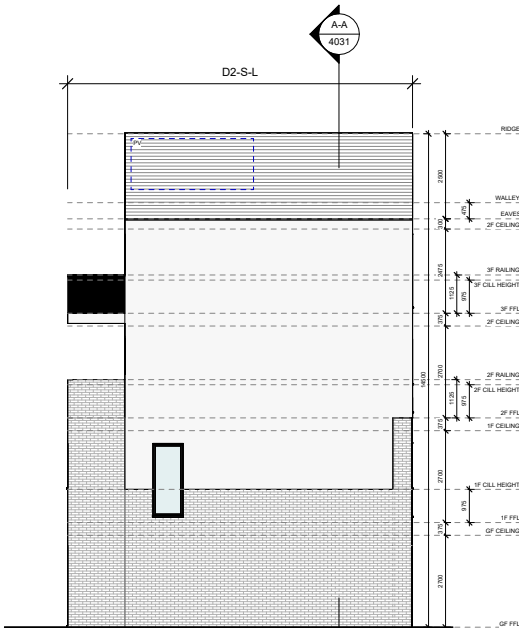
SECTION B-B  
1:100



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

\*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.

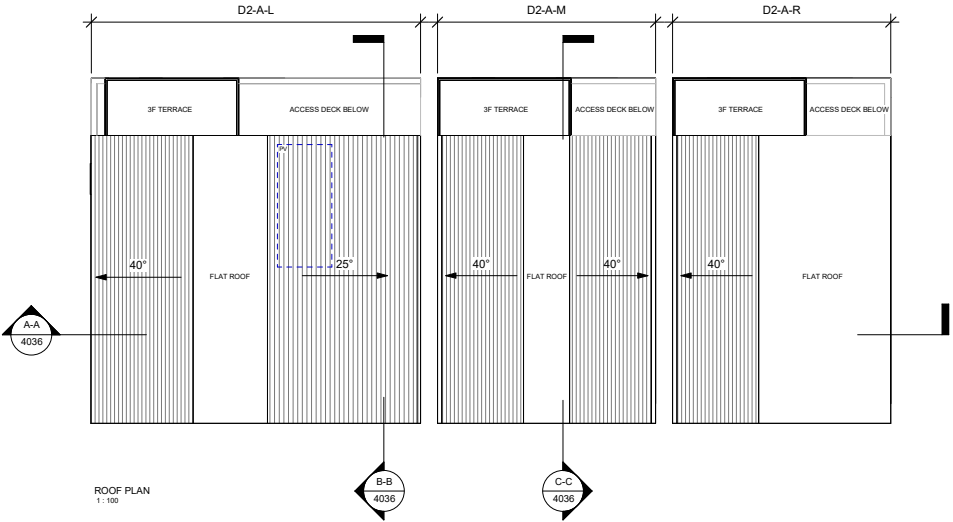
UPPER (2F) DUPLEX APARTMENT - SOCIAL PURCHASE HOUSING

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

2 BED / 4 PERSON APARTMENT

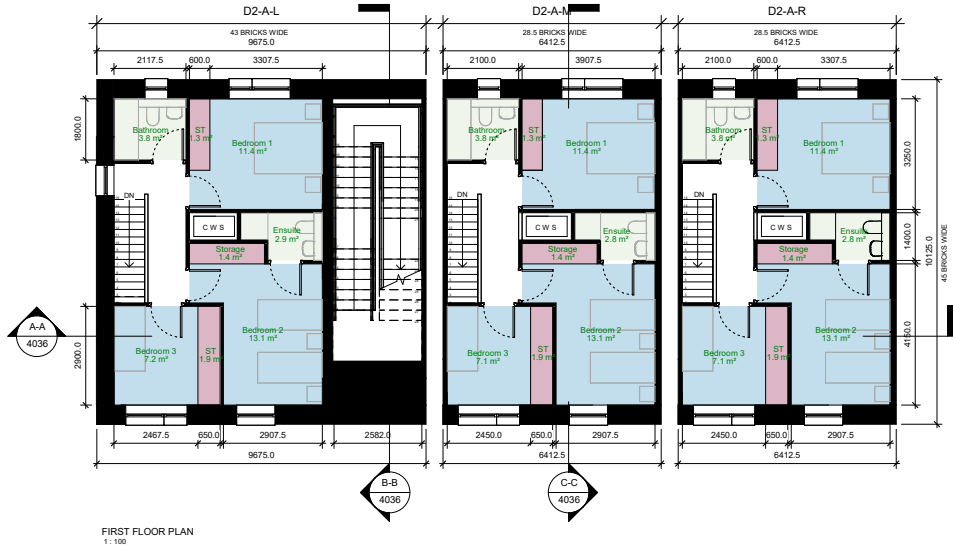
	STANDARDS	PROVIDED	PROVIDED
	QUALITY HOUSING	D2-A-L	D2-A-MR
MIN. FLOOR AREA	73.0 m <sup>2</sup>	81.4 m <sup>2</sup>	81.2 m <sup>2</sup>
ADD. LIVING ROOM AREA	30.0 m <sup>2</sup>	31.2 m <sup>2</sup>	31.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.1 m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

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



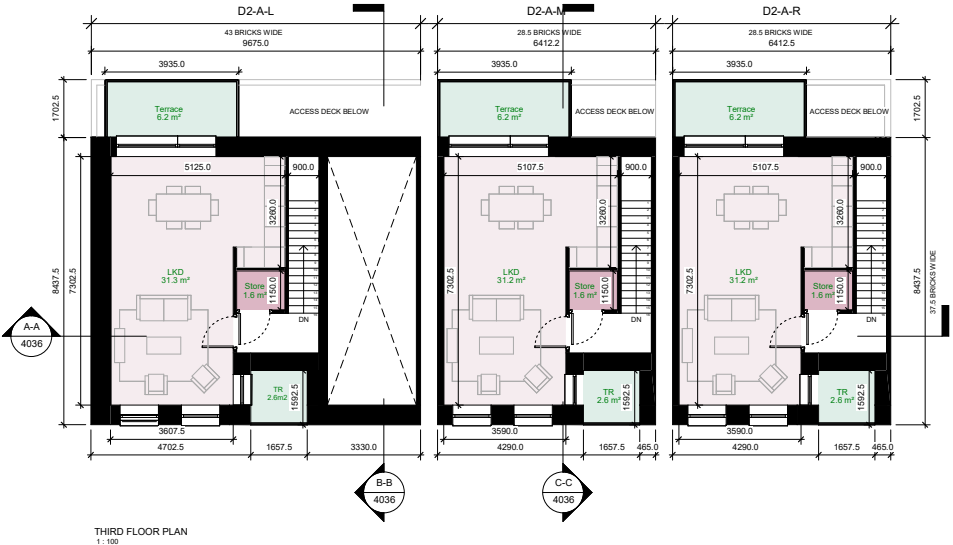
ROOF PLAN

1:100



FIRST FLOOR PLAN

1:100



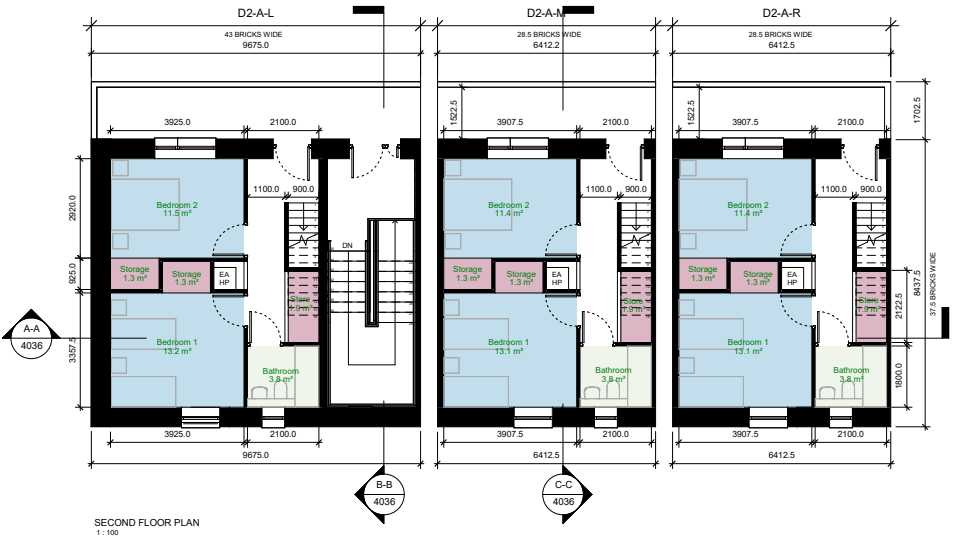
THIRD FLOOR PLAN

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 <sup>2</sup>	81.4 m <sup>2</sup>	81.2 m <sup>2</sup>	
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	31.2 m <sup>2</sup>	31.2 m <sup>2</sup>	
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m	3.6 m	
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.1 m <sup>2</sup>	6.1 m <sup>2</sup>	
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	24.7 m <sup>2</sup>	24.5 m <sup>2</sup>	
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.2 m <sup>2</sup>	13.1 m <sup>2</sup>	
MIN. TWIN BED. WIDTH	2.8 m	3.4 m	3.4 m	
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.5 m <sup>2</sup>	11.4 m <sup>2</sup>	
MIN. DOUBLE BED. WIDTH	2.8 m	2.9 m	2.9 m	
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	8.8 m <sup>2</sup>	8.8 m <sup>2</sup>	

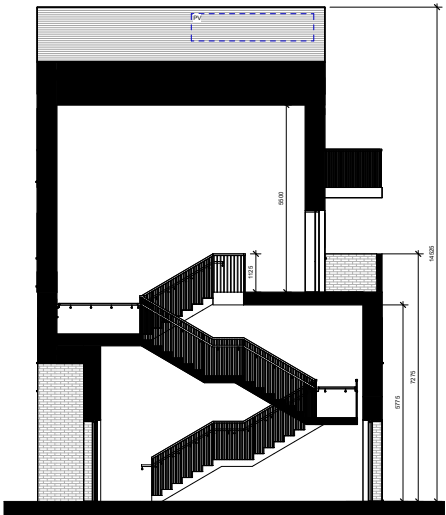
NOTE: COMMUNAL AMENITY AREA IS PROVIDED BY COMMUNAL GARDEN OF CLUSTER J APARTMENTS

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 <sup>2</sup>	105.6 m <sup>2</sup>	105.3 m <sup>2</sup>	
AGG. LIVING ROOM AREA	34.0 m <sup>2</sup>	34.3 m <sup>2</sup>	34.9 m <sup>2</sup>	
MIN. LIVING ROOM WIDTH	3.8 m	3.9 m	3.9 m	
MIN. STORAGE AREA	9.0 m <sup>2</sup>	9.0 m <sup>2</sup>	9.0 m <sup>2</sup>	
AGG. BEDROOM AREA	31.5 m <sup>2</sup>	31.7 m <sup>2</sup>	31.6 m <sup>2</sup>	
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	13.1 m <sup>2</sup>	
MIN. TWIN BED. WIDTH	2.8 m	2.9 m	2.9 m	
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.4 m <sup>2</sup>	11.4 m <sup>2</sup>	
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m	3.3 m	
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.2 m <sup>2</sup>	7.1 m <sup>2</sup>	
MIN. SINGLE BED. WIDTH	2.1 m	2.5 m	2.5 m	
MIN. PRIVATE AMENITY AREA	9.0 m <sup>2</sup>	*47.1 m <sup>2</sup>	47.1 m <sup>2</sup>	

\*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



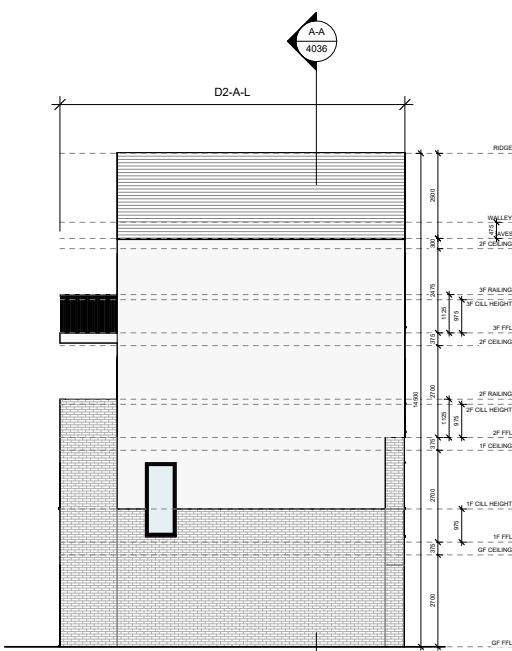
SECTION C-C  
1:100



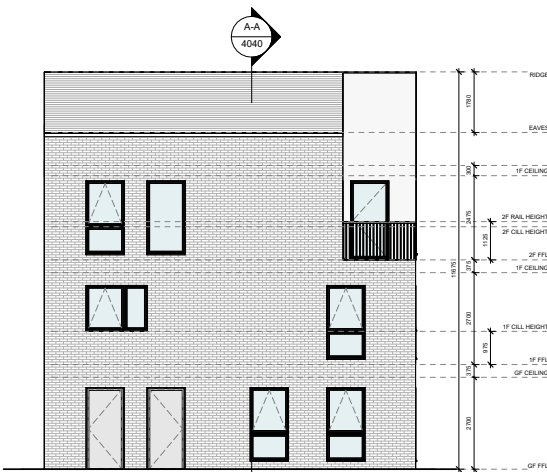
FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



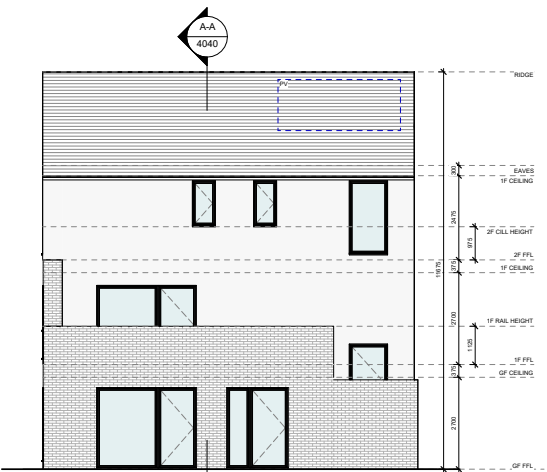
SIDE (LH) ELEVATION  
1:100



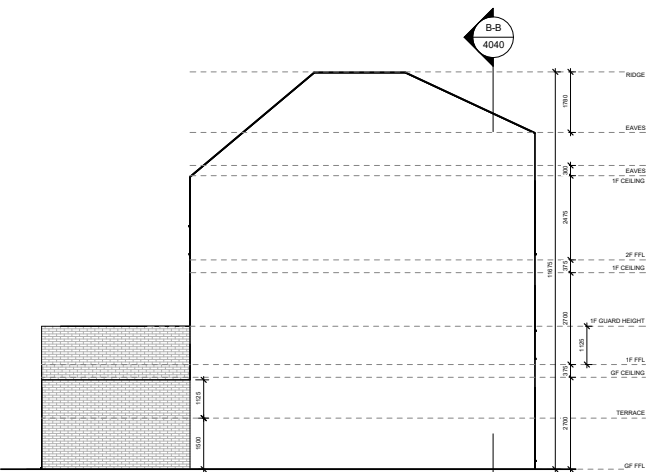
FRONT ELEVATION  
1: 100



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	PROVIDED
MIN. FLOOR AREA	73.0 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m
MIN. PRIVATE AMENITY AREA	7.0 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	PROVIDED
MIN. FLOOR AREA	63.0 m <sup>2</sup>
CIRCULATION AREA	7.6 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>
MIN. DOUBLE BEDROOM AREA	13.0 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>

\*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 <sup>2</sup>
CIRCULATION AREA	30.4 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>
MIN. DOUBLE BEDROOM AREA	13.0 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>
MIN. SINGLE BED. WIDTH	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>

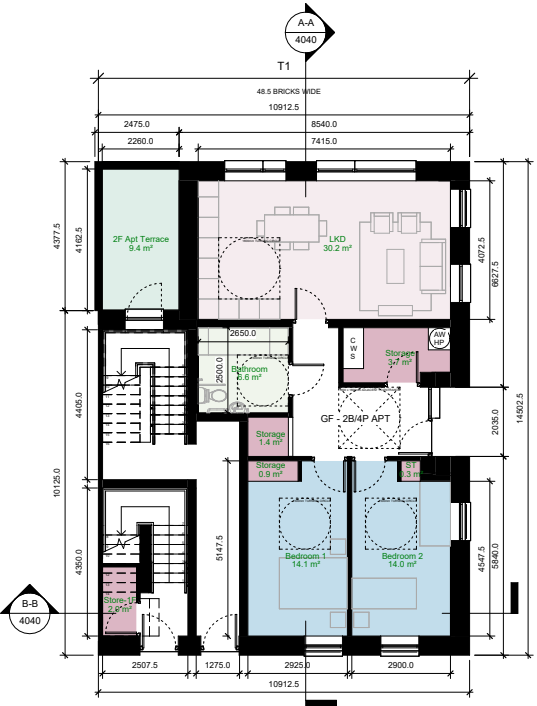
\*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. THIS APPROACH ENHANCES RESIDENT AMENITY AND MEETS THE AREA STANDARDS WHEN CONSIDERING BOTH PRIVATE AND COMMUNAL SPACE TOGETHER.



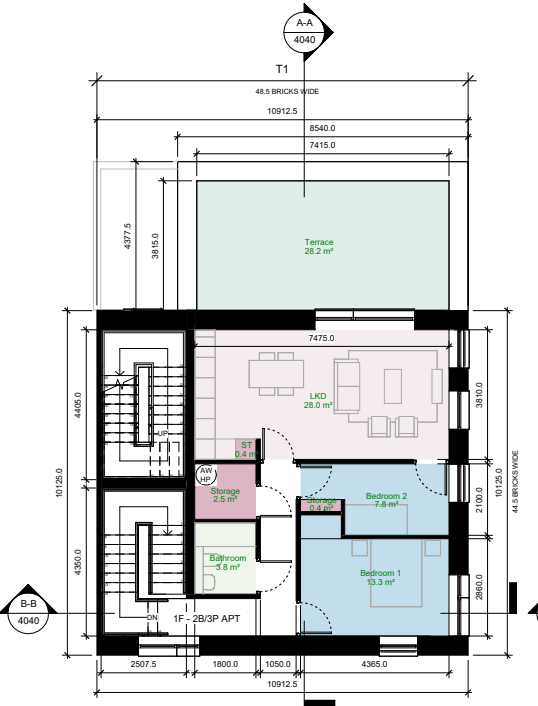
SECTION B-B  
1: 100



SECTION A-A  
1: 100



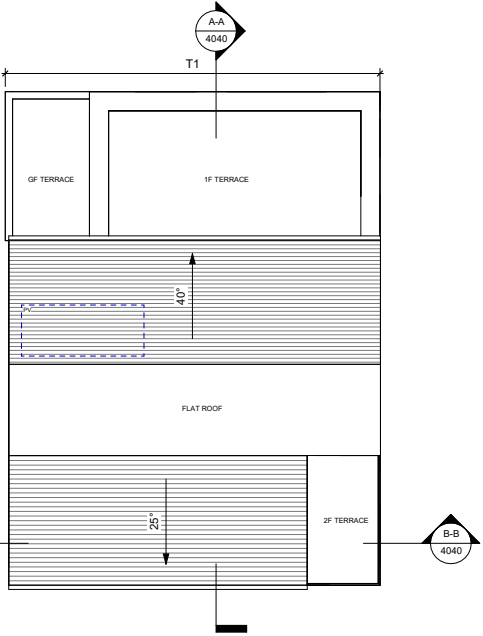
GROUND FLOOR PLAN  
1: 100



FIRST FLOOR PLAN  
1: 100

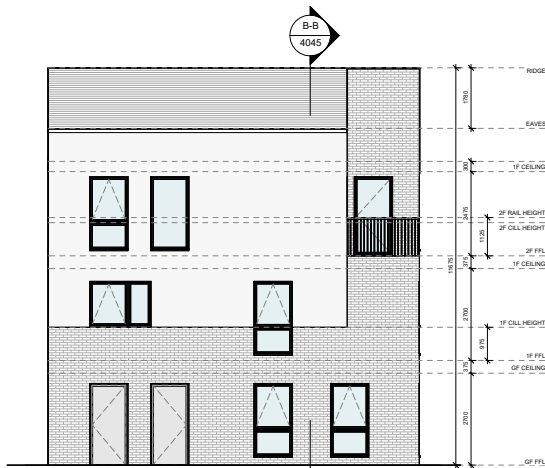


SECOND FLOOR PLAN  
1: 100



ROOF PLAN  
1: 100

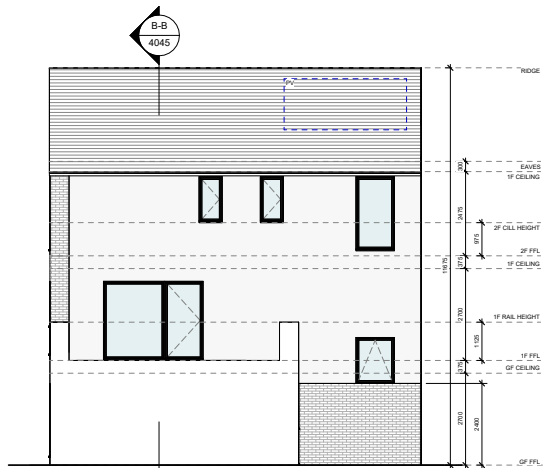




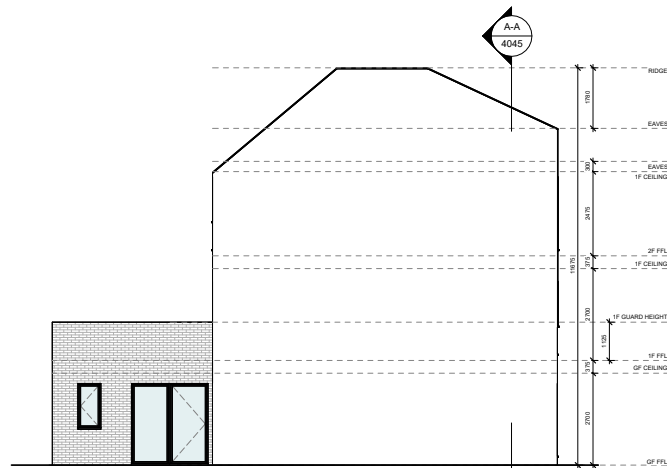
FRONT ELEVATION  
1:100



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

\*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
MIN. FLOOR AREA	63.0 m <sup>2</sup>	68.5 m <sup>2</sup>
CIRCULATION AREA	7.0 m <sup>2</sup>	7.6 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>	28.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.3 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>	21.1 m <sup>2</sup>
MIN. DOUBLE BEDROOM AREA	13.0 m <sup>2</sup>	13.3 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.8 m	2.9 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	7.8 m <sup>2</sup>
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>	7.8 m <sup>2</sup>

\*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
MIN. FLOOR AREA	63.0 m <sup>2</sup>	71.8 m <sup>2</sup>
CIRCULATION AREA	7.0 m <sup>2</sup>	30.4 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>	29.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.7 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	6.1 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>	22.8 m <sup>2</sup>
MIN. DOUBLE BEDROOM AREA	13.0 m <sup>2</sup>	13.3 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.8 m	3.0 m
MIN. SINGLE BEDROOM AREA	7.1 m <sup>2</sup>	9.6 m <sup>2</sup>
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>	7.8 m <sup>2</sup>

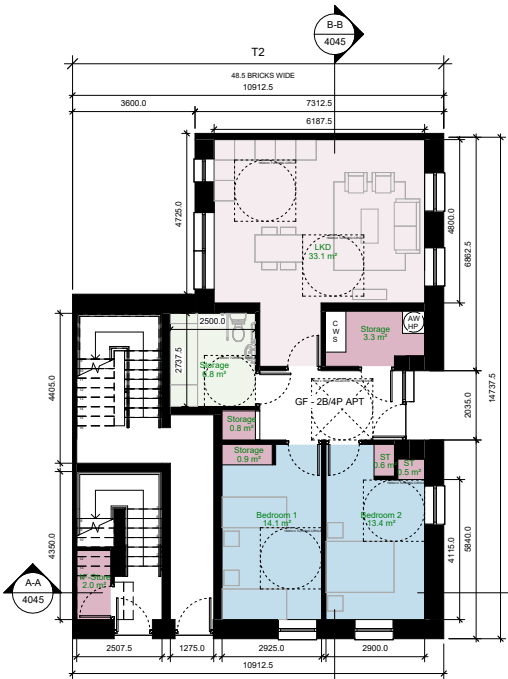
\*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T2.



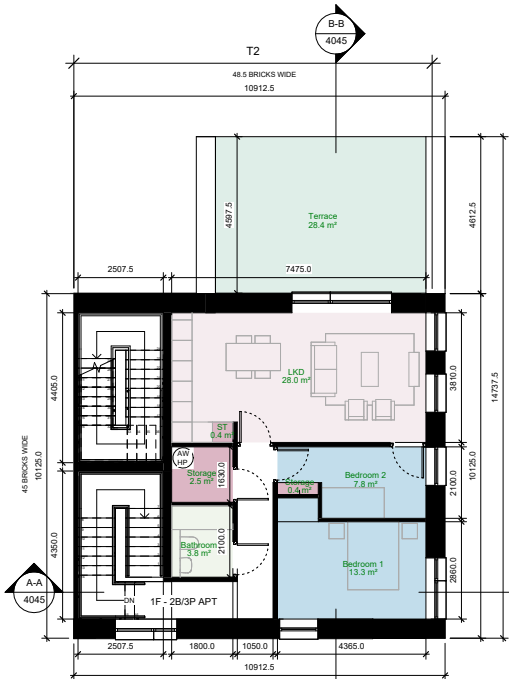
SECTION A-A  
1:100



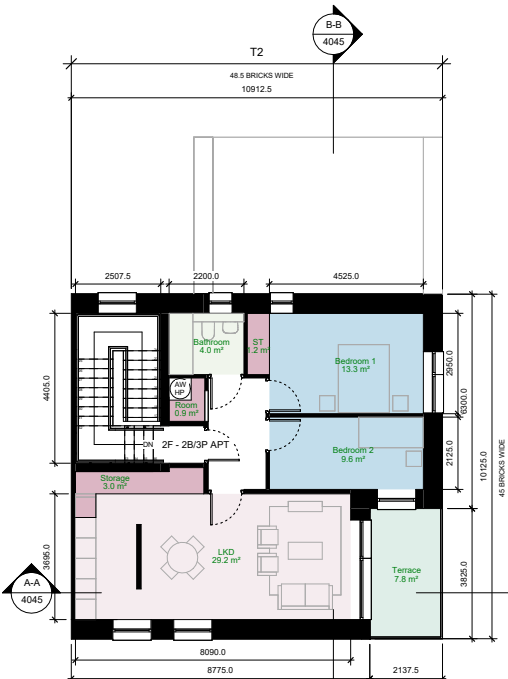
SECTION B-B  
1:100



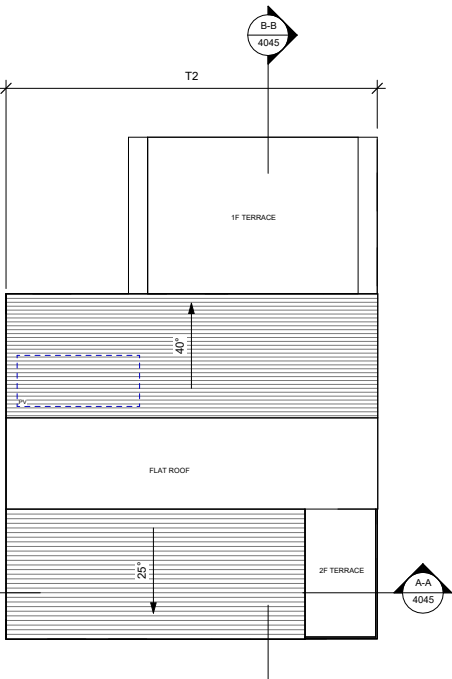
GROUND FLOOR PLAN  
1:100



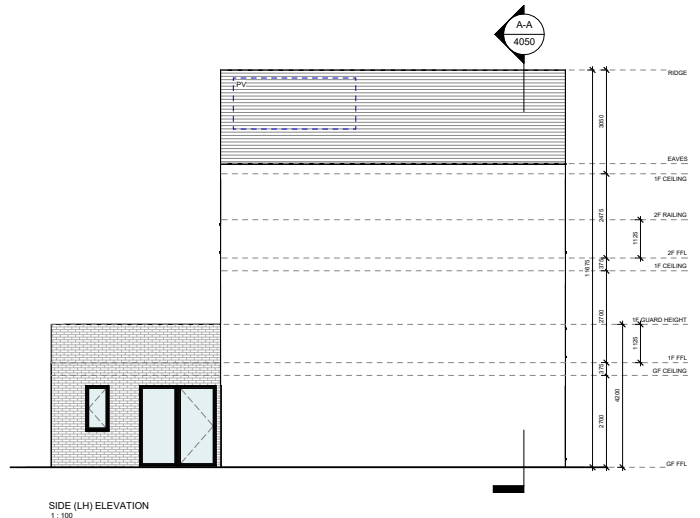
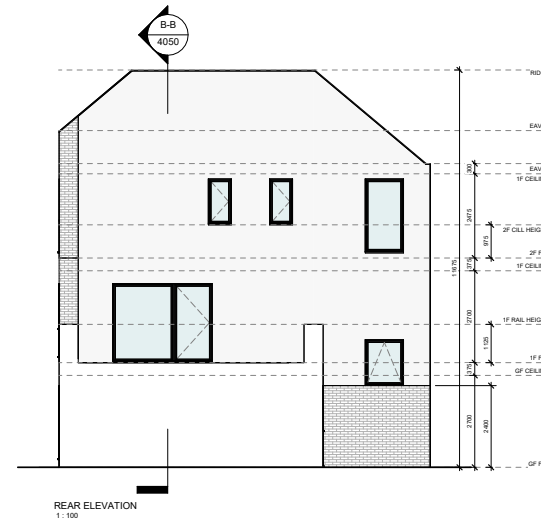
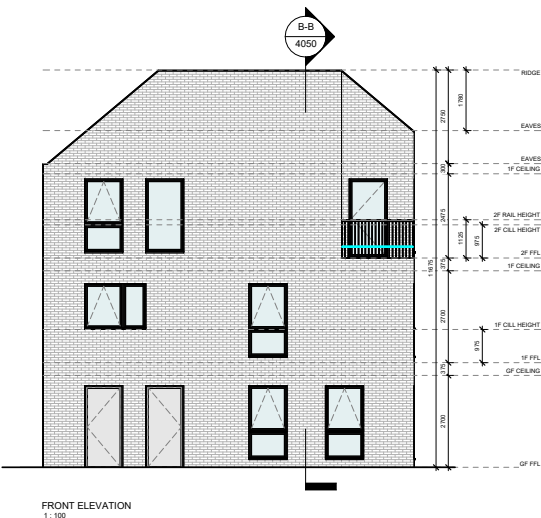
FIRST FLOOR PLAN  
1:100



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 <sup>2</sup>	95.7 m <sup>2</sup>
AGG. LIVING ROOM AREA	35.0 m <sup>2</sup>	37.9 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.5 m	5.1 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.1 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	27.5 m <sup>2</sup>
MIN. TWIN BED ROOM AREA	13.0 m <sup>2</sup>	14.1 m <sup>2</sup>
MIN. TWIN BED WIDTH	2.5 m	2.9 m
MIN. DOUBLE BED ROOM AREA	11.4 m <sup>2</sup>	13.4 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.5 m	2.9 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	7.5 m <sup>2</sup>

\*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

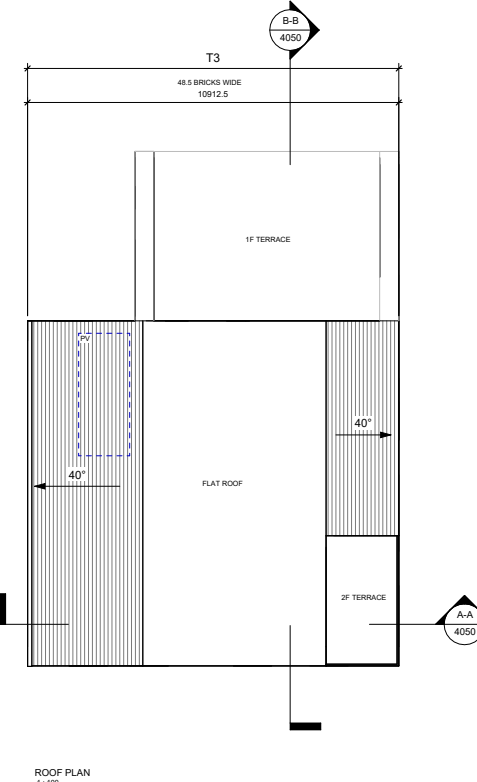
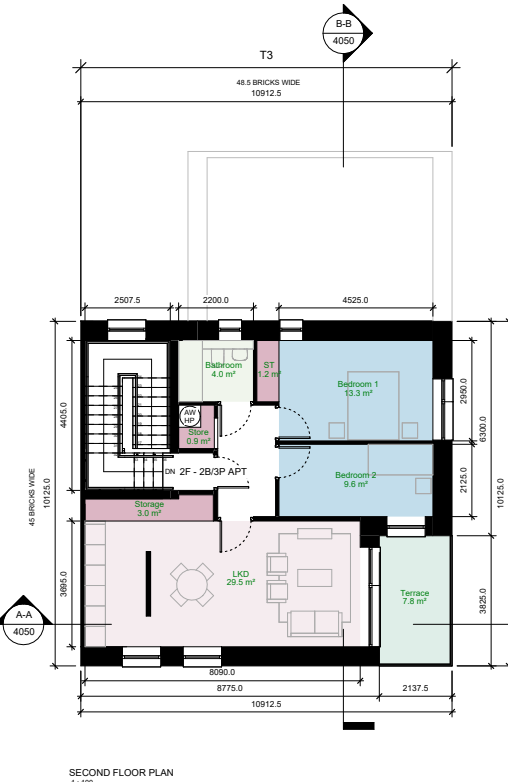
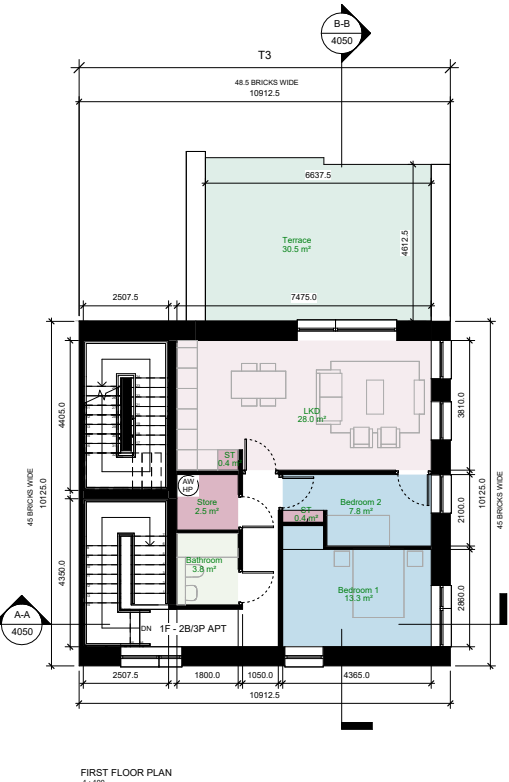
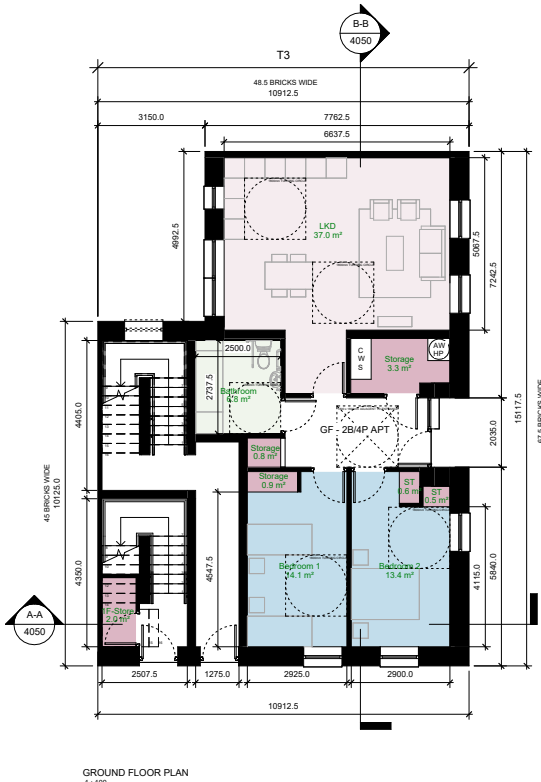
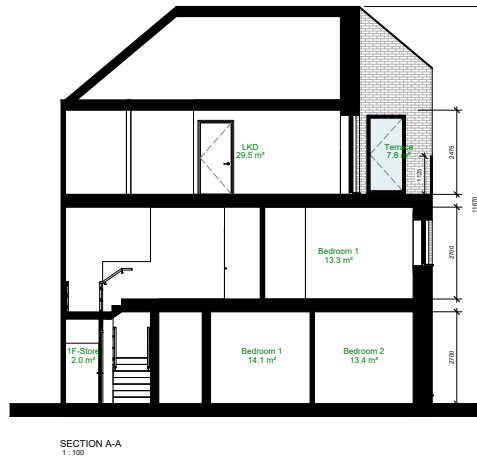
	STANDARDS	PROVIDED
MIN. FLOOR AREA	63.0 m <sup>2</sup>	65.5 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>	29.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.5 m	3.7 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.1 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>	23.9 m <sup>2</sup>
MIN. DOUBLE BED ROOM AREA	13.0 m <sup>2</sup>	13.3 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.5 m	2.9 m
MIN. SINGLE BED ROOM AREA	7.1 m <sup>2</sup>	7.8 m <sup>2</sup>
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>	7.5 m <sup>2</sup>

\*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.

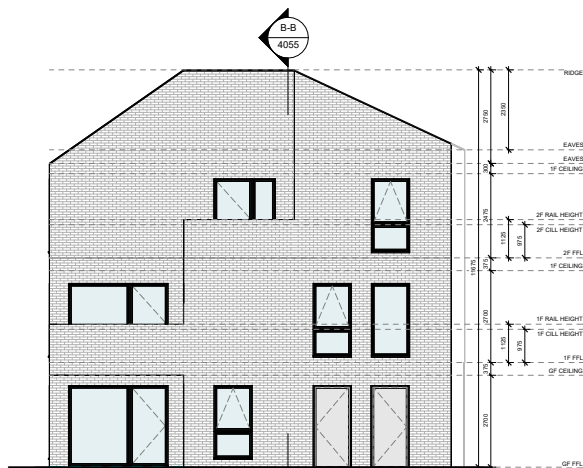
**SECOND FLOOR TRIPLEX APARTMENT**  
**QUANTITATIVE STANDARDS COMPLIANCE MATRIX**  
2 BED / 3 PERSON APARTMENT

	STANDARDS	PROVIDED
MIN. FLOOR AREA	63.0 m <sup>2</sup>	71.5 m <sup>2</sup>
AGG. LIVING ROOM AREA	28.0 m <sup>2</sup>	29.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.5 m	3.7 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	5.1 m <sup>2</sup>
AGG. BEDROOM AREA	20.1 m <sup>2</sup>	23.9 m <sup>2</sup>
MIN. DOUBLE BED ROOM AREA	13.0 m <sup>2</sup>	13.3 m <sup>2</sup>
MIN. DOUBLE BED WIDTH	2.5 m	2.9 m
MIN. SINGLE BED ROOM AREA	7.1 m <sup>2</sup>	7.8 m <sup>2</sup>
MIN. SINGLE BED WIDTH	2.1 m	2.1 m
MIN. PRIVATE AMENITY AREA	6.0 m <sup>2</sup>	7.5 m <sup>2</sup>

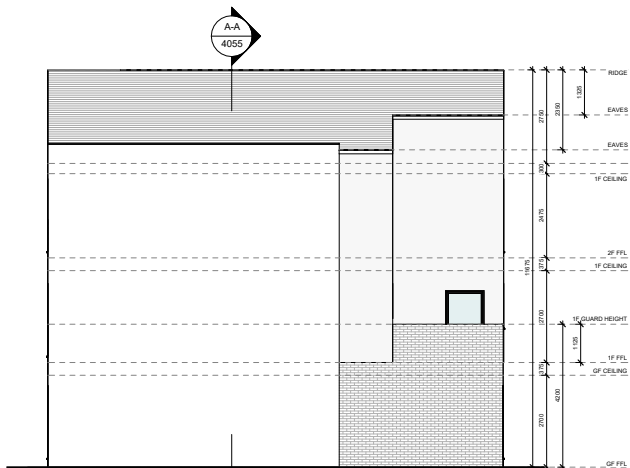
\*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T3.







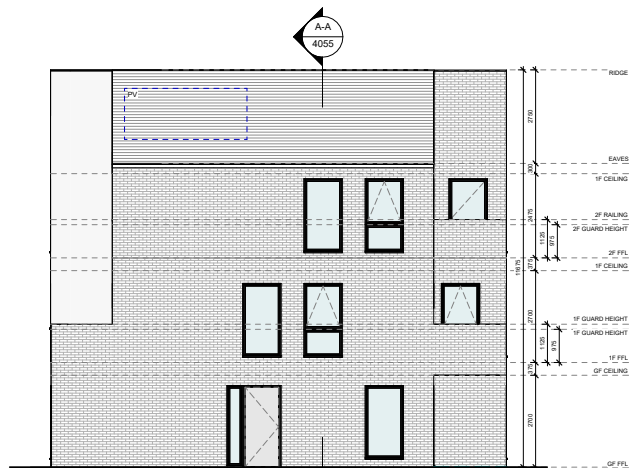
FRONT ELEVATION  
1:100



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	PROVIDED
	QUANTITY VOUCHER APARTMENT (QUANTITIES)	T4- GF
MIN. FLOOR AREA	73.0 m <sup>2</sup>	90.8 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	31.4 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.4 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	28.3 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	14.2 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	14.1 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.0 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	9.9 m <sup>2</sup>

\*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
	QUANTITY VOUCHER APARTMENT (QUANTITIES)	T3-1F
MIN. FLOOR AREA	73.0 m <sup>2</sup>	88.7 m <sup>2</sup>
CIRCULATION AREA		7.8 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	32.6 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	9.2 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	25.3 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.5 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.8 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	17.9 m <sup>2</sup>

\*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
	QUANTITY VOUCHER APARTMENT (QUANTITIES)	T4-2F
MIN. FLOOR AREA	73.0 m <sup>2</sup>	84.7 m <sup>2</sup>
CIRCULATION AREA		29.5 m <sup>2</sup>
AGG. LIVING ROOM AREA	30.0 m <sup>2</sup>	36.8 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.1 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	29.6 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	16.4 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.0 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	14.2 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	14.8 m <sup>2</sup>

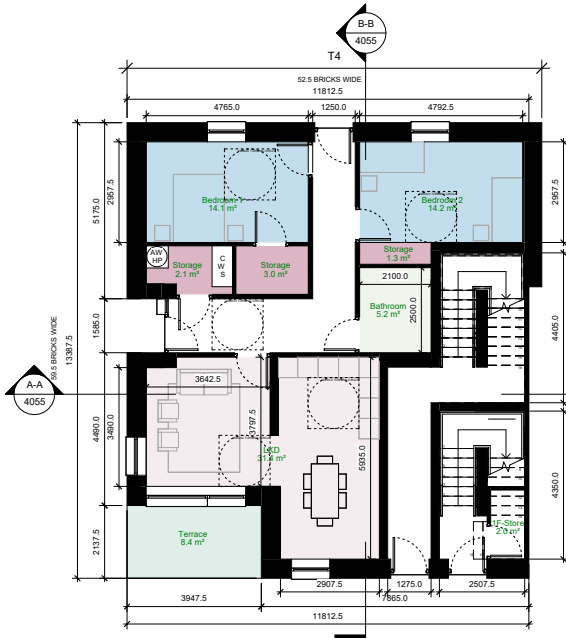
\*NOTE: COMMUNAL AMENITY AREA IS PROVIDED THROUGH OVERPROVISION OF PRIVATE AMENITY AREA. ADDITIONAL COMMUNAL AREA IS PROVIDED TO NORTH OF T3.



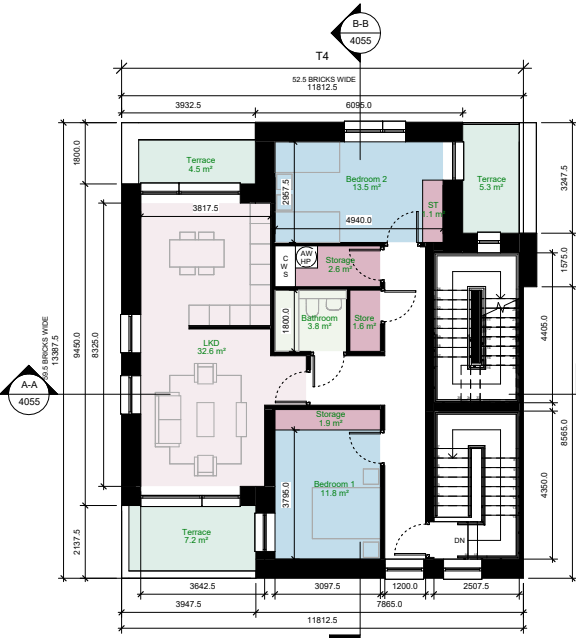
SECTION B-B  
1:100



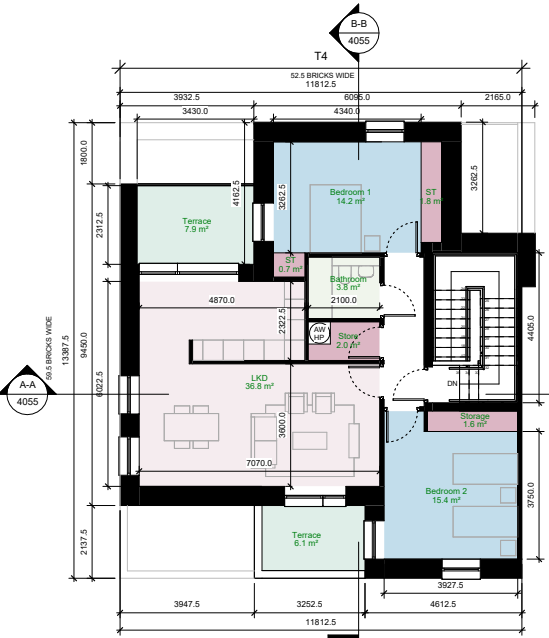
SECTION A-A  
1:100



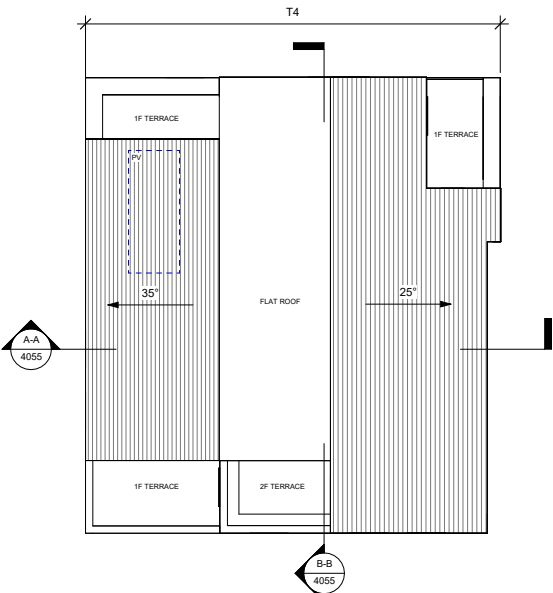
GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100



SECOND FLOOR PLAN  
1:100



ROOF PLAN  
1:100

### 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 m<sup>2</sup>), located facing the Griffen Valley Park, and a retail unit (suitable for a local shop) of nominally 150 m<sup>2</sup> 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.

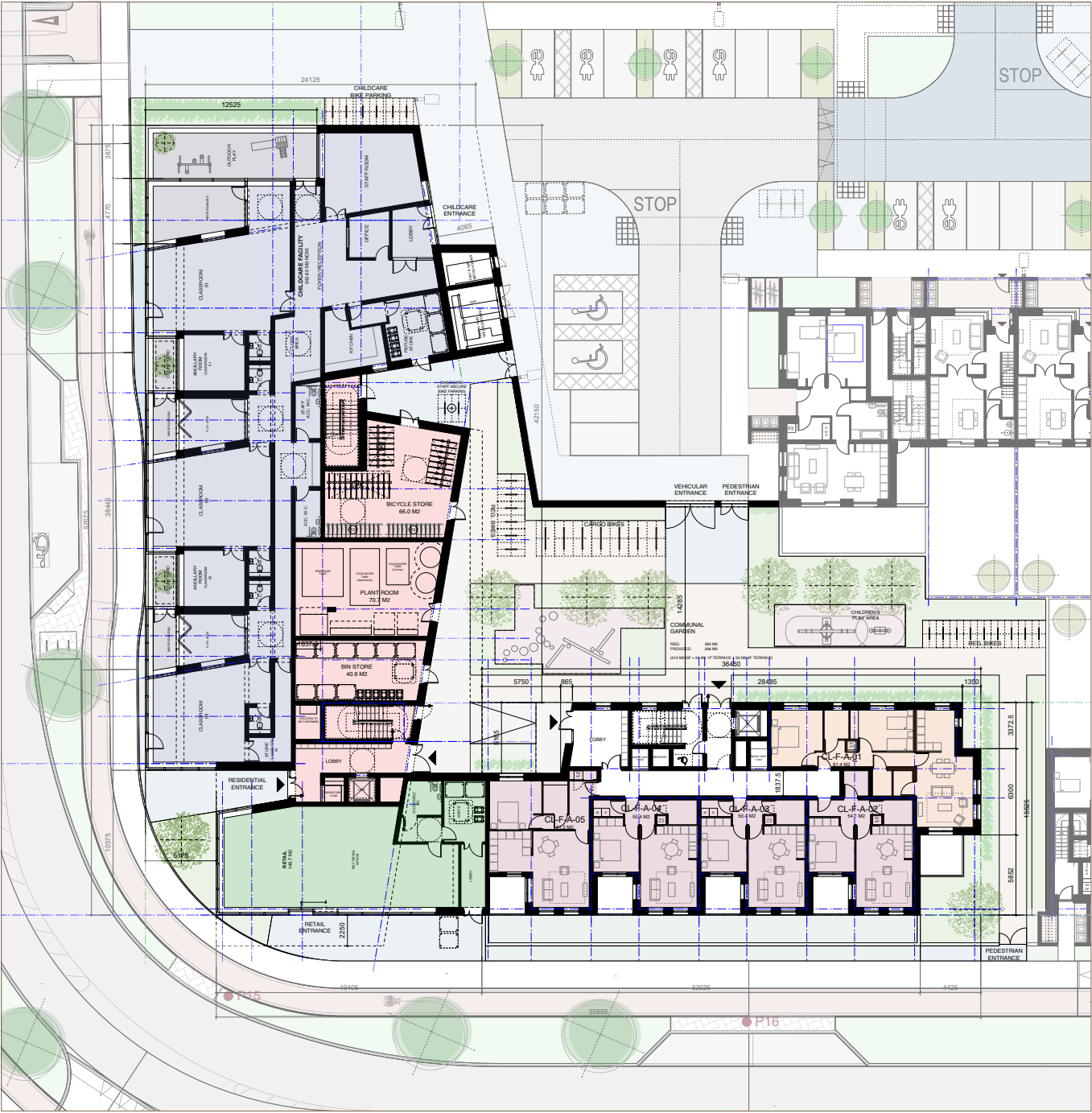
Garden Apartments Type GR:

- 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).

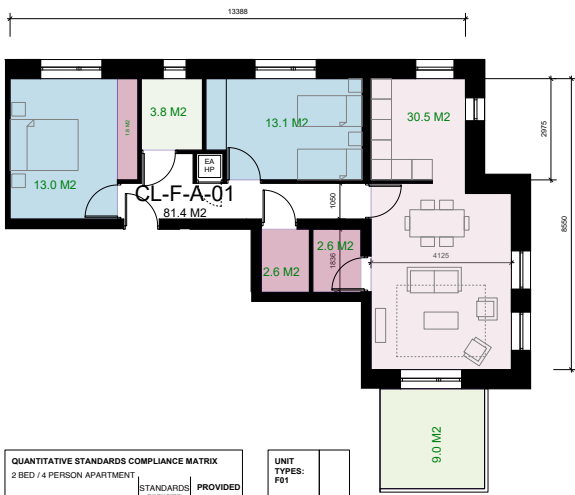




GROUND FLOOR PLAN



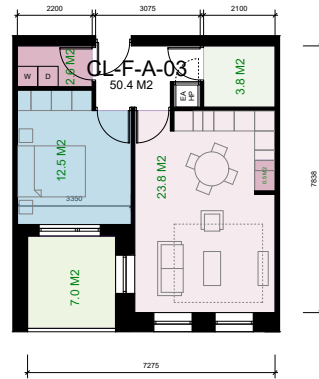
FIRST FLOOR PLAN



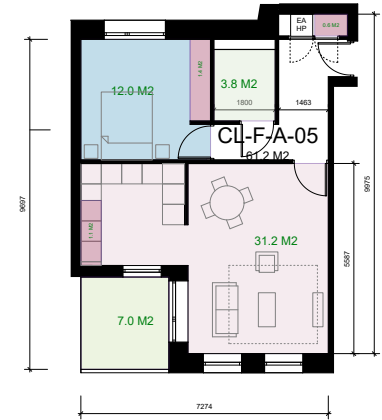
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m2	81.4 m2
AGG. LKD AREA	30.0 m2	30.5 m2
MIN. LIVING ROOM WIDTH	3.6 m	4.1 m
MIN. STORAGE AREA	6.0 m2	7.6 m2
AGG. BEDROOM AREA	24.4 m2	26.1 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.1 m2
MIN. 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-01		
TOTAL:		5 no.



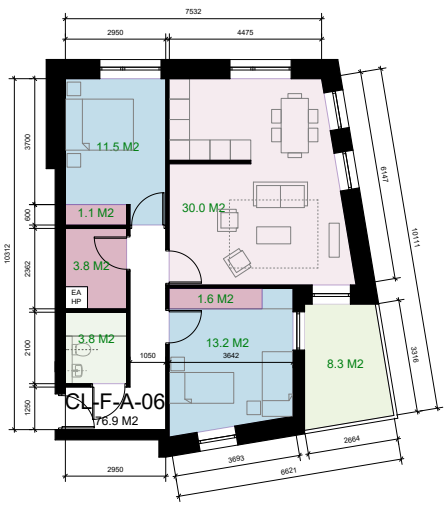
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m2	54.1 m2
AGG. LKD AREA	23.0 m2	23.8 m2
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m2	4.5 m2
AGG. BEDROOM AREA	11.4 m2	12.5 m2
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m2	7.6 m2
UNIT TYPES: F02		
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	7.6 m2
UNIT TYPES: F03		
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	7.6 m2
UNIT TYPES: F04		
CL-F-A-05		
TOTAL:		1 no.



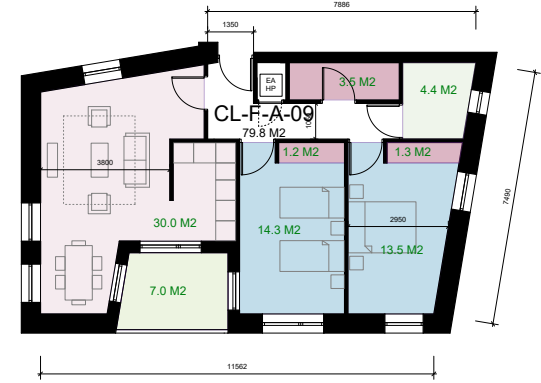
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m2	76.9 m2
AGG. LKD AREA	30.0 m2	30.0 m2
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m2	6.5 m2
AGG. BEDROOM AREA	24.4 m2	24.7 m2
MIN. TWIN BEDROOM AREA	13.0 m2	13.2 m2
MIN. 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-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-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-08		
TOTAL:		5 no.



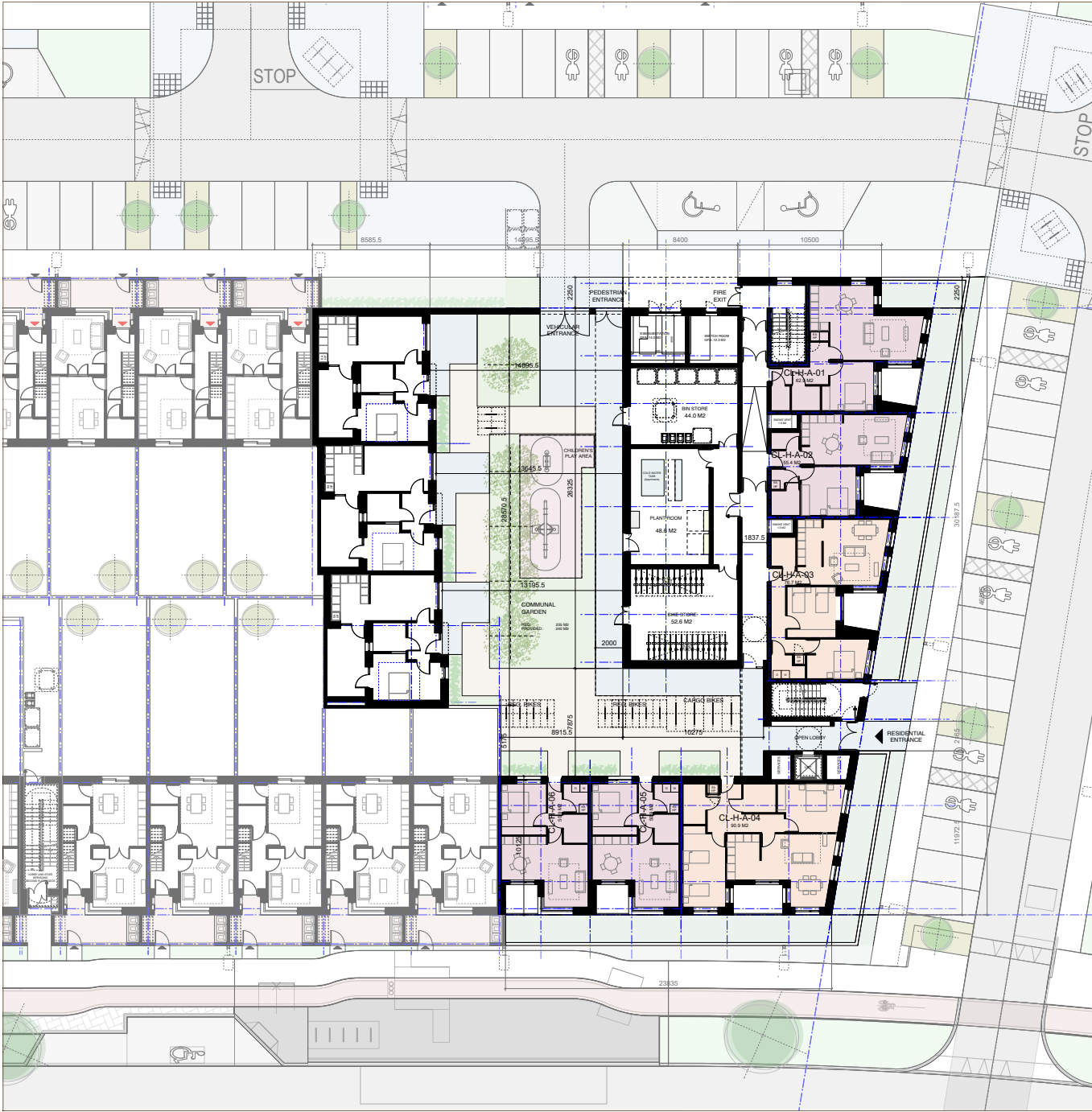
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m2	79.8 m2
AGG. LKD AREA	30.0 m2	30.8 m2
MIN. LIVING ROOM WIDTH	3.6 m	3.8 m
MIN. STORAGE AREA	6.0 m2	6.8 m2
AGG. BEDROOM AREA	24.4 m2	27.2 m2
MIN. TWIN BEDROOM AREA	13.0 m2	14.3 m2
MIN. 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-09		
TOTAL:		5 no.





CGI View 08 - View of Apartment Block F





GROUND FLOOR PLAN



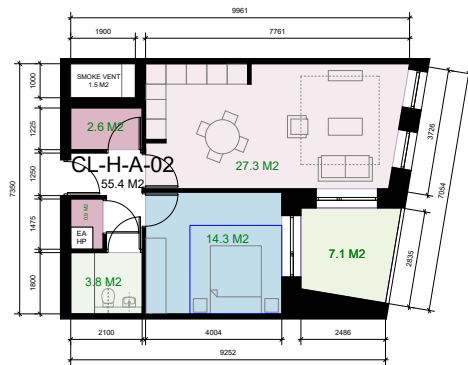
FIRST FLOOR PLAN





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

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



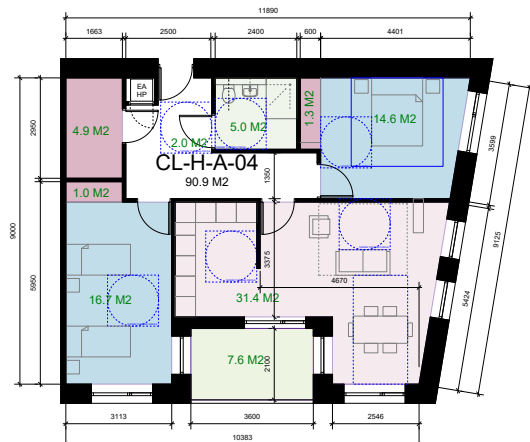
QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m <sup>2</sup>	55.4 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	27.3 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	3.6 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.6 m <sup>2</sup>
AGG. BEDROOM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

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 <sup>2</sup>	76.7 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.3 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.9 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	31.6 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.4 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	7.1 m <sup>2</sup>

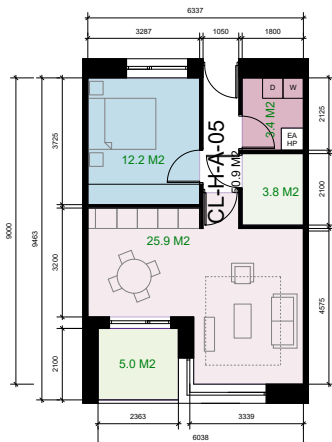
UNIT TYPES:	
H03	
CL-H-A-28	
CL-H-A-20	
CL-H-A-12	
CL-H-A-03	
TOTAL:	4 no.



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

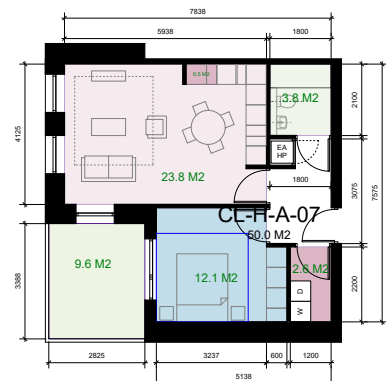
UNIT TYPES:	
H04	
CL-H-A-04	
TOTAL:	1 no.

NOTE:  
LKD APARTMENT  
HENCE MIN.  
STANDARDS  
EXCEEDED



QUANTITATIVE STANDARDS COMPLIANCE MATRIX		
1 BED / 2 PERSON APARTMENT		
STANDARDS	PROVIDED	
TARGET FLOOR AREA	45.0 m <sup>2</sup>	60.9 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	25.9 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.4 m <sup>2</sup>
AGG. BEDROOM AREA	11.4 m <sup>2</sup>	12.2 m <sup>2</sup>
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m <sup>2</sup>	5.9 m <sup>2</sup>

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 <sup>2</sup>	60.9 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	23.8 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	4.1 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.1 m <sup>2</sup>
AGG. BEDROOM AREA	11.4 m <sup>2</sup>	12.1 m <sup>2</sup>
MIN. BEDROOM WIDTH	2.8 m	3.2 m
MIN. PRIVATE AMENITY AREA	5.0 m <sup>2</sup>	9.6 m <sup>2</sup>

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



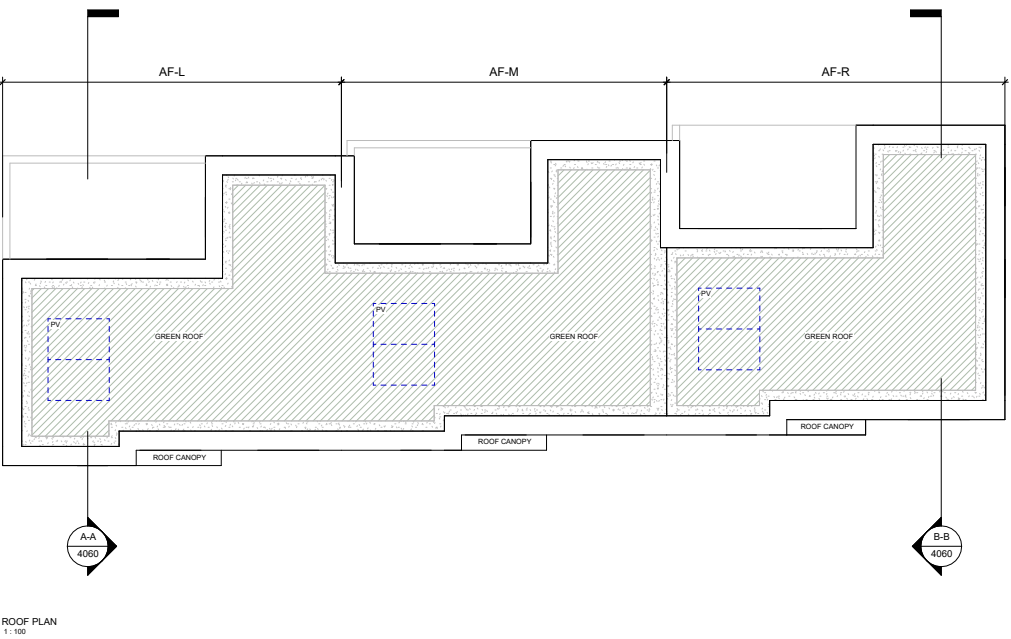
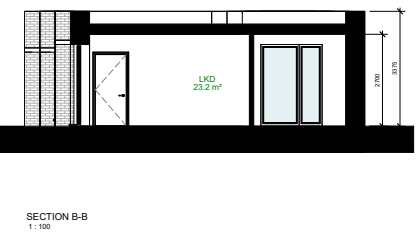
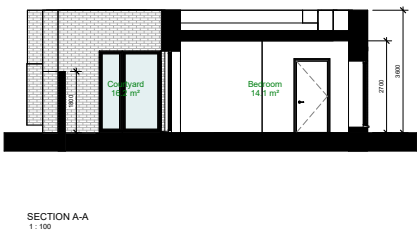
AGE FRIENDLY APARTMENTS

QUANTITATIVE STANDARDS COMPLIANCE MATRIX

1 BED / 2 PERSON AGE FRIENDLY HOUSING - UD APARTMENT

	STANDARDS	PROVIDED	PROVIDED	PROVIDED
	QUANTITY HOUSING APARTMENT COULD ACCOMMODATE	AF-L	AF-M	AF-R
TARGET FLOOR AREA	45.0 m <sup>2</sup>	62.7 m <sup>2</sup>	62.6 m <sup>2</sup>	62.6 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	23.2 m <sup>2</sup>	23.2 m <sup>2</sup>	23.2 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.1 m <sup>2</sup>	3.1 m <sup>2</sup>	3.1 m <sup>2</sup>
AGG. BEDROOM AREA	11.4 m <sup>2</sup>	14.1 m <sup>2</sup>	14.1 m <sup>2</sup>	14.1 m <sup>2</sup>
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	14.1 m <sup>2</sup>	14.1 m <sup>2</sup>	14.1 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	2.8 m	2.8 m	2.8 m
MIN. PRIVATE AMENITY AREA	5.0 m <sup>2</sup>	*16.2 m <sup>2</sup>	*14.6 m <sup>2</sup>	*16.7 m <sup>2</sup>

\*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



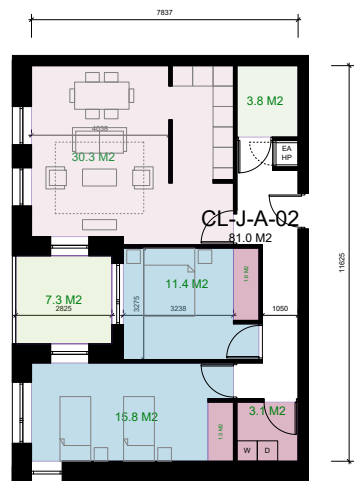
FIRST FLOOR PLAN





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

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



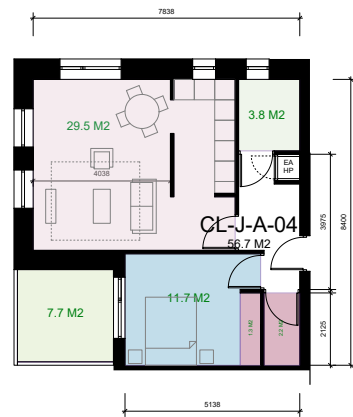
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m <sup>2</sup>	81.1 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.3 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
AGG. BEDROOM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

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



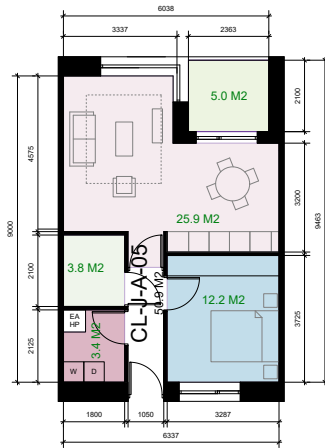
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m <sup>2</sup>	81.1 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.3 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
AGG. BEDROOM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

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



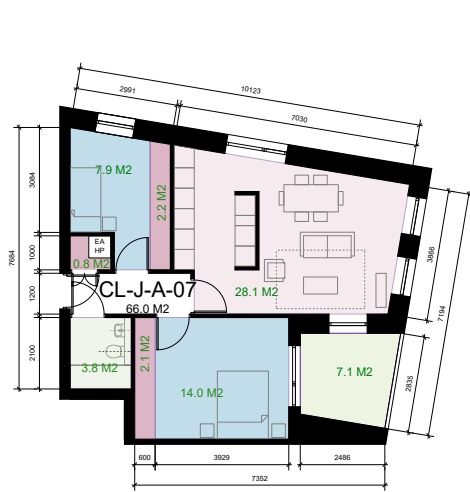
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m <sup>2</sup>	56.7 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	29.5 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	4.0 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.6 m <sup>2</sup>
AGG. BEDROOM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

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



QUANTITATIVE STANDARDS COMPLIANCE MATRIX 1 BED / 2 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	45.0 m <sup>2</sup>	56.9 m <sup>2</sup>
AGG. LKD AREA	23.0 m <sup>2</sup>	25.9 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.3 m	3.3 m
MIN. STORAGE AREA	3.0 m <sup>2</sup>	3.4 m <sup>2</sup>
AGG. BEDROOM AREA	11.4 m <sup>2</sup>	12.2 m <sup>2</sup>
MIN. BEDROOM WIDTH	2.8 m	3.3 m
MIN. PRIVATE AMENITY AREA	5.0 m <sup>2</sup>	5.0 m <sup>2</sup>

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



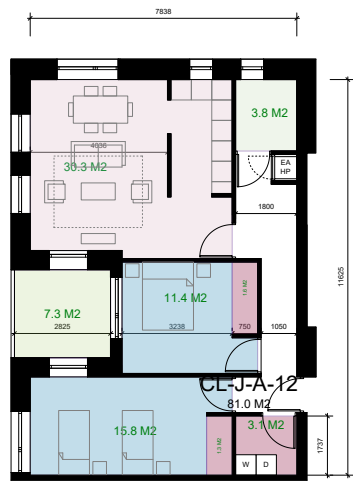
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 3 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	63.0 m <sup>2</sup>	66.0 m <sup>2</sup>
AGG. LKD AREA	28.0 m <sup>2</sup>	28.1 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.9 m
MIN. STORAGE AREA	5.0 m <sup>2</sup>	6.1 m <sup>2</sup>
AGG. BEDROOM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

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



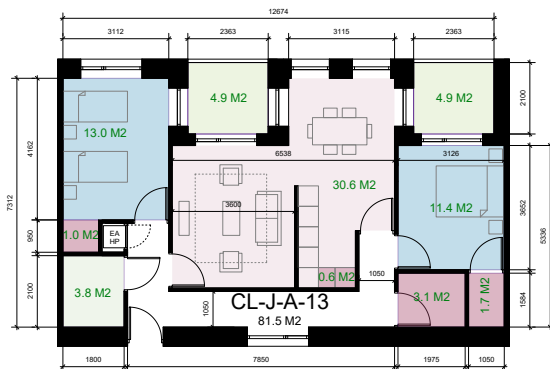
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m <sup>2</sup>	76.9 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.0 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.3 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.1 m <sup>2</sup>
AGG. BEDROOM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

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



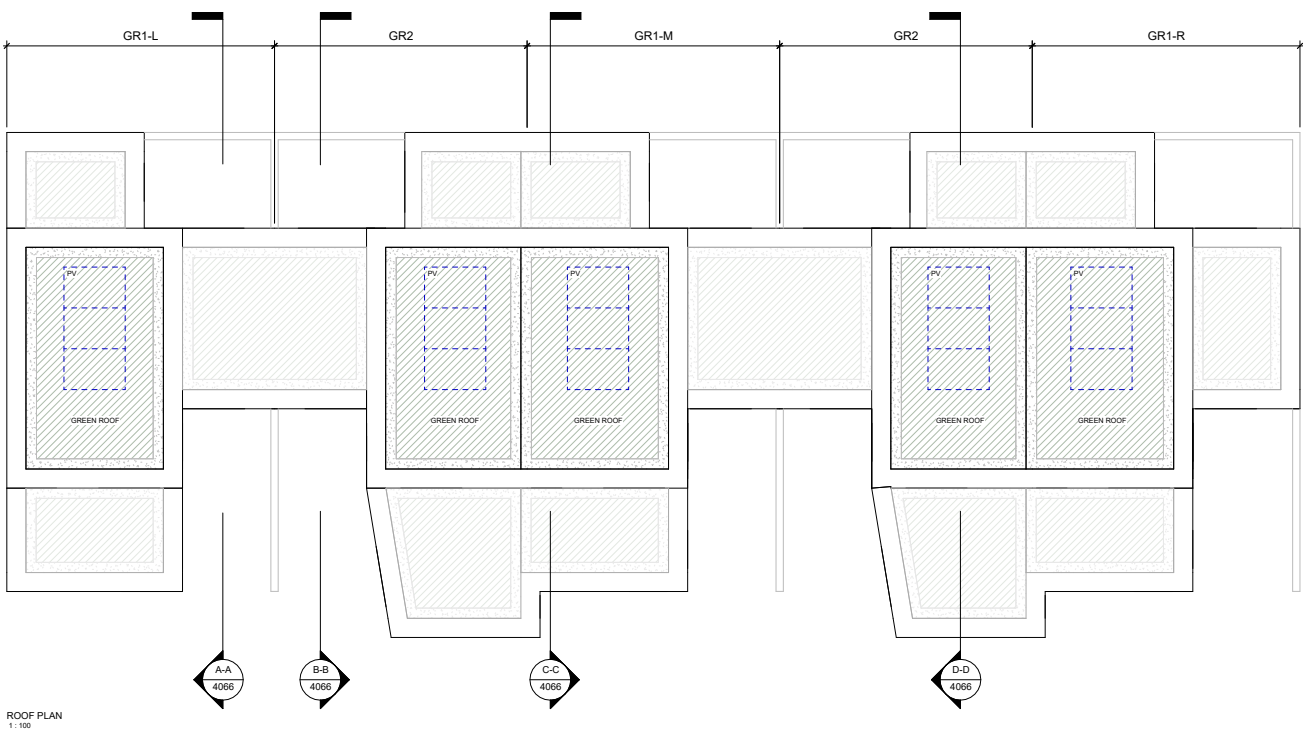
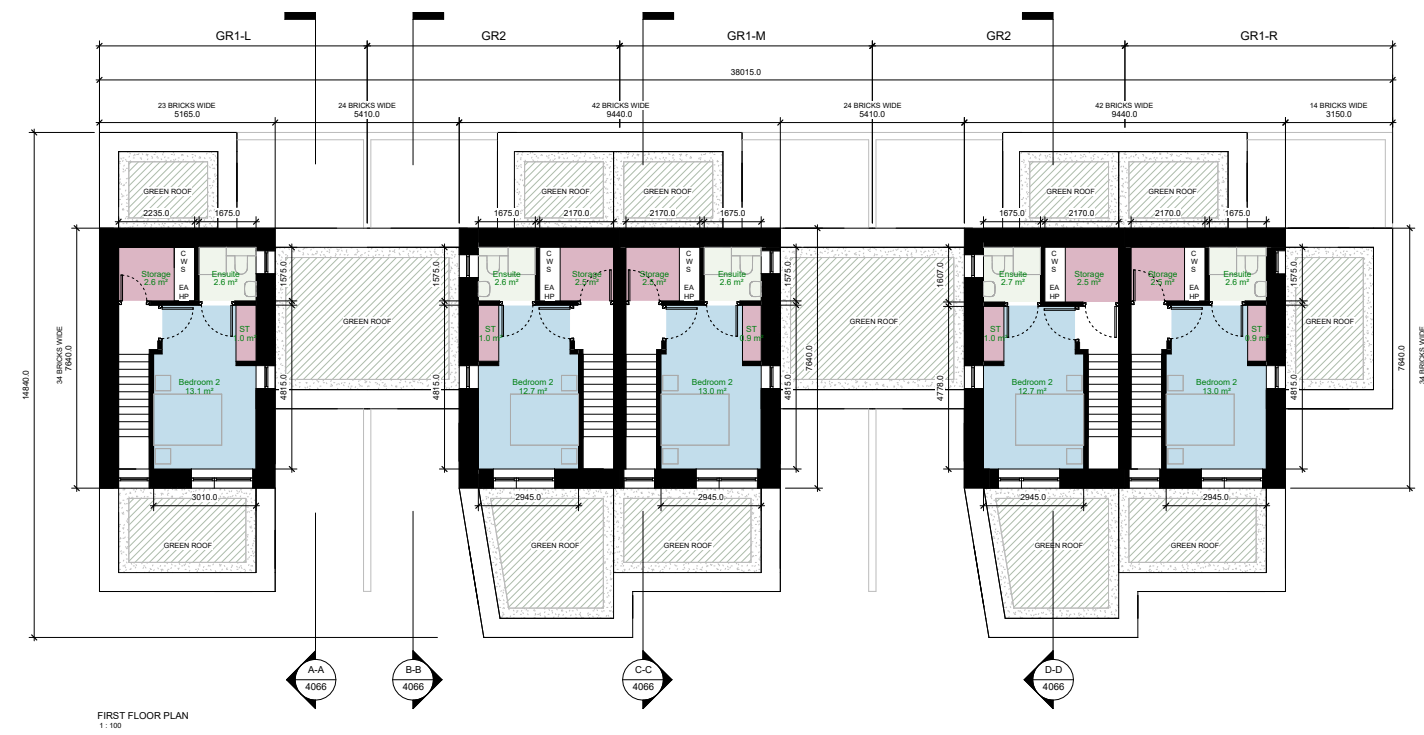
QUANTITATIVE STANDARDS COMPLIANCE MATRIX 2 BED / 4 PERSON APARTMENT		
	STANDARDS	PROVIDED
TARGET FLOOR AREA	73.0 m <sup>2</sup>	81.1 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.3 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	4.0 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
AGG. BEDROOM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

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	PROVIDED
TARGET FLOOR AREA	73.0 m <sup>2</sup>	81.5 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.6 m <sup>2</sup>
MIN. LIVING ROOM WIDTH	3.6 m	3.6 m
MIN. STORAGE AREA	6.0 m <sup>2</sup>	6.4 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	24.4 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.0 m <sup>2</sup>
MIN. TWIN BED. WIDTH	2.8 m	3.1 m
MIN. DOUBLE BEDROOM AREA	11.4 m <sup>2</sup>	11.4 m <sup>2</sup>
MIN. DOUBLE BED. WIDTH	2.8 m	3.1 m
MIN. PRIVATE AMENITY AREA	7.0 m <sup>2</sup>	9.8 m <sup>2</sup>

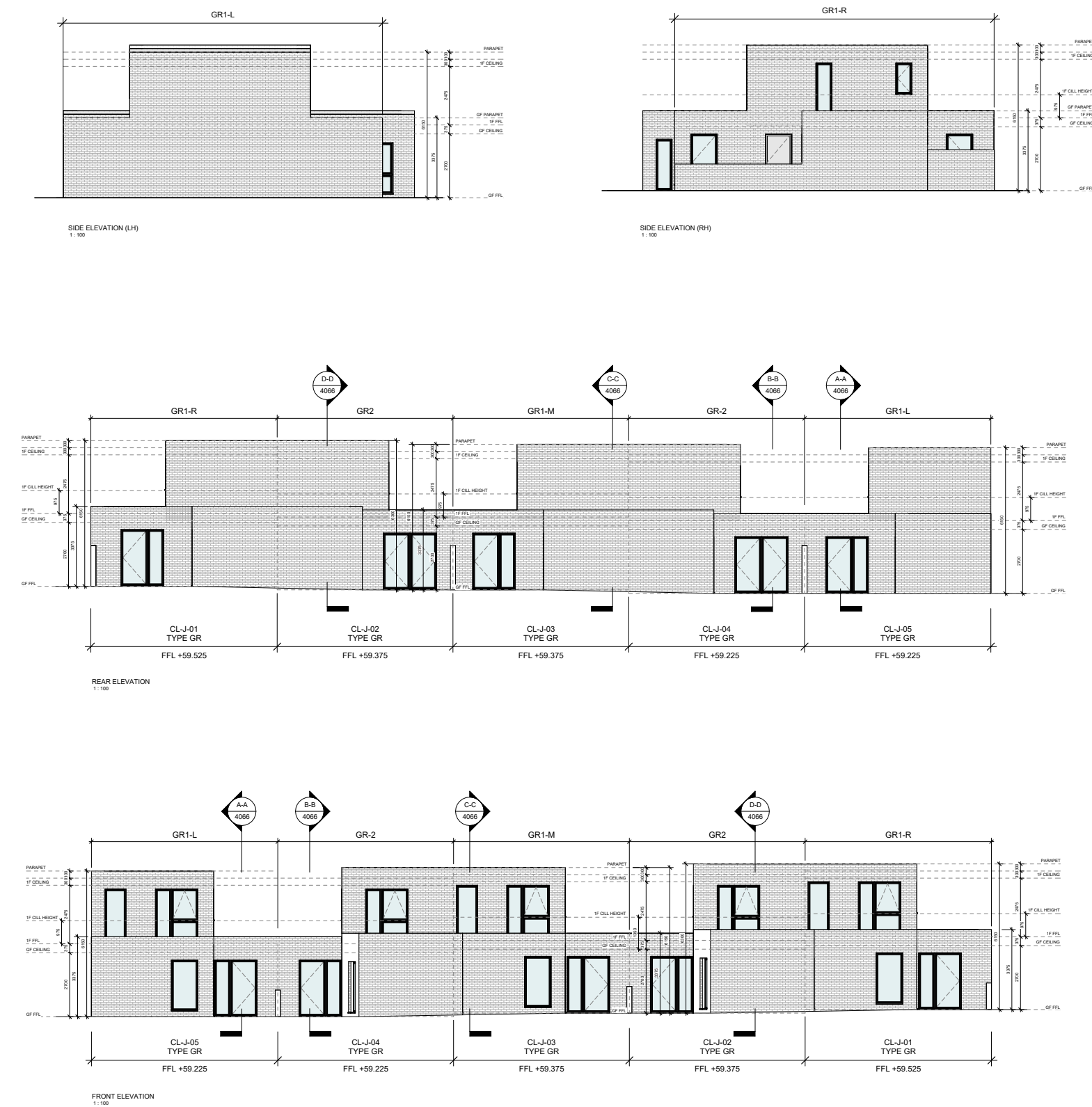
UNIT TYPES: J09	
CL-J-A-27	
CL-J-A-20	
CL-J-A-13	
TOTAL:	3 no.



GARDEN APARTMENTS					
QUANTITATIVE STANDARDS COMPLIANCE MATRIX					
2 BED / 4 PERSON GARDEN APARTMENT	STANDARDS (KISHOGE APARTMENT GUIDELINES)		PROVIDED		
	GR1-L	GR1-M	GR1-R	GR2	GR2
TARGET FLOOR AREA	73.0 m <sup>2</sup>	83.0 m <sup>2</sup>	81.8 m <sup>2</sup>	82.1 m <sup>2</sup>	85.9 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	30.4 m <sup>2</sup>	30.0 m <sup>2</sup>	30.2 m <sup>2</sup>	30.4 m <sup>2</sup>
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 <sup>2</sup>	6.2 m <sup>2</sup>	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	6.9 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	24.8 m <sup>2</sup>	24.8 m <sup>2</sup>	24.7 m <sup>2</sup>	28.9 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	14.2 m <sup>2</sup>
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 <sup>2</sup>	11.7 m <sup>2</sup>	11.6 m <sup>2</sup>	11.6 m <sup>2</sup>	12.7 m <sup>2</sup>
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 <sup>2</sup>	9.7 m <sup>2</sup>	9.7 m <sup>2</sup>	10.6 m <sup>2</sup>	9.7 m <sup>2</sup>

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
TARGET FLOOR AREA	73.0 m <sup>2</sup>	83.0 m <sup>2</sup>	81.8 m <sup>2</sup>	82.1 m <sup>2</sup>	88.9 m <sup>2</sup>
AGG. LKD AREA	30.0 m <sup>2</sup>	36.4 m <sup>2</sup>	36.0 m <sup>2</sup>	36.2 m <sup>2</sup>	36.4 m <sup>2</sup>
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 <sup>2</sup>	6.2 m <sup>2</sup>	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	6.9 m <sup>2</sup>
AGG. BEDROOM AREA	24.4 m <sup>2</sup>	24.8 m <sup>2</sup>	24.6 m <sup>2</sup>	24.7 m <sup>2</sup>	26.9 m <sup>2</sup>
MIN. TWIN BEDROOM AREA	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	13.0 m <sup>2</sup>	13.1 m <sup>2</sup>	14.2 m <sup>2</sup>
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 <sup>2</sup>	11.7 m <sup>2</sup>	11.6 m <sup>2</sup>	11.6 m <sup>2</sup>	12.7 m <sup>2</sup>
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 <sup>2</sup>	9.7 m <sup>2</sup>	9.7 m <sup>2</sup>	10.8 m <sup>2</sup>	9.7 m <sup>2</sup>

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.

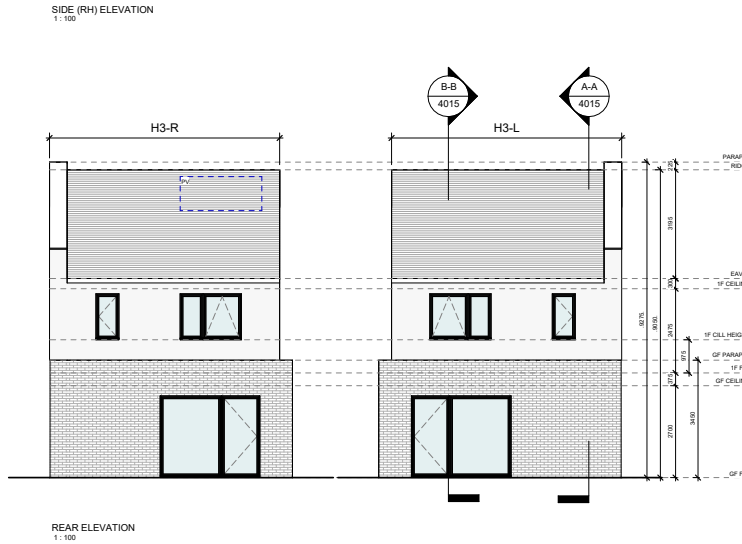
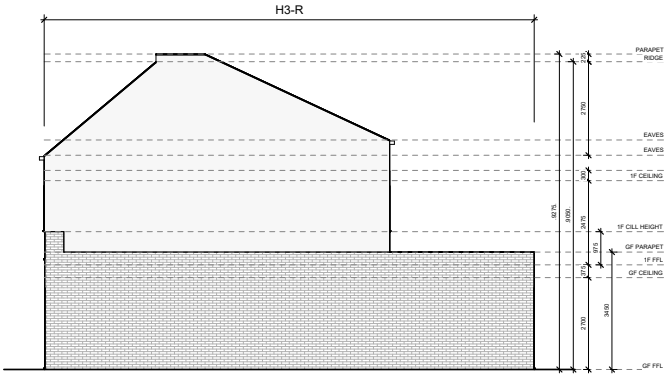
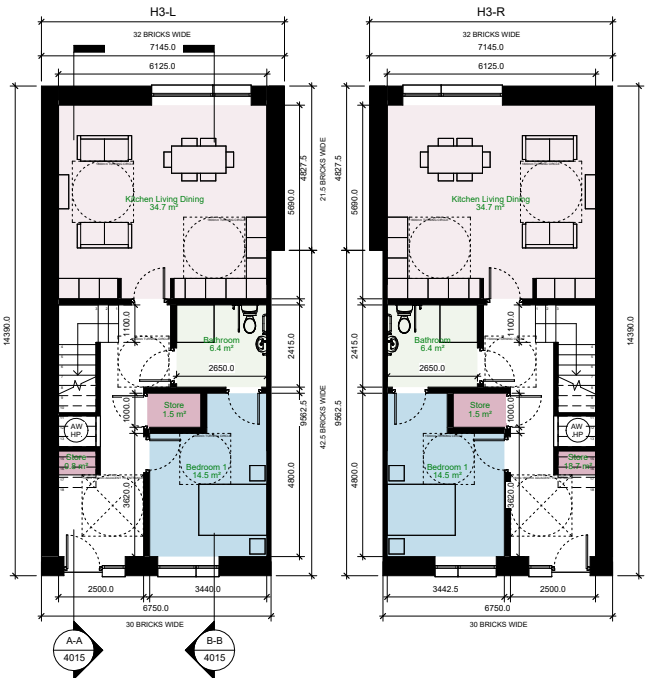
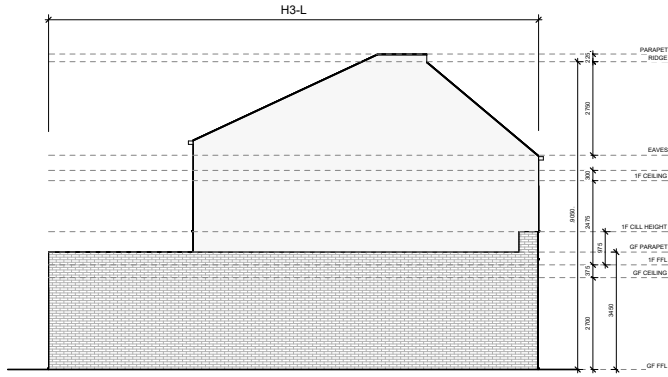
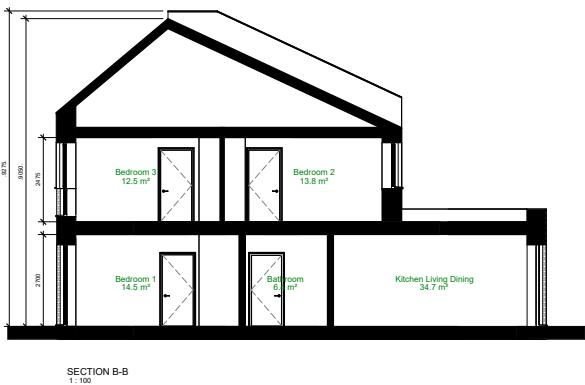
- 19 no. UD+ Apartments - Triplex ground floor, Types T1, T2, and T3
- 1 no. UD Apartment - Triplex ground floor, Type T4
- 25 no. UD Apartments - Duplex ground floor, Type D1
- 3 no. UD Apartments - Single-storey Age-Friendly unit, Type AF
- 1 no. Apartment - Cluster/ Block H, ground floor 2Bed/ 4Person, 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	H3-L	H3-R
	MINIMUM REQUIREMENTS		
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	6.0 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



### 3.08 Materiality and Expression

#### 3.08.1 Overview:

The primary design intent is the creation of a high quality long term sustainable residential environment, with an architecture of strong character, expression and identity, engendering a real sense of place.

Given the overall size and extent of the site and proposed development at 11.7 ha and 436 no. dwellings, rigorous design focus was placed on achieving:

- Variety, local identity and register of the place of the individual dwelling within the building/ terrace and its place in turn in the overall urban design
- Balanced with clarity of street hierarchy and frontages (as defined in the SDZ) and critically, the coherence and order of the overall organisation.

This is achieved through:

- Design development of the buildings' form and expression (see 3.08.2 below)
- Careful selection of high quality and robust materiality (see in 3.08.2 below)
- Prioritisation of durability, material quality, efficiency and reduced life cycle costs (see 3.08.3 below)
- Delivery of a Net Zero Energy Building (NZEB) (see 3.08.5 below).

#### 3.08.2 Form and Expression:

Architectural Form and Transitions in Scale:

The 2-storey house, as a prevalent dwelling type, defines the Local and Intimate streetscapes. It is designed to have a clear pitched roof form, readily associated with domestic architecture. This form is consistently applied but in two distinct configurations:

- With the pitch line parallel to the front street-facing facade
- With the pitch line perpendicular to the front street-facing façade.

The first condition is typically applied to the longer north-south terraces, giving a visually calm form, a normative condition which anchors these streets and which, articulated by the materiality, acts as a strong visual datum. The second condition is typically applied to the shorter east-west terraces, where its more expressive, pronouncedly pedimented front facades provide visual counterpoints to the first condition, within a harmonious overall composition.

Triplex buildings bookend those 2-storey terraces, animating and marking key corners and junctions and introducing further variety and visual intertest. Triplexes have a more elaborate articulation, with carved volumes and terraces reflective of the programme within, but with the roof pitches and materiality shared with the 2-storey houses, thereby achieving clear synergies in form and continuity in terms of architectural language, while also forming a 'stepping stone' transition to the duplexes.

Duplexes form the significant outward-facing perimeter frontages and key parts of the primary frontage onto the South Link Street, continuing the architectural language in an subtly increased bay width, with an articulated pedimented frontage, again of consistent slope, reflective of their significance at an urban design scale. In perimeter locations to the east and north, Duplexes step in plan configuration in response to site layout, giving a strong rhythmic architectural volumes, expression and character.

The 4-storey Duplex over duplex condition continues this form, with a further change of height and register to align and seamlessly integrate with the adjacent 4-storey apartment blocks at Clusters H and J. The pedimented frontage transitions into the Apartment Block flat (sedum) roof treatment, with the Duplex capped pediment visually aligning through with the Apartment parapet level.

Scale steps up at Cluster F, as the 'landmark' location, with a 6-storey form fronting westwards towards Griffen Valley Park. This building has an elaborated and articulated ground floor frontage to the west, with the secure external play space to the north, and expresses the 3 main classrooms in the Childcare Facility with screened wintergardens and tree planting between. A deep fenestrated vertical cleft marks the main apartment entrance and a retail premises with extensive glazing, direct opening to the footpath and a projecting canopy above turns the prominent corner and extends to connect directly with the 5-storey building fronting southwards onto the South Link Street. A deep break articulates the 6 and 5-storey parts, emphasising the slenderness of the south gable of the higher part and accommodates two external secure communal roof terraces with optimised orientation and aspect while allowing through daylight penetration to the spaces behind.

The South Link Street:

The primary facades and streetscapes along the South Link Street are characterised by a range of dwelling/ building types and configurations which create variety, visual interest and synergy across the parts, in particular the offset diagonal relationship between Cluster H and J. Cluster F is distinguished as the 'landmark' building. An overall coherent shared architectural formal language and materiality delivers a high-quality environment, commensurate with the South Link Street's central position in the overall street hierarchy.

Roof Forms:

The use of pitched and mono-pitched roofs, in two consistent pitches (40 and 25 degrees) acts as a unifying feature. The capped parapet to the pedimented frontage houses and duplexes provides a distinguishing character, seen as a contemporary abstraction of a traditional Dutch Billy house form, which provides strong, architectural identity and aesthetically enhances the streetscapes. In addition, it creates a subtle harmonious interplay across the different scales of development, emphasizing visual continuity, in particular with the flat roof apartment Blocks H and J as described above. This capped form is discretely echoed on the gables of the standard 2-storey terraces, where the parapet to the conventional A-framed roof behind appears as a vestigial chimney form familiar to domestic architecture.

Fine Grain Frontage:

The frontage in Cluster J fronting the Canal is designed in a distinct configuration and treatment, with two dwelling types/ organisations unique to this location (a 3-storey townhouse and a bespoke, heavily articulated corner triplex building), pronounced stepping in plan, articulated pavement and associated hard and soft landscaping and a unique material treatment. As such it is clearly differentiated from other streetscapes and conditions, while remaining an integral part of a cogent and coherent overall design, and thereby establishes a clear 'Fine urban grain' along the Canal frontage as required under the SDZ Planning Scheme. Refer to 3.6.3 above for full details.

Privacy Buffer Zones:

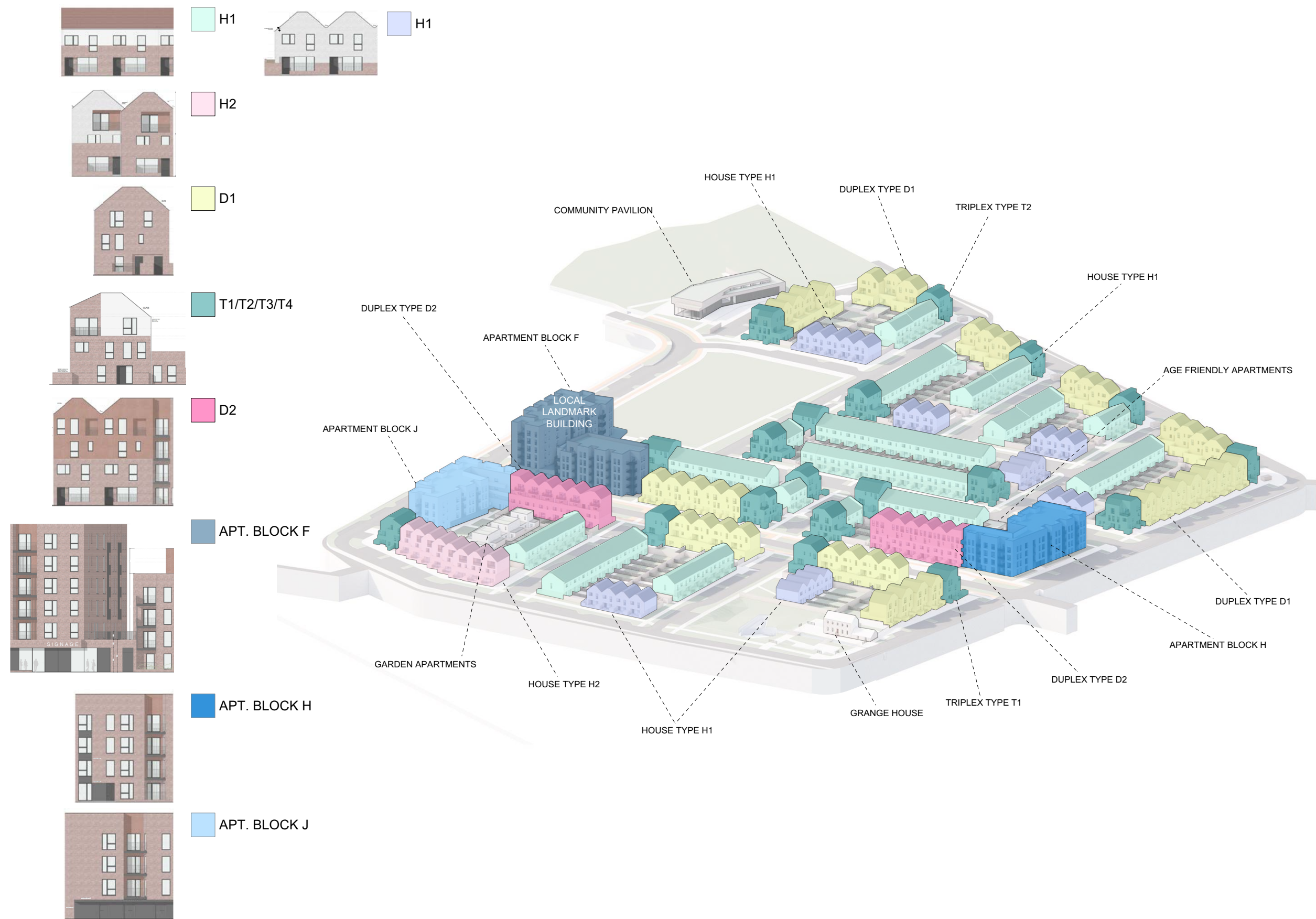
Throughout, the front 2250 mm deep hard and soft landscaped privacy buffer zones are articulated, seamlessly encompassing refuse storage, bike storage, railings, gates and thresholds. In conjunction with the extensive green and blue infrastructure zones integrated into all street types, they contribute to a rich layering from public carriageway to private threshold – carriageway, planted green and blue zones, with tree planting and alternating parking zones, footpaths, privacy buffer zones, thresholds and recessed entrances/ front doors. A direct outcome of the integrated building and landscape design intent, these components combine to deliver streetscapes of very high quality aesthetic, amenity, ecological and environmental value, and the delivery of meaningful long-term sustainability.

Façade Treatment and Fenestration:

Façades are treated in a controlled palette of high quality materials, employed in various configurations and combinations related to building type, street type and location, which modulate massing, augment variety and visual interest, while having an underlying order and consistency.

Fenestration uses a carefully controlled suite of window sizes, proportions and opening sections appropriate to the room use and size. These are applied consistently to the relevant dwelling/ building types. The disposition of different dwelling/ building typologies described above is reflected in the fenestration, the repeating terrace conditions engendering a pleasing sense of a calm, latent underlying architectural order, in turn offset by greater fenestration variety at the more articulated corner conditions. These combine to create subtle rhythms and undulations across façades, balancing consistency with differentiation, enhancing visually engaging and characterful streetscapes. For all types, and in particular for the larger apartment buildings, there is a clear register on the facade of each individual dwelling, aiming to engender a sense of ownership and belonging.





3.08.3 Materiality:

Overview:

Materials reinforce the volumetric and façade design intent described above. Emphasis is placed on materials which are of high quality, aesthetically pleasing, robust, long lasting and which do not rely on extensive maintenance regimes.

For walls/ facades, the primary material palette is clay brickwork and render, in two colours for each. Light coloured/ white mortar is used throughout in jointing to brickwork, visually interlinking different treatments and colours. These are complimented by clay roof tiles, again in two colours, as a robust materiality with a complimentary of texture. Combined, these materials facilitate a wide range of material/ finish/ colour permutations and combinations, designed to respond to the changing typology and scale across the site and achieving a dynamic yet cohesive aesthetic that ties the entire scheme together, as described below.

Materiality Strategy:

The foundational material expression is introduced through the ‘H1’ 2-storey terraced house type. In the terraced configuration they feature predominantly brick with a horizontal band of render applied to the part of the first floor. In the pedimented front configuration, the brick is extended over the full façade. The corner triplex units, which introduce greater formal articulation as described above, and terraced duplexes have a corresponding combination of render and brick, predominantly brick to street facing facades. Duplex Types D2 front facing facades introduce a portion of coloured render which expresses the change in typology and moderates the transition to the adjacent apartment Buildings H and J, where the ground and first floor treatment runs through unbroken, grounding the overall façade.

Throughout, the walls to the recessed terraces are treated in render, which is read in contrast to the brick outer façade or as the outer façade ‘folded in’, dependent on location. This acts as a unifying device, consistent across all façade treatments and contributing to a sense of coherence.

As described in section 3.08.2 above, the pitched roof treatment is a central element in defining the architectural character of the development. Pitched roofs to all houses, duplexes, and triplexes feature traditional clay tile roofing, which anchors the design in a familiar, vernacular material. Two distinct colours are employed - the red/ terracotta tiles are predominantly used on the housing clusters to internal Local and Intimate Streets, while the dark grey tiles are reserved for the outer perimeter blocks, most notably the Duplexes, the distinction creating a subtle visual hierarchy.

Apartment blocks (Blocks F, H, and J), as well as the Age-friendly (Cluster H) and Garden Apartments (Cluster J), feature flat roofs finished with a sedum/ green roof system. This solution not only provides the necessary Sustainable Urban Drainage Systems (SUDs) functionality and water attenuation but also contributes to the overall biodiversity strategy of the development, offering ecological benefits through increased green natural habitat.

Throughout, the privacy buffer zones are consistently defined by low-level red brick walls, as a unifying element which stitches the various buildings together, emphasising design continuity and defining the perimeters of each cluster or urban block.

Non-Residential Components:

The non-residential elements of the scheme continue the materiality above, but are subtly distinguished by scale and detailing. In Block F, the Childcare Facility and Retail unit are incorporated into the ground floor of the residential block. The use of larger-scale screens and panels establish a visual distinction from the residential spaces above while still adhering to the overarching material language. Similarly, the standalone community Park Pavilion, while more expressive in form with clerestory windows and large glazed picture windows, again retains a materiality consistent with the wider Site 4, thus balancing compositional coherence while being outward facing to address the Park lands.

Secondary Materiality:

A further finer grain material layer is added through architectural detailing including screens, louvres, panels, railings, gates, fencing, rainwater goods (related aluminium box gutters and downpipes), canopies, etc., which:

- Provide a material, tactile and machined finish, as a visual contrast to the more robust materiality of the masonry elements
- Contribute to the overall refinement of the façade and fenestration
- Are employed at the ground floor to demarcate apartment entrances and to unify service areas, such as bin stores, bicycle storage, and plant rooms into a cohesive composition
- Are typically finished in a dark grey/ black metal (marching the external window and door systems)
- With treated hardwood used for the doors to the bin and bicycle stores and rear garden fencing.

The Use of Colour:

Within the above overall order, the use and distribution of colour is a central being used to:

- Reinforce the visual distinction of different street types within the overall
- Create visual differences which express variation in residential type and condition
- Create streetscapes and zones of distinct and varying character
- Provide visual interest and avoid monotony and through the graded variation in colour balance and appearance
- Within an overall structured framework and coherent whole.

Landscape:

The landscape and streetscape design further complements and enhances the architectural materiality of the development. Through the careful integration of hard and soft landscaping, the outdoor environment works in tandem with the built form, reinforcing the architectural language of the project. For further details, refer to:

- Sections 3.05 and 4.03
- Landscape Design Statement and associated drawings prepared by Bernard Seymour Landscape Architects.

Summary of Key Materiality:

Facades - Primary Materials:

- Red Clay Brick, light coloured/ white mortar
- Very light Grey/ White Clay Brick, light coloured/ white mortar
- Red Colour Render
- Very light Grey/ White Colour Render.

Pitched Roofs - Primary Materials:

- Red/ Terracotta coloured Clay Tiles
- Dark Grey coloured Clay Tiles
- Capping/ Trimwork in dark grey metal (to match metalwork elsewhere).

Flat Roofs - Primary Materials:

- Parapet cappings and trimwork, in dark grey metal (to match metalwork elsewhere)
- Top level parapets of Apartment Buildings, in naturally anodised/ silver powder coated aluminium
- Roof surfaces in proprietary sedum/ green roof systems, gravel bed surrounds and access walks.

Windows:

- Dark grey/ black aluminium frames and double glazing.

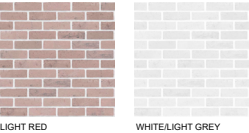
For reference, visual studies of the proposed material palette, including exemplar built precedents and rendered depictions of the primary building typologies, are included in the DTA Architects 5000 series drawing pack, submitted as part of this planning application.



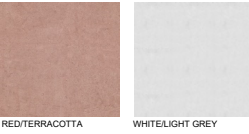


MATERIALITY

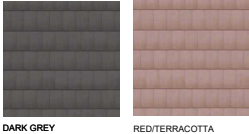
BRICK - WHITE MORTAR



RENDER



ROOF - CLAY TILES



GENERAL NOTES

GREEN ROOF APPLIED TO ALL FLAT ROOFS OF ALL APARTMENT BLOCKS (Ap Block H, J, F, Age-Friendly and Garden Apartments)

ALL BOUNDARY WALLS TO RECEIVE LIGHT RED BRICKS MATERIAL FINISH

ALL WINDOW FRAMES AND METALWORKS TO RECEIVE DARK GREY COLOR MATCHING FINISH (Refer to Image 02)

HARDWOOD TIMBER TO DOOR PANELS AND COVERS OF ALL BINS & BIKES STORES, AND TO ACCESS GATES TO BACK GARDENS

REFER TO SHEETS 5001 TO 5008 FOR TYPICAL HOUSES & APARTMENTS MATERIALITY DRAWINGS

REFER TO SHEETS 5009&5010 FOR BICYCLES & BINS MATERIALITY DRAWINGS

- PALETTE 1**  
RED BRICKS
- PALETTE 2**  
RED BRICKS UP TO LEVEL 02  
RED RENDER UPPER FLOORS  
(Refer to View 01)
- PALETTE 3**  
RED BRICKS AT GROUND FLOOR  
RED RENDER UPPER FLOORS
- PALETTE 4**  
RED BRICKS AT GROUND FLOOR (Up to 1F Window Sill)  
WHITE RENDER UPPER FLOORS  
(Refer to View 03)
- PALETTE 5**  
RED BRICKS AT GROUND FLOOR (Up to 2.4m)  
WHITE RENDER UPPER FLOORS
- PALETTE 6**  
WHITE BRICKS
- PALETTE 7**  
WHITE BRICKS AT GROUND FLOOR (Up to 2.4m)  
WHITE RENDER AT UPPER FLOORS
- PALETTE 8**  
WHITE BRICKS AT GROUND FLOOR  
WHITE RENDER UPPER FLOORS
- PALETTE 9**  
RED RENDER
- PALETTE 10**  
RED BRICKS AT GROUND FLOOR  
WHITE BRICKS AT UPPER FLOORS  
(Refer to View 05)
- PALETTE 11**  
WHITE BRICKS AT GROUND FLOOR (Up to 1F Window Sill)  
WHITE RENDER AT UPPER FLOORS
- PALETTE 12**  
RED BRICKS AT GROUND FLOOR  
WHITE RENDER AT UPPER FLOORS
- PALETTE 13**  
RED BRICKS AT GROUND & FIRST FLOOR  
WHITE RENDER AT UPPER FLOORS  
(Refer to View 04)
- PALETTE 14**  
BLACK METAL & GLAZING SYSTEM PANNELLING  
(Refer to View 02)



CGI View 09 - Apartment Block J & Duplex Type D2



CGI View 08 - Apartment Block F - Retail & Childcare Facility at Ground Floor



CGI View 14 - House Type H1, Duplexes Type D1 & D2 in the Background



CGI View 02 - Triplex Type T1 & House Type H1



CGI View 13 - House Type H2 & Triplex T4

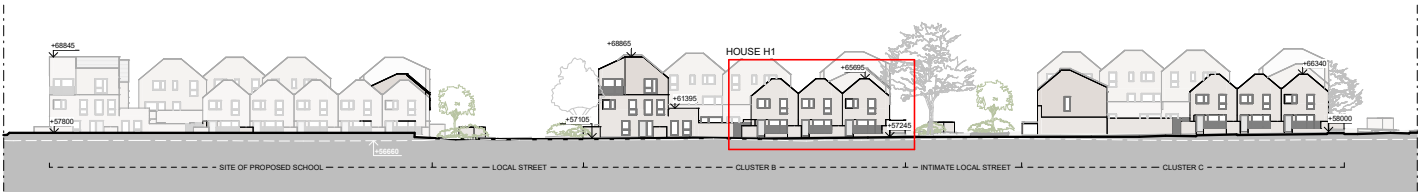




HOUSE H1 - MATERIALITY - FRONT ELEVATION  
1 : 50



HOUSE H1 TERRACE - MATERIALITY - FRONT ELEVATION  
1 : 50



PROPOSED SITE SECTION 10 - 1:500



PROPOSED SITE SECTION 01 - 1:500

MATERIALS SELECTION

EXTERNAL WALL FINISHES

BRICK - WHITE MORTAR



RENDER



ROOF FINISHES

CLAY TILE



WINDOWS & EXTERNAL DOORS FINISHES

ALUMINIUM FRAME/SILL

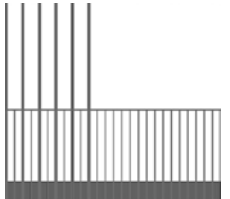


METAL & GLAZED IN WALL PANELS SYSTEM



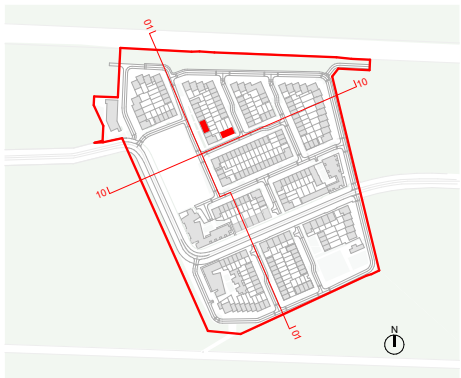
BALCONIES AND LOUVERS

PAINTED MILD STEEL



FRONT GARDEN & BINS STORE

BRICKS & PAINTED MILD STEEL BALUSTRADE







TRIPLEX T1 - MATERIALITY - FRONT ELEVATION 01  
1 : 50



TRIPLEX T1 - MATERIALITY - FRONT ELEVATION 02  
1 : 50

**MATERIALS SELECTION**

**EXTERNAL WALL FINISHES**

**BRICK - WHITE MORTAR**

LIGHT RED      WHITE/LIGHT GREY

**RENDER**

RED/TERRACOTTA      WHITE/LIGHT GREY

**ROOF FINISHES**

**CLAY TILE**

TERRACOTTA      DARK GREY

**WINDOWS & EXTERNAL DOORS FINISHES**

**ALUMINIUM FRAME/SILL**

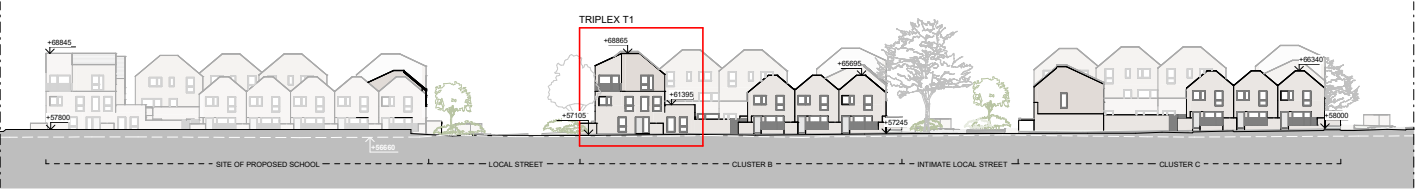
**METAL & GLAZED IN WALL PANELS SYSTEM**

**BALCONIES AND LOUVERS**

PAINTED MILD STEEL

**FRONT GARDEN & BINS STORE**

BRICKS & PAINTED MILD STEEL BALUSTRADE



PROPOSED SITE SECTION 10 - 1:500

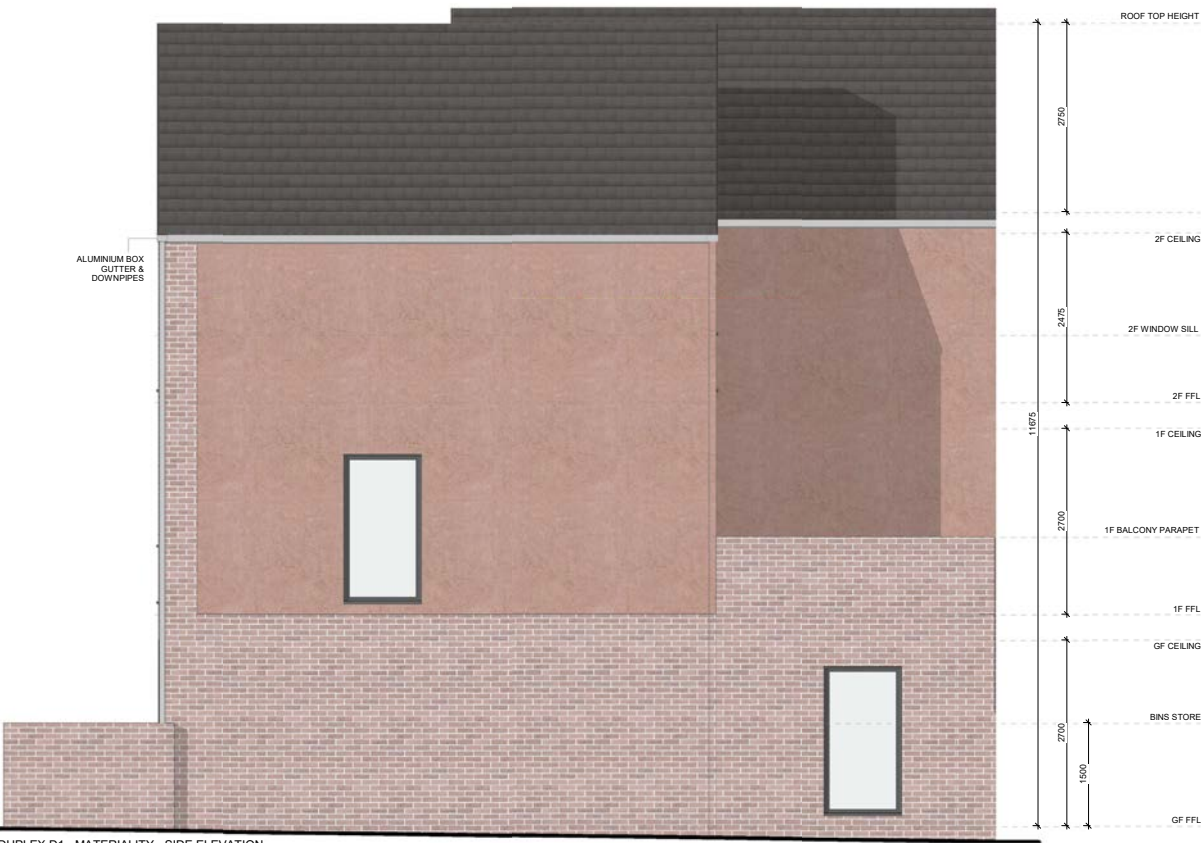




DUPLEX D1 - MATERIALITY - FRONT ELEVATION  
1:50



DUPLEX D1 - MATERIALITY - REAR ELEVATION  
1:50



DUPLEX D1 - MATERIALITY - SIDE ELEVATION  
1:50



PROPOSED SITE SECTION 14 - 1:500

MATERIALS SELECTION

EXTERNAL WALL FINISHES

BRICK - WHITE MORTAR



RENDER



ROOF FINISHES

CLAY TILE



WINDOWS & EXTERNAL DOORS FINISHES

ALUMINIUM FRAME/SILL

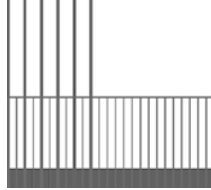


METAL & GLAZED IN WALL PANELS SYSTEM



BALCONIES AND LOUVERS

PAINTED MILD STEEL



FRONT GARDEN & BINS STORE

BRICKS & PAINTED MILD STEEL BALUSTRADE







MATERIALS SELECTION

EXTERNAL WALL FINISHES

BRICK - WHITE MORTAR



RENDER



ROOF FINISHES

CLAY TILE



WINDOWS & EXTERNAL DOORS FINISHES

ALUMINIUM FRAME/SILL

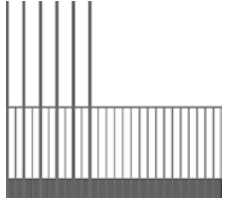


METAL & GLAZED IN WALL PANELS SYSTEM



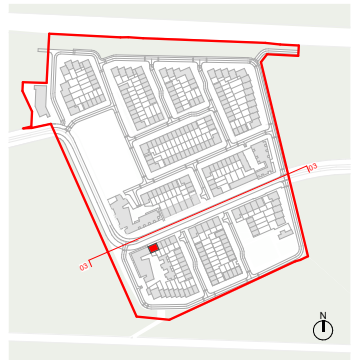
BALCONIES AND LOUVERS

PAINTED MILD STEEL

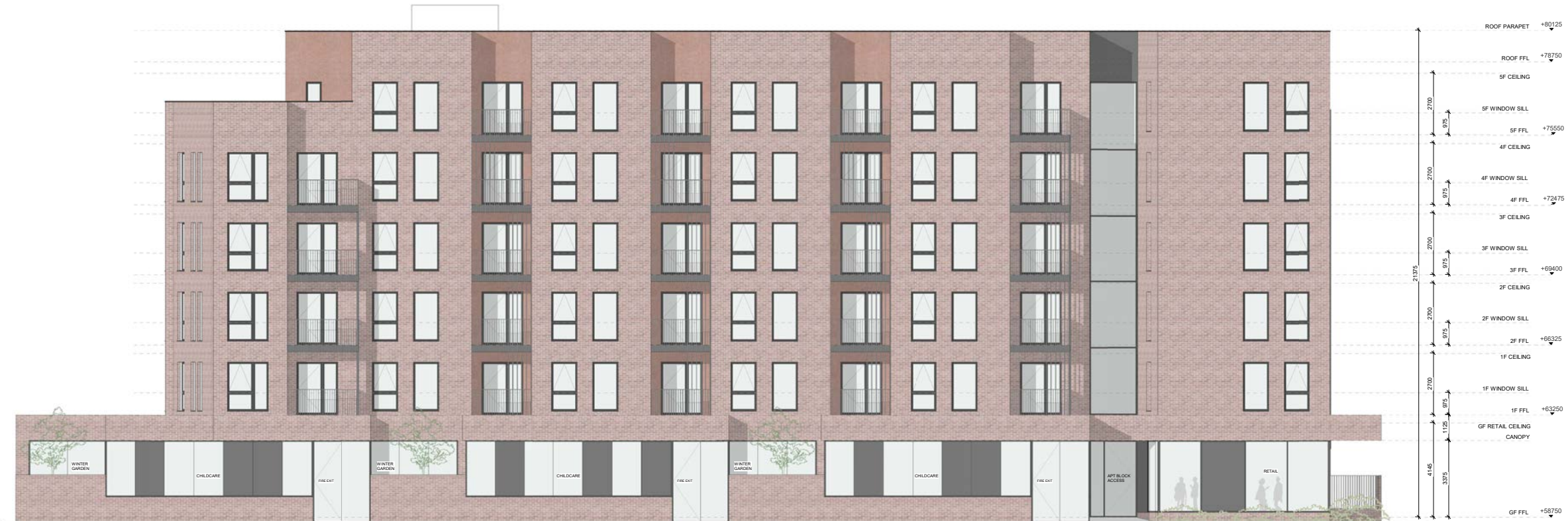


FRONT GARDEN & BINS STORE

BRICKS & PAINTED MILD STEEL BALUSTRADE





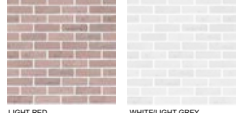


SITE 4 - MATERIALITY - APARTMENT BLOCK F - WEST ELEVATION  
1 : 100

MATERIALS SELECTION

EXTERNAL WALL FINISHES

BRICK - WHITE MORTAR

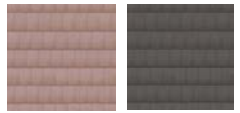


RENDER



ROOF FINISHES

CLAY TILE



WINDOWS & EXTERNAL DOORS FINISHES

ALUMINUM FRAME/SILL

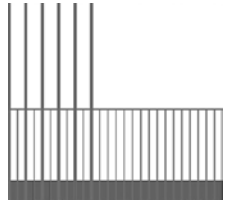


METAL & GLAZED IN WALL PANELS SYSTEM



BALCONIES AND LOUVERS

PAINTED MILD STEEL

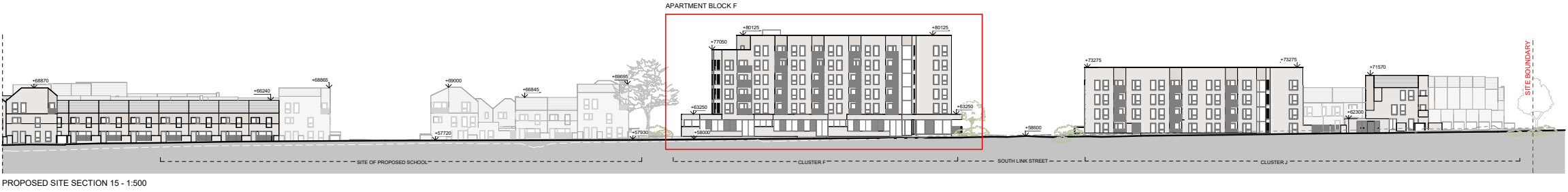


FRONT GARDEN & BINS STORE

BRICKS & PAINTED MILD STEEL BALUSTRADE



REFERENCES



PROPOSED SITE SECTION 15 - 1:500







Apartment Block F, Sheet 2 - Materiality - DTA Architects Drawing: 5007 - (For the Complete Suite of Materiality Drawings, Refer to the 5000 Series Drawings)



### 3.08.4 Durability, Material Quality, Efficiency and MMC:

The design response has considered the delivery of long term robustness and durability, efficiency and the delivery of value for money, as key considerations in the SDCC Brief, through:

- Creating an overall scheme that is visually appealing, high-quality, and robust, with a long lifespan and minimal maintenance requirements
- Prioritising buildability, deliverability, value for money, durability, development and funding mechanisms, and the potential for off-site construction, volumetric design, and modular systems
- Designing to avoid complex or unpredictable supply chains, focusing on access, longevity, robustness, durability (with a design life of 30 years for non-structural and 60 years for structural elements), and minimizing the need for active management
- Incorporating Modern Methods of Construction (MMC) to accelerate delivery, enhance construction quality, and ensure efficient resource use
- Achieving economy through innovative design and strategic allocation of the budget to areas where it will have the most impact, rather than reducing fabric quality.

This focus on improve buildability and facilitating compatibility with off-site construction and Modern Methods of Construction (MMC), driving significant cost benefits and greater project certainty, includes the following practical measures implemented to date:

- Enhanced standardisation and reduction of unnecessary variation across all dwelling types
- Strict control over dimensions, including the rationalisation of cross-wall and block depth dimensions (to co-ordinated brickwork/ blockwork dimensions), to optimize consistency, improve efficiency (especially for precast concrete frames), and ensure seamless alignment at junctions between adjoining elements
- Consideration of bathroom types to ensure the optimal suitability of pod bathrooms for various dwelling types
- Control and rationalisation of stair dimensions and heights/ lifts between landings
- A controlled palette of appropriate window types and sizes
- Consistent approach to the placement and enclosure of heat pumps and mechanical equipment within houses and apartments.

### 3.08.5 Sustainability Strategy - Net Zero Energy Building (NZEB):

The sustainability strategy and approach applied is:

- Integration of sustainability across all aspects, including passive siting, orientation, landscape, ecology, long-term maintenance requirements, materiality, durability, life expectancy, detailing
- Ensuring long-term robustness and adherence to NZEB standards while minimizing life-cycle costs
- Reduced energy demand through renewable sources (avoidance of use of fossil fuels)
- Meeting 2050 Zero Carbon (operational) standards, achieving a BER target A rating and exceeding Building Regulations TGD Part L where viable
- Adopting a whole life-cycle carbon (WLC) approach from concept stage, with Lifecycle Cost Calculations, material selection to reduce reduction of embodied carbon
- M&E Systems and Services Strategy: The design focuses on five core themes: (i) Due Diligence (ii) Occupant-Centered Design (iii) Collaboration for integrated solutions (iv) Standardisation, Durability, and Flexibility over the project's lifespan (v) Sustainability
- Refer also 3.08.4 above.



3.09 Numbers, Mix, Density:

3.09.1 Numbers and Mix:

The proposed development aims to create a diverse and vibrant residential community, offering a total of 436 residential units. These units are designed in a mix of housing types to cater to various demographic and lifestyle needs, ensuring a balance of accessibility, comfort, and functionality. The breakdown of the proposed units is as follows:

- 141no. houses (133no. 3-bedroom and 8no. 4-bedroom)
- 124no. apartments units (62no. 1-bedroom and 62no. 2-bedroom)
- 106no. duplex units (53no. 2-bedroom and 53no. 3-bedroom)
- 57no. triplex units (57no. 2-bedroom)
- 3no. age-friendly apartment units (3no. 1-bedroom)
- 5no. garden apartment units (5no. 2-bedroom).

For further details, refer to the below DTA Architects Schedule of Accommodation and associated detailed schedules included as part of this application.

3.09.2 Density - Clonburris Planning Scheme Standards:

Per table 2.13.1 of SDZ, “Summary of Planning Scheme Tables”, the relevant numbers and densities are:

- For Sub-sector KSW-S1 - Dwelling number:
- The “low margin” density is 245 no. dwellings
  - The “target” density is 275 no. dwellings
  - The “high margin” density is 306 no. dwellings.

- Net Density:
- Low Margin 40 dph
  - Low Margin 50 dph.

- For Sub-sector KSW-S2 - Dwelling number:
- The “low margin” density is 164 no. dwellings
  - The “target” density is 184 no. dwellings
  - The “high margin” density is 205 no. dwellings.

- Net Density:
- Low Margin 40 dph
  - Low Margin 50 dph.

For both sectors, the Planning Scheme stipulates that: “In the interest of flexibility, each of the density margins are based on a density target, which is then subject to a permissible margin of 10 dwellings per hectare (+5 dph, - 5dph). The lower end of each of the density margins represents the minimum densities achievable and the upper end of each of the density margins represents the maximum densities achievable in each Sub Sector.” Refer to diagram opposite.

- However, Site 4/ KSG4 is made up of:
- Sub-sector KSW-S1 to the north of the South Link Street (SLS) = 6.12 ha
  - Nominally 70% of Sub-sector KSW-S2 to the south (i.e., nom. 70% of nom. 4.09 ha) = 2.87 ha.

On a pro rata adjustment, gives the following figures:

For Sub-sector KSW-S1:  
As per above.

- For Sub-sector KSW-S2 - Dwelling number:
- The “low margin” density is 115 no. dwellings
  - The “target” density is 129 no. dwellings
  - The “high margin” density is 144 no. dwellings.

- Net Density:
- Low Margin 40 dph
  - Low Margin 50 dph.

Refer to diagram opposite.

3.09.3 Proposed Dwelling Numbers and Density - KSW-S1:

Calculation based on Site areas noted with SDZ planning scheme:

- Proposed/ provided within KSW-S1:
- Dwelling number: 316 units.
  - Density of (316 units/ 6.12 ha): 52 dph.

This is marginally above the nominal 50dph but comfortably within the permissible margin (+5 dph, -5 dph) and is submitted as compliant with the Planning Scheme guidance. Calculation based actual redline boundary site area:

Based on the detailed topographical survey and the actual application redline boundary for Sub-sector KSW-S1, excluding the South Link Street in accordance with the Planning scheme, the site area is 76,474 m2, being nominally 7.65 ha. On this basis, the proposed density for KSW-S1 is therefore actually 316 units/ 7.65 ha = 42 dph, being fully compliant with the Planning Scheme guidance.

In summary, the proposed residential density within Sub Sector KSW-S1, based on both density calculation methods, is consistent with the Planning Scheme minimum and maximum density margin. Refer to the diagram below for further explanation of this calculation.

Reference also to Stephen Little Associates (SLA) Planning Scheme Compliance Document.

3.09.4 Proposed Dwelling Numbers and Density - KSW-S2:

Calculation based on Site areas noted with SDZ planning scheme:

- Proposed/ provided within the subject portion of KSW-S2:
- Dwelling number: 120 units.
  - Density of (120 units/ 2.87 ha): 42 dph.

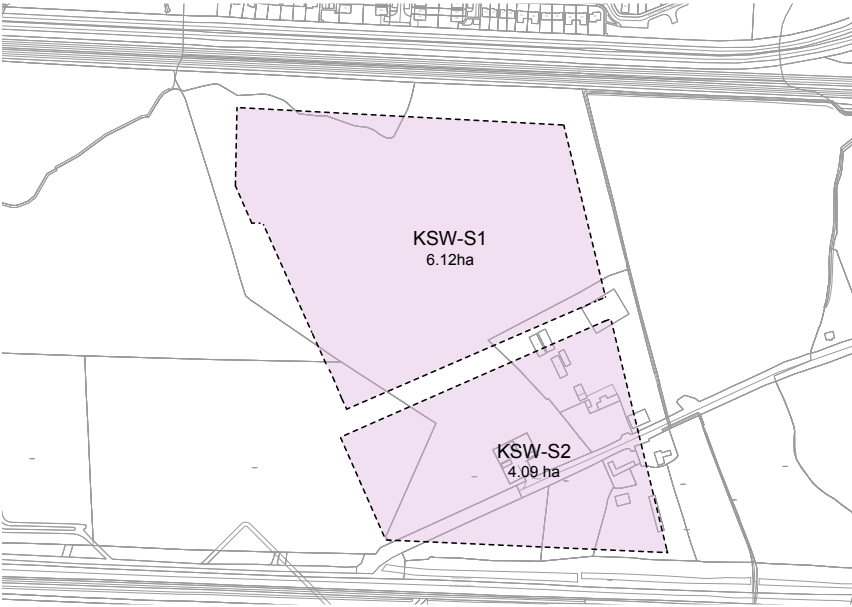
The above is therefore compliant with the Planning Scheme guidance.

Calculation based actual redline boundary site area:  
Based on the detailed topographical survey and the actual application redline boundary for the subject nominally 70% portion of Sub-sector KSW-S1 within SDCC ownership, excluding the South Link Street in accordance with the Planning scheme, the site area is 30,231.17 m2, being nominally 3.02 ha. On this basis, the proposed density for the subject portion of KSW-S2 is therefore actually 120 units/ 3.02 ha = 40 dph, being fully compliant with the Planning Scheme guidance.

In summary, the proposed residential density within Sub Sector KSW-S2, based on both density calculation methods, is consistent with the Planning Scheme minimum and maximum density margin. Refer to the diagram below for further explanation of this calculation.

It is also noted that this proposal and the pro-rata basis of calculation as set out above, does not in any way prejudice the achievable density on the balancing 30% of Sub Sector KSW-S2, held in private ownership.

Reference also to Stephen Little Associates (SLA) Planning Scheme Compliance Document.

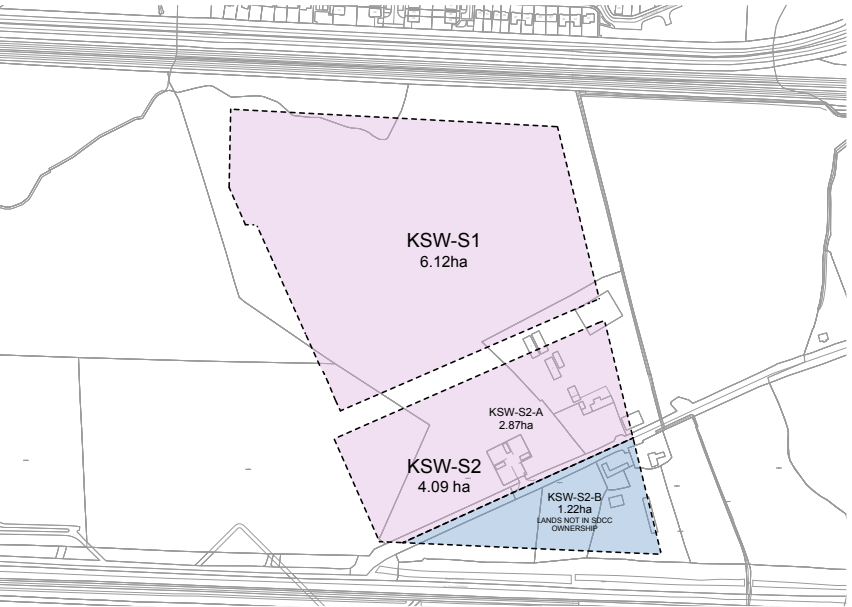


Provisions of SDZ Planning Scheme:

	Low Margin:	Target:	High Margin:	SDZ Site Area (ha):	DPH Low Margin	DPH High Margin
KSW-S1	245	275	306	6.12	40	50
KSW-S2 (100% of Subsector)	164	184	205	4.09	40	50
KSG4 total	409	459	511	10.21		

Table 2.13.1 extract "Summary of Planning Scheme Tables"

SUBSECTORS KSW-S1 AND KSW-S2 - OUTLINES AS PER SDZ



Site Density Calculation:

	Low Margin:	Target:	High Margin:	Site Area (ha):
KSW-S1	245	275	306	6.12
KSW-S2 (nom.70% of subsector within Site 4)	115	129	144	2.87
Site Total	360	404	450	8.99

SUBSECTORS KSW-S1 AND KSW-S2 - AS PER SITE 4  
(KSW-S1, 6.12ha AND NOM.70% OF KSW-S2, 2.87ha)

Density Diagrams





Site 4 - Existing Site Survey with SDZ Sub-Sectors Shown - DTA Architects Drawing: 0006 (Basis for Density Calculation Based on Actual Site Areas)



3.10 Tenure Type and Allocation:

The tenure type proposal has been developed:

- In line with SDCC’s direction
- To accord with the 436 no. dwellings
- With the aim is to offer a diverse range of unit types to meet the varying needs of residents
- The tenure type mix is distributed across the site to ensure integration and a balanced community.

The proposed tenure allocation is set out below. Refer to the tenure allocation site plan diagram attached also and included as part of the DTA drawing pack.

Dwelling:	Type:	Total:	Social:	Affordable:
2-storey house:	H1 & H3	133	12	121
3-storey house:	H2	8	-	8
Duplex:	D1 & D2	106	62	44
Triplex:	T1, T2, T3 & T4	57	33	24
Apartments, 1-bedroom:	See Block F, H & J Plan	62	59	3
Apartments, 2-bedroom:	See Block F, H & J Plan	62	38	24
Age-friendly Apartment:	AF	3	3	-
Garden Apartment :	GR1 & GR2	5	-	5
Total:		436	207	229
Percentage:		100%	47.5%	52.5%

UNIT TENURE KEY:

AFFORDABLE PURCHASE UNITS

SOCIAL UNITS

UNIT TYPES - UD/ UD+ UNITS:

H1 AFFORDABLE

H1 SOCIAL

H2 AFFORDABLE

H3 UD+

D1 SOCIAL - UD AT GF

D1 AFFORDABLE

T1, T2, T3 - UD+ AT GF

T4 - UD AT GF

D2 SOCIAL

D2 AFFORDABLE

GR 1 AFFORDABLE

GR 2 AFFORDABLE

AF SOCIAL - UD

UNITS	Social	%	Affordable	%	Total
2 STOREY HOUSE	12	9%	121	90%	133
3 STOREY HOUSE	0	0%	8	100%	8
DUPLEX	62	58%	44	42%	106
TRIPLEX	33	58%	24	42%	57
APARTMENTS - 1B	59	95%	3	5%	62
APARTMENTS - 2B	38	61%	24	39%	62
AGE FRIENDLY APARTMENTS - 1B	3	100%	0	0%	3
GARDEN APARTMENTS - 2B	0	0%	5	100%	5
TOTAL	207		229		436
%	47.5%		52.5%		100.0%



Site 4 -Allocation Tenure Plan - DTA Architects Drawing: 1006

3.11 Non-residential Accommodation:

3.11.1 Overview:

The proposal includes a total of nominally 1,550 m<sup>2</sup> of non-residential uses, which meets the non-residential floor area quantum for the Kishoge South West Development Area in accordance with Table 3.3.8 of the Planning Scheme. Refer also to 3.04.1 above in relation to demonstration of compliance with the SDZ Planning Scheme. Refer also to the Stephen Little Associates (SLA) Planning Scheme Compliance Document.

Details of the provision are set out below.

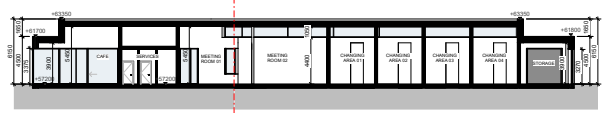
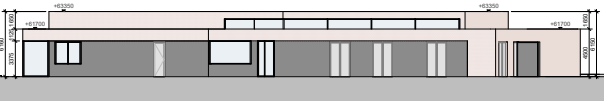
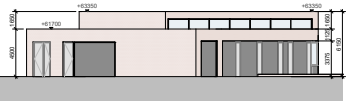
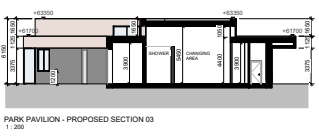
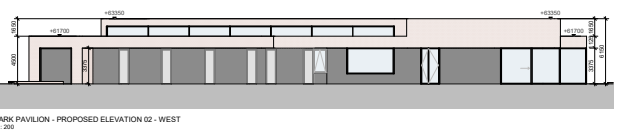
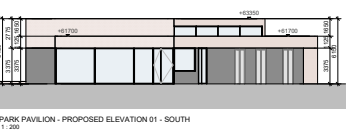
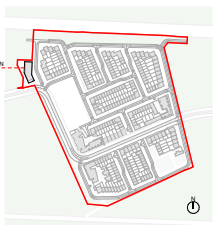
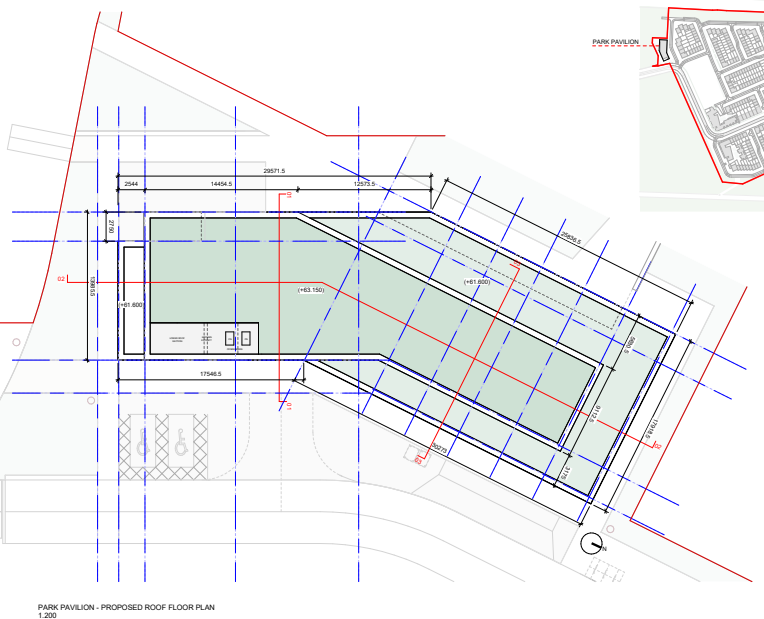
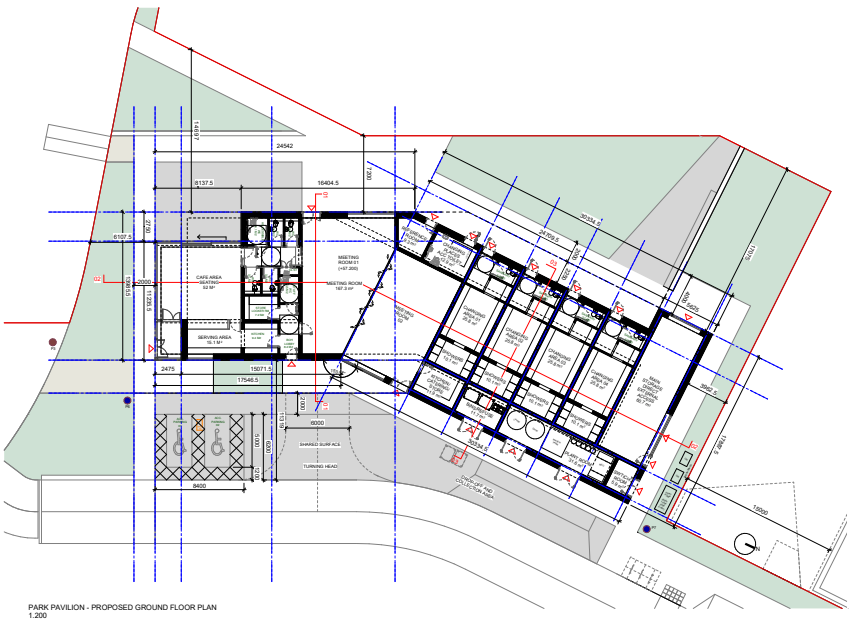
3.11.2 Community:

The community facilities are provided in a dedicated Park Pavilion of nominally 683 m<sup>2</sup>, which:

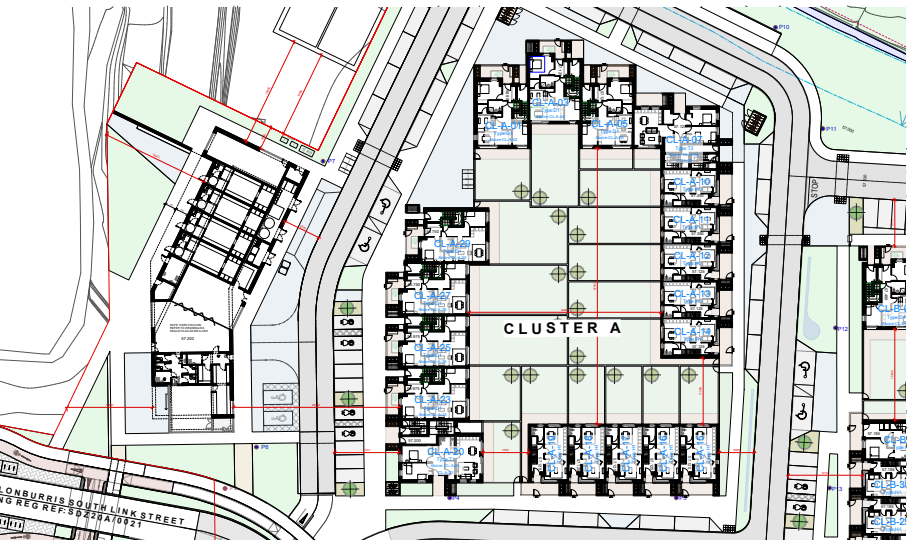
- Provides the required community use
- In an appropriate type, use and location
- Serving the adjacent active amenity/ sports facilities to be included within the Griffeen Valley Park
- Aligning with a key objective for the Kishoge Southwest area to establish a local node near Griffeen Valley Park
- Forming an interface between the primary residential zones and moderating the transition to the Park, with a consistency of materiality and expression
- Effectively screens the existing Pumping Station to the north
- Marks and articulates the prominent corner/ bend of the South Link Street,
- With a dynamic single storey form with clerestory lighting and active public uses including café
- And a considered hard and soft landscape design.

The accommodation provided is:

- 4 no. changing rooms to include changing areas, sanitary and shower facilities at c.48 m<sup>2</sup> each
- 1no. large storage room, for sports equipment, c. 60 m<sup>2</sup>
- 1 no. Changing Places Accessible Toilet, c.13 m<sup>2</sup>
- 1 no. Referee Room, c.13 m<sup>2</sup>
- 1 no. large meeting/ multi-purpose room, c.170 m<sup>2</sup>, with ability to be separated into two rooms, each with separated/ individual entrances/ access
- Café area, c. 52 m<sup>2</sup>, with associated ancillary accommodation, to include a servery, kitchen area, staff toilet, public sanitary accommodation, waste/ refuse area and plant room.



Community Pavilion



Cluster A Plan - DTA Architects Drawing: 1025



CGI View 11 - Community Park Pavilion, Cluster A



3.11.3 Retail:

A nominally 150 m<sup>2</sup> retail shop is proposed on the ground floor of the 'landmark building' in Cluster F, articulating the corner and at a convenient location suitable for a local shop. Clonburris Infrastructure Limited (CIL) have confirmed the requirement for local retail at this location, with larger primary retail provision located at Development Area 6, Kishoge Urban Centre (KUC), to the east of site 4.

The retail space includes:

- A nominally net 112 m<sup>2</sup> shop floor retail space
- With extensive corner frontage and direct access from the South Link Street
- Nominally 38 m<sup>2</sup> of ancillary back of house accommodation, including an accessible staff WC, a dedicated waste/ refuse storage, street access/ means of escape.

3.11.4 Non-Retail Commercial Development/ Employment:

This is provided in two locations as set out below, to provide a total of 717 m<sup>2</sup> Non-Retail Commercial Development/ Employment use.

Grange House:

The existing Grange House is a 2-storey building, approximately c. 173 m<sup>2</sup>, designated as a Heritage Structure of local interest in the Planning Scheme. This Part 10 Submission proposes the change of use to employment and its refurbishment/ upgrade of the building to preserve its character in line with its heritage significance. The specific use/ function of the building will be determined through a future planning application, as directed by SDCC. Additionally, a public external amenity is planned for the building's curtilage, as detailed in the landscaping strategy in section 4.03 and the accompanying package from the project Landscape Architect, BSLA.

Childcare Facility:

A substantial Childcare Facility (544 m<sup>2</sup>) provided on the ground floor of the 'landmark building' in Cluster F, centrally located to provide for/ accommodate approximately 90 children, as advised by Stephen Little Associates (see their Planning Application Report, included with this application). The Childcare Facility is strategically located in immediate proximity to the future school site, fostering a direct connection to the broader learning environment and providing for ease of pre and after school drop off and collection.

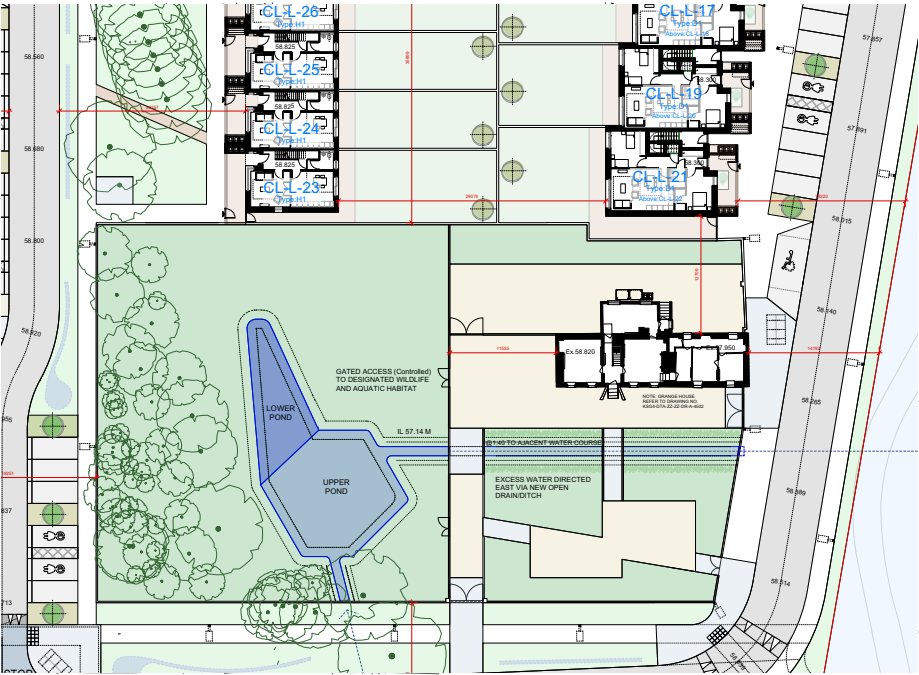
The accommodation provided is:

- Secure/ sheltered entrance, directly accessible for the pedestrian and vehicular drop off location
- Entrance lobby/ area with storage/ coats
- Staff office and staff room
- Kitchen facility
- 3 no. core classrooms, designed for specific age groups, with flexibility for further sub-division if needed
- Each classroom includes a safe contained external winter garden/ courtyard for additional breakout/ play and activity area
- Permitting generous south/ west daylight but with secure privacy screens to the street frontage
- Storage facilities in each classroom
- Ancillary services spaces including kitchen, children and staff toilets, and bin/ refuse area
- A secure and supervised/ overlooked outdoor play area, screened from the street.

Refer also to the Stephen Little Associate (SLA) Planning Scheme Compliance Document.



Apartment Block F - Ground Floor Plan - Childcare Facility and Retail Unit  
DTA Architects Drawing: 4500



Part of Cluster L - Grange House - Employment Use - Site Plan Showing Public Amenity  
DTA Architects Drawing: 1034

3.12 Car Parking Provision:

Refer to Section 5.01.13 below for Car Parking provision.

3.13 Bicycle Parking Provision:

Refer to Section 5.01.14 below for Bicycle Parking provision.

3.14 Refuse/ Bins/ Waste:

Refer to Section 5.01.15 below for Refuse Storage provision.



4.00 DESIGN PROPOSAL – SPECIALIST INPUT

4.01 Civil and Structural Engineering:

4.01.1 Overview:

CS Consulting Engineers are responsible for the civil engineering strategy for Site 4 Kishoge, collaborating with DTA Architects, Metec Mechanical and Electrical Consulting Engineers, Bernard Seymour Landscape Architects, and other Design Team members to create an integrated design for roads, infrastructure, and sustainability.

The key infrastructure for Site 4 is the South Link Street, developed as part of the Clonburris SDZ under Planning Permission SDZ20A/0021. Access, watermain installation, and site spurs are already approved and under construction. The road design features a 7m carriageway, cycle track, footpath and spurs for both northern and southern site access.

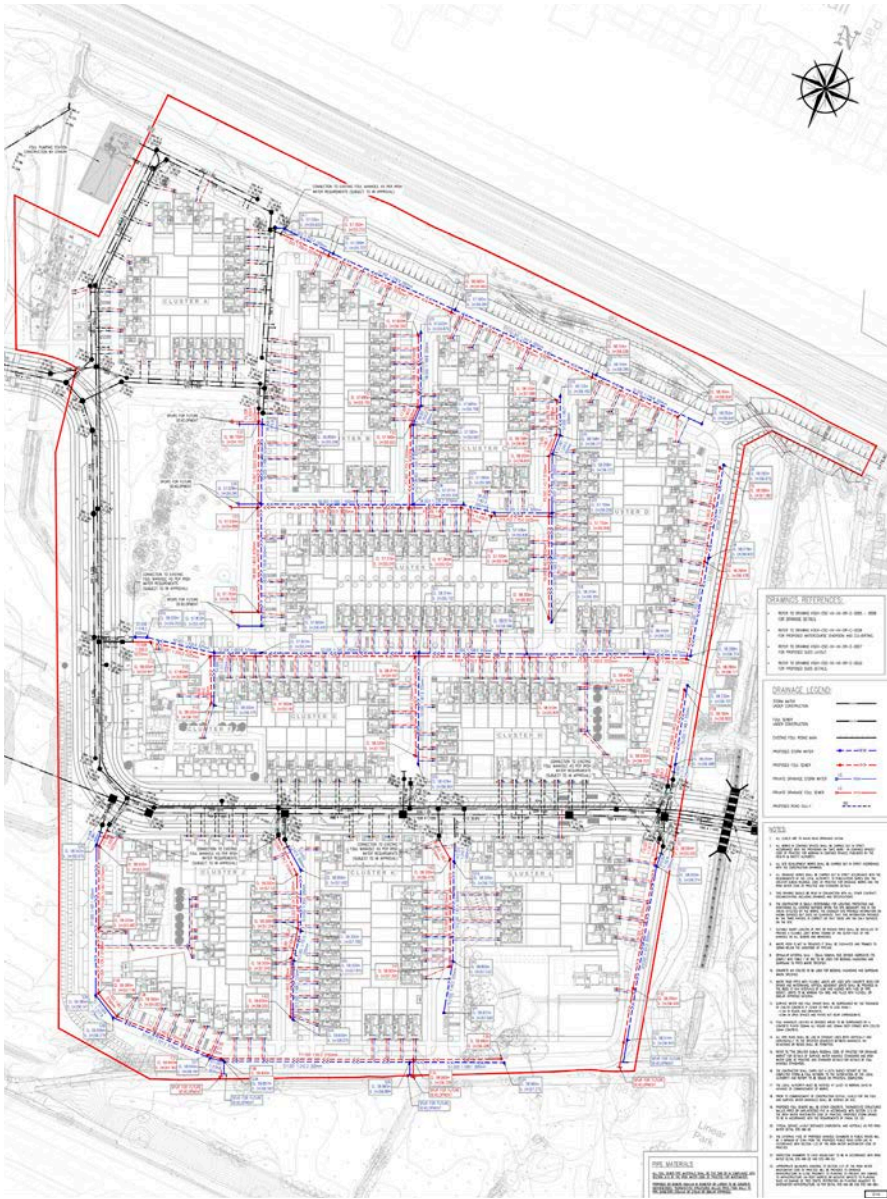
CS Consulting regularly coordinates with the South Link Street design team to minimize the requirement for changes and ensure future connections to Site 4.

The internal road layout, managed by the Site 4 Design Team, complies with DMURS and SDZ guidelines. The design includes a 6.0m/ 5.5m road width, 2.0m footpaths, and traffic-calming measures such as 4.5m kerb radii and junction tables to control vehicle speeds. On-street parking with 6m clearance is provided, with pedestrian access prioritized through raised junctions and cycle access points. Traffic planning adheres to South Dublin County Development Plan 2022-2028 and TII guidelines, ensuring safety and compliance with parking standards. Swept Path Analysis has been conducted to ensure vehicle manoeuvrability, and traffic impacts will be assessed using the TRICS database to align with surrounding infrastructure capacity. The overall design prioritises safety, accessibility, and sustainability, in line with planning and transport standards.

CS Consulting’s core package of information includes:

- Engineering Services Report
- Construction and Environmental Management Plan
- Resource and Waste Management Plan
- Traffic and Transport Assessment
- Residential Travel Plan
- DMURS Statement of Compliance
- And full suite of Road, Drainage, SuDS, Swept Path, and related drawings.

For full details, refer to CS Consulting’s package of information submitted as part of this Part 10 Application.



CSC - Proposed Drainage Layout



CSC - Proposed SUDs Layout



4.01.2 Traffic, Transport and DMURS Compliance:

CS Consulting has assessed the proposed road network design and evaluated the impact of the residential development within the Clonburris Strategic Development Zone, focusing on the surrounding road network, internal road layout, car and bicycle parking, and facilities for cyclists and pedestrians.

Key Observations and Conclusions:

- The development layout and density align with those examined in the Clonburris SDZ Transport Assessment, which used the Southwest Dublin Local Area Model (LAM). Therefore, the conclusions of the LAM remain valid
- The proposed development includes sufficient car and bicycle parking, meeting the requirements of the Clonburris SDZ Planning Scheme and the South Dublin County Development Plan 2022-2028
- Swept Path Analyses for refuse vehicles and fire tenders confirm that the development's access and internal layout can accommodate these vehicles as needed
- The site benefits from proximity to high-quality public transport services, providing easy access to Dublin City and local centres.

The assessment confirms that the proposed development is well supported by the surrounding road network, includes adequate car and bicycle parking, and has an access and internal layout that complies with the Design Manual for Urban Roads and Streets. With above noted, CS Consulting confirmed that the design is DMURS Compliant.

For full details refer to CS Consulting's Traffic and Transport Assessment, DMURS Statement of Compliance and related reports submitted as part of this Part 10 Application.

4.01.3 Storm Water

Planning permission (ref: SDZ20A/0021 – South Link Street) has been granted for the provision of stormwater infrastructure to serve the development. The permission allows for the installation of a main stormwater drainage system along the link street, with pipe sizes ranging from 1500mm to 300mm in diameter. The system is designed to convey unattenuated flows from the site to an overall attenuation basin located to the west, with construction currently in progress.

Stormwater drainage spurs have been accommodated within the permitted design. The proposed site layout incorporates these spurs, and their locations have been coordinated with the appointed contractor. Adjustments have been made to relocate the stormwater spurs to more suitable locations for future connections to properties facing the South Link Street. Additionally, main sewer manhole locations have been adjusted to align with future road intersections to ensure they serve the development correctly. These changes involve minimal intervention, with the original number of spurs and manholes maintained, only repositioned for better connectivity.

The stormwater drainage design meets the four main criteria set out by the GSDS and the Regional Code of Practice for Drainage Works:

- River Water Quality Protection: This is achieved by treating runoff within Sustainable Drainage Systems (SuDS) features, such as swales, bioretention areas, and blue/green roofs within the development site
- River Regime Protection: Attenuation of runoff from the site ensures protection, while external impacts are addressed by the permitted development under planning reg ref; SDZ20A/0021
- Level of Service (Flooding): The site is outside the 1000-year coastal and fluvial flood extent areas, meeting the required level of service. Flood risk outside the site is addressed by the permitted development
- River Flood Protection: Attenuation and/or long-term storage within the SuDS features will provide protection, with external flood risks managed under the permitted development.

In summary, the stormwater management for the development is designed to meet all necessary criteria and integrates with the approved infrastructure under the SDZ20A/0021 planning permission.

For full details, refer to CS Consulting's package of information submitted as part of this Part 10 Application.

4.01.4 SuDS Devices

To manage surface water runoff and mitigate flood risks, the proposed development incorporates several Sustainable Drainage Systems (SuDS) strategies, designed to handle extreme rainfall events and align with climate change predictions. The key features of the SuDS strategy include:

- Permeable Paving: Used for all car parking spaces across the site. Provides interception and primary treatment for rainwater runoff. The unlined permeable paving allows for direct infiltration of rainwater, while a perforated overflow pipe ensures drainage to the surface water system and attenuation storage
- Bioretention Areas: Shallow landscaped depressions, under-drained with engineered soils and enhanced vegetation, will manage and treat runoff at source. These areas will promote biodiversity and can be incorporated into central courtyards or open spaces
- Tree Pits: Some hardstanding areas will direct surface water runoff into tree pits to allow for local infiltration. The tree pits will be equipped with an overflow pipe leading to the main surface water drainage network and attenuation system
- Shallow Drainage Channels: Proposed along the access road in the northern catchment, these grass-covered channels will treat, convey, and attenuate runoff at source. These channels will infiltrate water into the ground, where the subgrade is suitable.

Benefits of SuDS Integration:

- Biodiversity and Ecology: SuDS elements such as bioretention systems create and link habitats, supporting existing and new wildlife, thus enhancing biodiversity and improving urban ecosystem quality
- Amenity and Economy: Open green spaces provide opportunities for walking, cycling, and sports, improving physical and mental health and enhancing community well-being
- Water Quality: SuDS filter out contaminants and sediment from runoff, reducing the volume entering sewers and drains, which reduces the likelihood of combined sewer overflows and the need for additional water treatment
- Flood Risk Management: By mimicking natural drainage patterns, SuDS reduce the volume of runoff, store water, and slow water flow, which helps manage flood risks in urban areas
- Climate Resilience: The vegetation in bioretention systems and tree pits captures and stores carbon, improves air quality, regulates temperatures, and reduces pollution.

This comprehensive SuDS strategy, integrated into the development, ensures effective flood risk management, improves water quality, enhances biodiversity, and contributes to climate resilience, all while providing community benefits.

Regarding section 4.01.8 (Flood Risk Assessment by JBA Consulting), CS Consulting has designed flood mitigation measures, providing 170m³ of compensatory storage. This storage, located along the northern boundary between the road and the channel, offsets the flood risk, with the ground sloped as per the design by CS Consulting, with input and modelling verification by JBA Consulting.

For full details, refer to CS Consulting's package of information submitted as part of this Part 10 Application.

4.01.5 Foul Water

Planning Permission (ref: SDZ20A/0021 - South Link Street) has been granted for the necessary infrastructure, which includes the installation of a main foul water drainage system along the South Link Street. This system will transport the foul effluent to a designated foul pump station located to the northwest of the site, with construction currently in progress.

Key Points:

Foul Water Drainage Network:

- The proposed foul drainage infrastructure includes spurs and manholes designed to connect the development to the existing foul network. These spurs have been designed in alignment with the permitted overall infrastructure scheme
- The network will carry foul water to a pump station, facilitating the proper disposal of effluent.

Coordination with Contractor (JB Barry):

- Coordination of the underground services in the South Link Street has been managed with the appointed contractor, JB Barry
- Localised/ detail modifications to the original design have been made, such as the relocation of the foul drainage spurs and the main sewer manholes, ensuring that these are placed in more suitable locations for future connections, coordinated with the Site 4 developed design.

Pre-Connection Enquiry:

- CS Consulting submitted a Pre-Connection Enquiry to Irish Water on 16/04/2024, referring to the South Link Street Connection Agreement (CDS2200702401)
- This agreement includes the required foul connections, as well as the link to the foul pump station, ensuring that the site will be properly serviced according to the approved infrastructure plan.

It is submitted the foul water drainage system for the development will be integrated into the South Link Street network, ensuring appropriate and efficient foul effluent management for the new development. The infrastructure will be aligned with the approved designs, minimising the need for any substantial changes while optimising connectivity.

For full details, refer to CS Consulting's package of information submitted as part of this Part 10 Application.

#### 4.01.6 Site levels/ Topography

The site has a cross fall of approximately 5 metres, sloping down from the south (+60.00) to the north (+55.00). The vertical design levels for the roads and drainage have been set based on the required outfall invert levels for both foul and storm water drainage. To achieve these levels, the proposal is to raise the site by an average of 1.3 meters across the development.

In addition to the required raising of the site, excavation of approximately 0.5 meters below ground level will be necessary to remove root balls and other vegetation. As a result, the total depth of infilling required will be approximately 1.8 meters (1.3 meters for the vertical raise and 0.5 meters for excavation).

The minimum Finished Floor Level (FFL) for the site will be set at +56.224, which ensures that the levels are 500mm above the water level of the adjacent attenuation pond, which is at +55.724. This will provide the necessary protection against flooding while accommodating the infrastructure requirements.

For full details, refer to CS Consulting's package of information submitted as part of this Part 10 Application.

#### 4.01.7 Mains Water

CS Consulting submitted the Pre-connection enquiry to Irish Water on 16/04/2024, referencing the South Link Street Connection Agreement (CDS2200702401). This agreement covers the watermain connections along the South Link Street, serving the development lands and the associated foul pumping station. The development will utilise the approved infrastructure connection points under this CDS number to connect the site with the mains water supply.

A Confirmation of Feasibility has been received from Uisce Éireann and is included as part of this application.

For full details, refer to CS Consulting's package of information submitted as part of this Part 10 Application.

#### 4.01.8 Flood Risk Assessment

JBA Consulting was appointed to conduct an independent flood risk assessment for the site and surrounding areas. CS Consulting provided assistance to JBA Consulting by contributing expertise on the site's civil strategy, including levels, drainage, and related infrastructure.

The JBA Consulting Flood Risk Assessment (FRA) evaluated the flood risks associated with the proposed development at Site 4, Kishoge, Clonburris, and outlined the mitigation measures to comply with The Planning System and Flood Risk Management Guidelines (DoEHLG & OPW, 2009).

Key Findings include the followings:

- **Flood Zones:** The site is mainly in Flood Zone C, with a small part in Flood Zone B, at risk from the Kilmahuddrick Stream. The Griffeen River poses no flood risk
- **Flooding Risk:** The extreme 0.1% AEP flood event on the Kilmahuddrick Stream causes localised flooding in the southeast corner
- **Assessment Scenarios:** Multiple scenarios were assessed, including post-development and climate change models, ensuring no additional flood risk downstream of the railway line
- **Mitigation Measures:** Approximately 170m<sup>3</sup> of compensatory storage is proposed to balance floodplain volume loss, ensuring baseline conditions during the 0.1% AEP event.
- **Infrastructure Design:** Mitigation measures include appropriate site planning, Finished Floor Levels (FFLs) above critical flood levels with a 300mm freeboard, and flood-resilient infrastructure.
- **Culvert Design:** The culvert crossing the Kilmahuddrick Stream is designed to comply with Section 50 requirements, ensuring flow continuity and minimizing backwater effects.

JBA Consulting conclude that with the proposed mitigation measures, the development will not increase flood risk to the site or surrounding areas. The Justification Test has been passed, and the design complies with the South Dublin County Council Development Plan 2022-2028 and SFRA. This ensures the development remains resilient to both current and future flood risks while aligning with sustainable flood management practices.

For the full Flood Risk Assessment (FRA), refer to the JBA Consulting report submitted as part of the Part 10 application.



Extract from JBA Consulting, Flood Risk Assessment, Showing Flood Compensation Storage Area Location and Representation



Site 4 -Proposed Site Sections - DTA Architects Drawing: 3004 (Note: Existing Site Levels Shown for Reference)

## Kishoge Site 4, Clonburris

## Flood Risk Assessment

Prepared for:  
South Dublin County Council

[www.ibaconsulting.ie](http://www.ibaconsulting.ie)



4.02 Mechanical and Electrical Engineering:

4.02.1 Site Utilities Overview:

Based on site studies and surveys, there appear to be minimal or no utility services traversing Site 4, with the exception of one ESB line. Metec has coordinated with ESB Networks (David Connolly, responsible for the Clonburris area) for the diversion/ relocation of the existing overhead power line. Currently, 220kV power lines run to the north of Site 4, with a pylon located in the northeast corner. As of January 2025, the scheduled diversion of these power lines is underway, transitioning to an underground system as part of the EirGrid West Dublin project.

There are no issues anticipated regarding the provision of power to the development. Site 4's infrastructure will be integrated into the Distributor Road Network (South Link Street), from which medium voltage infrastructure spurs will loop into the site.

Additionally, Site 4 has ample access to essential services, most of which will be delivered through the South Link Street (currently under construction).

For further information, please refer to Metec's Utilities Report, submitted as part of the Part 10 application.

4.02.2 Utilities and Site Lighting:

The proposed plan includes connecting to ESB Networks, OpenEir, and Virgin Media networks at each entrance point to Site 4 along the South Link Street. Metec has agreement in principle with ESB Networks for the installation of 8 substations across Site 4. These substations will feed mini-pillars, each providing power to up to 8 dwellings, ensuring a consistent power supply for each unit. Substation locations are coordinated with DTA Architects and integrated such that are accessible in compliance with ESN requirements but are not visually obtrusive. Additionally, Metec have agreed with ESB Networks that Cluster A can connect to the substations provided for the Irish Water pump station, which is currently under construction in the northwest corner of the site.

Communication ductwork will be installed to each dwelling from both OpenEir and Virgin Media networks, ensuring broadband capacity for every unit.

As part of this application, Metec has developed a site lighting design for Site 4, coordinated with the lighting proposal currently under construction for South Link Street. The design aims to balance functional lighting needs with ecological considerations. In line with the ecological strategy, the lighting plan incorporates darker areas where possible, to encourage wildlife and minimize light pollution in sensitive areas. This approach ensures that the development provides necessary illumination for safety and accessibility while respecting and enhancing the local ecosystem.

Utility services and site lighting are detailed in the accompanying Utilities and Site Light. For more information, please refer to Metec's associated reports, submitted as part of the Part 10 application.

4.02.3 Climate Action and Energy Strategy:

Metec Consulting Engineers have completed an analysis of the options available to achieve compliance with near-Zero Energy Building (nZEB) standards as required under Part L of the Building Regulations, based on accepted technologies and available networks.

These have included the consideration of District Heating, Heat Pump Technology and Solar technology, and the options are outlined in the accompanying climate action and energy statement report.

In relation to the above the following are noted:

- SDCC's specification on space heating requirements and associated preferred systems
- SDCC have confirmed that all dwellings are to achieve minimum A2 BER rating
- SDCC have confirmed that District Heating will not be available for Site 4.

The following is provided and integrated into the proposal as follows:

- A2-Rated and nZEB compliant targeted homes, high energy performance design
- Integration of Exhaust Air Heat Pumps (EAHP) and Monobloc Air-to-Water Heat Pumps (AWHP), customised to suit the requirements of various dwelling types
- With Mechanical Heat Recovery provided throughout, reusing waste heat within buildings to maximise energy efficiency
- Supplemented by renewable energy in the form of Solar PV, providing clean energy generation, supporting Part L compliance and contributing to EU Taxonomy improvements
- Metec Consulting Engineers have established target values for passive design elements within all dwellings, including U-values for walls, floors, roofs, and glazing, as well as airtightness levels and thermal bridging standards
- These measures are aimed at ensuring best-practice standards across all dwelling types, with the goal of achieving the target energy rating for the development.

The above is detailed Metec's Climate Action And Energy Statement, submitted as part of the Part 10 application.



Extract From Metec Consulting Engineers - Site Public Lighting Report



Extract From Metec Consulting Engineers - Site Utility Report



### 4.03 Ecology and Landscape:

#### 4.03.1 Ecology Report:

For the overall Ecology Report for the three sites constituting the Part 10 application lands, refer to EIAR reports: Ecological Impact Assessment, Biodiversity/ Habitat Management Plan, Invasive Species Management Plan prepared by JBA Consulting.

#### 4.03.2 Ecological Strategy:

The design approach follows guidance and recommendations from Altermar Environmental Consultants with input from BSLA and CS Consulting, prioritising a balance between human habitation and ecological preservation, to create a resilient and sustainable living environment that contributes positively to both the residents' quality of life and the local ecosystem.

It integrates ecological principles with residential needs, through:

- Community-oriented design
- Integration of green and blue space
- Fostering biodiversity and wildlife protection
- The provision of flood/ water management
- Consideration of long-term environmental sustainability
- While providing integration with and connectivity to the surrounding natural areas.

The core Ecological Strategy are summarised as follows:

##### 1. Sustainable Landscaping:

###### Green/Blue Infrastructure:

The overall landscaping strategy incorporates green and blue infrastructure principles, creating a network of green spaces and water features (SuDS) such as roadside swales and bioretention areas that foster biodiversity and provide ecosystem services such as water filtration and flood management.

###### Ecological Linkages:

The design ensures that all ecological features, including the ponds, green corridors, roadside swales/ bioretention areas and riparian areas, are interconnected, allowing for wildlife movement across the site and beyond.

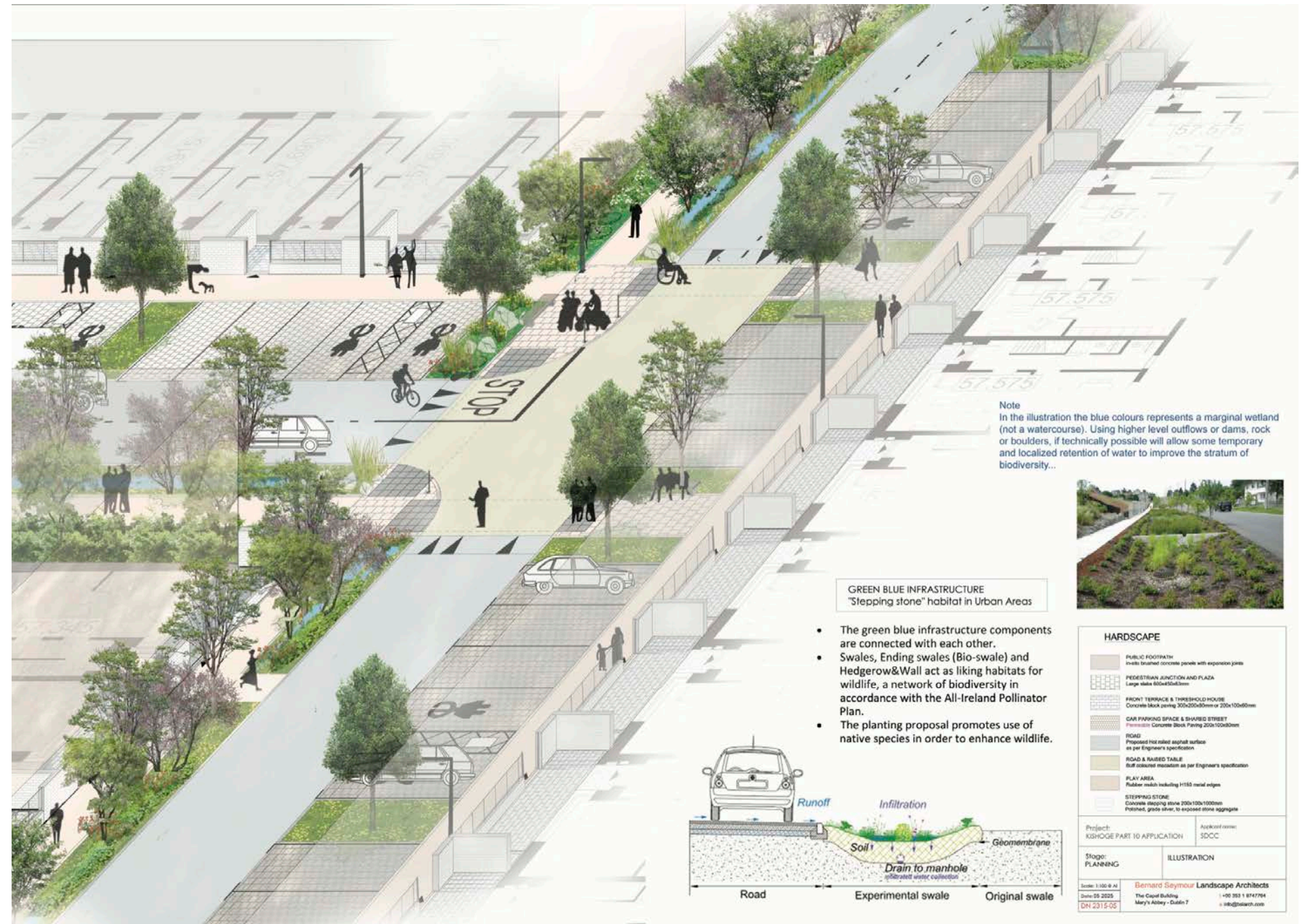
##### 2. Flood Risk Mitigation:

###### Floodplain Compensation:

A loss of approximately 170m<sup>3</sup> of floodplain has been identified in the southeast corner of the site (near Grange House). To offset this, an equivalent flood storage capacity will be created along the northern boundary, between the road and the channel. The ground will be sloped accordingly, as per the design by CS Consulting and JBA Consulting (refer to section 4.01 above), ensuring enhanced flood resilience.

###### Kilmahuddrick Stream Protection:

The Kilmahuddrick Stream plays a critical role in preventing flooding on-site. The development will protect the stream and its riparian corridor, in order to maintain its natural flood control feature.



Axonometric Drawing, Extracted From the Landscape Design Statement by BSLA



3. Grange House Biodiversity and Wetland Area Pond and Water Management:

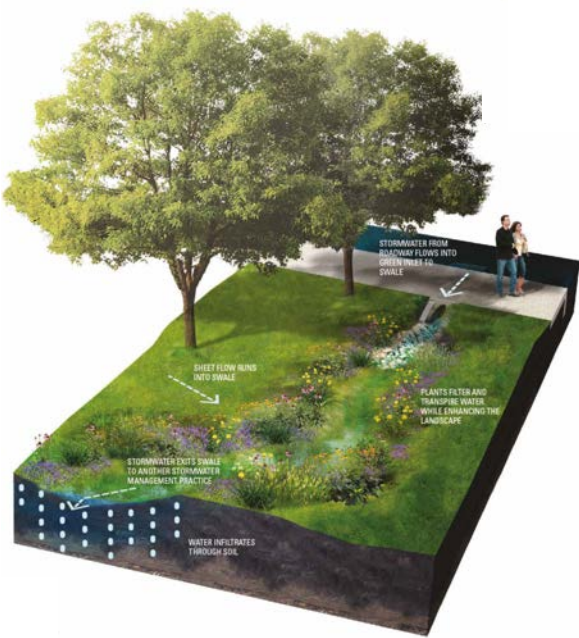
**Protected Wildlife Area:**  
Grange House and its surrounding environment will be designated as an enhanced biodiversity area. This zone will feature a pond designed to support native biodiversity including insects and amphibians, particularly frogs, and will incorporate low-level lighting to benefit nocturnal wildlife, such as bats. To further protect this area, proposed railings along the perimeter will ensure a secure wildlife and aquatic habitat, while remaining an attractive visual and natural amenity.

**Dual-Pond System:**  
Within the Grange House curtilage will incorporate an upper and lower pond system that will serve as a habitat for amphibians and other aquatic life. Water supply for the ponds will come from an existing ditch located to the south. In line with flood protection requirements, a new overflow and ditch will be introduced to the east, with a connection to the Kilmahuddrick Stream. A non-return valve will be installed in the stream connection to prevent backflow and ensure flood protection. A physical connection will be provided under the road to ensure continued water flow and wildlife movement.

4. Tree Preservation:

The proposal aims to preserve as many mature trees as possible within this area, maintaining their ecological and aesthetic value. The Arboricultural Report by John Morris Arboricultural Consultancy outlines the constraints and opportunities presented by trees on or near the site. It also shows how these trees have impacted the site's design and layout. The report includes:

- A Tree Schedule that provides information for each tree
- A Tree Constraints Plan that illustrates the location and constraints posed by trees
- An Arboricultural Impact Assessment that considers the impacts of the proposed development to those trees
- An Arboricultural Method Statement that outlines how retained trees will be protected during construction, and
- A Tree Impact & Protection Plan that illustrates the impact of the proposal upon trees and protection measures that should be adopted during construction.



Typical Bio-Swale Detail - Extracted From the Landscape Design Statement by BSLA

5. Private Back Garden Design and Boundary Treatment:

**Tree Placement:**  
To foster biodiversity and create a more manageable private garden, the design proposes planting one tree in a designated corner. A standard shed zone is available in the another corner for practicality, without disrupting the overall garden's ecological balance. This allows for the placement of a shed in one corner of the garden while the tree has a greater chance of being left in situ.

**Connecting Green Corridor:**  
To enhance the ecological value of private gardens, alternate trees are proposed to be planted along the opposite boundary to form a continuous green corridor, promoting wildlife movement and creating a more diverse habitat for birds and insects.

**Climbers and Green Walls:**  
For boundary walls, a selection of scented climbers (such as honeysuckle) will be introduced to encourage insects. These will be trained and supported with wiring to allow growth along walls, enhancing vertical green space and providing a valuable habitat for pollinators and small animals.

**Wildlife Installations:**  
Bird boxes will be incorporated into the design, encouraging local bird populations to settle in the area. Bat boxes will be strategically placed in dark areas, especially around Grange House, to offer safe roosting spaces.

6. Canal and National Heritage Area Protection:

**National Heritage Area Protection:**  
The nearby canal, designated as a proposed National Heritage Area (pNHA), will be preserved. The development ensures no construction occurs within or affects this protected zone, which is clearly marked on the proposed site layout drawings. This will also be strictly maintained in place during construction.

**Connection to Heritage Area:**  
Green and blue corridors will ensure a seamless ecological connection between the Grange House area and the canal, promoting wildlife movement and ecological connectivity.

7. Riparian Corridor Management:

**Riparian Zone:**  
In accordance with Inland Fisheries Ireland's guidelines, no development (including footpaths) will occur within a 10 metres buffer zone in the riparian corridor (10 metres from top of bank). This buffer will serve as an important safeguard for aquatic life and support the overall ecological integrity of the area. Footpaths will not encroach within the 10 metres buffer zone as per Inland Fisheries Ireland guidance. The area will be maintained as a meadow or tall grass to provide habitat for wildlife while being cut once a year to manage growth.

8. Engagement of Residents:

To promote local biodiversity, it is proposed that each resident will receive a Biodiversity Welcome Pack, encouraging them to plant native shrubs and trees such as apple or crab apple trees. These species support local wildlife, including pollinators, and contribute to preserving the genetic diversity of native plants. The northern part of the site is the largest and potentially the most ecologically significant, featuring Kilmahuddrick Stream and new SuDS. With no mature trees, it offers monitoring potential and allows residents to track its evolution over time.



Detailed Masterplan, Extracted From the Landscape Design Statement by BSLA

### 4.03.3 Landscape Proposal - Concept Overview:

An integrated Building and Landscape proposition is a central design driver of the overall proposal. Refer to the Landscape Design Statement from BSLA.

BSLA as the project Landscape Architects have developed and coordinated a design, in conjunction with DTA Architects, that addresses both the feasibility and conceptual development of the landscape for the new Clonburris residential development. This design aligns with the strategic objectives outlined in the Clonburris Strategic Development Zone (SDZ) framework. The approach focuses on sustainable development, ecological balance, and enhancing community well-being. By considering both environmental and aesthetic factors, as well as practical and social aspects, the design creates a high-quality, integrated residential neighbourhood.

The following are noted and confirmed:

#### 1. Planning Strategy and Context:

The planning strategy has been developed within the context of Clonburris Strategic Development Zone (SDZ), which aims to create a sustainable, mixed-use, and vibrant community. The site falls under a designated SDZ, offering unique opportunities for long-term urban growth and the creation of a connected, sustainable urban environment:

- Clonburris SDZ – Primary Objectives: The primary goals include the creation of a highly integrated, accessible, and sustainable urban development. This entails the provision of well-designed public and private spaces, promotion of active transportation, and conservation of natural resources
- Context and Site Overview: The site is situated within an evolving urban landscape, with good access to transport networks, retail, and local services. The existing land configuration offers opportunities for enhancing green and blue infrastructure, creating attractive open spaces, and developing resilient urban ecosystems.

#### 2. Site Opportunities and Constraints:

The development offers both opportunities and constraints, which have been thoroughly analysed by BSLA:

Opportunities:

- Mature Trees and Green Spaces: There are mature trees present, which provide significant aesthetic, ecological, and environmental value. These will be preserved where possible, with specific trees identified for transplantation to maintain their presence on the site
- Biodiversity Potential: The site's topography and proximity to green corridors allow for the integration of diverse plant species, which supports biodiversity and helps to mitigate the environmental impact of urbanization
- Transport Connectivity: The development's location benefits from proximity to major transport links, which offers opportunities for sustainable mobility, such as walking and cycling paths integrated into the design
- Ponds have been introduced to encourage biodiversity on site.

Constraints:

- As highlighted in the Arborist's Report, the development will require the removal of a significant number of mature trees, which poses a challenge in maintaining ecological balance. However, the report also identifies opportunities for transplanting certain trees to strategic locations, which coupled with the significant new tree planting as proposed, will help to mitigate the impact
- Topographical Challenges: The existing site has varying topography that requires careful grading and drainage planning to manage stormwater and optimize usability of open spaces.

#### 3. Landscape Strategy and Approach:

The landscape strategy is aimed at creating a cohesive and sustainable environment by integrating green and blue infrastructure, which supports biodiversity, social interaction, and environmental resilience.

Refinement with Collaboration:

- The landscape strategy has been refined in consultation with DTA Architects, CS Consulting Engineers, and Altamar Environmental Consultants (Site 4 project ecologist) to ensure a holistic and coordinated approach. This collaboration ensures the landscape complements the architectural design and meets sustainability and environmental standards
- Sustainable and Integrated Neighbourhood: The overall landscape design seeks to create an integrated social residential neighbourhood that fosters community interaction and enhances the quality of life. The design prioritises pedestrian-friendly spaces, accessible green areas, and resilient urban infrastructure.

#### 4. Green and Blue Infrastructure:

The design promotes an interconnected green and blue infrastructure system that supports both ecological and social functions. This includes:

- Green Infrastructure: A network of green spaces, including street trees, parks, and landscaped areas, forms the backbone of the development. These spaces will provide aesthetic and recreational benefits while also supporting biodiversity
- Blue Infrastructure: Sustainable Urban Drainage Systems (SuDS) such as swales and rain gardens will be integrated into the design to manage stormwater, reduce flooding risks, and enhance water quality. The blue infrastructure will also serve as aesthetic features, providing ecological habitat and improving residents' quality of life
- Biodiversity Connectivity: The green and blue infrastructure components will be linked through ecological corridors, ensuring that they form a cohesive network that supports local wildlife. This network will be designed to facilitate the movement of species across the site and ensure a balanced, sustainable ecosystem
- Link the planting strategy to the SUDS, in tandem with the Ecology
- Use native species with undercover and Native Wetland (if there is enough water retention, a bio-swale is formed)
- The layering of the space between individual dwellings and street frontages to provide a variety of buffer zones (front gardens, planting, pavements, verges/ swales, parking zones etc) to create privacy, transition, threshold and differentiate public/ private spaces.

#### 5. Streetscape and Hierarchy:

The streetscape design embodies the hierarchy of the development, seamlessly blending aesthetics and functionality. It establishes a well-structured network of roads, pathways, and tree-lined avenues, complemented by inviting communal spaces and home zones. This thoughtful arrangement enhances connectivity, promotes walkability, cycling, and fosters a sense of community:

- Street Design: The streets are designed with a hierarchy, incorporating tree-lined avenues, pedestrian walkways, and cycling lanes. These are designed to encourage active transportation, reduce vehicular traffic impact, and improve the aesthetic quality of the streetscape
- Public and Communal Spaces: The design includes multiple public and communal spaces that encourage social interaction and enhance the sense of community. These spaces are designed to be flexible, serving both passive recreational needs and active social gatherings
- Sustainable Street Features: Sustainable elements such as permeable paving, green verges, and integrated SuDS elements will be included to manage water runoff, reduce heat island effect, and enhance the overall sustainability of the streetscape.
- All adhering to the SDZ indicative street widths (refer to section 3.06.1 above and BSLA associated design report).

#### 6. Public and Communal Open Space:

- Public Green Space and Habitat Protection Area: The existing curtilage of Grange House will be transformed into a public amenity/ park and green space, serving as the focal point for social and recreational activities. This area will feature play zones, open lawns, and shaded areas, providing a central gathering space for the community. Additionally, a portion of the curtilage will be designated as a protected habitat, with the creation of a pond to support aquatic wildlife and enhance biodiversity. This area will offer both recreational opportunities and a natural habitat, balancing community needs with ecological preservation. Grange House will be a hub for biodiversity and will be an interesting place for the residents of Clonburris to come as a community to gather and take in their surroundings. Wildlife installations will be placed in strategic locations in this area. This will hopefully give the residents a better understanding of how easy it is to create a biodiverse environment which they could do in their own garden.
- Community Gardens: The design includes shared community garden spaces primarily located near Apartment Blocks F, H, and J, with additional pockets situated on the northern aspect for the triplex apartments at key street corners. These spaces are designed to foster social interaction and create a sense of community ownership. The planting strategy aims to enhance this connection, encouraging residents to engage with and take pride in the landscape, while also providing a welcoming environment for relaxation and informal gatherings.

#### 7. Residential Streets Planning Strategy:

The residential streets will be designed to prioritise pedestrians and cyclists while maintaining vehicular access. Key features will include:

- Traffic Calming Measures: Measures such as narrowed roads, raised tables, and clearly demarcated pedestrian crossings will ensure safe and comfortable environments for non-motorised users
- Bicycle and Pedestrian-Friendly Design: Dedicated bike lanes and pedestrian pathways will encourage sustainable transportation, reduce traffic congestion, and create a safer environment for residents
- Planting Buffers: Green buffers, including tree planting and hedges, will be used to create visual and noise separation between roads and residential properties, enhancing privacy while also improving the environmental quality of the streets.

The landscape design for the new housing development at Clonburris has been developed with careful attention to sustainability, community integration, and environmental responsibility. The strategic incorporation of green and blue infrastructure, along with thoughtful streetscape planning, will create a resilient, vibrant, and connected neighbourhood. By emphasising biodiversity, sustainable water management, and high-quality open spaces, the design seeks to provide a long-lasting, positive impact on both the local environment and the residents' quality of life.





Green-Blue Infrastructure Diagram, Extracted From the Landscape Design Statement by BSLA



4.03.4 Landscape Masterplan:

The following are noted in particular:

- Landscape is treated as an integral component of streetscape identity for the new Clonburris
- Proactive engagement with public realm and exploit the opportunity for links with the adjoining amenity space to provide opportunities for amenity as well as active and passive surveillance
- A holistically considered, rich and varied landscape proposition, of varying character/ conditions, comprised of a number of key components including: new streets of varying types - arterial/ link, local streets, intimate streets (homezones) with developed layering with defined pocket spaces as nodal points/ punctuations, defining junctions and including safe children's play areas
- Develop a creative Accessibility and Movement strategy to underpin universal design principles: the pedestrian crossing implemented with the change of material (coloured asphalt) works in tandem with the "Little Plaza" to create an attractive nodal point
- Create safe civic spaces and streets and with clear frontage/ address/ activation and passive surveillance to all public spaces
- Provide clear definition of new streets and a civic realm of characterful, varied and safe public and semi-public spaces and spatial sequences
- Clearly define and delineate new site boundaries, existing site features and public/ private thresholds. Consider active and passive surveillance on all sides to ensure safety of building: all the private terraces alongside the public footpath are closed with a 1.1m railing following by a diverse evergreen hedge offering interesting flowering and fructification (Ex. Escallonia, Cotoneaster lacteus, Ilex, Viburnum, Ligustrum, etc)
- Establish a hierarchy of tree species that are scaled appropriately in relation to the road network but are strongly identifiable to "home" in respect of seasonal effect, leaf texture, blossom, and berries
- Coordinate strategy with the Ecologist to enhance the planting strategy: provide food and shelter for insects, birds, and butterflies and strike a balance between wilder areas to boost the green infrastructure and a more garden like regime closer to front doors (with biodiversity welcome pack for each householder, see Ecology, section 4.03.1 above).

For full details refer to the project Landscape Architect's (BSLA) report and associated drawing package included as part of this Part 10 Application.



Landscape Masterplan, Extracted From the Landscape Design Statement by BSLA

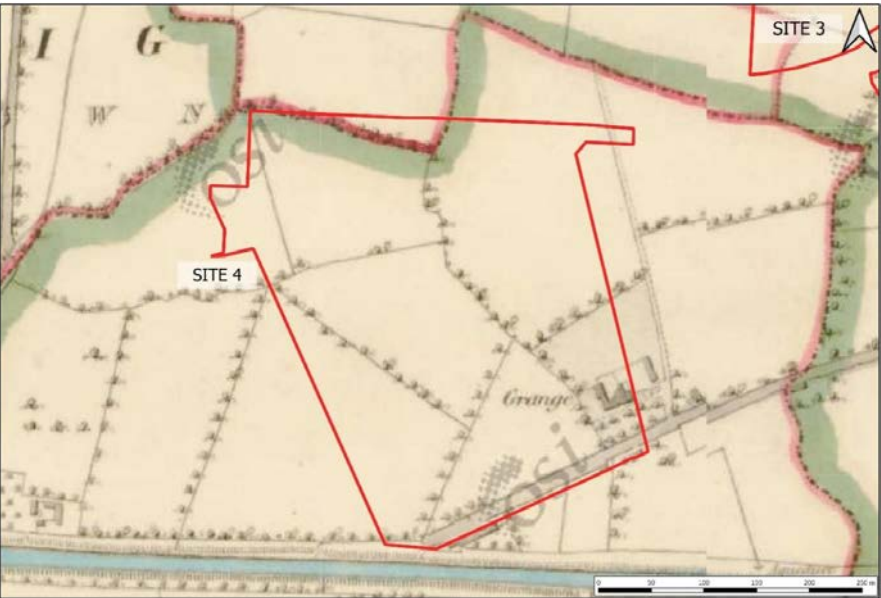


4.04 Archaeology:

The Cultural Heritage chapter of the EIAR, prepared by IAC and informed by a testing report from John Cronin and Associates Archaeology, concludes that there are no recorded monuments or built heritage sites within the study area. Grange House, located in the southern part of the site, is not listed in official heritage registers but is noted as important in the Clonburris SDZ.

The site is primarily characterised by a large mature nursery, modern developments in the southeast and southwest, and ongoing construction of the Clonburris infrastructure scheme. Historic maps show Grange House and a small demesne in the post-medieval period, but the demesne no longer exists due to the current developments. Archaeological testing in the southwest corner revealed the remains of a post-medieval brick kiln, now under new road infrastructure. A site inspection confirmed the findings, and the site, mostly covered in trees and shrubs, was not tested due to mature planting. Overall, the site has low to moderate archaeological potential.

For further details refer to the EIAR report included as part of this Part 10 Application.



Historical Map of Site - Extract From IAC Report

4.05 Fire Safety:

Jensen Hughes, the project's Fire Safety Consultant, has developed a fire strategy for the development in line with the relevant Building Regulations, specifically TGD B 2006 + A1:2020 and the updated TGD B (March 2024), with a transition period until 1st May 2025.

The fire strategy covers the following core areas:

- Building Regulation Guidance
- Means of Escape
- Fire-fighting Facilities
- External Fire Spread
- Active Fire Safety Systems
- Additional Provisions

Key considerations integrated into the design include:

- Fire tender access and turning facilities for fire appliances, verified by CS Consulting's vehicle tracking analysis
- Provision of hydrants
- Firefighting shafts, where applicable
- Dry risers, where relevant

The development includes a range of apartment types, including duplexes, triplexes, and standard apartments, varying in height. The fire strategy ensures compliance with TGD B and relevant British Standards for means of escape, and includes fire detection and alarm systems. The strategy also addresses the potential external spread of fire, with considerations for green roofs that limit fire spread and photovoltaic panels to reduce risks of electrocution.

Regarding Apartment Block F, the finished top floor exceeds 15 metres in height, which, under the updated TGD B document (published March 2024), necessitates the installation of a sprinkler system. The design of this apartment block has accounted for this requirement, with the appropriate mechanical and electrical systems, including plant and equipment, sized by the project M&E consultant (Metec Consulting Engineers) and integrated into the proposed design.

The Site 4 scheme has been designed with a fully compliant and rational fire safety strategy, ready for subsequent Fire Safety Application following the lodgement of the Part 10 submission.

4.06 Access:

4.06.1 Access Compliance Requirements:

The Irish Building Regulations have been updated with Universal Design in mind since the introduction of the Disability Act in 2005. The technical guidance for these Regulations is provided in the Building Regulations 2022 Technical Guidance Document M (TGD M 2022), which focuses on Access and Use.

The proposed development scheme complies with the current Part M of the Building Regulations, which came into effect on December 2, 2022, with some transitional arrangements. TGD M 2022 outlines materials, construction methods, and standards suitable for compliance with Part M, although alternative approaches can be used as long as they satisfy the regulations. O'Herlihy Access Consultancy has worked with the Site 4 Design Team to ensure compliance with these requirements.

The Site 4 Design Team is committed to achieving universal access in the development, including incorporating universal design into several apartment units, in line with the "Universal Design Guidelines for Homes in Ireland" by the Centre for Excellence in Universal Design, to the greatest extent possible. Refer to Section 3.07.4 above for Site 4 specific UD dwellings.

4.06.2 Universal Access Strategy:

The Universal Access Strategy for the proposed development includes the following measures:

- Accessible Approach and Circulation: independently accessible routes to entrances and around buildings will be provided, in line with Sections 1.1 and 2.1 of Building Regulations TGD Part M 2022 (TGD M), including level access, gently sloped or ramped access, and pedestrian crossings
- Accessible Car Parking: a minimum of 5% of car parking spaces will be accessible, as per Sections 1.1.5 and 2.1.5 of TGD M, designed to meet the specified guidance (20 no. provided of the 404 total, equate to 5%)
- Accessible Main Entrance: the main building entrance (individual dwelling/ house or shared entrance in the case of apartment buildings) will be independently accessible, avoiding segregation based on ability, and will comply with Sections 1.2 and 2.2 of TGD M (e.g., accessible entrance doors, lobbies)
- Horizontal and Vertical Movement: the design will allow people to move conveniently and comfortably within the space, ensuring access to all relevant facilities, in line with Sections 1.3 and 2.3 of TGD M (e.g., internal doors, corridors, lifts, and stairs)
- Accessible Communal Facilities: communal areas will be designed to facilitate active participation where appropriate, in compliance with Sections 1.5 and 2.5 of TGD M (e.g., accessible switches, outlets, and controls)
- Communication Aids: adequate aids, such as signage, visual contrast, lighting, and audible aids, will be provided to ensure independent access and use, in line with Sections 1.6 and 2.6 of TGD M
- Accessible Apartments: apartments will be designed in accordance with Section 3 of TGD M, including 1200mm by 1200mm level landings at entrances, 800mm wide doors, adequate circulation, and accessible WCs suitable for visitors.

#### 4.07 Sound/ Acoustics:

The acoustic consultant, AWN Consulting as part of the EIAR team have surveyed the site and reviewed the proposed Site 4 design. They have advised that the main noise impact to the new development will be from the railway line and further impacted by the Dart+ expansion. The secondary impact is associated with the South Link Street.

AWN Consulting advise future daytime noise levels at Site 4, along the northern boundary facing the rail line and Adamstown Avenue, are expected to range from 60 to 65 dB LAeq,16hr. With the Dart+ Southwest railway expansion, these levels could rise by approximately +3 dB. Noise levels decrease to between 55 and 60 dB LAeq,16hr beyond the first row of development buildings and further drop to 45 to 50 dB LAeq, 16hr deeper into the site. At buildings along the proposed Clonburris South Link Street/ Road, noise levels are higher, within the 60 to 65 dB LAeq,16hr range.

During the night, traffic noise levels along the northern boundary are projected to be between 50 and 55 dB LAeq, 8hr, with a +3 dB increase due to the railway expansion. These levels reduce to between 45 and 50 dB LAeq, 8hr beyond the first row of development, and further decrease to 40 to 45 dB LAeq, 8hr deeper into the site. At buildings along the proposed Clonburris South Link Street, noise levels are projected to be between 55 and 60 dB LAeq, 8hr.

To address the noise levels, AWN Consulting references BS 8233 as the relevant standard for indoor ambient noise levels. AWN recommend that the facades along the boundaries to the railway line and South Link Street (highlighted in red on AWN's diagram, see below and refer to the EIAR document) achieve enhanced performance. Since windows and glazed elements are typically the weakest in terms of sound insulation, AWN Consulting suggests using high-performance glazing, such as quality double glazing or standard triple glazing, in these areas. Additionally, the new external façade and building envelope, constructed to current Building Regulations or better, will incorporate high-performance insulation and materials to enhance both thermal and acoustic performance, further assisting in noise reduction. Allowance for this has been made in the overall external wall depth of nominally 562.5 mm.

For a detailed analysis, please refer to the Noise and Vibration section of the EIAR document, prepared by AWN Consulting, which is included as part of this Part 10 Application.



Extracted From the Noise and Vibration Section of the EIAR - Site 4

#### 4.08 Daylight/ Sunlight Assessment:

##### 4.08.1 Daylight, Sunlight, and Overshadowing Assessment:

Daylight, Sunlight, and Overshadowing Assessment:

3D Design Bureau have conducted a comprehensive Daylight, Sunlight, and Overshadowing assessment for the proposed Site 4 Kishoge development, utilizing specialist 3D software to analyse the proposal. The assessment was based on 3D models, survey data, and design details provided by the Design Team.

The evaluation followed the BRE 209 guidelines and the BS EN17037 National Annex, which recommends illuminance levels of 100 lux for bedrooms, 150 lux for living rooms, and 200 lux for kitchens. These values represent the median illuminance, which must be exceeded at least 50% of the assessment points in each room for half of the daylight hours.

The assessment covered three key areas to determine the daylight and sunlight levels for the dwellings and amenity spaces:

- Daylight provision in the proposed development Spatial Daylight Autonomy (SDA)
- Sunlight provision in the proposed development Sunlight Exposure (SE)
- Sunlight provision to the amenity spaces in the proposed development Sun on Ground (SOG).

##### 4.08.2 Daylight and Sunlight Provision in the Proposed Development:

In relation to Spatial Daylight Autonomy (SDA), 3D Design Bureau (3DDB) confirm:

"Achieving full compliance with Spatial Daylight Autonomy (SDA), considering both states - with and without trees in the calculations - is a testament to the design team's commitment, attention to detail, and careful consideration of daylight provision. Their close collaboration with 3DDB ensured optimal results within the assessed units. These results should be regarded as excellent, particularly for a scheme of this scale."

In relation to Sunlight Exposure (SE), 3D Design Bureau (3DDB) confirm:

"The same level of design diligence is evident in the Sunlight Exposure (SE) calculations, where the scheme achieves c.98% compliance in both states: without deciduous trees and with all trees included in the calculation."

##### 4.08.3 Sunlight Provision to Amenity Spaces:

All external communal amenity spaces associated with the duplexes, triplexes and apartment blocks H and J fully meet the BRE guidelines. This also includes the public amenity space within the curtilage of Grange House.

The communal amenity spaces for Apartment Block F fall slightly short of the BRE guidelines, with approximately 25% of the spaces receiving 2 hours of direct sunlight on March 21st. However, there are a number of significant mitigation and compensatory measures in place, including the following:

- When assessed using Average Sun Hours (ASH), the results show a notable improvement, especially on June 21st, when these spaces are more likely to be actively used
- In addition to the nominal 500 m<sup>2</sup> of communal amenity space at the ground floor, which is partially overshadowed by the apartment blocks as above, the development includes two roof terraces/ communal gardens
- One located on the first floor, dedicated to and serving the 6-storey block, the other on the 4th floor, dedicated to the 5-storey block
- That are ideally positioned to benefit from excellent orientation and receive southern/ optimal sunlight exposure

In addition, Apartment Block F benefits from:

- Its strategic positioning adjacent to Griffioen Valley Park,
- Close proximity to the Grand Canal walk, the Linear Park to the east, and a wealth of surrounding amenities
- Which enhance the quality of the amenity spaces and overall residential experience/ amenity.

In relation to Sun on Ground (SOG), 3D Design Bureau (3DDB) confirm:

"In the SOG analysis, although one of the spaces is under performing future occupants will have access to all other amenity areas that are fully compliant with the BRE guidelines."

##### 4.08.4 Assessment Summary:

3D Design Bureau (3DDB) confirm:

"In conclusion, it is 3DDB's opinion that the design of the proposed development has yielded very favourable results in both the impact assessment and scheme performance, demonstrating a thoughtful approach to daylight and sunlight access and provision."

For a comprehensive analysis, please refer to the Daylight and Sunlight Impact Assessment prepared by 3D Design Bureau, which is included as part of this Part 10 Application.



4.09 Landscape and Visual Impact Assessment (LVIA)

Long Distance Verified Views have been prepared by Modelworks with the Impact Assessment prepared by Doyle & O’Troithigh Landscape Architecture.

Doyle & O’Troithigh advise that the visual impact of the proposed development (associated with Site 4) is minimal. They note that, the development is largely screened by existing built structures and vegetation, with only minor glimpses of the upper sections of residential buildings visible through trees. The loss of vegetation was expected due to the removal of trees at the SDCC Parks Depot. Overall, the design of the buildings blends well into the natural surroundings, with minimal visual impact on the landscape. The buildings sit below the skyline and align with the ridgeline of neighbouring developments, ensuring the impact on the environment remains minimal.

For full details of Doyle & O’Troithigh’s assessment and the associated CGI images, please refer to the document provided by Doyle & O’Troithigh and Modelworks, which is included as part of this Part 10 application.



LVIA View Map



LVIA View 02



LVIA View 12



LVIA View 07



LVIA View 13



LVIA View 10

- Site 3
- Site 4
- Site 5



LVIA View 18



## 5.00 HOUSING QUALITY ASSESSMENT

### 5.01 Demonstration of Compliance - Overview:

This Housing Quality Assessment (HQA):

- Sets out and demonstrates, on an itemised heading basis, the compliance of the design proposal
- With the relevant criteria contained in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines For Planning Authorities (2023 update).

Reference should be made to:

- The supporting DTA Architects detailed HQA Schedule, DTA Architects drawing sheets 8000 to 8004, included as part of this Part 10 application.
- Page 91 of this Report.

To demonstrate compliance with the Sustainable Urban Housing Guidelines criteria, the compliance of the design proposal is described under the following headings:

- 5.02 Dwelling Mix
- 5.03 Dwelling Design and Accessibility
- 5.04 Dwelling Floor Areas
- 5.05 Dual Aspect Ratios
- 5.06 Floor to Ceiling Heights
- 5.07 Lift and Stair Cores
- 5.08 Internal Storage
- 5.09 Security Considerations
- 5.10 Private Open Space
- 5.11 Communal Open Space
- 5.12 Public Open Space
- 5.13 Communal Facilities
- 5.14 Children's Play
- 5.15 Car Parking
- 5.16 Bicycle Parking and Storage
- 5.17 Refuse Storage
- 5.18 Access

### 5.02 Dwelling Mix:

The proposal comprises of 436 dwellings, with the following mix:

- 133 no. 3-Bed 2-Storey Houses
- 8 no. 4-Bed 3-Storey Houses
- 53 no. 2-bed Duplex Apartments
- 53 no. 3-bed Duplex Apartments
- 57 no. 2-bed Triplex Apartments
- 62 no. 2-bed Apartments
- 62 no. 1-bed Apartments
- 3 no. 1-bed Age Friendly Apartments
- 5 no. 2-bed Garden Apartments

Refer to Residential schedule of Accommodation and Mix below and included in the package of DTA information (DTA Drawing sheets 8005 and 8006) as part of this Part 10 Application.

### 5.03 Dwelling Design and Accessibility:

A variety of dwelling types and sizes have been provided to meet diverse demographics and housing needs. Orientation and aspect have directly informed the design and dwelling configurations and layouts. A large proportion of dwellings have been designed in line with the "Universal Design Guidelines for Homes in Ireland" – refer to 3.07 above for details on same.

Detailed design drawings of all dwelling types are:

- Submitted with this application, refer to DTA Architects 4000 Series drawings
- Included in this Report starting at page 22.

All dwellings meet or exceed the minimum requirements established by the Sustainable Urban Housing: Design Standards for New Apartments, as demonstrated in the attached DTA Architects HQA Schedule, refer to DTA Architects drawing sheets 8000 to 8004, submitted as part of this Part 10 Application.

### 5.04 Dwelling Floor Areas:

All minimum floor area requirements for both apartments and houses have been met. In addition all standards for room areas, room minimum dimensions and aggregate room areas have been met throughout.

For detailed information on the required and provided floor areas for each unit, please refer to the Housing Quality Assessment Schedule included in this Report.

### 5.05 Dual Aspect Ratios:

The Design Standards for New Apartments - Guidelines for Planning Authorities (2023 update), state that projects with greater design flexibility, such as large apartment developments on greenfield sites or standalone brownfield regeneration areas, should aim for at least 50% of apartments to have dual aspects.

The proposed design provides for:

- 244 no. dual aspect apartments
- Out of a total 295 apartments (including duplex and triplex units), representing 83% of the total
- And as such far in excess of the above 50% requirement.

For the minority single aspect apartments, of these:

- 14 no. are south facing (with component of west)
- 21 no. are west facing (with component of south)
- 16 no. are east facing (with component of south)
- And as such have optimised orientation to ensure high levels of internal daylight and amenity.

As such, the proposed design achieves and exceeds the minimum requirements for dual aspect apartments.

In addition, all 141 no houses are dual aspect.

### 5.06 Floor to Ceiling Heights:

Dwellings provide a floor to ceiling height of 2700mm in all habitable rooms. There are a small number of dwellings (6 no. total) where a localised reduced floor to ceiling level of 2475mm is provided, to accommodate external level changes.

As such, all dwellings and all habitable rooms exceed the Building Regulations minimum floor to ceiling height to 2400 mm.



SCHEDULE OF ACCOMMODATION

1.0 RESIDENTIAL SCHEDULE OF ACCOMMODATION BY CLUSTER

2301-KSG	UNIT TYPE								
	2 STOREY HOUSE (H1,H3)	3 STOREY HOUSE (H2)	DUPLEX (D1,D2)	TRIPLEX (T1,T2,T3,T4)	AGE FRIENDLY APARTMENTS (AF)	GARDEN APARTMENTS (GR1,GR2)	1B APARTMENTS	2B APARTMENTS	TOTAL UNITS
CLUSTER A	10	0	14	6	0	0	0	0	30
CLUSTER B	19	0	6	6	0	0	0	0	31
CLUSTER C	13	0	6	3	0	0	0	0	22
CLUSTER D	12	0	22	6	0	0	0	0	40
CLUSTER E	29	0	0	9	0	0	0	0	38
CLUSTER F	0	0	0	0	0	0	43	24	67
CLUSTER G	9	0	10	9	0	0	0	0	28
CLUSTER H	9	0	12	6	3	0	16	14	60
CLUSTER J	7	8	12	3	0	5	3	24	62
CLUSTER K	21	0	8	3	0	0	0	0	32
CLUSTER L	4	0	16	6	0	0	0	0	26
TOTAL UNITS	133	8	106	57	3	5	62	62	436

PERCENTAGE UNIT TYPE	31%	2%	24%	13%	1%	1%	14%	14%	100%
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OVERALL UNIT MIX				
	1 BED	2 BED	3 BED	4 BED
2 STOREY HOUSE			133	
3 STOREY HOUSE				8
DUPLEX		53	53	
TRIPLEX 2B/3P		57		
AGE FRIENDLY APARTMENTS	3			
GARDEN APARTMENTS		5		
APARTMENTS	62	62		
TOTAL UNIT NO.	436	65	177	8
PERCETAGE OF BEDROOM NO. %	15%	41%	43%	2%

SUB SECTOR	KSG4-S1	KSG4-S2A	TOTAL
HOUSES	101	40	141
DUPLEX / TRIPLEX UNITS	115	48	163
APARTMENT UNITS	100	32	132
TOTAL	316	120	436

7.0 SITE STATISTICS

	GROSS	NET
TOTAL GROSS FLOOR AREA (m2)	46956.7	
TOTAL SITE AREA (ha)	11.68 ha	10.67 ha
KSW-S1 DEVELOPMENT AREA (ha)		7.65 ha
KSW-S2A DEVELOPMENT AREA (ha)		3.02 ha
OVERALL NET DENSITY (dwellings/ha)		
KSW-S1 NET DENSITY (dwellings/ha)		42
KSW-S2A NET DENSITY (dwellings/ha)		40
TOTAL BULDINGS FOOTPRINT (m2)	25067.0	
SITE COVERAGE	21%	
PLOT RATIO	2.5	

Note: South Link Street Excluded in Net Site Area

SITE DENSITY CALCULATIONS REGARDING SDZ AREAS	
KSW-S1 DEVELOPMENT AREA (ha)	6.12 ha
KSW-S2A DEVELOPMENT AREA (ha)	2.87 ha
OVERALL NET DENSITY (dwellings/ha)	49
KSW-S1 NET DENSITY (dwellings/ha)	52
KSW-S2A NET DENSITY (dwellings/ha)	42

Note:KSW-S2A is Nom. 70% of KSW-S2

8.0 DUAL ASPECT RATIO

UNITS/APT.BLOCKS	NO. OF UNITS	DUAL ASPECT	SINGLE ASPECT	DUAL ASPECT %
DUPLEXES	106	106	0	100
TRIPLEXES	57	57	0	100
AGE FRIENDLY APT.	3	3	0	100
GARDEN APT.	5	5	0	100
APT. BLOCK. F	67	34	33	50.7
APT. BLOCK. H	30	19	11	63.3
APT. BLOCK. J	27	16	7	59.3
TOTAL	295	240	51	81.4

## 5.07 Lift and Stair Cores:

### 5.07.1 Apartment Blocks F, H and J:

The design of vertical circulation in apartment blocks F, H, and J prioritises ease of access for residents. At ground level, the primary vertical circulation core, consisting of both a lift and stairwell, is accessible directly from the entrance lobby, which can be reached from both the exterior footpath and the shared amenity courtyard. Each block includes a secondary stair core for fire escape purposes. Additionally, in Blocks F and H, a third stair core is provided to serve the second-floor access deck, which connects the main apartment blocks to the entrance of the upper units in Duplex Type D2, ensuring the provision of reduced and compliant travel distances in terms of Building Regulations B and means of escape in case of fire.

The stair and lift provision locations are as follows:

#### Apartment Block F:

- 1 no. stair and lift core, accessed from the exterior perimeter of the building and from the internal courtyard (serving the 6-storey volume)
- 1 no. stair core (fire escape), accessed from the internal courtyard (serving the 6-storey volume)
- 1 no. stair and lift core, accessed from the internal courtyard (serving the 5-storey volume)
- For the 6-storey volume, there are 9 apartments served by 2 cores, giving nominally 4.5 apartments per floor per core, thereby being significantly below the Design Standards for New Apartments guidance of a maximum of 12 apartments per floor per core
- For the 5-storey volume, there are 5 apartments served by a single core, giving 5 apartments per floor per core, thereby being significantly below the Design Standards for New Apartments guidance of a maximum of 12 apartments per floor per core.

#### Apartment Block H:

- 1 no. stair and lift core, accessed from the exterior perimeter of the building and from the internal courtyard
- 1 no. stair core accessed from the exterior perimeter of the building, serving the access deck at second floor
- 1 no. stair core (fire escape) accessed from the internal corridor and the exterior perimeter of the building
- There is a maximum (at 2nd floor only) of 14 apartments served by three cores, giving nominally 4.7 apartments per floor per core, thereby being significantly below the Design Standards for New Apartments guidance of a maximum of 12 apartments per floor per core.

#### Apartment Block J:

- 1 no. stair cores and 1 no. lift cores accessed from the exterior perimeter of the building and from the internal courtyard
- 1 no. stair core, accessed from exterior perimeter of the building serving the access deck at second floor
- 1 no. stair core (fire escape), accessed from the internal corridor and the exterior perimeter of the building
- There is a maximum (at 2nd floor only) of 13 apartments served by three cores, giving nominally 4.3 apartments per floor per core, thereby being significantly below the Design Standards for New Apartments guidance of a maximum of 12 apartments per floor per core.

#### Additionally:

- In each block the primary stair core contains a Building Regulations Part M fully compliant stair
- All UD compliant lift cores are UD compliant, in accordance with the Universal Design Guidelines for Homes in Ireland.

A further description of the apartment block layouts can be found in section 3.07.4 above.

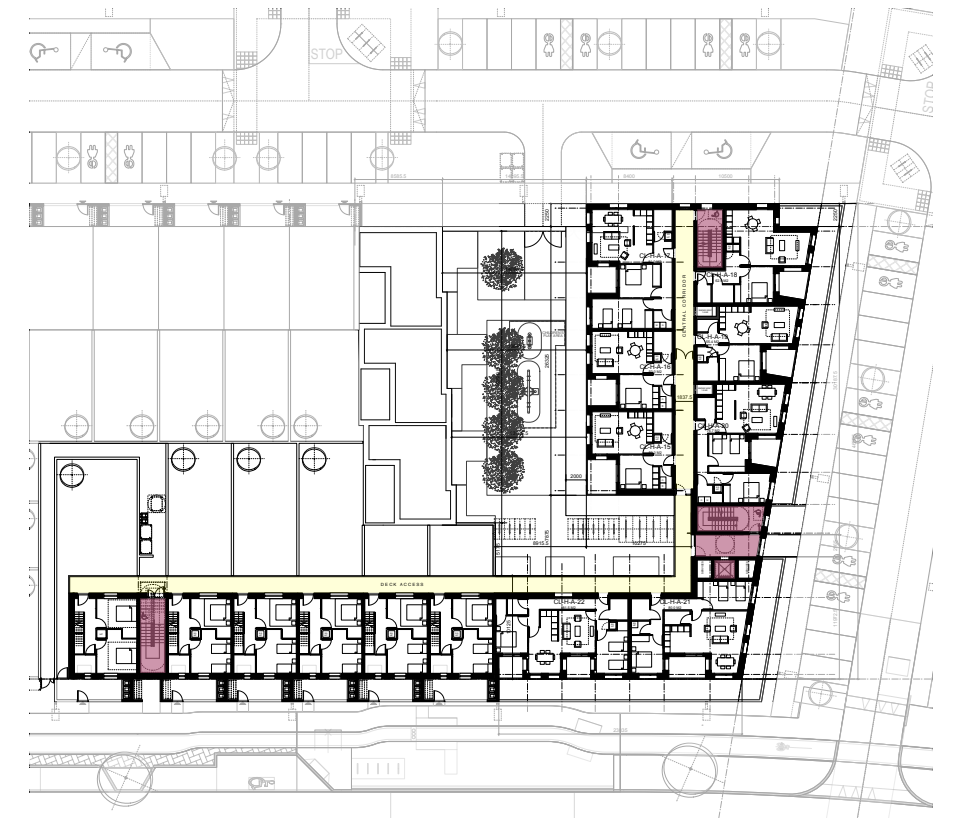
### 5.07.2 Duplexes and Triplexes:

For all Duplexes Types D1 (41 no. two-bedroom dwellings), ground level Duplexes D2 (12 no. three-bedroom dwellings) and Triplexes Types T1, T2, T3 and T4 (57 no. two-bedroom dwellings):

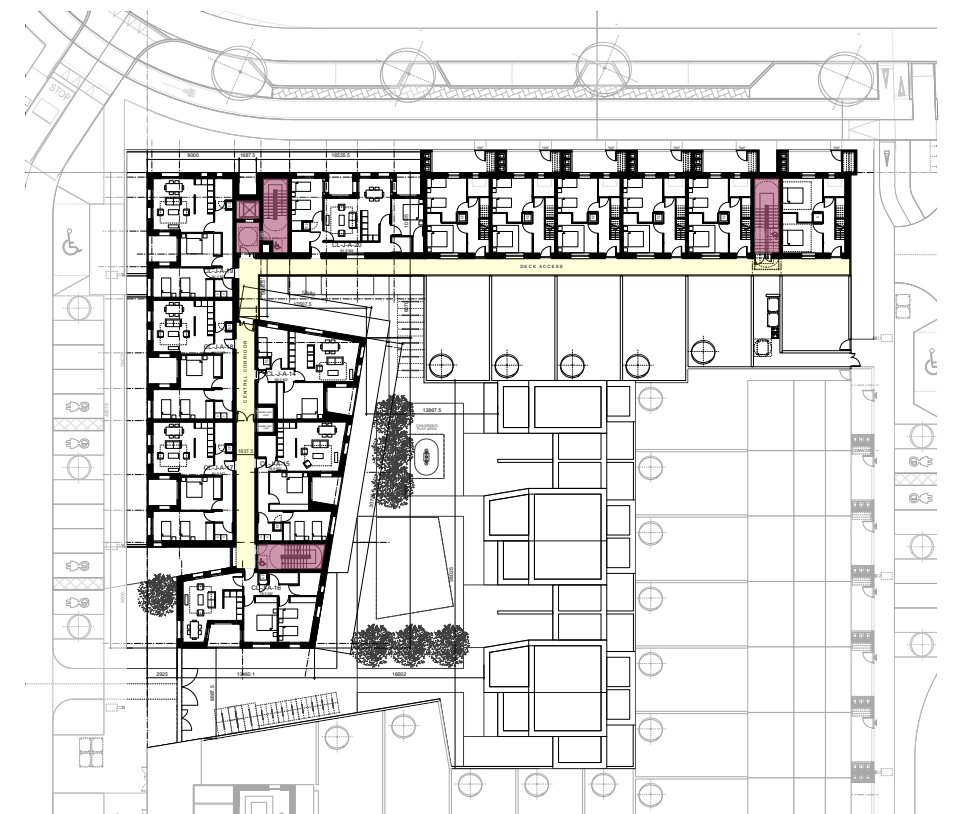
- Ground floor level dwellings are own front door accessed directly at street level
- Upper floor dwellings are own front door accessed at street level, with a dedicated internal private staircase serving the apartment level above
- For upper level Duplexes Type D2 (12 no. two-bedroom dwellings), located in Clusters H and J, own front door access is provided from the access deck served by the stair and lift cores.



Block F - Typical Upper Floor Plan



Block H - Second Floor Plan



Block J - Second Floor Plan



5.08 Internal Storage:

In all instances dwelling achieve the provision required.

For confirmation of the storage areas, please refer to:

- The detailed DTA Architects HQA Schedule, drawing sheets 8000 to 8004
- The typology/ unit type drawings with associated schedule per DTA Architects 4000 Series drawings
- included as part of this planning application submission.

5.09 Security Considerations:

For all Houses, Duplexes, and Triplexes:

- A front privacy buffer of 2250mm depth is provided, with integrated bin and bike stores, railings and front gates. In localised instances including corner Triplexes the privacy buffer is much deeper, with the security line created by the built brick wall, enhanced with additional landscaping along the footpath and gates omitted
- All back gardens are enclosed with nominal 2100mm high walls and/ or fencing
- To avoid liminal unlit areas, all dwellings are accessed directly from the street facing perimeter of the cluster, with private gardens occupying the centre of each cluster and inaccessible from the street
- All corner houses, duplexes, and triplexes feature windows on the gable walls for passive street surveillance in all directions.

Apartment Blocks F, H, and J:

- A dual access strategy is implemented for all apartment blocks, with primary access (pedestrian) from the perimeter footpath and a second access (pedestrian/ cycle/ maintenance and service) from the secure shared/ semi-private courtyard garden
- All street facing ground floor apartments have a front privacy buffer of 2250mm (matching the house/ duplex/ triplex condition as above)
- All courtyard garden facing ground floor apartments include a landscaped privacy buffer zone of nominally 1400mm
- Access control (e.g., fob or similar, subject to SDCC approval) will be provided for all gates, stair core entrance doors, and elevators
- Balconies and windows directly overlook the courtyard gardens, access decks, and garden apartments in Blocks H and J, providing direct passive surveillance of the courtyard gardens
- All bike storage areas are accessible both from the internal corridors in the apartment blocks or from the internal courtyard garden, enhancing security. Additional short-term bike storage spaces are provided in the secure common courtyards.

5.10 Private Open Space:

5.10.1 Overview:

The private amenity space strategy across the scheme incorporates a mix of private walled/ fences secure gardens, terraces, and courtyard gardens. Particular attention was given to designing well-lit spaces that ensure high levels of privacy and security, achieved through the use of planted buffers, landscaping and screens. The overall apartment building design and layouts have been carefully planned to minimise overlooking between private spaces.

5.10.2 Private Amenity Space Provision:

For Houses:

- All houses feature generous back gardens, directly accessible from the main kitchen/ living/ dining spaces on the ground floor
- All gardens are compliant with and often exceed the minimum requirements of the DHLGH Design Manual for Quality Housing.

For Duplexes and Triplexes:

- Ground-floor level units in Duplexes and Triplexes have direct access to generous secure private gardens, directly accessible from the main kitchen/ living/ dining spaces
- Upper units in Duplexes and Triplexes have generous private terraces/ balconies
- Typically, and in line with the private/ communal space strategy for Site 4 (Refer to DTA Architects HQA Schedule, drawing sheets 8000 to 8004 for further details)
- These private gardens/ terraces/ balconies spaces achieve or exceed the area required for both private and communal private space combined per unit
- For the top floor units in T2 and T3, balconies/ terraces achieve the minimum required private amenity space, while an additional private landscaped amenity area at ground level which achieves the required shared amenity space.

For Apartment Blocks F, H, and J:

- All apartments in Blocks F, H, and J include private balconies/ terraces that meet or exceed the minimum private open space requirements as outlined in the Design Standards for New Apartments - Guidelines for Planning Authorities (2023 update)
- All garden apartments (Types Apartments GR1, GR2, AF): feature ground floor private courtyards that meet or exceed the minimum private open space requirements as outlined in the Design Standards for New Apartments – Guidelines for Planning Authorities (2023 update).

For detailed information on the required and provided private amenity areas for each unit, please refer to the DTA Architects Housing Quality Assessment Schedule, drawing sheets 8000 to 8004, included in this application.

5.11 Communal Open Space:

5.11.1 Communal Open Space Provision - For Duplexes and Triplexes:

While duplexes and triplexes are technically apartments, the primary intent behind the use of this typology is the provision of own front door units accessed directly from the street and with amenity similar to a standard house type, as opposed to a typical apartment block

In relation to the corresponding provision of communal space, here to be shared between only 2 or 3 no dwellings there a number of issues and constraints arising, including:

- Physical and organisational constraints around access and ‘ownership’
- Issues for SDCC around the logistics of management, access and maintenance of small effectively privatised but in fact communal spaces to the rear of buildings.

In consideration of these, the strategy adopted is:

- To make a significant overprovision/ doubling of private space for each dwelling
- Such that the quantum achieves the required provision for both private and communal space
- And in doing so significantly enhance the amenity value of the dwelling.

5.11.2 Communal Open Space Provision - For Apartment Blocks F, H and J:

Communal Courtyard Gardens in Blocks F, H, and J:

The required communal open space for apartments in Blocks F, H, and J is provided for each block in a generous central, secure, hard and soft landscaped courtyard garden. In both Clusters H and J, the communal courtyard garden provides the communal open space requirements for the garden apartments and the top floor duplex units in Type D2 (directly accessed/ connected via the access deck).

These Courtyard Gardens:

- Serve as key organising spaces that define the character and cohesion of the block/ cluster
- Feature well-designed, overlooked hard and soft landscapes, including tree planting
- Are designed to be functional for a wide range of demographics, offering low-maintenance, attractive areas suitable for activities such as playing, growing, sitting, resting and meeting
- Are defined by secure and clear boundaries, with secure access points
- Include access to secure bicycle parking, with maintenance and emergency vehicle access

- The required communal open space is exceeded in all three courtyards as set out below:

Block F:

- Required: 383 m2
- Provided: 598 m2 (513 m2 GF + 55 m2 1F terrace + 30 m2 4F terrace)

Block H:

- Required: 235 m2
- Provided: 240 m2

Block J:

- Required: 250 m2
- Provided: 309 m2.

### 5.12 Public Open Space:

Under the SDZ Planning Scheme, there is no requirement for Public Open Space within Site 4 due to its close proximity to Griffeen Valley Park, the Linear Park, the Grand Canal, and other public amenities.

However, a public amenity is provided within the grounds of Grange House, which includes:

- A 778 m<sup>2</sup> garden/ recreation area, including a children's play area
- An additional 1565 m<sup>2</sup> of ecological conservation space around a new pond/ water feature.

In addition, junctions between the South Link Street and new roads are articulated as localised pocket spaces, assisting with defining character and wayfinding at an urban level.

### 5.13 Communal Facilities:

The SDZ Planning Scheme does not require communal facilities, given the proximity (within 1km or a 10-minute walk) to essential community and future planned infrastructure such as education, healthcare, sports, arts, faith spaces, and retail/ hospitality. As such no internal communal facilities are proposed for the development.

Refer to Stephen Little Associates (SLA) Planning Report specific to Site 4 (KSG4) for further details.

### 5.14 Children's Play:

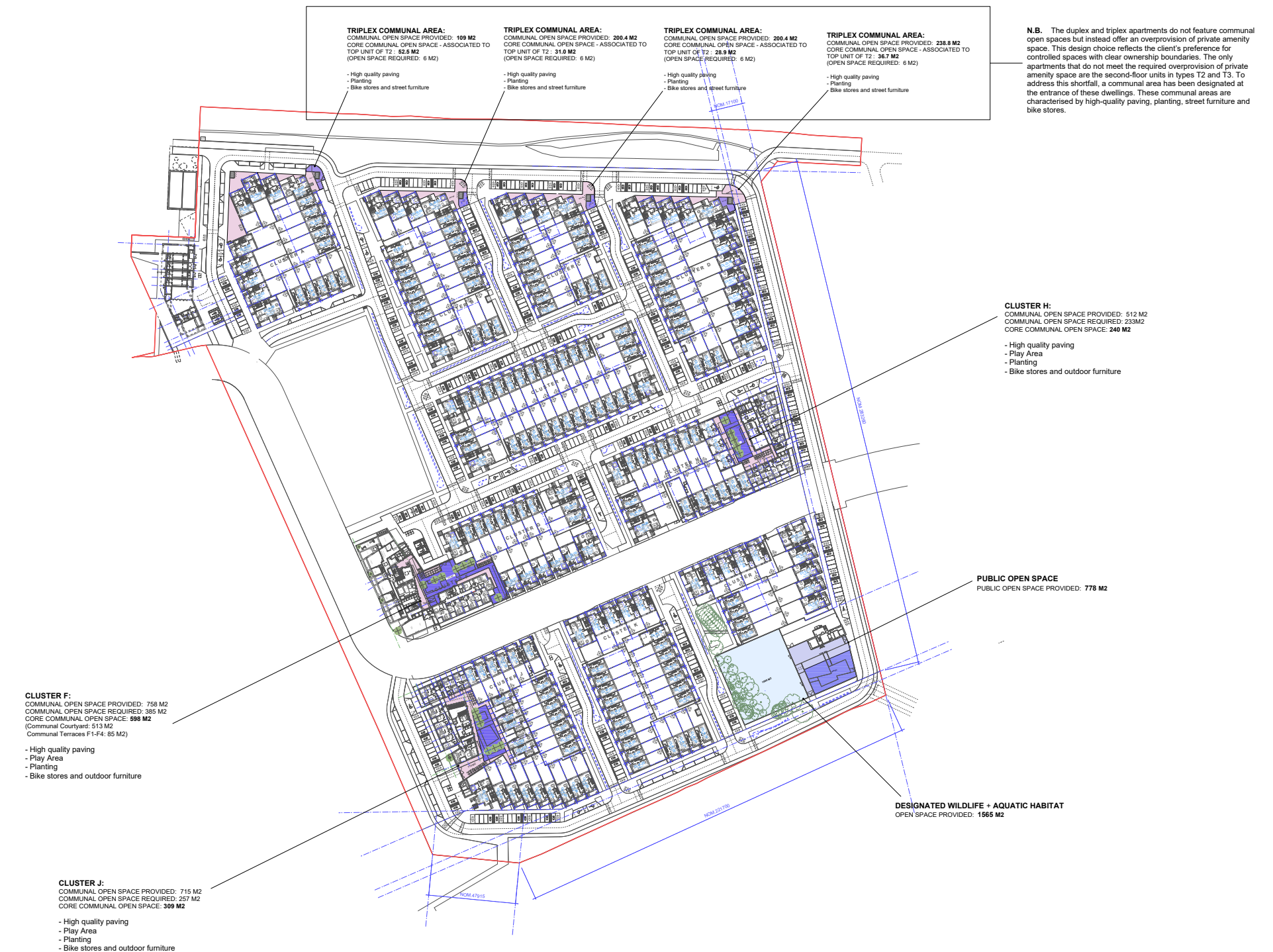
The Design Standards for New Apartments - Guidelines for Planning Authorities (2023 update) highlight the importance of creating safe play areas for children of all ages within new apartment developments. These play areas should be integrated within the apartments' communal open space/ grounds.

Accordingly:

- Each apartment block F, G and H features a centrally located communal courtyard garden (refer to 5.11.2 above)
- Each communal courtyard garden contains a dedicated children's play area
- Designed for safety and easy surveillance
- And located to minimize noise disturbance to ground floor units and maintain residential privacy.

In addition:

- A publicly accessible children's play area is provided within the public amenity in the grounds of Grange House
- Nearby, Griffeen Valley Park (to the west of Site 4) and Linear Park (to the east of Site 4) offer large play areas, sports fields, and additional amenities.



Site 4 - Communal and Public Open Space Diagram



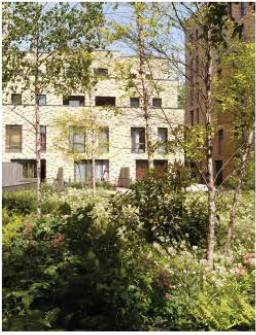
Apartment Block F - Communal Garden



Apartment Block H - Communal Garden



Apartment Block J - Communal Garden





## 5.15 Car Parking:

### 5.15.1 Requirement and Compliance Overview:

The proposed scheme is well-connected, with bus routes passing through the site, adjacent pedestrian and cycle paths, and Kishoge Train Station located nearby.

Car parking is integrated along the new streets, with green spaces alternated between parking areas to create a leafy, calm streetscape. The parking provision for Site 4 is detailed as follows:

Requirement:

- Maximum car parking spaces required as per SDZ: 504 no.
- Required number of car parking spaces for the non-residential uses on the site (as per SDCC Development Plan 2022-2028 and the Design Standards for New Apartments) is 28 no.
- Total maximum number of car parking spaces: 532 no.

Proposed Provision:

- Proposed number of parking spaces: 408 no.
- The South Link Street provides 48 additional car parking spaces
- Total in Site 4 = 456 no.

The 408 no. car parking spaces is within the maximum allowable provision of nominally 532 no. spaces, ensuring compliance with the SDCC Development Plan 2022-2028 requirements.

### 5.15.2 EV Parking:

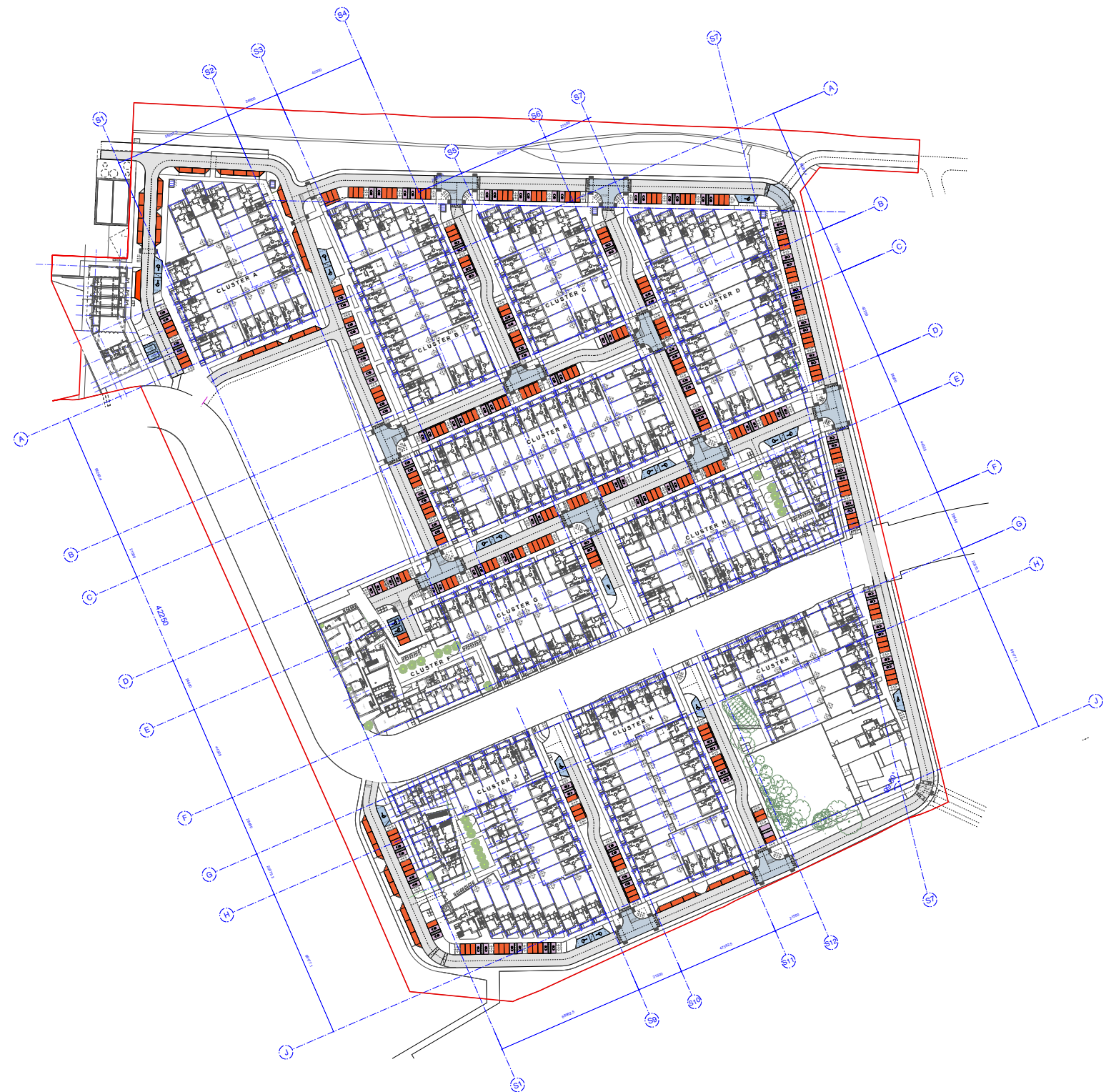
Provision of:

- 134 no. EV parking spaces (33% of total spaces)
- And 100% ducting infrastructure included for future EV charging points
- Thereby exceeding the requirements of the SDCC Development Plan 2022-2028 for 20% EV spaces.

### 5.15.3 Accessibility:

Provision of:

- Provides 22 accessible parking spaces (5% of total spaces)
- Thereby meeting the requirements Building Regulations TGD M Access for 5% accessible car parking spaces.



Site 4 - Car Parking Diagram



5.16 Bicycle Parking and Storage:

5.16.1 Requirement and Compliance Overview:

The Design Standards for New Apartments - Guidelines for Planning Authorities (2023 update) states that:

- A minimum of 1 no. cycle storage space per bedroom is required for all new apartments
- 1 no. cycle space per 2 no. apartments should be provided for visitors/ short-term bicycle parking.

The proposed design complies with and exceeds these requirements by providing:

- Local bike storage outside Duplexes and Triplexes
- Communal bike storage areas within the Apartment blocks
- Guest bike spaces located at the corners of each cluster and within the Courtyards of the Apartment blocks.

The provision of private bike storage for each Duplex, Triplex and Apartment unit type is set out below.

5.16.2 Long Term Bicycle Parking Provision:

The following long term bicycle parking mix is provided, in accordance with:

- SDZ Planning Scheme requirements
- SDCC Development Plan 2022-2028
- NTA, Cycle Design Manual, update of 2023

For Duplexes:

Type D1:

- Lower Unit: Storage for 1 no. bike at the entrance, storage for 1 no. bike in the garden
- Upper Unit: Storage for 3 no. bikes at/ adjacent to the entrance

Type D2:

- Lower Unit: Storage for 2 no. bikes at the entrance, storage for 1 no. bike in the garden
- Upper Unit: Storage for 2 no. bikes in the communal bike store area of the relevant Apartment blocks (H and J).

For Triplexes:

Types T1, T2, T3, T4:

- Storage for 2 no. bikes per unit / 6 no. bikes per block
- Lower Unit: storage for 2 no. bikes in the private garden
- Middle Unit: storage for 2 no. bikes at/ adjacent to the entrance
- Upper Unit: storage for 2 no. bikes at/ adjacent to the entrance.

For Apartments:

For Block F:

- Based on unit mix, the requirement is 91 no.
- The provision, located in the secure bike storage room within the block or secure sheltered, bike locations in the communal Courtyard Gardens 92 no.

Fie Block H:

- Based on unit mix, the requirement is 59 no. (including garden Type AF)
- The provision, located in the secure bike storage room within the block or secure sheltered, bike locations in the communal Courtyard Gardens is 66 no.

For Block J:

- Based on unit mix, the requirement is 73 no. (including garden Types GR1 and GR2)
- The provision, located in the secure bike storage room within the block or secure sheltered, bike locations in the communal Courtyard Gardens is 80 no.

Non-Residential:

- 5 no. for childcare/ creche (in communal Courtyard Gardens of Blocks F)
- 1 no. for Retail (within floor plan, BOH area)
- 1no. Employment (Grange House, rear yard)
- 5no. Community (Park Pavilion, storage room)

Totals:

- Requirement = 588
- Provision = 591
- Therefore compliant
- Refer also to DTA Architects detailed Schedule of Information, drawing/ sheet 8006.

5.16.3 Breakdown of Long Term Bicycle Spaces Provided as Above:

Cargo Spaces:

- Requirement: 5% (as per SDCC Development Plan 2022-2028 and the NTA Cycle Design Manual)
- Provision: 30 no. (5.1%)
- Location: In the secure, sheltered, private, long-term bicycle storage locations in the communal Courtyard Gardens of Blocks F, H and J.
- Cargo EV requirement is 10% of 30, being 3 no., 1 no. for each of Blocks F, H and J.

EV Spaces:

- Requirement: 10% (as per SDCC Development Plan 2022-2028 and the NTA Cycle Design Manual)
- Provision: 208 no. (35%) (It is proposed that all bicycle stacking systems will have EV compatibility
- Integrated).
- Location: In the secure, sheltered, private, long-term bicycle storage locations in Blocks F, H and J.

Standard Spaces:

- Requirement: See overall calculation as above
- Provision: 353 no. bike spaces
- Location: At Duplexes and Triplexes as above.

5.16.4 Short Term Bicycle Parking Provision:

The requirement for short-term bicycle parking spaces:

- Is 1 no. cycle space per 2 apartments, being 295/ 2 = 148 no.
- Plus 9 no. for the Childcare Facility (based on the Childcare Facilities, Guidelines for Planning Authorities, from Irish Government and SDCC Development Plan 2022-2028)
- Plus 1 no. for Retail (based on NTA Cycle Design Manual)
- Plus 1 no. for Employment (Grange House – based on NTA Cycle Design Manual))
- Plus 6 no. for Community (Park Pavilion – based onNTA Cycle Design Manual))
- Giving a total requirement of 165 no.

The provision of guest/ short-term bicycle parking spaces is as follows:

- In Apartment blocks F, H, and J, within the internal courtyards
- Throughout the site, in clusters of 6 (3 Sheffield stands) at the corners of each cluster
- Including 9 no. at the Childcare Facility
- Including 1 no. for Retail, at Cluster F
- Including 1 no. Employment at Grange House
- Including 6 no. for Community at the Park Pavilion
- Totalling 202 no. spaces
- Therefore compliant
- Refer also to DTA Architects detailed Schedule of Information, drawing/ sheet 8006.

5.16.5 Breakdown of Short Term Bicycle Spaces Provided as Above:

Cargo Spaces:

- Requirement: 5% (as per SDCC Development Plan 2022-2028 and the NTA Cycle Design Manual)
- Provision: 10 no. (5%)
- Location: In the secure, sheltered, private, short-term bicycle storage locations in the communal Courtyard Gardens of Blocks F, H and J.
- Cargo EV requirement is 10% of 10, being 1 no., provided at Courtyard Gardens of Blocks F.

EV Spaces:

- Requirement: 10% (as per SDCC Development Plan 2022-2028 and the NTA Cycle Design Manual)
- Provision: 19 no. (10% of 202 - 10 no. cargo bikes = 192)
- Location: In the secure, sheltered, private, short-term bicycle storage locations in Blocks F, H and J.

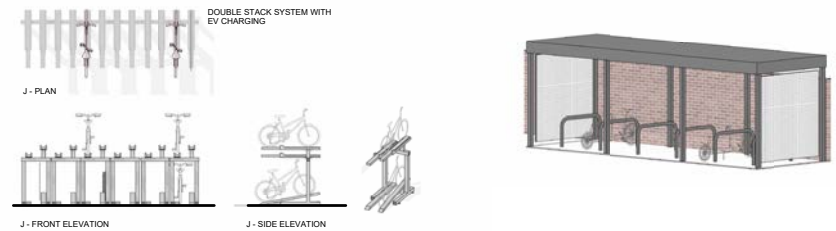
Standard Spaces:

- Requirement: See overall calculation as above
- Provision: 173 no. bike spaces
- Location: Throughout the site.

5.16.6 Houses:

For House Types H1, H2, H3:

- Storage for 2 no. bikes is provided at the entrance
- Some end of terrace Houses have direct access to their private back garden from the street and in these cases the bike storage is accommodated within the private back garden.



Proposed Bicycle Storage - See DTA Architects Drawing: 5010

## 5.17 Refuse Storage:

### 5.17.1 Overview:

Refuse storage, in purpose designed and designated enclosures throughout, is set out as below for each dwelling Type and non-residential accommodation, with requirement calculations based on standard weekly collection and relevant standards/ guidelines as confirmed by the specialist consultant (AWN).

For details on waste storage requirements and related, refer to the EIAR chapter prepared by AWN Consulting.

### 5.17.2 For Residential Uses:

For all Houses, D1 Type Duplexes, Type D2 Ground level Duplexes and all Triplexes:

- Each unit has 3 no. wheelie bins
- Housed in purpose designed and designated enclosures
- Located at/ adjacent to the unit entrance/ within the privacy buffer zone.

For Type D2 upper level in Cluster H/ J:

- Located in designated refuse storage rooms on the ground floor of the Apartment building H/ J
- Accessed via the access deck and stair/ lift cores.

Apartment Blocks F, H, J (including garden apartments Types AF, GR1, GR2):

- Communal refuse collection areas
- Located in designated refuse storage rooms on the ground floor of the Apartment building
- Accessed from both the building corridors via lobbies and directly from the communal courtyard garden.
- Block F provision: 9 no. x 1100L bins, 6 no. x 240L bins
- Block H provision: 5 no. x 1100L bins, 4 no. x 240L bins
- Block J provision: 5 no. x 1100L bins, 3 no. x 240L bins.

### 5.17.3 For Non-Residential Uses:

Retail Unit:

Provision: 3 no. x 1100L bins, 4 no. x 240L bins  
Located within the retail unit and with direct service access to the street (enclosed and secure).

Childcare Facility:

- Provision: 3 no. x 1100L bins, 4 no. x 240L bins
- Located within the Childcare Facility and with direct service access to the street (enclosed and secure).

Community Park Pavilion:

- Provision: 2 no. x 1100L bins, 2 no. x 240L bins
- Enclosed and secure within a designated refuse storage room, with direct access from outside/ the street (enclosed and secure).

Grange House:

- Provision: 2 no. x 1100L bins, 2 no. x 240L bins
- Noted, allowance with specific use to be defined in future application.

## 5.18 Access:

The design proposal has been developed with a focus on accessibility, to include:

- Full compliance with the Building Regulations Technical Guidance Document M
- Universal Design, with UD and UD+ residential units designed according to the 'Universal Design Guidelines for Homes in Ireland'
- The implementation of Universal Design principles in the common areas/ general circulation areas of Apartment blocks
- Including accessible entrance doors, horizontal circulation routes with adequate turning spaces at key locations within the building, and throughout the courtyards.

Refer to section 4.06 above for further details.





Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government 2007  
Sustainable Urban Housing: Design Standards for New Apartments, Department of Housing, Local Government and Heritage, 2023

\*\* Note: The apartments contained in Duplexes and Triplexes have an over provision (50%+) of private open space to substitute for the requirement of communal open space

Extracted From the Housing Quality Assessment, Sheet 1 of 5 - For Complete and Full Size HQA Schedule, Refer to DTA Architects Drawings/ Sheets: 8000 - 8004





Location Key Plan for CGI Images (Images prepared by O'Mahony Pike Architects)



CGI View 01 - Duplex Terrace to Ecological Corridor to North, Cluster D



CGI View 02 - Corner Triplexes, Local Street Beyond, Clusters B and E



CGI View 03 - Intimate Street, Clusters D and E





CGI View 04 - Childcare Facility Entrance and Drop-Off/ Collection Area, Cluster F



CGI View 05 - Variety of Form, Scale and Articulation, Clusters G and H



CGI View 06 - Apartment Building, Secure and Private Courtyard with Age-Friendly Dwellings, Cluster H



CGI View 07 - Apartment Building, Aspect Eastward to Linear Park, Cluster H





CGI View 08 - 'Grange' Landmark Building, Articulated Ground Floor and Form, South Link Street, Cluster F



CGI View 09 - Apartment Building J, Aspect Westward to Griffen Valley Park, South Link Street



CGI View 10 - Transitions in Type, Scale and Materiality Along the South Link Street



CGI View 11 - Community Park Pavilion, Forming Interface Between Residential and the Park, Cluster A





CGI View 12 - View West Along Site 4 Extent of South Link Street



CGI View 13 - Fine Grain Frontage to Grand Canal, Cluster J



CGI View 14 - Typical Two Storey Residential Streetscape, Clusters J and K



CGI View 15 - Local Intimate Street, Landscaping and Retained Mature Trees to Grange House Amenity Space, Clusters K and L



