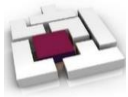




HOUSING QUALITY ASSESSMENT

Lands at Kennelsfort Road Lower, Palmerstown, Dublin 20

Proposed Strategic Housing Development (SHD)



DOWNEY PLANNING & ARCHITECTURE
1 WESTLAND Sq. PEARSE STREET, DUBLIN 2
Tel - 01 253 02 20 / info@downeyplanning.ie

CLIENT

RANDELSWOOD HOLDINGS LTD.

243-027

PROJECT

PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT KENNELSFORT ROAD LOWER, PALMERSTOWN, DUBLIN 20

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGAT E LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGAT E STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
BLOCK A															
A-01	1 BED APARTMENT	45	53	1	2	23	24	11.4	13.3	3	3.7	5	9	YES	YES
A-02	2 BED APARTMENT	73	83	2	4	30	35	24.4	24.5	6	6	7	0	YES	YES
A-03	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	3	5	9	NO	NO
A-04	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.4	3	3	5	4.5	NO	NO
A-05	2 BED APARTMENT	63	71	2	3	28	31	20.1	20.2	5	5	6	3	YES	YES
A-06	2 BED APARTMENT	73	78	2	4	30	31	24.4	24.5	6	6	7	6	YES	NO
A-07	1 BED APARTMENT	45	51	1	2	23	29	11.4	11.4	3	3	5	4	NO	YES
A-08	1 BED APARTMENT	45	49	1	2	23	26	11.4	11.4	3	3	5	5	NO	NO
A-09	2 BED APARTMENT	63	65	2	3	28	28	20.1	21	5	5	6	13	NO	NO
A-10	2 BED APARTMENT	63	70	2	3	28	30	20.1	20.7	5	5	6	7	YES	YES
A-11	2 BED APARTMENT	63	71	2	3	28	31	20.1	20.2	5	5	6	3	YES	YES
A-12	2 BED APARTMENT	73	83	2	4	30	35	24.4	24.5	6	6	7	0	YES	YES
A-13	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	3	5	9	NO	NO
A-14	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.4	3	3	5	4.5	NO	NO
A-15	2 BED APARTMENT	63	65	2	3	28	28	20.1	21	5	5	6	13	NO	NO
A-16	2 BED APARTMENT	63	70	2	3	28	30	20.1	20.7	5	5	6	7	YES	YES
A-17	2 BED APARTMENT	63	71	2	3	28	31	20.1	20.2	5	5	6	3	YES	YES
A-18	2 BED APARTMENT	73	78	2	4	30	31	24.4	24.5	6	6	7	6	YES	NO
A-19	1 BED APARTMENT	45	51	1	2	23	29	11.4	11.4	3	3	5	4	NO	YES
A-20	1 BED APARTMENT	45	49	1	2	23	26	11.4	11.4	3	3	5	5	YES	NO
A-21	2 BED APARTMENT	63	71	2	3	28	31	20.1	20.2	5	5	6	3	YES	YES
A-22	2 BED APARTMENT	73	83	2	4	30	35	24.4	24.5	6	6	7	0	YES	YES
A-23	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	3	5	9	NO	NO
A-24	1 BED APARTMENT	45	48	1	2	23	23	11.4	11.4	3	3	5	4.5	YES	NO
A-25	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.5	3	3	5	18	YES	NO
A-26	2 BED APARTMENT	73	78	2	4	30	30	24.4	25	6	6.2	7	33	YES	NO
A-27	1 BED APARTMENT	45	51	1	2	23	26	11.4	12.8	3	3	5	28	YES	YES
TOTAL BLOCK A	27	1,527	1,675	41	74	703	761	455	463	115	116	155	211	17	13
BLOCK B															
B-01	2 BED APARTMENT	73	80	2	4	30	35.2	24.4	26.3	6	6	7	5.9	YES	NO
B-02	1 BED APARTMENT	45	56	1	2	23	27.9	11.4	11.4	3	4.4	5	3.9	NO	YES
B-03	1 BED APARTMENT	45	55	1	2	23	33	11.4	12.4	3	3.7	5	5.5	NO	YES
B-04	2 BED APARTMENT	63	72	2	3	28	28	20.1	22.5	5	5.6	6	4.3	YES	YES
B-05	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.4	6	6	7	6.4	YES	NO
B-06	1 BED APARTMENT	45	54	1	2	23	25.5	11.4	11.5	3	5.4	5	4.2	NO	YES
B-07	1 BED APARTMENT	45	56	1	2	23	28.5	11.4	11.4	3	3.8	5	4	NO	YES
B-08	2 BED APARTMENT	73	82	2	4	30	35.6	24.4	25	6	6.2	7	5	YES	YES
B-09	2 BED APARTMENT	73	78	2	4	30	30	24.4	28	6	6	7	6.2	YES	NO
B-10	1 BED APARTMENT	45	56	1	2	23	23.6	11.4	15.8	3	4.4	5	4	NO	YES
B-11	2 BED APARTMENT	63	71	2	3	28	28.8	20.1	23.6	5	5.6	6	6.2	NO	YES
B-12	2 BED APARTMENT	73	74	2	4	30	30	24.4	24.4	6	6	7	4.3	YES	NO
B-13	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.4	6	6	7	6.4	YES	NO
B-14	1 BED APARTMENT	45	52	1	2	23	23.5	11.4	12.3	3	5	5	5.6	NO	YES
B-15	1 BED APARTMENT	45	55	1	2	23	23.9	11.4	12.3	3	6	5	5	NO	YES
B-16	2 BED APARTMENT	73	81	2	4	30	33.6	24.4	25.8	6	6	7	4.7	YES	YES
B-17	2 BED APARTMENT	73	80	2	4	30	35.2	24.4	26.3	6	6	7	5.9	YES	NO
B-18	1 BED APARTMENT	45	56	1	2	23	28	11.4	11.4	3	4.4	5	4	NO	YES

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGAT E LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGAT E STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
B-19	2 BED APARTMENT	63	69	2	3	28	30	20.1	21	5	5	6	3.3	NO	NO
B-20	2 BED APARTMENT	73	74	2	4	30	30	24.4	24.4	6	6	7	4.3	YES	NO
B-21	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.4	6	6	7	6.4	YES	NO
B-22	1 BED APARTMENT	45	54	1	2	23	25.5	11.4	11.5	3	5.4	5	4.2	NO	YES
B-23	1 BED APARTMENT	45	56	1	2	23	28.5	11.4	11.4	3	3.8	5	3.9	NO	YES
B-24	2 BED APARTMENT	73	82	2	4	30	35.6	24.4	25	6	6.2	7	5	YES	YES
B-25	2 BED APARTMENT	73	78	2	4	30	30	24.4	28	6	6	7	6.2	YES	NO
B-26	1 BED APARTMENT	45	56	1	2	23	23.6	11.4	15.8	3	4.4	5	4	NO	YES
B-27	2 BED APARTMENT	63	71	2	3	28	28.8	20.1	23.6	5	5.6	6	6.2	NO	YES
B-28	2 BED APARTMENT	73	74	2	4	30	30	24.4	24.4	6	6	7	4.3	YES	NO
B-29	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.4	6	6	7	6.4	YES	NO
B-30	1 BED APARTMENT	45	52	1	2	23	23.5	11.4	12.3	3	5	5	5.6	NO	YES
B-31	1 BED APARTMENT	45	55	1	2	23	23.9	11.4	12.3	3	6	5	5	NO	YES
B-32	2 BED APARTMENT	73	81	2	4	30	33.6	24.4	25.8	6	6	7	4.7	YES	YES
B-33	2 BED APARTMENT	73	80	2	4	30	35.2	24.4	26.3	6	6	7	5.9	YES	NO
B-34	1 BED APARTMENT	45	56	1	2	23	28	11.4	11.4	3	4.4	5	4	NO	YES
B-35	2 BED APARTMENT	63	69	2	3	28	30	20.1	21	5	5	6	3.3	NO	NO
B-36	2 BED APARTMENT	73	74	2	4	30	30	24.4	24.4	6	6	7	4.3	YES	NO
B-37	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.4	6	6	7	6.4	YES	NO
B-38	1 BED APARTMENT	45	54	1	2	23	25.5	11.4	11.5	3	5.4	5	4.2	NO	YES
B-39	1 BED APARTMENT	45	56	1	2	23	28.5	11.4	11.4	3	3.8	5	3.9	NO	YES
B-40	2 BED APARTMENT	73	82	2	4	30	35.6	24.4	25	6	6.2	7	5	YES	YES
B-41	2 BED APARTMENT	73	78	2	4	30	30	24.4	24.5	6	6	7	30.8	YES	NO
B-42	1 BED APARTMENT	45	57	1	2	23	27.9	11.4	12.7	3	4.1	5	12.7	NO	YES
B-43	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.6	6	6	7	34.2	YES	NO
B-44	1 BED APARTMENT	45	51	1	2	23	25	11.4	12.4	3	3.7	5	25	YES	YES
B-45	2 BED APARTMENT	73	80	2	4	30	32.3	24.4	26.6	6	6.7	7	18.5	NO	NO
B-46	2 BED APARTMENT	63	69	2	3	28	29	20.1	21.7	5	5.2	6	29.3	YES	NO
TOTAL BLOCK B	46	2,794	3,126	74	142	1,242	1,350	863	916	216	248	280	349	24	26
BLOCK C															
C-01	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	3	5	9	NO	NO
C-02	1 BED APARTMENT	45	54	1	2	23	24	11.4	13	3	3	5	5	YES	YES
C-03	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
C-04	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
C-05	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
C-06	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
C-07	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
C-08	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
C-09	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
C-10	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
C-11	1 BED APARTMENT	45	53	1	2	23	24	11.4	11.7	3	7	5	4	NO	YES
C-12	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
C-13	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
C-14	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
C-15	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
C-16	1 BED APARTMENT	45	49	1	2	23	23	11.4	14	3	4	5	4	NO	NO
C-17	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
C-18	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
C-19	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
C-20	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
C-21	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
C-22	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGAT E LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGAT E STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
C-23	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
C-24	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	4	5	3	NO	NO
C-25	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
C-26	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
C-27	1 BED APARTMENT	45	53	1	2	23	24	11.4	11.7	3	7	5	4	NO	YES
C-28	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
C-29	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
C-30	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
C-31	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
C-32	1 BED APARTMENT	45	49	1	2	23	23	11.4	14	3	4	5	4	NO	NO
C-33	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
C-34	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
C-35	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
C-36	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
C-37	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
C-38	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
C-39	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
C-40	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	4	5	3	NO	NO
C-41	2 BED APARTMENT	63	67	2	3	28	28	20.1	20.6	5	5	6	28	YES	NO
C-42	1 BED APARTMENT	45	55	1	2	23	23	11.4	13	3	3	5	28	YES	YES
C-43	1 BED APARTMENT	45	48	1	2	23	25	11.4	12.5	3	4	5	9	NO	NO
C-44	2 BED APARTMENT	63	65	2	3	28	28	20.1	20.5	5	6	6	27	YES	NO
C-45	1 BED APARTMENT	45	46	1	2	23	23	11.4	12.1	3	3	5	10	NO	NO
C-46	2 BED APARTMENT	63	68	2	3	28	28	20.1	21	5	5	6	27	YES	NO
C-47	1 BED APARTMENT	45	48	1	2	23	24.7	11.4	12.5	3	3	5	10	NO	NO
TOTAL BLOCK C	47	2,561	2,746	64	125	1,194	1,209	744	781	189	211	266	352	24	7
BLOCK D															
D-01	2 BED APARTMENT	73	81	2	4	30	34.8	24.4	24.8	6	9.2	7	5.7	YES	YES
D-02	1 BED APARTMENT	45	54	1	2	23	25	11.4	17.4	3	3.1	5	4.6	NO	YES
D-03	1 BED APARTMENT	45	53	1	2	23	29.9	11.4	11.8	3	3	5	5.8	NO	YES
D-04	1 BED APARTMENT	45	55	1	2	23	33	11.4	11.5	3	3.4	5	3.7	NO	YES
D-05	2 BED APARTMENT	63	71	2	3	28	28	20.1	21.4	5	5	6	4.7	YES	YES
D-06	2 BED APARTMENT	73	76	2	4	30	30	24.4	25.2	6	8.4	7	6.4	YES	NO
D-07	1 BED APARTMENT	45	55	1	2	23	25.3	11.4	14.7	3	3.2	5	5	NO	YES
D-08	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-09	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-10	2 BED APARTMENT	73	82	2	4	30	38	24.4	24.9	6	6	7	5	YES	YES
D-11	2 BED APARTMENT	73	79	2	4	30	30	24.4	29	6	9.4	7	6.3	YES	NO
D-12	1 BED APARTMENT	45	53	1	2	23	26	11.4	12.4	3	3.5	5	4.6	NO	YES
D-13	1 BED APARTMENT	45	45	1	2	23	23	11.4	11.4	3	3.2	5	4.5	NO	NO
D-14	2 BED APARTMENT	73	76	2	4	30	34	24.4	24.6	6	6.1	7	4.7	NO	NO
D-15	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.3	6	6	7	4.7	YES	NO
D-16	2 BED APARTMENT	73	76	2	4	30	33	24.4	25.2	6	8.3	7	6.4	YES	NO
D-17	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-18	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-19	1 BED APARTMENT	45	54	1	2	23	23	11.4	14.6	3	5.7	5	5	NO	YES
D-20	2 BED APARTMENT	73	81	2	4	30	33	24.4	27.5	6	6	7	4.8	YES	YES
D-21	2 BED APARTMENT	73	81	2	4	30	34.8	24.4	24.8	6	9.2	7	5.7	YES	YES
D-22	1 BED APARTMENT	45	54	1	2	23	25	11.4	17.4	3	3.1	5	4.6	NO	YES
D-23	1 BED APARTMENT	45	45	1	2	23	23	11.4	11.5	3	3	5	4.2	NO	NO
D-24	2 BED APARTMENT	73	80	2	4	30	30.3	24.4	28	6	6.2	7	4.5	NO	NO
D-25	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.3	6	6	7	4.7	YES	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGAT E LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGAT E STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
D-26	2 BED APARTMENT	73	76	2	4	30	33	24.4	25.2	6	8.3	7	6.4	YES	NO
D-27	1 BED APARTMENT	45	55	1	2	23	25.3	11.4	14.7	3	3.2	5	5	NO	YES
D-28	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-29	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-30	2 BED APARTMENT	73	82	2	4	30	38	24.4	24.9	6	6	7	5	YES	YES
D-31	2 BED APARTMENT	73	79	2	4	30	30	24.4	29	6	9.4	7	6.3	YES	NO
D-32	1 BED APARTMENT	45	53	1	2	23	26	11.4	12.4	3	3.5	5	4.6	NO	YES
D-33	1 BED APARTMENT	45	45	1	2	23	23	11.4	11.4	3	3.2	5	4.5	NO	NO
D-34	2 BED APARTMENT	73	76	2	4	30	34	24.4	24.6	6	6.1	7	4.7	NO	NO
D-35	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.3	6	6	7	4.7	YES	NO
D-36	2 BED APARTMENT	73	76	2	4	30	33	24.4	25.2	6	8.3	7	6.4	YES	NO
D-37	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-38	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-39	1 BED APARTMENT	45	54	1	2	23	23	11.4	14.6	3	5.7	5	5	NO	YES
D-40	2 BED APARTMENT	73	81	2	4	30	33	24.4	27.5	6	6	7	4.8	YES	YES
D-41	2 BED APARTMENT	73	81	2	4	30	34.8	24.4	24.8	6	9.2	7	5.7	YES	YES
D-42	1 BED APARTMENT	45	54	1	2	23	25	11.4	17.4	3	3.1	5	4.6	NO	YES
D-43	1 BED APARTMENT	45	45	1	2	23	23	11.4	11.5	3	3	5	4.2	NO	NO
D-44	2 BED APARTMENT	73	80	2	4	30	30.3	24.4	28	6	6.2	7	4.5	NO	NO
D-45	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.3	6	6	7	4.7	YES	NO
D-46	2 BED APARTMENT	73	76	2	4	30	33	24.4	25.2	6	8.3	7	6.4	YES	NO
D-47	1 BED APARTMENT	45	55	1	2	23	25.3	11.4	14.7	3	3.2	5	5	NO	YES
D-48	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-49	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-50	2 BED APARTMENT	73	82	2	4	30	38	24.4	24.9	6	6	7	5	YES	YES
D-51	2 BED APARTMENT	73	79	2	4	30	30	24.4	29	6	9.4	7	6.3	YES	NO
D-52	1 BED APARTMENT	45	53	1	2	23	26	11.4	12.4	3	3.5	5	4.6	NO	YES
D-53	1 BED APARTMENT	45	45	1	2	23	23	11.4	11.4	3	3.2	5	4.5	NO	NO
D-54	2 BED APARTMENT	73	76	2	4	30	34	24.4	24.6	6	6.1	7	4.7	NO	NO
D-55	2 BED APARTMENT	73	77	2	4	30	30	24.4	25.3	6	6	7	4.7	YES	NO
D-56	2 BED APARTMENT	73	76	2	4	30	33	24.4	25.2	6	8.3	7	6.4	YES	NO
D-57	1 BED APARTMENT	45	55	1	2	23	27.6	11.4	11.7	3	4.7	5	4.3	NO	YES
D-58	1 BED APARTMENT	45	55	1	2	23	27.3	11.4	11.5	3	3	5	0	NO	YES
D-59	1 BED APARTMENT	45	54	1	2	23	23	11.4	14.6	3	5.7	5	5	NO	YES
D-60	2 BED APARTMENT	73	81	2	4	30	33	24.4	27.5	6	6	7	4.8	YES	YES
D-61	2 BED APARTMENT	73	80	2	4	30	30.2	24.4	24.7	6	6	7	31.8	YES	NO
D-62	1 BED APARTMENT	45	52	1	2	23	23	11.4	12.5	3	3.2	5	11.7	NO	YES
D-63	1 BED APARTMENT	45	47	1	2	23	26.6	11.4	11.6	3	3	5	12.3	NO	NO
D-64	2 BED APARTMENT	73	80	2	4	30	30.2	24.4	24.7	6	6	7	31.8	YES	NO
D-65	2 BED APARTMENT	73	80	2	4	30	30.6	24.4	24.9	6	6.3	7	32.6	YES	NO
D-66	2 BED APARTMENT	73	83	2	4	30	33.3	24.4	28.6	6	7.5	7	20.6	NO	YES
D-67	2 BED APARTMENT	73	80	2	4	30	30.6	24.4	24.9	6	6.3	7	32.6	YES	NO
TOTAL BLOCK D	67	3,957	4,412	101	201	1,777	1,953	1,202	1,296	302	360	402	443	28	38
BLOCK E															
E-01	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	3	5	9	NO	NO
E-02	1 BED APARTMENT	45	54	1	2	23	24	11.4	13	3	3	5	5	YES	YES
E-03	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-04	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
E-05	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-06	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-07	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-08	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO

UNIT NO.	DESCRIPTION	FLOOR AREA REQUIRED (m²)	FLOOR AREA PROPOSED (m²)	NO. OF BED ROOMS	BED SPACES	AGGREGAT E LIVING AREA REQUIRED (m²)	AGGREGATE LIVING AREA PROPOSED (m²)	AGGREGATE BEDROOM AREA REQUIRED (m²)	AGGREGATE BEDROOM AREA PROPOSED (m²)	AGGREGAT E STORAGE REQUIRED (m²)	AGGREGATE STORAGE PROPOSED (m²)	PRIVATE OPEN SPACE REQUIRED (m²)	PRIVATE OPEN SPACE PROPOSED (m²)	DUAL ASPECT (YES/NO)	FLOOR AREA > 10% MIN. (YES/NO)
E-09	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-10	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-11	1 BED APARTMENT	45	53	1	2	23	24	11.4	11.7	3	7	5	4	NO	YES
E-12	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-13	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-14	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-15	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-16	1 BED APARTMENT	45	49	1	2	23	23	11.4	14	3	4	5	4	NO	NO
E-17	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-18	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-19	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
E-20	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-21	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-22	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-23	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-24	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	4	5	3	NO	NO
E-25	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-26	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-27	1 BED APARTMENT	45	53	1	2	23	24	11.4	11.7	3	7	5	4	NO	YES
E-28	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-29	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-30	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-31	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-32	1 BED APARTMENT	45	49	1	2	23	23	11.4	14	3	4	5	4	NO	NO
E-33	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-34	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-35	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
E-36	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-37	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-38	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-39	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-40	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	4	5	3	NO	NO
E-41	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-42	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-43	1 BED APARTMENT	45	53	1	2	23	24	11.4	11.7	3	7	5	4	NO	YES
E-44	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-45	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-46	1 BED APARTMENT	45	47	1	2	23	24	11.4	11.4	3	4	5	3	NO	NO
E-47	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-48	1 BED APARTMENT	45	49	1	2	23	23	11.4	14	3	4	5	4	NO	NO
E-49	2 BED APARTMENT	73	75	2	4	30	30	24.4	24.7	6	6	7	9	YES	NO
E-50	2 BED APARTMENT	73	77	2	4	30	30	24.4	24.4	6	6	7	6	YES	NO
E-51	1 BED APARTMENT	45	52	1	2	23	24	11.4	14	3	4.3	5	5	NO	YES
E-52	1 BED APARTMENT	45	47	1	2	23	23	11.4	11.6	3	3	5	8	YES	NO
E-53	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-54	1 BED APARTMENT	45	47	1	2	23	23	11.4	13	3	3	5	4	NO	NO
E-55	2 BED APARTMENT	73	80	2	4	30	30	24.4	25	6	6	7	4	YES	NO
E-56	1 BED APARTMENT	45	49	1	2	23	23	11.4	11.7	3	4	5	3	NO	NO
E-57	2 BED APARTMENT	63	67	2	3	28	28	20.1	20.6	5	5.5	6	28	YES	NO
E-58	1 BED APARTMENT	45	55	1	2	23	23	11.4	13	3	5	5	27	YES	YES
E-59	1 BED APARTMENT	45	48	1	2	23	24	11.4	12.5	3	4	5	9	NO	NO
E-60	2 BED APARTMENT	63	66	2	3	28	28	20.1	20.5	5	6	6	27	YES	NO
E-61	1 BED APARTMENT	45	46	1	2	23	23	11.4	12.1	3	3	5	10	NO	NO

SUMMARY		
	1 BEDROOM UNITS	2 BEDROOM UNITS
NO. OF UNITS BLOCK A	13	14
NO. OF UNITS BLOCK B	18	28
NO. OF UNITS BLOCK C	30	17
NO. OF UNITS BLOCK D	33	34
NO. OF UNITS BLOCK E	40	23
TOTAL NO. OF UNITS	134	116
% TOTAL NO. UNITS	54%	46%
% TOTAL NO. UNITS BLOCK A	48%	52%
% TOTAL NO. UNITS BLOCK B	39%	61%
% TOTAL NO. UNITS BLOCK C	64%	36%
% TOTAL NO. UNITS BLOCK D	49%	51%
% TOTAL NO. UNITS BLOCK E	63%	37%
TOTAL NO. OF UNITS BLOCK A	27	
TOTAL NO. OF UNITS BLOCK B	46	
TOTAL NO. OF UNITS BLOCK C	47	
TOTAL NO. OF UNITS BLOCK D	67	
TOTAL NO. OF UNITS BLOCK E	63	
GRAND TOTAL NO. OF UNITS IN DEVELOPMENT	250	
TOTAL FACILITIES AND RESIDENT TERRACES (m²)	787	
TOTAL NO. OF BEDROOMS	366	
TOTAL NO. OF BED SPACES	711	
BLOCK A TOTAL GROSS FLOOR AREA (m²)	2,825	
BLOCK A TOTAL NETT FLOOR AREA (m²)	2,301	
BLOCK B TOTAL GROSS FLOOR AREA (m²)	3,982	
BLOCK B TOTAL NETT FLOOR AREA (m²)	3,126	
BLOCK C TOTAL GROSS FLOOR AREA (m²)	3,713	
BLOCK C TOTAL NETT FLOOR AREA (m²)	2,746	
BLOCK D TOTAL GROSS FLOOR AREA (m²)	5,510	
BLOCK D TOTAL NETT FLOOR AREA (m²)	4,412	
BLOCK E TOTAL GROSS FLOOR AREA (m²)	4,987	
BLOCK E TOTAL NETT FLOOR AREA (m²)	3,696	
BASEMENT TOTAL GROSS FLOOR AREA (m²)	6,593	
TOTAL DEVELOPMENT GROSS FLOOR AREA (m²)	27,610	
TOTAL DEVELOPMENT NETT FLOOR AREA (m²)	16,281	
TOTAL RESIDENTIAL GROSS FLOOR AREA (m²)	20,391	
TOTAL RESIDENTIAL NETT FLOOR AREA (m²)	15,655	
TOTAL SITE AREA (HECTARES)	1.2708	
BUILDING FOOTPRINT (m²)	3,604	
DEVELOPMENT SITE COVERAGE	28%	
DENSITY (UNITS PER HECTARE)	197	
DEVELOPMENT PLOT RATIO	2.2	
TOTAL PUBLIC OPEN SPACE AREA (HECTARES)	0.1840	
% OF OPEN SPACE	14%	
BASEMENT CAR PARKING SPACES	120	
ON SURFACE CAR PARKING SPACES	5	
TOTAL CAR PARKING SPACES PROVIDED	125	
TOTAL BICYCLE SPACES	276	
TOTAL MOTORBIKE SPACES	10	
TOTAL NO. OF SINGLE ASPECT UNITS	125	
% NO. OF SINGLE ASPECT UNITS	50%	
TOTAL NO. OF DUAL ASPECT UNITS	125	
% NO. OF DUAL ASPECT UNITS	50%	
TOTAL NO. NORTHERN FACING SINGLE UNITS	0	
TOTAL NO. OF UNITS > 10% GROSS FLOOR AREA	84	
% NO. OF UNITS > 10% GROSS FLOOR AREA	34%	
BUILDING HEIGHT BLOCK A	3 - 6 STOREYS OVER BASEMENT	
BUILDING HEIGHT BLOCK B	6 STOREYS OVER BASEMENT	
BUILDING HEIGHT BLOCK C	6 STOREYS OVER BASEMENT	
BUILDING HEIGHT BLOCK D	7 STOREYS OVER BASEMENT	
BUILDING HEIGHT BLOCK E	8 STOREYS OVER BASEMENT	