Deer Park LRD, Off Park Road, Ardshanavooly (Townland), Killarney, Co. Kerry

Housing Quality Assessment

September 2026

reddy architecture +urbanism

SITE OVERALL

	Semi-Detached	Townhouses	Apartments		Total	%
1-Bed			36		**36**	19.2%
2-Bed		19	32		**51**	27.1%
3-Bed	32	35			**67**	35.6%
4-Bed	18	16			**34**	18.1%
Total	**50**	**70**	**68**		**188**	

Total Application Site Area		3.8	Ha
Net Site Area (Excluding Distributor Road)		3.5	Ha
Total Number of Residential Dwellings		188	Units
Gross Density Total Area		49.5	Dwellings/Ha
Net Density Total Area (Excluding Distributor Road)		53.7	Dwellings/Ha
Percentage of Public Open Space		**10.6%**	
Gross Floor Area of APARTMENTS		6290.8	m2
Net Floor Area of APARTMENTS		4165.6	m2
Gross Floor Area of RESIDENTIAL		18,380.9	m2
Gross Floor Area Creche		175.1	m2
Gross Floor Area		18,556.0	m2
Building Heights		2 to 4 storeys	storeys
Total number of car parking spaces	Residential	218	spaces
	Creche	5 + 2 Drop-off	spaces
Total number of bike parking spaces		141	spaces
No. of Dual Aspect Units		86.20%	%
Part V Provision		37	Units

Detailed Residential Schedule of Accommodation – Housetypes

Housetype		No. of Units	1 Bed	2 Bed	3 Bed	4 Bed	AREA (SQ.M)	Notes
A	Semi-Detached	12			12		1392	Refer to Drawings for Further Details
B	Semi-Detached	18			18		2133	Refer to Drawings for Further Details
C	Semi-Detached	2				2	275.4	Refer to Drawings for Further Details
D	Semi-Detached	4				4	664	Refer to Drawings for Further Details
E	Semi-Detached	6				6	858.6	Refer to Drawings for Further Details
F	Semi-Detached	6				6	1029	Refer to Drawings for Further Details
Total								**6352**
A	Townhouse	6			4	2	723.1	Refer to Drawings for Further Details
B	Townhouse	6			4	2	738.6	Refer to Drawings for Further Details
C	Townhouse	6			4	2	742.2	Refer to Drawings for Further Details
D	Townhouse	6			4	2	666	Refer to Drawings for Further Details
E	Townhouse	5			3	2	558.8	Refer to Drawings for Further Details
F	Townhouse	6			4	2	666	Refer to Drawings for Further Details
G	Townhouse	6			4	2	723.1	Refer to Drawings for Further Details
H	Townhouse	9			7	2	1022	Refer to Drawings for Further Details
I	Townhouse	3			3		355.5	Refer to Drawings for Further Details
Total								**6195.3**
A	Mews	9		9			790	Refer to Drawings for Further Details
B	Mews	7		7			614.6	Refer to Drawings for Further Details
C	Mews	3		3			263.4	Refer to Drawings for Further Details
Total								**1668**
A	Apartment Block	39	20	19			2406.9	Refer to Drawings for Further Details
B	Apartment Block	29	16	13			1758.7	Refer to Drawings for Further Details
Total								**4165.6**
		188	**36**	**51**	**67**	**34**		**188**
TOTAL								**18380.90**

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House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	11.4	7.1	7.1	0	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

All Houses fully comply with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Summary Residential Schedule of Accommodation – SEMI-DETACHED

Block Type	No. of Units	1-BED	2-BED	3-BED	4-BED	% Dual Or Triple Aspect	Gross Floor Area PER BLOCK (m2)
A	12			12		100%	1392.0
B	18			18		100%	2133.0
C	2				2	100%	275.4
D	4				4	100%	664.0
E	6				6	100%	858.6
F	6				6	100%	1029.0
Total	**48**	**0**	**0**	**30**	**18**		**6352.0**

Detailed Residential Schedule of Accommodation – Semi-Detached

	Block Type	Unit No.	No. Bed	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m^2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m2)
					Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	A	36	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	75.0
		37	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	77.0
		40	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	77.0
		41	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	65.0
		51	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	46.0
		52	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	52.0
		57	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	67.0
		58	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	40.0
		110	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	83.0
		111	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	54.0
		112	3	5	*92*	114.8	Dual	*34*	42.4	*3.8*	3.8	*13*	*13.8*	*11.4*	11.5	-	-	*7.1*	8.0	-	*32*	*33.3*	*5*	5.8	✓	41.0
		113	3	6	*100*	117.2	Dual	*37*	37.8	*3.8*	3.8	*13*	*13.1*	*11.4*	13.4	11.4	-	*7.1*	-	-	*36*	*37.9*	*6*	6.4	✓	47.0
	Total				**1152**	**1392.0**																				

Detailed Residential Schedule of Accommodation – Semi-Detached

	Block Type	Unit No.	No. Bed	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m^2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m2)
					Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	B	38	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	77.0
		39	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	77.0
		53	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	52.0
		54	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	52.0
		55	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	52.0
		56	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	70.0
		92	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	122.0
		93	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	80.0
		94	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	76.0
		95	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	78.0
		96	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	77.0
		97	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	78.0
		108	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	82.0
		109	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	88.0
		117	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	47.0
		118	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	47.0
		119	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	47.0
		120	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	81.0
	Total				**1800**	**2133.0**																				
	C	106	4	7	*110*	136.7	Dual	*40*	50.2	*3.8*	3.8	*13*	*13.9*	*11.4*	11.5	11.4	-	*7.1*	7.1	-	*43*	*43.9*	*6*	7.9	✓	75.0
		107	4	7	*110*	138.7	Dual	*40*	51.2	*3.8*	3.8	*13*	*14.9*	*11.4*	11.5	11.4	-	*7.1*	7.1	-	*43*	*44.9*	*6*	7.9	✓	73.0
	Total				**220**	**275.4**																				
	D	98	4	7	*110*	140.0	Dual	*40*	51.0	*3.8*	3.9	*13*	*14.8*	*11.4*	12.4	11.8	-	*7.1*	7.1	-	*43*	*46.1*	*6*	7.8	✓	65.0
		99	4	8	*120*	192.0	Dual	*40*	56.6	*3.8*	3.9	*13*	*32.7*	*11.4*	13.2	11.5	11.4	*7.1*	-	-	*43*	*68.8*	*6*	9.1	x	53.0
		100	4	8	*120*	192.0	Dual	*40*	56.6	*3.8*	3.9	*13*	*32.7*	*11.4*	13.2	11.5	11.4	*7.1*	-	-	*43*	*68.8*	*6*	9.1	x	50.0
		101	4	7	*110*	140.0	Dual	*40*	51.0	*3.8*	3.8	*13*	*14.8*	*11.4*	12.4	11.8	-	*7.1*	7.1	-	*43*	*46.1*	*6*	7.8	✓	75.0
	Total				**460**	**664.0**																				
	E	86	4	7	*110*	144.1	Dual	*40*	51.2	*3.8*	3.8	*13*	*14.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*46.2*	*6*	7.9	✓	82.0
		87	4	7	*110*	142.1	Dual	*40*	50.2	*3.8*	3.8	*13*	*13.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*45.2*	*6*	7.9	✓	75.0
		88	4	7	*110*	144.1	Dual	*40*	51.2	*3.8*	3.8	*13*	*14.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*46.2*	*6*	7.9	✓	75.0
		89	4	7	*110*	142.1	Dual	*40*	50.2	*3.8*	3.8	*13*	*13.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*45.2*	*6*	7.9	✓	155.0
		90	4	7	*110*	144.1	Dual	*40*	51.2	*3.8*	3.8	*13*	*14.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*46.2*	*6*	7.9	✓	300.0
		91	4	7	*110*	142.1	Dual	*40*	50.2	*3.8*	3.8	*13*	*13.9*	*11.4*	12.8	11.4	-	*7.1*	7.1	-	*43*	*45.2*	*6*	7.9	✓	161.0
	Total				**660**	**858.6**																				
	F	84	4	8	*120*	197.5	Dual	*40*	56.6	*3.8*	3.9	*13*	*32.7*	*11.4*	15.8	11.5	11.4	*7.1*	-	-	*43*	*71.4*	*6*	9.2	x	56.0
		85	4	7	*110*	145.5	Dual	*40*	51.0	*3.8*	3.9	*13*	*14.8*	*11.4*	12.9	12.5	-	*7.1*	7.1	-	*43*	*47.3*	*6*	7.8	✓	82.0

Detailed Residential Schedule of Accommodation – Semi-Detached

	Block Type	Unit No.	No. Bed	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m^2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m2)
					Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
		102	4	7	*110*	145.5	Dual	*40*	51.0	*3.8*	3.9	*13*	*14.8*	*11.4*	12.9	12.5	-	*7.1*	7.1	-	*43*	*47.3*	*6*	7.8	✓	80.0
		103	4	8	*120*	197.5	Dual	*40*	56.6	*3.8*	3.9	*13*	*32.7*	*11.4*	15.8	11.5	11.4	*7.1*	-	-	*43*	*71.4*	*6*	9.2	x	82.0
		104	4	8	*120*	197.5	Dual	*40*	56.6	*3.8*	3.9	*13*	*32.7*	*11.4*	15.8	11.5	11.4	*7.1*	-	-	*43*	*71.4*	*6*	9.2	x	60.0
		105	4	7	*110*	145.5	Dual	*40*	51.0	*3.8*	3.9	*13*	*14.8*	*11.4*	12.9	12.5	-	*7.1*	7.1	-	*43*	*47.3*	*6*	7.8	✓	82.0
	Total				**690**	**1029.0**																				
	TOTAL					***6352.0***																				

All Houses fully comply with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Department of the Enviroment, Community & Local Goverment Standard - *Quality Housing for Sustainable communities 2007*

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	11.4	7.1	7.1	0	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

Summary Residential Schedule of Accommodation – TOWNHOUSES

Block Type	No. of Units	1-BED	2-BED	3-BED	4-BED	% Dual Or Triple Aspect	Gross Floor Area PER BLOCK (m2)
A	6			4	2	100%	723.1
B	6			4	2	100%	738.6
C	6			4	2	100%	742.2
D	6			4	2	100%	666.0
E	5			3	2	100%	558.8
F	6			4	2	100%	666.0
G	6			4	2	100%	723.1
H	9			7	2	100%	1022.0
I	3			3		100%	355.5
Total	**53**	**0**	**0**	**37**	**16**		**6195.3**

Detailed Residential Schedule of Accommodation – Townhouses

	Block Type	Unit No.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)	
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided	
	A	35	Side-Entry	4	7	*120*	140.0	Dual	*40*	40.0	*3.8*	3.9	*13*	*13.1*	*11.4*	13.6	11.5	-	*7.1*	7.1	-	*43*	*45.3*	*6*	6.0	x	50.0	
		34	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	`8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0	
		33	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0	
		32	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0	
		31	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	56.0	
		30	Front-Entry Type 1	4	7	*120*	159.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*20.0*	*11.4*	13.1	11.9	-	*7.1*	8.8	-	*43*	*53.8*	*6*	14.6	x	97.0	
	Total					**608**	**723.1**																					
	B	29	Front-Entry Type 1	4	7	*120*	158.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*13.1*	*11.4*	19.6	11.9	-	*7.1*	8.8	-	*43*	*53.4*	*6*	14.6	x	86.0	
		28	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	42.0	
		27	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	42.0	
		26	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	42.0	
		25	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	42.0	
		24	Front-Entry Type 1	4	7	*120*	158.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*13.1*	*11.4*	19.6	11.9	-	*7.1*	8.8	-	*43*	*53.4*	*6*	14.6	x	67.0	
	Total					**608**	**738.6**																					
	C	23	Front-Entry Type 1	4	7	*120*	159.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*20.0*	*11.4*	13.1	11.9	-	*7.1*	8.8	-	*43*	*53.8*	*6*	14.6	x	74.0	
		22	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	41.0	
		21	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	46.0	
		20	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0	
		19	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.0*	*5*	5.2	✓	45.0	
		18	Front-Entry Type 1	4	7	*120*	159.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*20.0*	*11.4*	13.1	11.9	-	*7.1*	8.8	-	*43*	*53.8*	*6*	14.6	x	66.0	
	Total					**608**	**742.2**																					
	D	17	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	60.0	*
		16	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	42.0	
		15	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0	
		14	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	48.0	
		13	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	48.0	
		12	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	72.0	*
	Total					**568**	**666.0**																					
	E	11	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	80.0	*
		10	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	52.0	
		9	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	56.0	
		8	Midrow Type 2	3	5	*92*	105.6	Dual	*34*	36.6	*3.8*	3.9	*13*	*13.2*	*11.4*	12.0	-	-	*7.1*	7.3	-	*32*	*32.5*	*5*	5.0	✓	55.0	
		7	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	137.0	*
	Total					**476**	**558.8**																					
	F	6	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	75.0	*
		5	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0	
		4	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	42.0	
		3	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	42.0	
		2	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	42.0	
		1	Front-Entry Type 2	4	6	*100*	121.0	Dual	*37*	42.2	*3.8*	3.8	*13*	*13.0*	*11.4*	11.5	-	-	*7.1*	7.2	7.1	*36*	*38.8*	*6*	6.0	✓	69.0	*
	Total					**568**	**666.0**																					

Detailed Residential Schedule of Accommodation – Townhouses

	Block Type	Unit No.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	G	64	Side-Entry	4	7	*120*	140.0	Dual	*40*	40.0	*3.8*	3.8	*13*	*13.5*	*11.4*	13.3	11.9	-	*7.1*	7.1	-	*43*	*45.8*	*6*	6.4	x	50.0
		63	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0
		62	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0
		61	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0
		60	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	40.0
		59	Front-Entry Type 1	4	7	*120*	159.1	Dual	*40*	40.0	*3.8*	4.0	*13*	*20.0*	*11.4*	13.1	11.9	-	*7.1*	8.8	-	*43*	*53.8*	*6*	14.6	x	57.0
	Total					**608**	**723.1**																				
	H	50	Side-Entry	4	7	*120*	140.0	Dual	*40*	40.0	*3.8*	3.8	*13*	*13.5*	*11.4*	13.3	11.9	-	*7.1*	7.1	-	*43*	*45.8*	*6*	6.4	x	50.0
		49	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		48	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		47	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		46	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		45	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		44	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		43	Midrow Type 1	3	5	*92*	106.0	Dual	*34*	36.2	*3.8*	3.9	*13*	*13.0*	*11.4*	11.9	-	-	*7.1*	8.4	-	*32*	*33.3*	*5*	5.2	✓	47.0
		42	Side-Entry	4	7	*120*	140.0	Dual	*40*	40.0	*3.8*	3.8	*13*	*13.5*	*11.4*	13.3	11.9	-	*7.1*	7.1	-	*43*	*45.8*	*6*	6.4	x	50.0
	Total					**884**	**1022.0**																				
	I	114	Front-Entry	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	45.0
		115	Midrow Type 3	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	40.0
		116	Front-Entry	3	6	*100*	118.5	Dual	*37*	39.2	*3.8*	3.8	*13*	*13.9*	*11.4*	14.5	11.4	-	*7.1*	-	-	*36*	*39.8*	*6*	6.3	✓	46.0
	Total					**300**	**355.5**																				
	TOTAL						**6195.3**																				

All Houses fully comply with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Department of the Enviroment, Community & Local Goverment Standard - *Quality Housing for Sustainable communities 2007*

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	11.4	7.1	7.1	0	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

*No minimum requirement for aggregate bedroom are available in guidelines

Summary Residential Schedule of Accommodation – MEWS

Block Type	No. of Units	1-BED	2-BED	3-BED	4-BED	% Dual Or Triple Aspect	Gross Floor Area PER BLOCK (m2)
A	9		9			100%	790.2
B	7		7			100%	614.6
C	3		3			100%	263.4
Total	**19**	**0**	**19**	**0**	**0**		**1668.2**

Detailed Residential Schedule of Accommodation – Mews

	Block Type	Unit No.	No. Bed	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m^2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m2)
					Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	A	65	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	39.0
		66	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	42.0
		67	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	34.0
		68	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	33.0
		69	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		70	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		71	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		72	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		73	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	36.0
	Total				**720**	**790.2**																				
	B	77	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	33.0
		78	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		79	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		80	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		81	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		82	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	38.0
		83	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	36.0
	Total				**560**	**614.6**																				
	C	74	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	46.0
		75	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	30.0
		76	2	4	*80*	87.8	Dual	*30*	32.8	*3.6*	3.6	*13*	*14.2*	*11.4*	12.1	-	-	*7.1*	-	-	*25*	*26.3*	*4*	4.0	✓	31.0
	Total				**240**	**263.4**																				
	TOTAL					***1668.2***																				

All Houses fully comply with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Department of the Enviroment, Community & Local Goverment Standard - *Quality Housing for Sustainable communities 2007*

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	11.4	7.1	7.1	0	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

Summary Residential Schedule of Accommodation – APARTMENTS

Block Type	No. of Units	1-BED	2-BED	3-BED	4-BED	% Single, Dual or Triple Aspect	Gross Floor Area PER BLOCK (m2)
A	39	20	19			56%	2406.9
B	29	16	13			69%	1758.7
Total	**68**	**36**	**32**	**0**	**0**	**62%**	**4165.6**

Detailed Residential Schedule of Accommodation – Apartments

	Block Type	Unit no.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area			Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	A	1	2B3P	2	3	*63*	70.1	Single	*28*	28.7	*3.6*	4.2	*11.4*	*14.1*	*11.4*	-	-	*7.1*	9.3	-	*20.1*	*23.4*	*5*	6.4	x	13.4
		2	1B2P	1	2	*45*	50.6	Single	*23*	23.6	*3.3*	4.0	*11.4*	*13.5*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.5*	*3*	3.9	x	10.0
		3	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.8*	*6*	6.0	x	15.5
		4	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	10.0
		5	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	10.1
		6	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	6.0
		7	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	10.9
		8	2B4P	2	4	*73*	74.3	Dual	*30*	32	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	12.6
		9	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		10	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		11	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		12	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		13	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		14	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		15	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		16	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		17	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		18	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		19	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	-
		20	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		21	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		22	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		23	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		24	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		25	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		26	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		27	2B4P	2	4	*73*	74.3	Dual	*30*	30.1	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		28	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		29	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	-
		30	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		31	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		32	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		33	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		34	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		35	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		36	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		37	2B4P	2	4	*73*	74.3	Dual	*30*	30.23	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		38	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0

Detailed Residential Schedule of Accommodation – Apartments

	Block Type	Unit no.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area			Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
		39	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	-
	Total					**2247**	**2406.9**																			
	B	1	2B3P	2	3	*63*	70.1	Dual	*28*	28	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.6	x	11.7
		2	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	11.4
		3	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	8.7
		4	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	10.2
		5	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		6	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		7	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		8	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		9	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		10	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		11	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		12	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*24.9*	*6*	6.1	x	7.0
		13	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*24.9*	*6*	6.1	x	-
		14	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*14.1*	*11.4*	-	-	*7.1*	9.3	-	*20.1*	*23.4*	*5*	6.4	x	7.0
		15	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.4*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.4*	*3*	3.9	x	7.0
		16	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.5*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.5*	*3*	3.9	x	7.0
		17	1B2P	1	2	*45*	50.6	Dual	*23*	23.8	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		18	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		19	2B4P	2	4	*73*	74.3	Dual	*30*	30.6	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	7.0
		20	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	7.0
		21	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	-
		22	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*14.1*	*11.4*	-	-	*7.1*	9.3	-	*20.1*	*23.4*	*5*	6.4	x	7.0
		23	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.5*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.5*	*3*	3.9	x	7.0
		24	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.5*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.5*	*3*	3.9	x	7.0
		25	1B2P	1	2	*45*	50.6	Dual	*23*	23.8	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		26	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		27	2B4P	2	4	*73*	74.3	Dual	*30*	30.6	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	7.0
		28	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	7.0
		29	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.5	-	*7.1*	-	-	*24.4*	*25.1*	*6*	6.1	x	-
	Total					**1629**	**1758.7**																			
	TOTAL						**4165.6**																			**0.0**

Min. Requirements for Apartments permitted under the "Sustainable Urban Housing: Design Standards for New Apartments" (2025)

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

Detailed Residential Schedule of Accommodation – Part V - 37 Social Units

	Block Type	Unit no.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area			Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
	A	1	2B3P	2	3	*63*	70.1	Single	*28*	28.7	*3.6*	4.2	*11.4*	*14.1*	*11.4*	-	-	*7.1*	9.3	-	*20.1*	*23.4*	*5*	6.4	x	13.4
		2	1B2P	1	2	*45*	50.6	Single	*23*	23.6	*3.3*	4.0	*11.4*	*13.5*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.5*	*3*	3.9	x	10.0
		3	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	4.0	*11.4*	*11.6*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.8*	*6*	6.0	x	15.5
		4	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	10.0
		5	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	10.1
		6	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	6.0
		7	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	10.9
		8	2B4P	2	4	*73*	74.3	Dual	*30*	32	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	12.6
		9	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		10	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		11	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		12	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		13	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		14	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		15	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		16	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		17	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		18	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		19	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	-
		20	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		21	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		22	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		23	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		24	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		25	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0

Detailed Residential Schedule of Accommodation – Part V - 37 Social Units

	Block Type	Unit no.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m^2)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area			Single Bedroom Area			Agg. Bedroom Area		Storage area (m^2)		Additional storage in Attic	Private Open Space (m^2)
						Reqd. Min.	Provided		*Reqd. Min*	Provided	*Reqd. Min*	Provided	Reqd. Min	Provided	*Reqd. Min*	Provided Bedroom	Provided Bedroom	*Reqd. Min*	Provided Bedroom	Provided Bedroom	Reqd. Min	Provided	*Reqd. Min*	Provided	✓	Provided
		26	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		27	2B4P	2	4	*73*	74.3	Dual	*30*	30.1	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		28	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
		29	2B4P	2	4	*73*	74.3	Dual	*30*	30.2	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	-
		30	2B3P	2	3	*63*	70.1	Single	*28*	28.1	*3.6*	4.2	*11.4*	*13.8*	*11.4*	-	-	*7.1*	9.1	-	*20.1*	*22.9*	*5*	6.4	x	7.0
		31	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		32	2B4P	2	4	*73*	74.3	Dual	*30*	30.8	*3.6*	3.9	*11.4*	*11.4*	*11.4*	13.0	-	*7.1*	-	-	*24.4*	*24.4*	*6*	6.0	x	7.0
		33	1B2P	1	2	*45*	50.6	Dual	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		34	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		35	1B2P	1	2	*45*	50.6	Dual	*23*	23.4	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	7.0
		36	1B2P	1	2	*45*	50.6	Single	*23*	23.3	*3.3*	4.0	*11.4*	*13.2*	*11.4*	-	-	*7.1*	-	-	*11.4*	*13.2*	*3*	3.9	x	-
		37	2B4P	2	4	*73*	74.3	Dual	*30*	30.23	*3.6*	4.0	*11.4*	*11.4*	*11.4*	13.2	-	*7.1*	-	-	*24.4*	*24.6*	*6*	6.1	x	7.0
	Total					**2101**	**2258.3**																			**207.5**

Min. Requirements for Apartments permitted under the "Sustainable Urban Housing: Design Standards for New Apartments" (2022)

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m