



DESIGN TEAM

CLIENT	THE LAND DEVELOPMENT AGENCY ON BEHALF OF CORK CITY COUNCIL
ARCHITECT	HENRY J LYONS
URBAN DESIGNER	URBAN INITIATIVES STUDIO
LANDSCAPE ARCHITECT	THE PAUL HOGARTH COMPANY
PLANNING CONSULTANT	MCCUTCHEON HALLEY
STRUCTURAL & CIVIL ENGINEER	CS CONSULTING
MECHANICAL & ELECTRICAL ENGINEER	OCSC
HERITAGE ARCHITECTS	JCA ARCHITECTS
FIRE + DAC CONSULTANT	MAURICE JOHNSTON PARTNERS
WASTE MANAGEMENT CONSULTANT	AWN CONSULTING
ARBORICULTURE	ARBOR-CARE ARBORIST
DAYLIGHT, OVERSHADOWING ANALYSIS	OCSC
PROJECT MANAGER	TURNER TOWNSEND
QUANTITY SURVEYOR	KSN
WIND CONSULTANT	B-FLUID
NOISE CONSULTANT	AWN CONSULTING
ARCHAEOLOGICAL	IAC ARCHAEOLOGY

CONTENTS

1.0 EXECUTIVE SUMMARY

2.0 POLICY OVERVIEW

3.0 COMPLIANCE WITH SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS

3.1 APARTMENT MIX

3.2 PART V ALLOCATION

3.3 APARTMENT DESIGN

3.4 ASPECT

3.5 CEILINGS, CORES & STORAGE

3.6 PRIVATE AMENITY SPACE

3.7 RESIDENTIAL AMENITY SPACE

3.8 OTHER FACILITIES

4.0 APPENDICES

4.1 APPENDIX A - SCHEDULE SUMMARY

4.2 APPENDIX B - HOUSING QUALITY ASSESSMENT SCHEDULE

4.3 APPENDIX C - UNIT ASPECT DRAWINGS

4.4 APPENDIX D - UNIT AREAS (EXCEED 10%) DRAWINGS

4.5 APPENDIX E - PART V ALLOCATION



1.0 EXECUTIVE SUMMARY

This Housing Quality Assessment forms part of a planning submission for a proposed part 8 development at Anglesea Terrace, Cork.

The purpose of this document is to assess the residential standards of the proposed development against the provisions of the Sustainable Urban Housing Standards for New Apartments set out by the government and is intended to be read in conjunction with all other supporting documentation.

The proposed development will comply with the Cork Development Plan 2022-2028 zoning objective of Cork City. The proposed unit mix for the apartment block, has been carefully considered in response to the complex nature of the site, which posed significant design and spatial constraints. A detailed justification has been provided, demonstrating how the proposed mix appropriately addresses local housing demand and site-specific challenges, while still supporting the overarching principles and intent of the Development Plan.

Key Features

The development is designed to be compliant with the following:

1. Sustainable Urban Housing: Design Standards for New Apartments (2023) (2025)
2. Cork Development Plan 2022-2028

Key deliverables on these policies which the proposed scheme will deliver include the following:

- Provisions of optimum quality accommodation providing 147 residential apartments. This will aid in the City's demand for housing within the growing suburbs.
- Provision high quality communal residential facilities on site to aid in creating a sustainable development.
- The retention of the existing trees and new quality landscaped areas throughout the development for residents to enjoy

The Development also takes guidance from the following documentation:

- Best practice guidelines Quality Housing for Sustainable Communities (2007)
- Design Manual for Urban Roads and Streets (DMURS) (2019)
- Sustainable Residential Development and Compact Settlements Guidelines (2024)

DEVELOPMENT INFORMATION

NET SITE AREA | 2,508 sq m / 0.2508 HA

TOTAL NUMBER OF UNITS | 147

DENSITY | 586 UNITS PER HA

1 BED UNITS | 72 NO. | 49%

2 BED (4P) UNITS | 60 NO. | 41%

2 BED (3P) UNITS | 15 NO. | 10%

CYCLE SPACES | 175 TOTAL

RESIDENTS: 147 BAYS

MIXED USE: 2 BAYS

VISITORS: 26 BAYS

1.0 EXECUTIVE SUMMARY

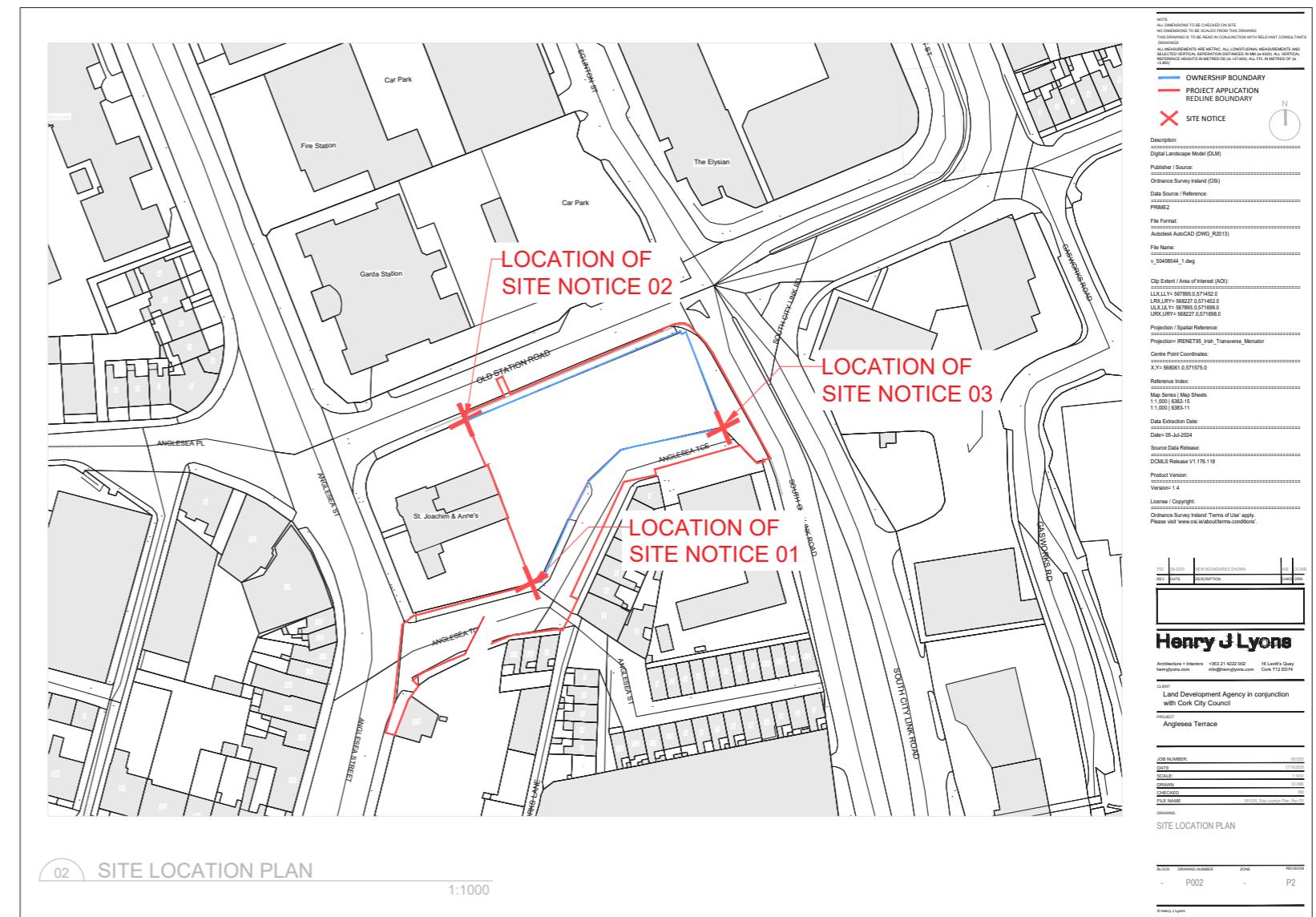
The Anglesea Terrace Site, is a prominent brown field site situated in Cork City centre and is bounded by roads on three sides; by the Old Station Road to the North, and South City Link Road to the East and Anglesea Terrace to the South. The site sits on the threshold of an established low-scaled mixed use neighbourhood and the contemporary City Centre Developments such as The Elysian.

The site sits East of SS Joachim & Anne's House, a listed building with a Gothic-Tudor style brick facade.

The Anglesea Terrace Cul De Sac provides access to a largely residential 2-storey neighbourhood, including the Anglesea Terraces.

St Vincent's Hostel sits South of the site. The Hostel is managed by Depaul as emergency short term accommodation for men experiencing homelessness.

The site presents a unique opportunity to respond more appropriately to densities sought after in the development plan and cater to Corks housing needs while also contextually aligning with the sites existing built and natural environments.



2.0 POLICY OVERVIEW

This Housing Quality Assessment provides a framework which qualifies each of the criteria required by the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' against the proposed development.

The 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' specify planning policy requirements for:

- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations

The guidelines have been issued by the Minister for Housing, Planning and Local Government under section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regards to the guidelines and are also required to apply any specific planning policy requirements (SPPRS) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions.

Accordingly, where SPPRS are stated in the guideline document, they take precedence over any conflicting policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans should be amended by the relevant planning authority to reflect the content of these guidelines and properly inform the public of the relevant SPPR requirements.

The apartment types are shown on the following drawings for clarity which accompany this application:



Planning Design Standards for Apartments

Guidelines for Planning Authorities, 2025



3.0 COMPLIANCE

Chapter Introductions:

This chapter will look at the following areas of interest against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments:

3.1 - Apartment Mix

- Unit Type Mix
- Apartment Floor Areas
- Part V Residential

3.2 - Apartment Design

- Safe Guarding Standards
- Sunlighting / Daylighting / Orientation

3.3 - Aspect

- Calculation of Dual Aspect

3.4 - Ceilings, Cores & Storage

- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage

3.5 - Private Amenity Space

- Private Amenity Guidelines
- Proposed Private Amenity

3.6 - Communal Facilities

- Communal Amenity Space
- Children's Play
- Security Considerations

3.7 - Other Facilities

- Refuse Storage
- Car & Bicycle Parking

3.1 COMPLIANCE: APARTMENT MIX

Unit Type Mix

Under the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2025' Specific Planning Policy Requirement 1, it is noted that:

'With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.'

Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.'

As a suburban apartment scheme within walking distance of the city centre, this unit mix is intended to cater for a variety of users - singles, couples and small families across a full age spectrum, which is in keeping with the ever growing population of Cork City

The proposed unit mix for the apartment block, has been carefully considered in response to the complex nature of the site, which posed significant design and spatial constraints. A detailed justification has been provided, demonstrating how the proposed mix appropriately addresses local housing demand and site-specific challenges, while still supporting the overarching principles and intent of the Development Plan.

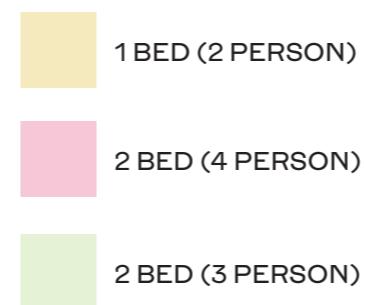
Apartment Floor Areas

In accordance with *Specific Planning Policy Requirement 2*, at the very least the minimum apartment floor areas have all been met in the proposed development.

See Appendix B for a full detailed Housing Quality Assessment Schedule.



First Floor Plan - Unit Mix



Apartment Mix				
Unit Type	1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Total
Main Block	72	42	15	129
Duplex Units	0	18	0	18
Total Units	72	60	15	147
Percentage Mix (%)	49%	41%	10%	100%

Apartment mix and numbers breakdown

3.2 COMPLIANCE: PART V ALLOCATION

Part V Residential

The table here outlines the proposed provision of Part V residential allocation within the development.

Part V of the Planning and Development Acts 2000 to 2020 has been amended by the Affordable Housing Act 2021. These changes to Part V primarily apply to land purchased on or after 1 August 2021. Any new planning permissions for housing development on that land will have a 20% Part V requirement.

The proposed Anglesea Terrace development includes 10% social residential units and 10% affordable housing in the form of cost rental units and fulfills the Part V requirement. The development incorporates 90% cost rental units so a further 80% of affordable units are included.

15no. residential units in total (10% of 147 Units) are assigned as social units. The breakdown for these units is as follows:

- 10no. 1 bed (2 person) apartments
- 5no. 2 bed (4 person) apartments

These units are located throughout the development at various levels, with a higher proportion on ground level to provide for elderly and disabled.

They are proposed to be leased by Cork City Council or an approved housing body that meet Part V requirements.

First Floor:

- 5 x 1B2A
- 1 x 1B2D
- 1 x 2B4F
- 1 x 2B4B
- 1 x 2B4A
- 1 x 2B4D.DX

Ground Floor:

- 4 x 1B2A
- 1 x 2B4F

(See appendix for Part V apartment plan layouts)



Part V units

Part V Allocation Ground Floor



Part V units

Part V Allocation First Floor

3.3 COMPLIANCE: APARTMENT DESIGN

Safeguarding Higher Standards

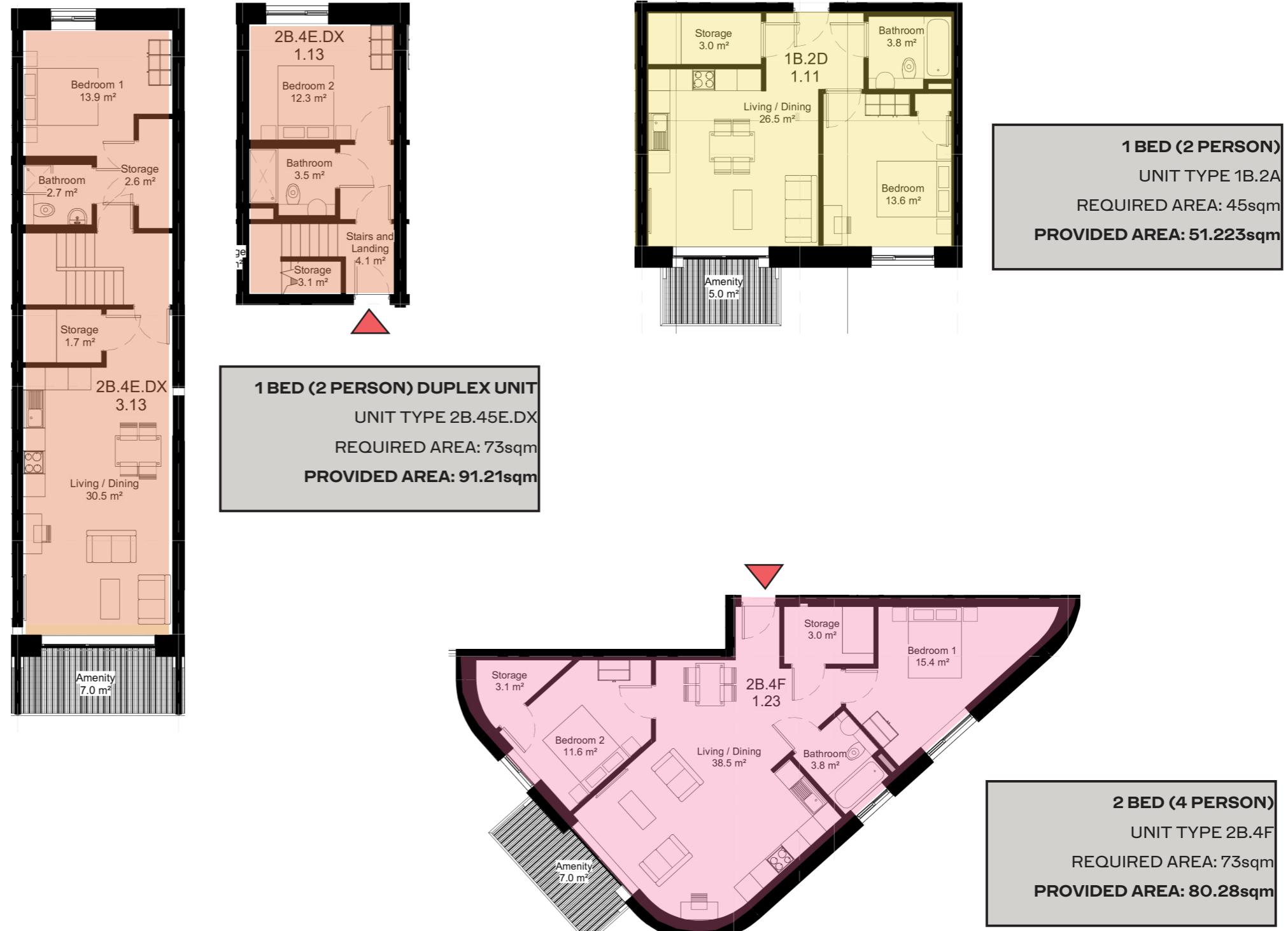
As outlined in the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2025', the development has ensured that a minimum of 25% of the overall units are exceeding the minimum standard area requirements. Examples of such units can be seen here showing an oversized 1 Bed (2Person) and 2 Bed (4Person). There are 51% of units that are 10% over the minimum areas.

'In the interests of delivering sustainable and good quality urban development, these Guidelines should be applied in a way that ensures a good mix of apartment sizes.

Accordingly, at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%, with the potential for more than 25% of units to exceed the sizes set out in SPPR2 to be provided as required on a scheme-by-scheme basis in apartment schemes in more suburban locations, social housing developments, social and affordable housing delivered under Part V10 and schemes to provide housing for older persons and/or persons with disabilities.'

- Sustainable Urban Housing: Design Standards for New Apartments
Guidelines for Planning Authorities

See Appendix D for a full breakdown of units which exceed the 10% area.



3.3 COMPLIANCE: APARTMENT DESIGN

Sunlighting / Daylighting / Orientation

The aspect of all units has been considered throughout the development so as to maximise views and sunlight where possible.

As well as orientation, other considerations made to maximise daylight within the units is glazing and balcony depth. Glazing has been maximised with floor to ceiling windows in order to provide adequate sunlight into all units, along with ensuring balcony depths meet standards but don't over shadow the internal space.

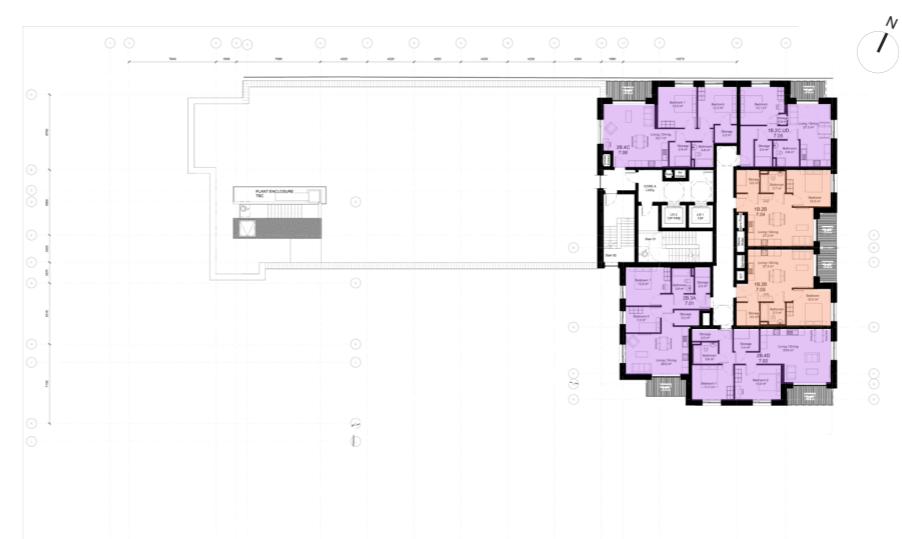
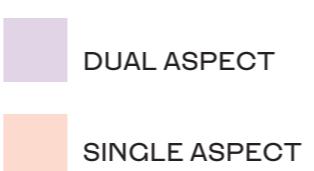
For further information on daylight analysis, please refer to the document - 'Anglesea Terrace Daylight, Sunlight & Overshadowing Assessment' which has been carried out by OCSC, Multidisciplinary Consulting Engineers.



First - Third Floor Levels - Unit Orientation



Fourth - Sixth Floor Level - Unit Orientation



Seventh - Fourteenth Floor Level - Unit Orientation

3.4 COMPLIANCE: ASPECT

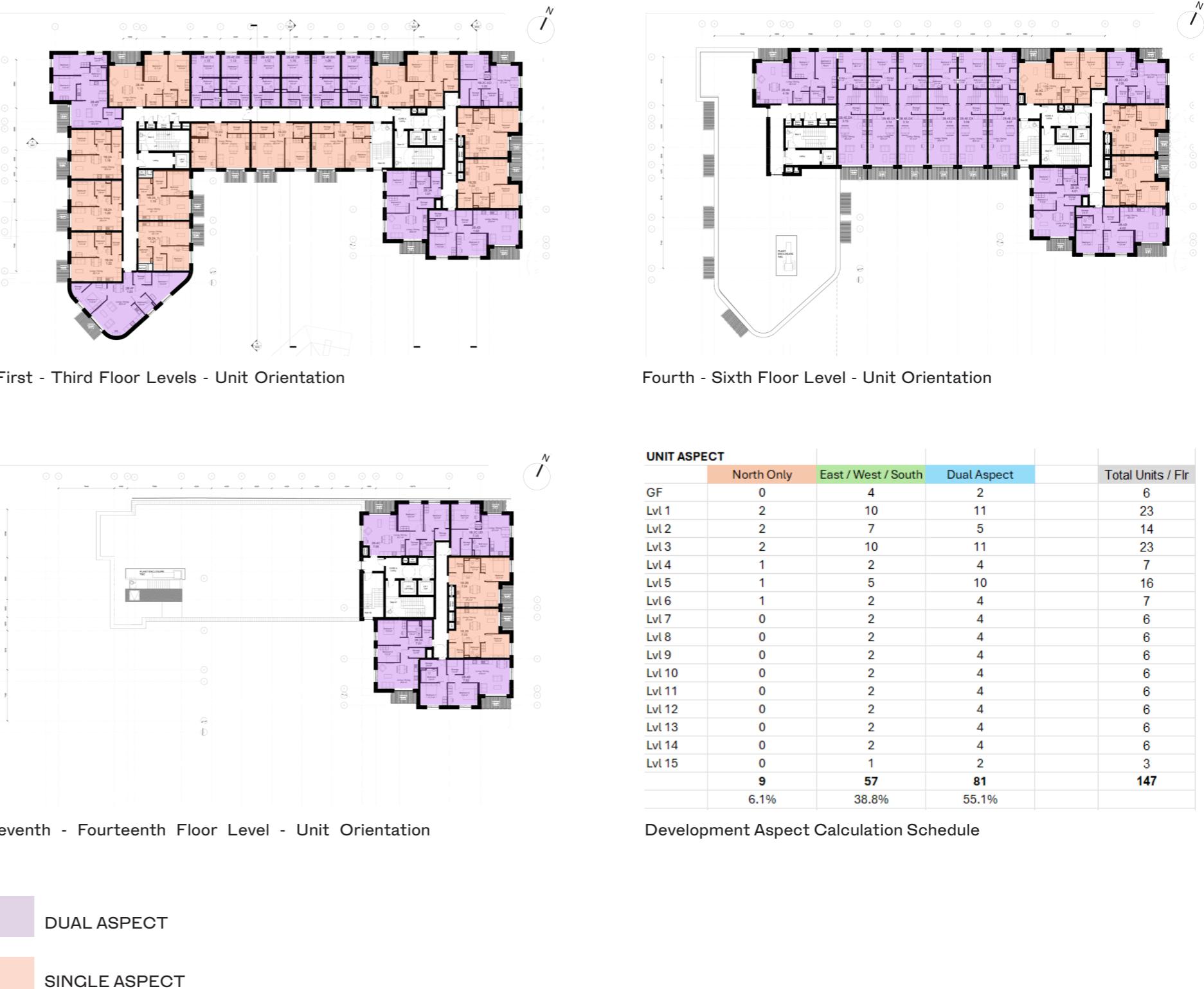
Calculation of Dual Aspect

In accordance with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2025, it is policy requirement that apartment schemes deliver at least 25% dual aspect units.

'A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.'

As can be seen here, the development delivers on this standard and exceeds it with a total of 55.1% of units meeting dual aspect requirements.

See Appendix A & C for full breakdown of unit aspect across the site.



3.5 COMPLIANCE: CEILINGS, CORES & STORAGE

Floor to Ceiling Heights

According to section 3.21 of the Sustainable Urban Housing: Design Standards for New Apartment Guidelines 2025, a minimum floor to ceiling height of 2.4m is to be achieved across all floor levels. The ground floor units however, are to achieve a minimum floor to ceiling height of 2.7m. The development has all units reaching a floor to ceiling height of 2.7m with the ground floor achieving 3.0m.

Lifts and Stair Cores

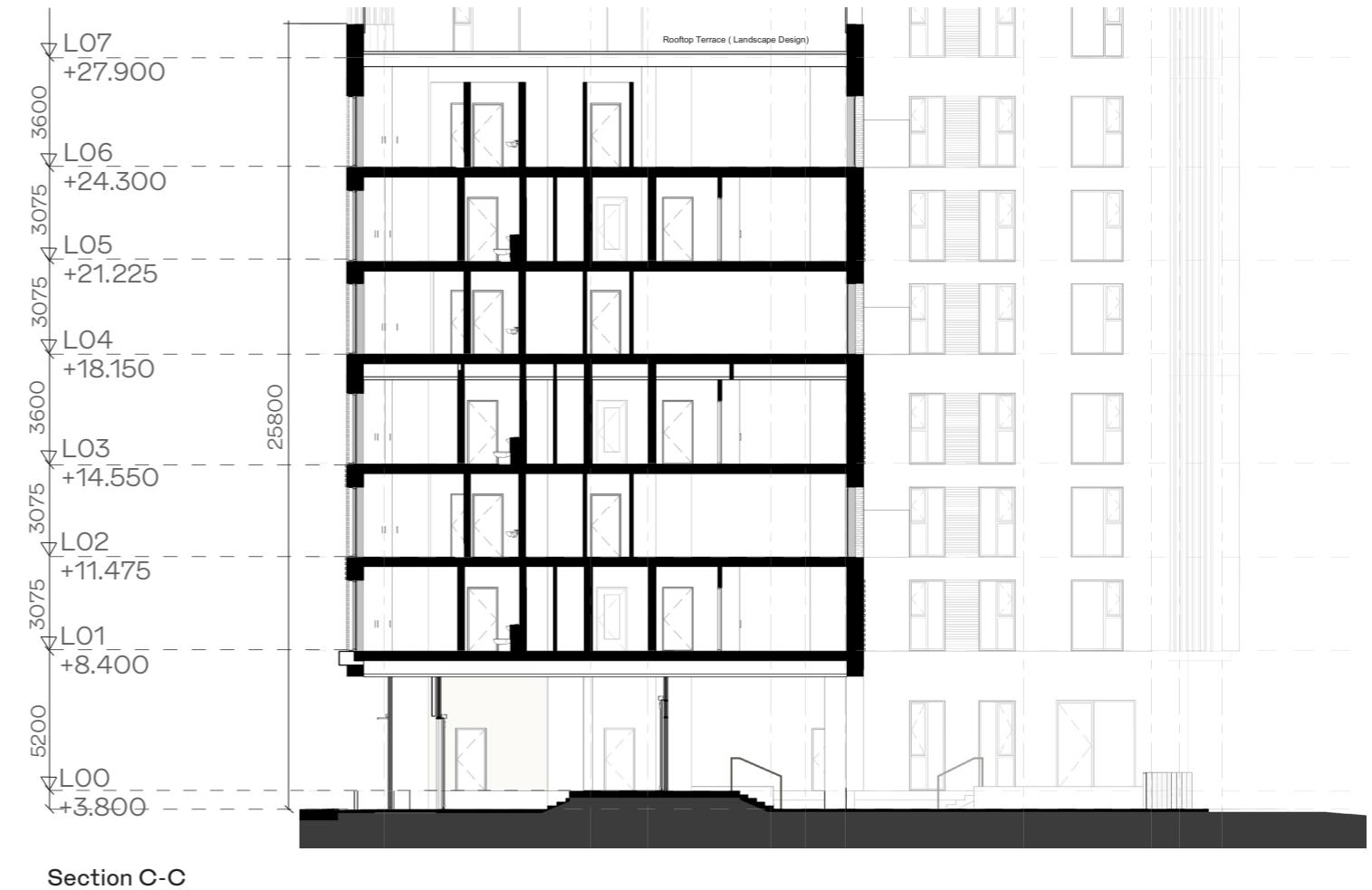
There are a total of 2 cores across the development that have both lift (3 lifts) and stairs. There is an additional escape stairs beside Core A.

Internal Storage

All units are fully compliant with regards storage within the unit. The storage provided is in addition to kitchen presses and generally accessed from the corridor and when within bedrooms the area is an addition to the minimum bedroom aggregate floor area. Individual storage rooms within an apartment do not exceed 3.5m².

Unit Type	No. of Beds	Storage (m ²)	Storage required (m ²)
2B.3B	2	5.5	5
1B.2A_1	1	3	3
1B.2A	1	3.1	3
2B.4F	2	6.1	6
2B.3A	2	5.3	5
2B.4D	2	6	6
1B.2B (10%)	1	3	3
1B.2C.UD (10%)	1	3	3
2B.4C	2	6.2	6
2B.4E.DX (10%)	2	7.4	6
1B.2D (10%)	1	3.5	3
2B.4A	2	6	6
2B.4B	2	6	6

Breakdown of Storage Requirements



STAIR/LIFT CORES
 CIRCULATION



3.6 PRIVATE AMENITY SPACE

Guidelines

The Design Standards for New Apartments 2025 outlines that private open space in the form of gardens or terraces for ground floor apartments and balconies at upper levels be provided in new developments.

'Balconies should adjoin and have a functional relationship with the main living areas of the apartments. In certain circumstances, glass screened 'winter gardens' may be provided. A minimum depth of 1.5m is required for balconies, in one usable length to meet the minimum floor area requirement.'

Appendix 1 sets out the following minimum floor areas for private amenity space within units:

- Studio: 4m²
- 1 Bed Apartment: 5m²
- 2 Bed (3 Person) Apartment: 6m²
- 2 Bed (4 Person) Apartment: 7m²
- 3 Bed Apartment: 9m²

Proposed Private Amenity

Provisions have been made within each apartment in the form of a balcony/terrace that meets the standards set out in the guidelines. All balconies and terraces meet and exceed the standard requirements.

For a full breakdown, please refer to the Housing Quality Assessment in Appendix B of this document.



Typical Floor Layout with private amenity locations

PRIVATE AMENITY

3.7 RESIDENTIAL AMENITY SPACE

Residential Amenity Space

Outdoor residential amenity space is located in the site. The main square will be landscaped to provide an attractive formal square to allow residents to relax as well a natural childrens play area. There will also be smaller more informal green areas adjacent to the building.

See table on page 18 for breakdown and provision of residential amenity areas within the development.

Restaurant/Cafe & Retail/Office Facilities

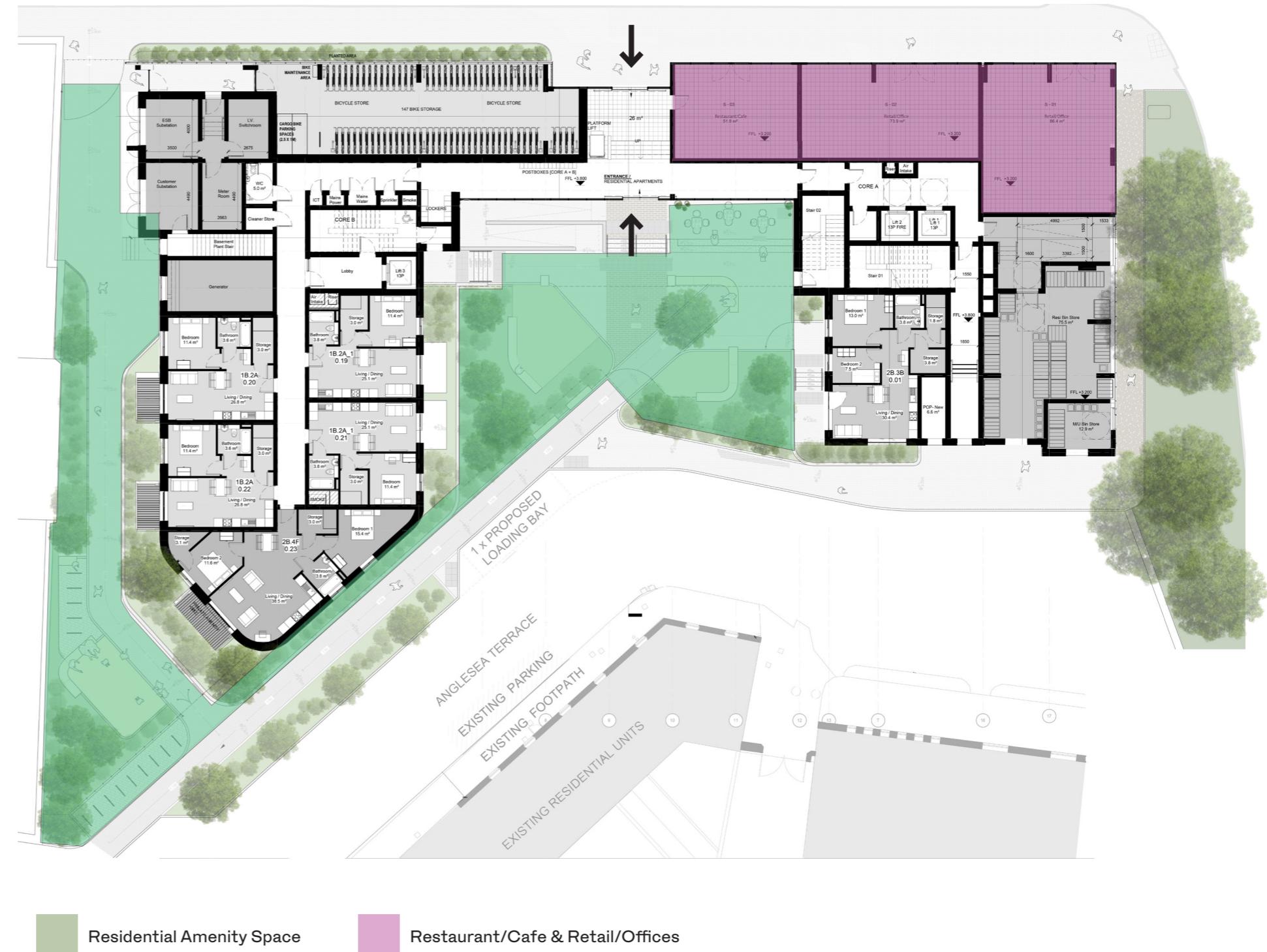
Shared residential amenities are located on the ground floor, including a resident's amenity area, a restaurant/ Cafe, and retail/offices. All residents will have access to these areas.

Community Safety Strategy

Clear and direct routes for pedestrians and cyclists are provided, with safe edge treatments and unobstructed sight lines. The current Cul de Sac is made more permeable, encouraging active transportation and accessibility throughout the development. Overlooking uses and active building edges promote passive surveillance and safety. Colonnades and facades recesses at sidewalk level were removed.

Public areas are constructed using durable materials designed to withstand vandalism. This choice ensures that the spaces remain high-quality and visually appealing over time. Adequate lighting is incorporated throughout the development, with well-placed fixtures ensuring that streets, paths, and public areas are well-lit.

Spatial provision is made for fence and gates to amenity areas should the need arise secure these areas at more vulnerable times of the day to ensure residents' safety.



3.8 OTHER FACILITIES

Refuse Storage

The provision of refuse storage is located on the ground floor of the development.

In compliance with the Sustainable Urban Housing document, the following general design considerations were taken into account in the provision of refuse storage facilities within the proposed development:

- Sufficient communal storage area to satisfy the three-bin system for collection of mixed dry recyclables, organic waste and residual waste;
- Well ventilated storage areas to minimise odours and potential nuisance from vermin/flies etc.
- Provision in the layout for sufficient access for waste collectors, proximity of, or ease of access to, waste storage areas from individual apartments, including access by disabled people
- Receptacles will be re-usable and 1,100 litre capacity
- Suitable waste water drainage points will be installed in the receptacle bin storage area for cleaning and disinfecting purposes

Bicycle Parking

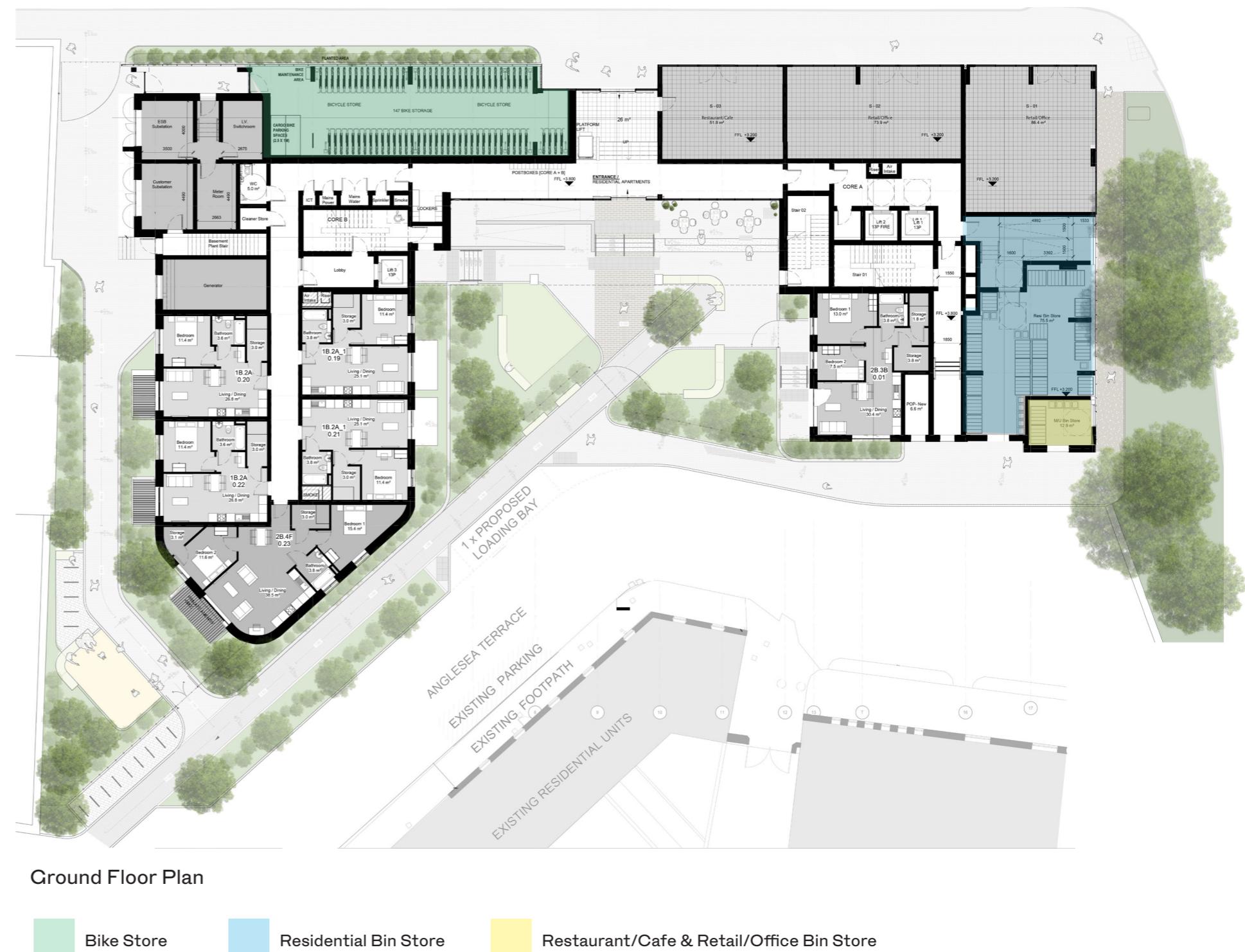
Bicycle storage is provided. Bike parking is located in secure bike storage pavilions throughout the development. There are a total of 177 bike parking spaces.

Resident Bike Parking: 147 Bays (Internal)

Restaurant/Cafe & Retail/Office Bike Parking Bays: 2

Visitor Parking Bays: 26 Bays

Total: 175



4.1 APPENDIX A - Schedule Summary

LDA Anglesea Terrace, Cork						
Housing Quality Assessment						
SUMMARY SCHEDULE OF AREAS					sq.m	
Planning Application Gross Site Area					4552sq.m/0.4552 HA	
a. Net Site Area					2508sq.m/0.2508 HA	
b. Existing Buildings to be Demolished						
c. Proposed New Buildings (GIA)					13,459	
d. Total Floor Area of Proposed Development					13,459	
e. Proposed Unit Breakdown						
1 Bed 2 Person			48.98%		72	
			40.81%		60	
			10.20%		15	
f. Proposed Unit Number			100%		147	
g. Area Breakdown Per Floor						
Level		1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Total	GIA
L00		4	1	1	6	335.31
L01		11	11	1	23	1528.951
L02		8	5	1	14	829.315
L03		11	11	1	23	1528.951
L04		3	3	1	7	436.915
L05		6	9	1	16	1136.551
L06		3	3	1	7	436.915
L07		3	2	1	6	362.84
L08		3	2	1	6	362.84
L09		3	2	1	6	362.84
L10		3	2	1	6	362.84
L11		3	2	1	6	362.84
L12		3	2	1	6	362.84
L13		3	2	1	6	362.84
L14		3	2	1	6	362.84
L15		2	1	0	3	176.44
Total		72	60	15	147	9,312.1
		48.98%	40.81%	10.20%	100%	

h. Miscellaneous Buildings (Bike/Bin Stores & Restaurant/Café & Retail/Offices)						
Level	GIA Bike Store	GIA Resi Bin Store	GIA Restaurant/Café & Retail/Office Bin Store	GIA Restaurant/Cafe	GIA Retail/Office	Total
L00	119.847	111.97	12.915	51.8	160.3	456.832

i. Communal Amenity - Required Communal Amenity Space				
Level	1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Total
Area Per Unit	5	7	6	
Proposed Unit No.	72	60	15	147
Total Area	360sq.m	420sq.m	90sq.m	870
	41.38%	48.28%	10.34%	100%

j. Communal Amenity -Provided Communal Amenity Space		
Level	Residents Amenity Space	Area
L00	Outdoor Covered Amenity	29.6
L00	Outdoor Residents Amenity	592
L07	Rooftop Space	521
Total Area		1142.6

k. Proposed Bike Parking for Proposed Development/ CCC Development Plan					
Unit Type	1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Restaurant/Café & Retail/Office	Total
Unit No.	72	60	15		147
Bike Parking Per Unit	1	1	1	2	
Total	72	60	15	2	149
	48.32%	40.27%	10.07%	1%	100%

I. Part V				
Unit Type	1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Total
L00	4	1	0	5
L01	6	4	0	10
Total	10	5	0	15
	66.6%	33.30%	0.00%	100%

4.2 APPENDIX B - Housing Quality Assessment Schedule

LDA Anglesea Terrace, Cork																
Housing Quality Assessment																

Apartment Types	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)
	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3
	1B.2A	1	48.36	44.8	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3	3
	1B.2B (10%)	1	49.93	46.4	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3
	1B.2C.UD (10%)	1	52.56	48.3	49.5	13.1	13	13	13	27.3	23	5	5	3	3
	1B.2D (10%)	1	51.22	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3
	2B.3A	2	63.47	59	63	13	13	20.3	20.1	29.6	28	6	6	5.3	5
						7.3	7.1								
	2B.3B	2	64.37	60.3	63	13	13	20.5	20.1	30.4	28	6	6	5.6	5
						7.5	7.1								
	2B.4A	2	74.08	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6
						12.1	11.4								
	2B.4B	2	73.10	68.7	73	13.1	13.0	24.7	24.4	34.2	30	7	7	6	6
						11.6	11.4								
	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6
						12.4	11.4								
	2B.4D	2	73.00	68.1	73	13	13	24.7	24.4	33.6	30	7	7	6	6
						11.7	11.4								
	2B.4F	2	80.30	75.4	73	15.4	13	27	24.4	38.5	30	7	7	6.1	6
						11.6	11.4								
	2B.4E.DX (10%)	2	91.21	84.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6
						12.3	11.4								

Apartment Mix				
	1 Bed (2P)	2 Bed (4P)	2 Bed (3P)	Total
Main Block	72	42	15	129
Duplex Units	0	18	0	18
Overall Total	72	60	15	147
% Mix	49%	41%	10%	100%

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 00	0.01	2B.3B	2	64.37	61.4	63	13	13	20.5	20.1	30.4	28	6	6	5.6	5	Dual (South-West)
							7.5	7.1									
	0.19	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	0.20	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	0.21	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	0.22	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	0.23	2B.4F	2	80.3	75.4	73	15.4	13	27	24.4	38.5	30	7	7	6.1	6	Dual (South-West)
							11.6	11.4									
	Total per Level		8	335.31	313.6	316	93.1	90.1	93.1	90.1	172.7	150	33	33	23.9	23	

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 01	1.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)
	1.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)
	1.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	1.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	1.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)
	1.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)
	1.07	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.08	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (South)
	1.09	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.10	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.11	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)
	1.12	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.13	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.14	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)
	1.15	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	1.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Single (North)
	1.17	2B.4B	2	73.1	68.7	73	13.1	13.0	24.7	24.4	34.2	30	7	7	6	6	Dual (North-West)
						11.6	11.4									Single (East)	
	1.18	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	1.19	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	1.20	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	1.21	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	1.22	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	1.23	2B.4F	2	80.3	75.4	73	15.4	13	27	24.4	38.5	30	7	7	6.1	6	Dual (South-West)

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 02	2.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)
	2.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)
	2.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	2.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	2.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)
	2.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)
	2.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Single (North)
	2.17	2B.4B	2	73.1	68.7	73	13.1	13.0	24.7	24.4	34.2	30	7	7	6	6	Dual (North-West)
	2.18	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	2.19	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	2.20	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	2.21	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	2.22	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	2.23	2B.4F	2	80.3	75.4	73	15.4	13	27	24.4	38.5	30	7	7	6.1	6	Dual (South-West)
	Total per Level		20	829.315	772.4	801.5	243.3	234.9	243.2	234.9	415.4	362	81	81	59.8	59	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 03	3.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)
	3.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)
	3.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	3.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	3.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)
	3.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)
	3.07	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.08	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.3	23	5	5	3	3	Single (South)
	3.09	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.10	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.11	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)
	3.12	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.13	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.14	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)
	3.15	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)
	3.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Single (North)
	3.17	2B.4B	2	73.1	68.7	73	13.1	13.0	24.7	24.4	34.2	30	7	7	6	6	Dual (North-West)
	3.18	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	3.19	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	Single (East)
	3.20	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (West)
	3.21	1B.2A_1	1	46.96	43.3	45	11.4	11.4	11.4	11.4	25.1	23	5	5	3	3	
	3.22	1B.2A	1	48.36	45.1	45	11.4	11.4	11.4	11.4	26.8	23	5	5	3.1	3	Single (East)
	3.23	2B.4F	2	80.3	75.4	73	15.4	13	27	24.4	38.5	30	7	7	6.1	6	Dual (South-West)
	Total per Level		35	1528.951	1404.1	1388	440.2	415.5	440.1	415.5	678.7	611	138	138	113.2	104	

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect	
Level 04	4.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
	4.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
	4.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	4.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	4.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	4.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)	
	4.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Single (North)	
	Total per Level			11	436.915	406.4	430.5	134.6	129.1	134.5	129.1	212.1	187	42	42	32.4	32	

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect	
Level 05	5.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
	5.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
	5.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	5.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	5.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	5.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)	
	5.07	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.08	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.3	23	5	5	3	3	Single (South)	
	5.09	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.10	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.11	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)	
	5.12	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.13	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.14	1B.2D (10%)	1	51.223	46.9	49.5	13.6	11.4	13.6	11.4	26.5	23	5	5	3	3	Single (South)	
	5.15	2B.4E.DX (10%)	2	91.21	81.9	73	13.9	13	26.2	24.4	30.5	30	7	7	7.4	6	Dual (North-South)	
	5.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Dual (North-West)	
	Total per Level			26	1136.551	1038.1	1017	331.5	309.7	331.4	309.7	475.4	436	99	99	85.8	77	

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 06	6.01	2B.3A	2	63.47	58.8	63	13.1	13	20.3	20.1	29.6	28	6	6	5.2	5	South-West	
	6.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	South-East	
	6.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	6.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	6.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	6.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Single (North)	
	6.16	2B.4A	2	74.075	69.1	73	13.9	13	26	24.4	33.3	30	7	7	6	6	Dual (North-West)	
	Total per Level			11	436.915	406.4	430.5	134.7	129.1	134.5	129.1	212.1	187	42	42	32.4	32	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 07	7.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
	7.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
	7.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	7.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	7.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	7.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 08	8.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
	8.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
	8.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	8.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	8.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	8.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 09	9.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
	9.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
	9.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	9.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	9.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 10	10.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
							7.3	7.1										
	10.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
							11.7	11.4										
	10.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	10.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	10.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	10.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
							12.4	11.4										
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 11	11.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
							7.3	7.1										
	11.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
							11.7	11.4										
	11.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	11.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	11.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	11.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
							12.4	11.4										
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect		
Level 12	12.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)	
							7.3	7.1										
	12.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)	
							11.7	11.4										
	12.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	12.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)	
	12.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)	
	12.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)	
							12.4	11.4										
	Total per Level			9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	

4.2 APPENDIX B - Housing Quality Assessment Schedule

Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 13	13.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)
							7.3	7.1									
	13.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)
							11.7	11.4									
	13.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	13.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	13.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)
	13.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)
							12.4	11.4									
	Total per Level		9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 14	14.01	2B.3A	2	63.47	58.8	63	13	13	20.3	20.1	29.6	28	6	6	5.2	5	Dual (South-West)
							7.3	7.1									
	14.02	2B.4D	2	73	68.1	73	13.1	13	24.8	24.4	33.6	30	7	7	6	6	Dual (South-East)
							11.7	11.4									
	14.03	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	14.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Single (East)
	14.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	Dual (North-East)
	14.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (North-West)
							12.4	11.4									
	Total per Level		9	362.84	337.3	357.5	108.6	104.7	108.5	104.7	178.8	157	35	35	26.4	26	
Level	Unit Number	Unit Type	No. Of Beds	Unit Area (m ²) (GIA)	Unit Area (m ²) (NIA)	Unit Area required (m ²) (GIA)	Bedroom Area (m ²)	Bedroom Area required (m ²)	Bedroom Agg. Area (m ²)	Bedroom Agg. required (m ²)	Living Area (m ²)	Living Area required (m ²)	Private Amenity (m ²)	Private Amenity required (m ²)	Storage (m ²)	Storage required (m ²)	Aspect
Level 15	15.04	1B.2B (10%)	1	49.93	46.5	49.5	12.5	11.4	12.5	11.4	27.2	23	5	5	3	3	Dual (South-West)
	15.05	1B.2C.UD (10%)	1	52.56	48.1	49.5	13.1	13	13	13	27.3	23	5	5	3	3	
	15.06	2B.4C	2	73.95	69.3	73	13	13	25.4	24.4	33.9	30	7	7	6.2	6	Dual (South-East)
							12.4	11.4									
	Total per Level		4	176.44	163.9	172	51	48.8	50.9	48.8	88.4	76	17	17	12.2	12	

4.3 APPENDIX C - Unit Aspect Drawings

Ground Floor Plan



4.3 APPENDIX C - Unit Aspect Drawings

First - Third Floor Plan



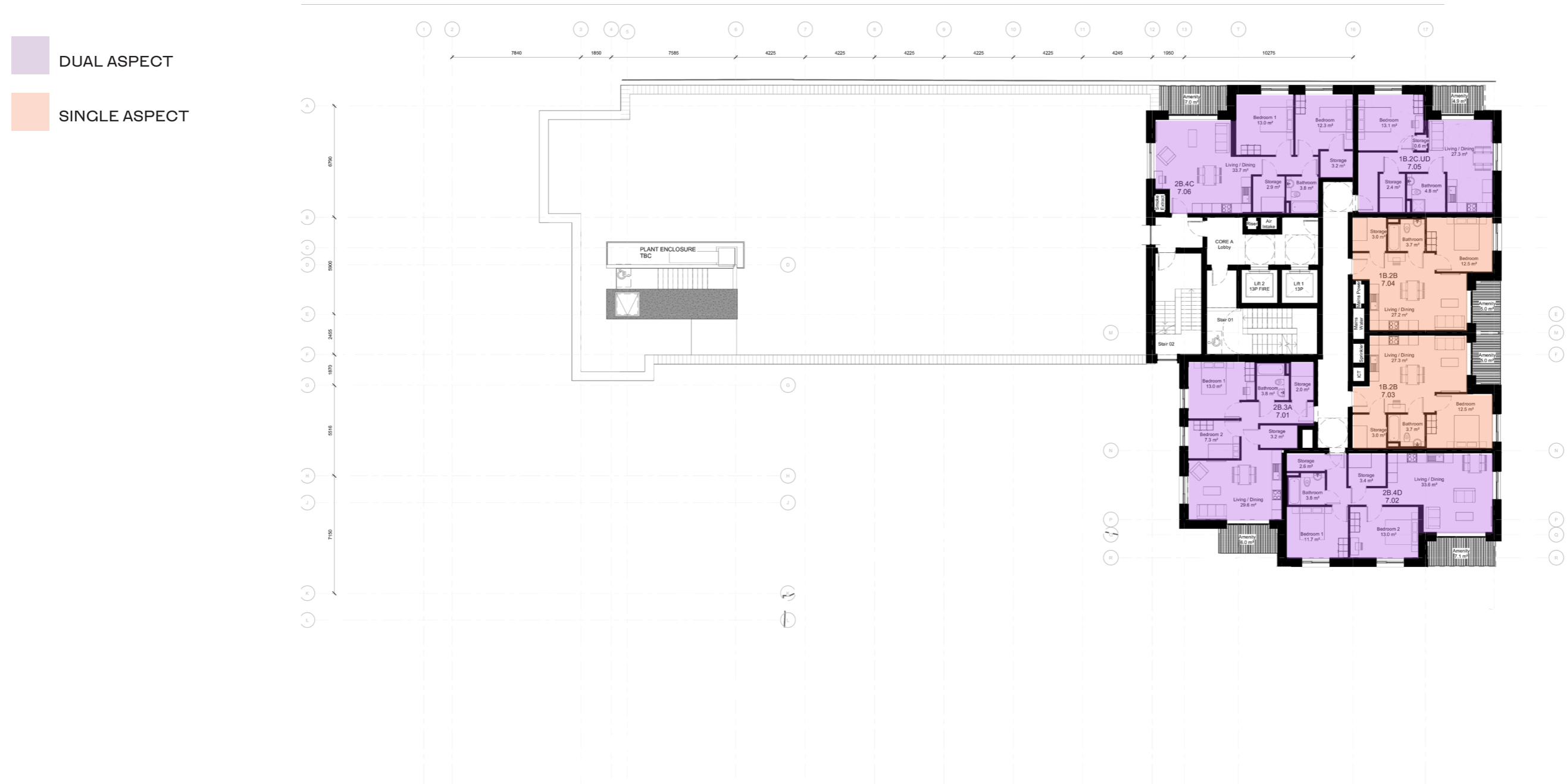
4.3 APPENDIX C - Unit Aspect Drawings

Fourth - Sixth Floor Plan



4.3 APPENDIX C - Unit Aspect Drawings

Seventh- Fourteenth Floor Plan



4.4 APPENDIX D - Unit Area Drawings

Part V Units Ground Floor Plan



4.4 APPENDIX D - Unit Area Drawings

Part V Units First Floor Plan

Part V Units

Overall total: 15 units

Part V Units

Ground Floor: 5 units

First Floor: 10 units



4.4 APPENDIX D - Unit Area Drawings

Units - 10% Over First Floor Plan

