



PROPOSAL FOR LOCAL AUTHORITY OWN HOUSING DEVELOPMENT
BY FINGAL COUNTY COUNCIL

UNDER SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT 2000
FOR LANDS AT MOORETOWN, SWORDS, CO. DUBLIN

ARCHITECTURAL DESIGN STATEMENT

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1.0 INTRODUCTION

This Architectural Design Statement has been prepared on behalf of Fingal County Council in support of a proposed Local Authority Own Housing Development pursuant to s.179A of the Planning and Development Act 2000 (as amended) and associated Planning and Development Regulations 2001 (as amended) in respect of a site of 9.35 hectares at Mooretown, Swords. The purpose of this Design Statement is to summarize the architectural design approach, describing how the proposal responds to the site and its surrounding context as well as its reflection of the Fingal Development Plan (2023-2029), the Oldtown Mooretown Local Area Plan (2010) and the key objectives and aspirations as set out in the Framework Plan for the Lands at Mooretown, Swords (BSM, October 2023).

The subject site for the proposed development is located in the Lands at Mooretown, at the northwestern edge of the town of Swords, North County Dublin, approx. 2km from the town centre. The development constitutes the first phase of the Framework Plan for the Lands at Mooretown and proposes a compact mixed tenure residential settlement of 274 no. dwelling houses, own door Duplex apartments and multi-storey apartment units, arranged in clusters varying in height from 2 to 5 storeys, with an average density of 39 units per hectare. It includes all associated road infrastructure with new Link Street, Local Access Roads and car parking as well as extensive pedestrian and cycling connections with secure bicycle parking to all residential units, comprehensive landscaping of associated open spaces and natural amenities with hard and soft landscaping as well as play areas, connections to existing services and all ancillary / enabling site development works.

The development will be accessed by a new Link Street, connecting into Rathbeale Road to the north and the existing Link Street to the South West at the Swords Community College & Broadmeadow National School, providing vehicular access and pedestrian connection to existing public transport and local amenities as well as a two way cycling path on its northern side feeding into the existing cycling network along Rathbeale Road, existing Link Street and beyond.

The proposed development sets out to create a new neighbourhood that integrates with the surrounding natural landscape of existing Riparian Corridors, with their streams, hedgerows and rich flora and fauna, and connects to the wider network of parks and green amenities; a neighbourhood that provides an environment with excellent provision of open space, green networks, active travel routes and easy and safe pedestrian and cycling access to schools, local services, convenience shopping and public transport.

The new Link Street and frontage to Rathbeale Road is framed by terraces of three storey town houses and two apartment blocks stepped in height with 4 and 5 storeys. Reflecting the landscape setting of Rathbeale Road, characterized by existing detached dwellings set in large gardens and 2 storey housing estates with generous green frontages to Rathbeale Road, the new development allows for landscaped buffer zones along Rathbeale Road, tying into the new Rathbeale Park and the wider network of preserved Riparian Corridors, green spaces and compact neighborhood clusters proposed for the lands at Mooretown.



Site Plan



Entrance of development to Rathbeale Road

1.0 INTRODUCTION

Establishing a clear hierarchy in legibility and accessibility, the new Link Street, with its higher density typologies, connects to the lower density neighbourhood clusters of two storey terraced dwelling houses in its hinterland via a network of low frequency local access roads and non-vehicular pedestrian and cycling links.

The two proposed apartment blocks provide a total of 50 No. units including 4 No. x 1 Bed Apartments, 35 No. x 2 Bed Apartments and No. 11 x 3 Bed Apartments. Each block is structured in two volumes connected by a shared core, with a 5 storey volume addressing key vistas along the new Link Street and the lower 4 storey volume scaling the apartment blocks with the adjoining 2 and 3 storey dwelling houses and the parkland setting.

The 187 No. 2 and 3 storey dwelling houses and 37 No. own door Duplex Apartments are arranged in compact cell clusters with terraces of 11 to 24 residential units defining a private rear garden zone at the core and their outer perimeter with active frontage integrating in curtilage bin and bike storage with landscaped front gardens as a buffer to the Local Access Roads with vehicular traffic and on street car parking. The dwelling typologies within each cell range from 2, 3 and 4 bed houses to own door 1, 2 and 3 Bed Duplex Apartments to create a heterogeneous and diverse mix of residents and allow for future adaptability with up and downsizing potential within an established community.

The compact cells of houses with their associated dense network of local access roads and on street parking are interspersed with pocket parks and landscaped elements to provide high quality pedestrian and cycling connections to the non-vehicular, landscaped green interfaces along the existing Riparian Corridors.

Space standards within dwellings and provision of private amenity space will meet the requirements stated in Fingal Development Plan (2023-2029), and as set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), as demonstrated in this report.

An EIA Screening Report and an Appropriate Assessment Screening Report have been undertaken and conclude that EIAR and NIS are not required for the proposed development.



View of town houses and riparian corridor along proposed Link Street



View of proposed development within typical cell clusters

2.0 SITE CONTEXT

2.1 Site Location

The proposed site for the development is located in the Lands at Mooretown, at the north western edge of the town of Swords, North County Dublin, approx. 2km from the town centre and connected by the local Distributor Road (R125), Rathbeale Road.

The subject site is part of the larger development area described in the Framework Plan for the Lands at Mooretown, which is adjoined to the east and south by rear gardens of mature low density housing estates of semi-detached 2-storey dwelling houses dating from the 1980's, and Rathbeale Road, characterized by parklands, existing detached dwellings set in large gardens and 2-storey housing estates with generous green frontages to Rathbeale Road, defining its northern edge.

The site complements new residential developments, recently completed, under construction or scheduled for construction, of mainly 2 and 3 storey terraced dwelling houses, 3 storey Duplex apartment blocks and multi-storey apartment blocks of 4 storeys, Swords Community College & Broadmeadow National School, as well as a proposed new Local Centre to the west. An existing Link Street with pedestrian and two way cycling path connects the School Campus located directly at the western site boundary with the new residential developments to Rathbeale Road.

Within the development area of the Framework Plan for the Lands at Mooretown, the subject site is framed to the north west by a proposed new park, Rathbeale Park, setting up a network of pedestrian and cycling connections in east and west direction and connecting to a wider network of green spaces with Rathbeale Archaeological Park to the North and the parklands around Glasmore Abbey Church to the East.

The southern boundary of the site is largely defined by a proposed new Link Street connecting the proposed development to Rathbeale Road to the north and the existing Link Road on the adjoining residential developments to the southwest. The area of land to the south of the new Link Street, currently in agricultural use, and a land parcel to the north between the proposed Rathbeale Park and the subject site, is designated for the future phases of development as set out in the Framework Plan for the Lands at Mooretown.

A set of existing Riparian Corridors, with their natural streams, hedgerows and rich flora and fauna, criss cross the Lands at Mooretown and define the western and some of the northern and southern edges of the subject site as well as creating exclusion zones for development within the site. The north eastern end of the subject site is fronting in parts directly on to Rathbeale Road to the north and the rear gardens of an existing housing estate of semi detached houses and an area of its green parklands to the east.

2.2 Site Physical Characteristics

The Lands at Mooretown are a green field site currently in agricultural use, characterized by an animated topography with a continuously sloping ground in south north direction and the proposal site of 9.35ha falls approximately 10m from the southwestern corner towards the lowest point north at Rathbeale Road.



Aerial View of Lands at Mooretown



View of Lands at Mooretown from Rathbeale Road - Looking South

2.0 SITE CONTEXT

The streams of Riparian Corridors, criss crossing the subject site and Rathbeale Road, form local depressions of 1 - 3m and, with their existing landscape of hedgerows, trees and flora and fauna, form a 23m wide zone excluded from development.

Two areas identified as lands with archaeological remains (Oldtown Mooretown Local Area Plan 2010) are located in direct proximity of the subject site to the north west, the future Rathbeale Park, and to the south east, marked as the future landscaped amenities of Glasmere Green and St. Cronan's Well.

There are no existing buildings on the site, apart from an existing decommissioned power line with associated pylons and ground structures, which is scheduled for demolition later in 2024.

Pending a full soil investigation, the site appears to be made up of natural ground with an indication of some man made soil heaps to the northeastern edge of the site along Rathbeale Road.



Topography



View of riparian corridor and stream at junction with Rathbeale Road



Riparian corridors on the site.



View of Rathbeale Road - looking East



View of School Campus with existing Link Road at proposed connection to Site.



View of Rathbeale Road with proposed junction to Site - looking West



View of Site looking South West.



Mature Housing Estate to the East of the Site.



View of new Development along Riparian Corridor to western Site boundary.



View of existing Residential Developments to North at Rathbeale Road - crossing of Riparian Corridor.



View of new Residential Development to West of Site.

2.3 Fingal Development Plan Context – Framework Plan for Lands at Mooretown

The site has a Zoning Objective: RA - Residential zoned lands (Provide for residential development and protect and improve residential amenity) in the Fingal Development Plan 2023-2029 and is identified as a SPPR 3 - intermediate location under the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities.

The site development and buildings are to fully meet standards and guidelines in the current County Development Plan and all relevant guidelines provided by the DHPLG for residential development, in particular the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), as outlined in full detail in the Planning Report. The buildings and access are to be designed and constructed fully in compliance with Current Building Regulations in particular Part M, Access and Use and Part B, Fire.

Following the publication of the Oldtown Mooretown Local Area Plan (2010) for the wider Mooretown Area, a more detailed Framework Plan, outlining the specific development context, guidelines and objectives for the phased delivery of the lands at Mooretown, Co. Fingal, including the site subject to this proposal, was prepared in October 2023. The Framework Plan envisages a total of approx. 630 residential units on a Developable Area of approx. 15.85 ha with an average density of 40 dwellings per hectare. This proposal site forms the first phase of the wider Urban Design strategy set out in the Framework Plan, which is anticipated to be delivered in two phases. Phase 1 will include the Primary Link Street and key pedestrian / cycle routes and the main land clusters north west of new Link Street.

The adopted local Framework Plan sets out the following objectives and aspirations for Connected Neighbourhoods at the Lands of Mooretown:

- To create a distinctive residential development built on the existing locality and communities;
- To establish a walkable development with day-to-day facilities and amenities within a 10-minute walk or cycle of homes - reducing private transport dependency;
- To form a new neighbourhood that is integrated with surrounding developments and natural landscape of the existing streams and green planted corridors;
- To create an environment with excellent provision of open space, green networks, active travel routes and easy access to public transport;
- To create a development that is responsive to climate change, through sustainable transport, energy efficient building technologies, and a strong green infrastructure network including sustainable drainage (SuDS) to assist with flood management.

The Framework Plan proposes an average density of approx. 40 units/ha with the potential for higher density residential typologies i.e. apartments, located along the proposed primary link street and along the western boundary in vicinity of Swords Community College & Broadmeadow National School.



Framework Plan for the Lands at Mooretown - Context



Framework Plan for the Lands at Mooretown - Constrains



Framework Plan for the Lands at Mooretown

2.3 Fingal Development Plan Context – Framework Plan for Lands at Mooretown

The lands described in the Framework Plan include an extensive network of open spaces, including 3 archaeological sites, and proposes a high level of connectivity and accessibility with an extensive network of walking and cycling routes as well as routes along and within the network of open spaces and roads to open up new connections to Rathbeale Rd, Murrough Rd, to new road at Swords Community College and through Rathbeale Park to Glen Ellan Road.

The Framework Plan proposes a clear Roads and Access Hierarchy with the new Primary Link Street connecting 2 main access points (with 2 way cycle track) to the lands at Rathbeale Rd to the northern boundary and to the east of Swords Community College.

A Network of low frequency Local Access roads will connect the dwellings of the proposed residential development with the primary Link Street.

Rathbeale Road is serviced by a good selection of bus routes and has a stop within short walking distance of the lands.

An extensive network of proposed cycle routes along the primary link street and within and along public open spaces will form part of the development with connection to the existing cycle network on Rathbeale Rd, Murrough Rd, Western Distributor Link Road and through Rathbeale Park using existing cycle route to Glen Ellan Rd.

The Framework Plan describes an extensive network of public open spaces with:

- 3 no archaeological sensitive sites (parks)
- Linear parks along existing streams and Riparian Corridors
- 3 no pocket parks with Local Area for Play and within 200 metres walking distance to proposed residential lands
- 1 no small park with Local Equipped Area for Play and within 500 metres walking distance to proposed residential lands
- Existing mature planting retained in general

It is proposed to use a SUDS approach to storm-water management throughout the framework plan lands. The proposed SUDS strategy aim to provide an effective system to mitigate the adverse effects of urban storm water runoff on the environment by reducing runoff rates, volumes and frequency, reducing pollutant concentrations in storm water, contributing to amenity, aesthetics and biodiversity enhancement and allowing for the maximum collection of rainwater for re-use where possible.

SUDS features will aim to replicate the natural characteristics of rainfall runoff by providing control of run-off at source. SUDS are a requirement of Fingal County City Council under their 'Regional Code of Practice for Drainage Works' and the GSDS.



Framework Plan for the Lands at Mooretown - Open Spaces



Framework Plan for the Lands at Mooretown - Indicative Phasing - 1A

2.4 Site Historic Context

The Lands described in the Design Framework Plan for the Lands at Mooretown are a green field site currently in agricultural use, with sections highlighted as a zone of archaeological interest in the Oldtown Mooretown Local Area Plan. A detailed report, Rathbeale Road Mooretown Swords Archaeological Assessment, was prepared in August 2022 identifying zones of higher and lower archaeological potential across the study area and detailing associated buffer zones for future developments. Two areas identified as lands with archaeological remains are located in direct proximity of the subject site to the northwest, the future Rathbeale Park, and to the southeast, marked as the future landscaped amenities of Glasmere Green and St. Cronan's Well. The future Rathbeale Park is lined with an archaeological buffer zone of 10m to future development to the east and the exclusion zones of the Riparian Corridors to the south.

The second area identified as lands with archaeological remains lies to the south east of the subject site and the new Link Street.

An Archaeological Impact Assessment Report was published in April 2024 and is accompanying this proposal for full detail. The assessment involved a desk study, field inspection, and licenced archaeological test excavation (Licence Ref. 24E0067), it included an assessment of the subject development lands and the wider Design Framework Plan lands.

The site is located within a rich archaeological landscape, indicating activity that dates from the Iron Age up to the post-medieval period. The proposed development is part of the phased development of a Design Framework Plan Area. It comprises six fields of overgrown pasture or formerly arable fields, subdivided by deep drainage ditches and mature hedgerows. The proposed Design Framework Plan lands form the southeastern extent of the now- lapsed Oldtown-Mooretown Local Area Plan (LAP) lands. The LAP lands were the subject of several non-invasive and invasive archaeological investigations. These stages of work identified an extensive ecclesiastical complex in Oldtown-Mooretown, a water mill (DU011-145), a medieval settlement within the vicinity of Glasmere Church (RMP DU011-019), a fulacht fiadh (DU011- 146001) and a natural spring source for the holy well (RMP DU011-018), as well as a possible ringfort (DU011-147).



Zones of Archaeological Interest



View of Glasmere Abbey

3.0 URBAN DESIGN

3.1 Sustainable Community Proofing

The subject site adjoins and links directly into Rathbeale Road, a local Distributor Road (R125), and is located approximately 2km from the town centre of Swords. The site is also near existing and proposed convenience shops in Millers Glen to the North, Dunnes and Lidl supermarkets to the East along Rathbeale Road, a Spar at Brackenstown Road to the South and a proposed Local Centre immediately to the West along the new Link Road. The site adjoins both mature and new mixed tenure, mixed income neighbourhoods.

It is generally accepted that 400m (5-minute walk) to 800m (a ten-minute walk) represents the 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref Quality Housing for Sustainable Communities pages 7, 31 - (DEHLG, 2007)).

Within 400m to 800m (5 -10 minutes' walk):

- Proposed Local Centre (A)
- Swords Community College & Broadmeadow National School (B)
- Applewood Community Centre / Swords Educate Together / Gaelscoil Bhrian Bóirimhe (C)
- Rathbeale Archaeological Park (D)
- Millers Glen Local Centre (E)

800 to 1200m (20 minutes' walk):

- Dunnes and Lidl supermarkets (F)
- St. Cronan's National Schools (G)
- Spar at Brackenstown Road (H)
- Ward River Park (I)

These services are indicated on the diagram below, along with the various distances from the site.

The site has good public transport connectivity with Rathbeale Road served by a regular Bus route. Please refer to the Traffic and Transport Assessment Report and Travel Plan prepared by Waterman Moylan for further detail.



Distance from development to Local Services



Network of Green Open Space

3.2 Layout, Massing and Height

The Lands at Mooretown and the subject site are a green field site characterized by an animated topography with a continuously sloping ground in south north direction and surrounded by a suburban fabric of mainly two to three storey semi detached and terraced dwelling houses with a selection of larger building typologies of duplex and multi-story apartment blocks as well as a large school campus.

Density / Distribution of Unit Types (Houses / Apartments)

The proposed development constitutes the first phase of the Framework Plan for the Lands at Mooretown and proposes a compact residential settlement of 274 No. dwelling houses, own-door duplex / apartments and multi-storey apartment units, with an average density of 39 units per hectare. The residential units are delivered in two Apartment blocks providing a total 50 No. 1-, 2- and 3-Bed apartments and compact cell clusters of 187 No. terraced dwelling houses with three storey 3 and 4 Bed town houses and two storey 2, 3 and 4 bed houses as well as 37 No. own door duplex / apartments integrated within the cells.

Reflecting the Spatial Model described in the Framework Plan for the Lands at Mooretown, the new Link Street and frontage to Rathbeale Road is framed by higher density typologies with terraces of three storey town houses along with two apartment blocks, stepped in height with 4 and 5 storeys. Fronting Rathbeale Road, a Local Distributor Road characterized by a landscaped suburban setting with existing detached dwellings set in large gardens and 2 storey housing estates with generous green frontages, the new development allows for landscaped buffer zones between the three to five storey high street elevations and Rathbeale Road. The landscaped buffers mediate between the proposed higher density development and the existing lower density, low rise fabric along Rathbeale Road while also tying into the new Rathbeale Park and the wider network of preserved Riparian Corridors, green spaces and compact neighborhood clusters proposed for the lands at Mooretown.

Vehicular Access and Parking Distribution

The new Link Street connects Rathbeale Road to the north of the development with the existing Swords Community College & Broadmeadow National School and the proposed Local Centre at Gannons Land to the south-west with its clearly defined street elevations of three storey terraced town houses four/five storey apartment blocks create a clear urban identity both for this development and for the future phases of development of the Mooretown lands.

Establishing a clearly legible hierarchy in access, the new Link Street is linked to the adjacent lower density neighbourhoods, consisting of two storey terraced cell clusters, via a network of low frequency local access roads, arranged in a tree form, along with non-vehicular pedestrian and cycling links around the block perimeters.

The local access roads, terminating in cul-de-sacs, form branches for vehicular access with on-street car parking. The cul-de-sacs connect with the shared pedestrian and cycling zone, which form green interfaces to the riparian corridors. As a result the road arrangement minimizes moving traffic.



Residential Typologies and Distribution



Frontage and Building Height

3.2 Layout, Massing and Height

The non-vehicular perimeter is designed to accommodate access for service, emergency and loading when required.

The apartment blocks are served with a mix of in curtilage parking in landscaped surface car parks and on street car parking along the new Link Street.

Pedestrian and Cycling Traffic / Active Travel

The new Link Street, connecting into Rathbeale Road to the north and the existing Link Street to the South West at the Swords Community College & Broadmeadow National School, will provide the pedestrian connection to existing public transport and local amenities as well as a two way cycling path on its northern side feeding into the existing cycling network along Rathbeale Road and beyond.

The compact cells of houses with their associated network local access roads and on street parking are interspersed with landscaped pocket parks and landscaped elements such as trees and micro gardens to provide a high quality environment for the pedestrian and cycling connections from within the development to the non vehicular, landscaped Green Interfaces along the existing Riparian Corridors and to the wider network of Heritage sites, parks and green amenity spaces beyond as well as encourage active travel to local services and schools.

(Sub)urban Form

The two proposed apartment blocks provide a total of 50 No. units including 4 No. x 1 Bed Apartments, 35 No. x 2 Bed Apartments and 11 No. x 3 Bed Apartments, the majority of which are designed as Age Friendly Homes.. Each block is structured in two volumes connected by a shared core, with a 5 storey volume addressing key vistas along the new Link Street and the lower 4 storey volume scaling the apartment blocks with the adjoining 2 and 3 storey dwelling houses and their landscape setting as well as providing a landscaped roof terrace for its residents. The apartment blocks provide a modest local landmark and orientation within the low-rise fabric and the parkland setting while addressing the more urban setting of the Link Road and entrance of the development at Rathbeale Road.

The 2 and 3 storey dwelling houses and own door Duplex Apartments are arranged in compact cell clusters with terraces of 12 – 24 residential units defining a private rear garden zone at the core and their outer perimeter integrating in curtilage bin and bike storage with landscaped front gardens as a buffer to the Local Access Roads with vehicular traffic and on street parking. The dwelling typologies within each cell range from 2, 3 and 4 bed houses to own door 1, 2 and 3 Bed Duplex Apartments to create a heterogeneous and diverse mix of residents and allow for future adaptability with up and downsizing potential within an established community.

The layout of the cells and arrangement of its terraced dwellings accommodate a traditional setup of fully private back gardens, complying with the minimum private open space standards set out in the Fingal Development Plan (2023-2029).



Active frontages to compact cell clusters



Access and Hierarchy in Road Network

3.2 Layout, Massing and Height

The two storey elements of the compact cell clusters form the interface with the adjoining existing fabric of two storey houses to the eastern and western site boundary.

Relationship to landscape / riparian corridors / Class 2 / Communal Amenity Space

A set of existing Riparian Corridors, with their natural streams, hedgerows and rich flora and fauna, criss-cross the Lands at Mooretown and the subject site. Together with landscaped Class 2 open spaces, including pedestrian walkways, cycling paths, play areas and soft planting, the preserved and enhanced riparian Corridors form a comprehensive network of landscaped amenity space throughout the development. A non-vehicular shared surface for pedestrian and cycling traffic lines the transition between the compact cell clusters and the natural environment of the Riparian Corridors and general amenities of Class 2 open spaces. Landscaped pocket parks and landscaped elements such as trees and micro-gardens create a high-quality environment for the pedestrian and cycling connections from within the compact cell clusters to the non-vehicular, landscaped green Interfaces along the riparian corridor and the new pedestrian and cycling path along the Link Street.

The residential units of the apartment blocks are equipped with generous balconies overlooking the surrounding parkland setting in addition to landscaped communal amenity spaces at Ground Level. The terraced dwelling houses and Duplex Apartments of the compact cells enjoy the privacy of private back gardens at the core of each cell while front gardens with integrated hard and soft landscaping, bin and bike storage create a landscaped buffer zone to the pedestrian walkways along the local Access street and the shared surface of the green interfaces.

The challenges of the site's sloping topography and resultant visibility of the built fabric are mediated by the calm and unifying roofscape of the compact cell perimeter, with monopitch roofs for three storey terraces and pitched roofs for two storey terraces, thus creating clearly legible horizons and accentuating each individual cell cluster within the development. The compact cell perimeters of terraced houses and corner typologies minimize exposed blank gables and maintain an active perimeter on all sides of the compact cell clusters.

To maximize solar exposure and daylight levels in a more compact higher density settlement, the 2 and 3 storey residential typologies within each cell are made up of wide-house types with shallow plans, generally used for all terraces with north south orientation, and narrow-house types with traditional deep plans for the east west orientation to provide all dwellings within the defined perimeter of the compact cell clusters with high levels of solar and day light exposure. The monopitch roofs of the three storey terraced town houses, lining the new Link Road, minimize the overshadowing of rear gardens within the cell core.

3.3 Residential Density

The site has a Zoning Objective: RA - Residential zoned lands (Provide for residential development and protect and improve residential amenity) in the Fingal Development Plan 2023-2029.

The site development and buildings are to fully meet standards and guidelines in the current County Development Plan and all relevant guidelines provided by the DHPLG for residential development, in particular the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), as outlined in full detail in the Planning Report.

The Framework Plan for the Lands at Mooretown proposes an average density of approx 40 units/ha with the potential for higher density residential typologies i.e. apartments, located along the proposed primary link street and along the western boundary in vicinity of Swords Community College & Broadmeadow National School.

The proposed development constitutes the first phase of the residential development described by the Framework Plan for the Lands at Mooretown with a compact residential development of 274 no. residential dwelling units on a total Site Area of 9.35ha with a developable area of 7.0ha, resulting in a density of 39 dwellings per hectare.

3.4 Movement and Permeability

The principles behind the layout of the scheme and the provision of access have been outlined in S.3.2 above. The resultant hierarchy of link street, access roads, car-free perimeter and movement adjacent to the riparian corridors is clear, and will prioritise pedestrian and cycling movement over that of motor vehicles.

The formal hierarchy of the larger blocks broken down into individual cells ensure permeability throughout the scheme while the buffer zones of front gardens and active frontages at the cell perimeter establish clear thresholds and passive overlooking of streets and communal spaces.

The apartment blocks will be provided with controlled access to the communal amenity spaces at entrances to the Link Street.

Secure bicycle parking for houses and duplexes is provided with external in-curtilage bike storage in front gardens, or within rear gardens for end of terrace units. The two apartment blocks have a secure bicycle storage and bulky storage area at ground floor level in close proximity to the entrance lobbies and the cycle path along the Link Street in line with the requirements of FCC Development Plan 2023-2029.

All access within the hard landscaped areas of the scheme is level or gently sloping and no external steps are proposed, other than to private terraces and at the riparian corridors where existing ground levels require stepped access. All pedestrian areas are also accessible to bicycles and details of the bicycle parking provision is included below.

3.4 Movement and Permeability

All footpaths are in excess of 1.8m wide and are dimensioned on the site plans.

The scheme has been designed to permit fire tender access to the required building perimeter areas as defined by TGD Part B including the necessary turning areas. This includes fire tender access to the non-vehicular zones shown on the fire tender access diagram below – the access will be removable or flexible bollards, and agreed with the Fire Brigade. Refuse collection will be from the Link Street and Local Access Roads and will not necessitate entry of the refuse vehicle into the non-vehicular zones.

3.5 Landscaping Strategy

The Landscaping Strategy is set out in detail in the Landscape Report prepared by BSM. The backbone of the landscaping strategy is formed by the existing streams which crisscross the site and form the field boundaries and are lined by dense hedgerows and some larger trees. Together with landscaped Class 2 open spaces, including pedestrian walkways, cycling paths, play areas and soft planting, they are developed to form a comprehensive network of landscaped amenity space throughout the development. Within the blocks landscaped pocket parks and landscaped elements such as trees and micro-gardens create a high-quality environment connected to the landscaped green interfaces.

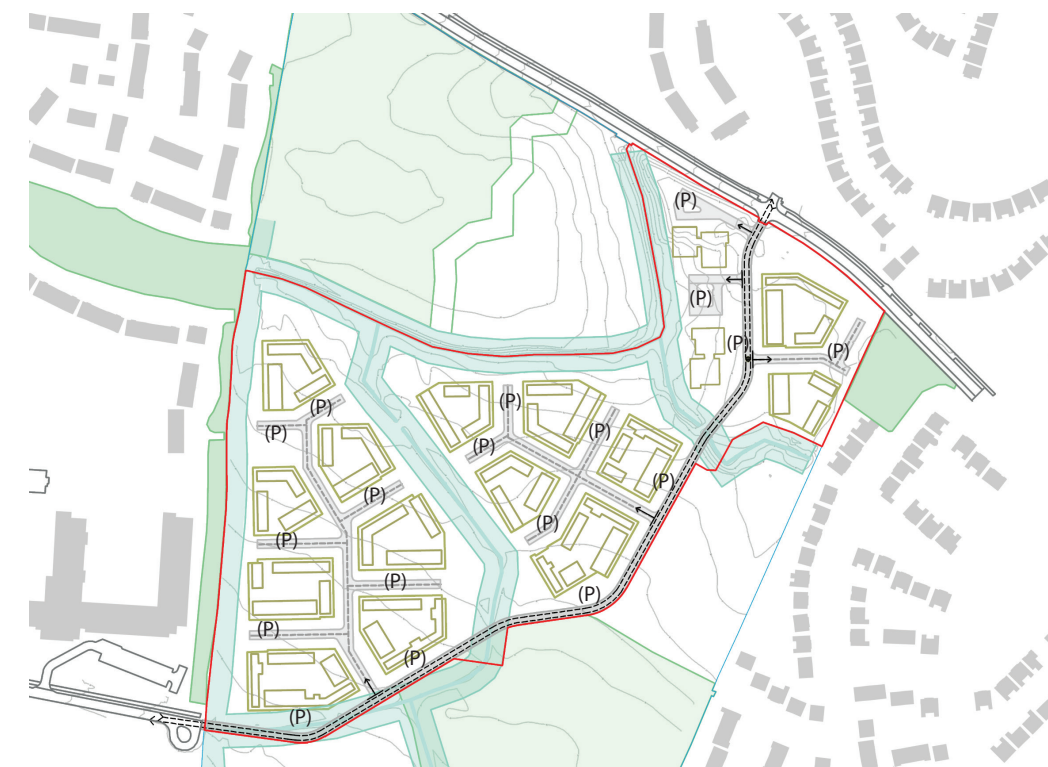
The POS is provided along the riparian corridors and within pocket parks throughout the development and along Rathbeale Road.

Please refer to the Planning Report and Landscape Design report by BSM for further detail.

3.6 Boundary Treatments

The subject site is currently surrounded by agricultural land with elements of agricultural fencing along Rathbeale Road which will be removed. New boundaries at the compact cell clusters will be formed primarily by the new building edges with front gardens and side walls to private gardens. Boundaries to apartment blocks will be provided in form of planted hedges and railings. The boundary at north eastern corner of the site to the rear gardens of an existing housing estate will be supplemented by a new 2.1m high powder coated wire mesh fence behind new planting. A temporary timber post fence will be erected to the southern boundary along the Link Street to be replaced with future development.

Please refer to Landscape Drawings for further detail.



Movement and Permeability - Vehicular Access and Parking



Movement and Permeability - Pedestrian and Cycling Network

3.7 Car Parking

Parking to all dwellings, except those in the 2no. apartment blocks, are provided by on-street parking in both parallel and perpendicular modes. The apartment blocks are served with a mix of in-curtilage parking in landscaped surface car parks and on street car parking along the new Link Street.

A total of 415 car parking spaces are provided for the development with 301 car parking spaces provided to serve the 187no. dwelling houses and 37no. apartments & duplexes of the compact cell clusters while a total of 56 car parking spaces are provided for the No. 50 apartments along with 7 no. motorbike parking spaces. 55 no. visitor car parking spaces and 3 No. Go Car spaces are also provided based on the ratios below, and in compliance with the FCC Development Plan 2023-2029.

Access from parking spaces to the building entrances will comply with Part M Access and Use, of the Building Regulations. 13 no. Disabled parking spaces have been provided close to apartment block entrances and close to UD / Lifetime Housing units within the compact cell clusters, being greater than 3% of the total number of bays. 20% of car spaces will have EV charging points upon completion, in locations as indicated in the Utilities Report by Waterman Moylan. Provision by way of ducting will be made for electric charging points to all car spaces, to facilitate non-disruptive retro-fitting of EV charging points throughout.

For details of the car parking provision see the schedule and accompanying Parking Assessment and Management Strategy report prepared by Waterman Moylan.

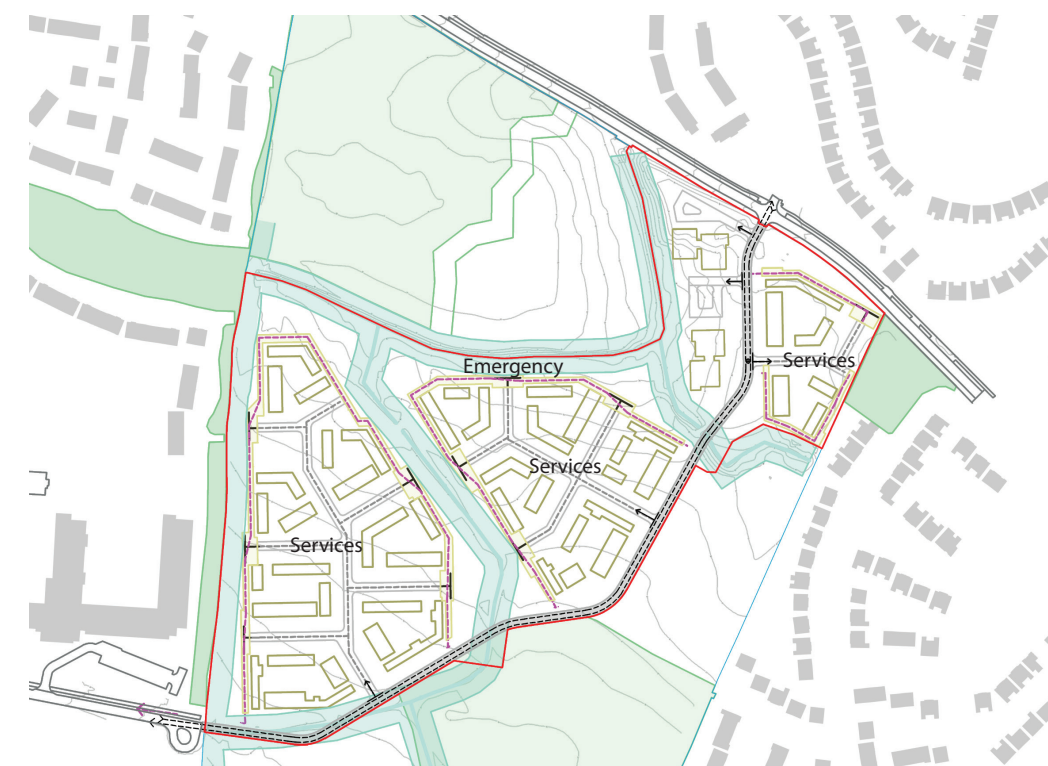
3.8 Bike Parking

A total of 170 Long-stay secure bike parking spaces are proposed internally in the ground floor of both apartment blocks, either in stacked allocated bike lockers or in a double-stacked arrangement. Storage rooms have been sized to accommodate this stacking equipment. The bike stores are located adjacent the main entrance. Spaces for cargo bikes, e-charging points, maintenance facilities and bike wash facilities are provided within the secure rooms.

For all dwelling houses, apartments and duplexes within the compact cell clusters, secure bicycle parking is provided with external in curtilage bike storage within front gardens or within rear gardens for end of terrace units. A uniform lockable and roofed external storage unit allows for long term storage of up to 6 bicycles for each residential unit providing the capacity for a minimum of 949 Long-stay secure bike parking spaces within the cells. It allows the residents flexibility in how they configure the storage.

A total of 26 short stay outdoor bike parking spaces are proposed at the two apartment blocks and within the general open space network, complying with the requirement of 0.5 spaces / apartment as set out in the FCC Development Plan 2023-2029. Short stay bike parking is located in convenient locations close to the apartment building entrances and within the pedestrian and cycling network at the green interfaces along the Riparian Corridors.

For details of the bicycle parking provision see below schedule and accompanying Parking Assessment and Management Strategy report prepared by Waterman Moylan.



Movement and Permeability - Services and Emergency Access



Open Space Network



Site Plan of Proposed Development

4.0 BUILDING DESIGN PRINCIPLES

4.1 Design of Dwelling Houses, Duplexes and own-door Apartments

4.1.1 Dwelling Houses, Duplexes and own-door Apartments Typologies

The 2 and 3 storey dwelling houses and own-door duplexes and apartments are arranged in compact cell clusters with terraces of 12 – 24 residential units defining a private rear garden zone at the core. Their outer perimeter integrates in-curtilage bin and bike storage with landscaped front gardens as a buffer to the local access roads and the on-street parking. The dwelling typologies within each cell range from 2-, 3- and 4-bed houses to own door 1- and 2-Bed apartments and duplexes to create a heterogeneous and diverse mix of residents and allow for future adaptability with up and downsizing potential within an established community.

To maximize solar exposure and daylight levels in a more compact higher density settlement, the 2 and 3 storey residential typologies within each cell are made up of Wide House types with shallow plans, generally used for terraces with north south orientation, and Narrow House types with traditional deep plans for the east west orientation to provide all dwellings within the defined perimeter of the compact cell clusters with high levels of solar and day light exposure. The duplex and apartment typologies form corners in both the three storey and the two storey setting of the compact cells and allow the formal transition between narrow type and wide type dwelling houses with a defined corner set piece.

The ground floors of the two storey and three storey Duplex apartment corner units accommodate the entrances with external stairs within an open void as well as bicycle storage and bin stores, tying in with the front garden setting of adjoining dwelling houses. The design of the individual Duplex apartments is based on the exemplar designs prepared by the DoHPLG and comprise 1- & 2-bedroom units. A day lighting and sun lighting assessment has been undertaken to ensure adequate levels throughout all rooms – refer to 3DDB Daylight and Sunlight Assessment Report. All of the units are dual-aspect and private amenity space is provided via terraces at ground floor to the rear and balconies on upper floors.

4.1.2 Dwelling Mix

The compact cell clusters provide a total of 187 No. terraced dwelling houses with three storey 3 and 4 Bed town houses and two storey 2, 3 and 4 bed houses as well as 37 No. own door 2 + 3 Bed Duplex Apartments and 1 + 2 Bed Apartments integrated within the corner units of the cells.

Please refer to Schedule in Appendix 6.1 for full break down of units.



Private Open Space and Front Gardens within Cell Clusters



Diagram Active Frontage to Perimeter of Cell Clusters

4.1.3 Gross Floor Areas of Dwellings

All dwelling houses are designed to meet or exceed the exemplar areas set out in the Design Manual for Quality Housing (2022).

In the interest of safeguarding standards and avoiding building to minimum standards, for apartment schemes of more than 10 units, the majority of units must exceed the minimum floor area standard by 10%; (Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) and Fingal Development Plan (2023-2029). As outlined in the HQA, the total of 48 units in the apartment blocks and Duplex / Apartments are at least 10% greater than the minimum area, equating to 55% of total number of apartments.

4.1.4 Private Open Space – Front and Rear Gardens

The layout of the cells and arrangement of its terraced dwelling houses allow a traditional arrangement of private back gardens, complying with the minimum private open space standards set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. (2024). These minimum area requirements for private open space in form of rear gardens are as follows:

2 bed House – 30 sqm
3 bed House – 40 sqm
4 bed House – 50 sqm

The outer perimeter of the cells is lined with a 2.5 – 3.5m deep front garden zone that integrates the bin and bike stores with the general entrance setting for all individual dwelling house and the own-door duplex apartments.

Private Amenity Space for the duplexes and own-door apartments is provided in two different forms. At ground floor level the apartments generally have a screened private terrace to the rear whereas apartments at the upper floor levels have screened terraces and balconies facing the street.

All duplexes and own-door apartments have a private amenity space facing east, west or south to ensure adequate light quality during the day. Private amenity spaces are suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents. All private amenity spaces are accessible from living areas through glazed doors. Balconies are guarded in accordance with guidance in Building Regulations Technical Guidance Document K.

Areas of Private Amenity Space for each unit exceed the minimum requirements outlined in the FCC Development Plan 2023-2029 and Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023), and as demonstrated on the architectural floor plans and HQA.

These minimum area requirements are as follows:

1 bed – 5 sqm
2 bed 3 person – 6 sqm
3 bed 4 person – 7 sqm
3 bed – 9 sqm

4.1.5 Communal Amenity Space

As per the guidance provided in Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023), separate Communal Amenity Space is not proposed for the small corner buildings housing the duplexes and own-door apartments.

4.1.6 Boundary Treatment

The front gardens of the houses and corner duplex/apartment buildings are delineated with the formal brick faced elements of bin and bike storage while soft planting zones with an open steel balustrade soften the threshold between public footpath and private entrance to the residential unit. The terrace generally enclose most of the cell perimeter with 2.55m high brick faced side walls bridging the gap at some of the end of terrace units and protecting the inner private gardens from view. The boundaries between private rear gardens will be formed with timber post fences of 1.8m height, with rendered and capped whisper walls of 2m height forming the junction with the houses, as shown on the house plans.

4.1.7 Separation Distances

Separation distances of minimum 16m between opposing first floor windows to neighbouring dwelling houses is achieved between opposing habitable rooms, as set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) to facilitate a more compact layout and higher densities.

4.1.8 Site Safety and Security

Windows to habitable rooms on all elevations of the outer cell perimeter provide passive surveillance of the local Access Roads, public walkways and external landscaped amenity areas of pocket parks and the open spaces along the riparian corridors.

A public lighting plan has been prepared by Waterman Moylan to ensure adequate lighting levels at night, and accompanies this report.

4.1.9 Accessibility and Age Friendly Housing

A separate Universal Design Statement forms part of the documentation and highlights compliance with both Part M and Fingal County Council's policies on Age Friendly Housing,

As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the units. Where the habitable rooms are not located at ground level, the stairs provided are suitable for use by ambulant disabled persons.

All Age Friendly Housing is provided in the two apartments blocks and 1 Bed apartments of Duplex / Apartment units.

4.1.10 Internal Storage

The HQA in Section 6.2 of this report demonstrates that each dwelling house unit and duplex apartment unit meets the minimum internal storage requirement. In units where the storage requirement is greater than 3.5sqm, it is divided into two or three locations so that none exceed 3.5sqm, as outlined in Design Manual for Quality Housing (2022). And Section 3.31 of Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023). The storage provided is split between general storage accessible from circulation areas and storage provided within bedrooms, a total of which exceeds the standard for internal storage as set in the Fingal Development Plan 2023-2029.

4.1.11 Utilities – Bin and Bicycle Storage

All dwelling houses and the two storey duplex/apartment corner buildings have external enclosed secure bin storage integrated in the design of the front gardens. The three storey duplex/apartment corner buildings have a shared bin storage for the four residential units. These storage spaces have been sized according to input from AWN Consulting, and allow operation of a three-bin system of segregation i.e. black, brown & green bins, based on a once-weekly collection. An operational waste management plan by AWN Consulting provides additional information on bin stores and collection.

For all dwelling houses and duplex/apartment buildings within the compact cell clusters, secure Bicycle Parking is provided with external in curtilage Bike Storage as outlined in 3.8 above. The Bike Storage is generally integrated within the layout of the front gardens as an attached unit perpendicular to the dwellings main façade or, in the case of the three storey narrow type houses, integrated in the footprint of the dwelling.

All ducting and wall-mounted enclosures for Utilities are integrated as per standard requirements in the front façade of each dwelling and are shown on the house type drawings.

4.1.12 Layouts of individual units

The dwellings have been planned to ensure compliance with space standards in Fingal Development Plan (2023-2029), the Design Manual for Quality Housing (2022) and Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) as follows (see HQA in Section 6.2 of this report, and dwelling plans):

- Gross floor areas
- Individual room sizes
- Aggregate floor areas
- Principal room dimensions
- Private amenity space

Floor plans demonstrate:

- Typical arrangement of furniture for each room.
- Freedom of circulation, appropriate to activities.
- Potential for movement of larger items of furniture into and between rooms.
- Living space appropriate for family gatherings, including occasional visitors.
- Working area and storage facilities appropriate to likely activities.
- Door swings do not interfere with other doors, furniture, or circulation routes.
- Principal room dimensions.

4.1.13 Aspect of dwellings

All dwelling houses within the compact cells have dual aspect with some end of terrace units having triple aspect. The Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) requires that a minimum 50% of dwellings shall be dual aspect. All 33 duplexes and apartments in the corner buildings have dual aspect. All dwelling houses and Duplex apartments have living areas facing east, west or south to ensure adequate indoor light quality during the day. A day lighting and sun lighting assessment has been undertaken for the Duplex Apartments to ensure compliance with the relevant guidelines.

4.1.14 Ceiling Height

Ground floor apartments have a ceiling height of 2.7m while dwelling houses have a ground floor ceiling height of 2.55m. Upper floors have a ceiling height of minimum 2.4m.

4.1.15 Kitchens

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high and low level storage;
- Adequate worktop surface and space for appliances,
- Optimum work sequence.
- Efficient ducting for services.

Kitchens have been sized in accordance with guidance on the minimum level of storage provision appropriate for different sizes of dwellings as outlined in Quality Housing for Sustainable Communities Dept. of Environment Heritage and Local Government (2007).

4.1.16 Daylight and Sunlight

Daylight access for all of the habitable rooms of the proposed Duplex Apartments have been assessed through a Spatial Daylight Autonomy (SDA) study. Sunlight access for the same rooms has been quantified through a Sunlight Exposure (SE) assessment. A Sun On Ground (SOG) study has also been carried out to indicate the level of sunlight on March 21st in the proposed external amenity spaces. The results of these scheme performance assessments, which are in accordance with the BRE Guidelines, can be found in the Daylight and Sunlight Assessment Report by 3DDB.

Supplementary scheme performance studies have also been carried out. These include an SDA assessment under the I.S. EN 17037 criterion, and a No Sky Line (NSL) study within proposed habitable rooms. The results of the supplementary scheme performance assessments can be found in the Daylight and Sunlight Assessment Report by 3DDB.

The impact assessment that was carried out for the purpose of this Daylight and Sunlight Assessment report, in accordance with the BRE Guidelines, has studied the potential levels of effect the surrounding existing environment and/or properties would sustain should the proposed development be built as proposed. This impact assessment covers the following metrics:

- Effect on daylight to surrounding properties.
- Effect on sunlight to surrounding properties.
- Effect on sun on ground (SOG) to surrounding external amenity spaces.

Following advice within the BRE Guidelines, the surrounding context was carefully considered to ensure all properties and amenity spaces that may potentially experience a level of effect have been included in the study. A more detailed explanation of the criterion applied can be found in the Daylight and Sunlight Assessment Report, and the results of the impact assessments can be found in the report.

4.1.17 Acoustic Privacy

All homes will be designed to be compliant with British Standard 8233: Sound Insulation and noise reduction for buildings - Code of practice and sound control for homes. All dwellings will have suitable Rw acoustic ratings to glazing. The internal ambient noise levels to habitable rooms, as recommended in the British Standard, will be achieved with mitigation measures outlined above.

4.1.18 Energy Performance

Detailed design of individual dwellings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation;
- Part J: Heat Producing Appliances;
- Part L: Conservation of Fuel and Energy.

In particular the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages. The detailed approach to sustainability issues is included in the Building Life Cycle Report prepared by OBBA. A Climate Action Energy Statement has been prepared by Waterman Moylan and outlines the energy performance approach to the project in more detail.

4.1.19 Materiality

The three storey town houses and three storey duplex apartments will have a selected brick finish along the frontages to Rathbeale Road and Link Street whereas the two and three storey dwellings facing the riparian corridors will have a silicone render system or a mineral painted render finish with biocidal properties to ensure durability of the finish over time and low maintenance (20-30 years generally advised, maybe less given exposure). Windows have a vertical proportion and will be aluclad or uPVC colour matched with the rainwater goods, balconies, acoustic screens, and other trims. Single ply membranes are proposed for the mono pitched roofs, which are low maintenance and selected blue/black slate for the pitched roofs.

Material samples are indicated on the 1:200 Street Elevations and in diagram below.

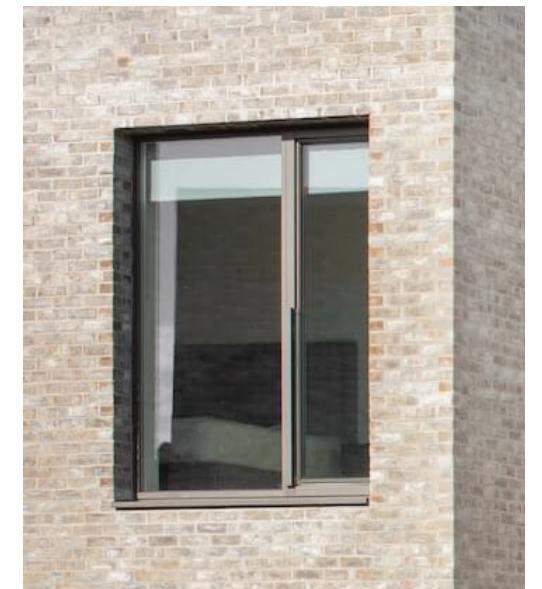
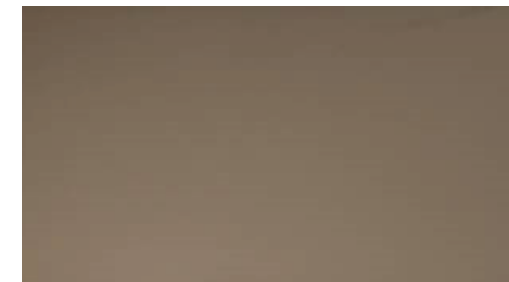
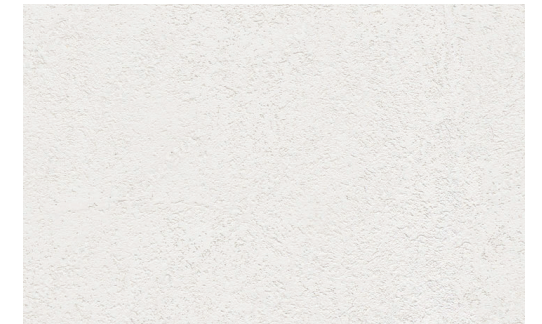
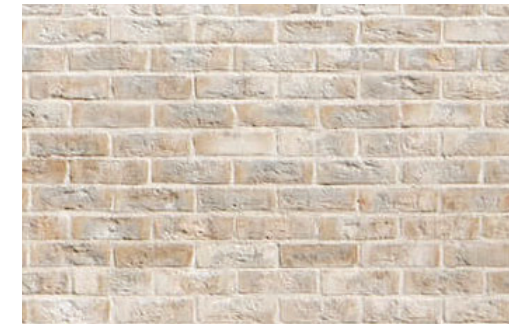
4.1.20 Fire Safety

The design of the duplex/apartment corner buildings has been audited by Factfire Fire Safety Consultants to confirm the compliance of the design with Part B of the Building Regulations.

4.1.21 Design Standards

The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2023-2029 (FDP, 2023-29)
- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. (2024)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Design Manual for Quality Housing (2022)
- Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023).
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Recommendations for Site Development Works for Housing Areas; (DOELG 1998)
- Design Manual for Urban Roads and Streets (DMURS 2019)



Tiles: Blue/Black Slate or Tile
 Brick: Light Buff Brick with Coloured Mortar
 Render: Smooth Render Warm White
 Window & Rainwater Goods: PPC Deep Bronze Colour
 Doors: Coloured to complimentary colour

Material samples for Houses and Duplex Apartments

4.2 Apartment Block Design

4.2.1 Massing

The guidelines and cost parameters issued by the Department of Housing, Planning and Local Government suggest the arrangement of apartments in a double loaded corridor with a single central vertical circulation core and a minimum of 6 apartment units per core. The design approach is to arrange the apartments in a double-loaded corridor with a single central vertical circulation core for six apartments, while ensuring all corridor areas have access to natural light and ventilation, to break up the massing to a scale fitting of the parkland setting.

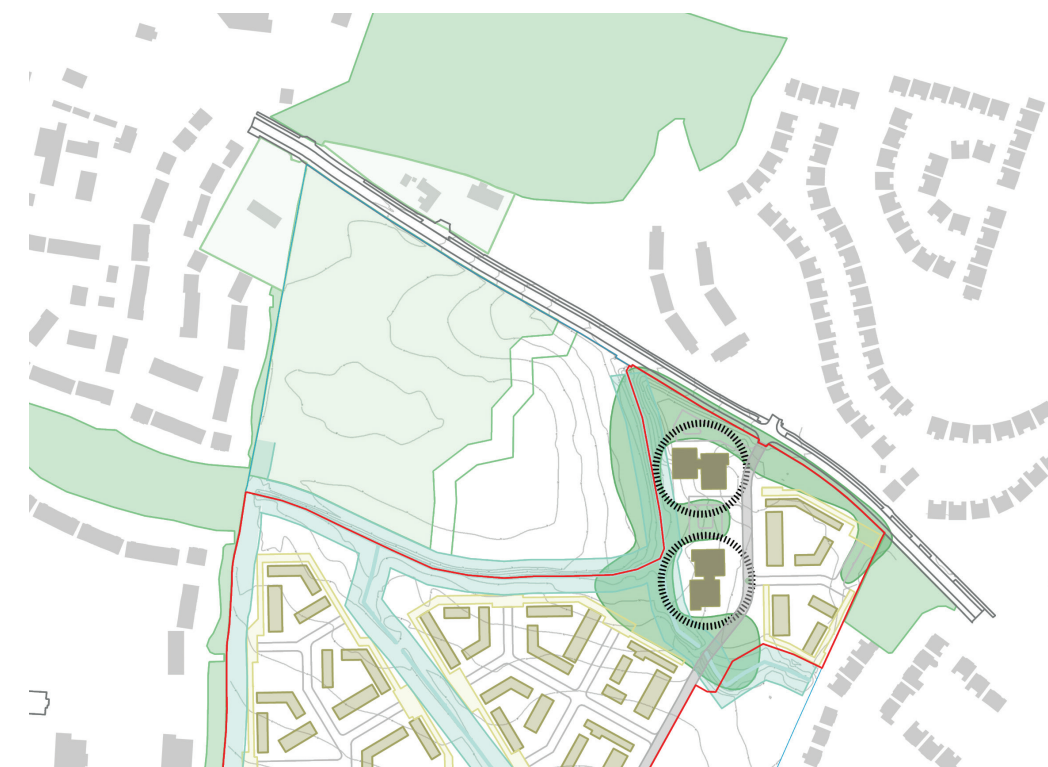
Each block is structured in two volumes connected by a shared core, with a 5 storey volume addressing key vistas along the new Link Street and the lower 4 storey volume scaling the apartment blocks with the adjoining 2 and 3 storey dwelling houses. The apartment blocks therefore provide a modest point of orientation within the low-rise fabric and the parkland setting while addressing the more urban setting of the Link Road and entrance of the development at Rathbeale Road.

The ground floors of the two Apartment Blocks 2A, and 2B accommodate the entrance hall, internal bicycle storage, bin stores, bulky item store rooms, and plant spaces. The shared core containing lift, day-lit glazed central lobby and protected stairs is repeated on all floors and opens into the two hallways serving three apartments each. Travel distances have been designed to avoid the necessity for sprinkler systems. The design of the individual apartments is based on the exemplar designs prepared by the DoHPLG and comprise 1-, 2- & 3-bedroom units. A daylighting and sun lighting assessment has been undertaken to ensure adequate levels throughout all rooms – refer to 3DDB Daylight and Sunlight Assessment Report. 92% of units are dual-aspect with only No. 4 1 Bed Apartments being single aspect. Private amenity space is provided via terraces at ground floor and balconies on upper floors.

4.2.2 Dwelling Mix

The two proposed apartment blocks 2A and 2B provide a total of 50 No. units including 4 No. x 1 Bed Apartments, 35 No. x 2 Bed Apartments and 11 No. x 3 Bed Apartments. The mix of apartment types has been agreed with FCC, taking account of the location and nature of the proposed development and the objectives of Fingal Housing Strategy 2023-2029. It is considered that the proposal will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are not currently available. The proposal will include two-bedroom, three-person units; this is in accordance with guidelines in Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) paragraph 3.5 and 3.6, which considers this dwelling type necessary. The provision of Age Friendly and Universal Design apartments is discussed in 4.2.7 below.

Please refer to Schedule in Appendix 6.1 for full break down of units.



Massing Strategy Apartment Blocks - Parkland Setting and Local Landmark



Aerial View from north looking south along new Link Street

4.2.3 Gross Floor Areas of Dwellings

In the interest of safeguarding standards and avoiding building to minimum standards, for apartment schemes of more than 10 units, the majority of units must exceed the minimum floor area standard by 10%; (Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) and Fingal Development Plan (2023-2029). As outlined in the HQA, the total of 48 units in the apartment blocks and Duplex / Apartments are at least 10% greater than the minimum area, equating to 55% of total number of apartments. This reflects the high provision of Age Friendly and Universal Design Units.

4.2.4 Communal Facilities

The Fingal Development Plan recommends the provision of Communal Facilities for the residents of an apartment scheme and each of the two Apartment blocks are provided with a small communal room opening onto the communal garden and addressing the Link Street.

4.2.5 Separation Distances

Separation distances of minimum 16m between opposing first floor windows to neighbouring buildings is achieved between opposing faces within the development and to neighbouring properties, as per Objective DMSO23 of the Fingal Development Plan 2023-2029.

4.2.6 Site Safety and Security

Windows to habitable rooms on all elevations provide passive surveillance of communal external areas within the curtilage of the site including the Link Road and entrance to the site, parking areas and locations providing access to bin and bicycle storage. Access to communal amenity areas is controlled via access controlled gates. A public lighting plan has been prepared by Waterman Moylan to ensure adequate lighting levels at night, and accompanies this report.

4.2.7 Accessibility and Age Friendly Housing

A separate Universal Design Statement forms part of the documentation and highlights compliance with both Part M and Fingal County Council's policies on Age Friendly Housing. As required by Part M, Access and Use, of the Building Regulations, the buildings are designed to ensure that people can safely and conveniently approach and gain access to all the units. Where the habitable rooms are not located at ground level, the stairs provided are suitable for use by ambulant disabled persons. 37no. of the units within the apartment blocks are designed to meet Age Friendly Home and Universal Design criteria while a further 4no. meet UD criteria only, being 1-beds. Thus approximately 13.5% of the total 274 units proposed meet the criteria for Age Friendly Homes, in excess of the 10% required in the current Development Plan. These units can be specially adapted for medical or age-friendly needs as appropriate. Additional detail on UD and age-friendly design is outlined in the UD report.



Ground Floor Plan of Apartment Block 2A with Bicycle Parking



Typical Floor Plan of Apartment Block 2A

4.2.8 Apartment Storage

The HQA in Section 6.2 of this report demonstrates that each unit meets the minimum internal storage requirement. In units where the storage requirement is greater than 3.5sqm, it is divided into two or three locations so that none exceed 3.5sqm, as outlined in Section 3.31 of Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023). The storage provided is split between general storage accessible from circulation areas and storage provided within bedrooms, a total of which exceeds the standard for internal storage as set in the Fingal Development Plan 2023-2029.

Bulky item store rooms are provided to each apartment building, in addition to the bike store rooms. The bulky store rooms are located at ground floor level and accessed from the entrance lobby. These rooms can accommodate items such as buggies, sports equipment, Christmas trees etc., in line with Section 3.32 of Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023).

4.2.9 Utilities – Bin and Bicycle Storage

Both apartment blocks are provided with communal bin storage areas within the footprint of the building. These rooms have been sized according to input from AWN Consulting and allow operation of a three-bin system of segregation i.e. black, brown & green bins, based on a once-weekly collection. An operational waste management plan by AWN Consulting provides additional information on bin stores and collection.

A total of 170 long-stay secure bike parking spaces are proposed in secure rooms within the ground floor of the two Apartment Blocks, exceeding the requirement of 168 spaces required in the FCC Development Plan 2023-2029, summarised below:

Long-stay bike parking is either in stacked allocated bike lockers or in a double-stacked arrangement. Spaces for cargo bikes, e-charging points, maintenance facilities and bike wash facilities are provided. All bike parking locations are indicated on OBBA drawing P1210 and P1220. A total of 26 short stay outdoor bike parking spaces are proposed, and located in convenient locations close to the entrance to each Apartment Block.

A Meter room as well as all required plant rooms at Ground Floor Level of each Apartment Block allow for connection and access to all Utilities as per Standard requirements. Space is also provided for a Comms room and for a water tank room.

UNIT	TYPE	NO.	BIKE/APT	BIKES
X1	1 bed apt UD	4	2	8
X2	2 bed apt UD/AF	4	3	12
X3	2 bed apt UD/AF	4	3	12
X4	2 bed apt UD/AF	5	3	15
X5	3 bed apt UD/AF	4	5	20
X6	3 bed apt UD/AF	4	5	20
	TOTAL BLOCK 2A	25		87
Y1	2 bed apt UD/AF	5	3	15
Y2	2 bed apt	5	3	15
Y3	2 bed apt	4	3	12
Y4	2 bed apt UD/AF	4	3	12
Y5	2 bed apt UD/AF	4	3	12
Y6	3 bed apt UD/AF	3	5	15
	TOTAL BLOCK 2B	25		81

Bike Parking Provision



Reference Bike Parking in Apartment Blocks

4.2.10 Layouts of individual units

The dwellings have been planned to ensure compliance with space standards in Fingal Development Plan 2023-2029 and Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) as follows (see HQA in Section 6.2 of this report, and dwelling plans):

- Gross floor areas
- Individual room sizes
- Aggregate floor areas
- Principal room dimensions
- Private amenity space

Floor plans demonstrate:

- Typical arrangement of furniture for each room.
- Freedom of circulation, appropriate to activities.
- Potential for movement of larger items of furniture into and between rooms.
- Living space appropriate for family gatherings, including occasional visitors.
- Working area and storage facilities appropriate to likely activities.
- Door swings do not interfere with other doors, furniture, or circulation routes.
- Principal room dimensions.

4.2.11 Aspect of dwellings

The Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023) requires that a minimum 50% of dwellings shall be dual aspect. 46 no. units (equating to 92%) have dual aspect. All apartments have living areas facing east, west or south to ensure adequate indoor light quality during the day. A day lighting and sun lighting assessment has been undertaken to ensure compliance with the relevant guidelines. There are no north-facing single aspect apartments in the proposal.

4.2.12 Ceiling Height

Ground floor units have a ceiling height of 2.7m, which is in line with the minimum of 2.7m outlined in SPPR5 in Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023). Upper floors have a ceiling height of 2.4m.

4.2.13 Kitchens

Kitchens are located adjacent to dining and living areas. Sizes and layouts have been designed to provide:

- Adequate high and low level storage;
- Adequate worktop surface and space for appliances,
- Optimum work sequence.
- Efficient ducting for services.

Kitchens have been sized in accordance with guidance on the minimum level of storage provision appropriate for different sizes of dwellings as outlined in Quality Housing for Sustainable Communities Dept. of Environment Heritage and Local Government (2007).

4.2.14 Private Amenity Space

Private Amenity Space is provided to the apartments in 2 different forms. At ground floor level the apartments generally have a screened private terrace whereas apartments at the upper floor levels have continuous framed balconies integrated with the facade. All apartments have a private amenity space facing east, west or south to ensure adequate light quality during the day. Private amenity spaces are suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents. All Private Amenity spaces are accessible from living areas through glazed doors. Balconies are guarded in accordance with guidance in Building Regulations Technical Guidance Document K.

Areas of Private Amenity Space for each unit exceed the minimum requirements outlined in the FCC Development Plan 2023-2029 and Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023), and as demonstrated on the architectural floor plans and HQA. These minimum area requirements are as follows:

1 bed	5 sqm
2 bed	7 sqm
3 bed	9 sqm

The private amenity spaces are not unduly overshadowed, as demonstrated in the Daylight and Sunlight Assessment Report by 3DDB. Boundary treatments to ground floor private terraces are designed as hedges, to protect residential amenity and visual amenity and to act as a privacy strip.

4.2.15 Communal Amenity Space

The Apartment Blocks 2A and 2B provide Communal Amenity Space (CAS) on the Ground Level within the landscaped curtilage of the blocks, with windows of habitable rooms on all elevations providing passive surveillance.

Apartment Block 2A and Apartment Block 2B provide a total of 740 sqm of CAS on Ground Level. The combined total exceeds the FCC Development Plan minimum standard calculated as follows:

Apartment Block 2A		Apartment Block 2B	
4 x 1 bed @ 5 sqm	20 sqm	-	
13 x 2 bed @ 7 sqm	91 sqm	22 x 2 bed @ 7 sqm	154 sqm
8 x 3 bed @ 9 sqm	72 sqm	3 x 3 bed @ 9 sqm	27 sqm
Total CAS:	183 sqm	Total CAS:	181 sqm

4.2.16 Daylight and Sunlight

Daylight access for all of the habitable rooms of the proposed development have been assessed through a Spatial Daylight Autonomy (SDA) study. Sunlight access for the same rooms has been quantified through a Sunlight Exposure (SE) assessment. A Sun On Ground (SOG) study has also been carried out to indicate the level of sunlight on March 21st in the proposed external amenity spaces. The results of these scheme performance assessments, which are in accordance with the BRE Guidelines, can be found in the Daylight and Sunlight Assessment Report by 3DDB.

Supplementary scheme performance studies have also been carried out. These include an SDA assessment under the I.S. EN 17037 criterion, and a No Sky Line (NSL) study within proposed habitable rooms. The results of the supplementary scheme performance assessments can be found in the Daylight and Sunlight Assessment Report by 3DDB.

The impact assessment that was carried out for the purpose of this Daylight and Sunlight Assessment report, in accordance with the BRE Guidelines, has studied the potential levels of effect the surrounding existing environment and/or properties would sustain should the proposed development be built as proposed. This impact assessment covers the following metrics:

- Effect on daylight to surrounding properties.
- Effect on sunlight to surrounding properties. The effect to the annual and winter probable sunlight hours (APSH/WPSH) assessment only includes windows with an orientation within 90 degrees of due south. As no windows on properties in the surrounding context fall under these criteria, no APSH/WPSH assessment was required.
- Effect on sun on ground (SOG) to surrounding external amenity spaces.

Following advice within the BRE Guidelines, the surrounding context was carefully considered to

ensure all properties and amenity spaces that may potentially experience a level of effect have been included in the study. A more detailed explanation of the criterion applied can be found in the Daylight and Sunlight Assessment Report, and the results of the impact assessments can be found in the report.

4.2.17 Acoustic Privacy

The site and the two apartment blocks are adjacent to Rathbeale Road, a local Distributor Road. An acoustic survey has not been required due to the low traffic volumes on road. All homes will be designed to be compliant with British Standard 8233: Sound Insulation and noise reduction for buildings - Code of practice and sound control for homes. All dwellings will have suitable Rw acoustic ratings to glazing. The internal ambient noise levels to habitable rooms, as recommended in the British Standard, will be achieved with mitigation measures outlined above.

4.2.18 Energy Performance

Detailed design of individual dwellings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation;
- Part J: Heat Producing Appliances;
- Part L: Conservation of Fuel and Energy.

In particular the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages. The detailed approach to sustainability issues is included in the Building Life Cycle Report prepared by OBBA. A Climate Action Energy Statement has been prepared by Waterman Moylan and outlines the energy performance approach to the project in more detail.

4.2.19 Materiality

The apartment buildings will have a combination of a selected brick finish and a silicone render system or a mineral painted render finish with biocidal properties. Windows have a vertical proportion and will be aluminium with a bronze colour externally which will match the colour of rainwater goods, balconies, acoustic screens, and other trims. Single ply membranes are proposed for the flat roofs with 60% of the roof area covered with a green roof for attenuation purposes.

Material samples are indicated on the 1:200 Street Elevations and in diagram below.

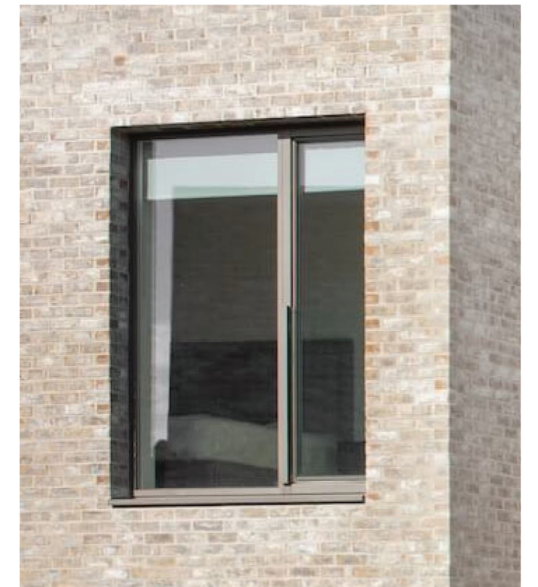
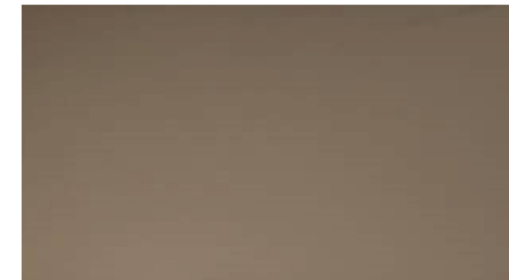
4.2.20 Fire Safety

The design of the apartment buildings has been audited by Factfire Fire Safety Consultants to confirm the compliance of the design with Part B of the Building Regulations. Access and escape is by means of protected corridors and lobbies to a centrally located escape stairs. All travel distances are within the maximum permitted distances. Lines of compartmentation have been integrated into the design as have considerations of external fire spread. Each apartment building will be the subject of a Fire Safety Certificate or 7 day notice application.

4.2.21 Design Standards

The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2023-2029 (FDP, 2023-29)
- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. (2024)
- Quality Housing for Sustainable Communities; (DEHLG, 2007)
- Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (July 2023).
- Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (DEHLG 2009)
- Recommendations for Site Development Works for Housing Areas; (DOELG 1998)
- Design Manual for Urban Roads and Streets (DMURS 2019)



Brick: Light Buff Brick with Coloured Mortar
 Render: Smooth Render Warm White
 Window & Rainwater Goods: PPC Deep Bronze Colour
 Doors: Coloured to complimentary colour

Material samples for Apartment Blocks

5.0 URBAN DESIGN MANUAL CRITERIA

Objective DMSO5 – Design Statement of the FCC Development Plan notes that a Design Statement shall “demonstrate how the twelve urban design criteria (as per the Urban Design Manual – A Best Practice Guide) have been considered when designing schemes in urban areas. Each of the twelve criteria is of equal importance and must be considered in an integrated manner.”

The ‘Urban Design Manual A Best Practice Guide’ was produced in May 2009 by the Department of Environment, Heritage and Local Government (DEHLG). The Urban Design Manual outlines 12 criteria with indicators to be considered in the design of residential development. The following pages provide a brief description demonstrating how the design of the proposed development addresses each of these criteria.

5.1 Context - How does the development respond to its surroundings?

The design process started with a study of the existing context with landscape, topography and surrounding built environment, to understand the specific patterns and character of the area. Site constraints and opportunities were subsequently identified to inform the design response and to develop an appropriate response to the key objectives set out in the Framework Plan for the Lands at Mooretown.

The general massing, built form and dwelling typologies are designed to accentuate views, define routes and create well-defined spaces that complement the existing landscape features of riparian corridors and animated topography. Building heights and massing are designed to create a sense of spatial hierarchy, identity, orientation and connection within the new neighbourhood and to the surrounding environment.

5.2 Connections - How well connected is the new neighbourhood?

The subject site is located approximately 2km from the town centre of Swords and near existing and proposed local services, schools and adjoins both mature and new mixed tenure, mixed income neighbourhoods.

The site has good public transport connectivity with Rathbeale Road served by regular Bus routes and is well connected to an extensive pedestrian and cycling network, including new connections to be provided as part of the proposal, providing access to existing green amenities and schools.

5.3 Inclusivity - How easily can people use and access the development?

Pedestrian and cycle routes to and within the development have been designed to minimise gradient and mitigate the existing animated topography. The entire pedestrian and cycle routes are provided with level or gently sloping (less than 1:20) paths to provide ease of accessibility and to reduce

fatigue, and no steps are proposed in the pedestrian network.. Most residential units have parking provided nearby to allow for easy access to the unit. Accessible parking spaces are conveniently located adjacent to the entrance apartments and duplexes.

5.4 Variety - How does the development promote a good mix of activities?

The landscape design includes measures to accommodate different age groups and levels of mobility. The extensive network of walking and cycling connections along the green interfaces at the riparian corridors and within the network of local access roads, include clusters of seating, play spaces, and general green amenities in a sheltered secure environment, as described in detail in the landscaping report. Public Open Space is integrated with the existing landscape of the riparian corridors and offers a natural play space for older children as well as pedestrian connections and walking routes.

Footpaths facilitate easy pedestrian movement and exercise around the site, and are separated from roadways by planting and parking spaces to give additional safety and security. Cycle parking provision and bike storage facilities facilitate large quantities of bike, but also potentially scooters, kids bike, cargo bikes, e-bikes and other personal mobility modes.

5.5 Efficiency - How does the development make appropriate use of resources, including land?

The density of the scheme and its built form of compact cell clusters is appropriate for the site and makes good use of the available land. The car parking and bike parking provision accommodate this higher density, while promoting active travel modes. The larger than minimum public open space is integrated within the preserved riparian corridors to form a generous landscape setting as a backdrop to the dense urban fabric.

5.6 Distinctiveness - How do the proposals create a sense of place?

The proposed development constitutes the first phase of the larger development as described in the Framework Plan for the Lands at Mooretown. It will create a new neighbourhood of compact residential clusters within a landscape setting that integrates existing landscape features, flora and fauna with heritage objects such as St. Cronins Well. A cohesive urban form supports a clearly legible hierarchy of main Link road, low frequency Local Access Roads road and the non vehicular pedestrian and cycling network. The enhanced scale and elevation treatment to the key frontages facing Rathbeale Road and the Link Street are a design feature intended to define a sense of place for the new residents.

5.0 URBAN DESIGN MANUAL CRITERIA

5.7 Layout - How does the proposal create people friendly streets and spaces?

The proposal sets out to minimize the amount of new vehicular movement routes, which are required to provide parking, fire tender access, and bin lorry access. The new roads and car parking areas are planted to soften their appearance visually and to form a clear separation to pedestrian footpaths. Roadways are designed with traffic calming measures, designed to reduce overall speeds and to create a pedestrian-friendly environment and Public Open Space has pedestrian and cycling routes connecting to the wider neighbourhood. Public Lighting ensures adequate levels at nighttime.

5.8 Public Realm - How safe, secure and enjoyable are the public areas?

The Public Open Space is lined with the active frontage of the compact residential cell clusters and apartment blocks. Passive surveillance from both apartments and dwelling houses and street lighting to outdoor spaces ensure that these spaces are safe and secure at all times of day. Access to the communal amenity spaces of the apartments is controlled and for residents use only. A Road Safety Audit was undertaken to ensure traffic movement is safe for all road users and others and a public lighting design has been modelled to ensure safe lighting of all areas.

5.9 Adaptability - How will the buildings cope with change?

The dwelling typologies within each residential cell range from 2-, 3- and 4-bed houses to own door 1- and 2-Bed apartments and duplexes to create a heterogeneous and diverse mix of residents and allow for future adaptability with up and downsizing potential within an established community. Internal spatial design to UD units provides adequate space for wheelchair turning and all units have an accessible bathroom. A number of 2 bed 3 person UD apartment units, which can accommodate a carer in a single bedroom along with the residents' main bedroom, are provided in the two apartment blocks.

5.10 Privacy and Amenity - How does the scheme provide a decent standard of amenity?

All residential units are afforded a high level of privacy and adequate separation distances between opposing habitable rooms. Dwelling houses have a private rear garden and all Duplex / Apartments within the compact cells and units in the two apartment blocks have generous private amenity spaces in form of screened terraces or framed balconies.

5.11 Parking - How will the parking be secure and attractive?

Car parking spaces enjoy a high level of passive surveillance, overlooked by the adjoining residential units and are separated by planted zones with a max bay of 5 car spaces. Trees to these planted zones have bio-retention pits and the planted zones create narrowings which slow traffic in the car park areas. Part M spaces are provided close to the building entrances.

5.12 Detailed Design - How well thought through is the building and landscape design?

External building materials for the dwelling houses, Duplex / Apartments and the two Apartment blocks are chosen for their robustness and low maintenance properties. Selected brick finishes to the key frontages along Rathbeale Road and the Link Street and to the front garden elements of the dwelling houses within the compact cells provide a robust and long lasting high quality interface to all public walkways.

The principal objectives of the landscape design for the development are to complement the existing landscape with high quality public open space and to contribute to the sustainability of the proposed development with sustainable urban drainage. Landscape design features robust materials and incorporates SUDS measures into the design proposal.

6.0 APPENDIX

Mooretown Phase 1A Summary

Rev-0 27-May-24

DWELLINGS SUMMARY

	Unit Total	Unit Percentage
1B	18	7% %
2B	109	40% %
3B	128	47% %
4B	19	7% %
TOTAL	274	274 dwellings
Density		39 units/Ha (of net site area)

SITE

Site Area Gross	9.35 Ha
Site Area Net (developable area)	7 Ha
Spine Road Area	0.87 Ha
Riparian corridor	1.48 Ha

UNIT TYPES

Dwellings by Unit Type		%
2B House	54	5 %
3B House	114	2 %
4B House	19	14 %
1B Apt Own door	14	20 %
2B Apt/Duplex Own door	20	14 %
3B Apt Own door	3	91 %
1B Apt	4	69 %
2B Apt	35	8 %
3B Apt	11	25 %
TOTAL	274	100 %

CLASS 2 POS (ha) Refer to Landscaping Drawings and report for compliance of POS areas

Proposed

with riparian corridor	1.80 ha	
without riparian corridor	0.83 ha	12% (of net site area)

COMMUNAL AMENITY SPACE (ha) Refer to Landscaping Drawings and Report for compliance of CAS areas

Proposed

0.074 Ha

CAR PARKING

	Proposed		Dev. Plan	
	Spaces	Spaces/unit	Spaces	Spaces/unit
Residents				
2B House	54	1	54	1
3B House	171	1.5	228	2
4B House	38	2	38	2
1B Apt Own door	14	1	14	1
2B Apt/Duplex Own door	20	1	20	1
3B Apt Own door	5	1.5	6	2
1B Apt	4	1	4	1
2B Apt	35	1	35	1
3B Apt	17	1.5	22	2
Visitor	55		55	
Go Car	3			
Total proposed	415		476	

6.1 Schedule of Units - Summary

Mooretown Phase 1A Detailed Summary

Rev-0

27-May-24

DWELLING TYPES				BLOCKS	1		2		3			4									
Type	Description	Storey	Code	CELLS	1A	1B	2A	2B	3A	3B	3C	3D	3E	4A	4B	4C	4D	4E	4F	4G	
A/A1	2 bed wide fronted house	2 storey	A/A1-2B-4P-2S	54	3	3			2		7	3	6	2	2	4	5	3	4	10	
B	3 bed narrow fronted house	2 storey	B-3B-5P-2S	34							4		5			6	4	5	4	6	
C	3 bed wide fronted house	2 storey	C-3B-5P-2S	38	1	1			1	3	2	9	2	3	2	4	2	4	3	1	
D/D1	3 bed narrow fronted house	3 storey	D-3B-5P-3S	39	7	6			6	8				4	8						
E/E1	3 bed wide fronted house	3 storey	E-3B-5P-3S	3	1									1	1						
F	4 bed wide fronted house	2 storey	F-4B-7P-2S	4		1			1								1	1			
G/G1/G2	4 bed wide fronted house	3 storey	G-4B-7P-3S	15	3				2	3				4	3						
H	1 bed apt GF (3S-corner unit) - UD	1 storey	H-1B-2P-1S-UD	7	1				1	2				1	2						
J	2 bed duplex FF/SF (3S-corner unit)	2 storey	J-2B-4P-2S	7	1				1	2				1	2						
K	1 bed apt GF (3S-corner unit)	1 storey	K-1B-2P-1S	7	1				1	2				1	2						
L	2 bed duplex FF/SF (3S-corner unit)	2 storey	L-2B-4P-2S	7	1				1	2				1	2						
M	2 bed apt GF (2S-corner unit)	1 storey	M-2B-4P-1S	3									1			1			1		
N	2 bed apt FF (2S- corner unit)	1 storey	N-2B-4P-1S	3									1			1			1		
P	3 bed duplex GF/FF (2S-corner unit)	2 storey	P-3B-5P-2S	3									1			1			1		
X1	1 bed apt UD		X1-1B-2P-UD	4			4														
X2	2 bed apt UD/AF		X2-2B-4P-UD/AF	4			4														
X3	2 bed apt UD/AF		X3-2B-4P-UD/AF	5			5														
X4	2 bed apt UD/AF		X4-2B-4P-UD/AF	4			4														
X5	3 bed apt UD/AF		X5-3B-5P-UD/AF	4			4														
X6	3 bed apt UD/AF		X6-3B-5P-UD/AF	4			4														
Y1	2 bed apt UD/AF		Y1-2B-3P-UD/AF	5				5													
Y2	2 bed apt		Y2-2B-4P	5				5													
Y3	2 bed apt		Y3-2B-4P	4				4													
Y4	2 bed apt UD/AF		Y4-2B-4P-UD/AF	4				4													
Y5	2 bed apt UD/AF		Y5-2B-4P-UD/AF	4				4													
Y6	3 bed apt UD/AF		Y6-3B-5P-UD/AF	3				3													
				Cell Total	19	11	25	25	16	22	13	12	16	18	24	17	12	13	14	17	
				Block Total	30		50		79			115									
TOTAL				274	39 units/ha density 29 units/ha density		(net site area) (gross site area)														
Total Apt in Blocks				50	18	%															
Total Apt/Dupl. in Cells				37	14	%															
Total Houses				187	68	%															
				274																	
CAR PARKING				1A	1B	2A	2B	3A	3B	3C	3D	3E	4A	4B	4C	4D	4E	4F	4G		
Proposed																					
Residents				Spaces/unit	Sub-Total	Spaces															
1B				1		2	0	4	0	2	4	0	0	0	2	4	0	0	0	0	
2B				1		5	3	13	22	4	4	7	3	8	4	6	6	5	3	6	10
3B				1.5		14	11	12	5	11	17	9	14	12	12	17	17	9	14	12	11
4B				2		6	2	0	0	6	6	0	0	0	8	6	0	2	2	0	0
				357																	
Resident Cell Sub-Total Car Parking						27	16	29	27	23	31	16	17	20	26	33	23	16	19	18	21
Visitor				55		6		10		16				23							
Go Car				3		1		1					1								
Sub-Total Car Parking Block						48		67				122					178				
Total Car Parking				415																	

6.1 Schedule of Units - Detailed List of Unit types

CELL 1A & 1B

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
1A-01	D1	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	40	N	N	N	Y
1A-02	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	40	N	N	N	Y
1A-03	D1	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	40	N	N	N	Y
1A-04	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	78	N	N	N	Y
1A-05	D1	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	78	N	N	N	Y
1A-06	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	77	N	N	N	Y
1A-07	D1	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	64	N	N	N	Y
1A-08	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29	N	N	N	Y
1A-09	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
1A-10	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
1A-11	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16	Y	Y	Y	Y
1A-12	E	3 bed house	102	121.2	13	13	11.4	13	7.1	7.1	N/A	N/A	31.5	33.1	34	34	5	5.1	40	52	N	N	N	Y
1A-13	G1	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	62	N	N	N	Y
1A-14	G1	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	63	N	N	N	Y
1A-15	G1	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	62	N	N	N	Y
1A-16	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	83	Y	N	N	Y
1A-17	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	50	N	N	N	Y
1A-18	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	31	N	N	N	Y
1A-19	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	34	N	N	N	Y
1B-01	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	55	N	N	N	Y
1B-02	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	44	N	N	N	Y
1B-03	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	43	N	N	N	Y
1B-04	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	52	N	N	N	Y
1B-05	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	45	N	N	N	Y
1B-06	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	63	N	N	N	Y
1B-07	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	42	N	N	N	Y
1B-08	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	41	N	N	N	Y
1B-09	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	42	N	N	N	Y
1B-10	F	4 bed house	120	119.4	13	13	11.4	11.4	11.4	11.5	7.1	7.1	42.9	43	40	40.6	6	6.2	50	73	N	N	N	Y
1B-11	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	69	Y	N	N	Y

SUMMARY CELL 1A & 1B

Total Units	30
Units 10% over min area	4
UD Units	1
UD/AF Units	1
Dual Aspect Units	30

6.2 Housing Quality Assessment

CELL 2A & 2B

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
2A-01	X1	1 bed 2 person UD apartment	45	56.2	11.4	14.7	N/A	N/A	N/A	N/A	11.4	14.7	23	23.00	3	3.9	5	10.3	Y	Y	N	N
2A-02	X2	2 bed 4 person UD/AF apartment	73	79.6	13	14.4	7.1	12.7	N/A	N/A	20.1	27.1	28	28.10	5	6.4	6	23.3	Y	Y	Y	Y
2A-03	X5	3 bed 5 person UD apartment	90	95.9	13	13.1	11.4	11.7	7.1	7.9	31.5	32.7	34	34.00	9	9	9	10.8	Y	Y	N	Y
2A-04	X3	2 bed 4 person UD apartment	73	85.1	13	15.3	7.1	11.5	N/A	N/A	20.1	26.8	28	30.00	5	7.7	6	14.2	Y	Y	N	Y
2A-05	X1	1 bed 2 person UD apartment	45	56.2	11.4	14.7	N/A	N/A	N/A	N/A	11.4	14.7	23	23.00	3	3.9	5	10.3	Y	Y	N	N
2A-06	X2	2 bed 4 person UD/AF apartment	73	79.6	13	14.4	7.1	12.7	N/A	N/A	20.1	27.1	28	28.10	5	6.4	6	23.3	Y	Y	Y	Y
2A-07	X5	3 bed 5 person UD apartment	90	95.9	13	13.1	11.4	11.7	7.1	7.9	31.5	32.7	34	34.00	9	9	9	10.8	Y	Y	N	Y
2A-08	X4	2 bed 4 person UD apartment	73	85.8	13	13.9	11.4	12.3	N/A	N/A	24.4	26.2	30	34.80	6	6.1	7	10.5	Y	Y	N	Y
2A-09	X6	3 bed 5 person UD apartment	90	101.1	13	13	11.4	11.8	7.1	8.9	31.5	33.7	34	35.00	9	9.2	9	12.7	Y	Y	N	Y
2A-10	X3	2 bed 4 person UD apartment	73	85.1	13	15.3	7.1	11.5	N/A	N/A	20.1	26.8	28	30.00	5	7.7	6	14.2	Y	Y	N	Y
2A-11	X1	1 bed 2 person UD apartment	45	56.2	11.4	14.7	N/A	N/A	N/A	N/A	11.4	14.7	23	23.00	3	3.9	5	10.3	Y	Y	N	N
2A-12	X2	2 bed 4 person UD/AF apartment	73	79.6	13	14.4	7.1	12.7	N/A	N/A	20.1	27.1	28	28.10	5	6.4	6	23.3	Y	Y	Y	Y
2A-13	X5	3 bed 5 person UD apartment	90	95.9	13	13.1	11.4	11.7	7.1	7.9	31.5	32.7	34	34.00	9	9	9	10.8	Y	Y	N	Y
2A-14	X4	2 bed 4 person UD apartment	73	85.8	13	13.9	11.4	12.3	N/A	N/A	24.4	26.2	30	34.80	6	6.1	7	10.5	Y	Y	N	Y
2A-15	X6	3 bed 5 person UD apartment	90	101.1	13	13	11.4	11.8	7.1	8.9	31.5	33.7	34	35.00	9	9.2	9	12.7	Y	Y	N	Y
2A-16	X3	2 bed 4 person UD apartment	73	85.1	13	15.3	7.1	11.5	N/A	N/A	20.1	26.8	28	30.00	5	7.7	6	14.2	Y	Y	N	Y
2A-17	X1	1 bed 2 person UD apartment	45	56.2	11.4	14.7	N/A	N/A	N/A	N/A	11.4	14.7	23	23.00	3	3.9	5	10.3	Y	Y	N	N
2A-18	X2	2 bed 4 person UD/AF apartment	73	79.6	13	14.4	7.1	12.7	N/A	N/A	20.1	27.1	28	28.10	5	6.4	6	23.3	Y	Y	Y	Y
2A-19	X5	3 bed 5 person UD apartment	90	95.9	13	13.1	11.4	11.7	7.1	7.9	31.5	32.7	34	34.00	9	9	9	10.8	Y	Y	N	Y
2A-20	X4	2 bed 4 person UD apartment	73	85.8	13	13.9	11.4	12.3	N/A	N/A	24.4	26.2	30	34.80	6	6.1	7	10.5	Y	Y	N	Y
2A-21	X6	3 bed 5 person UD apartment	90	101.1	13	13	11.4	11.8	7.1	8.9	31.5	33.7	34	35.00	9	9.2	9	12.7	Y	Y	N	Y
2A-22	X3	2 bed 4 person UD apartment	73	85.1	13	15.3	7.1	11.5	N/A	N/A	20.1	26.8	28	30.00	5	7.7	6	14.2	Y	Y	N	Y
2A-23	X4	2 bed 4 person UD apartment	73	85.8	13	13.9	11.4	12.3	N/A	N/A	24.4	26.2	30	34.80	6	6.1	7	10.5	Y	Y	N	Y
2A-24	X6	3 bed 5 person UD apartment	90	101.1	13	13	11.4	11.8	7.1	8.9	31.5	33.7	34	35.00	9	9.2	9	12.7	Y	Y	N	Y
2A-25	X3	2 bed 4 person UD apartment	73	85.1	13	15.3	7.1	11.5	N/A	N/A	20.1	26.8	28	30.00	5	7.7	6	14.2	Y	Y	N	Y

2B-01	Y1	2 bed 3 person UD/AF apartment	63	76.3	13	13.7	7.1	10.6	N/A	N/A	20.1	24.3	28	28.50	5	5.5	6	10.5	Y	Y	Y	Y
2B-02	Y2	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	11.9	Y	N	N	Y
2B-03	Y3	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	13	Y	N	N	Y
2B-04	Y4	2 bed 4 person UD/AF apartment	73	83.8	13	13.5	11.4	12.2	N/A	N/A	24.4	25.7	30	31.90	6	7.6	7	11.2	Y	Y	Y	Y
2B-05	Y1	2 bed 3 person UD/AF apartment	63	76.3	13	13.7	7.1	10.6	N/A	N/A	20.1	24.3	28	28.50	5	5.5	6	10.5	Y	Y	Y	Y
2B-06	Y2	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	11.9	Y	N	N	Y
2B-07	Y5	2 bed 4 person UD/AF apartment	73	82.3	13	13.7	11.4	12.9	N/A	N/A	24.4	26.6	30	31.20	6	6.1	7	9.2	Y	Y	Y	Y
2B-08	Y6	3 bed 5 person UD/AF apartment	90	99.8	13	13.1	11.4	11.6	7.1	8.3	31.5	33	34	36.20	9	6.5	9	12.7	Y	Y	Y	Y
2B-09	Y3	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	13	Y	N	N	Y
2B-10	Y4	2 bed 4 person UD/AF apartment	73	83.8	13	13.5	11.4	12.2	N/A	N/A	24.4	25.7	30	31.90	6	7.6	7	11.2	Y	Y	Y	Y
2B-11	Y1	2 bed 3 person UD/AF apartment	63	76.3	13	13.7	7.1	10.6	N/A	N/A	20.1	24.3	28	28.50	5	5.5	6	10.5	Y	Y	Y	Y
2B-12	Y2	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	11.9	Y	N	N	Y
2B-13	Y5	2 bed 4 person UD/AF apartment	73	82.3	13	13.7	11.4	12.9	N/A	N/A	24.4	26.6	30	31.20	6	6.1	7	9.2	Y	Y	Y	Y
2B-14	Y6	3 bed 5 person UD/AF apartment	90	99.8	13	13.1	11.4	11.6	7.1	8.3	31.5	33	34	36.20	9	6.5	9	12.7	Y	Y	Y	Y
2B-15	Y3	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	13	Y	N	N	Y
2B-16	Y4	2 bed 4 person UD/AF apartment	73	83.8	13	13.5	11.4	12.2	N/A	N/A	24.4	25.7	30	31.90	6	7.6	7	11.2	Y	Y	Y	Y
2B-17	Y1	2 bed 3 person UD/AF apartment	63	76.3	13	13.7	7.1	10.6	N/A	N/A	20.1	24.3	28	28.50	5	5.5	6	10.5	Y	Y	Y	Y
2B-18	Y2	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	11.9	Y	N	N	Y
2B-19	Y5	2 bed 4 person UD/AF apartment	73	82.3	13	13.7	11.4	12.9	N/A	N/A	24.4	26.6	30	31.20	6	6.1	7	9.2	Y	Y	Y	Y
2B-20	Y6	3 bed 5 person UD/AF apartment	90	99.8	13	13.1	11.4	11.6	7.1	8.3	31.5	33	34	36.20	9	6.5	9	12.7	Y	Y	Y	Y
2B-21	Y3	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	13	Y	N	N	Y
2B-22	Y4	2 bed 4 person UD/AF apartment	73	83.8	13	13.5	11.4	12.2	N/A	N/A	24.4	25.7	30	31.90	6	7.6	7	11.2	Y	Y	Y	Y
2B-23	Y1	2 bed 3 person UD/AF apartment	63	76.3	13	13.7	7.1	10.6	N/A	N/A	20.1	24.3	28	28.50	5	5.5	6	10.5	Y	Y	Y	Y
2B-24	Y2	2 bed 4 person apartment	73	81.1	13	13	11.4	11.4	N/A	N/A	24.4	24.4	30	30.80	6	6.1	7	11.9	Y	N	N	Y
2B-25	Y5	2 bed 4 person UD/AF apartment	73	82.3	13	13.7	11.4	12.9	N/A	N/A	24.4	26.6	30	31.20	6	6.1	7	9.2	Y	Y	Y	Y

SUMMARY CELL 2A & 2B

Total Units	50
Units 10% over min area	50
UD Units	41
UD/AF Units	20
Dual Aspect Units	46

6.2 Housing Quality Assessment

CELL 3A, 3B, 3C, 3D & 3E

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
3A-01	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	46	N	N	N	Y
3A-02	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	45	N	N	N	Y
3A-03	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	45	N	N	N	Y
3A-04	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	45	N	N	N	Y
3A-05	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	45	N	N	N	Y
3A-06	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	44	N	N	N	Y
3A-07	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
3A-08	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
3A-09	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
3A-10	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
3A-11	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	65	N	N	N	Y
3A-12	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	53	N	N	N	Y
3A-13	F	4 bed house	120	119.4	13	13	11.4	11.4	11.4	11.5	7.1	7.1	42.9	43	40	40.6	6	6.2	50	79	N	N	N	Y
3A-14	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	68	Y	N	N	Y
3A-15	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	31	N	N	N	Y
3A-16	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	31	N	N	N	Y
3B-01	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	57	N	N	N	Y
3B-02	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	71	N	N	N	Y
3B-03	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
3B-04	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
3B-05	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
3B-06	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
3B-07	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	50	N	N	N	Y
3B-08	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-09	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-10	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-11	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-12	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-13	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	51	N	N	N	Y
3B-14	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	46	N	N	N	Y
3B-15	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
3B-16	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
3B-17	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
3B-18	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
3B-19	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	80	N	N	N	Y
3B-20	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	67	Y	N	N	Y
3B-21	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	56	Y	N	N	Y
3B-22	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	57	Y	N	N	Y
3C-01	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	45	N	N	N	Y
3C-02	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	45	N	N	N	Y
3C-03	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	48	N	N	N	Y
3C-04	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	58	N	N	N	Y
3C-05	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	42	N	N	N	Y
3C-06	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	41	N	N	N	Y
3C-07	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	47	Y	N	N	Y
3C-08	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	76	Y	N	N	Y
3C-09	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
3C-10	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	31	N	N	N	Y
3C-11	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	98	Y	N	N	Y
3C-12	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	98	Y	N	N	Y
3C-13	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	44	N	N	N	Y
3D-01	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	43	Y	N	N	Y
3D-02	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	47	Y	N	N	Y

6.2 Housing Quality Assessment

CELL 3A, 3B, 3C, 3D & 3E

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
3D-03	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	54	Y	N	N	Y
3D-04	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	56	Y	N	N	Y
3D-05	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	55	Y	N	N	Y
3D-06	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	46	Y	N	N	Y
3D-07	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	46	Y	N	N	Y
3D-08	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	89	Y	N	N	Y
3D-09	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	46	Y	N	N	Y
3D-10	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	46	Y	N	N	Y
3D-11	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	55	Y	N	N	Y
3D-12	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	56	Y	N	N	Y
3E-01	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	50	N	N	N	Y
3E-02	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	46	N	N	N	Y
3E-03	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	50	N	N	N	Y
3E-04	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	92	N	N	N	Y
3E-05	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	81	N	N	N	Y
3E-06	P	3 bed 5 person duplex	92	103.6	13	13.3	11.4	12.4	7.1	7.3	N/A	N/A	31.5	33	34	34.1	5	9	9	25.3	Y	N	N	Y
3E-07	N	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30.1	6	6.6	7	7.2	N	N	N	Y
3E-08	M	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30	6	6.8	7	32.2	N	N	N	Y
3E-09	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	55	N	N	N	Y
3E-10	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	39	Y	N	N	Y
3E-11	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	50	Y	N	N	Y
3E-12	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	55	Y	N	N	Y
3E-13	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	52	Y	N	N	Y
3E-14	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	44	N	N	N	Y
3E-15	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	44	N	N	N	Y
3E-16	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	45	N	N	N	Y

SUMMARY CELL 3A, 3B, 3C, 3D & 3E

Total Units	79
Units 10% over min area	31
UD Units	3
UD/AF Units	3
Dual Aspect Units	79

6.2 Housing Quality Assessment

CELL 4A, 4B, 4C, 4D, 4E, 4F & 4G

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
4A-01	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	43	N	N	N	Y
4A-02	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	63	N	N	N	Y
4A-03	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	65	N	N	N	Y
4A-04	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	65	N	N	N	Y
4A-05	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
4A-06	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
4A-07	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
4A-08	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
4A-09	G	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	80	N	N	N	Y
4A-10	G	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	81	N	N	N	Y
4A-11	E1	3 bed house	102	135.1	13	14.1	11.4	14.1	7.1	9	N/A	N/A	31.5	37.2	34	43.6	5	6.3	40	43	N	N	N	Y
4A-12	G	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	64	N	N	N	Y
4A-13	G	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	85	N	N	N	Y
4A-14	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	95	N	N	N	Y
4A-15	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	82	N	N	N	Y
4A-16	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	44	Y	N	N	Y
4A-17	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	43	Y	N	N	Y
4A-18	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	40	Y	N	N	Y
4B-01	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	43	N	N	N	Y
4B-02	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	44	N	N	N	Y
4B-03	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	43	N	N	N	Y
4B-04	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
4B-05	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
4B-06	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
4B-07	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
4B-08	E	3 bed house	102	121.2	13	13	11.4	13	7.1	7.1	N/A	N/A	31.5	33.1	34	34	5	5.1	40	53	N	N	N	Y
4B-09	G	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	123	N	N	N	Y
4B-10	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	56	N	N	N	Y
4B-11	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	53	N	N	N	Y
4B-12	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	53	N	N	N	Y
4B-13	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	53	N	N	N	Y
4B-14	D	3 bed house	102	110.8	13	14.9	11.4	13.4	7.1	7.2	N/A	N/A	31.5	35.5	34	34.1	5	5.4	40	52	N	N	N	Y
4B-15	L	2 bed 4 person duplex	80	87.8	13	13	11.4	11.8	N/A	N/A	N/A	N/A	24.4	24.8	30	30.7	4	6.2	7	11.4	N	N	N	Y
4B-16	K	1 bed 2 person apartment	45	49.2	11.4	11.5	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.5	23	23	3	3	5	29.2	N	N	N	Y
4B-17	H	1 bed 2 person UD apartment	45	52.7	11.4	13	N/A	N/A	N/A	N/A	N/A	N/A	11.4	13	23	23.1	3	3.1	5	16.7	Y	Y	Y	Y
4B-18	J	2 bed 4 person duplex	80	89.4	13	13.5	11.4	12	N/A	N/A	N/A	N/A	24.4	25.5	30	30	4	6.1	7	24.3	Y	N	N	Y
4B-19	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	71	N	N	N	Y
4B-20	G2	4 bed house	120	129.7	13	13.2	11.4	11.8	11.4	11.6	7.1	7.6	42.9	44.2	40	39.9	6	6	50	55	N	N	N	Y
4B-21	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	50	Y	N	N	Y
4B-22	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	43	N	N	N	Y
4B-23	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	43	N	N	N	Y
4B-24	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	43	Y	N	N	Y
4C-01	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	65	N	N	N	Y
4C-02	M	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30	6	6.8	7	32.2	N	N	N	Y
4C-03	N	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30.1	6	6.6	7	7.2	N	N	N	Y
4C-04	P	3 bed 5 person duplex	92	103.6	13	13.3	11.4	12.4	7.1	7.3	N/A	N/A	31.5	33	34	34.1	5	9	9	25.3	Y	N	N	Y
4C-05	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	80	N	N	N	Y
4C-06	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	80	N	N	N	Y
4C-07	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	80	N	N	N	Y
4C-08	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	71	N	N	N	Y
4C-09	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	47	N	N	N	Y
4C-10	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	47	N	N	N	Y
4C-11	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	72	Y	N	N	Y
4C-12	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	60	Y	N	N	Y

6.2 Housing Quality Assessment

CELL 4A, 4B, 4C, 4D, 4E, 4F & 4G

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
4C-13	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	46	N	N	N	Y
4C-14	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	45	N	N	N	Y
4C-15	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	45	N	N	N	Y
4C-16	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	51	Y	N	N	Y
4C-17	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	52	Y	N	N	Y
4D-01	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	41	N	N	N	Y
4D-02	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	40	N	N	N	Y
4D-03	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	40	N	N	N	Y
4D-04	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	42	N	N	N	Y
4D-05	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	51	Y	N	N	Y
4D-06	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	51	Y	N	N	Y
4D-07	F	4 bed house	120	119.4	13	13	11.4	11.4	11.4	11.5	7.1	7.1	42.9	43	40	40.6	6	6.2	50	115	N	N	N	Y
4D-08	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	52	N	N	N	Y
4D-09	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	36	N	N	N	Y
4D-10	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	39	Y	N	N	Y
4D-11	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	38	Y	N	N	Y
4D-12	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
4E-01	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
4E-02	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	43	Y	N	N	Y
4E-03	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	44	Y	N	N	Y
4E-04	F	4 bed house	120	119.4	13	13	11.4	11.4	11.4	11.5	7.1	7.1	42.9	43	40	40.6	6	6.2	50	67	N	N	N	Y
4E-05	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	42	Y	N	N	Y
4E-06	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	37	Y	N	N	Y
4E-07	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	43	Y	N	N	Y
4E-08	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	57	Y	N	N	Y
4E-09	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	64	N	N	N	Y
4E-10	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	71	N	N	N	Y
4E-11	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	46	N	N	N	Y
4E-12	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	59	N	N	N	Y
4E-13	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	56	N	N	N	Y
4F-01	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	69	N	N	N	Y
4F-02	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	57	N	N	N	Y
4F-03	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	64	N	N	N	Y
4F-04	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	55	N	N	N	Y
4F-05	P	3 bed 5 person duplex	92	103.6	13	13.3	11.4	12.4	7.1	7.3	N/A	N/A	31.5	33	34	34.1	5	9	9	25.3	Y	N	N	Y
4F-06	N	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30.1	6	6.6	7	7.2	N	N	N	Y
4F-07	M	2 bed 4 person apartment	73	79.8	13	13	11.4	11.4	N/A	N/A	N/A	N/A	24.4	24.4	30	30	6	6.8	7	32.2	N	N	N	Y
4F-08	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	31	N	N	N	Y
4F-09	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	42	Y	N	N	Y
4F-10	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	64	Y	N	N	Y
4F-11	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	46	N	N	N	Y
4F-12	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	54	Y	N	N	Y
4F-13	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	41	Y	N	N	Y
4F-13	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	41	Y	N	N	Y

6.2 Housing Quality Assessment

CELL 4A, 4B, 4C, 4D, 4E, 4F & 4G

Unit No.	Unit Type	Description	Gross Floor area required (sqm)	Gross Floor area proposed (sqm)	Bedroom 1 Required (sqm)	Bedroom 1 Proposed (sqm)	Bedroom 2 Required (sqm)	Bedroom 2 Proposed (sqm)	Bedroom 3 Required (sqm)	Bedroom 3 Proposed (sqm)	Bedroom 4 Required (sqm)	Bedroom 4 Proposed (sqm)	Aggregate Bedroom Required (sqm)	Aggregate Bedroom Proposed (sqm)	KLD Required (sqm)	KLD Proposed (sqm)	Storage Required (sqm)	Storage Proposed (sqm)	Private Amenity Space Required (sqm)	Private Amenity Space Proposed (sqm)	GIFA 10% over min (Yes / No)	UD (Yes / No)	Age Friendly (Yes / No)	Dual Aspect (Yes / No)
4G-01	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	60	N	N	N	Y
4G-02	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	40	N	N	N	Y
4G-03	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	45	Y	N	N	Y
4G-04	A1	2 bed house	80	91	13	14.5	11.4	11.4	N/A	N/A	N/A	N/A	24.4	25.9	30	31	4	4.1	30	48	Y	N	N	Y
4G-05	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	41	N	N	N	Y
4G-06	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	64	N	N	N	Y
4G-07	C	3 bed house	92	101.2	13	13.1	11.4	11.4	7.1	8.1	N/A	N/A	31.5	32.6	34	34.2	5	5	40	75	Y	N	N	Y
4G-08	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
4G-09	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
4G-10	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	39	N	N	N	Y
4G-11	A	2 bed house	80	87.6	13	13	11.4	11.6	N/A	N/A	N/A	N/A	24.4	24.6	30	30	4	4	30	40	N	N	N	Y
4G-12	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	44	N	N	N	Y
4G-13	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	44	N	N	N	Y
4G-14	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	82	N	N	N	Y
4G-15	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	95	N	N	N	Y
4G-16	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	73	N	N	N	Y
4G-17	B	3 bed house	92	100.2	13	13.4	11.4	12.2	7.1	7.6	N/A	N/A	31.5	33.2	34	34.1	5	5.1	40	62	N	N	N	Y

SUMMARY CELL 4A, 4B, 4C, 4D, 4E, 4F & 4G

Total Units	115
Units 10% over min area	35
UD Units	3
UD/AF Units	3
Dual Aspect Units	115

OVERALL SUMMARY - CELLS 1-4

Total Units	274
Units 10% over min area	120
UD Units	48
UD/AF Units	27
Dual Aspect Units	270

6.2 Housing Quality Assessment



6.3 Visualisations - Entrance of development to Rathbeale Road



6.3 Visualisations - View of town houses and riparian corridor along proposed Link Street



6.3 Visualisations - View of proposed development within typical cell clusters