

Constitution Hill						
Part 8 Planning Submission_11 November 2022						
Unit Quality Housing Assessment Table P03						
CH-GRA-XX-XX-SCH-A-000001						
Renovated Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 1	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
3b5p non-UD	Bedroom 1 Double	3.0	11.7	2.8	11.4	103%
Single Level L00	Bedroom 2 Twin	3.0	12.4	2.8	13.0	95%
	Bedroom 3 Single	2.3	7.1	2.1	7.1	100%
	Total Storage Area		9.1		9.0	101%
	Total Living/Kitchen/Dining		34.0		34.0	100%
	Gross Internal Area		93.5		90.0	104%
	Private Open Space		9.0		9.0	100%
Renovated Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 2	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
1b2p non-UD	Bedroom 1	2.98	11.2	2.8	11.4	98%
Duplex L01/02	Total Storage Area		3		3.0	100%
	Total Living/Kitchen/Dining		25.2		23.0	110%
	Gross Internal Area		50.9		45.0	113% 10% over min. standards
	Private Open Space		5.4		5.0	108%
Renovated Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 3	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
3b5p non-UD	Bedroom 1 Double	3.4	12.3	2.8	11.4	108%
Duplex L01/02	Bedroom 2 Twin	3.7	13.5	2.8	13.0	104%
	Bedroom 3 Single	2.2	8.3	2.1	7.1	117%
	Total Storage Area		9.1		9.0	101%
	Total Living/Kitchen/Dining		34.3		34.0	101%
	Gross Internal Area		112.8		100.0	113% 10% over min. standards
	Private Open Space		6.3		9.0	70%
Renovated Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 4	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b3p non-UD	Bedroom 1 Double	3.34	11.2	2.8	13.0	86%
Dulplex L03/04	Bedroom 2 Single	2.5	7.1	2.1	7.1	100%
	Total Storage Area		4.8		3	160%
	Total Living/Kitchen/Dining		31.7		28	113%
	Gross Internal Area		77.8		70	111% 10% over min. standards
	Private Open Space		6.3		6	105%
Renovated Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 5	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b3p non-UD	Bedroom 1 Double	3.34	12.8	2.8	13.0	98%
Duplex L05/04	Bedroom 2 Single	2.5	7.1	2.1	7.1	100%
	Total Storage Area		4.8		3	160%
	Total Living/Kitchen/Dining		33.6		28	120%
	Gross Internal Area		77		70	110% 10% over min. standards
	Private Open Space		5.3		6	88%
North & South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 6	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
1b2p UD	Bedroom 1 Double	2.8	12.48	2.8	13.0	96%
	Total Storage Area		3		3	100%
	Total Living/Kitchen/Dining	3.4	24.7	3.3	23	107%
	Gross Internal Area		51.88		45	115% 10% over min. standards
	Private Open Space		5		5	100%
North & South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 7	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
1b2p Non-UD	Bedroom 1 Double	3.15	11.53	2.8	11.4	101%
	Total Storage Area		3		3	100%
	Total Living/Kitchen/Dining	3.4	25.9	3.3	23	113%
	Gross Internal Area		50		45	111% 10% over min. standards
	Private Open Space		5		5	100%

North & South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 8	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b4p UD	Bedroom 1 Double	3.37	13.49	2.8	13.0	104%
	Bedroom 2 Twin	2.8	13.0	2.8	13.0	100%
	Total Storage Area		6.12		6	102%
	Total Living/Kitchen/Dining	3.6	29.7	3.6	30	99%
	Gross Internal Area		79.39		73	109%
	Private Open Space		7		7	100%
10% over min. standards						
North & South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 9a	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b4p Non-UD (type A)	Bedroom 1 Double	3.3	13.28	2.8	13.0	102%
	Bedroom 2 Twin	2.8	12.4	2.8	11.4	109%
	Total Storage Area		6		6	100%
	Total Living/Kitchen/Dining	3.6	29.7	3.6	30	99%
	Gross Internal Area		76.27		73	104%
	Private Open Space		7		7	100%
North & South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 9b	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b4p Non-UD (type B)	Bedroom 1 Double	3.37	13.31	2.8	13.0	102%
	Bedroom 2 Twin	2.8	12.9	2.8	11.4	113%
	Total Storage Area		6.3		6	105%
	Total Living/Kitchen/Dining	3.6	30.3	3.6	30	101%
	Gross Internal Area		78		73	107%
	Private Open Space		7		7	100%
North Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 10	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
3b5p Non- UD	Bedroom 1 Double	3.1	11.2	2.8	11.4	98%
	Bedroom 2 Twin	2.9	15.6	2.8	13.0	120%
	Bedroom 2 Single	2.3	7.1	2.1	7.1	100%
	Total Storage Area		9.04		9.0	100%
	Total Living/Kitchen/Dining	3.8	34.0	3.8	34	100%
	Gross Internal Area		100		90.0	111%
	Private Open Space		12		9.0	133%
10% over min. standards						
South Block		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 11	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b4p Non-UD Duplex	Bedroom 1 Double	3.2	16.3	2.8	13.0	125%
	Bedroom 2 Twin	3.4	12.8	2.8	11.4	112%
	Total Storage Area		9.03		6	151%
	Total Living/Kitchen/Dining		30.69		30	102%
	Gross Internal Area		97.08		80	121%
	Private Open Space		13.1		7	187%
10% over min. standards						
Mews Dwelling		Proposed Unit		Equivalent Dept Guidelines		
Unit Type 12	Relevant Area	Proposed Width	Proposed Area	Min. Width	Min. Area	Comparison of Floor area
2b4p Non-UD Duplex	Bedroom 1 Double	2.8	11.99	2.8	11.4	105%
	Bedroom 2 Twin	3.7	13.6	2.8	13.0	104%
	Total Storage Area		6.22		6	104%
	Total Living/Kitchen/Dining	3.6	35.9	3.6	30	120%
	Gross Internal Area		89.72		80	112%
	Private Open Space		7.29		7	104%
10% over min. standards						