

Proposed Part 8 Residential Development  
Forbes Lane Depot, Dublin

## **HOUSING QUALITY ASSESSMENT**

SHB5-FLD-RP-MCO-AR-P3-9001  
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ARCHITECTURE  
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## 1.0 Introduction

This Housing Quality Assessment was prepared for the National Development Finance Agency (NDFA) on behalf of Dublin City Council, to accompany a Part 8 proposal for the development of 108 apartment units at a site c. 0.58 ha(gross) at the Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8.

The proposed development will consist of the following:

- The demolition of the existing sheds and garages and site clearance works
- Partial retention and modification of the existing rubble stone wall fronting Forbes Lane.
- Retention and modification of the former Gate House structure's east elevation along Marrowbone Lane. The removal of the remaining existing boundary wall fronting Marrowbone Lane and subsequent widening to facilitate an active travel route which will be subject to separate consent.
- Construction of 108 no. apartment units in two blocks (Block A and Block B) with frontage onto Marrowbone Lane and Forbes Lane comprising 108 residential units (64 no. 1-bed, 31 no. 2-bed, 13 no. 3-bed)
  - o Block A ranges from 6-7 storeys and consists of 81 residential units (50 no. 1-bed, 19 no. 2-bed, 12 no. 3-bed)
  - o Block B is 5-storeys and consists of 27 residential units (14 no. 1-bed, 12 no. 2 bed, 1 no. 3-bed)
- 165 long-stay and 54 short-stay bicycle parking spaces and 2 car parking spaces.
- 190 sq.m of community, cultural and arts space.
- 800 sq.m of public realm space and 700 sq.m of communal open space.
- One vehicular access is proposed from Marrowbone Lane. A pedestrian and cycle access route is proposed at Forbes Lane which also provides emergency vehicle access.
- Traffic calming measure in the form of raised tables are proposed on the public road at the intersection of Pim Street and Forbes Lane and between the proposed vehicular access and Marrowbone Lane. A new signalised crossing point is also proposed on Marrowbone Lane.
- Boundary treatments, landscaping and public realm works, public lighting, site drainage works, internal road surfacing and footpath, ESB substation and meter rooms, stores, bin and cycle storage, plant rooms; and
- All ancillary site services and development works above and below ground.

The site is located at the corner of Forbes Lane and Marrowbone Lane in Dublin 8 and is currently in use as Dublin City Council's Road Maintenance Depot.

## 2.0 Schedule of Accommodation

<b>SHB5 - FLD - Forbes Lane Depot</b>			
<b>SCHEDULE OF ACCOMMODATION - PLANNING APPLICATION</b>			
<b>SUMMARY</b>			
<b>SITE ANALYTICS :</b>			
1- GROSS SITE AREA:			0.58 hectares
2- NET SITE AREA:			0.53 hectares
3- DENSITY:			203.8 units/ha
<b>4- RESIDENTIAL TOTALS</b>			
	1 BED		64 No.
	2 BED		31 No.
	3 BED		13 No.
	<b>TOTAL</b>		<b>108 No.</b>
	GROSS FLOOR AREA	sq.m	10129
	NET FLOOR AREA (residential only)	sq.m	7153
	DUAL ASPECT	No.	59 No.
	10%+ FLOOR AREA	No.	86 No.
	UNIVERSAL DESIGN UNITS	No.	29 No.
<b>5- ANCILLARY TOTALS</b>			
	COMMUNAL / CULTURAL / ART	sq.m	190
	BICYCLE STORES	sq.m	171
	BIN STORES	sq.m	63
	PLANT	sq.m	372
	ESB	sq.m	52
	<b>TOTAL</b>	sq.m	<b>848</b>
<b>6- PUBLIC OPEN SPACE:</b>			
	Public Realm Contribution		800 sq.m
<b>7- COMMUNAL OPEN SPACE:</b>			
	Central Courtyard		700sq.m
<b>8- BICYCLE STORAGE</b>			
	Resident spaces		165 spaces
	Visitor spaces		54 spaces
	<b>TOTAL</b>		<b>219 Spaces</b>
<b>9- CAR PARKING</b>			
	Universal / Drop Off		2 spaces

### 3.0 Overview - Compliance with Standards

The scheme has been designed with due regard to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Applications, the Dublin City Council Development Plan and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.

The buildings have also been designed with due regard to the principles of universal design, including the 'Building for Everyone' publications. All apartment units are Part M accessible and all upper floors are provided with lift access. Larger own door apartments are located at ground floor level which allow for additional flexibility and adaptability.

A mix of unit types is proposed to cater for multiple occupancy requirements. One Beds, Two Beds, and Three bed units are proposed. This will create a variety for homeowners. The proposed revised scheme shows a significant change in the unit mix. The ratio of one beds is now reduced with a larger proportion of two beds provided as part of the additional units

58 No. dual aspect units are proposed which is equivalent to 53.7% of the total unit numbers and a total of 86 units (79.6%) are at least 10% larger than the minimum required standard and these units are identified on the list of units at Pages 7 and 8 of this document. As part of the brief for this social housing project is to facilitate methods of modern construction which generally results in larger unit areas. It is noted that a minimum of 50% of the units shall be designated as the 10% larger units at detailed design stage post planning.

All ground floor units have a minimum floor to ceiling height of 2.7m. All upper floor units shall have a minimum floor to ceiling height of 2.4m.

Core ratios vary from 3 units per core (Core1) to a maximum of 6 units per core (Core 3).

Apartment areas, room areas and sizes are in accordance with Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022. The following pages itemise the apartment unit by unit and demonstrate compliance with the space, area and aspect standards. Room dimensions are provided on the floor plans included as part of the application.

Storage is provided within each of the units as indicated on the drawings. Minimum storage areas of 3 sq.m for one bed units, 6 sq.m for two bed units and 9 sq.m for three bed units are proposed. These areas consist of a mixture of dedicated utility/storerooms, open shelving, additional wardrobe units and bathroom storage.

Each apartment has a balcony or terrace area accessed from the main living space. The minimum areas provided are 5sq.m for all one bed units, 7 sq.m for all two bed units and 9sq.m for the three bed units. Larger private amenity spaces are provided at ground floor level in the form of small front gardens to each of the units creating the potential for own door access and a more vibrant streetscape.

The apartments are generally designed in an efficient plan format balancing the ratio between floor area and external wall which allows for an efficient and sustainable layout while also creating an efficient thermal envelope. The apartments will be constructed to building regulation standards delivering a high level of energy efficiency in use in line with Part L's near zero energy target. A building lifecycle report has been prepared and is included with the planning application.

700 sq.m of communal open space is provided in the centre of the scheme.

Bicycle storage is provided at ground floor in each block. A total of 165 No. resident bicycle parking spaces are provided. 54 No. visitor spaces are also provided externally close to the core entrances and within the communal courtyard area.

Bin storage is also provided in dedicated store rooms at ground floor level.

29 No. Universal Design Units are provided as per the table opposite - 12 one beds, 16 two beds and 1 three beds.

The criteria for the internal unit layouts are summarised as shown below:

1. Large and flexible Kitchen/ Dining/ Living Room with ample unobstructed space to access all areas for everyone with ease of movement through the kitchen
2. Minimum 800mm wide clear route between furniture and in front of windows and routes between doors
3. 1200mm clear space on three consecutive sides of a table
4. Kitchen is not a thoroughfare. Cooker / hob and sink are in the same run of worktop.
5. The kitchen space located next to the dining area to ease access for carrying food and crockery.
6. Large and accessible bathroom door opens outwards, with level access shower
7. Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.
8. clear access space of 800mm on both sides and at the end of the double bed.
9. Provide a clear space for a turning circle of 1500mm
10. Doors open into rooms (such as living rooms, bedrooms and
11. kitchens) with hinge-side of the door is adjacent to a return wall and approx. 300mm clear space on the leading edge of doors
12. Entrance door with a clear width of circa 1000mm; with 1200mm x 1200 mm clear landing.

<b>Universal Design Units</b>			
	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>
Ground Floor	1	0	1
First Floor	1	2	0
Second Floor	2	4	0
Third Floor	2	4	0
Fourth Floor	2	4	0
Fifth Floor	2	2	0
Sixth Floor	2	0	0
<b>Total</b>	<b>12</b>	<b>16</b>	<b>1</b>

For more details of the scheme design please refer to the Architect's Design Statement

The following pages list the proposed areas for each of the 108 no. residential unit and Sections 4-7 include the floor plans by units type.



APARTMENTS: Bundles 4&5 - Forbes Lane

BLOCK	FLOOR LEVEL	DESCRIPTION	UNIT NUMBER	UNIT AREA	BED SPACES	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	AGGERGATE BED AREA (sqm)	STORAGE (sqm)	BALCONY & GARDEN (sqm)	ASPECT	10% EXTRA AREA UNIT	UNIVERSAL DESIGN UNIT (UD UNIT)	
BLOCK A - CORE 1	FIRST FLOOR	3 Bed/5 Person apt unit	1	109.8	5	34	13.5	15.7	7.9	37.1	9.6	min 9.0	Dual	Yes	No	
		2 Bed/3 Person apt unit	2	81.9	3	30.3	13	8.7		21.7	5.6	7	Dual	Yes	No	
		1 Bed/2 Person apt unit	3	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	SECOND FLOOR	2 Bed/4 Person apt unit	4	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
		1 Bed/2 Person apt unit	5	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/4 Person apt unit	6	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
	THIRD FLOOR	1 Bed/2 Person apt unit	7	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
		2 Bed/4 Person apt unit	8	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
		1 Bed/2 Person apt unit	9	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	FOURTH FLOOR	2 Bed/4 Person apt unit	10	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
		1 Bed/2 Person apt unit	11	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
		2 Bed/4 Person apt unit	12	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
	FIFTH FLOOR	1 Bed/2 Person apt unit	13	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/4 Person apt unit	14	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
		1 Bed/2 Person apt unit	15	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
	SIXTH FLOOR	2 Bed/4 Person apt unit	16	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
		1 Bed/2 Person apt unit	17	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/4 Person apt unit	18	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
	BLOCK A - CORE 2	GROUND FLOOR	1 Bed/2 Person apt unit	19	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes
			2 Bed/4 Person apt unit	20	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No
			1 Bed/2 Person apt unit	21	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes
3 Bed/5 Person apt unit			22	111.9	5	35	14.2	12.3	9	26.5	11.1	min 9.0	Single	Yes	Yes	
1 Bed/2 Person apt unit			23	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
FIRST FLOOR		1 Bed/2 Person apt unit	24	55.7	2	24.6	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	25	59.3	2	24.9	13			13	3.4	9.8	Dual	Yes	No	
		1 Bed/2 Person apt unit	26	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/3 Person apt unit	27	81.9	3	30.3	13	8.7		21.7	5.6	7	Dual	Yes	No	
		1 Bed/2 Person apt unit	28	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
SECOND FLOOR		1 Bed/2 Person apt unit	29	55.7	2	24.6	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	30	59.3	2	24.9	13			13	3.4	9.8	Dual	Yes	No	
		1 Bed/2 Person apt unit	31	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/4 Person apt unit	32	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
		1 Bed/2 Person apt unit	33	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
THIRD FLOOR		1 Bed/2 Person apt unit	34	55.7	2	24.6	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	35	59.3	2	24.9	13			13	3.4	9.8	Dual	Yes	No	
		1 Bed/2 Person apt unit	36	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		2 Bed/4 Person apt unit	37	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes	
		1 Bed/2 Person apt unit	38	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes	
FOURTH FLOOR		1 Bed/2 Person apt unit	39	55.7	2	24.6	11.8			11.8	3.1	7	Single	Yes	No	
	1 Bed/2 Person apt unit	40	59.3	2	24.9	13			13	3.4	9.8	Dual	Yes	No		
	1 Bed/2 Person apt unit	41	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No		
	2 Bed/4 Person apt unit	42	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes		
	1 Bed/2 Person apt unit	43	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes		
FIFTH FLOOR	1 Bed/2 Person apt unit	44	55.7	2	24.6	11.8			11.8	3.1	7	Single	Yes	No		
	1 Bed/2 Person apt unit	45	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No		
	2 Bed/4 Person apt unit	46	81.9	4	30.4	13.2	13		26.2	6.2	7	Dual	Yes	Yes		
	1 Bed/2 Person apt unit	47	55.2	2	23	13.1			13.1	3	7	Dual	Yes	Yes		
	2 Bed/4 Person apt unit	48	76.6	4	30	13.1	11.5		24.6	6.3	7	Dual	No	No		
BLOCK A - CORE 3	GROUND FLOOR	2 Bed/4 Person apt unit	49	82.6	4	30.8	13.8	11.6		25.4	6.9	min 7.0	Dual	Yes	No	
		2 Bed/4 Person apt unit	50	88.2	4	30.8	13.8	11.6		25.4	10.4	min 7.0	Dual	Yes	No	
		2 Bed/4 Person apt unit	51	77.2	4	30.5	13.3	11.9		25.2	9.4	min 7.0	Dual	No	No	
	FIRST FLOOR	3 Bed/5 Person apt unit	52	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No	
		1 Bed/2 Person apt unit	53	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	54	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	55	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
		1 Bed/2 Person apt unit	56	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
3 Bed/5 Person apt unit	57	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No			



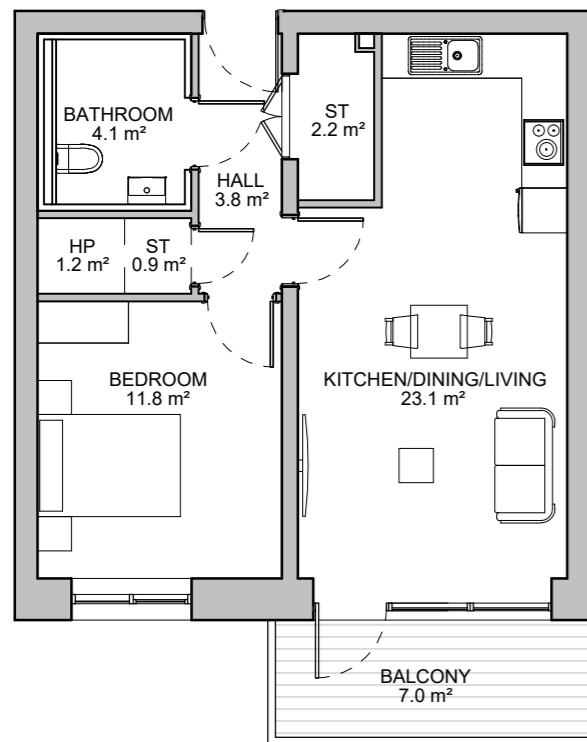
BLOCK A - CORE 3	SECOND FLOOR	3 Bed/5 Person apt unit	58	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		1 Bed/2 Person apt unit	59	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	6	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	61	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	62	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
	THIRD FLOOR	3 Bed/5 Person apt unit	63	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		3 Bed/5 Person apt unit	64	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		1 Bed/2 Person apt unit	65	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	66	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	67	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
	FOURTH FLOOR	1 Bed/2 Person apt unit	68	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		3 Bed/5 Person apt unit	69	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		3 Bed/5 Person apt unit	70	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		1 Bed/2 Person apt unit	71	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	72	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
	FIFTH FLOOR	1 Bed/2 Person apt unit	73	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		1 Bed/2 Person apt unit	74	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
		3 Bed/5 Person apt unit	75	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		3 Bed/5 Person apt unit	76	98.4	5	34	13	12.8	8.6	34.4	9.8	14	Dual	No	No
		1 Bed/2 Person apt unit	77	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
BLOCK B - CORE 1	GROUND FLOOR	1 Bed/2 Person apt unit	82	57.9	2	30.3	12.2			12.2	3	min 5.0	Dual	Yes	No
		3 Bed/5 Person apt unit	83	111	5	34	13.3	13	10.7	37	9	min 9.0	Dual	Yes	No
		1 Bed/2 Person apt unit	84	55.9	2	23.1	13.6			13.6	3.5	min 5.0	Single	Yes	Yes
	FIRST FLOOR	2 Bed/4 Person apt unit	85	80.6	4	30	13.5	13.2		26.7	6.3	7	Dual	Yes	Yes
		1 Bed/2 Person apt unit	86	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No
2 Bed/4 Person apt unit		87	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
1 Bed/2 Person apt unit		88	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
1 Bed/2 Person apt unit		89	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
SECOND FLOOR	2 Bed/4 Person apt unit	90	81.9	4	30.4	13.2	13.0		26.2	6.2	7	Dual	Yes	Yes	
	2 Bed/4 Person apt unit	91	80.6	4	30	13.5	13.2		26.7	6.3	7	Dual	Yes	Yes	
	1 Bed/2 Person apt unit	92	50.4	2	23.1	13.1			13.1	3.1	7	Single	Yes	No	
	2 Bed/4 Person apt unit	93	76.6	4	30	13	11.5		24.5	6	7	Dual	No	No	
	1 Bed/2 Person apt unit	94	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
THIRD FLOOR	1 Bed/2 Person apt unit	95	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	2 Bed/4 Person apt unit	96	81.9	4	30.4	13.2	13.0		26.2	6.2	7	Dual	Yes	Yes	
	2 Bed/4 Person apt unit	97	80.6	4	30	13.5	13.2		26.7	6.3	7	Dual	Yes	Yes	
	1 Bed/2 Person apt unit	98	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	2 Bed/4 Person apt unit	99	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
FOURTH FLOOR	1 Bed/2 Person apt unit	100	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	1 Bed/2 Person apt unit	101	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	2 Bed/4 Person apt unit	102	81.9	4	30.4	13.2	13.0		26.2	6.2	7	Dual	Yes	Yes	
	2 Bed/4 Person apt unit	103	80.6	4	30	13.5	13.2		26.7	6.3	7	Dual	Yes	Yes	
	1 Bed/2 Person apt unit	104	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
TOTAL	2 Bed/4 Person apt unit	105	76.6	4	30	13.1	11.5		24.6	6	7	Dual	No	No	
	1 Bed/2 Person apt unit	106	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	1 Bed/2 Person apt unit	107	50.4	2	23.1	11.8			11.8	3.1	7	Single	Yes	No	
	2 Bed/4 Person apt unit	108	81.9	4	30.4	13.2	13.0		26.2	6.2	7	Dual	Yes	Yes	
	<b>TOTAL</b>	<b>108</b>	<b>7153</b>	<b>315</b>											

GROSS AREAS		SQ.M
RESIDENTIAL:	GROUND FLOOR	1646.0
	FIRST FLOOR	1708.6
	SECOND FLOOR	1708.6
	THIRD FLOOR	1708.6
	FOURTH FLOOR	1708.6
	FIFTH FLOOR	1184.5
	SIXTH FLOOR	463.7
	SIXTH FLOOR	463.7
RESIDENTIAL:	<b>TOTAL</b>	<b>10129</b>

SUMMARY		
1 Bed/2 Person apt unit	64	No.
2 Bed/3 Person apt unit	2	No.
2 Bed/4 Person apt unit	29	No.
3 Bed/6 Person apt unit	13	No.
<b>Total Number of Units</b>	<b>108</b>	No.
<b>Gross Area</b>	<b>10129</b>	SQ.M
<b>Net Area</b>		
<b>Apartments</b>	<b>7153</b>	SQ.M
<b>Community/Arts</b>	<b>190</b>	SQ.M
<b>Bike Stores</b>	<b>171</b>	SQ.M
<b>Bin Stores</b>	<b>63</b>	SQ.M
<b>Plant</b>	<b>372</b>	SQ.M
<b>ESB</b>	<b>0</b>	SQ.M
<b>Total Net Area</b>	<b>7949</b>	SQ.M
<b>Statistics</b>		
<b>Dual Aspect</b>	<b>59</b>	No. <b>53.7%</b>
<b>10%+ Floor Area</b>	<b>86</b>	No. <b>79.6%</b>
<b>UD units</b>	<b>29</b>	No. <b>26.9%</b>



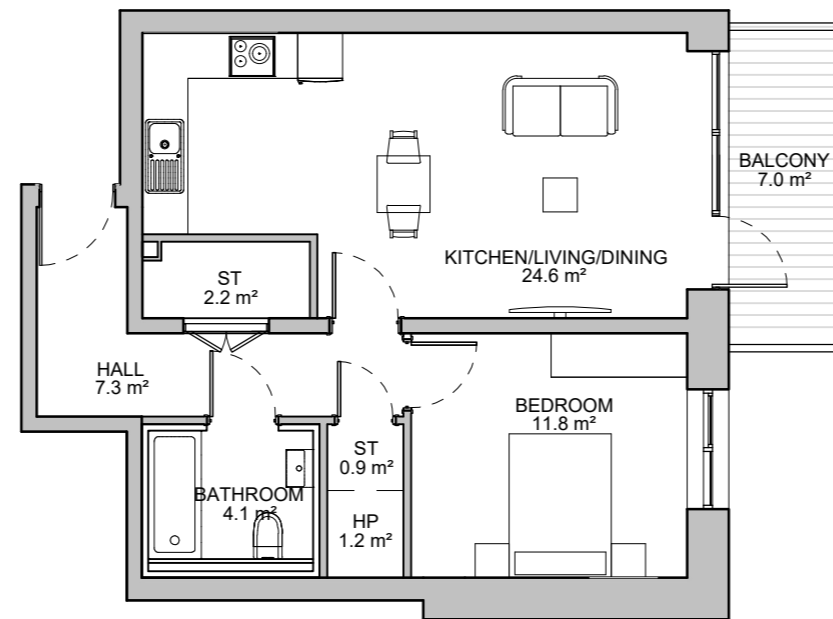
## 4.0 Floor Plans - One Bed Units



1 Bed 2 Person Unit Type A

Area - 50.4 sq.m

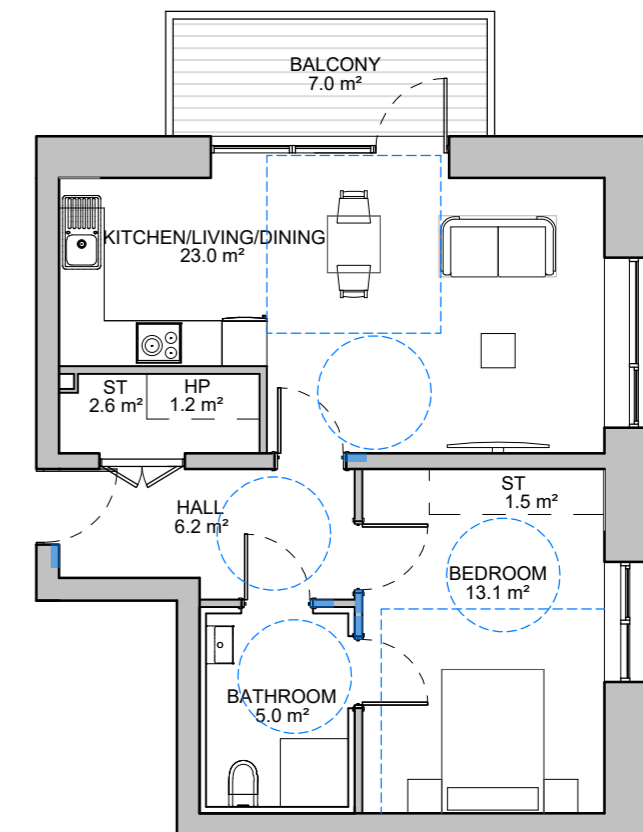
Quantity - 43 No.



1 Bed 2 Person Unit Type A1

Area - 55.7 sq.m

Quantity - 4 No.

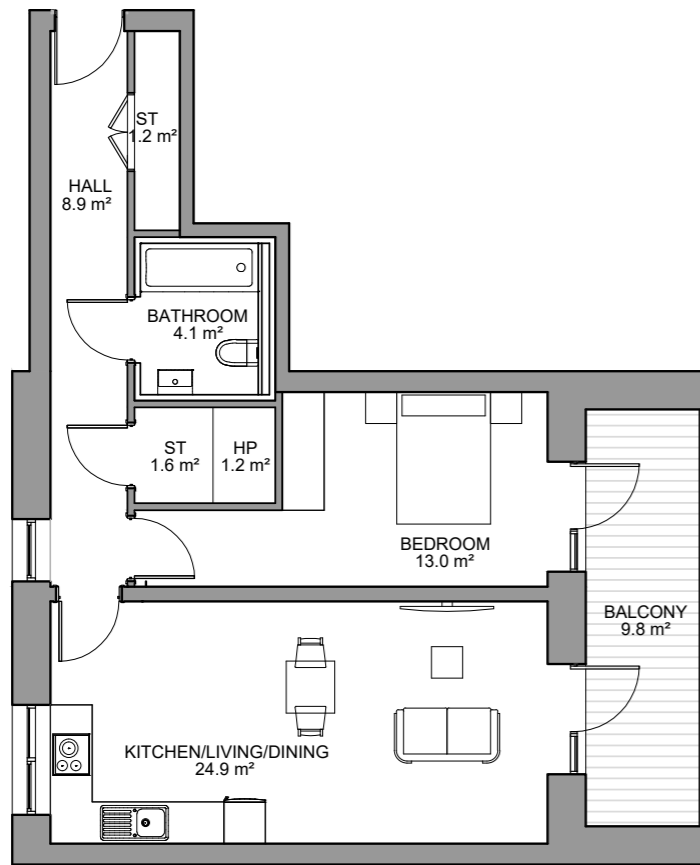


1 Bed 2 Person Unit Type B

Area - 55.2 sq.m

Quantity - 11 No.

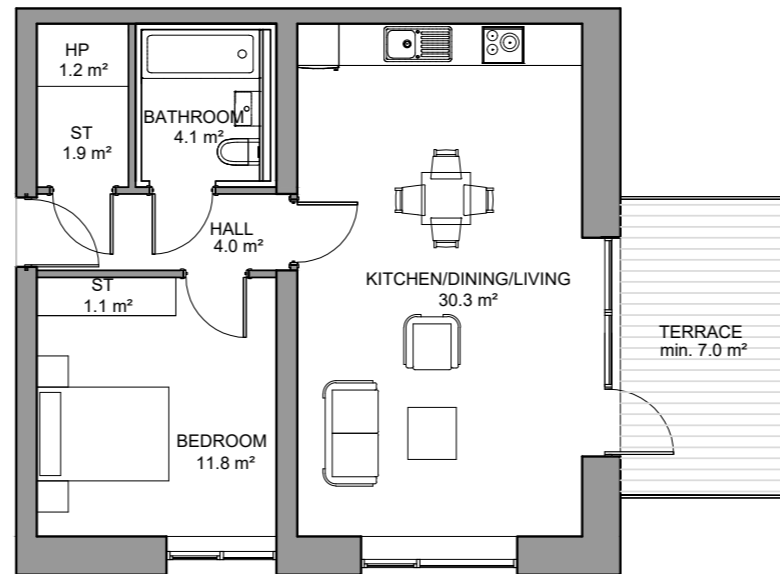
(Universal design Unit)



1 Bed 2 Person Unit Type C

Area - 59.3 sq.m

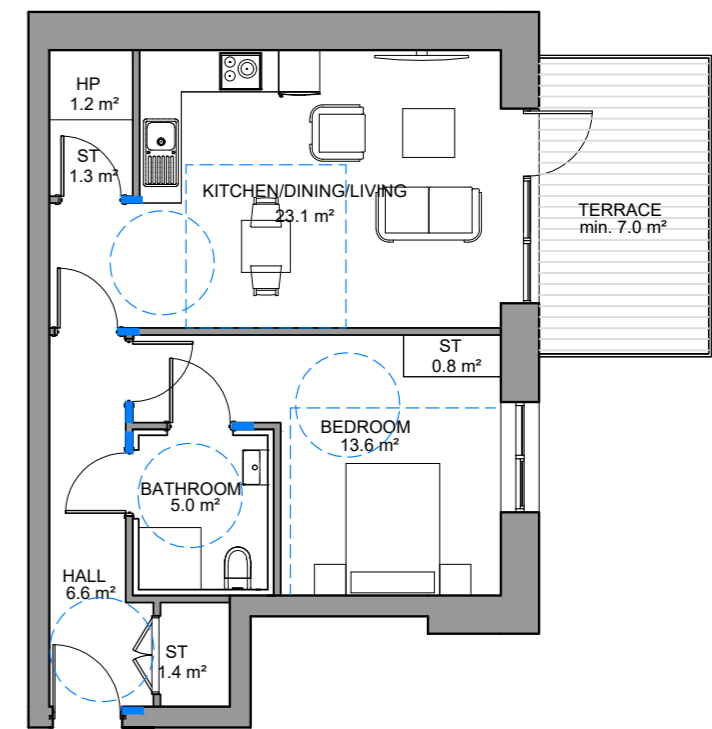
Quantity - 4 No.



1 Bed 2 Person Unit Type D

Area - 57.9 sq.m

Quantity - 1 No.

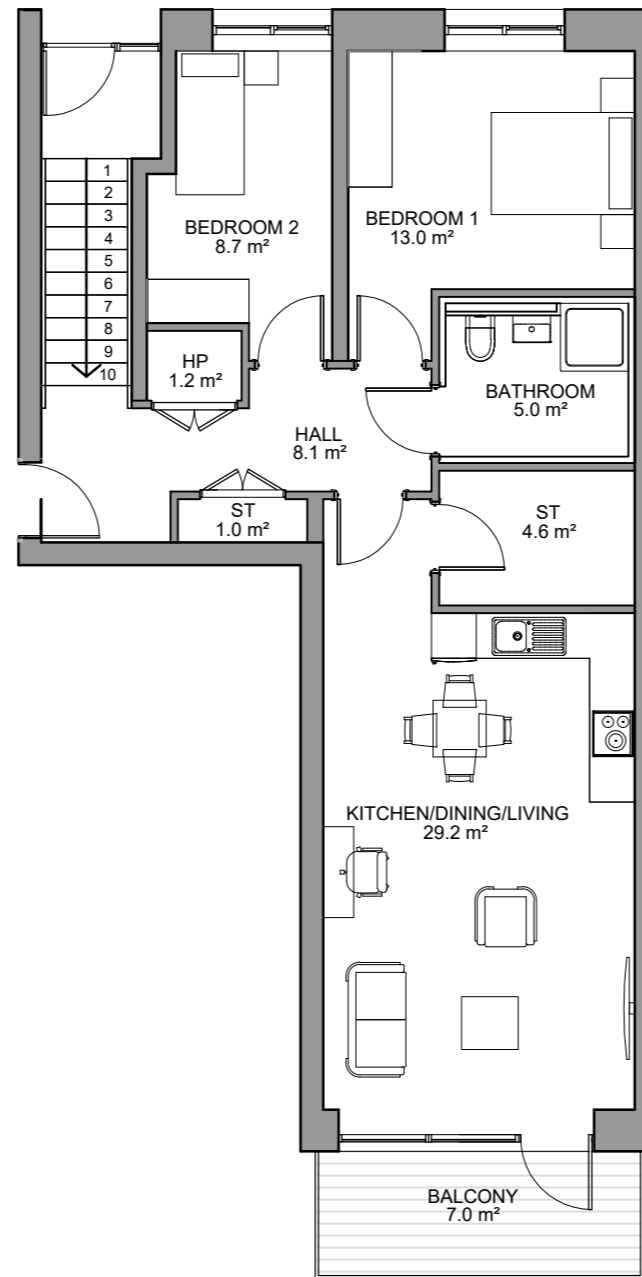


1 Bed 2 Person Unit Type E

Area - 55.9 sq.m

Quantity - 1 No.

## 5.0 Floor Plans - Two Bed 3 Person Units

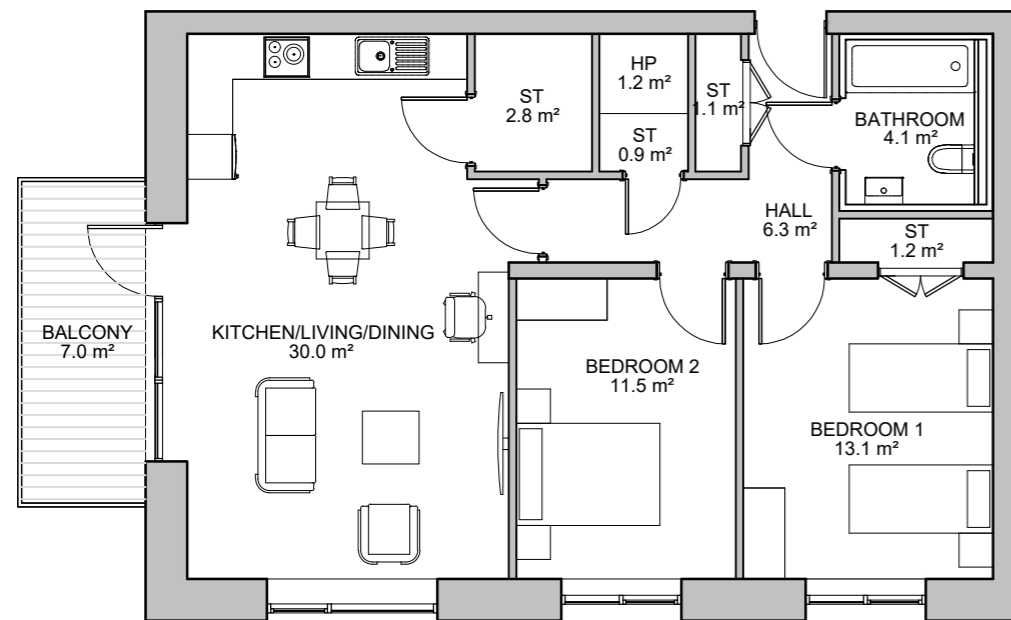


2 Bed 3 Person Unit Type A

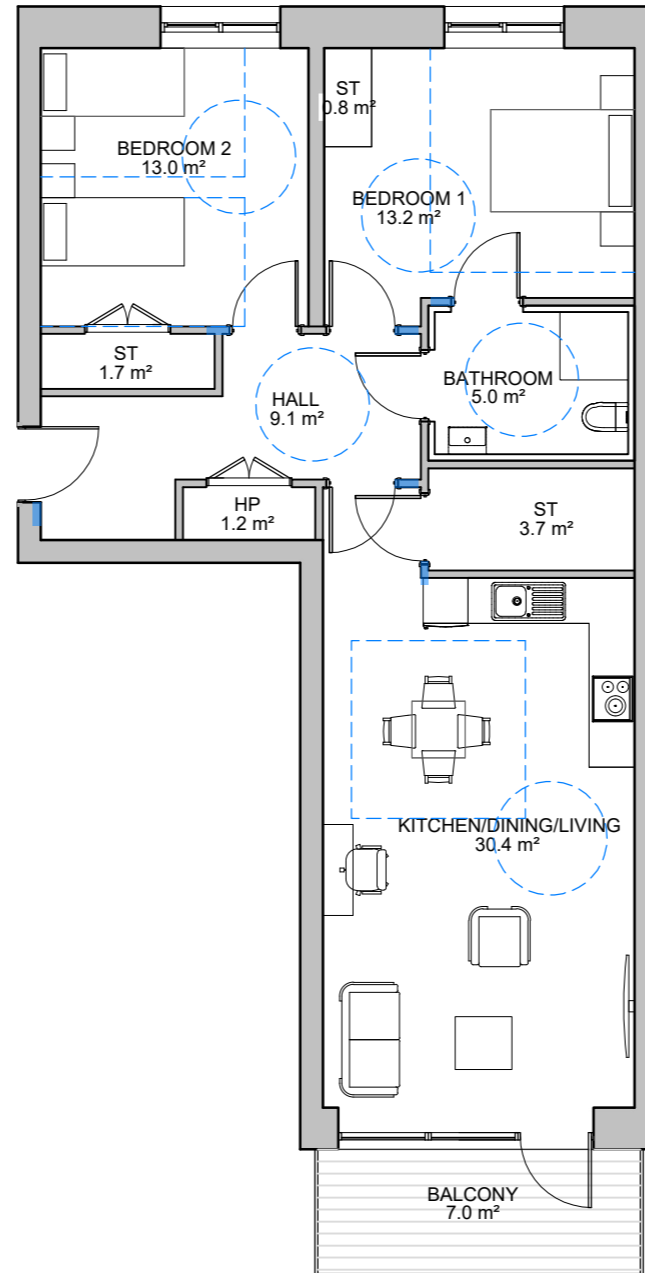
Area - 81.9 sq.m

Quantity - 2 No.

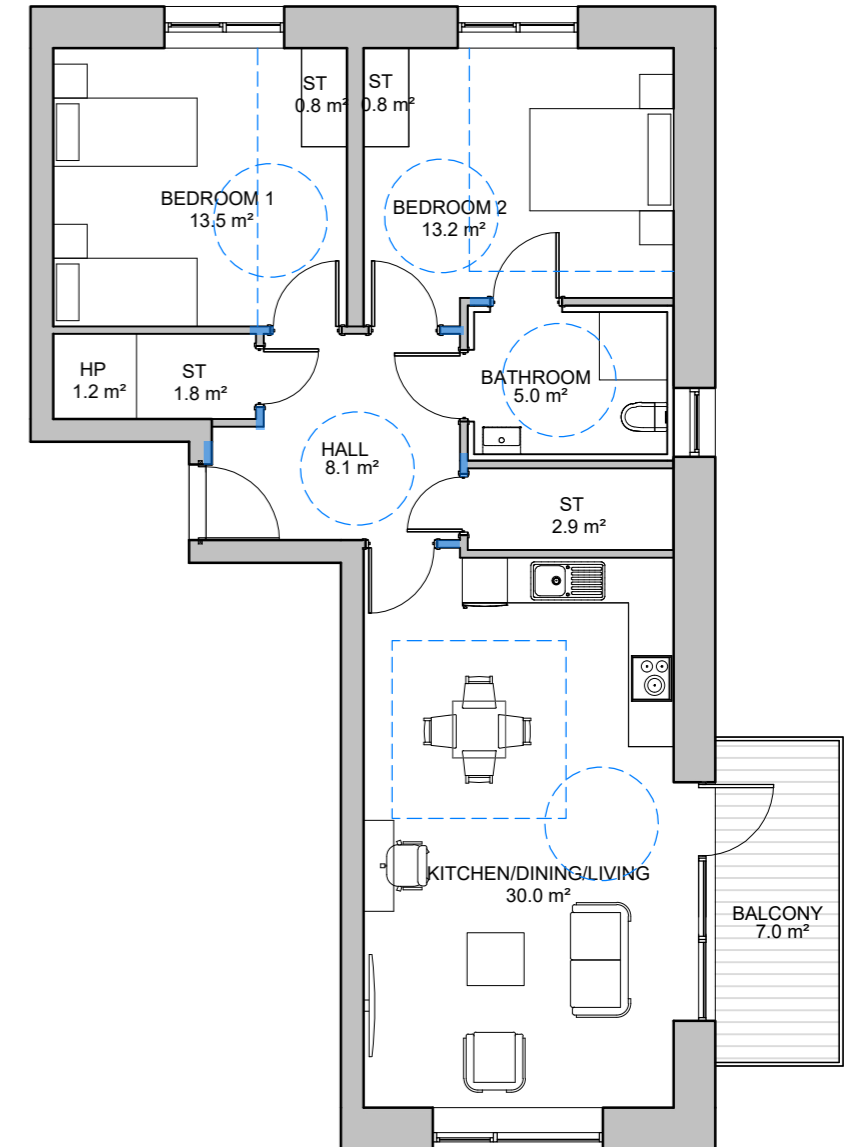
## 6.0 Floor Plans - Two Bed 4 Person Units



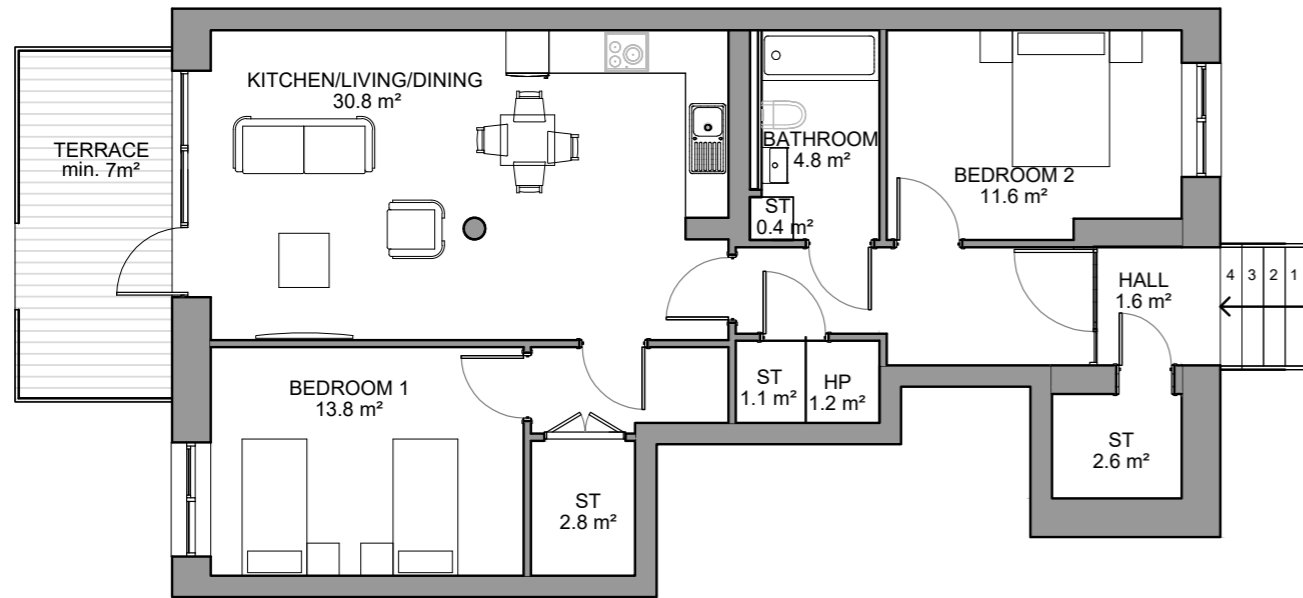
2 Bed 4 Person Unit Type A  
 Area - 76.6 sq.m  
 Quantity - 10 No.



2 Bed 4 Person Unit Type B  
 Area - 81.9 sq.m  
 Quantity - 12 No.  
 (Universal design Unit)



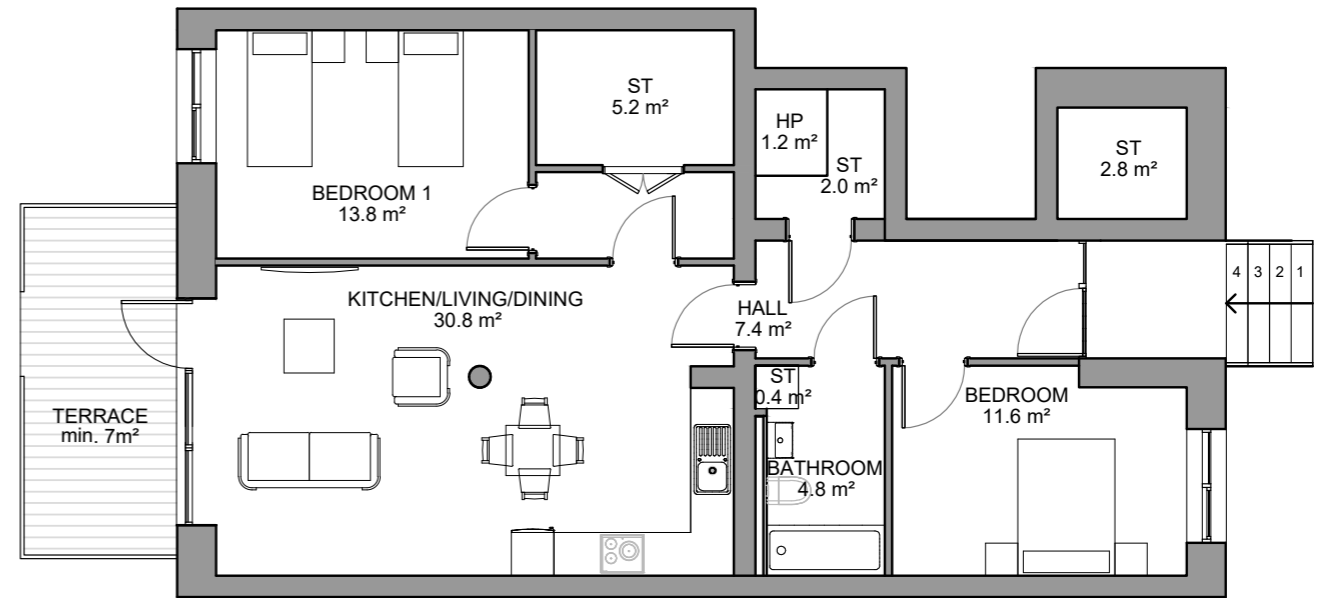
2 Bed 4 Person Unit Type B1  
 Area - 80.6 sq.m  
 Quantity - 4 No.  
 (Universal design Unit)



2 Bed 4 Person Unit Type C1

Area - 82.6 sq.m

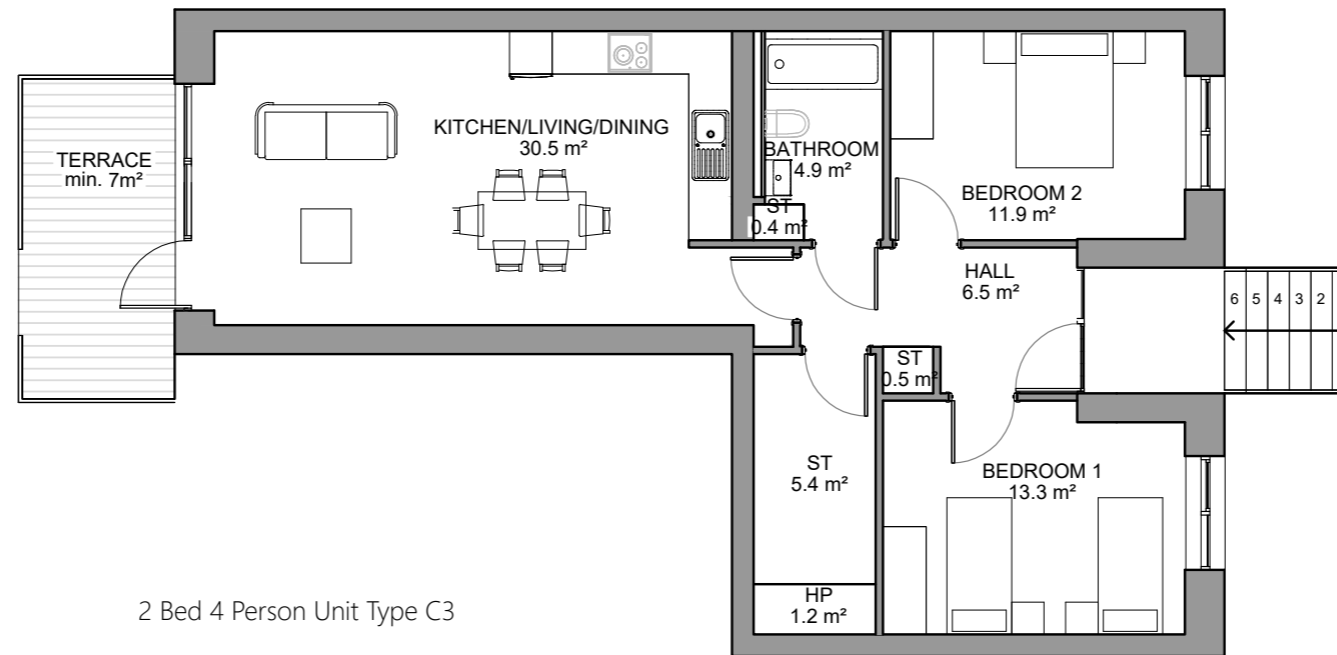
Quantity - 1 No.



2 Bed 4 Person Unit Type C2

Area - 88.2 sq.m

Quantity - 1 No.

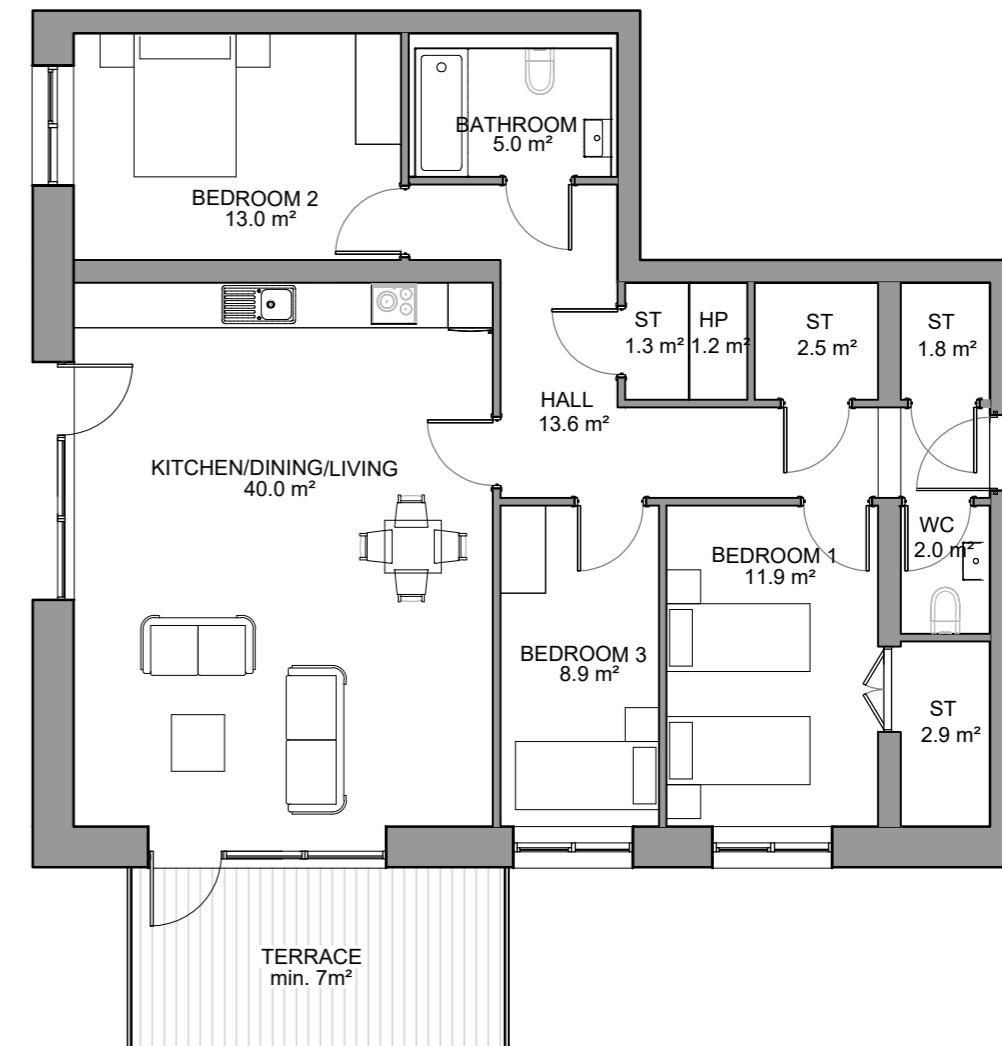
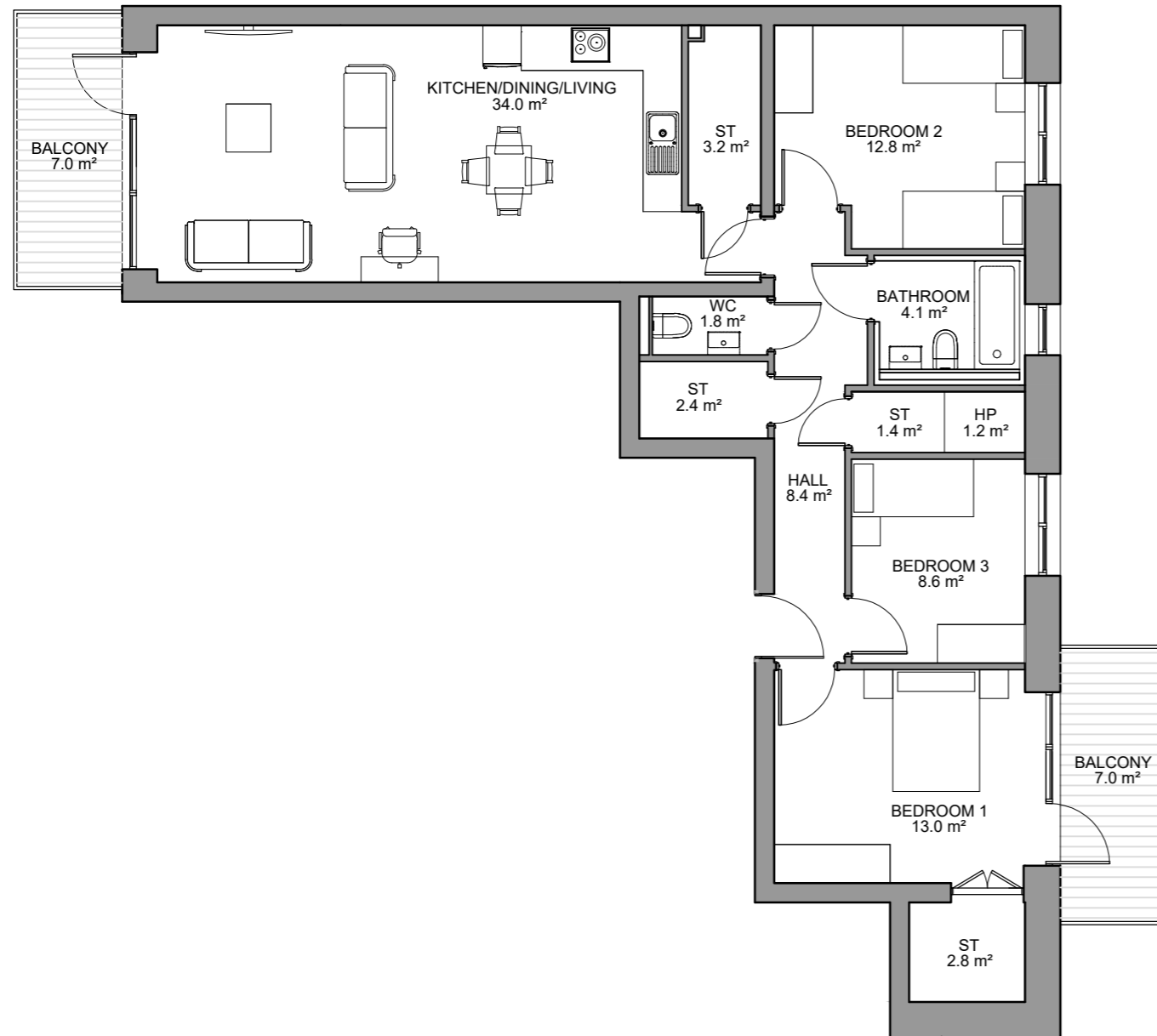


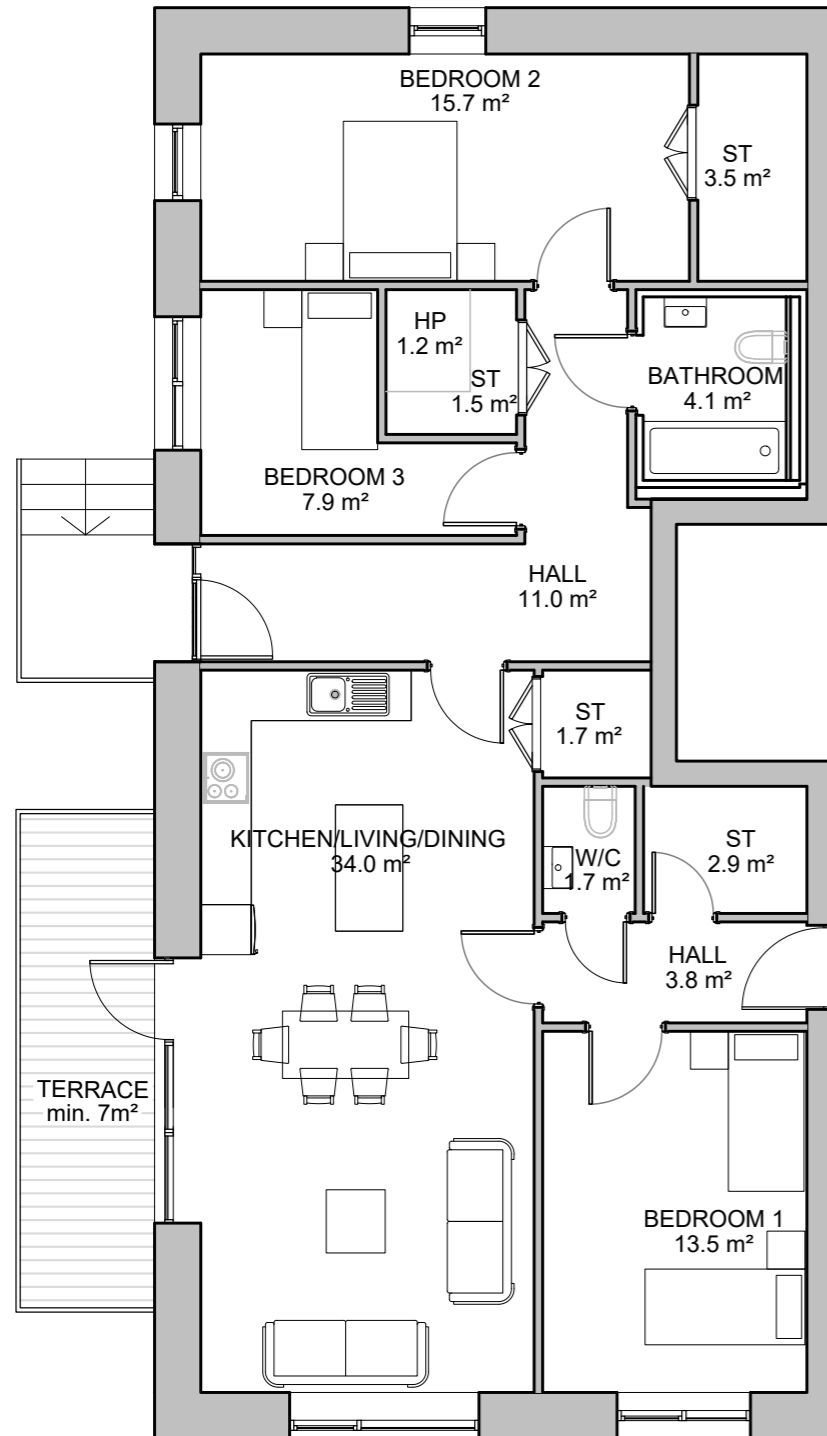
2 Bed 4 Person Unit Type C3

Area - 77.2 sq.m

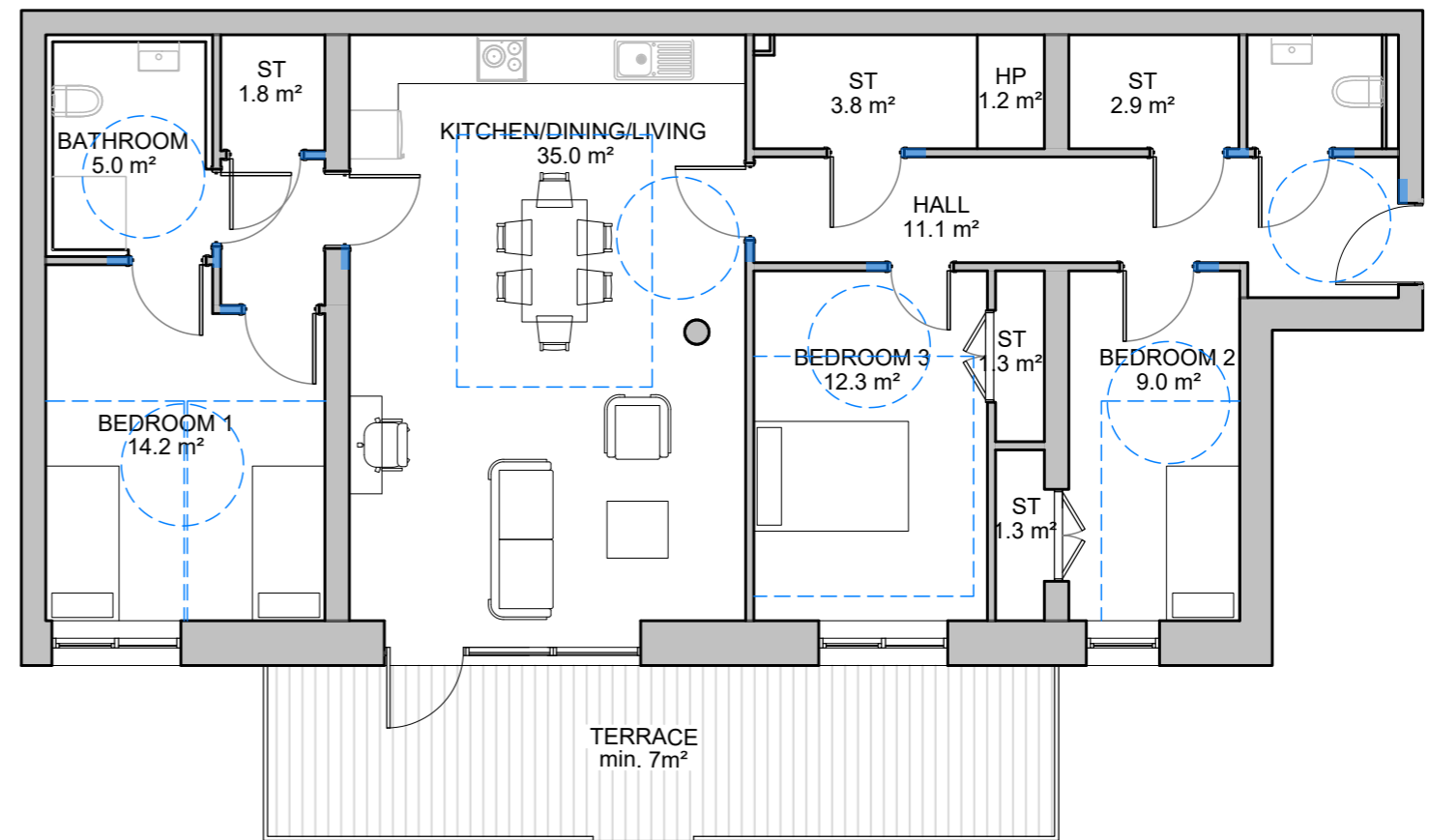
Quantity - 1 No.

## 7.0 Floor Plans - Three Bed Units





3 Bed 5 Person Unit Type B2  
 Area - 109.8 sq.m  
 Quantity -1 No.



3 Bed 5 Person Unit Type B3  
 Area - 111.9 sq.m  
 Quantity -1 No.  
 (Universal design Unit)