

Amendment Planning Application
at Garters Lane, Saggart, Co. Dublin

Architectural Design Statement
24th August 2022

Contents

Section 01 - Introduction	01
Development Location	01
Proposed Development Overview	02
Overview of Permitted Development	03
Overview of Proposed Development	04
Section 02 - Proposed Amendments	05
Permitted & Proposed Basement Plans	05
Permitted & Proposed Ground Floor Plans	06
Permitted & Proposed First Floor Plans	07
Permitted & Proposed Second Floor Plans	08
Permitted & Proposed Third Floor Plans	09
Permitted & Proposed Fourth Floor Plans	10
Permitted & Proposed Fifth Floor Plans	11
Permitted & Proposed Sixth Floor Plans	12
Permitted & Proposed Seventh Floor Plans	13
Permitted & Proposed Roof Plans	14
Proposed New Amenity Space at Undercroft Level	15
Amenity Space Design Considerations	16
Block D East Elevation Changes	17
Section 03 - Housing Quality Assessment	18
Housing Quality Assessment	18
HQA - Unit Mix	19
HQA - Block A	20
HQA - Block B	21
HQA - Block C	22
HQA - Block D	23
Section 04 - Conclusion	24
Floorspace Schedules	24
Floorspace Schedules continued	25
Floorspace Schedules continued	26
Floorspace Schedules continued	27
Conclusion	28

Section 01
Development Location



▲ Aerial Map highlighting the site in its wider context

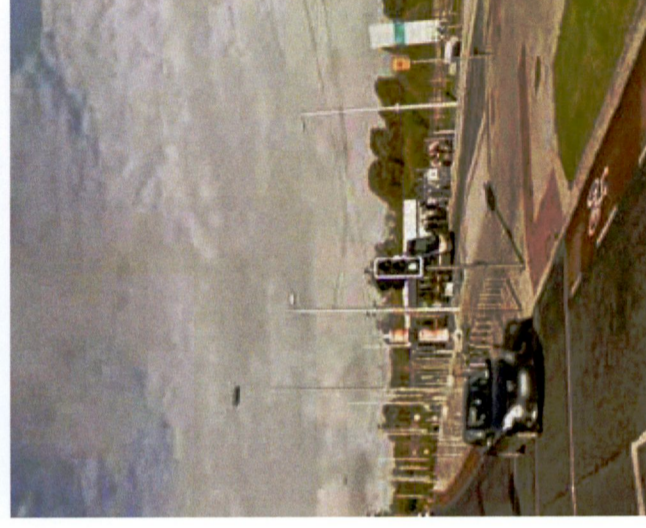


▲ View of site from Garter's Lane (approaching from north) with existing site entrance on left

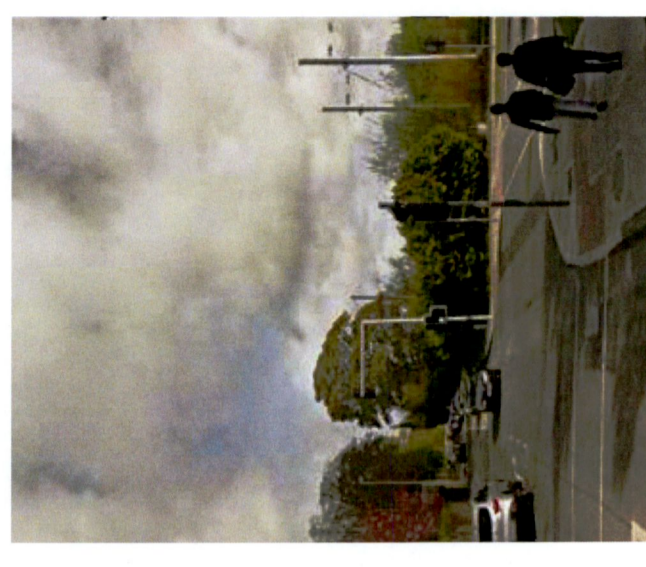
The lands around Fortunestown, Citywest and Boherboy have undergone significant changes in the last fifteen years or so. Substantial residential and commercial development has transformed the area from a rural area to a developing outer suburb.

The site is considered a Gateway site of Citywest located in close proximity to Saggart Village & Citywest Shopping Centre & adjacent the Luas stop. It measures 1.184 ha (indicated by the dashed red line).

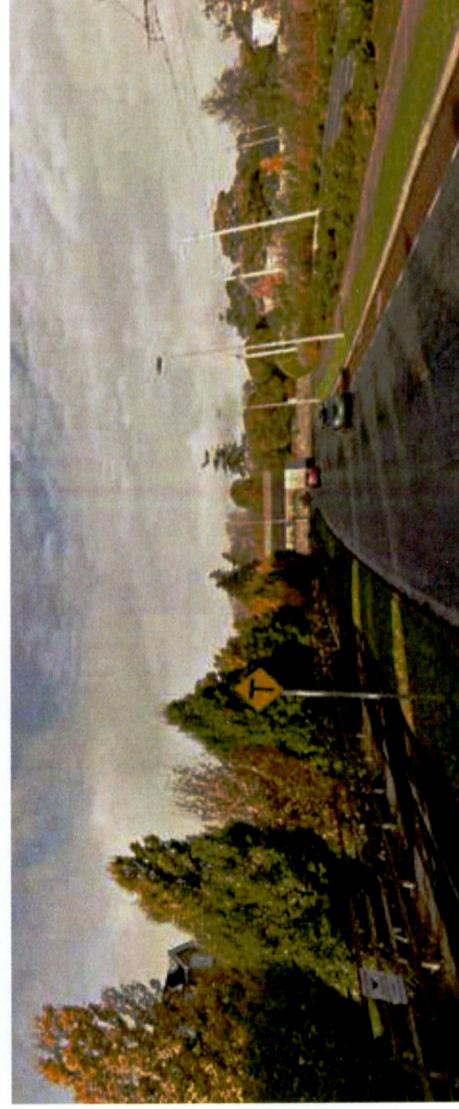
The site is located at the junction of two primary roads - Fortunestown Lane and Garter's Lane. It is relatively flat piece of land, accessed of a small entrance from Garter's Lane and currently lying empty.



▲ View of Luas Stop on Fortunestown Lane

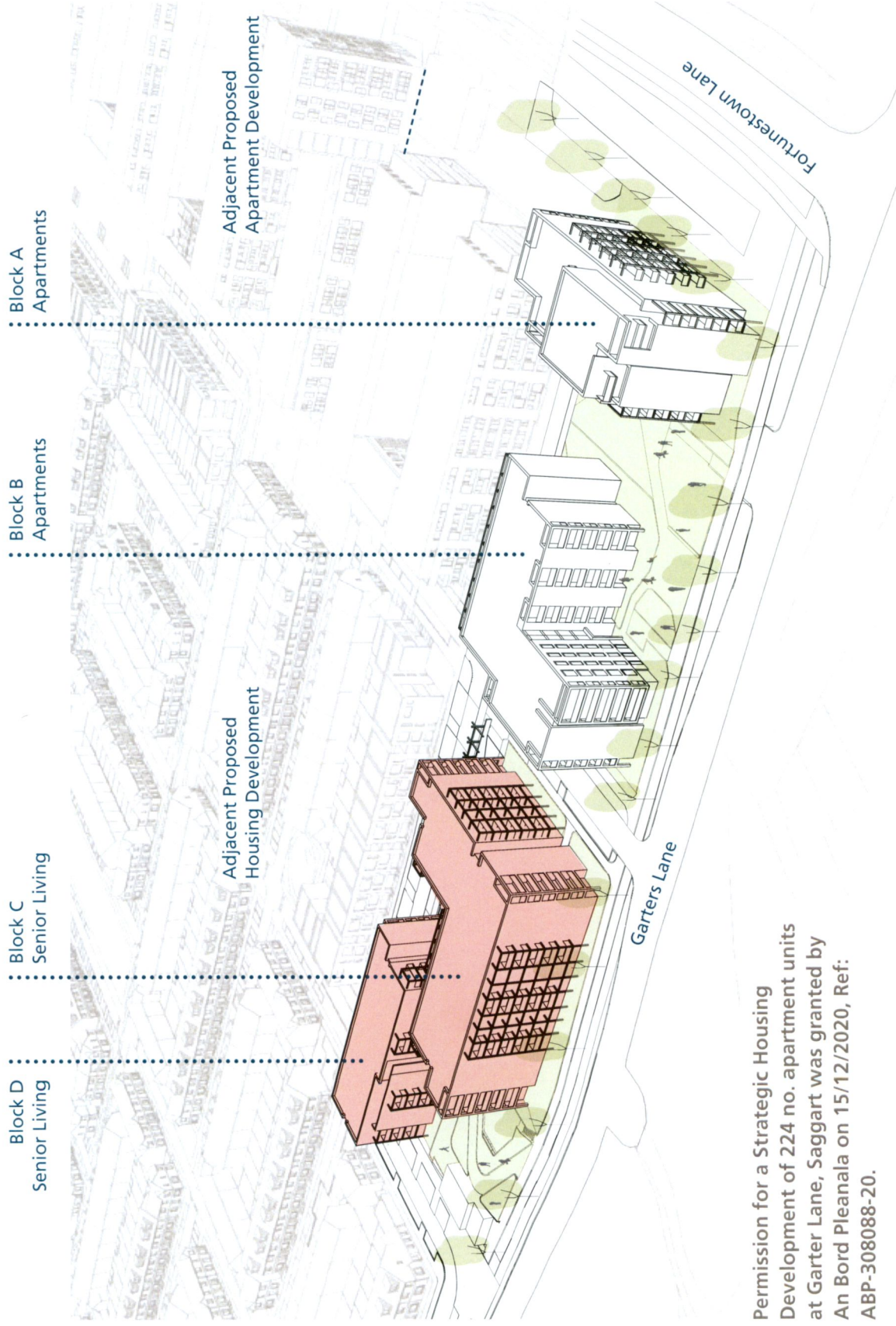


▲ View of Junction Garter's Lane/ Fortunestown lane upon approach from south



▲ View looking west upon approach to south boundary of site along Fortunestown Lane

Proposed Development Overview



Permission for a Strategic Housing Development of 224 no. apartment units at Garter Lane, Saggart was granted by An Bord Pleanála on 15/12/2020, Ref: ABP-308088-20.

Since permission was received, plans have now changed to accommodate a dedicated Senior Living Accommodation Facility in two of the granted Residential Blocks C & D. This amendment application is being lodged to take account of amendments associated with this, as well as other changes that have come

about through detailed design development. The following pages are intended to give an overview of the proposed changes versus the permitted development and should be read in conjunction with the full suite of Planning Drawings & Schedules as prepared by Darmody Architecture.

▲ Birdseye View of Scheme

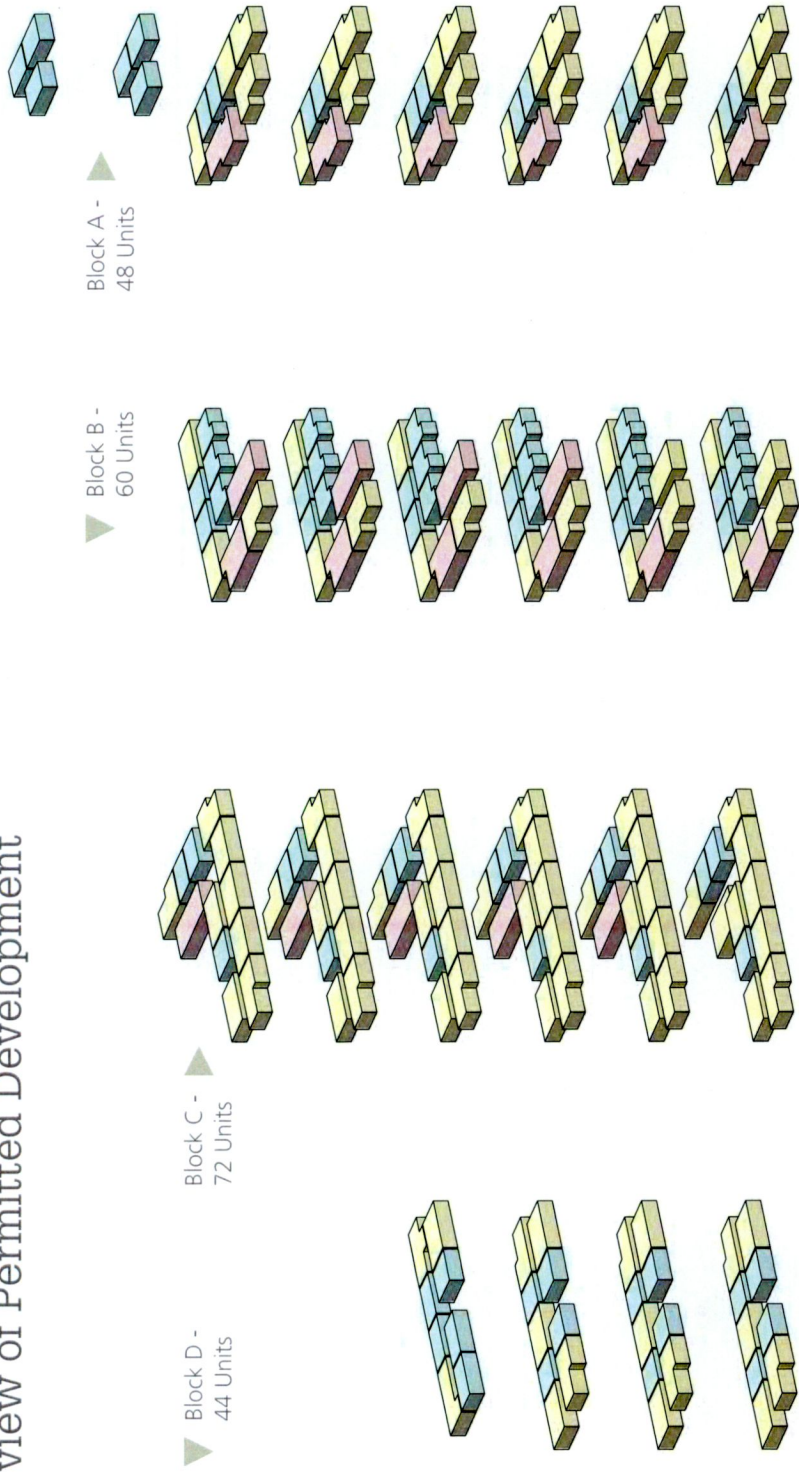


▲ Permitted View from Garter Lane looking into communal courtyard between Blocks C & D

▲ Permitted View to rear of Blocks C & D looking into courtyard



Overview of Permitted Development



The permitted Site Plan has a robust density that has been informed by the location of the site directly onto a public transport corridor and near to the Saggart Luas Stop.

With a nett site area of 1.184ha and 224no. proposed units, a nett density of 190 apartment units per Ha. has been achieved.

The permitted scheme consisted solely of residential apartments, ranging in Blocks of 4-7 storeys, set over a basement carpark

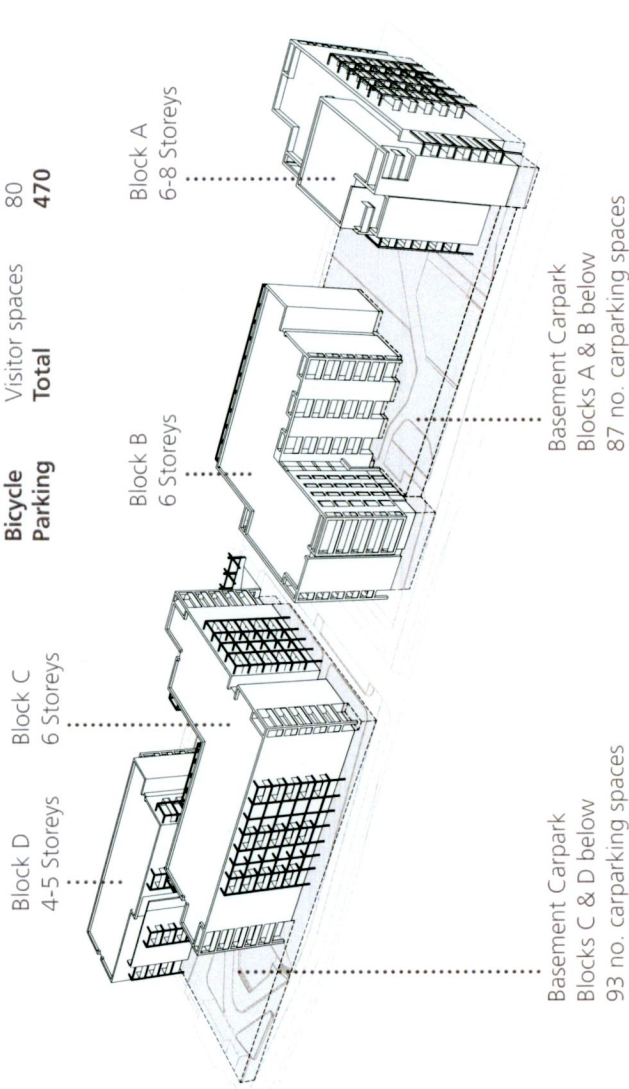
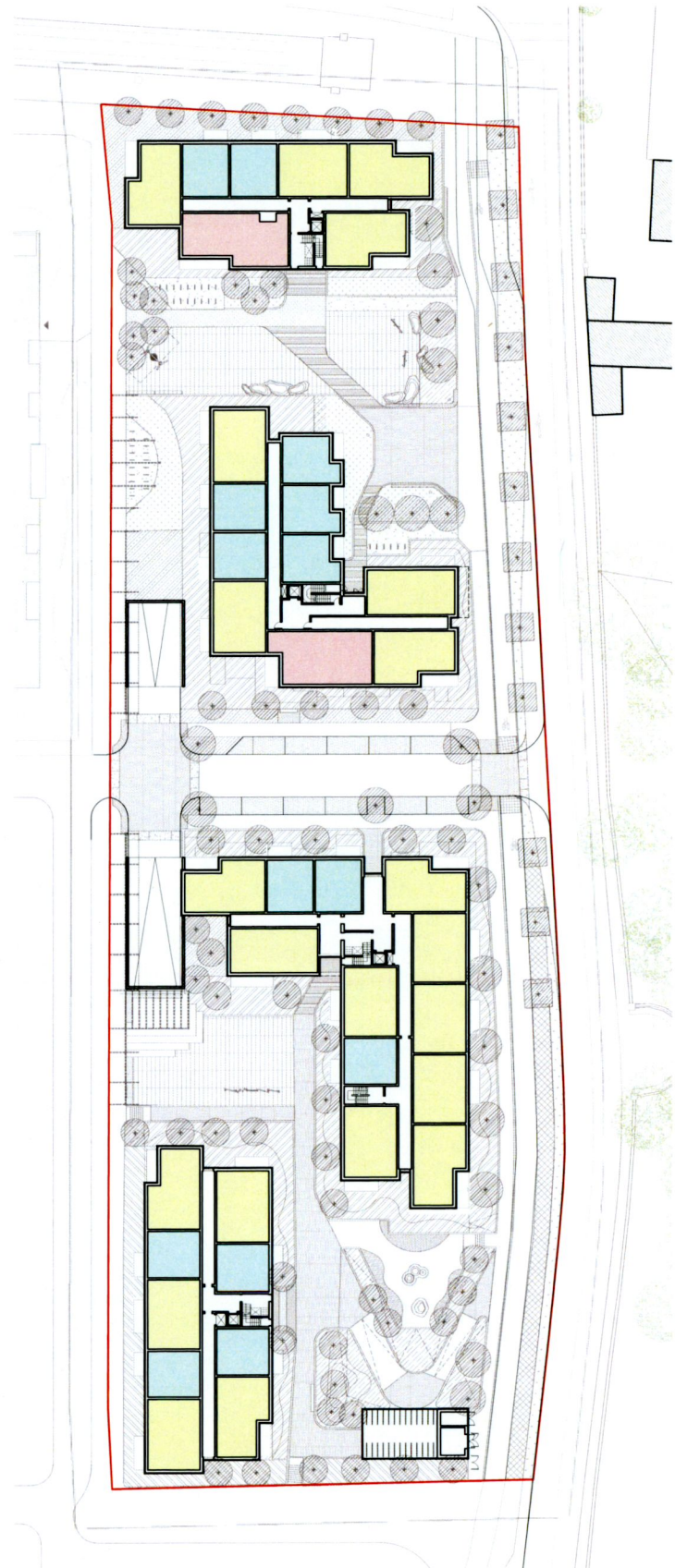
Density	Block A -
	48 No. Apts. 6 storeys + 2 penthouse
	Block B -
	60 No. Apts. 6 storeys
	Block C -
	72 No. Apts. 6 storeys
	Block D -
	44 No. Apts. 4 storeys + penthouse

Site Coverage	Site Area -
	1.184 Ha
	Total Footprint -
	3,569 sqm
	Site Coverage -
	30.2%

Total GFA	Site Area -
	1.184 Ha
	Total GFA -
	19,498 sqm
	Plot Ratio -
	1.65

Permitted Carparking	Residents spaces
	180
	Visitor spaces
	11
	Total
	191

Permitted Bicycle Parking	Residents spaces
	390
	Visitor spaces
	80
	Total
	470

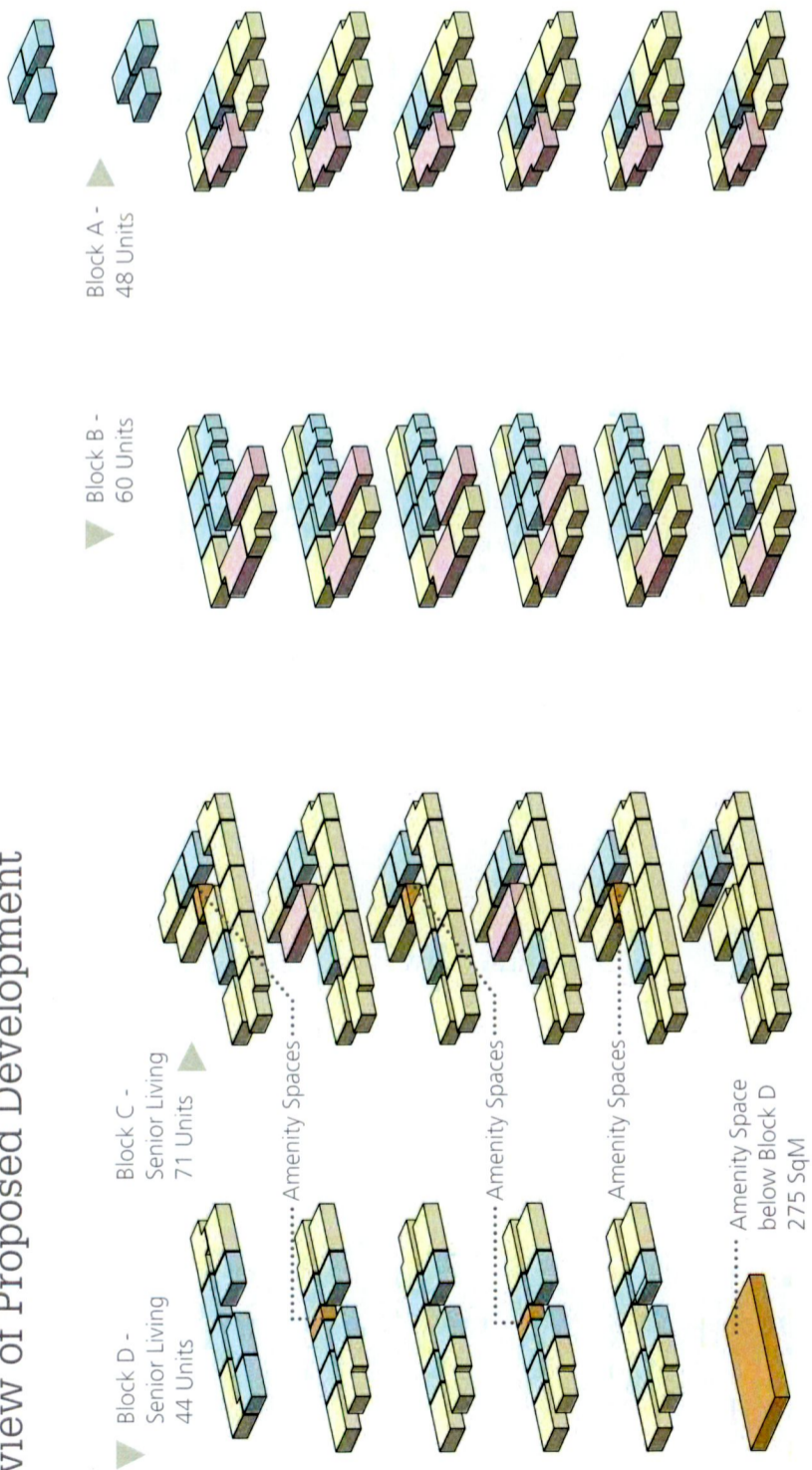


Permitted Siteplan at Ground Floor Level
Scale 1:1000



Section 01

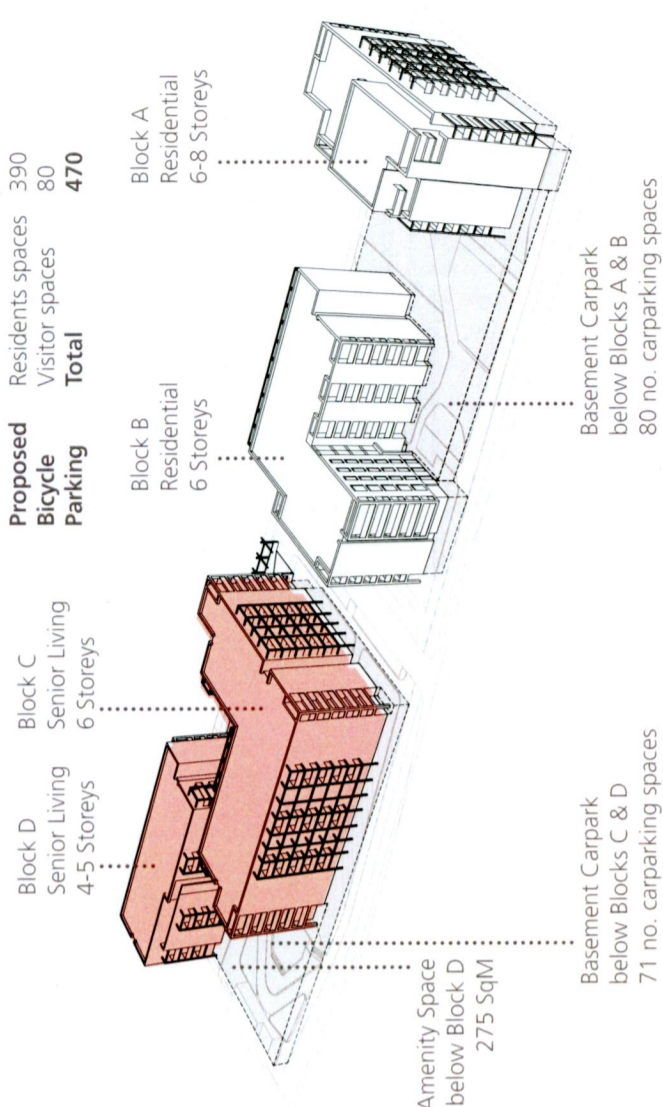
Overview of Proposed Development



The proposed scheme is now split into two different distinct parts - Blocks A & B will remain as residential apartments set over a basement carpark, whereas Blocks C & D will now provide apartment units for Senior Living, with their own dedicated amenity space at the undercroft level of Block D.

With a nett site area of 1.184ha and 223no. proposed units, a nett density of 189 apartment units per Ha. is achieved, one apartment less than the permitted development. The gross floor area has increased marginally by 275 SqM to 19,773 SqM on account of the new residents amenity space at undercroft level. Otherwise the footprints and gross floor areas of the Blocks above ground has not changed. Other minor internal re-configurations have taken place to accommodate for the specific needs of elderly residents, but these have not changed the outward appearance of the building for the most part.

Density	Block A - 48 No. Apts. Block B - 60 No. Apts. Block C - 71 No. Apts. Block D - 44 No. Apts.	Block A - 6 storeys + 2 penthouse Block B - 6 storeys Block C - 6 storeys Block D - 4 storeys + penthouse
Site Coverage	Site Area - 1.184 Ha Total Footprint - 3,569 sqm Site Coverage - 30.2%	
Total GFA	Site Area - 1.184 Ha Total GFA - 19,773sqm Plot Ratio - 1.68	
Proposed Carparking	Residents spaces 151 Visitor spaces 11 Total 162	



Proposed Bicycle Parking	Residents spaces 390 Visitor spaces 80 Total 470
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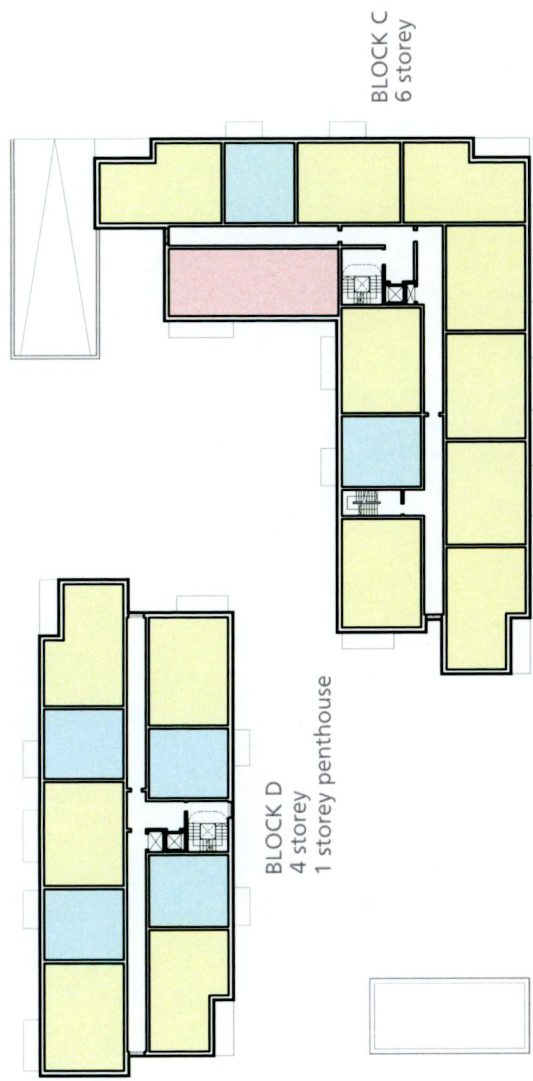
Permitted & Proposed Ground Floor Plans



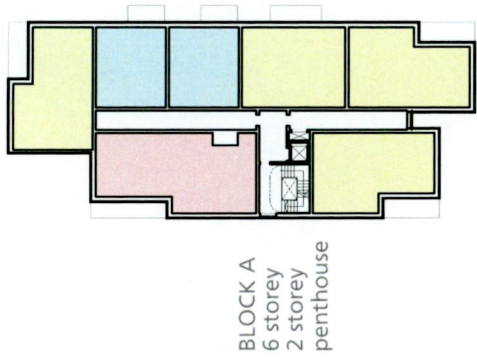
List of Proposed Changes at Ground Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of an enlarged stretcher lift to Block D.
3. Provision of enlarged entrance lobby including reception / concierge space at Block C, with loss of 1 no. 1-bedroom apartment and adjacent apartment amended from a 1-bed unit to a 2-bed unit.
4. Provision of a new entrance to the resident's amenity space at undercroft level, accessed from the street level via an external stairs.
5. New external lightwell along north face of Block D to bring light into undercroft level below
6. Amended Landscape design proposals for podium level courtyard between Blocks C & D, refer to accompanying Landscape Drawings & Documentation prepared by Murray & Associates.
7. Increase in area of open section of ramp into carpark A/B.

Permitted & Proposed First Floor Plans

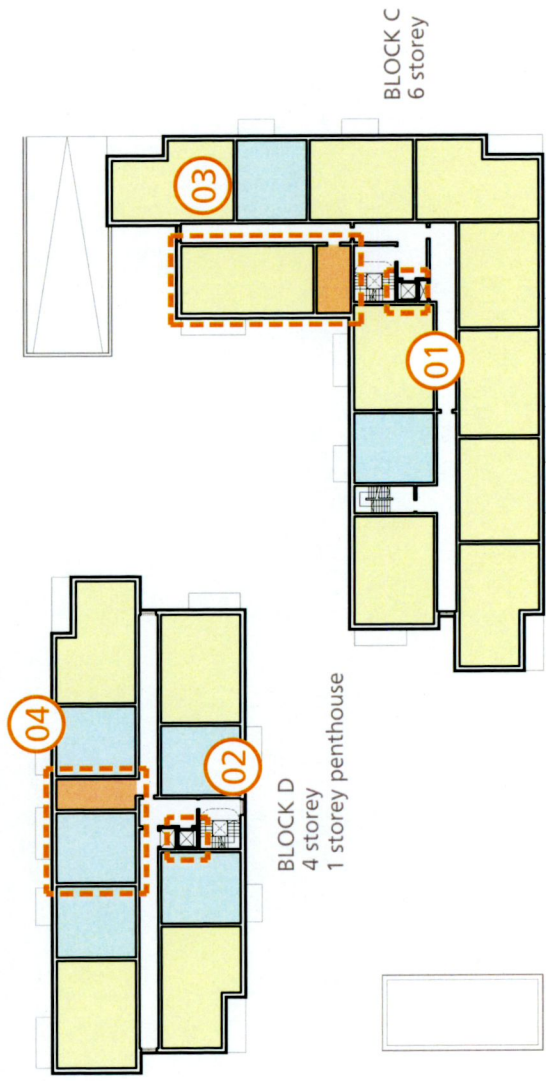


▲ Permitted First Floor Plan

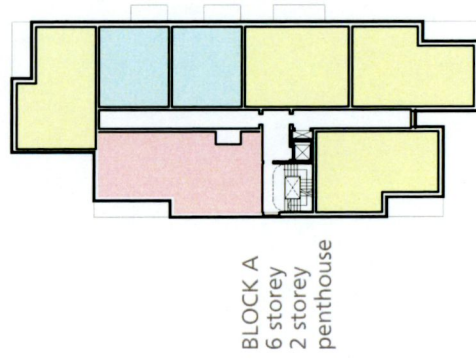


List of Proposed Changes at First Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of an enlarged stretcher lift to Block D.
3. Provision of resident's amenity / break-out space at Block C, with adjacent apartment unit amended from a 3-bed unit to a 2-bed unit.
4. Provision of resident's amenity / break-out space at Block D, with adjacent apartment unit amended from a 2-bed unit to a 1-bed unit.

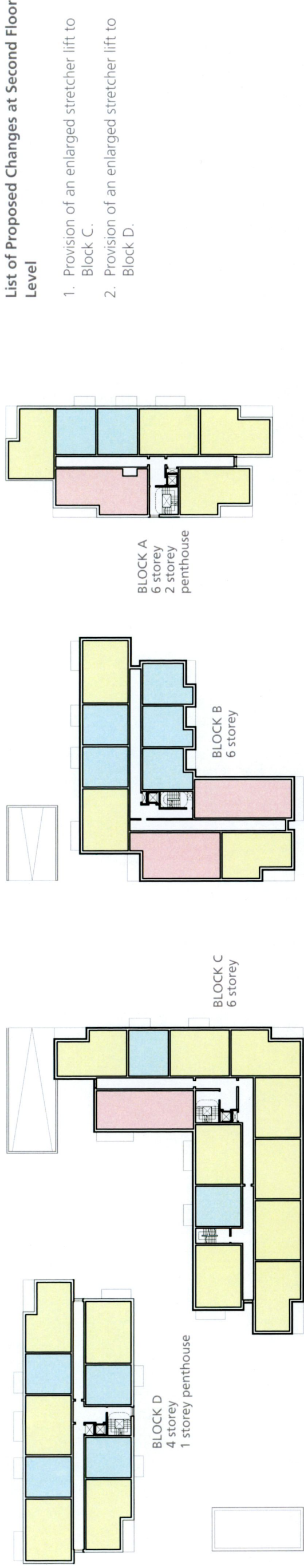


▲ Proposed First Floor Plan

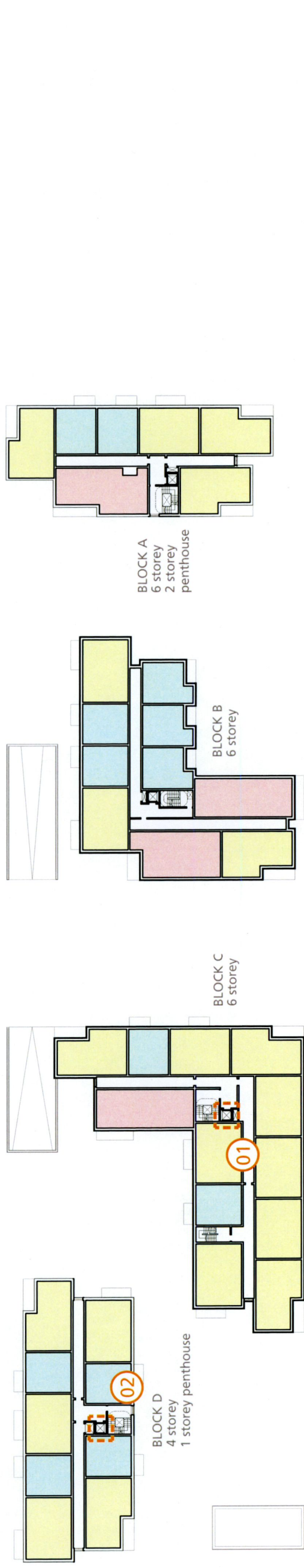


Section 02

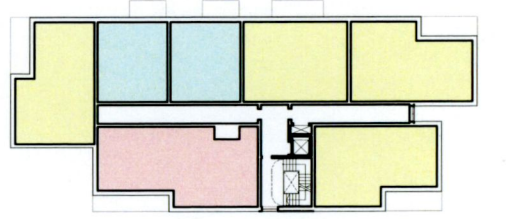
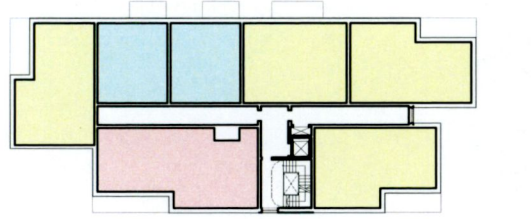
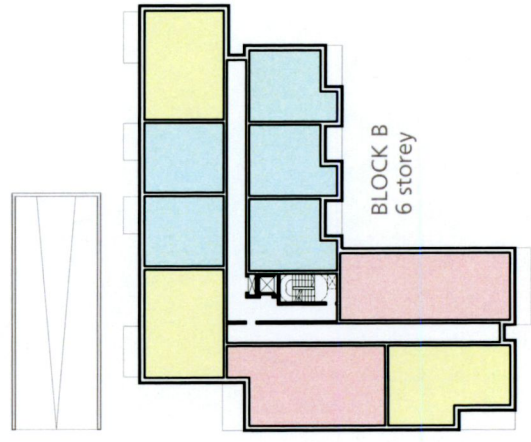
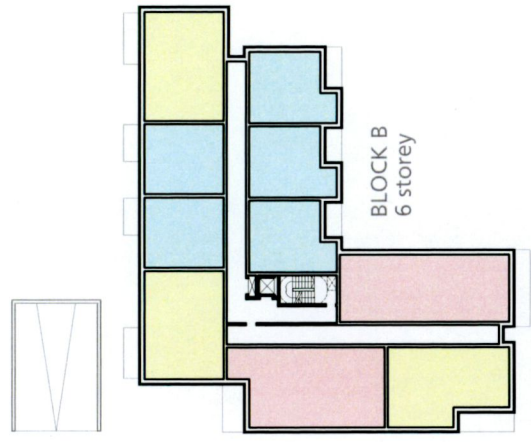
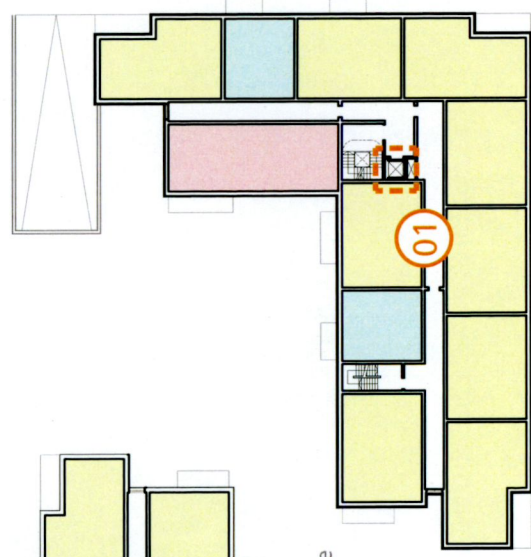
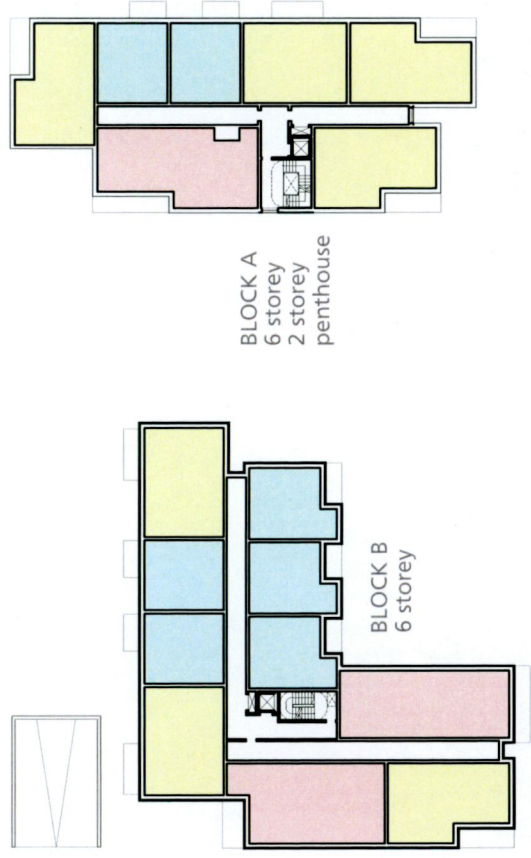
Permitted & Proposed Second Floor Plans



▲ Permitted Second Floor Plan



▲ Proposed Second Floor Plan



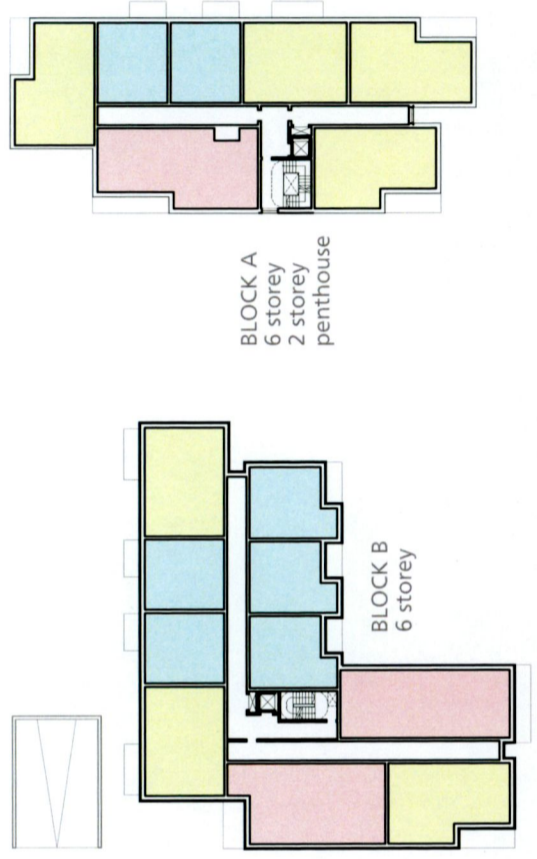
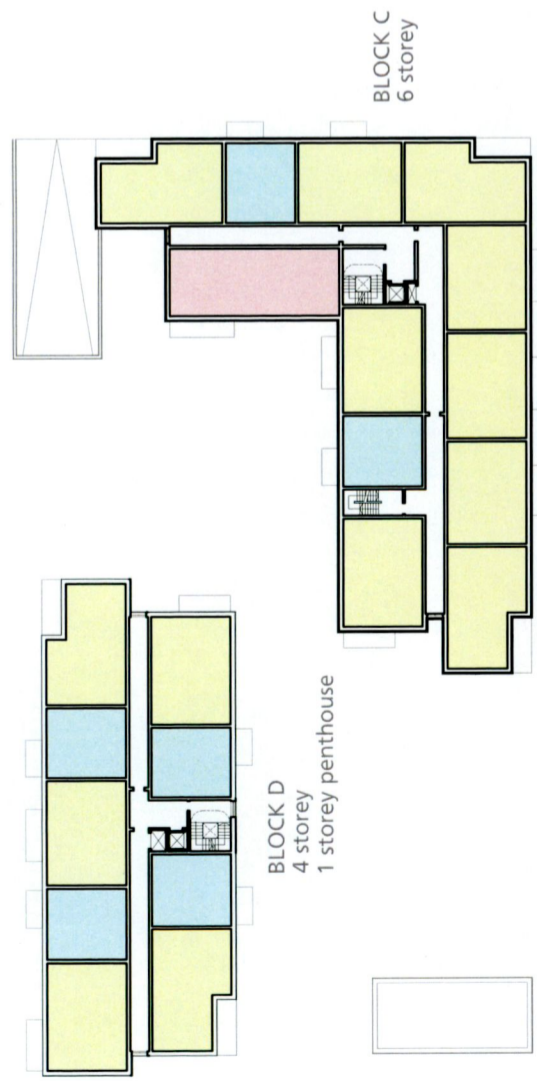
List of Proposed Changes at Second Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of an enlarged stretcher lift to Block D.



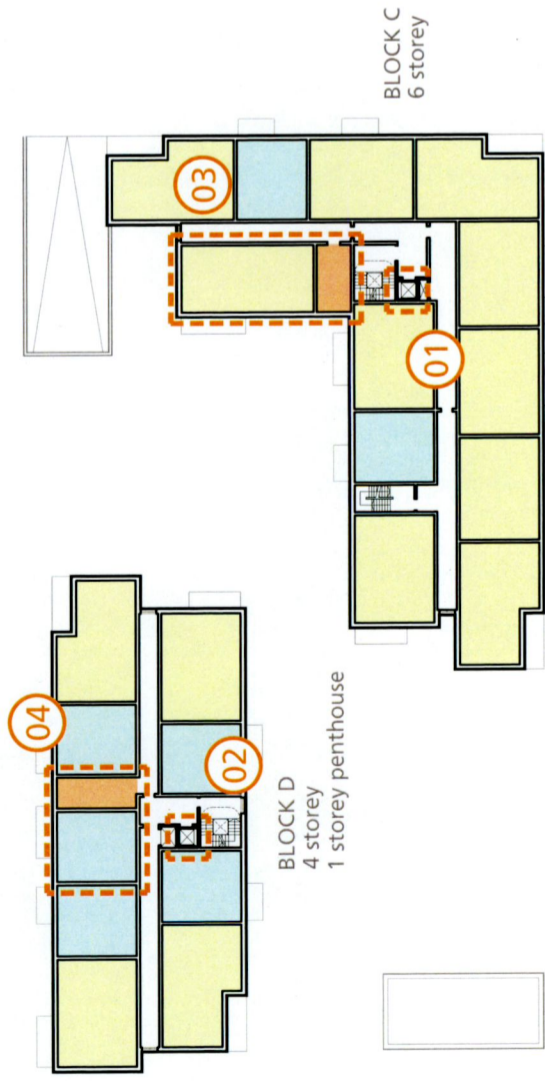
Section 02

Permitted & Proposed Third Floor Plans



List of Proposed Changes at Third Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of an enlarged stretcher lift to Block D.
3. Provision of resident's amenity / break-out space at Block C, with adjacent apartment unit amended from a 3-bed unit to a 2-bed unit.
4. Provision of resident's amenity / break-out space at Block D, with adjacent apartment unit amended from a 2-bed unit to a 1-bed unit.

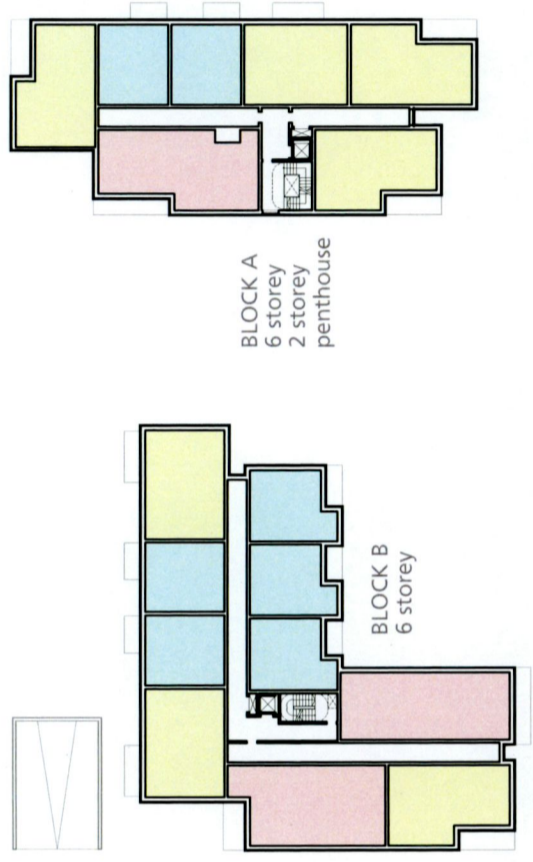


Section 02

Permitted & Proposed Fourth Floor Plans

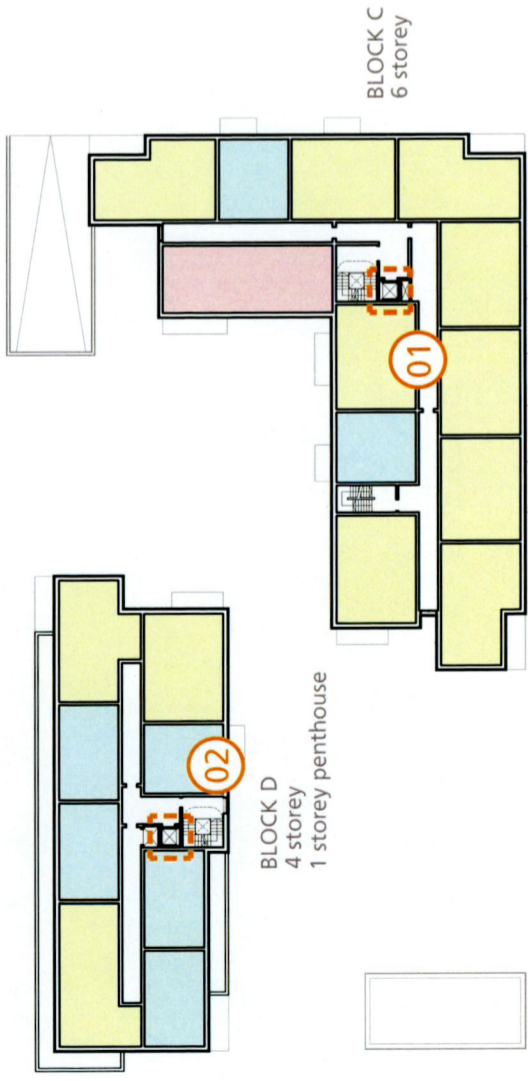


▲ Permitted Fourth Floor Plan



List of Proposed Changes at Fourth Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of an enlarged stretcher lift to Block D.

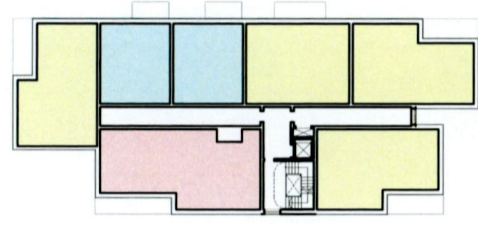
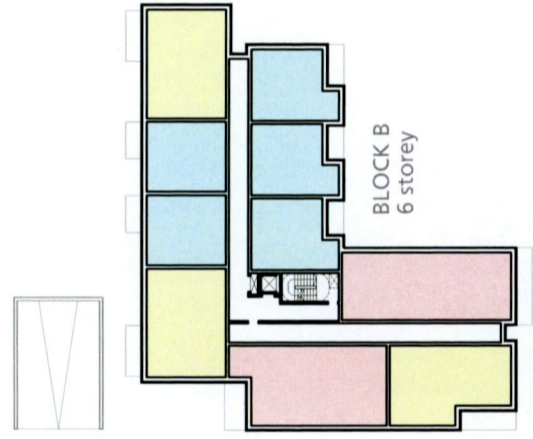
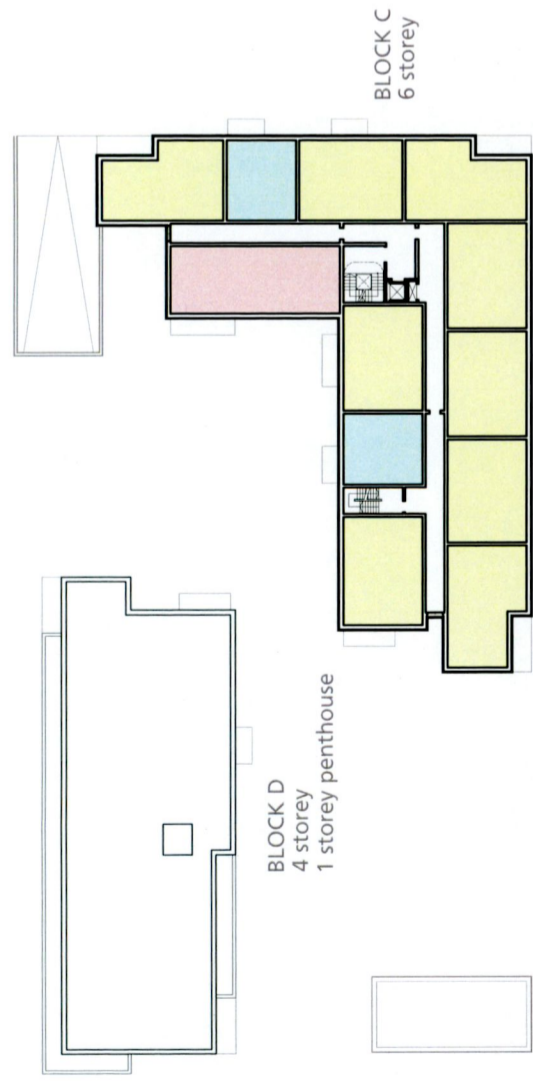


▲ Proposed Fourth Floor Plan



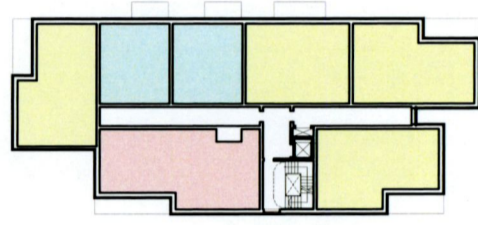
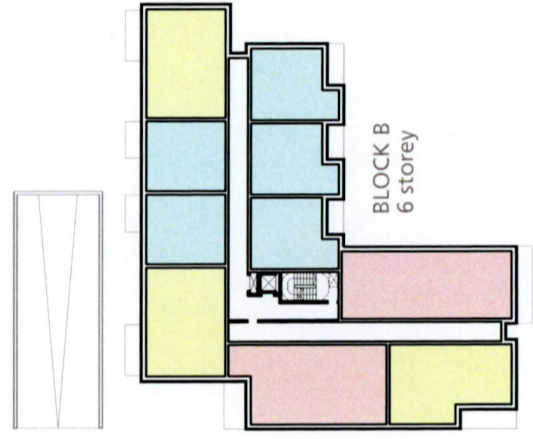
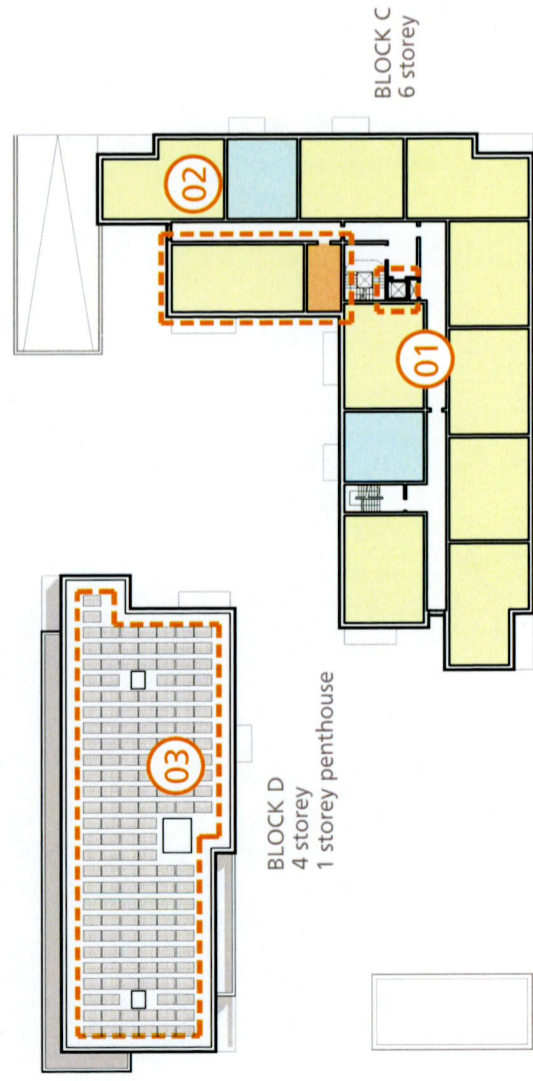
Section 02

Permitted & Proposed Fifth Floor Plans



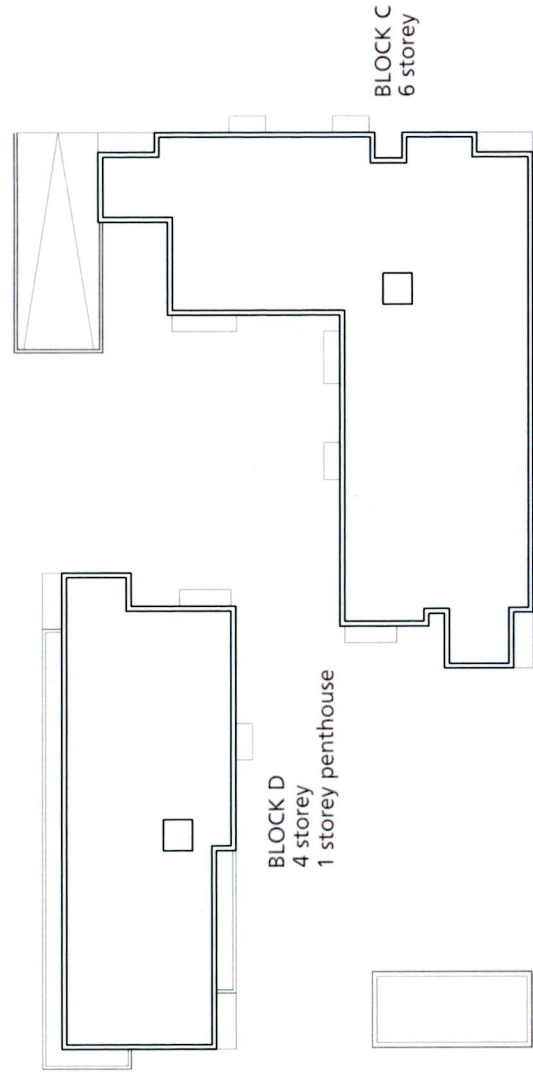
List of Proposed Changes at First Floor Level

1. Provision of an enlarged stretcher lift to Block C.
2. Provision of resident's amenity / break-out space at Block C, with adjacent apartment unit amended from a 3-bed unit to a 2-bed unit.
3. Provision of photovoltaic panels to roof of Block D

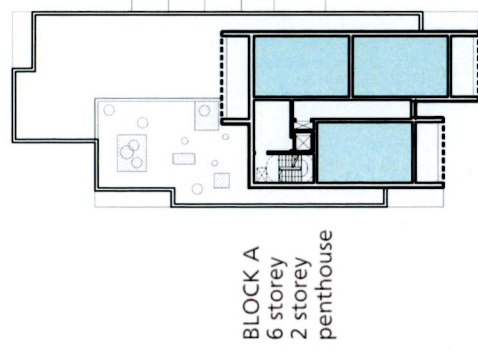
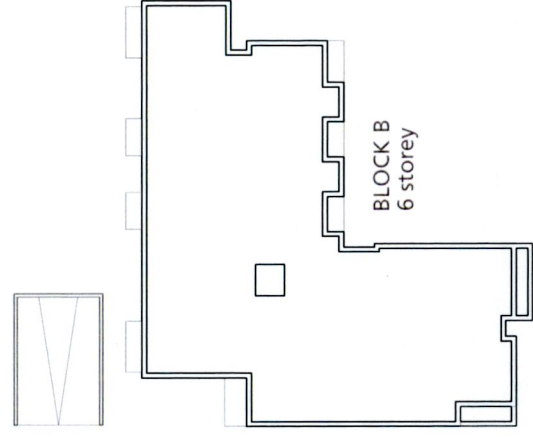


Section 02

Permitted & Proposed Sixth Floor Plans

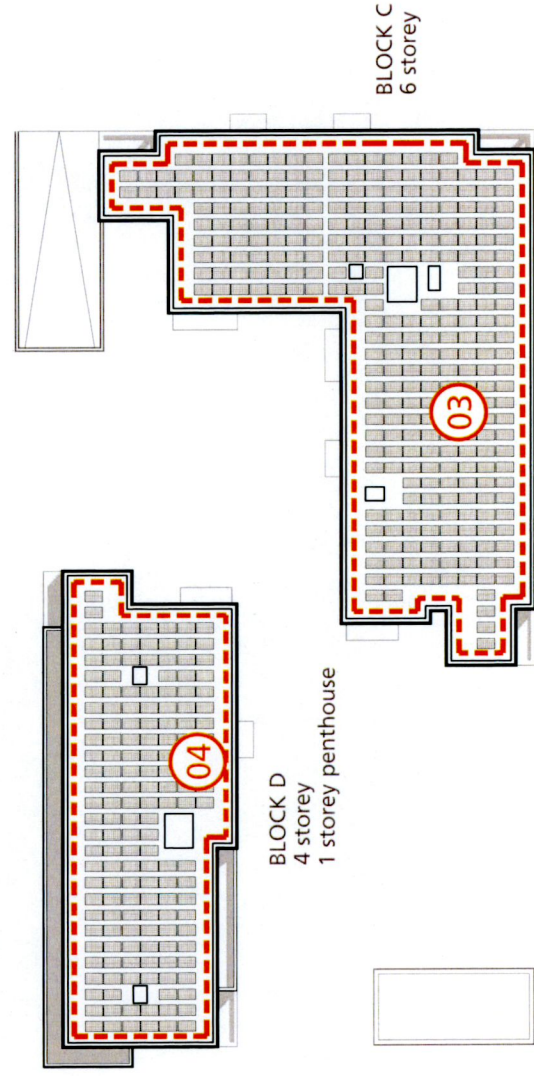


▲ Permitted Sixth Floor Plan

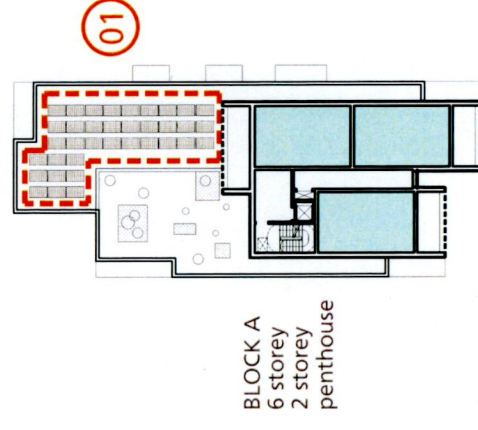
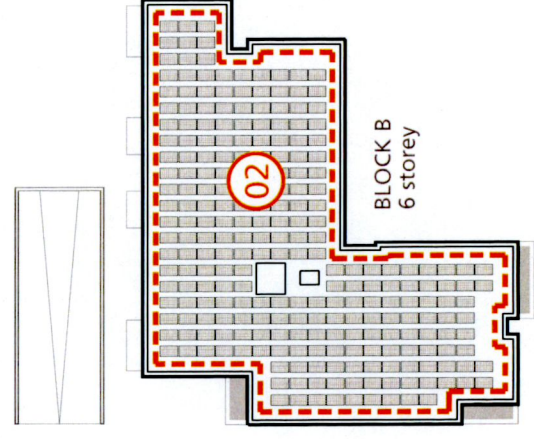


List of Proposed Changes at Sixth Floor Level

1. Provision of photovoltaic panels to roof of Block A
2. Provision of photovoltaic panels to roof of Block B
3. Provision of photovoltaic panels to roof of Block C
4. Provision of photovoltaic panels to roof of Block D

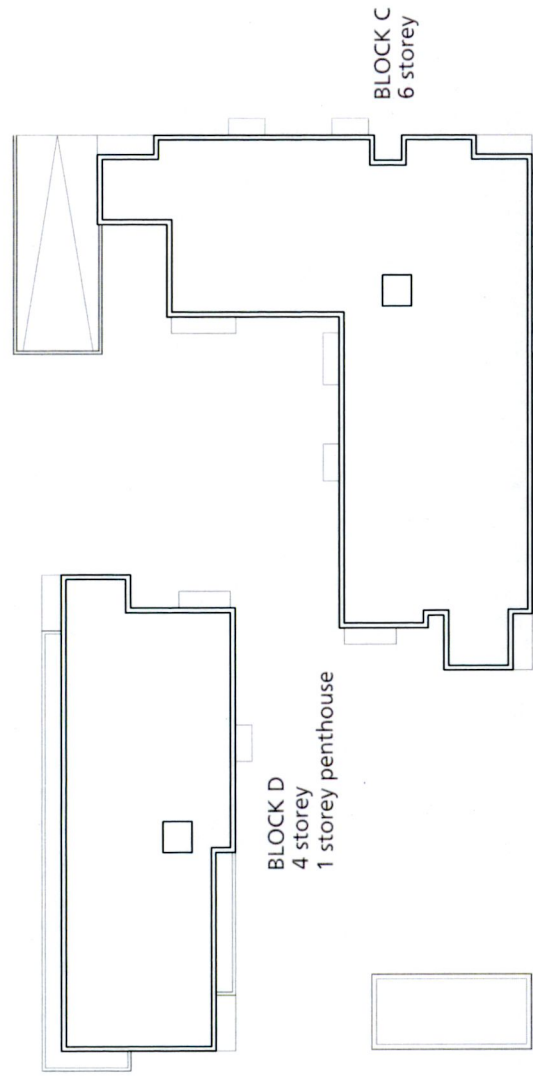


▲ Proposed Sixth Floor Plan

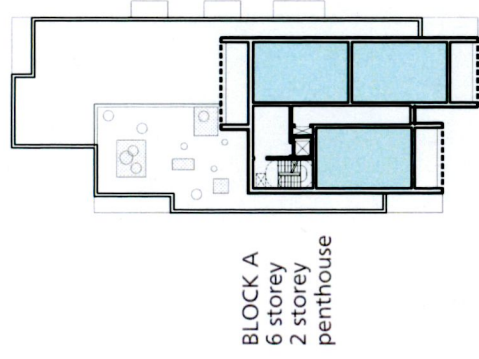
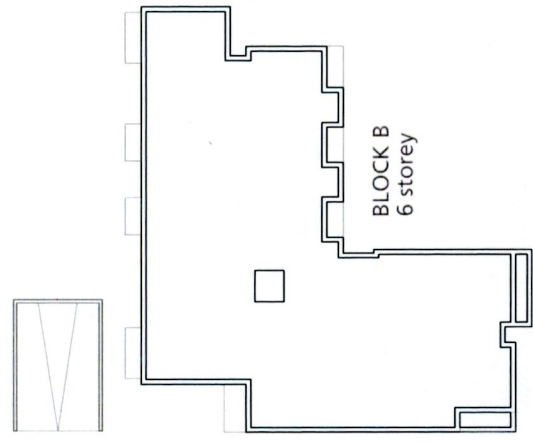


Section 02

Permitted & Proposed Seventh Floor Plans

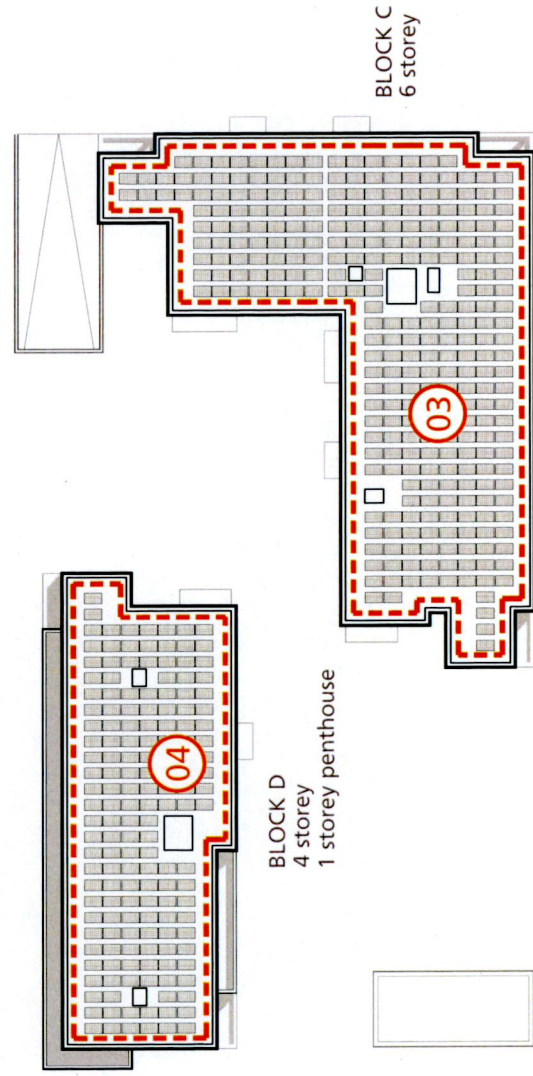


▲ Permitted Seventh Floor Plan

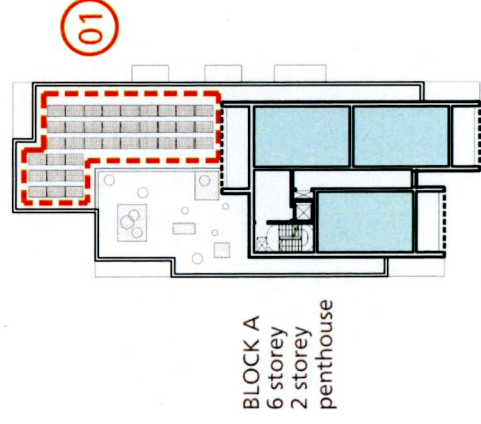
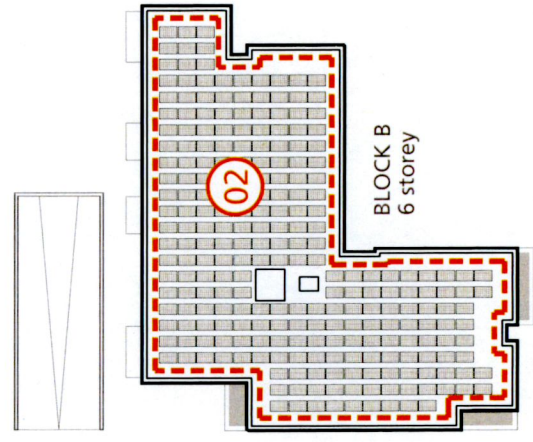


List of Proposed Changes at Seventh Floor Level

1. Provision of photovoltaic panels to roof of Block A
2. Provision of photovoltaic panels to roof of Block B
3. Provision of photovoltaic panels to roof of Block C
4. Provision of photovoltaic panels to roof of Block D

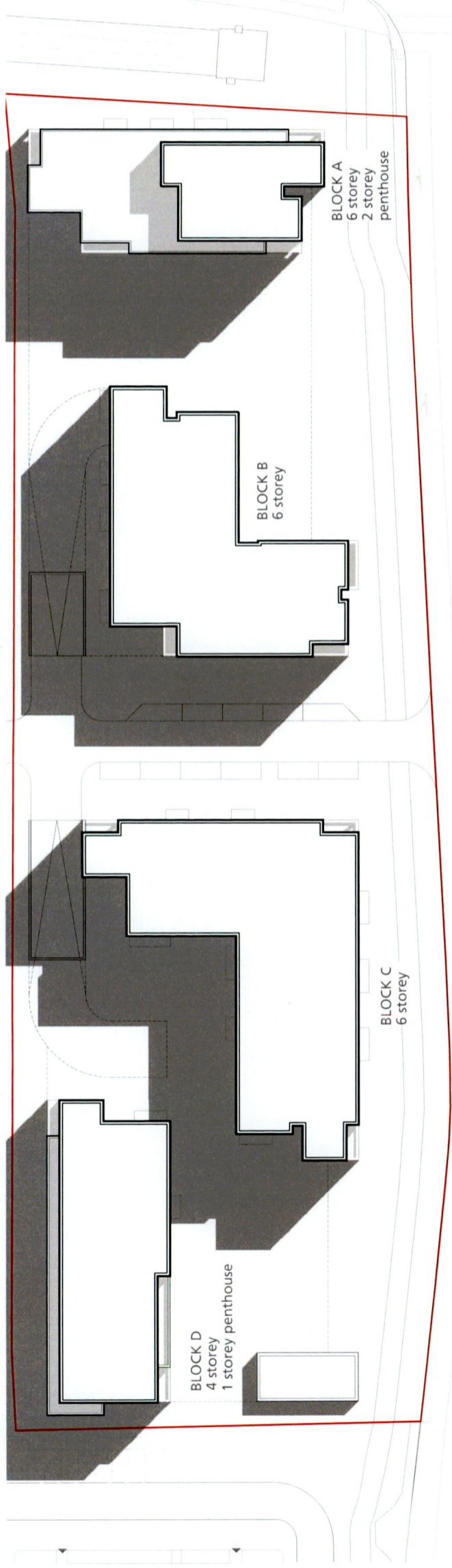


▲ Proposed Seventh Floor Plan

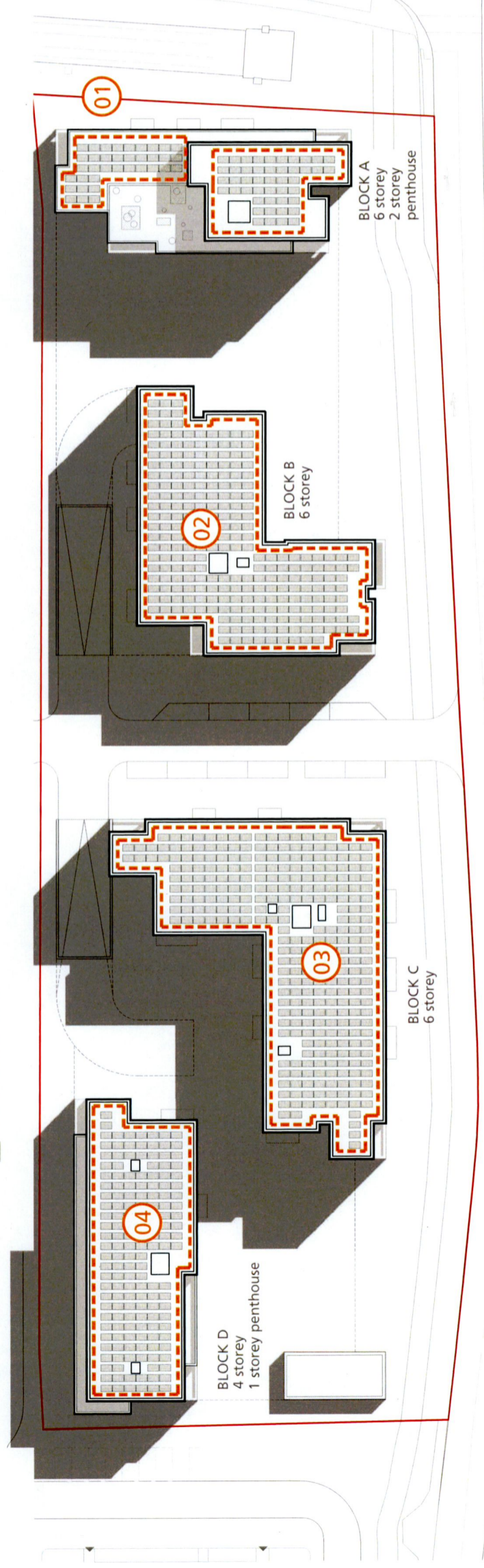


Section 02

Permitted & Proposed Roof Plans



Permitted Roof Plan



Proposed Roof Plan

List of Proposed Changes at Roof level

1. Provision of photovoltaic panels to roof of Block A
2. Provision of photovoltaic panels to roof of Block B
3. Provision of photovoltaic panels to roof of Block C
4. Provision of photovoltaic panels to roof of Block D

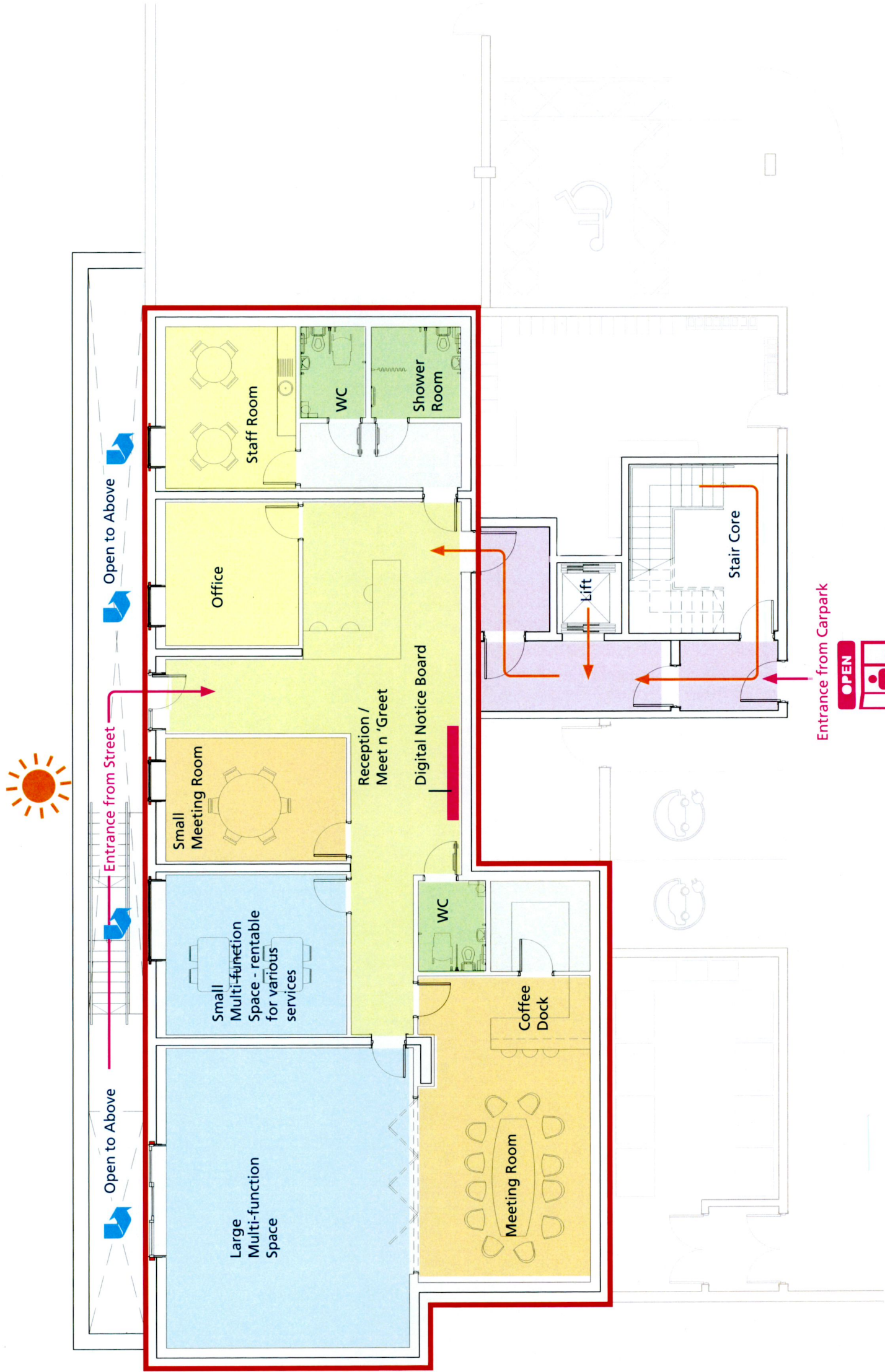


Section 02

Proposed New Amenity Space at Undercroft Level

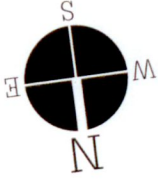
275 SqM of Amenity Space for residents of the Senior Living Accommodation is being provided at undercroft level.

The natural topography of the site means that the ground floor of Block D is elevated from street level on its eastern side, effectively making the accommodation at basement level in effect undercroft accommodation with access to natural daylight and ventilation along the eastern facade. A lightwell placed along the eastern facade further allows for more generously sized windows to this undercroft and ensures that the spaces receive a satisfactory level of daylight and sunlight. Access to the amenity space is provided by lift and stairs through Block D, by external stair access from street level and also via direct access from the basement carpark.



- Legend**
- 01 Multi-function Spaces
 - 02 Meeting / Social Spaces
 - 03 Staff Areas
 - 04 Reception Area
 - 05 WC & Sanitary Facilities
 - 06 Entrance/ Circulation
 - 07 Ancillary Spaces
 - Natural Daylight
 - Natural Ventilation
 - Enhanced Entrance Treatment with Glazed doors, Signage & Lighting

Proposed Basement Level Plan
Below Block D, NTS



Section 02

Amenity Space Design Considerations



Multi-Purpose Spaces

A large and a small multi-purpose small will be provided to offer opportunity for a range of different uses. The larger space will allow for group fitness activities as well as larger gatherings for lectures or talks. The smaller space can be rented out for different services such as hairdressing or massage and other therapies.



Design Considerations

Space design of the larger area will be flexible to allow for division of space into separate areas, depending on needs. Floor and wall finishes will be durable and low maintenance. Furniture will be modular and be capable of being easily tidied away or reconfigured for different uses.



▲ A smaller multi-purpose space can be rented out to provide different services to the residents on a rotating / scheduled basis



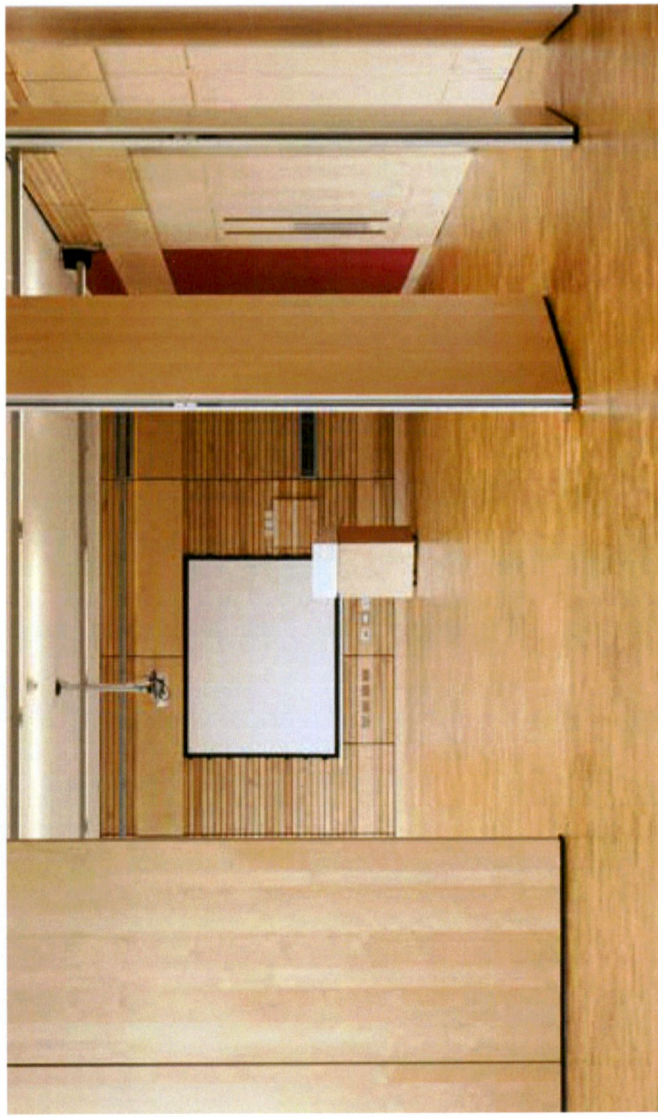
▲ Example of modular tables that can be arranged singly or as a larger boardroom configuration

Meeting & Social Spaces

A large and a small meeting space will be provided for residents within the amenity zone to allow for formal meetings as well as everyday social meet-ups and a range of different interactions between residents and visitors.

Design Considerations

A coffee dock and kitchenette will be located within the larger meeting space and will be designed as such to offer a sense of place and home where residents can cater for themselves on a daily basis and that can also be used with a catering service when required. Flexible and modular tables will allow for a boardroom type configuration as well as gatherings in smaller groups for card playing and more casual meetings.



▲ Example of a larger multi-function space with bi-folding screen allowing for subdivision into separate spaces



Block D East Elevation Changes



Changes to Block D East Elevation
A new external entrance is proposed to serve the new resident's amenity space at the undercroft level in Block D. A new external lightwell is being formed beneath the zone of the upper floor balconies from which a new stairs will lead from street level to an entrance door below. The lightwell will also ensure that the spaces below can have adequately sized windows to allow for a good level of daylighting and ventilation to these new amenity spaces.

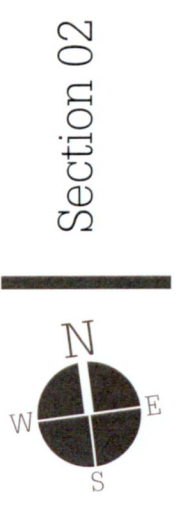
New powdercoated metal railings to top of external lightwell. Gate to be kept locked at night time and off-peak times of use
New entrance from street level

New external steps leading to lower level
New entrance to resident's amenity space

Proposed East Elevation Block D
Scale 1:200

Sectional elevation through sunken lightwell along eastern facade of Block D
Scale 1:200

Part Plan through sunken lightwell along eastern facade of Block D (balconies omitted for clarity)
Scale 1:200



Section 03
Housing Quality Assessment

Housing Quality Assessment

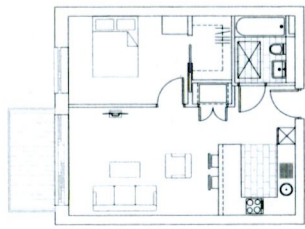
A detailed Housing Quality Assessment was submitted and approved as part of the original Strategic Housing Development Application. There has been no changes to the approved individual apartment unit types, only to the unit mix. As such the unit type drawings are not being re-submitted as there have been no changes. Instead, an overview page of the new unit mix is provided overleaf along with the full Housing Quality Schedules for all Blocks.

Unit Type	Description	Gross Floor Area		Aggregate Living Area		Aggregate Bedroom		Storage		Private Open Space	
		Target Min. (m ²)	Proposed (m ²)	Target Min. (m ²)	Proposed (m ²)	Target Min. (m ²)	Proposed (m ²)	Target Min. (m ²)	Proposed (m ²)	Target Min. (m ²)	* Min. Proposed (m ²)
Unit Type 1A	1 Bed/ 2 Person/ 1 Storey	45	49.5	23	28	11.4	11.4	3	3	5	5
Unit Type 1B	1 Bed/ 2 Person/ 1 Storey	45	49.5	23	26.8	11.4	11.4	3	3.1	5	5
Unit Type 1C	1 Bed/ 2 Person/ 1 Storey	45	51.1	23	24.5	11.4	12.2	3	3.4	5	5
Unit Type 2A	2 Bed/ 4 Person/ 1 Storey	73	73.5	30	34.6	24.4	24.5	6	6.2	7	7
Unit Type 2B	2 Bed/ 4 Person/ 1 Storey	73	76.5	30	30.4	24.4	24.4	6	6.3	7	7
Unit Type 2C	2 Bed/ 4 Person/ 1 Storey	73	76.5	30	30.5	24.4	24.4	6	6.3	7	7
Unit Type 2D	2 Bed/ 4 Person/ 1 Storey	73	80.4	30	33.3	24.4	24.4	6	6.3	7	7
Unit Type 2F	2 Bed/ 4 Person/ 1 Storey	73	79	30	31.7	24.4	24.4	6	6.3	7	9
Unit Type 2G	2 Bed/ 4 Person/ 1 Storey	73	74.1	30	33	24.4	24.8	6	6.5	7	10
Unit Type 2H	2 Bed/ 4 Person/ 1 Storey	73	83.2	30	35.7	24.4	25	6	7.3	7	34
Unit Type 3A	3 Bed/5 Person/ 1 Storey	90	99.7	34	34.0	31.5	34.3	9	9	9	10.1
Unit Type 3B	3 Bed/5 Person/ 1 Storey	90	101.1	34	36.4	31.5	32.1	9	9	9	9
Unit Type 3C	3 Bed/5 Person/ 1 Storey	90	102.7	34	35.2	31.5	32.1	9	9.2	9	9

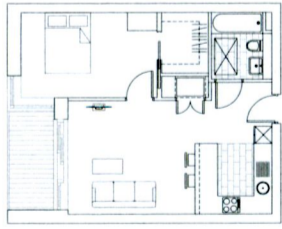
▲ Table demonstrating compliance with apartment standards



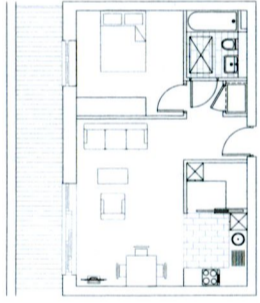
HOA - Unit Mix



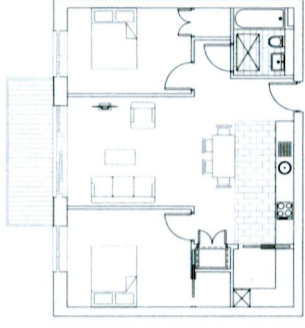
▲ Unit Type 1A, 1 Bedroom Apt.
54 No. units



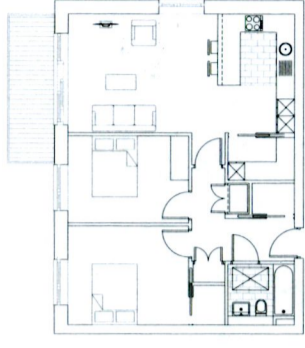
▲ Unit Type 1B, 1 Bedroom Apt.
18 No. units



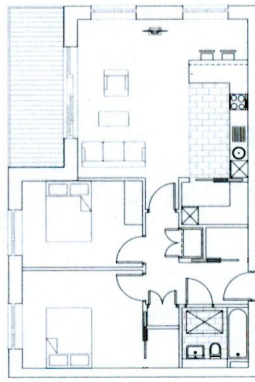
▲ Unit Type 1C, 1 Bedroom Apt.
10 No. units



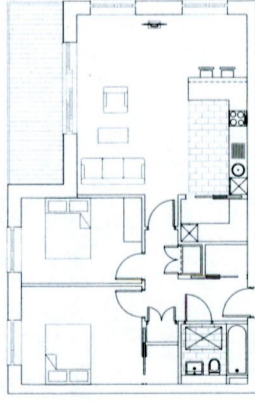
▲ Unit Type 2A, 2 Bedroom Apt.
38 No. units



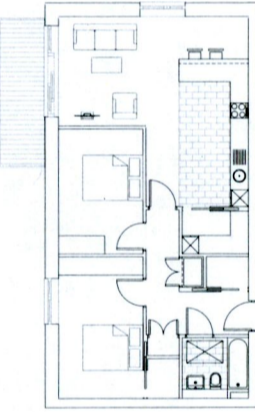
▲ Unit Type 2B, 2 Bedroom Apt.
27 No. units



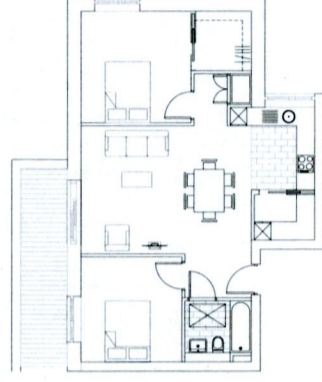
▲ Unit Type 2C, 2 Bedroom Apt.
38 No. units



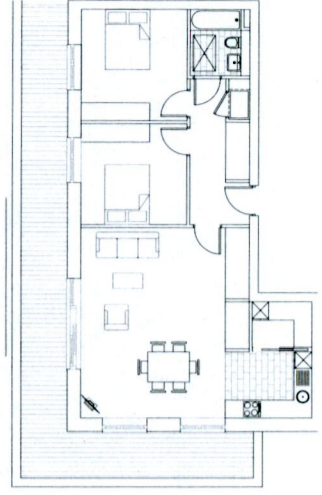
▲ Unit Type 2D, 2 Bedroom Apt.
12 No. units



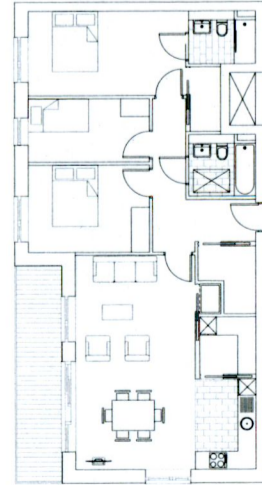
▲ Unit Type 2F, 2 Bedroom Apt.
6 No. units



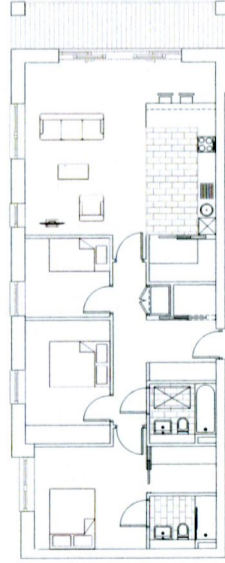
▲ Unit Type 2G, 2 Bedroom Apt.
1 No. units



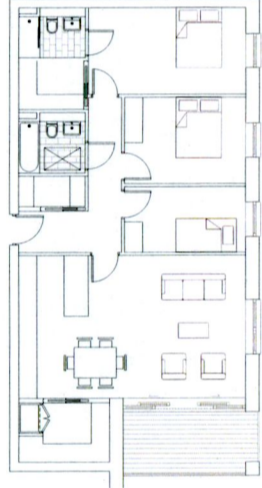
▲ Unit Type 2H, 2 Bedroom Apt.
1 No. units



▲ Unit Type 3A, 3 Bedroom Apt.
6 No. units



▲ Unit Type 3B, 3 Bedroom Apt.
6 No. units



▲ Unit Type 3C, 3 Bedroom Apt.
6 No. units

Apartment Mix	No.	Percentage
1 Bedroom Units	82	36.8%
2 Bedroom Units	123	55.2%
3 Bedroom Units	18	8.0%
Total	223	100%

* Please note there has been no changes to the approved individual apartment unit types, only to the unit mix.

HOA - Block A

Single/Dual Aspect	
APARTMENTS	
Single Aspect	107
Dual Aspect	116

TOTAL	223
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Areas: min & 10% + min. area	113
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Apt. No.	Apt. Type	Description	Location Floor & Block	Min Area (GFA) m ²	Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity	
BLOCK A - GROUND FLOOR												
001	A	G-01 T3A	3 Bedroom Apt	Ground-Block A	90	99.7	1	1	0	9	10.1	9
002	A	G-02 T2C	2 Bedroom Apt	Ground-Block A	73	76.5	0	1	0	7	8.7	7
003	A	G-03 T1A	1 Bedroom Apt	Ground-Block A	45	49.5	1	0	1	5	5	5
004	A	G-04 T1A	1 Bedroom Apt	Ground-Block A	45	49.5	1	0	1	5	5	5
005	A	G-05 T2A	2 Bedroom Apt	Ground-Block A	73	73.5	0	0	1	7	7	7
006	A	G-06 T2C	2 Bedroom Apt	Ground-Block A	73	76.5	0	1	0	7	7	7
007	A	G-07 T2D	2 Bedroom Apt	Ground-Block A	73	80.4	1	1	0	7	7	7
7				Ground-Block A	472	505.6	4	4	3	47	49.8	47

BLOCK A - FIRST FLOOR												
008	A	1-01 T3A	3 Bedroom Apt	First-Block A	90	99.7	1	1	0	9	10.1	9
009	A	1-02 T2C	2 Bedroom Apt	First-Block A	73	76.5	0	1	0	7	8.7	7
010	A	1-03 T1A	1 Bedroom Apt	First-Block A	45	49.5	1	0	1	5	5	5
011	A	1-04 T1A	1 Bedroom Apt	First-Block A	45	49.5	1	0	1	5	5	5
012	A	1-05 T2A	2 Bedroom Apt	First-Block A	73	73.5	0	0	1	7	7	7
013	A	1-06 T2C	2 Bedroom Apt	First-Block A	73	76.5	0	1	0	7	7	7
014	A	1-07 T2D	2 Bedroom Apt	First-Block A	73	80.4	1	1	0	7	7	7
7				First-Block A	472	505.6	4	4	3	47	49.8	47

BLOCK A - SECOND FLOOR												
015	A	2-01 T3A	3 Bedroom Apt	Second-Block A	90	99.7	1	1	0	9	10.1	9
016	A	2-02 T2C	2 Bedroom Apt	Second-Block A	73	76.5	0	1	0	7	8.7	7
017	A	2-03 T1A	1 Bedroom Apt	Second-Block A	45	49.5	1	0	1	5	5	5
018	A	2-04 T1A	1 Bedroom Apt	Second-Block A	45	49.5	1	0	1	5	5	5
019	A	2-05 T2A	2 Bedroom Apt	Second-Block A	73	73.5	0	0	1	7	7	7
020	A	2-06 T2C	2 Bedroom Apt	Second-Block A	73	76.5	0	1	0	7	7	7
021	A	2-07 T2D	2 Bedroom Apt	Second-Block A	73	80.4	1	1	0	7	7	7
7				Second-Block A	472	505.6	4	4	3	47	49.8	47

BLOCK A - THIRD FLOOR												
022	A	3-01 T3A	3 Bedroom Apt	Third-Block A	90	99.7	1	1	0	9	10.1	9
023	A	3-02 T2C	2 Bedroom Apt	Third-Block A	73	76.5	0	1	0	7	8.7	7
024	A	3-03 T1A	1 Bedroom Apt	Third-Block A	45	49.5	1	0	1	5	5	5
025	A	3-04 T1A	1 Bedroom Apt	Third-Block A	45	49.5	1	0	1	5	5	5
026	A	3-05 T2A	2 Bedroom Apt	Third-Block A	73	73.5	0	0	1	7	7	7
027	A	3-06 T2C	2 Bedroom Apt	Third-Block A	73	76.5	0	1	0	7	7	7
028	A	3-07 T2D	2 Bedroom Apt	Third-Block A	73	80.4	1	1	0	7	7	7
7				Third-Block A	472	505.6	4	4	3	47	49.8	47

BLOCK A - FOURTH FLOOR

029	A	4-01 T3A	3 Bedroom Apt	Fourth-Block A	90	99.7	1	1	0	9	10.1	9
030	A	4-02 T2C	2 Bedroom Apt	Fourth-Block A	73	76.5	0	1	0	7	8.7	7
031	A	4-03 T1A	1 Bedroom Apt	Fourth-Block A	45	49.5	1	0	1	5	5	5
032	A	4-04 T1A	1 Bedroom Apt	Fourth-Block A	45	49.5	1	0	1	5	5	5
033	A	4-05 T2A	2 Bedroom Apt	Fourth-Block A	73	73.5	0	0	1	7	7	7

BLOCK A - FIFTH FLOOR

036	A	5-01 T3A	3 Bedroom Apt	Fifth-Block A	90	99.7	1	1	0	9	10.1	9
037	A	5-02 T2C	2 Bedroom Apt	Fifth-Block A	73	76.5	0	1	0	7	8.7	7
038	A	5-03 T1A	1 Bedroom Apt	Fifth-Block A	45	49.5	1	0	1	5	5	5
039	A	5-04 T1A	1 Bedroom Apt	Fifth-Block A	45	49.5	1	0	1	5	5	5
040	A	5-05 T2A	2 Bedroom Apt	Fifth-Block A	73	73.5	0	0	1	7	7	7
041	A	5-06 T2C	2 Bedroom Apt	Fifth-Block A	73	76.5	0	1	0	7	7	7
042	A	5-07 T2D	2 Bedroom Apt	Fifth-Block A	73	80.4	1	1	0	7	7	7
7				Fifth-Block A	472	505.6	4	4	3	47	49.8	47

BLOCK A - SIXTH FLOOR

043	A	6-01 T1C	1 Bedroom Apt	Sixth-Block A	45	51.1	1	1	0	5	8.5	5
044	A	6-02 T1C	1 Bedroom Apt	Sixth-Block A	45	51.1	1	1	0	5	12.8	5
045	A	6-03 T1C	1 Bedroom Apt	Sixth-Block A	45	51.1	1	1	0	5	16.9	5
3				Sixth-Block A	135	153.3	3	3	0	15	38.2	15

BLOCK A - SEVENTH FLOOR

046	A	7-01 T1C	1 Bedroom Apt	Seventh-Block A	45	51.1	1	1	0	5	8.5	5
047	A	7-02 T1C	1 Bedroom Apt	Seventh-Block A	45	51.1	1	1	0	5	12.8	5
048	A	7-03 T1C	1 Bedroom Apt	Seventh-Block A	45	51.1	1	1	0	5	8.5	5
3				Seventh-Block A	135	153.3	3	3	0	15	29.8	15

Block A - Summary					
			No. Units > 10% GFA	Dual Aspect	Single Aspect
			30	63%	18
			30	63%	38%

HQA - Block B

Apt. No.	Apt. Type	Description	Location Floor & Block	Min Area (GFA) m ²	Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK B - GROUND FLOOR

049	B	G-01	T2F	2 Bedroom Apt	Ground-Block C	73	79	0	1	0	7	9	7
050	B	G-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
051	B	G-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
052	B	G-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
053	B	G-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
054	B	G-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
055	B	G-07	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
056	B	G-08	T1B1	1 Bedroom Apt	Ground-Block B	45	49.5	1	1	0	5	5	5
057	B	G-09	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
058	B	G-10	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
10					Ground-Block B	607	658.7	6	6	4	62	65.7	62

BLOCK B - FIRST FLOOR

059	B	1-01	T2F	2 Bedroom Apt	Ground-Block C	73	79	0	1	0	7	9	7
060	B	1-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
061	B	1-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
062	B	1-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
063	B	1-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
064	B	1-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
065	B	1-07	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
066	B	1-08	T1B1	1 Bedroom Apt	Ground-Block B	45	49.5	1	1	0	5	5	5
067	B	1-09	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
068	B	1-10	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
10					First-Block B	607	658.7	6	6	4	62	65.7	62

BLOCK B - SECOND FLOOR

069	B	2-01	T3B1	3 Bedroom Apt	Third-Block B	90	100	1	1	0	9	10.3	9
070	B	2-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
071	B	2-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
072	B	2-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
073	B	2-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
074	B	2-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
075	B	2-07	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
076	B	2-08	T1B1	1 Bedroom Apt	Ground-Block B	45	49.5	1	1	0	5	5	5
077	B	2-09	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
078	B	2-10	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
10					Second-Block B	624	679.7	7	6	4	64	67.0	64

BLOCK B - THIRD FLOOR

079	B	3-01	T3B1	3 Bedroom Apt	Third-Block B	90	100	1	1	0	9	10.3	9
080	B	3-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
081	B	3-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
082	B	3-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
083	B	3-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
084	B	3-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
085	B	3-07	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
086	B	3-08	T1B1	1 Bedroom Apt	Ground-Block B	45	49.5	1	1	0	5	5	5
087	B	3-09	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
088	B	3-10	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
10					Third-Block B	624	679.7	7	6	4	64	67.0	64

BLOCK B - FOURTH FLOOR

089	B	4-01	T3B1	3 Bedroom Apt	Third-Block B	90	100	1	1	0	9	10.3	9
090	B	4-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
091	B	4-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
092	B	4-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
093	B	4-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
094	B	4-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5

BLOCK B - FIFTH FLOOR

099	B	5-01	T3B1	3 Bedroom Apt	Third-Block B	90	100	1	1	0	9	10.3	9
100	B	5-02	T2C	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	8.7	7
101	B	5-03	T3C	3 Bedroom Apt	Ground-Block B	90	102.7	1	1	0	9	9	9
102	B	5-04	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
103	B	5-05	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
104	B	5-06	T1A	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
105	B	5-07	T2B	2 Bedroom Apt	Ground-Block B	73	76.5	0	1	0	7	7	7
106	B	5-08	T1B1	1 Bedroom Apt	Ground-Block B	45	49.5	1	1	0	5	5	5
107	B	5-09	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
108	B	5-10	T1B	1 Bedroom Apt	Ground-Block B	45	49.5	1	0	1	5	5	5
10					Fifth-Block B	624	679.7	7	6	4	64	67.0	64

Block B - Summary															
										No. Units > 10% GFA	Dual Aspect	Single Aspect			
										40	67%	36	60%	24	40%

HOA - Block C

Apt. No.	Apt. Type	Description	Location Floor & Block	Min Area (GFA) m ²	Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK C - GROUND FLOOR

109	C	G-01	T2F	2 Bedroom Apt	Ground-Block C	73	79	0	1	0	7	9	7
110	C	G-02	T2C	2 Bedroom Apt	Ground-Block C	73	76.5	0	1	0	7	8.7	7
111	C	G-03	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
112	C	G-04	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
113	C	G-05	T2C	2 Bedroom Apt	Ground-Block C	73	76.5	0	1	0	7	8.7	7
114	C	G-06	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
115	C	G-07	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
116	C	G-08	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
117	C	G-09	T2D	2 Bedroom Apt	Ground-Block C	73	80.4	1	1	0	7	10	7
118	C	G-10	T2B	2 Bedroom Apt	Ground-Block C	73	76.5	0	1	0	7	7	7
119	C	G-11	T1A	1 Bedroom Apt	Ground-Block C	45	49.5	1	0	1	5	5	5
120	C	G-12	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
121					Ground-Block C	775	805.9	2	5	6	75	83.4	75

BLOCK C - FIRST FLOOR

121	C	1-01	T2F	2 Bedroom Apt	First-Block C	73	79	0	1	0	7	9	7
122	C	1-02	T2C	2 Bedroom Apt	First-Block C	73	76.5	0	1	0	7	8.7	7
123	C	1-03	T1A	1 Bedroom Apt	First-Block C	45	49.5	1	0	1	5	5	5
124	C	1-04	T2A	2 Bedroom Apt	First-Block C	73	73.5	0	0	1	7	7	7
125	C	1-05	T2C	2 Bedroom Apt	First-Block C	73	76.5	0	1	0	7	8.7	7
126	C	1-06	T2A	2 Bedroom Apt	First-Block C	73	73.5	0	0	1	7	7	7
127	C	1-07	T2A	2 Bedroom Apt	First-Block C	73	73.5	0	0	1	7	7	7
128	C	1-08	T2A	2 Bedroom Apt	First-Block C	73	73.5	0	0	1	7	7	7
129	C	1-09	T2D	2 Bedroom Apt	First-Block C	73	80.4	1	1	0	7	10	7
130	C	1-10	T2B	2 Bedroom Apt	First-Block C	73	76.5	0	1	0	7	7	7
131	C	1-11	T1A	1 Bedroom Apt	First-Block C	45	49.5	1	0	1	5	5	5
132	C	1-12	T2A	2 Bedroom Apt	First-Block C	73	73.5	0	0	1	7	7	7
133					First-Block C	820	855.4	3	5	7	80	88.4	80

BLOCK C - SECOND FLOOR

133	C	2-01	T3B	3 Bedroom Apt	Second-Block C	90	101.1	1	1	0	9	9	9
134	C	2-02	T2C	2 Bedroom Apt	Second-Block C	73	76.5	0	1	0	7	8.7	7
135	C	2-03	T1A	1 Bedroom Apt	Second-Block C	45	49.5	1	0	1	5	5	5
136	C	2-04	T2A	2 Bedroom Apt	Second-Block C	73	73.5	0	0	1	7	7	7
137	C	2-05	T2C	2 Bedroom Apt	Second-Block C	73	76.5	0	1	0	7	8.7	7
138	C	2-06	T2A	2 Bedroom Apt	Second-Block C	73	73.5	0	0	1	7	7	7
139	C	2-07	T2A	2 Bedroom Apt	Second-Block C	73	73.5	0	0	1	7	7	7
140	C	2-08	T2A	2 Bedroom Apt	Second-Block C	73	73.5	0	0	1	7	7	7
141	C	2-09	T2D	2 Bedroom Apt	Second-Block C	73	80.4	1	1	0	7	10	7
142	C	2-10	T2B	2 Bedroom Apt	Second-Block C	73	76.5	0	1	0	7	7	7
143	C	2-11	T1A	1 Bedroom Apt	Second-Block C	45	49.5	1	0	1	5	5	5
144	C	2-12	T2A	2 Bedroom Apt	Second-Block C	73	73.5	0	0	1	7	7	7
145					Second-Block C	837	877.5	4	5	7	82	88.4	82

BLOCK C - THIRD FLOOR

145	C	3-01	T2F	2 Bedroom Apt	Third-Block C	73	79	0	1	0	7	9	7
146	C	3-02	T2C	2 Bedroom Apt	Third-Block C	73	76.5	0	1	0	7	8.7	7
147	C	3-03	T1A	1 Bedroom Apt	Third-Block C	45	49.5	1	0	1	5	5	5
148	C	3-04	T2A	2 Bedroom Apt	Third-Block C	73	73.5	0	0	1	7	7	7
149	C	3-05	T2A	2 Bedroom Apt	Third-Block C	73	76.5	0	1	0	7	8.7	7
150	C	3-06	T2A	2 Bedroom Apt	Third-Block C	73	73.5	0	0	1	7	7	7
151	C	3-07	T2A	2 Bedroom Apt	Third-Block C	73	73.5	0	0	1	7	7	7
152	C	3-08	T2A	2 Bedroom Apt	Third-Block C	73	73.5	0	0	1	7	7	7
153	C	3-09	T2D	2 Bedroom Apt	Third-Block C	73	80.4	1	1	0	7	10	7
154	C	3-10	T2B	2 Bedroom Apt	Third-Block C	73	76.5	0	1	0	7	7	7
155	C	3-11	T1A	1 Bedroom Apt	Third-Block C	45	49.5	1	0	1	5	5	5
156	C	3-12	T2A	2 Bedroom Apt	Third-Block C	73	73.5	0	0	1	7	7	7
157					Third-Block C	820	855.4	3	5	7	80	88.4	80

BLOCK C - FOURTH FLOOR

157	C	4-01	T3B	3 Bedroom Apt	Fourth-Block C	90	101.1	1	1	0	9	9	9
158	C	4-02	T2C	2 Bedroom Apt	Fourth-Block C	73	76.5	0	1	0	7	8.7	7
159	C	4-03	T1A	1 Bedroom Apt	Fourth-Block C	45	49.5	1	0	1	5	5	5
160	C	4-04	T2A	2 Bedroom Apt	Fourth-Block C	73	73.5	0	0	1	7	7	7
161	C	4-05	T2C	2 Bedroom Apt	Fourth-Block C	73	76.5	0	1	0	7	8.7	7
162	C	4-06	T2A	2 Bedroom Apt	Fourth-Block C	73	73.5	0	0	1	7	7	7
163	C	4-07	T2A	2 Bedroom Apt	Fourth-Block C	73	73.5	0	0	1	7	7	7
164	C	4-08	T2A	2 Bedroom Apt	Fourth-Block C	73	73.5	0	0	1	7	7	7
165	C	4-09	T2D	2 Bedroom Apt	Fourth-Block C	73	80.4	1	1	0	7	10	7
166	C	4-10	T2B	2 Bedroom Apt	Fourth-Block C	73	76.5	0	1	0	7	7	7
167	C	4-11	T1A	1 Bedroom Apt	Fourth-Block C	45	49.5	1	0	1	5	5	5
168	C	4-12	T2A	2 Bedroom Apt	Fourth-Block C	73	73.5	0	0	1	7	7	7
169					Fourth-Block C	837	877.5	4	5	7	82	88.4	82

BLOCK C - FIFTH FLOOR

169	C	4-01	T2F	2 Bedroom Apt	Ground-Block C	73	79	0	1	0	7	9	7
170	C	4-02	T2C	2 Bedroom Apt	Fifth-Block C	73	76.5	0	1	0	7	8.7	7
171	C	4-03	T1A	1 Bedroom Apt	Fifth-Block C	45	49.5	1	0	1	5	5	5
172	C	4-04	T2A	2 Bedroom Apt	Ground-Block C	73	73.5	0	0	1	7	7	7
173	C	4-05	T2C	2 Bedroom Apt	Fifth-Block C	73	76.5	0	1	0	7	8.7	7
174	C	4-06	T2A	2 Bedroom Apt	Fifth-Block C	73	73.5	0	0	1	7	7	7
175	C	4-07	T2A	2 Bedroom Apt	Fifth-Block C	73	73.5	0	0	1	7	7	7
176	C	4-08	T2A	2 Bedroom Apt	Fifth-Block C	73	73.5	0	0	1	7	7	7
177	C	4-09	T2D	2 Bedroom Apt	Fifth-Block C	73	80.4	1	1	0	7	10	7
178	C	4-10	T2B	2 Bedroom Apt	Fifth-Block C	73	76.5	0	1	0	7	7	7
179	C	4-11	T1A	1 Bedroom Apt	Fifth-Block C	45	49.5	1	0	1	5	5	5
180	C	4-12	T2A	2 Bedroom Apt	Fifth-Block C	73	73.5	0	0	1	7	7	7
181					Fifth-Block C	820	855.4	3	5	7	80	88.4	80

Block C - Summary														
										No. Units > 10% GFA	Dual Aspect	Single Aspect		
										19	26%	42%	41	57%

HOA - Block D

Apt. No.	Apt. Type	Description	Location Floor & Block	Min Area (GFA) m ²	Area (GFA) m ²	No. Units > 10% GFA	Dual Aspect	Single Aspect	Min Private Amenity	Private Amenity	Min Req. Com. Amenity
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BLOCK D - GROUND FLOOR

181	D	G-01	T1A	1 Bedroom Apt	Ground-Block D	45	49.5	1	0	1	5	5
182	D	G-02	T2C	2 Bedroom Apt	Ground-Block D	73	76.5	0	1	0	7	7
183	D	G-03	T2B	2 Bedroom Apt	Ground-Block D	73	76.5	0	1	0	7	7
184	D	G-04	T1A	1 Bedroom Apt	Ground-Block D	45	49.5	1	0	1	5	5
185	D	G-05	T2A	2 Bedroom Apt	Ground-Block D	73	73.5	0	0	1	7	7
186	D	G-06	T1A	1 Bedroom Apt	Ground-Block D	45	49.5	1	0	1	5	5
187	D	G-07	T2C	2 Bedroom Apt	Ground-Block D	73	76.5	0	1	0	7	7
188	D	G-08	T2B	2 Bedroom Apt	Ground-Block D	73	76.5	0	1	0	7	7
189	D	G-09	T1A	1 Bedroom Apt	Ground-Block D	45	49.5	1	0	1	5	5
9					Ground-Block D	545	577.5	4	4	5	55	55.0

BLOCK D - FIRST FLOOR

190	D	1-01	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
191	D	1-02	T2C	2 Bedroom Apt	First-Block D	73	76.5	0	1	0	7	7
192	D	1-03	T2B	2 Bedroom Apt	First-Block D	73	76.5	0	1	0	7	7
193	D	1-04	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
194	D	1-05	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
195	D	1-06	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
196	D	1-07	T2C	2 Bedroom Apt	First-Block D	73	76.5	0	1	0	7	7
197	D	1-08	T2B	2 Bedroom Apt	First-Block D	73	76.5	0	1	0	7	7
198	D	1-09	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
9					First-Block D	517	553.5	5	4	5	53	53.0

BLOCK D - SECOND FLOOR

199	D	2-01	T1A	1 Bedroom Apt	Second-Block D	45	49.5	1	0	1	5	5
200	D	2-02	T2C	2 Bedroom Apt	Second-Block D	73	76.5	0	1	0	7	7
201	D	2-03	T2B	2 Bedroom Apt	Second-Block D	73	76.5	0	1	0	7	7
202	D	2-04	T1A	1 Bedroom Apt	Second-Block D	45	49.5	1	0	1	5	5
203	D	2-05	T2A	2 Bedroom Apt	Second-Block D	73	73.5	0	0	1	7	7
204	D	2-06	T1A	1 Bedroom Apt	Second-Block D	45	49.5	1	0	1	5	5
205	D	2-07	T2C	2 Bedroom Apt	Second-Block D	73	76.5	0	1	0	7	7
206	D	2-08	T2B	2 Bedroom Apt	Second-Block D	73	76.5	0	1	0	7	7
207	D	2-09	T1A	1 Bedroom Apt	Second-Block D	45	49.5	1	0	1	5	5
9					Second-Block D	545	577.5	4	4	5	55	55.0

BLOCK D - THIRD FLOOR

208	D	3-01	T1A	1 Bedroom Apt	Third-Block D	45	49.5	1	0	1	5	5
209	D	3-02	T2C	2 Bedroom Apt	Third-Block D	73	76.5	0	1	0	7	7
210	D	3-03	T2B	2 Bedroom Apt	Third-Block D	73	76.5	0	1	0	7	7
211	D	3-04	T1A	1 Bedroom Apt	Third-Block D	45	49.5	1	0	1	5	5
212	D	3-05	T1A	1 Bedroom Apt	First-Block D	45	49.5	1	0	1	5	5
213	D	3-06	T1A	1 Bedroom Apt	Third-Block D	45	49.5	1	0	1	5	5
214	D	3-07	T2C	2 Bedroom Apt	Third-Block D	73	76.5	0	1	0	7	7
215	D	3-08	T2B	2 Bedroom Apt	Third-Block D	73	76.5	0	1	0	7	7
216	D	3-09	T1A	1 Bedroom Apt	Third-Block D	45	49.5	1	0	1	5	5
9					Third-Block D	517	553.5	5	4	5	53	53.0

BLOCK D - FOURTH FLOOR

217	D	4-01	T1C	1 Bedroom Apt	Fourth-Block D	45	51.1	1	0	1	5	5
218	D	4-02	T1C	1 Bedroom Apt	Fourth-Block D	45	51.1	1	1	0	5	6.2
219	D	4-03	T2H	2 Bedroom Apt	Fourth-Block D	73	84.6	1	1	0	7	34
220	D	4-04	T1C	1 Bedroom Apt	Fourth-Block D	45	51.1	1	0	1	5	14.3
221	D	4-05	T1C	1 Bedroom Apt	Fourth-Block D	45	51.1	1	0	1	5	14.3
222	D	4-06	T2G	2 Bedroom Apt	Fourth-Block D	73	74.1	0	1	0	7	10
223	D	4-07	T2B	2 Bedroom Apt	Fourth-Block D	73	76.5	0	1	0	7	7
224	D	4-08	T1A	1 Bedroom Apt	Fourth-Block D	45	49.5	1	0	1	5	5
8					Fourth-Block D	444	489.1	6	4	4	46	104.8

Block D - Summary

No. Units > 10% GFA		Dual Aspect		Single Aspect	
24	55%	20	45%	24	55%

Section 04 - Conclusion
Floorspace Schedules

Site Gross Area	1.18 Ha
Total GFA Proposed	19,773 sq m
Total No. of Units	223 Units
Density	189 Units per Ha
Plot Ratio	1.68
BL Footprint	3,589 sq m
Site Coverage	30.2 %

Public Open Space Provided*	2,720 sq m
* 34% of site area as per minimum requirements SCCC (1:384)	
External amenity spaces	2,949 sq m
Indoor amenity spaces	379 sq m
Communal Amenity Space Provided*	3,328 sq m
* minimum requirements SCCC (1:425 sq m)	

Play space*	891 sq m
* minimum requirements as per LAP (1:669 sq m)	

For further detail on requirements for public, communal open spaces and play areas please refer to Schedule provided by Interop & Associates

Bike Parking spaces [No]			
Resident	250	Sheffield	
Visitor	300	Resident	
			40%

* 40 stands with two spaces each

Residents Car Parking spaces [No]			
Block A+B	89 (7)	Block C+D	0
Visitor / Set-Down Car Parking spaces [No]			11
			11

(* No. of disabled spaces included in overall No.)

APARTMENTS			
1 bed apt	82	35.8%	
2 bed apt	123	55.2%	
3 bed apt	18	8.1%	

APARTMENTS			
1 bed Aspect	107	46.0%	
2 bed Aspect	116	52.0%	

APARTMENTS			
1 bed Area	120	48.3%	
2 bed Area	119	50.7%	

SUMMARY - GROSS FLOOR AREAS	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
	GFA [sqm]	GFA [sqm]	GFA [sqm]	GFA [sqm]	Total GFA
Basement / Undercroft (Residents amenity spaces only)	0.0	0.0	0.0	275.0	275.0
Ground Floor	629.9	649.0	1009.0	729.5	3017.4
First Floor	629.9	649.0	1306.9	729.5	3315.3
Second Floor	629.9	655.7	1306.9	729.5	3322.0
Third Floor	629.9	655.7	1306.9	729.5	3322.0
Fourth Floor	629.9	655.7	1306.9	619.2	3211.7
Fifth Floor	629.9	655.7	1306.9	0.0	2992.5
Sixth Floor	215.1	0.0	0.0	0.0	215.1
Seventh Floor	215.1	0.0	0.0	0.0	215.1
Totals	4229.6	5108.8	6622.5	3812.2	19773.1

* Areas measured to the internal face of the perimeter walls at each floor level.

Floorspace Schedules continued

SUMMARY - RESIDENTIAL	Unit type	GFA sqm	GFA reqd.	GFA ≥10%	BLOCK A		BLOCK B		BLOCK C		BLOCK D		TOTAL	
					No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GFA
1 bed apt - Single Aspect	1A	49.9	45	Yes	12	594	12	594	11	511.5	19	940.5	34	2640
1 bed apt - Single Aspect	1B	49.96	45	Yes	12	594.72	12	594.72					12	594.72
1 bed apt - Dual Aspect - Corner	1B1	49.96	45	Yes			6	297.36					6	297.36
1 bed apt - Dual Aspect - Corner	1C	51.13	45	Yes	6	306.78					1	51.13	7	357.91
1 bed apt - Single Aspect	1C1	51.13	45	Yes							3	153.39	3	153.39
2 bed apt - Single Aspect	2A	73.5	75	No	6	441			30	2305	2	147	38	2793
2 bed apt - Dual Aspect - Corner	2B1	76.5	75	No			12	918			4	306.52	16	1224.5
2 bed apt - Dual Aspect - Corner	2B2	76.5	75	No					6	458.79	5	383.15	11	842.93
2 bed apt - Dual Aspect - Corner	2C	76.44	75	No	12	917.28	6	458.64	12	913.92	8	608.28	38	2889.1
2 bed apt - Dual Aspect - Corner	2D	80.32	75	Yes	6	482.34			6	482.34			12	964.68
2 bed apt - Dual Aspect - Corner	2E	78.75	75	No			2	157.5	4	321.72			6	479.22
2 bed apt - Dual Aspect - Corner	2F	74.1	75	No							1	74.1	1	74.1
2 bed apt - Dual Aspect - Corner	2H	84.64	75	Yes							1	84.64	1	84.64
3 bed apt - Dual Aspect - Corner	3A	99.47	90	Yes	6	596.82							6	596.82
3 bed apt - Dual Aspect - Corner	3B	101.11	90	Yes					2	202.4			2	202.4
3 bed apt - Dual Aspect - Corner	3B1	100	90	Yes			4	400					4	400
3 bed apt - Dual Aspect - Corner	3C	302.7	90	Yes			6	616.2					6	616.2
Totals					48	3340	60	4036	71	5097	44	2750	223	15223

Floorspace Schedules continued

APARTMENT BLOCK A - 8 STOREY	Unit type	GFA [sqm]	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		Sixth Floor		Seventh Floor		TOTAL		
			No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GIFA	
1 bed apt - Single Aspect	1A	49.9	2	99.8	2	99.8	2	99.8	2	99.8	2	99.8	2	99.8	0	0	0	0	12	599.4	
1 bed apt - Dual Aspect - Corner	1C	51.13		0		0									3	153.39		3	153.39	6	306.78
2 bed apt - Single Aspect	2A	73.5	1	73.5	1	73.5	1	73.5	1	73.5	1	73.5	1	73.5					6	441	
2 bed apt - Dual Aspect - Corner	2C	76.44	2	152.88	2	152.88	2	152.88	2	152.88	2	152.88	2	152.88					12	917.28	
2 bed apt - Dual Aspect - Corner	2D	80.39	1	80.39	1	80.39	1	80.39	1	80.39	1	80.39	1	80.39					6	482.34	
3 bed apt - Dual Aspect - Corner	3A	99.76	1	99.76	1	99.76	1	99.76	1	99.76	1	99.76	1	99.76					6	598.56	
Total Residential				505.53		505.53		505.53		505.53		505.53		505.53		153.39		153.39		3340	
Total Circulation per floorplate				83.2		83.2		83.2		83.2		83.2		83.2		51.2		51.2		601.6	
Totals			7	588.73	7	588.73	7	588.73	7	588.73	7	588.73	7	588.73	3	204.59	3	204.59	48	3942	

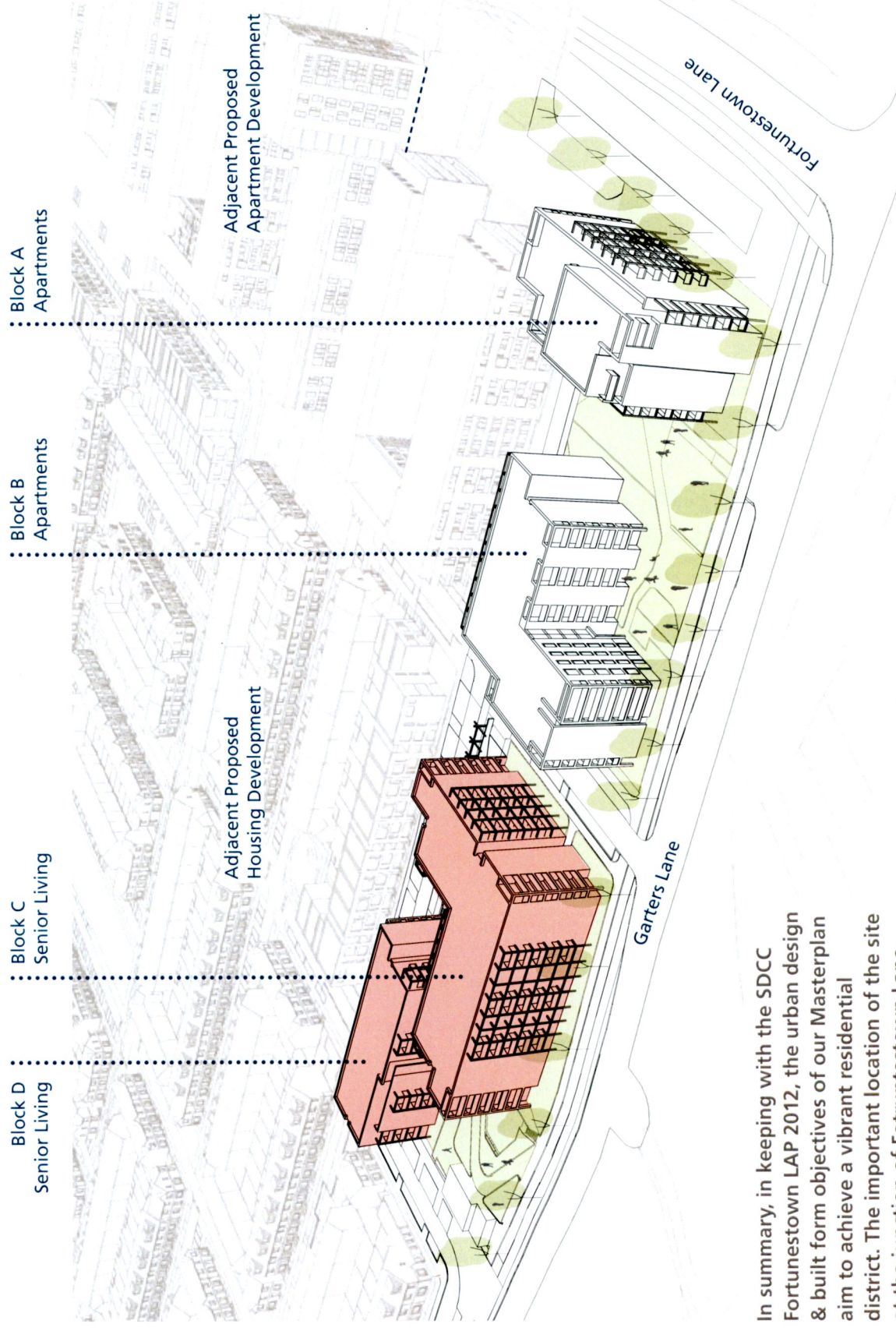
APARTMENT BLOCK B - 6 STOREY	Unit type	GFA [sqm]	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		TOTAL	
			No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GIFA		
1 bed apt - Single Aspect	1A	49.9	2	99.8	2	99.8	2	99.8	2	99.8	2	99.8	2	99.8	12	599.4
1 bed apt - Single Aspect	1B	49.96	2	99.92	2	99.92	2	99.92	2	99.92	2	99.92	2	99.92	12	599.72
1 bed apt - Dual Aspect - Corner	1B3	49.96	1	49.96	1	49.96	1	49.96	1	49.96	1	49.96	1	49.96	6	299.76
2 bed apt - Dual Aspect - Corner	2B3	76.9	2	153.8	2	153.8	2	153.8	2	153.8	2	153.8	2	153.8	12	919.6
2 bed apt - Dual Aspect - Corner	2C	76.44	1	76.44	1	76.44	1	76.44	1	76.44	1	76.44	1	76.44	6	458.64
2 bed apt - Dual Aspect - Corner	2F	76.79	1	76.79	1	76.79	0	0	0	0	0	0	0	2	153.58	
3 bed apt - Dual Aspect - Corner	3B3	100	0	0	1	100	1	100	1	100	1	100	1	100	4	400
3 bed apt - Dual Aspect - Corner	3C	102.7	1	102.7	1	102.7	1	102.7	1	102.7	1	102.7	1	102.7	6	616.2
Total Residential				658.57		658.57		679.82		679.82		679.82		679.82		4036.4
Total Circulation per floorplate				127.2		124		124		124		124		124		747.2
Totals			10	785.77	10	782.57	10	803.82	10	803.82	10	803.82	10	803.82	60	4784

Floorspace Schedules continued

APARTMENT BLOCK C - 6 STOREY	Unit type	GFA sqm	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		TOTAL	
			No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GFA
	1A 1 bed apt - Single Aspect	46.5	1	46.5	2	93	2	93	2	93	2	93	2	93	11	511.5
	2A 2 bed apt - Single Aspect	73.5	3	217.5	3	217.5	3	217.5	3	217.5	3	217.5	3	217.5	30	2205
	2B 2 bed apt - Dual Aspect - Corner	76.63	1	76.63	1	76.63	1	76.63	1	76.63	1	76.63	1	76.63	6	459.78
	2C 2 bed apt - Dual Aspect - Corner	76.18	2	152.32	2	152.32	2	152.32	2	152.32	2	152.32	2	152.32	12	913.92
	2D 2 bed apt - Dual Aspect - Corner	80.33	1	80.33	1	80.33	1	80.33	1	80.33	1	80.33	1	80.33	6	482.34
	2F 2 bed apt - Dual Aspect - Corner	80.43	1	80.43	1	80.43	0	0	1	80.43	0	0	1	80.43	4	321.72
	3B 3 bed apt - Dual Aspect - Corner	201.2	0	0	0	0	1	201.2	0	0	1	201.2	0	0	2	202.4
	Total Residential	803.77		803.77		850.27		871.04		850.27		871.04		850.27		5096.7
	Communal Amenity Space			20.2		20.2		20.2		20.2		20.2		20.2		60.6
	Total Circulation per floorplate	179.6		179.6		163.77		163.77		163.77		163.77		163.77		998.45
	Totals	983.37	11	983.37	12	1034.2	12	1034.2	12	1034.2	12	1905.9	12	1034.2	71	7027

APARTMENT BLOCK D - 4 STOREY 1 STOREY PENTHOUSE	Unit type	GFA sqm	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		TOTAL	
			No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GFA
	1A 1 bed apt - Single Aspect	42.5	4	170	3	127.5	4	170	3	127.5	1	42.5	19	810.5
	1C 1 bed apt - Dual Aspect - Corner	51.13	0	0	0	0	0	0	0	0	1	51.13	1	51.13
	1D 1 bed apt - Single Aspect	51.13	0	0	0	0	0	0	0	0	3	153.39	3	153.39
	2A 2 bed apt - Single Aspect	73.5	1	73.5	0	0	1	73.5	0	0	0	0	2	147
	2B 2 bed apt - Dual Aspect - Corner	76.63	1	76.63	1	76.63	1	76.63	1	76.63	0	0	4	306.52
	2C 2 bed apt - Dual Aspect - Corner	76.63	1	76.63	1	76.63	1	76.63	1	76.63	1	76.63	5	393.15
	2D 2 bed apt - Dual Aspect - Corner	76.18	2	152.32	2	152.32	2	152.32	2	152.32	0	0	8	608.28
	2E 2 bed apt - Dual Aspect - Corner	74.1	0	0	0	0	0	0	0	0	1	74.1	1	74.1
	2M 2 bed apt - Dual Aspect - Corner	84.64	0	0	0	0	0	0	0	0	1	84.64	1	84.64
	Total Residential	577.08		577.08		553.08		577.08		553.08		489.39		2749.7
	Communal Amenity Space			21.7		21.7		21.7		21.7		21.7		43.4
	Total Circulation per floorplate	103.8		103.8		103.8		103.8		103.8		88		503.2
	Totals	680.88	9	680.88	9	678.58	9	680.88	9	678.58	8	577	44	3296

Conclusion



In summary, in keeping with the SDCC Fortunestown LAP 2012, the urban design & built form objectives of our Masterplan aim to achieve a vibrant residential district. The important location of the site at the junction of Fortunestown Lane & Garter's Lane provides an opportunity to create a new focal point for the local community by way of a new Public Open Space at the junction of Fortunestown Lane and Garters Lane.

Our Masterplan will achieve a balanced mix of residential accommodation arranged around a network of safe usable external landscaped spaces designed for maximum permeability and linking to other emerging developments.



Permitted View from junction of Garter Lane and Fortunestown Lane with Block A in foreground

Permitted View from Garter Lane travelling southwards towards junction with Fortunestown Lane



Darmody Architecture
91 Townsend Street
Dublin 2
Ireland

353 1 672 9907
info@darmodyarchitecture.com
darmodyarchitecture.com

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