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Ardshanavooley LRD
Killarney, Co. Kerry
Housing Quality Assessment

January 2026



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Client and Design Team

Client	Wrightwood Development Ltd.
Planning Consultant	Foundation
Architecture	Davide Mosca Design
Architecture	R. Graham O’Sullivan Architect
Landscape Architecture	Gannon and Associates
Traffic and Transportation	MHL & Associates
Civil Structural Engineering	Teicniuil-Priory Consulting Engineers
Ecology	Teicniuil-Priory Consulting Engineers
Arboricultural Consultant	CMK
Daylight / Sunlight Assessor	DKP International
Sustainability	DKP International
Visual Impact Assessor	Purser
Visualisations	TMG Design
Flood Risk Assessor	Donal Moynihan

1.0 Executive Summary

1.1 Development Description

The proposed development will provide 124 residential units designed to meet the residential standards, built around a series of public and communal open spaces. The development comprises:

- 16 No. 1 Bed Apartments
- 6 No. 2 Bed Apartments
- 16 No. 1 Bed Duplex Apartments
- 16 No. 2 Bed Duplex Maisonette
- 33 No. 2 bed Duplex Apartments
- 33 No. 3 Bed Duplex Maisonette
- 4 No. 3 Bed Terrace Houses

3642 sqm gross external public open space

844 sqm gross external communal open space

Refuse and Bicycle Stores

Provision of public space, shared external communal open space, site landscaping, site services and all associated site development works.

Provision of quality Vehicular and Bicycle Parking for residents and visitors

1.2 Compliance Statement

The development is designed to be compliant with :

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).
- Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025)
- Design Manual for Quality Housing (2022)
- Urban Design Manual: A best practice guide (2020)
- Design Manual for Urban Roads and Streets or 'DMURS' (2013)
- Urban Development and Building Height Guidelines for Planning Authorities (2020)
- Kerry County Council Development Plan 2022-28
- Killarney Municipal District Local Area Plan



Entrance to development from Burr Ridge

2.0 Site Description

2.1 Site Location

The application site area measures 7.93ha and is located 1.8 km north east of Killarney Town Centre. The application site enjoys extensive connections to Killarney town centre and to the rest of Kerry/Cork due to its proximity to the N22 Roadway. Train Line

The site is unused at present and the development of the site to a high standard would have a significant benefit to the surrounding area.

The application site is surrounded primarily by mixed-use residential and commercial developments. The site is bordered to the south by an existing industrial estate, to the west and north by existing forestry and farm lands and to the east by the Upper Park Road providing access to Killarney Town Centre. The Site is sloping in nature and care has been taken to design a layout to work with existing contours where possible and incorporates the provision of open spaces and formal play areas. The development will be accessed via a new entrance from the Upper Park Road The layout is designed to provide high quality private open space to each unit as well as providing ample public open space, play areas and amenity walkways linking to the wider area.

1.2 Site Description

The development achieves a balance in urban design quality, density, efficiency, and massing. It proposes a vibrant residential environment with a generous mix of unit types including 1, 2 and 3 bed apartments and 1, 2 and 3 bedroom duplex house types. A terrace of three bedroom townhouses are also provided.

The design optimises space, provides a variety of open areas, and complies with daylight and sunlight requirements.



3.0 Compliance with Sustainable Urban Housing Standards

3.1 Building Height and Layout

The site configuration, building heights and separation distances are compliant with the requirements outlined in Urban Development and Building Heights Guidelines, 2018. The minimum separation distances for housing, duplexes and apartments described in the Sustainable Residential Development and Compact Settlements Guidelines, 2024 between blocks and to site boundaries.

3.2 Dwelling Mix

The mix of residential units within the entire scheme comprises

- 5 No. Studio Apartments
- 13 No. 1 Bed Apartments
- 4 No. 2 Bed Apartments
- 16 No. 1 Bed Duplex Apartments
- 16 No. 2 Bed Duplex Maisonette
- 33 No. 2 bed Duplex Apartments
- 33 No. 3 Bed Duplex Maisonette
- 4 No. 3 Bed Terrace Houses

The proposed housing mix is cognoscente of Specific Planning Policy Requirement 1, there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms. The proposed housing mix includes studio, one bedroom and two bedroom dwelling types for new demographics in Ireland for young professionals, office workers/ teachers/ public servants as affordable rental accommodation and older individuals or couples stepping down from larger dwelling types.

The development includes a social housing provision suitable for social and affordable units and for older persons.

The development achieves a balance in urban design quality, density, efficiency, and massing. It proposes a vibrant residential environment with a generous mix of unit types including studios, 1, 2 and 3 bed apartments and 1, 2 and 3 bedroom duplex house types. A terrace of three bedroom townhouses are also provided.

The design optimises space, provides a variety of open areas, and complies with daylight and sunlight requirements.

3.3 Dwelling Design

Apartment and multi-residential unit development design is constantly evolving, learning from best practice around the globe. New forms of homes are emerging that take into account the emerging demographic household types and tenures. There is now an emerging need for studio, one bedroom and two bedroom dwelling types for new demographics in Ireland for young professionals, office workers/ teachers/ public servants as affordable rental accommodation and older individuals or couples stepping down from larger dwelling types.

Ongoing demographic and societal changes mean the expanding categories of household that may wish to be accommodated in alternative dwelling types to typical house types include young professionals and workers generally and those families with no children.

The housing mix and dwelling type allow for flexibility in ownership or rental to accommodate long term adaptability of use. The internal unit configurations facilitate accessibility and adaptability.

3.4 Unit Layouts - Typologies

The unit types described in Appendix 2 of this document form the majority of unit types within the overall development.

There are a number of non-typical types based on the typical units which are modified to accommodate end of terrace conditions or mirrored configuration to provide variation in massing and elevations.

All units comply with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments. All individual rooms, floor areas and room widths comply or exceed the design guideline requirements. Where required, floor area which has been discounted from the overall unit storage area where it is necessary to accommodate mechanical and electrical plant within enclosed storage space.

3.5 Sun-lighting / Daylighting

DKP have been commissioned to complete a daylight and sunlight assessment report.

All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights.

The level of detail provided in respect of sunlight/daylight impact on neighbouring premises and the proposed amenity areas is sufficient and the consultant concludes that the proposed development meets the relevant standards in this regard.

The Apartment Guidelines require compliance with 'Site Layout Planning for Daylight and Sunlight' (2nd edition) and/or BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting'.

The apartments have been analysed by DKP. Please see accompanying DKP sunlight/ day lighting report

3.0 Compliance with Sustainable Urban Housing Standards

3.6 Dwelling Floor Areas

The minimum apartment floor areas defined by SPPR2 of the Sustainable Urban Housing: Design Standards for New Apartments

The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:

Please see Appendix 2 for full detailed Housing Quality Assessment schedule.

3.7 Aspect

The scheme has been designed from the outset to maximise sun and day light penetration into individual residential units.

The layout of the floor plans of in the majority of units (89%) provides for a dual aspect configurations.

A number of apartment units are single aspect.

- 14 no. 1 bed apartments (11% of unit types)

All single aspect apartments are of a southerly aspect.

The development exceeds the requirements of SPPR 3 of the Apartment Guidelines with 87% of the apartment / duplex maisonette units being dual aspect

3.8 Floor to Ceiling Height

The development achieves the Sustainable Urban Housing: Design Standards for New Apartment Guidelines 2025, section 3.5 and SPPR4 requirements. The ground floor units will achieve a minimum floor to ceiling height of 2.7m, first floor duplex units will achieve a minimum floor to ceiling height of 2.7m and other levels will achieve a floor level greater than 2.4m to comply with the recommendations of TGD F (Ventilation).

3.9 Lift and Stair Cores

The design notes the parameters of Specific Planning Policy Requirement 5 which states that there shall be no requirement within an individual scheme in respect of a minimum number of units per floor per core.

The apartment block is designed to have two circulation cores serving the building. The main core contains a lift and stairs. The cores accommodates a maximum of 8 units per floor.

3.10 Internal Storage

Storage requirements are provided entirely within the apartments which are compliant with Section 3.7 and Appendix 1 of the Guidelines.

The storage provided is in addition to kitchen presses and bedroom furniture and is in addition to minimum aggregate living/dining/kitchen or bedroom floor areas.

3.11 Security Considerations

Apartment design should provide occupants and their visitors with a sense of safety and security as outlined in Section 3.9 of The Guidelines.

We have reviewed and integrated the requirements of 'secure by design' into the development to ensure more durable and robust design.

Passive supervision of public and communal external areas is key to ensuring security on site and the designs have been enhanced to remove blind corners, ensure windows in gables have aspect in different directions and ensure entrances are well lit.

Rear access to terraced units shall be controlled by those residents with the use of gated access to semi-public laneways.

Access to the apartment block will be controlled.

3.0 Compliance with Sustainable Urban Housing Standards

3.12 Private Amenity Space

It is a policy requirement of the Design Standards for New Apartments 2025 that private open space in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels be provided.

Balconies should adjoin and have a functional relationship with the main living areas of the apartments.

All balconies, terraces and gardens achieve a minimum depth of 1.5m in one usable length to meet the minimum floor area requirement.

Appendix 2 sets out the following minimum floor areas achieved for private amenity space:

- One Bed Apartment: 5 sqm
- Two Bed Apartment: 15.4 sqm
- One Bed Duplex: 9.8 sqm
- Two Bed Duplex: 8.3 sqm
- Two Bed Maisonette Duplex: 8.3 sqm
- Three Bed Maisonette Duplex: 9.2 sqm
- Three Bed House: 30 sqm

The proposed scheme provides private amenity space to the all apartment duplex and maisonette duplex units through the use of balconies or gardens which exceed the prescribed minimum areas and adjoin the main living spaces of the apartments.

Two of the four number terrace houses have rear gardens of 30 sqm which does not meet the requirements of SPPR 2 - Minimum Private Open Space Standards for Houses of Sustainable and Compact Settlements, Guidelines for Planning Authorities, 2024. Compensatory Semi-private communal space is provided adjacent to the houses to the west of the terrace.

3.13 Communal Facilities

The material within this chapter of this Urban Design Report assess the communal amenity elements of the development against the provisions of the Sustainable Urban Housing Standards for New Apartments:

- Communal Open Space
- Children's Play
- Refuse Storage
- Bicycle Parking

3.14 Children's Play

The site strategy includes a variety of distinct spaces for use by residents and visitors.

The main central space includes a large open space for ball sports and a nature play area.

Smaller spaces accommodating seating are dispersed throughout the site to facilitate older children and teenagers congregating together.

The retained perimeter natural landscape facilitates natural play areas.

The strategy for the provision of childrens play areas is described in detail in the Landscaping Design Rationale by Gannon and Associates

3.15 Refuse Storage

Each residential unit shall have adequate storage provision. Where possible in plot waste storage is provided for duplex units within private gardens or adjacent to entrances. Otherwise, communal refuse storage areas are dispersed across the development to provide storage areas close to residential units. Shared recycling facilities are provided in addition to individual bin stores within private gardens.

The apartment block has a communal refuse storage room located at ground level and accessed easily by residents . This storage is easily accessed by tenants, staff and refuse collectors. Staff will bring the bins from the bin store to the designated area for the collectors.

All communal waste storage areas will be adequately naturally ventilated so as to minimise odours and potential nuisance from vermin/flies and taking account the avoidance of nuisance to adjoining public areas.

Waste storage issues have been considered at the initial apartment design stage to ensure access for all (including people with disabilities) in a brightly lit, safe and well-signed area, spacious enough for easy maneuverability, good ventilation and ready access if required for the control of potential vermin.

Sufficient access and egress is provided to enable receptacles to be moved easily from the storage area to an appropriate collection point.

The waste management strategy is described in detail in the Preliminary Operational Waste Management Plan by MHL.

3.0 Compliance with Sustainable Urban Housing Standards

3.16 Bicycle Parking

Bicycle Parking and storage facilities are provided both within curtilage and grouped and are accordance with the principals of the Cycle Design Manual (National Transport Authority), 2023. Grouped residents bicycle storage is provided within secured shelters. Bicycle parking provision is provided in accordance with Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 with 1 space provided per bedroom and 15% over-provision for visitor spaces

- Residents within Curtilage: 118 Spaces
- Residents Grouped Stacked 60 Spaces (Secure Internal Store)
- Residents Grouped Hoops 42 Spaces (Secure Internal Store)
- Visitor and Residents Hoops 52 Spaces (External)

Grouped bicycle storage facilities include a variety of equipment including Sheffield stands, two tier racking and space for larger alternative cycle types.

In curtilage bicycle parking is provided with secure rear gardens or enclosures at dwelling entrances. Bicycle charging infrastructure within dwelling curtilage will be provided by residents as required through private infrastructure.

3.17 Car Parking

The car parking provision for the entire development is accommodated in a combination of within curtilage and grouped car parking. Car parking provision is at a ratio of 1.1 spaces per unit.

- Residents within Curtilage: 62 Spaces
- Residents Grouped 66 Spaces
- Car Sharing 4 Spaces
- Visitor 6 Spaces
- Disabled 5 Spaces

Grouped car parking spaces includes provision for the installation of electric car-charging services. Car charging infrastructure within dwelling curtilage will be provided by residents as required through private infrastructure.

The strategy for traffic generation, management and use is described in detail in the Traffic and Transportation Assessment by MHL.

Appendix 1 - Planning Scheme Summary

RESIDENTIAL UNIT MIX			
DUPLEXES			
Two Bedroom Apartment	33	No. 2	Bed
Three Bedroom Maisonette	33	No. 3	Bed
DUPLEXES			
One Bedroom Apartment	16	No. 1	Bed
Two Bedroom Maisonette	16	No. 2	Bed
TOWNHOUSES			
Three Bedroom	4	No. 3	Bed
APARTMENTS			
One Bedroom	16	No. 1	Bed
Two Bedroom	6	No. 2	Bed
TOTAL	124		

SITE DATA			
Site Area	2.23	Ha	
Plot Ratio			
Density	56	Unit per Ha	
Public Open Space			
Required 15%	3351	sqm	
Provided 16%	3642	sqm	
Communal Open Space			
Required	829	sqm	
Provided	844	sqm	
Site Coverage			
Building Footprint	5877	sqm	
Site Coverage	26.3%		

PARKING INFRASTRUCTURE			
Car Parking			
Provided	143		
Residents (in curtilage)	62		
Assigned Residents (grouped)	62		
Shared Residents (grouped)	4		
Car Sharing	4		
Visitor Spaces	6		
Disabled Spaces	5		
Electric Vehicle Charging Ducting Infrastructure to all grouped residents spaces, car share and disabled spaces			
Bike Parking			
Provided	118	Residents Private	
Provided	102	Residents Shared	
Provided	52	Visitor	
Total Provided	272	Including Visitor	

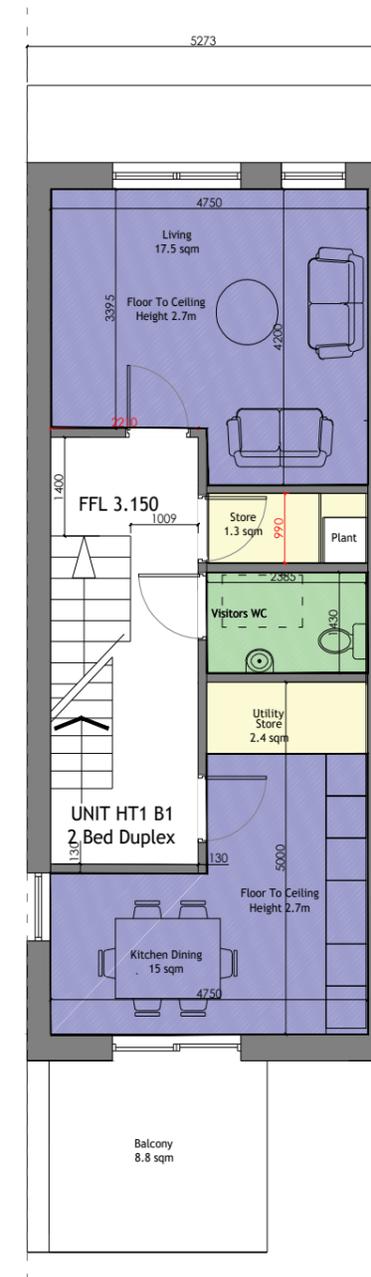
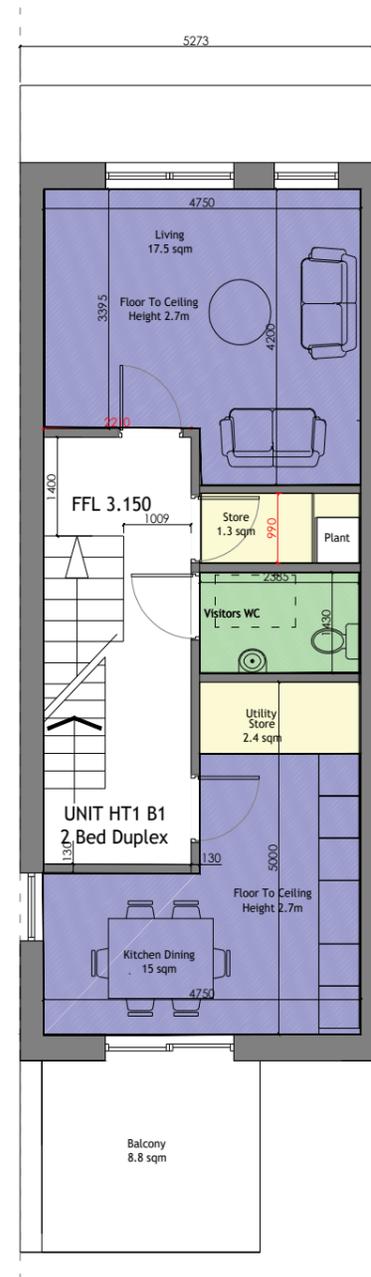
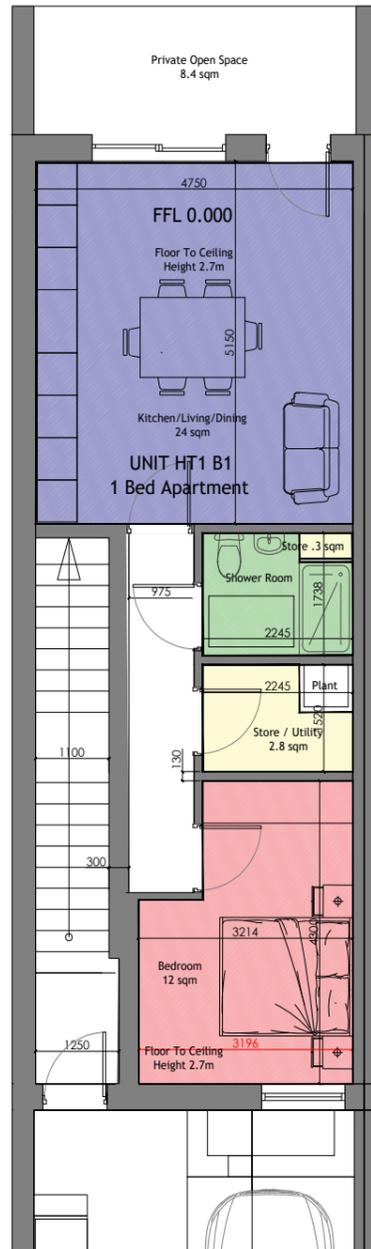


Site Layout Plan

Appendix 2 - Housing Quality Assessment

Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living / Dining Area	Living / Dining Width in Millimeters	Guideline / Minimum Living / Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments	
J	D - 81			X		2 Bedroom Duplex	4 Person	2 B	80.0 m ²	63 m ²	17 m ²	Y	13.2 m ²	11.4 m ²	2810 mm	2800 mm	11.4 m ²	11.4 m ²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m ²	3610 mm	3600 mm	6.2 m ²	6.0 m ²	18.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West		
J	D - 82			X		3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m ²	90 m ²	63 m ²	Y	14.6 m ²	11.4 m ²	3960 mm	2800 mm	14.0 m ²	11.4 m ²	3220 mm	2800 mm	13.60 m ²	11.40 m ²	3220 mm	2800 mm	48.0 m ²	4020 mm	3800 mm	9.6 m ²	9.0 m ²	9.2 m ²	9.0 m ²	9.0 m ²	9.0 m ²	9.0 m ²	Dual	East and West	
J	D - 83			X		2 Bedroom Duplex	4 Person	2 B	80.0 m ²	63 m ²	17 m ²	Y	13.2 m ²	11.4 m ²	2810 mm	2800 mm	11.4 m ²	11.4 m ²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m ²	3610 mm	3600 mm	6.2 m ²	6.0 m ²	18.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West		
J	D - 84			X		3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m ²	90 m ²	63 m ²	Y	14.6 m ²	11.4 m ²	3960 mm	2800 mm	14.0 m ²	11.4 m ²	3220 mm	2800 mm	13.60 m ²	11.40 m ²	3220 mm	2800 mm	48.0 m ²	4020 mm	3800 mm	9.6 m ²	9.0 m ²	9.2 m ²	9.0 m ²	9.0 m ²	9.0 m ²	9.0 m ²	Dual	East and West	
J	D - 85			X		2 Bedroom Duplex	4 Person	2 B	80.0 m ²	63 m ²	17 m ²	Y	13.2 m ²	11.4 m ²	2810 mm	2800 mm	11.4 m ²	11.4 m ²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m ²	3610 mm	3600 mm	6.2 m ²	6.0 m ²	18.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West		
J	D - 86			X		3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m ²	90 m ²	63 m ²	Y	14.6 m ²	11.4 m ²	3960 mm	2800 mm	14.0 m ²	11.4 m ²	3220 mm	2800 mm	13.60 m ²	11.40 m ²	3220 mm	2800 mm	48.0 m ²	4020 mm	3800 mm	9.6 m ²	9.0 m ²	9.2 m ²	9.0 m ²	9.0 m ²	9.0 m ²	9.0 m ²	Dual	East and West	
J	D - 87			X		2 Bedroom Duplex	4 Person	2 B	80.0 m ²	63 m ²	17 m ²	Y	13.2 m ²	11.4 m ²	2810 mm	2800 mm	11.4 m ²	11.4 m ²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m ²	3610 mm	3600 mm	6.2 m ²	6.0 m ²	18.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West		
J	D - 88			X		3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m ²	90 m ²	63 m ²	Y	14.6 m ²	11.4 m ²	3960 mm	2800 mm	14.0 m ²	11.4 m ²	3220 mm	2800 mm	13.60 m ²	11.40 m ²	3220 mm	2800 mm	48.0 m ²	4020 mm	3800 mm	9.6 m ²	9.0 m ²	9.2 m ²	9.0 m ²	9.0 m ²	9.0 m ²	9.0 m ²	Dual	East and West	
K	H - 89			X		3 Bedroom Townhouse	5 Person	3 C	121.9 m ²	90 m ²	32 m ²	Y	16.9 m ²	11.4 m ²	3250 mm	2800 mm	11.7 m ²	11.4 m ²	2900 mm	2800 mm	11.8 m ²	11.4 m ²	2825 mm	2800 mm	38.8 m ²	3810 mm	3800 mm	9.9 m ²	9.0 m ²	60.0 m ²	40.0 m ²	0.0 m ²	0.0 m ²	Dual	North and South	Benefited by Shared Communal Space (120 sq)	
K	H - 90			X		3 Bedroom Townhouse	5 Person	3 C	121.9 m ²	90 m ²	32 m ²	Y	16.9 m ²	11.4 m ²	3250 mm	2800 mm	11.7 m ²	11.4 m ²	2900 mm	2800 mm	11.8 m ²	11.4 m ²	2825 mm	2800 mm	38.8 m ²	3810 mm	3800 mm	9.9 m ²	9.0 m ²	30.0 m ²	40.0 m ²	10.0 m ²	10.00 m ²	Dual	North and South	Benefited by Shared Communal Space (120 sq)	
K	H - 91			X		3 Bedroom Townhouse	5 Person	3 C	121.9 m ²	90 m ²	32 m ²	Y	16.9 m ²	11.4 m ²	3250 mm	2800 mm	11.7 m ²	11.4 m ²	2900 mm	2800 mm	11.8 m ²	11.4 m ²	2825 mm	2800 mm	38.8 m ²	3810 mm	3800 mm	9.9 m ²	9.0 m ²	30.0 m ²	40.0 m ²	10.0 m ²	10.00 m ²	Dual	North and South	Benefited by Shared Communal Space (120 sq)	
K	H - 92			X		3 Bedroom Townhouse	5 Person	3 C	121.9 m ²	90 m ²	32 m ²	Y	16.9 m ²	11.4 m ²	3250 mm	2800 mm	11.7 m ²	11.4 m ²	2900 mm	2800 mm	11.8 m ²	11.4 m ²	2825 mm	2800 mm	38.8 m ²	3810 mm	3800 mm	9.9 m ²	9.0 m ²	47.0 m ²	40.0 m ²	0.0 m ²	0.0 m ²	Dual	North and South	Benefited by Shared Communal Space (120 sq)	
L	D - 93	X				1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West		
L	D - 94		X			2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	
L	D - 95	X				1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West		
L	D - 96		X			2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	
L	D - 97	X				1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West		
L	D - 98		X			2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	
L	D - 99	X				1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West		
L	D - 100		X			2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	
L	D - 101	X				1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West		
L	D - 102		X			2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	
M	A - 0 103		X			2 Bedroom Apartment	4 Person	2 E	86.0 m ²	73 m ²	13.0 m ²	Y	13.1 m ²	13.0 m ²	3580 mm	2800 mm	11.5 m ²	11.4 m ²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	36.4 m ²	4380 mm	3600 mm	6.5 m ²	6.0 m ²	17.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and West		
M	A - 0 104	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South		
M	A - 0 105	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South		
M	A - 0 106	X				1 Bedroom Apartment	2 Person	1 E	77.0 m ²	45 m ²	32.0 m ²	Y	16.0 m ²	11.4 m ²	2985 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33.7 m ²	5400 mm	3300 mm	4.4 m ²	3.0 m ²	10.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South		
M	A - 0 107	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	13.0 m ²	11.4 m ²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4150 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South		
M	A - 0 108	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	13.0 m ²	11.4 m ²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4150 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²							

Appendix 3 - Residential Unit Layouts

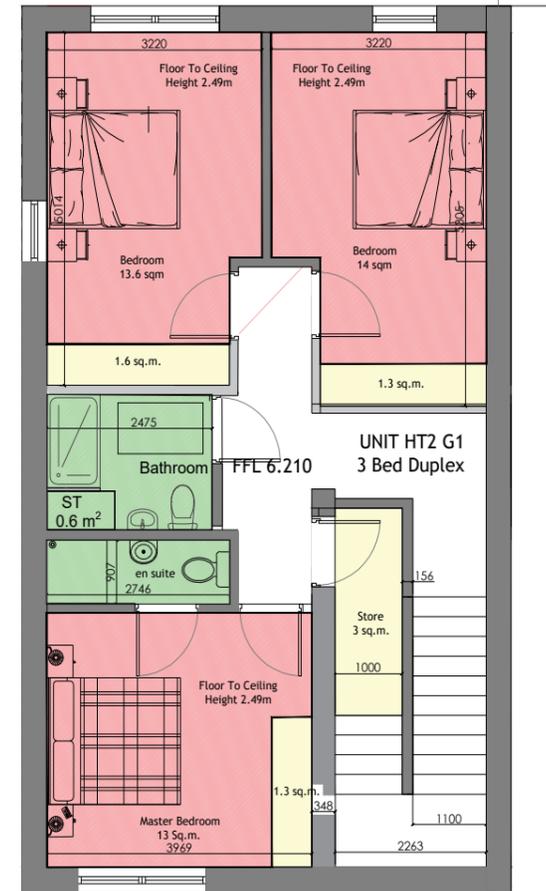
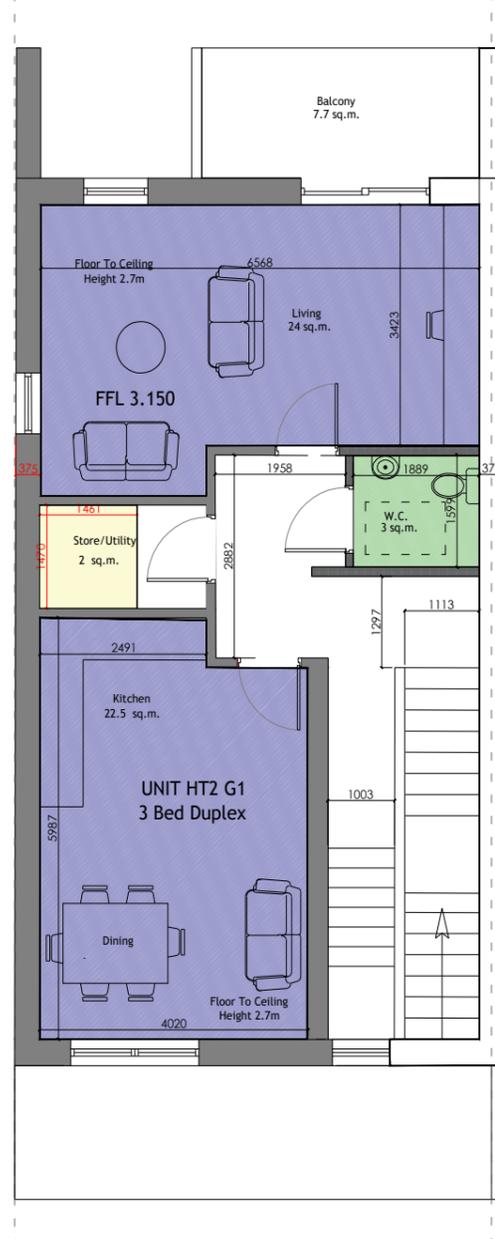
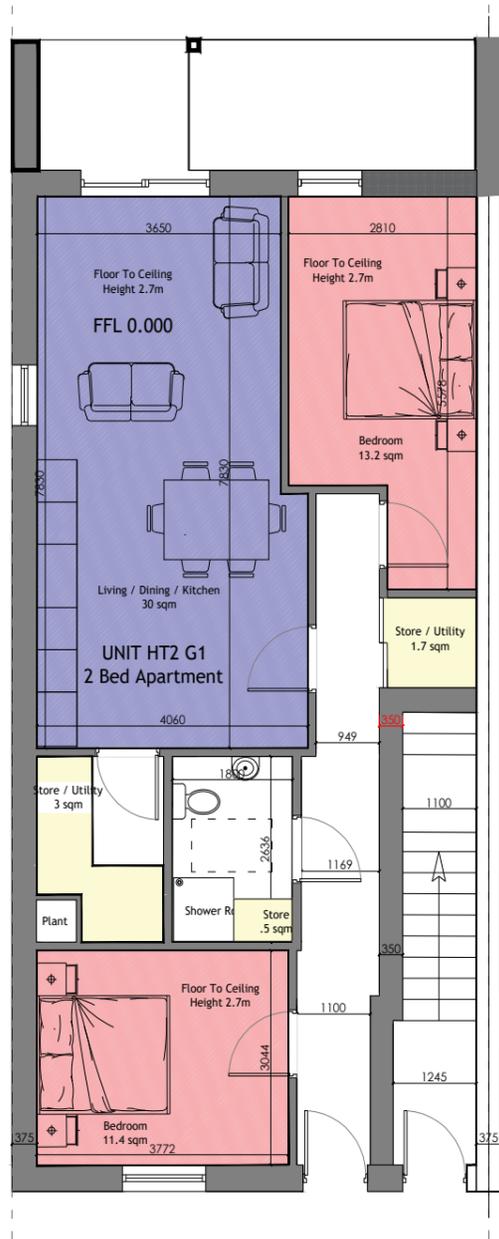


Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living / Dining Area	Living / Dining Width in Millimeters	Guideline / Minimum Living / Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
B	D - 11		X			1 Bedroom Duplex	2 Person	1 A	50.8 m ²	45 m ²	6 m ²	Y	12.0 m ²	11.4 m ²	3150 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.2 m ²	4750 mm	3300 mm	3.9 m ²	3.0 m ²	9.8 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Dual	East and West	
B	D - 12			X		2 Bedroom Maisonette Duplex	4 Person	2 A	118.6 m ²	73 m ²	46 m ²	Y	14.6 m ²	13.0 m ²	4150 mm	2800 mm	11.8 m ²	11.4 m ²	4150 mm	2800 mm	n/a	n/a	n/a	n/a	33.0 m ²	4750 mm	3600 mm	14.7 m ²	6.0 m ²	8.3 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	East and West	

House Type 1 - One Bed Apartment - Two Bedroom Duplex Maisonette



Appendix 3 - Residential Unit Layouts

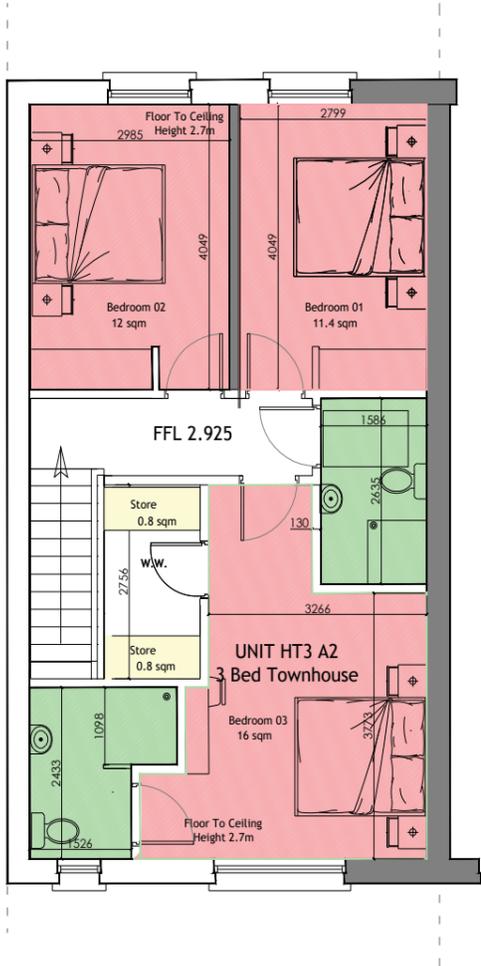
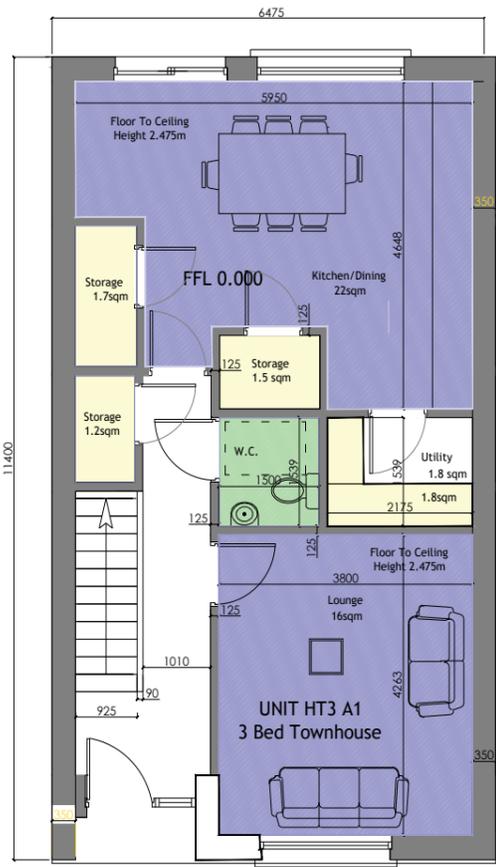


Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living / Dining Area	Living / Dining Width in Millimeters	Guideline / Minimum Living / Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
A	D - 1			X		2 Bedroom Duplex	4 Person	2 B	80.0 m ²	63 m ²	17 m ²	Y	13.2 m ²	11.4 m ²	2810 mm	2800 mm	11.4 m ²	11.4 m ²	3760 mm	2800 mm	n/a	n/a	n/a	n/a	30.0 m ²	3610 mm	3600 mm	6.2 m ²	6.0 m ²	18.0 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	North and South	
A	D - 2				X	3 Bedroom Maisonette Duplex	5 Person	3 B	153.3 m ²	90 m ²	63 m ²	Y	14.6 m ²	11.4 m ²	3960 mm	2800 mm	14.0 m ²	11.4 m ²	3220 mm	2800 mm	13.60 m ²	11.40 m ²	3220 mm	2800 mm	48.0 m ²	4020 mm	3800 mm	9.6 m ²	9.0 m ²	9.2 m ²	9.0 m ²	9.0 m ²	9.00 m ²	Dual	North and South	

House Type 2 - Two Bed Apartment - Three Bedroom Duplex Maisonette



Appendix 3 - Residential Unit Layouts

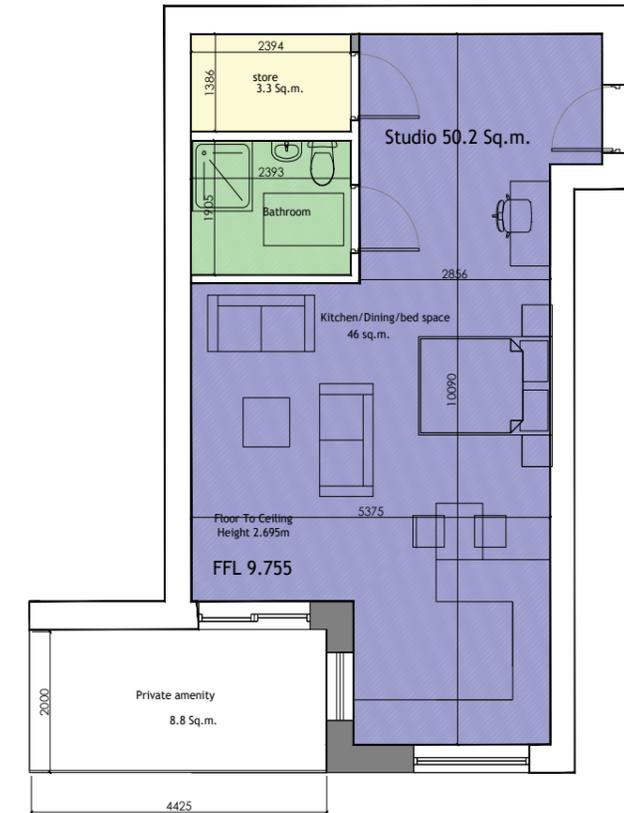
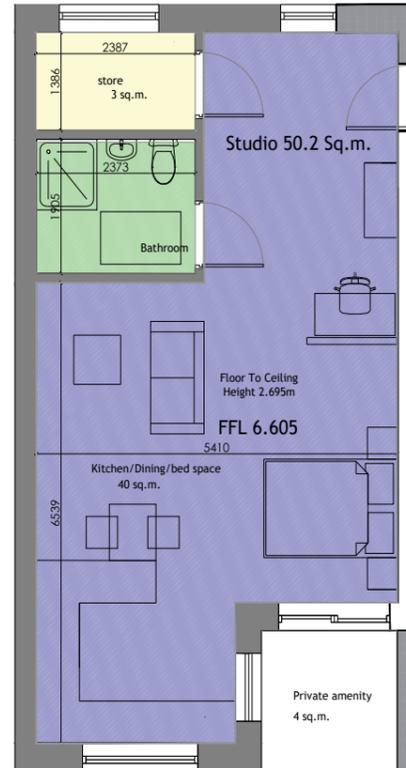
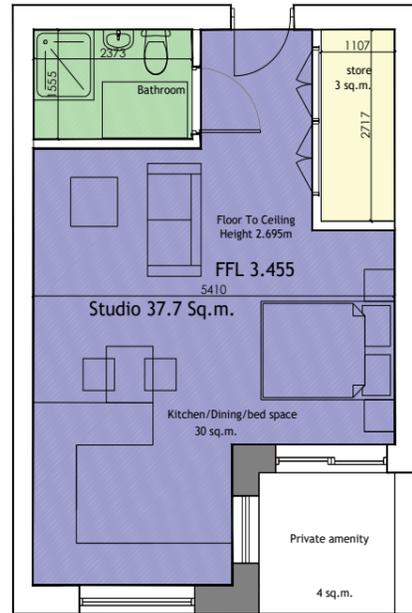


Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living/ Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
K	H - 91				X	3 Bedroom Townhouse	5 Person	3 C	121.9 m ²	90 m ²	32 m ²	Y	16.9 m ²	11.4 m ²	3250 mm	2800 mm	11.7 m ²	11.4 m ²	2900 mm	2800 mm	11.8 m ²	11.4 m ²	2825 mm	2800 mm	38.8 m ²	3810 mm	3800 mm	9.9 m ²	9.0 m ²	30.0 m ²	40.0 m ²	10.0 m ²	10.00 m ²	Dual	North and South	Benefited by Shared Communal Space (120 sq)

House Type 3 - Three Bedroom Terraced Townhouse



Appendix 3 - Residential Unit Layouts



Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living / Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
M	A - 1 112	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 2 120	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	

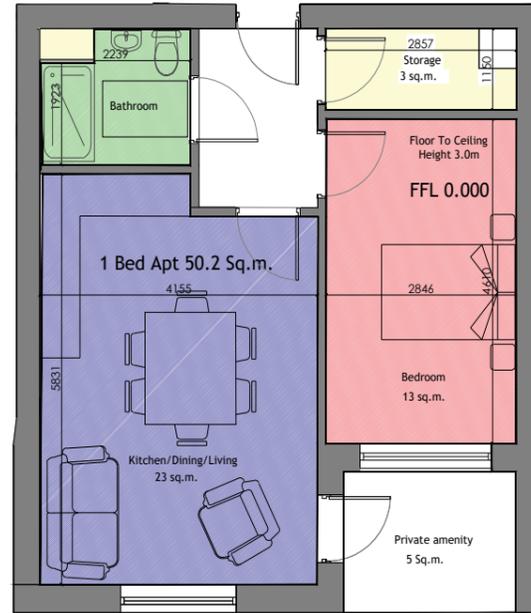
Apartment Type 0D - Studio Apartment Type 1

Apartment Type 0E - Studio Apartment Type 2

Apartment Type 0F - Studio Apartment Type 3



Appendix 3 - Residential Unit Layouts



Block	Unit Number	Studio	One	Two	Three	Unit Type	Occupancy	Unit Type	Unit Area	Minimum Unit Area	Difference	>10%	Bedroom 1 Area	Guideline / Minimum Bedroom 1 Area	Bedroom 1 Width	Guideline / Minimum Bedroom 1 Width	Bedroom 2 Area	Guideline / Minimum Bedroom 2 Area	Bedroom 2 Width	Guideline / Minimum Bedroom 2 Width	Bedroom 3 Area	Guideline / Minimum Bedroom 3 Area	Bedroom 3 Width	Guideline / Minimum Bedroom 3 Width	Living/ Dining Area	Living/Dining Width in Millimeters	Guideline / Minimum Living/Dining Width	Storage Area	Guideline / Minimum Storage Area	Private Amenity Area	Guideline / Minimum Private Amenity Area	Communal Amenity Area	Guideline / Minimum Communal Amenity Area	Aspect	Orientation	Comments
M	A - 0 103		X			2 Bedroom Apartment	4 Person	2 E	86.0 m ²	73 m ²	13.0 m ²	Y	13.1 m ²	13.0 m ²	3580 mm	2800 mm	11.5 m ²	11.4 m ²	3215 mm	2800 mm	n/a	n/a	n/a	n/a	36.4 m ²	4380 mm	3600 mm	6.5 m ²	6.0 m ²	17.4 m ²	7.0 m ²	7.0 m ²	7.0 m ²	Dual	South and West	
M	A - 0 105	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	12.9 m ²	11.4 m ²	2845 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4155 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	
M	A - 0 108	X				1 Bedroom Apartment	2 Person	1 D	50.2 m ²	45 m ²	5.2 m ²	Y	13.0 m ²	11.4 m ²	2840 mm	2800 mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23.0 m ²	4150 mm	3300 mm	3.0 m ²	3.0 m ²	5.1 m ²	5.0 m ²	5.0 m ²	5.00 m ²	Single	South	

Apartment Type 1D - One Bed Apartment

Apartment Type 1E - One Bed Accessible Apartment

Apartment Type 2D - Two Bedroom Apartment



R. Graham O'Sullivan Architect