

UNIT TYPE	UNIT TYPE DESCRIPTION	NO. OF BEDROOMS	HEIGHT (Storeys)	QUANTITY	BEDSPACES	BEDSPACES Total	LIVING/ DINING/ KITCHEN AREA (m ²)	Bed 1 (m ²)	Bed 2 (m ²)	Bed 3 (m ²)	AGGERGATE BED AREA (m ²)	STORAGE (m ²)	UNIT AREA (m ²)	PRIVATE AMENITY SPACE (m ²)	TOTAL GROSS AREA (m ²)
BLOCK C															
Ground Floor															
C-1	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-2	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-3	2 Bed Apartment-Own Door	2	1	1	4	4	30.4	13.5	11.4	0	24.9	6.2	78	8.8	78
C-4	2 Bed Apartment-Own Door	2	1	1	4	4	28.4	13.5	11.4	0	24.9	6.2	76	8.4	76
C-5	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-6	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
First Floor															
C-7	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-8	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-9	2 Bed Apartment	2	1	1	4	4	28.5	11.5	11.4	0	22.9	6.3	78	9	78
C-10	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	6.3	50
C-11	2 Bed Apartment-Own Door	2	1	1	3	3	36.3	11.6	9.4	0	21	6.1	85	8.4	89
C-12	2 Bed Apartment-Own Door	2	1	1	4	4	34.3	12.6	12.4	0	25	6.1	95	8.8	95
C-13	2 Bed Apartment-Own Door	2	1	1	4	4	32.4	12.6	12.4	0	25	6.1	93	8.4	93
C-14	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-15	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
Second Floor															
C-16	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-17	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-18	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
C-19	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	6.4	50
C-20	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-21	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
C-22	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	81
C-23	2 Bed Apartment	2	1	1	4	4	28.5	11.5	11.4	0	22.9	6.3	78	10.1	78
C-24	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-25	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
Third Floor															
C-26	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-27	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-28	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
C-29	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	6.4	50
C-30	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-31	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
C-32	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	81
C-33	2 Bed Apartment	2	1	1	4	4	28.5	11.5	11.4	0	22.9	6.3	78	10.1	78
C-34	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-35	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
Fourth Floor															
C-36	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-37	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-38	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
C-39	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	6.4	50
C-40	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-41	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
C-42	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	81
C-43	2 Bed Apartment	2	1	1	4	4	28.5	11.5	11.4	0	22.9	6.3	78	10.1	78
C-44	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-45	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
Fifth Floor															
C-46	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-47	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-48	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
C-49	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	6.4	50
C-50	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-51	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
C-52	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	81
C-53	2 Bed Apartment	2	1	1	4	4	28.5	11.5	11.4	0	22.9	6.3	78	10.1	78
C-54	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-55	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
Sixth Floor															
C-56	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
C-57	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9.3	81
C-58	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
C-59	3 Bed Apartment	3	1	1	5	5	46	17.3	11.5	9.5	38.3	9.4	119	123	119
C-60	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
C-61	1 Bed Apartment	1	1	1	2	2	27.5	12.8	0	0	12.8	3.2	50	5.1	50
TOTAL NET AREA BLOCK C															4612

UNIT TYPE	UNIT TYPE DESCRIPTION	NO. OF BEDROOMS	HEIGHT (Storeys)	QUANTITY	BEDSPACES	BEDSPACES Total	LIVING/ DINING/ KITCHEN AREA (m ²)	Bed 1 (m ²)	Bed 2 (m ²)	Bed 3 (m ²)	AGGERGATE BED AREA (m ²)	STORAGE (m ²)	UNIT AREA (m ²)	PRIVATE AMENITY SPACE (m ²)	TOTAL GROSS AREA (m ²)
BLOCK D															
Ground Floor															
D-1	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-2	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-3	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-4	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-5	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-6	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
First Floor															
D-7	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-8	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-9	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-10	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-11	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-12	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
D-13	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	80
D-14	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Second Floor															
D-15	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-16	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-17	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-18	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-19	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-20	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
D-21	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	80
D-22	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Third Floor															
D-23	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-24	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-25	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-26	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-27	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-28	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
D-29	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	80
D-30	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Fourth Floor															
D-31	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-32	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-33	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-34	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-35	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-36	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
D-37	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	80
D-38	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Fifth Floor															
D-39	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-40	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-41	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-42	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-43	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
D-44	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	8.9	104
D-45	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	8.4	81
D-46	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Sixth Floor															
D-47	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-48	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-49	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-50	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Seventh Floor															
D-51	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	80
D-52	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-53	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-54	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
Eight Floor															
D-55	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	81	9	81
D-56	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7	82
D-57	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	7.2	80
D-58	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
TOTAL NET AREA BLOCK D															4596.0

UNIT TYPE	UNIT TYPE DESCRIPTION	NO. OF BEDROOMS	HEIGHT (Storeys)	QUANTITY	BEDSPACES	BEDSPACES Total	LIVING/ DINING/ KITCHEN AREA (m ²)	Bed 1 (m ²)	Bed 2 (m ²)	Bed 3 (m ²)	AGGERGATE BED AREA (m ²)	STORAGE (m ²)	UNIT AREA (m ²)	PRIVATE AMENITY SPACE (m ²)	TOTAL GROSS AREA (m ²)
BLOCK E															
First Floor															
E-1	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-2	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-3	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	9.4	104
E-4	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-5	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-6	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-7	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
Second Floor															
E-8	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-9	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-10	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	9.4	104
E-11	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-12	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-13	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-14	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-15	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Third Floor															
E-16	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-17	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-18	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	9.4	104
E-19	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-20	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-21	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-22	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-23	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Fourth Floor															
E-24	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-25	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-26	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	9.4	104
E-27	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-28	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-29	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-30	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-31	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Fifth Floor															
E-32	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-33	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-34	3 Bed Apartment	3	1	1	5	5	35.5	13.2	12.8	7.1	33.1	9.2	96	9.4	104
E-35	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-36	1 Bed Apartment	1	1	1	1	1	27.5	12.8	0	0	12.8	3.2	50	6.3	50
E-37	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-38	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-39	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Sixth Floor															
E-40	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-41	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-42	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-43	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Seventh Floor															
E-44	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-45	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-46	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-47	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
Seventh Floor															
E-48	3 Bed Apartment	3	1	1	5	5	35.5	13.4	11.9	9	34.3	9.4	99	9.1	99
E-49	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
E-50	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	81	7.1	82
E-51	2 Bed Apartment	2	1	1	4	4	35.6	14.5	11.8	0	26.3	6.8	80	9.3	80
TOTAL RESIDENTIAL NET AREA BLOCK E															4068
OVERALL TOTAL NET RESIDENTIAL															22119

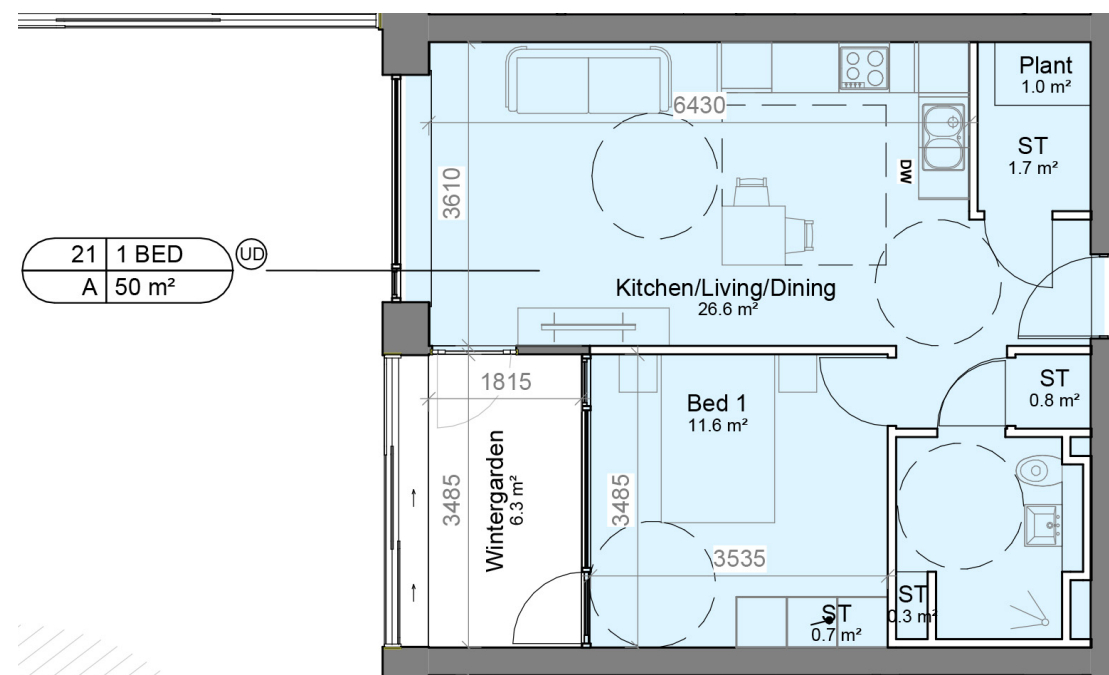


Figure 71. Adaptable Unit Layout in showing how UD requirements can be achieved in a typical 1-bedroom apartment

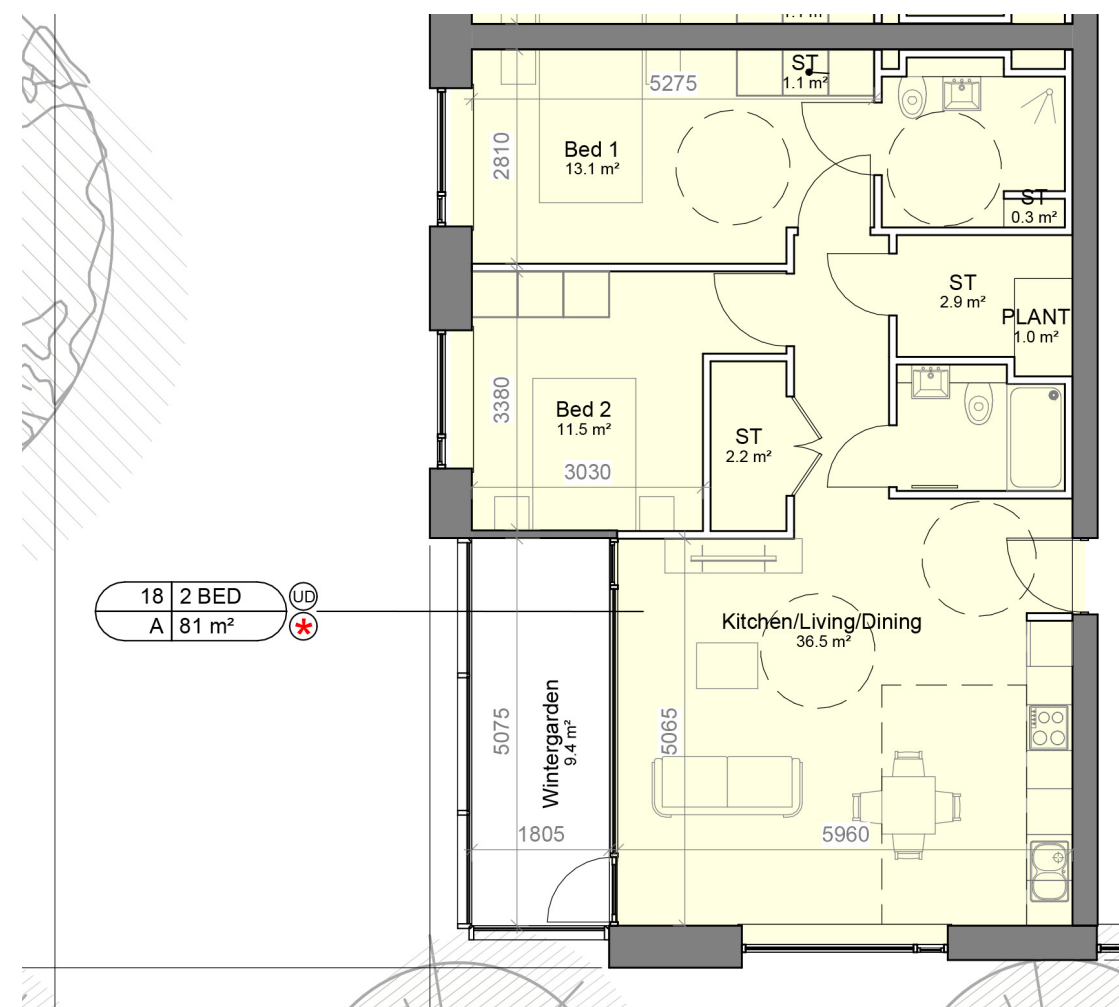


Figure 72. Adaptable Unit Layout in showing how UD requirements can be achieved in a typical 2-bedroom apartment

4.3 APPLICATION OF PRINCIPLES OF UNIVERSAL DESIGN

The following planning objectives are noted-

Objective DMSO37- Age Friendly housing; Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation; this equates to 29 units.

It is noted that Fingal County Council requires 30% of social housing units to be built with a universal design approach; this equates to 318 units, (30% of 58 units representing 20% of 289 units).

The scheme has been designed to accommodate the Part V units in Block A, This block contains 58 units equating to 20% of the total number.

It is proposed that 57 of these Part V 58 units (comprising 14 no. 1-be units and 43 no. 2-beds) are designed to UD standards, thus exceeding the criteria for both age friendly and UD accommodation. The single unit not included in this total is unit A-9 is an own-door unit accessed via a staircase.

Please refer to Figs. 64 and 65 across, illustrating how UD principles are achieved for a typical 1 and 2 bed unit in the scheme. The criteria addressing the design of the internal unit layout are summarised as shown below:

A.Kitchen/ Dining/ Living Room

- (1) Clear entrance of 1500x1500mm
- Large and flexible room with ample unobstructed space to access all areas for everyone with ease of movement through the kitchen
- (4) 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
- Kitchen is not a thoroughfare. Cooker / hob and sink are in the same run of worktop.
- The kitchen space located next to the dining area to ease access for carrying food and crockery.

B.Kitchen/ Dining/ Living Room

- Large and accessible family bathroom (minimum 2100 mm x 2500 mm) door opens outwards, sufficient space is allowed for the future adaptation to a shower room.
- (5) Bathroom adjacent to the main bedroom with flexibility to provide direct access from the bedroom.

C.Bedroom

- (4) clear access space of 800mm on both sides and at the end of the double bed.
- (2) Provide a clear space for a turning circle of 1500mm in the double bedroom.

Other

- Utility room with space for washer and dryer adjacent to kitchen.
- Doors open into rooms (such as living rooms, bedrooms and kitchens) with hinge-side of the door is adjacent to a return wall and approx. 300mm clear space on the leading edge of doors

4.4 PROVISION OF PART V UNITS

The following approach in relation to the provision of Part V in the proposed development is set out below.

- 20% of the overall number of units- This equates to $288 \times 20\% = 58$ units (rounded up from 57.6
- Consolidating the units into one block, which may work better for an AHB from a mamagement perspective.

All Part V units in Block A

- 20% of the overall units in one block
- Block A fits the bill as it contains the precise number, i.e. 58 units, consisting of a mix of 12 no. 1-beds, 31 no. 2-beds and 15 no. 3-beds.
- This block also houses the childcare facility.
- All units are UD.
- Schedule of Accommodation overleaf of Block A

All Part V units accommodated in Block A

UNIT TYPE	UNIT TYPE DESCRIPTION	NO. OF BEDROOMS	HEIGHT (Storeys)	QUANTITY	BEDSPACES	BEDSPACES Total	AGGREGATE LIVING/ DINING/ KITCHEN AREA (m ²)	Bed 1 (m ²)	Bed 2 (m ²)	Bed 3 (m ²)	AGGREGATE BED AREA (m ²)	STORAGE (m ²)	UNIT AREA (m ²)	PRIVATE AMENITY SPACE (m ²)	TOTAL GROSS AREA (m ²)
BLOCK A															
Ground Floor															
A-1	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-2	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-3	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-4	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
First Floor															
A-5	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-6	2 Bed Apartment	2	1	1	4	4	34.5	13.1	11.9	0	25	6.1	81	7.5	81
A-7	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-8	1 Bed Apartment	3	1	1	2	2	26.2	11.7	0	0	11.7	3	50	5.4	50
A-9	2 Bed Apartment-Own Door	2	1	1	3	3	36.3	11.6	9.4	0	21	6.1	85	8.4	89
A-10	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-11	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
Second Floor															
A-12	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-13	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-14	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-15	1 Bed Apartment	1	1	1	2	2	26.2	11.6	0	0	11.6	3.2	50	5.8	50
A-16	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-17	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
A-18	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.4	81
A-19	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.2	81
A-20	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-21	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
Third Floor															
A-22	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-23	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-24	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-25	1 Bed Apartment	1	1	1	5	5	26.6	11.6	0	0	11.6	3.2	50	5.8	50
A-26	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-27	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
A-28	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.4	81
A-29	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.2	81
A-30	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-31	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
Fourth Floor															
A-32	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-33	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-34	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-35	1 Bed Apartment	1	1	1	2	2	26.6	11.7	0	0	11.7	3	50	5.8	50
A-36	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-37	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
A-38	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.4	81
A-39	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.2	81
A-40	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-41	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
Fifth Floor															
A-42	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-43	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-44	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-45	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	5.8	50
A-46	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-47	2 Bed Apartment	2	1	1	4	4	37.5	14.5	11.8	0	26.3	6.8	83	8.6	83
A-48	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.4	81
A-49	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	9.2	81
A-50	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-51	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
Sixth Floor															
A-52	2 Bed Apartment	2	1	1	4	4	29	12	11.5	0	23.5	6.4	81	7	81
A-53	2 Bed Apartment	2	1	1	4	4	36.5	13.1	11.5	0	24.6	6.2	81	8.1	81
A-54	2 Bed Apartment	2	1	1	3	3	28.5	11.9	8.7	0	20.6	5.6	78	10.1	78
A-55	1 Bed Apartment	1	1	1	2	2	24.5	14.1	0	0	14.1	3	61	90.6	61
A-56	1 Bed Apartment	1	1	1	2	2	33.6	16.4	0	0	16.4	3.2	61	33.3	61
A-57	2 Bed Apartment	2	1	1	4	4	28.7	13.4	11.4	0	24.8	6	79	7	79
A-58	1 Bed Apartment	1	1	1	2	2	26.6	11.6	0	0	11.6	3.2	50	6.3	50
TOTAL NET AREA BLOCK A															4258

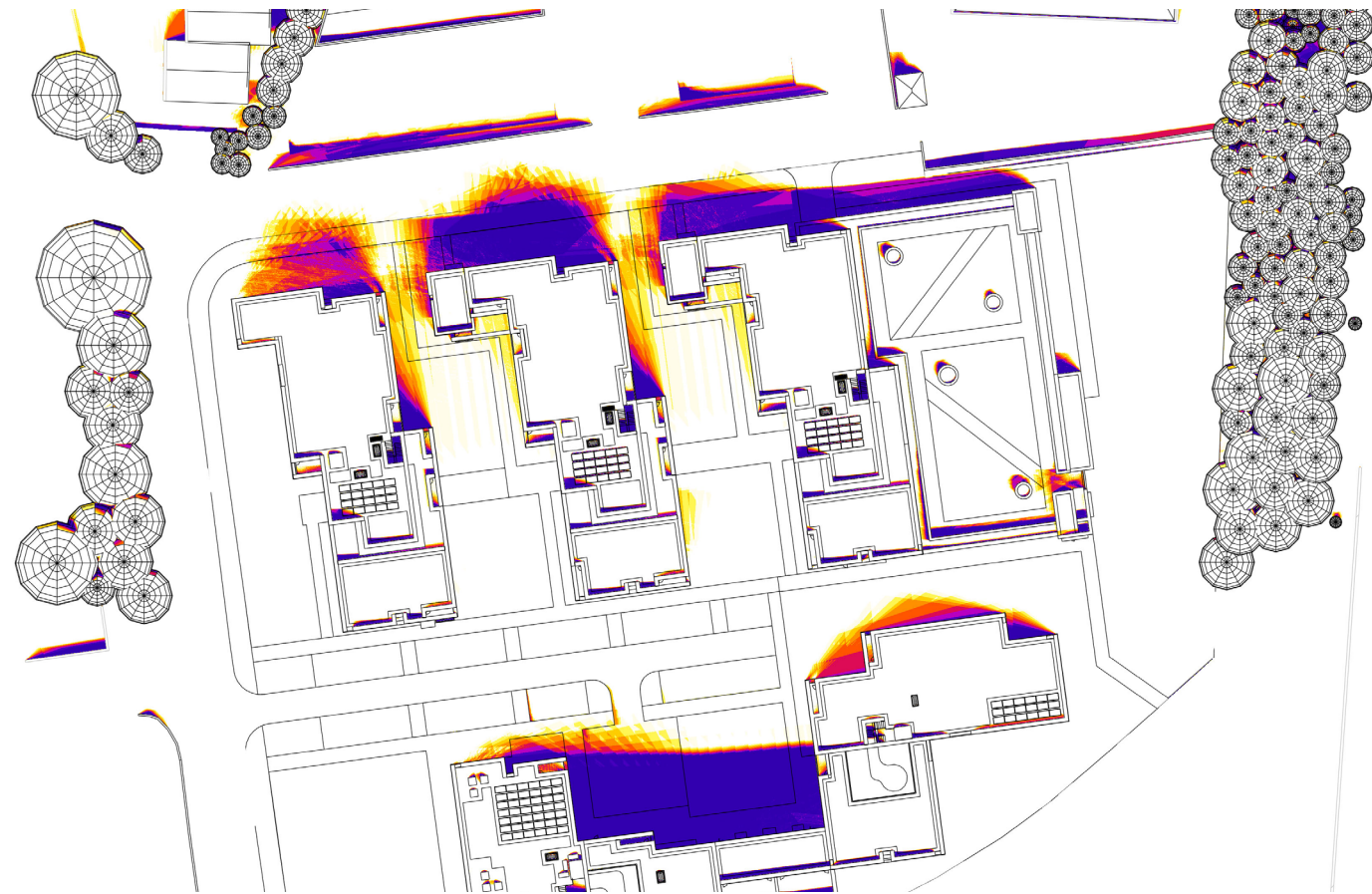


Figure 73. Sun on Ground as per False Colour Plan Source 3DDB 2026



Figure 74. Indicative contour map displaying public/communal external amenity spaces within ProPG criterion

4.5 DAYLIGHT AND SUNLIGHT ASSESSMENT

Please refer to the Daylight and Sunlight Assessment prepared by 3DDB that accompanies this submission for a more detailed analysis and methodology of the assessment and its results.

The Spatial Daylight Autonomy (SDA) results for the scheme provide for 93% compliance.

4.6 ACOUSTIC DESIGN

An Acoustic Design Statement including an Inward Noise Impact has been prepared by Wave Dynamics that accompanies this submission. As part of the assessment to categorise the site, a baseline noise survey was undertaken to measure the existing noise levels. The development is bounded by the M1 motorway which dominates the noise levels in the area with Mantua Road contributing to the noise levels. Attended and unattended noise measurements were conducted across the site to establish the existing noise climate in the area.

This informed the design of the external amenity areas

The external amenity spaces in the development include balconies and winter gardens for the apartments and open communal space at ground level.

Appropriate amenity has been provided on the development for residents using a combination of balconies on suitable facades, winter gardens and open communal amenity spaces at ground floor level.

The communal outdoor spaces, balconies and inclusion of winter gardens on the outer perimeter of the site are in line with element 3(v) of ProPG. Guidance set out in ProPG has been met through an acoustic design strategy which considered the site layout and orientation as well as inclusion of winter gardens.

Based on the recommendations in this report it is predicted that the internal and external noise levels will achieve the targeted noise levels in line with BS 8233:2014 and ProPG 2017 guidance.

5 CONCLUSION