



NAAS RACECOURSE

Naas Racecourse
LRD Application
Housing Quality Assessment
April 2026

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Document Description

This document describes Reddy Architecture + Urbanism’ proposals for residential development at Naas Racecourse Lands.

Document

Project Code	System	Spatial Zone	Level	File Type	Originator	Role Type	Number	Revision
NRC	02	XX	XXX	RP	RAU	AR	0003	A

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Summary Development Description

The proposed development comprises a Large-scale Residential Development (LRD) on lands extending to c. 8.7 hectares located to the west of Naas Racecourse, Naas, Co. Kildare. The proposal consists of 234 no. residential units, comprising 115 no. houses, 21 no. apartments within a three-storey apartment block, 80 no. own-door apartments within duplex-type buildings and 18 no. own-door apartments within triplex-type buildings together with ancillary public, communal and private open space; landscaping and play areas; internal roads and footpaths; car and bicycle parking; refuse storage; drainage infrastructure; utilities and services (including 2 no. ESB kiosks); and all associated site and ancillary works. The proposed development also includes a childcare facility with associated outdoor play space, set-down area and parking.

Transport and connectivity infrastructure includes the construction of an extension to Gallops Avenue connecting the existing Gallops Avenue to Tipper Road, upgrades to the existing section of Gallops Avenue (including cycle infrastructure and junction improvements), junction and traffic management works at Dublin Road and Tipper Road, provision for future vehicular access connections to adjoining lands, a new pedestrian connection to Kingsfurze Avenue, and provision for a future pedestrian connection along the western boundary to Kingsfurze Avenue.

The development also includes site clearance, demolition of an existing shed, removal of sections of existing boundary treatments, undergrounding of existing overhead lines, public lighting and all associated infrastructural works.

Full details of the proposed development are set out in the statutory notices and the accompanying planning application documentation, including the Architectural Design Statement prepared by Reddy Architecture + Urbanism, the Landscape Design Report prepared by Murphy + Sheanon and the Infrastructure Design Report prepared by Donnachadh O'Brien & Associates.



01 Introduction

The development site forms part of the Naas Racecourse lands in Kildare. The proposed scheme responds to the growing need for high-quality, sustainable housing in Naas, while recognising the historic, cultural, and landscape significance of the racecourse setting. The development will provide 234 residential units on lands zoned for residential use, in close proximity to existing employment areas, community facilities, retail centres, and public transport services.

This document outlines the proposed development and demonstrates compliance with the relevant Specific Planning Policy Requirements (SPPRs), as well as the standards set out in the New Apartments Guidelines and the Compact Settlement Guidelines. The final section of the report includes detailed Housing Quality Assessment (HQA) tables in the Appendixes.



Figure 1 - Aerial Impression of Proposed Scheme

02 Policy Overview

Housing Quality Assessment

This Housing Quality Assessment provides a framework which quantifies each of the criteria required by the ‘Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 against the proposed apartment elements of the development.

The ‘Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025’ specify planning policy requirements for:

- Mix of Units
- Apartment Floor Areas
- Dual Aspect Ratios
- Floor to Ceiling Height
- Lift and Stair Cores
- Internal Storage
- Private Amenity Space
- Security Considerations
- Communal Facilities

This Housing Quality Assessment also separately reviews the houses under the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), Section 5 of these guidelines. Reference is also made to the corresponding sections of within section 15 of the Kildare County Council Development Plan 2023-2029.

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) specify planning policy requirements for:

- SPPR 1 - Separation distances
- SPPR 2 – Minimum Private Open Space
- Standards for Houses
- SPPR 3 – Car parking
- SPPR 4 – Cycle Parking and Storage
- Operation and Management of the Development
- Daylight



Figure 2 - Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025



Figure 3 - Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities

03 Key Parameters

Apartments & Houses	Apartment Mix	House Mix	Total unit Mix	Dual Aspect Units	Building Area (GIA)	Site Area
Houses (115 no.): 48 no. 3-bedroom houses 65 no. 4-bedroom houses 2 no. 5-bedroom houses	1 Bedroom Apts = 31% 2 Bedroom Apts= 32% 3 Bedroom Apts= 37%	3 Bedroom Houses= 41.7% 4 Bedroom Houses= 56.5% 5 Bedroom Houses= 1.8%	1 Bedroom Units =15.8% 2 Bedroom Units=16.2% 3 Bedroom Units= 39.3% 4 Bedroom Units= 27.7% 5 Bedroom Units=1%	96% Dual Aspect (including all type of units)	Overall GIA of Proposed Units : 27,536 Sqm	Gross Site Area : 87,224 sqm / 8.7 Ha Net Site Area : 62,185 sqm / 6.2 Ha Gross Site Area: The overall site application area. Net Site Area: The area within C(16) on the Naas Land Use Zoning Map, excluding the extension to Gallops Avenue
Apartments (119 no.): 37 no. 1-bedroom apartments 38 no. 2-bedroom apartments 44 no. 3-bedroom apartments						
Grand Total : 234 Units						

Duplex And Triplex Apartments

UNIT TYPE	HT-05 DUPLEX		HT-06 DUPLEX		HT-07 DUPLEX		HT-10 TRIPLEX			HT-12 TRIPLEX			HT-13 DUPLEX	
TPOLOGY	2 BED APARTMENT	3 BED APARTMENT	2 BED APARTMENT	3 BED APARTMENT	2 BED APARTMENT	3 BED APARTMENT	1 BED APT.	1 BED APT.	1 BED APT.	1 BED APT.	1 BED APT.	1 BED APT.	2 BED APARTMENT	3 BED APARTMENT
NO OF UNITS	24	24	6	6	4	4	3	3	3	3	3	3	6	6
SUB-TOTAL	48		12		8		9			9			12	
TOTAL	98													

Apartment Block

UNIT TYPE	Apartment Block	
TYPOLOGY	1 BED APARTMENT	2 BED APARTMENT
NO OF UNITS	19	2
SUB-TOTAL	21	
TOTAL	21	

Houses

UNIT TYPE	HT01	HT02	HT03	HT04	HT08	HT09	HT11
TYPOLOGY	5 BED HOUSE	4 BED HOUSE	4 BED HOUSE	3 BED HOUSE	4 BED HOUSE	3 BED HOUSE	3 BED HOUSE
SUB-TOTAL	2	20	29	37	16	2	9
TOTAL	115						

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

SPPR 1- Housing Mix

It is noted under the 'Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025' Specific Planning Policy Requirement 1;

"With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), 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. Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above."

The proposed scheme provides a diverse range of residential unit types, including houses, apartments within apartment block, duplexes, and triplexes, thereby offering flexibility and choice to meet the varying needs and demands of future residents, in accordance with Specific Planning Policy Requirement 1.

Proposed Apartment Type Units

HT-05
Type : Duplex
Access:Own-door access to all units
Storey : 3 Storey
Ground Floor : 2 Bedroom Apartment
Upper Floor :3 Bedroom Duplex Apartment
Quantity : 24+24=48 No of Units

HT-06
Type : Duplex
Access:Own-door access to all units
Storey : 3 Storey
Ground Floor : 2 Bedroom Apartment
Upper Floor :3 Bedroom Duplex Apartment
Quantity : 6+6=12 No of Units

HT-07
Type : Duplex
Access: Own-door access to all units
Storey : 3 Storey
Ground Floor : 3 Bedroom Apartment
Upper Floor :3 Bedroom Duplex Apartment
Quantity : 4+4=8 No of Units

HT-10
Type : Triplex
Access:Own-door access to all units
Storey : 3 Storey
Ground Floor : 1 Bedroom Apartment
First Floor : 1 Bedroom Apartment
Second Floor : 1 Bedroom Apartment
Quantity : 3+3+3=9 No of Units

HT-12
Type : Triplex
Access:Own-door access to all units
Storey : 3 Storey
Ground Floor : 1 Bedroom Apartment
First Floor : 1 Bedroom Apartment
Second Floor : 1 Bedroom Apartment
Quantity : 3+3+3=9 No of Units

HT-13
Type : Duplex
Access:Own-door access to all units
Storey : 3 Storey
Ground Floor : 2 Bedroom Apartment
Upper Floor :3 Bedroom Duplex Apartment
Quantity : 6+6=12 No of Units

APARTMENT BLOCK
Type : Apartment Block
Access: Shared internal corridor access
Storey : 3 Storey
• 19 no 1 Bedroom Apartments
• 2 no of 2 Bedroom Apartments
Quantity : 21 no of Units

- Proposed Mix**
- 37 No of 1 Bed Apartments
 - 38 No of 2 Bed Apartments
 - 44 No of 3 Bed Apartments
 - 48 No of 3 Bed Houses
 - 65 No of 4 Bed Houses
 - 2 No of 5 Bed Houses

Total No of Units : 234 Residential Units



Figure 4 - Proposed Site Plan Showing Apartments

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

SPPR 2 - Apartment Floor Area

It is noted under the 'Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025' Specific Planning Policy Requirement 2;

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:

- Studio apartment (1 person) 32sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2 bedroom apartment (3 persons) 63 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (4 persons) 76 sq. m
- 3-bedroom apartment (5 persons) 90 sq.m

The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.

In the interests of delivering sustainable and good quality urban development, these Guidelines should be applied in a way that ensures a good mix of apartment sizes. Accordingly, at least 25% of units within a development shall exceed the minimum sizes set out in SPPR 2.

All proposed apartment units exceed SPPR2's minimum areas by at least 10%. Full details are shown in Appendix A and B of this document.



Figure 5 - Proposed CGI View

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

SPPR 3 - Dual Aspect Ratios

It is noted under the 'Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025' Specific Planning Policy Requirement 3;

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

(i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.

(ii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

92% (110 of 119) of the apartments are dual-aspect, exceeding the SPPR 3 requirement. All proposed houses are dual-aspect, giving an overall scheme dual-aspect rate of 96% (225 of 234).

Legend:



Figure 6 - Proposed Ground Floor - Apartment Block



Figure 7 - Proposed First Floor - Apartment Block



Figure 8 - Proposed Second Floor - Apartment Block

Building Orientation

For the purposes of the guidelines north facing units are those which face predominantly north, north-west or north-east and fall within a 45 degree angle of 0 degrees (i.e. due north) as illustrated by the shaded area in the diagrams below.

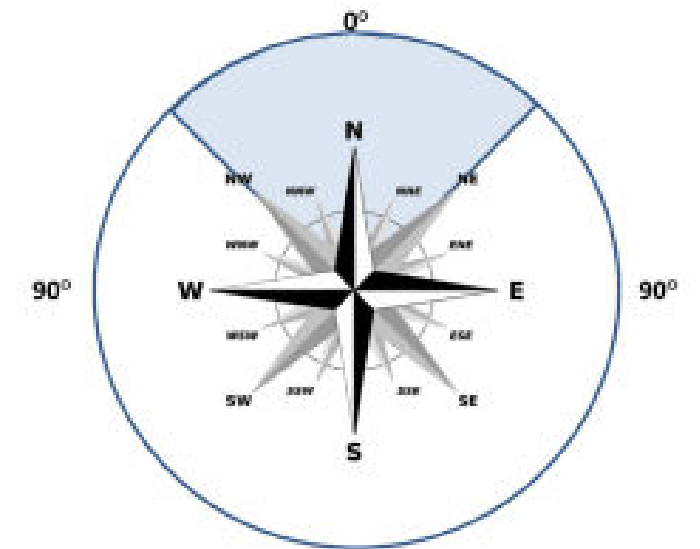


Figure 9 - Building Orientation Classification Diagram from previous version of Apartment Guidelines

Location of Proposed Apartment Block



Figure 10 - Proposed Site Plan

SPPR 4 - Floor to Ceiling Height

It is noted under the ‘Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025’ Specific Planning Policy Requirement 4;

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

All proposed apartment types within the scheme comply with SPPR4 requirements, achieving minimum of floor-to-ceiling height of 2.7m at ground floor level and 2.4m at upper levels.

SPPR 5 - Lift and Stair Cores

It is noted under the ‘Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025’ Specific Planning Policy Requirement 5;

There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.

Within the proposed development, only the units located within Apartment Block are accessed via a shared core, comprising stair and lift access. The remaining apartment units are provided with own-door access. Apartment Block includes two stair cores and one passenger lift, serving 7 units per floor, which equates to 3.5 units per core per floor.

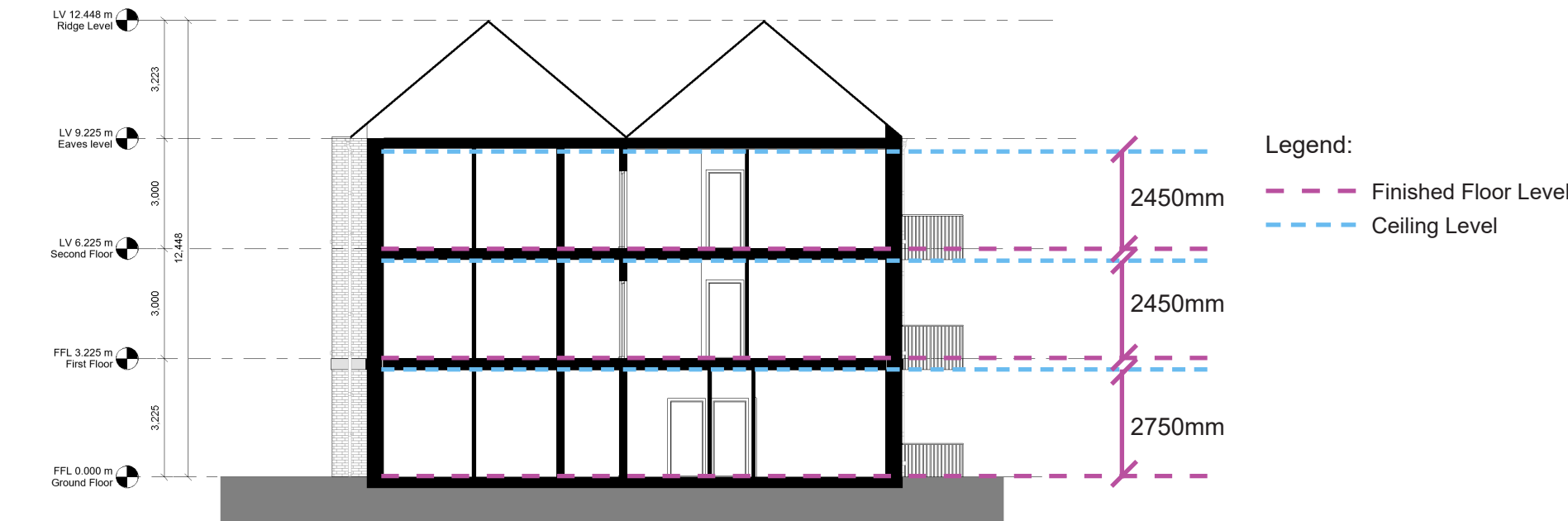


Figure 11 - Proposed Building Section - Apartment Block



Figure 12 - Proposed First Floor - Apartment Block

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

Internal Storage

Minimum storage requirements are set out in Appendix 1 of the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025). The required storage provision for each apartment type is as follows:

Minimum storage space requirements

Studio : 3 sq.m

One bedroom : 3 sq.m

Two bedrooms (3 person) : 5 sq.m

Two bedrooms (4 person) : 6 sq.m

Three bedrooms (4 persons) : 6 sq.m

Three bedrooms (5 persons) : 9 sq.m

All storage is provided within the footprint of each individual apartment. The area of storage provision in all units meets or exceeds the minimum standards applicable to each apartment type.

The storage areas provided are in addition to kitchen presses, cupboards, and bedroom furniture. An allowance of 1 sq.m is made for hot presses and/or plant areas (e.g. boiler or heat pump), which are not included as part of the proposed storage area.

No individual storage room within any apartment exceeds 3.5 sq.m in size.

Further detail is provided in the apartment schedules contained in Appendix A.

Legend:

-  Proposed Storage Areas
-  Hot Presses

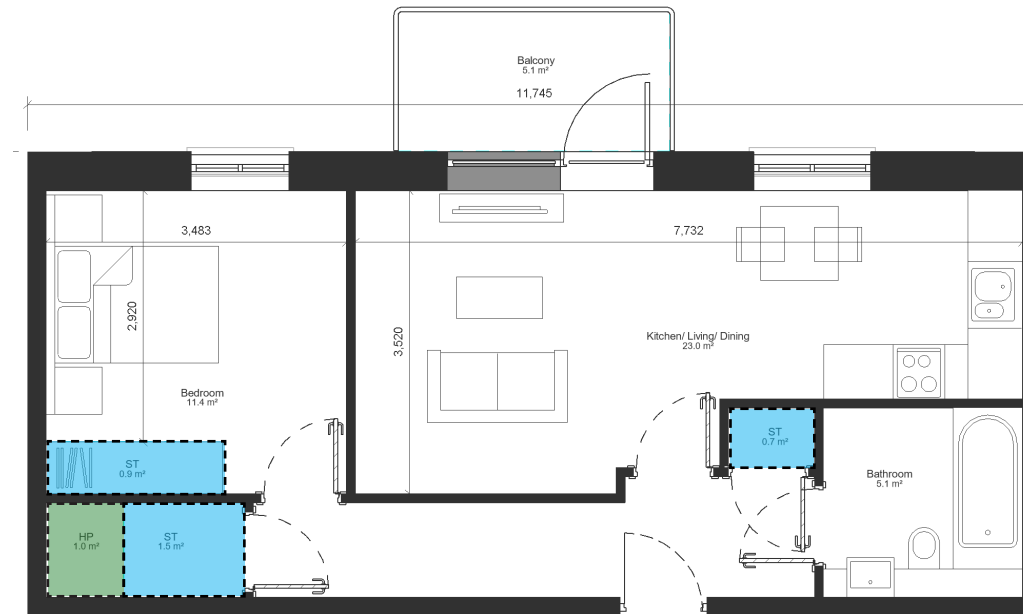


Figure 13 - Proposed 1 Bedroom Apartment Layout - Apartment Block



Figure 14 - Proposed 2 Bedroom Apartment Layout - HT 13

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

Private Amenity Space

Minimum recommended floor areas for private amenity spaces requirements are set out in Appendix 1 of the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025). The required provision for each apartment type is as follows:

Studio : 4 sq.m

One bedroom : 5 sq.m

Two bedrooms (3 person) : 6 sq.m

Two bedrooms (4 person) : 7 sq.m

Three bedrooms (4 persons) : 7 sq.m

Three bedrooms (5 persons) : 9 sq.m

Each apartment is provided with dedicated, usable private outdoor space appropriate to its typology. Duplex and triplex units include ground-floor terraces at lower levels and private upper-level terraces, while apartments within the apartment block are provided with balconies.

All private amenity spaces are directly accessible from the main living areas and are designed with level access. A minimum depth of 1.5 metres is achieved in all cases.

The provision of private amenity space meets or exceeds the minimum standards for each apartment type, with full details set out in Appendices A and B.

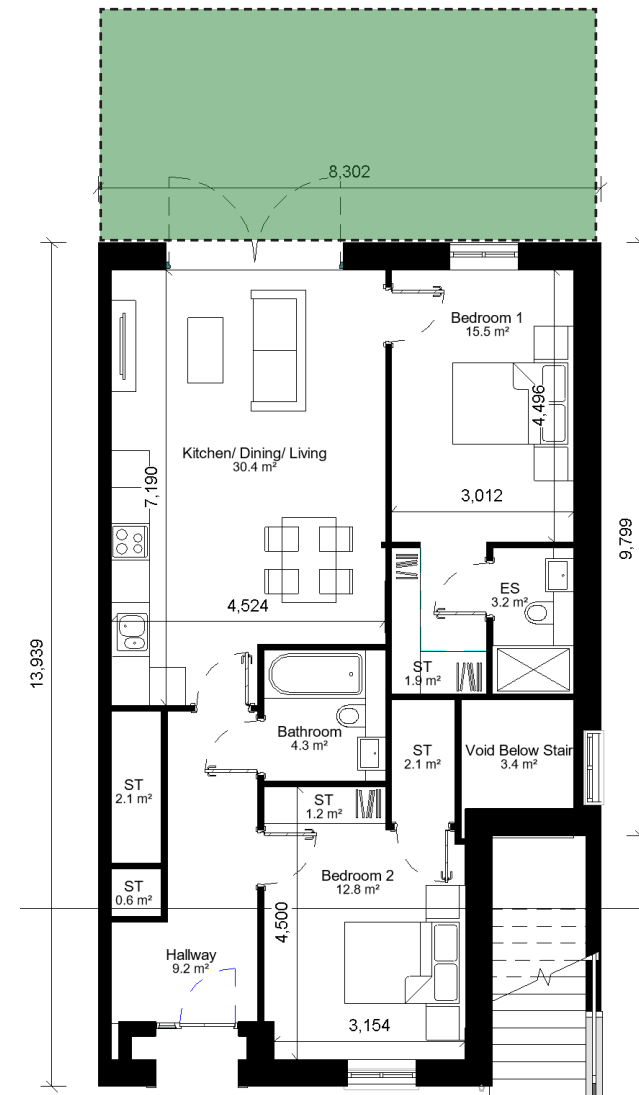


Figure 15 - Proposed 2 Bedroom Apt Layout - Ground Floor Level - HT-05

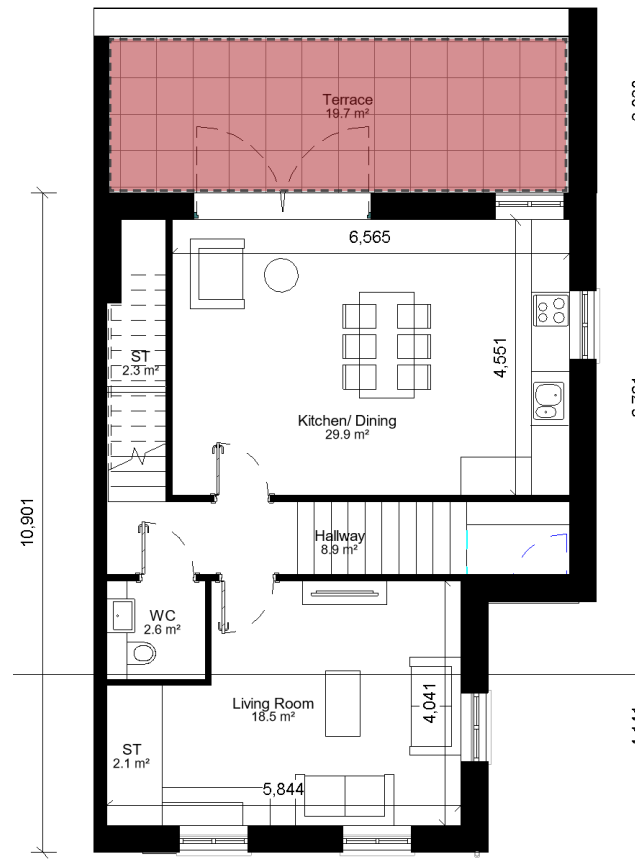


Figure 16 - Proposed 3 Bedroom Apt Layout - First Floor Level - HT-05

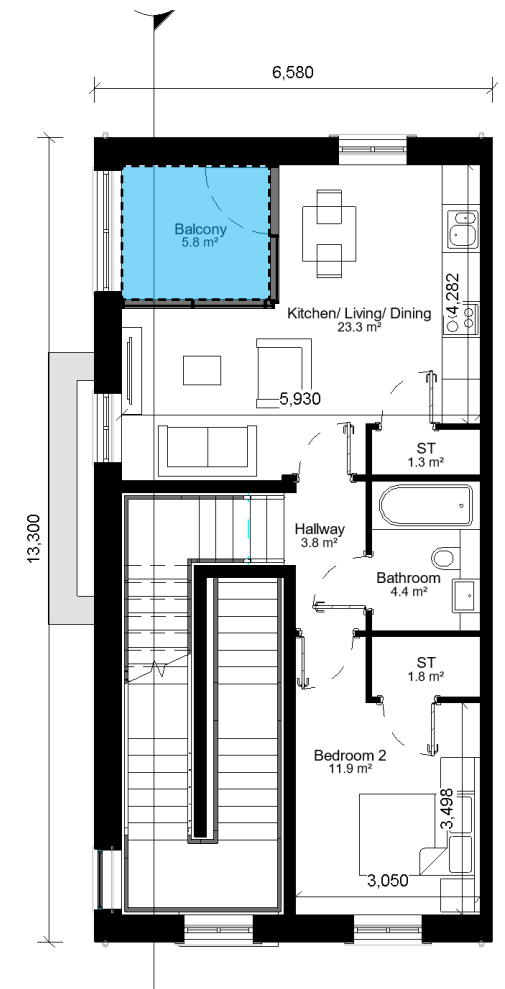


Figure 17 - Proposed 1 Bedroom Apt Layout - First Floor Level - HT-10

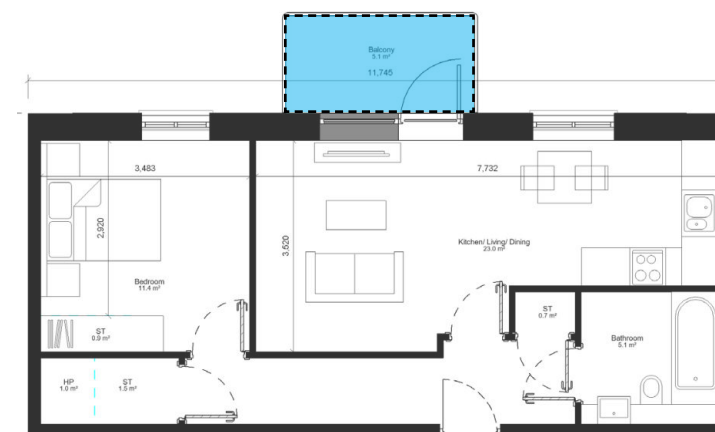


Figure 18 - Proposed 1 Bedroom Apartment Layout - Apartment Block



Figure 19 - Proposed 2 Bedroom Apartment Layout - HT13

Legend:

- Balcony
- Ground Floor Terrace
- Upper Level Terrace

04 Compliance with Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

Security Considerations

The proposed development is designed to create a safe, attractive, and well-defined public realm that supports a high quality of life for residents. Public spaces are an integral part of the layout, contributing positively to community life.

Open spaces are overlooked by surrounding homes, with windows, balconies, and front doors facing onto streets, parks, and shared areas. This provides natural surveillance and helps create a sense of safety.

The layout includes corner units and dual-aspect dwellings to maintain clear views across spaces and strengthen passive supervision.

A clear distinction between public and private areas is achieved through subtle design measures such as changes in level, planting, and materials. Ground floor units benefit from planted buffers, while shared spaces encourage natural interaction and oversight.



Figure 20 - Proposed CGI View



Figure 21 - Active Frontages Toward Public Realms, Streets

Communal Facilities

This section of the report assesses the communal amenity elements of the development against the requirements of the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 listed below:

- Access and Services
- Waste Management
- Communal Amenity Space
- Children's Play
- Bicycle Parking
- Car Parking

Access and Services

The proposed scheme has been designed in accordance with Part M of the Building Regulations to ensure accessibility and usability for all, including children, older people, and persons with disabilities. These principles are applied to building entrances and all public and communal amenity spaces.

The layout enhances permeability within the site and surrounding area, providing clear and inclusive routes that respond to the site's topography. Level changes are addressed to ensure step-free access wherever possible.

All apartment units, except those within the apartment block, have individual entrances. Stairs are designed in accordance with Parts M and K. The apartment block is served by a passenger lift to all floors, with a clear and legible circulation layout centred on a primary core.

Within the apartment block, service risers are located in communal areas for ease of access. Services run through shared corridors and into individual units, remaining fully self-contained, with no need for access through adjoining apartments.



Figure 22 - Proposed CGI View

Waste Management

Ground floor units within duplexes and triplexes, which benefit from rear garden access, are provided with a designated area for a three-bin system within the rear garden. These gar-dens have direct access to rear service lanes, allowing residents to present bins for collec-tion without passing through the dwelling.

For upper-level duplex and triplex units, bin storage is integrated within the rear garden boundary walls, providing discreet and convenient access while maintaining a high-quality garden setting and streetscape. This ensures that bin storage remains both functional and visually unobtrusive.

Apartment Block is served by a communal bin storage area at ground floor level with direct external access. The bin store is designed with louvred doors to provide ventilation and se-curity, and includes floor drainage and adequate lighting. Sufficient capacity is provided for residual, recyclable, and food waste streams. In addition, each apartment incorporates provision for the temporary storage of segregated waste prior to transfer to the communal facility.

Further details are set out in the Operational Waste Management Plan.

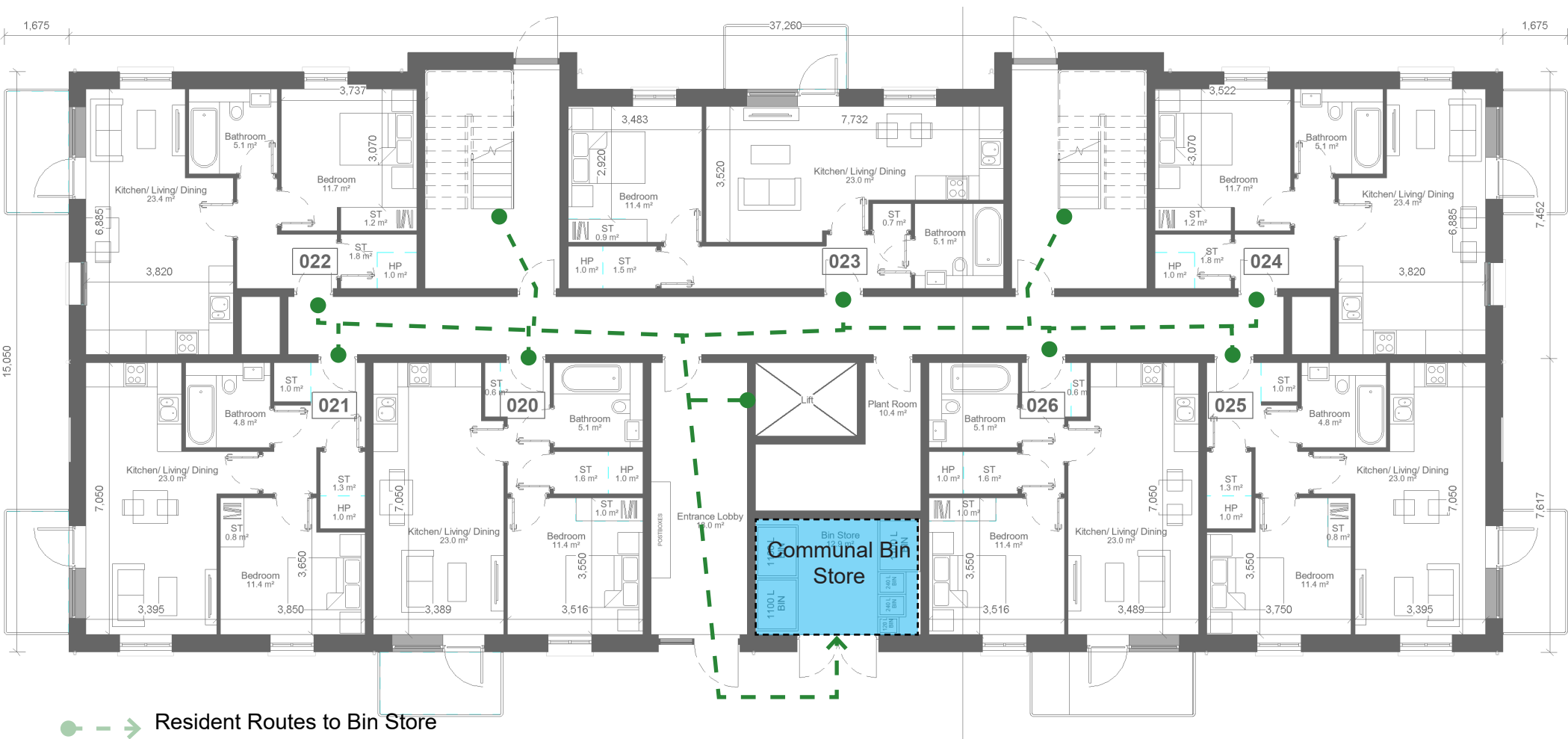


Figure 23 - Proposed Ground Floor - Apartment Block



Figure 24 - Example of what an the Internal Bin Store will look like for residents.

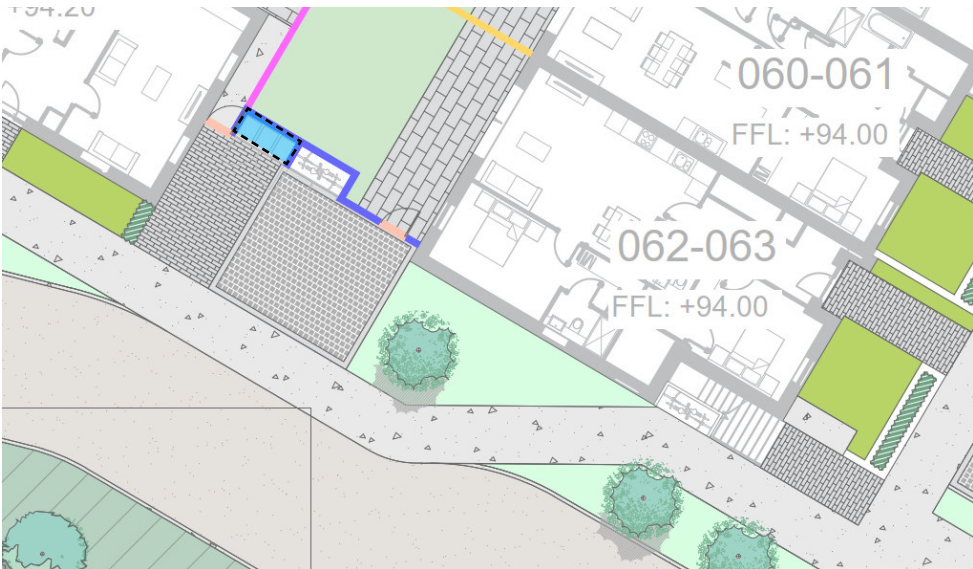


Figure 25 - Bin storage integrated within the rear garden-Typical Duplex Unit

Communal Amenity Space

Minimum recommended floor areas for communal amenity spaces requirements are set out in Appendix 1 of the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025). The required provision for each apartment type is as follows:

- Studio : 4 sq.m
- One bedroom : 5 sq.m
- Two bedrooms (3 person) : 6 sq.m
- Two bedrooms (4 person) : 7 sq.m
- Three bedrooms (4 persons) : 7 sq.m
- Three bedrooms (5 persons) : 9 sq.m

The proposed scheme contains one apartment block. The required communal amenity space is calculated as follows:

- 19 × 1-bed apartments × 5 sq.m = 95 sq.m
- 2 × 2-bed 4P apartments × 7 sq.m = 14 sq.m

Total required: 109 sq.m

Total provided : **485 sq.m**

These communal spaces benefit from excellent levels of sunlight throughout the year. They are readily accessible for residents, secure, and provide excellent passive supervision from the surrounding apartments.

Childrens Play

The recreational needs of children are considered as part of the communal amenity space within apartmentschemes,aswellaswithinthepublicrealm.

Inclusive play spaces have been proposed to provide opportunities for everyone to play together. These spaces are accessible, engage children of all ages and abilities, and encourage interaction. They promote health and wellbeing, learning, and social interaction. Play is provided throughout the site and responds to age, context, and ability. Several principles have driven the design, all of which underpin the creation of a well-integrated community:

- Equipment that stimulates the senses, such as sound play.
- Equipment that is accessible to all, such as rockers with sufficient width for wheelchair access, designed in compliance with Part M, and including space for children who may prefer not to be touched.
- Surface materials that meet EN 1176 and EN 1177 standards, ensuring safety while remaining visually appealing.
- Play opportunities for all, with equipment offering similar activities but varying levels of challenge for different age groups and abilities, such as climbing frames that provide choice.
- Provision of calm, landscaped areas with seating, as well as features such as cubbyholes in treehouses.
- A variety of paths and routes to encourage exploration, while also allowing for solitary play, onlooker play, parallel play (playing beside one another), and associative play (playing close by and mimicking other children).
- Flexible play opportunities within lawn areas, landforms, and imaginative wooded spaces, complemented by agility play.

Legend:

Proposed Communal Amenity Spaces

Play Areas



Figure 26 - Proposed Site Plan Showing Communal Amenity Spaces and Play Areas

Bicycle Parking

For duplexes and triplexes with rear garden access, residents will be able to store bicycles within their rear gardens. These areas are designed to accommodate the installation of secure bicycle storage, with direct and convenient access to the public road via shared routes.

For upper-level units of duplexes and triplexes, dedicated bicycle storage is integrated within the rear garden boundary walls.

Two external communal bicycle storage sheds are proposed, which are designed to be directly accessible from the public road. These facilities are provided at grade, avoiding the need for ramps or basement access, and are located along overlooked routes to ensure a high level of passive security.

Visitor cycle parking is integrated within the public realm in prominent, well-overlooked, and easily accessible locations close to building entrances.

Cycle parking facilities are designed to be low maintenance, easy to use, and attractive to residents.

Refer to page 22 for schedules.



Figure 28 - Example of double stacking bike storage within communal bicycle sheds



Figure 29 - Example of Sheffield Bike Stands for Visitors

Car Parking

Refer to page 21 for details.

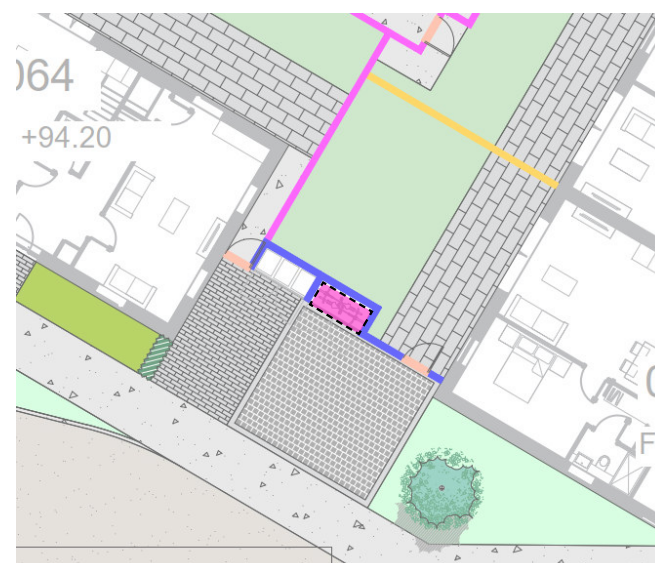


Figure 31 - Bicycle Storage Strategy For Typical Duplex Unit

Legend:

- Proposed External Communal Bicycle Storage Sheds
- Proposed Visitor Bicycle Parking Spaces



Figure 30 - Proposed Site Plan Showing External Communal Bicycle Sheds

SPPR 1 - Separation Distances

“It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail”.

SPPR 1 - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

The proposed layout has been carefully designed to ensure that a minimum separation distance of 16 metres between upper-floor rear windows is achieved. Where this was not feasible, no rear windows are proposed in certain units.

Where proposed units have rear gardens backing onto the rear gardens of existing houses, the separation distance is a minimum of 19.7 metres or much greater to ensure that there is no negative impact on the amenity of the of existing residential properties.

Section 15.2.2 of the Kildare County Council Development Plan refers to the 22-metre separation distance, which is reduced in certain locations as permitted under SPPR 1. A 2.3-metre clear distance between adjoining dwellings is provided to allow for access and maintenance to the rear of the houses.

Legend:

↔

 Separation Distances Between the Rear Sides of Upper Levels of Units

—

 Units with No Rear-Side Windows at Upper Levels



Figure 34 - Site Plan Showing Distances between Units

05 Compliance with Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities

SPPR 2 - Private Open Space for Houses

“It is a specific planning policy requirement of these Guidelines proposals for new houses meet the following minimum private open space standards:

- 1 bed house 20 sq.m
- 2 bed house 30 sq.m
- 3 bed house 40 sq.m
- 4 bed + house 50 sq.m

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.”

SPPR 2 - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

The minimum private open space standards set out in development plans often reflect traditional suburban separation distances and dwelling widths. A more graduated and flexible approach, which supports the development of compact housing and takes account of the value of well-designed private open space, has been applied in this instance. The private amenity space provided, in the form of gardens for the houses, complies with or exceeds the minimum areas set out in SPPR 2.

Private open space for all houses is provided within the curtilage of each dwelling and is designed to deliver a high standard of external amenity space across one or more usable areas. The proposed private open space takes the form of traditional gardens and is directly accessible from the main living spaces of each home.

Please refer to page 12 for details of the private open space provision for apartments.

Section 15.4.6 of the Kildare County Council Development Plan, as set out in Table 15.2, establishes minimum private open space requirements that applied prior to the publication of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). A full schedule of each house garden size, together with a comparison against both standards, is provided in Appendix B.

Legend:

 Rear Gardens for Houses

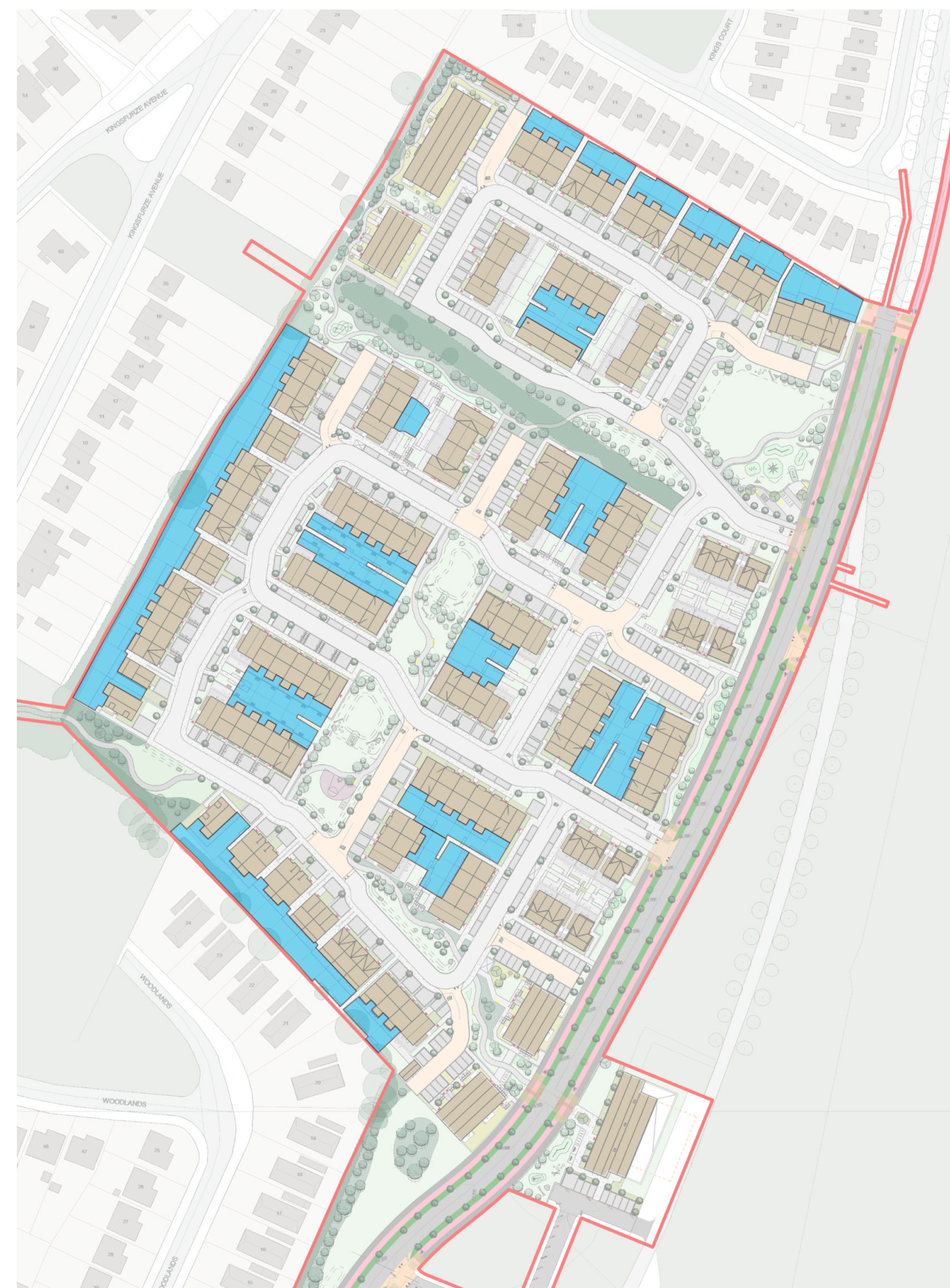


Figure 35 - Proposed Private Amenity Spaces for Houses

05 Compliance with Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities

Policy and Objective 5.1 - Public Open Space

"It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

In the case of strategic and sustainable development sites, the minimum public open space requirement will be determined on a plan-led basis, having regard to the overall approach to public park provision within the area.

In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10-15% range shall not therefore apply to new development in such areas.

In some circumstances a planning authority might decide to set aside (in part or whole) the public open space requirement arising under the development plan. This can occur in cases where the planning authority considers it unfeasible, due to site constraints or other factors, to locate all of the open space on site. In other cases, the planning authority might consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity. It is recommended that a provision to this effect is included within the development plan to allow for flexibility. In such circumstances, the planning authority may seek a financial contribution within the terms of Section 48 of the Planning and Development Act 2000 (as amended) in lieu of

provision within an application site."

The public open space within the development is intended for the benefit of all residents, not solely house owners. It comprises open space that forms part of the public realm within a residential development and is distinct from a public park. The Architectural Design Statement and Landscape Report set out how the proposed public realm provides for both active and passive recreation, nature conservation, and pedestrian and cycle connections, while also offering an important visual break between streets and buildings.

There is a need to focus on the overall quality of amenity space, rather than solely on its quantum. The proposed public open space integrates and protects natural features of significance and green corridors within the site, thereby supporting the conservation, restoration, and enhancement of biodiversity. The public open spaces form an integral part of the overall design and layout of the development, providing a connected hierarchy of spaces with appropriate landscape features, including seating and areas for children's play.

The proposed total public open space is 10,007 m² and amounts to 16% of the net site area,



Figure 36 - Proposed Public Open Spaces

SPPR 3 - Car Parking
“It is a specific planning policy requirement of these Guidelines that:

- I. In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
- II. In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.

III. In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.

Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.
This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail”.

SPPR 3 - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

In areas where car parking levels are reduced, studies indicate that people are more likely to walk, cycle, or use public transport for daily travel. The Architectural Design Statement outlines the walking and cycling distances to the local town centre, together with the sustainable transport options available to promote sustainable travel choices.

The proposed car parking provision is aligned with Kildare County Council requirements, with a maximum of 1.5 spaces per dwelling, as permitted under Item (ii) of SPPR 3. Section 15.7.8 of the Kildare County Council Development Plan (Table 15.8) permits the following maximum residential car parking standards: 1 space per unit for dwellings of up to and including three bedrooms, and 1 space plus 0.5 visitor spaces for dwellings of four or more bedrooms.

The Naas Racecourse scheme comprises a medium-density residential development, where it is necessary to strike an appropriate balance between the quantum of car parking and its design, in order to ensure that parked cars do not dominate the public realm, in accordance with the principles of the Design Manual for Urban Roads and Streets (DMURS). The scheme incorporates a combination of in-curtilage and on-street parking as part of an integrated approach to traffic calming. When combined with appropriate design and landscaping measures, on-street parking can reduce the visual impact of parked cars in public areas relative to in-curtilage parking. Where in-curtilage parking is provided, it is visually softened through the inclusion of landscaping.

In accordance with Item (ii) of SPPR 3, the maximum car parking provision for the scheme is calculated as follows:

234 units × 1.5 spaces = 351 spaces (maximum permissible)

A total of 307 residential car parking spaces is proposed, comprising 277 residential spaces and 30 visitor spaces. This provision is in line with, and below, the maximum standards set out in the Guidelines.

Proposed Car Parking Schedule	
Comments	Count
Creche-Accessible	1
Creche-Drop Off	3
Creche-Staff	5
Residential	277
Visitor	30
Grand total: 316	316

Figure 37 - Car Parking Schedule



SPPR 4 - Cycle Parking and Storage

*“It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.
The following requirements for cycle parking and storage are recommended:*

i. Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.

ii. Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided”.

SPPR 4 – Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

Cycling provides a flexible, efficient, and attractive transport option for urban living, and the Sustainable Residential Development and Compact Settlements Guidelines require that this mode of transport is fully integrated into the design of all new residential schemes. Access to secure bicycle storage is a key consideration for residents, particularly in more compact housing developments.

The majority of proposed houses will have access to their rear gardens, in accordance with Section 15.4.6 of the Kildare County Council Development Plan. The housing block typologies, including terraced units with rear garden access, are consistent with the typologies set out in the Design Manual for Quality Housing. Due to site constraints, a small number of houses will not have direct access to rear gardens from public roads.

Houses with rear garden access via alleyways will be able to store bicycles within their rear gardens, with provision made for residents to install bicycle storage in these areas.

For houses that have ground-level private open space without direct access from the public street, dedicated bicycle storage is provided to the front of the units.



Figure 38 - Precedent Image –Bicycle storage provided in front of the unit

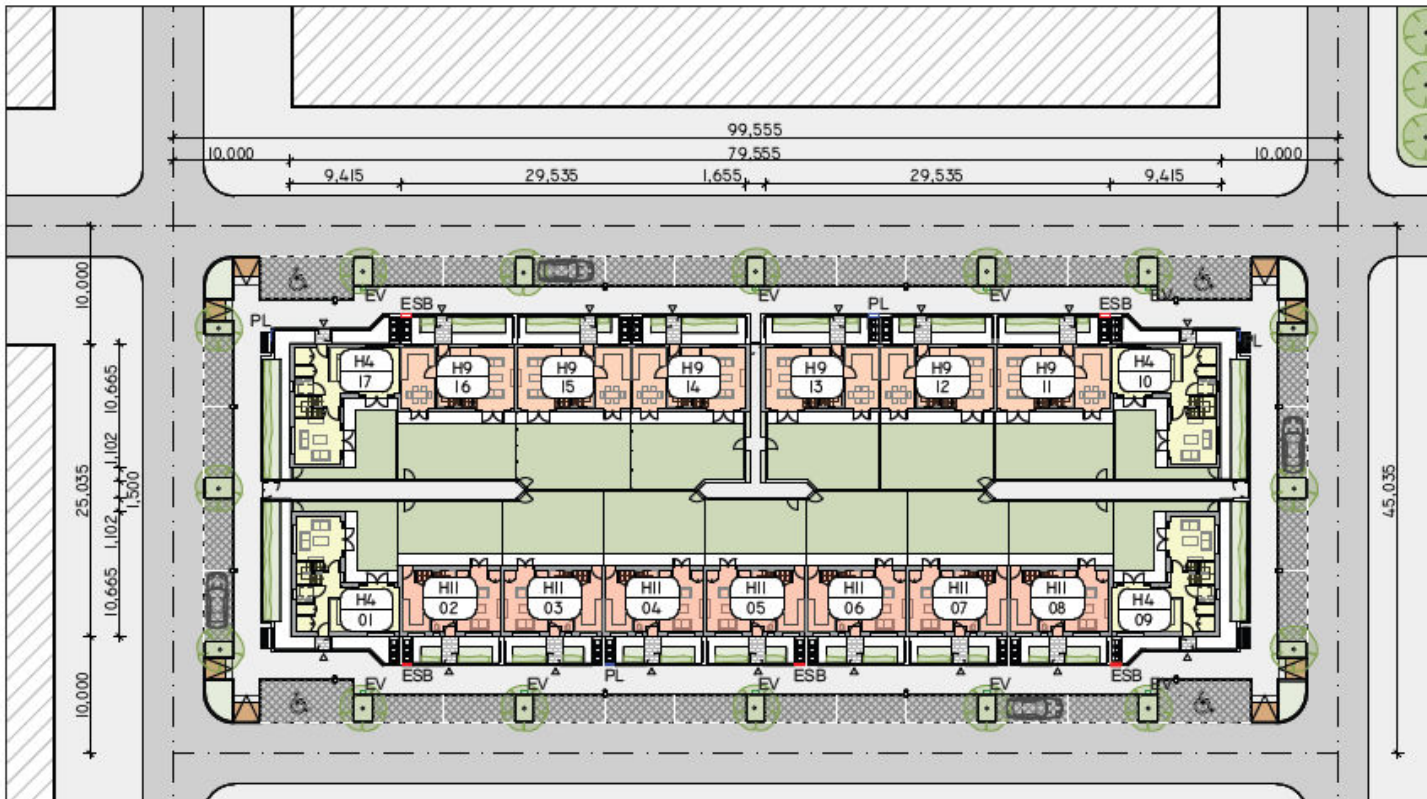


Figure 39 - Sample Block from The Design Manual for Quality Housing with Rear Garden Access

05 Compliance with Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities

Operation and Management of the Development

The majority of refuse storage for the houses will be located within rear gardens, with access to the street provided via rear laneways. Where this is not feasible, dedicated bin storage areas to the front of the houses will be provided. All residential waste from houses is therefore retained within the curtilage of each dwelling and screened from public view, in accordance with Section 15.4.6 of the Kildare County Council Development Plan. Bins will be brought from rear gardens and front storage areas on the appropriate collection day to a designated holding area for collection. There are no communal waste storage areas for the houses outside of individual curtilages, with waste segregation undertaken at household level.

Daylight

A detailed technical assessment of daylight performance has been undertaken by 3DDB.

For Spatial Daylight Autonomy (SDA), and taking account of existing and proposed trees, 402 out of 404 habitable rooms assessed within the apartment, duplex, and triplex units achieve the recommended daylight levels. This results in a compliance rate of 99.5% when tree cover is included in the assessment.

With regard to Sunlight Exposure (SE), the assessment—undertaken for both “all trees” and “evergreen-only trees” scenarios—demonstrates a strong compliance rate of approximately 98% to 100% across the 119 assessed units, in accordance with the BRE Guidelines. The proposed development therefore performs very favourably in terms of sunlight exposure.

Finally, for sun on ground within proposed outdoor amenity areas, all 10 no. outdoor amenity areas meet the BRE recommended sunlight criteria, ensuring excellent levels of sunlight and high-quality usable amenity space for future residents.

In conclusion, 3DDB confirms that the proposed development achieves an excellent standard of daylight and sunlight performance. Please refer to the Daylight and Sunlight Assessment Report for further details.

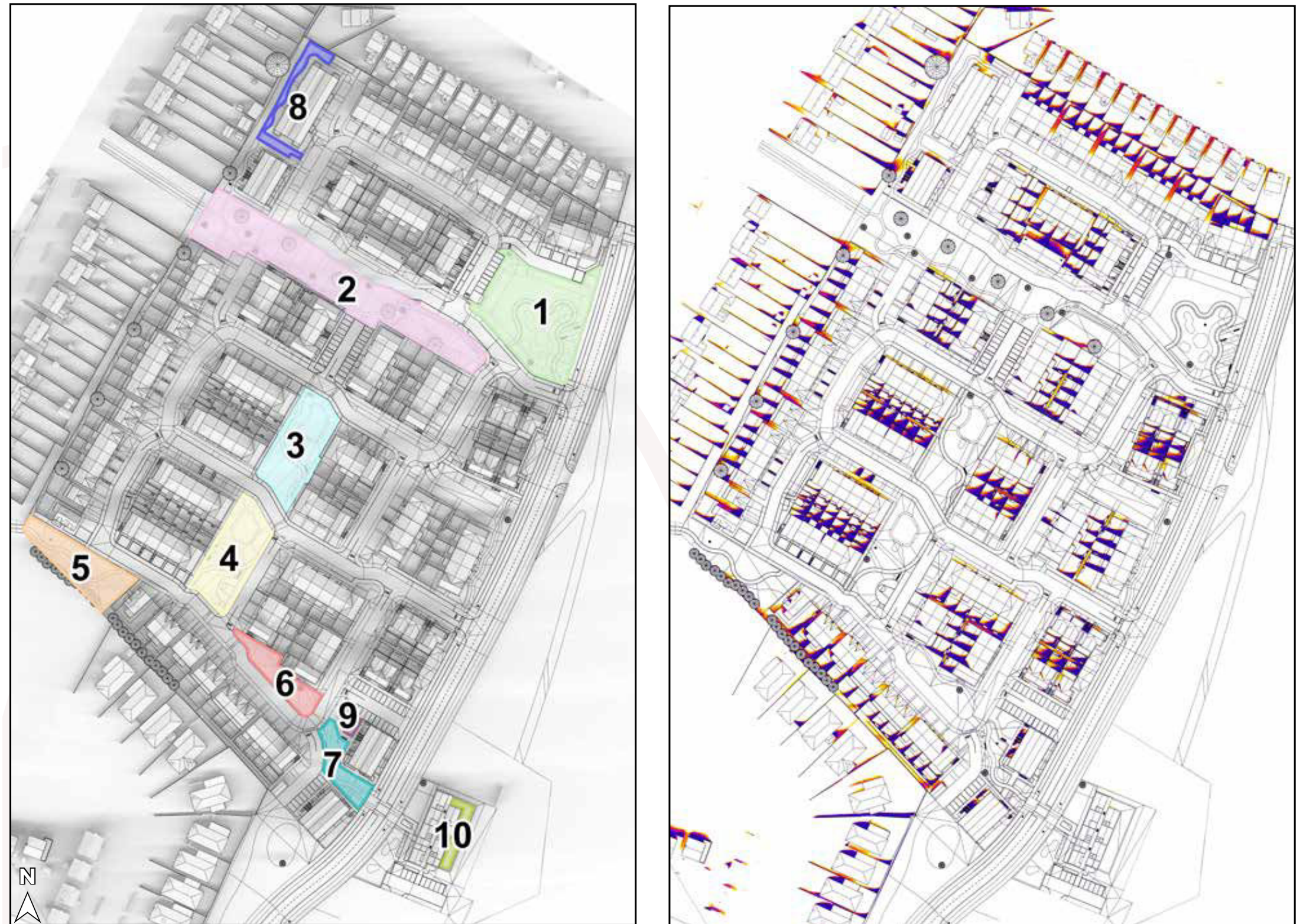


Figure 40 - Indication of the amenity areas that have been analysed

Appendix A - Housing Quality Assessment for Houses

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
001	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	99.8
002	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	59
003	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	68.1
004	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	78.6
005	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	68.3
006	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	66.6
007	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	57.3
008	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	67
009	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	67.1
010	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	59.1
011	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	62.2
012	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	60.8
013	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	51.5
014	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	61.4
015	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	61.2
016	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	53.6
017	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	55.7
018	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	55.8
019	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	65.9
056	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	45.4
057	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	52.9
058	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	53
059	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	45.3
068	HT-09	House	3 Bedroom	100	151.9	Yes	Yes	2700	3	57.3	14.3	11.4	11.4	0	0	6	10.9	40	64.8
069	HT-09	House	3 Bedroom	100	151.9	Yes	Yes	2700	3	57.3	14.3	11.4	11.4	0	0	6	10.9	40	72.1
084	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.1
085	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50
086	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	53.9
087	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	91.1
088	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	90.3
089	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	53.8
090	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.3
091	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.6
106	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	55
107	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	51.6
110	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	76.2
111	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	53.2
112	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	54.1
113	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	67.8
114	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	84.9
115	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	86.9
116	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	69.6
117	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	54.5
118	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	54.1
119	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	53.7
120	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	71.7
121	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	80.9
122	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	82.4
123	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	59
124	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	48.6
125	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	49.5
126	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.5
127	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	61.6
128	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	131.3
129	HT-01	House	5 Bedroom	120	225.4	Yes	Yes	2700	5	65.7	14.6	11.4	11.6	14.9	12.4	6	17.4	50	139
132	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	49.1
133	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.1
134	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.2
135	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.3

Appendix A - Housing Quality Assessment for Houses

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
136	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	66.1
137	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	65.7
138	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50
139	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.1
140	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	50.1
141	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	48.9
146	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	52.6
147	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	52.6
148	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	52.6
149	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	54.3
150	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	65.8
151	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	66.4
152	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	46.9
153	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	45.3
154	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	45.3
155	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	45.3
158	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	75.4
159	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	54
160	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	49.8
165	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	44.5
166	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	47.9
167	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	64.7
168	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	70.3
169	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.5
170	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.6
171	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.7
172	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	85.5
173	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	90.3
174	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	57.4
175	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	61.1
176	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	61.2
177	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	64.8
206	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	55.1
207	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	55.1
208	HT-04	House	3 Bedroom	92	126.8	Yes	Yes	2700	3	50	13	11.5	7.1	0	0	5	7.8	40	60.6
209	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	59.4
210	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	53.2
211	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	77
212	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	85.5
213	HT-02	House	4 Bedroom	120	156.1	Yes	Yes	2700	4	49.4	12.8	11.5	7.4	13.6	0	6	9.5	50	83.3
214	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	91.3
215	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	91.3
216	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.2
217	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.2
218	HT-01	House	5 Bedroom	120	225.4	Yes	Yes	2700	5	65.7	14.6	11.4	11.6	14.9	12.4	6	17.4	50	164.7
221	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	53.8
222	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	54.5
223	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	80.8
224	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	59.6
225	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	59.4
226	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	60
227	HT-03	House	4 Bedroom	110	145.4	Yes	Yes	2700	4	53.9	11.4	11.8	15	7.2	0	6	9.2	50	50.2
228	HT-08	House	4 Bedroom	110	151.9	Yes	Yes	2700	4	55.1	14.3	11.4	11.4	7.7	0	6	11.2	50	69.7
229	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	61.5
230	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	59.8
231	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	52.2

Appendix B - Housing Quality Assessment for Apartments

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
020	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2700	1	23	11.4	0	0	0	0	3	3.3	5	5.4
021	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
022	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2700	1	23.4	11.7	0	0	0	0	3	3	5	5.4
023	Apt Type 02	Apartment	1 Bedroom	45	53.4	Yes	No	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
024	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2700	1	23.4	11.7	0	0	0	0	3	3	5	5.4
025	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
026	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
027	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
028	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
029	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
030	Apt Type 02	Apartment	1 Bedroom	45	53.4	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
031	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
032	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
033	Apt Type 05	Apartment	2 Bedroom	73	88.4	Yes	No	2400	1	33.9	13.2	12.7	0	0	0	6	9.5	7	7.2
034	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
035	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
036	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
037	Apt Type 02	Apartment	1 Bedroom	73	53.4	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
038	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
039	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
040	Apt Type 05	Apartment	2 Bedroom	73	88.4	Yes	No	2400	1	33.9	13.2	12.7	0	0	0	6	9.5	7	7.2
041	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
042	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
043	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
044	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
045	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
046	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
047	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
048	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	71.5
049	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
050	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	59.9
051	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
052	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	55.9
053	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
054	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	62.1
055	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
060	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	48.5
061	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
062	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	40.8
063	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
064	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	44.6
065	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
066	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	57.6
067	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
070	HT-07/GF	Apartment	3 Bedroom	90	98.7	Yes	Yes	2700	3	30.1	15.4	12	7.9	0	0	9	9.6	9	38.3
071	HT-07/UF	Apartment	3 Bedroom	90	143	Yes	Yes	2400	3	53.3	16.4	11.6	7.2	0	0	9	9.3	9	21.2
072	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	41.3
073	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
074	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	32.5
075	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
076	HT-07/GF	Apartment	3 Bedroom	90	98.7	Yes	Yes	2700	3	30.1	15.4	12	7.9	0	0	9	9.6	9	38.8
077	HT-07/UF	Apartment	3 Bedroom	90	143	Yes	Yes	2400	3	53.3	16.4	11.6	7.2	0	0	9	9.3	9	21.2
078	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	41.4
079	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
080	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	32.6
081	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
082	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	53.6

Appendix B - Housing Quality Assessment for Apartments

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
083	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
092	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	54.7
093	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
094	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	48.5
095	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
096	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5
097	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	38.8
098	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
099	HT-06/GF	Apartment	2 Bedroom	73	90.3	Yes	Yes	2700	2	31.8	15.7	11.4	0	0	0	6	6.2	7	38.9
100	HT-06/UF	Apartment	3 Bedroom	90	114.4	Yes	Yes	2400	3	34.6	13.7	11.5	7.9	0	0	9	10	9	31.7
101	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	48.8
102	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
103	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5
104	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	41.2
105	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
108	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	46
109	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
130	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	47.7
131	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
142	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	47.8
143	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
144	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	47.8
145	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
156	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	47.8
157	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
161	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	58.1
162	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
163	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	46.3
164	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
178	HT-07/GF	Apartment	3 Bedroom	90	98.7	Yes	Yes	2700	3	30.1	15.4	12	7.9	0	0	9	9.6	9	41.2
179	HT-07/UF	Apartment	3 Bedroom	90	143	Yes	Yes	2400	3	53.3	16.4	11.6	7.2	0	0	9	9.3	9	21.2
180	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	41.6
181	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
182	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	33.3
183	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
184	HT-07/GF	Apartment	3 Bedroom	90	98.7	Yes	Yes	2700	3	30.1	15.4	12	7.9	0	0	9	9.6	9	32.5
185	HT-07/UF	Apartment	3 Bedroom	90	143	Yes	Yes	2400	3	53.3	16.4	11.6	7.2	0	0	9	9.3	9	21.2
186	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	42.1
187	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
188	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	32.5
189	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
190	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
191	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
192	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
193	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
194	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
195	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
196	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
197	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
198	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
199	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
200	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
201	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
202	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
203	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
204	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	88.1
205	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7
219	HT-05/GF	Apartment	2 Bedroom	73	90.7	Yes	Yes	2700	2	30.4	15.5	12.8	0	0	0	6	6.4	7	58.1
220	HT-05/UF	Apartment	3 Bedroom	90	126.7	Yes	Yes	2400	3	47.5	13.1	11.4	7.4	0	0	9	9	9	19.7

Appendix B - Housing Quality Assessment for Apartments

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
232	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	0
233	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
234	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5

Appendix C - Housing Quality Assessment for Part V Units

Housing Quality Assessment																			
Unit Identification				Unit Compliance						Living, Kitchen & Dining Compliance	Bedroom Compliance					Storage Compliance		Private Amenity Compliance	
Unit Number	Unit Type	Unit	Layout Type	Unit Required Area	Unit Area Achieved	10% Oversized Unit	Dual Aspect	Ceiling Height	No. of Bedrooms	Aggregate Living Area Achieved	Bedroom 01 Area	Bedroom 02 Area	Bedroom 03 Area	Bedroom 04 Area	Bedroom 05 Area	Min. Storage Area Required	Storage Area Achieved	Min. Private Amenity Space	Private Amenity Space Achieved
020	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2700	1	23	11.4	0	0	0	0	3	3.3	5	5.4
021	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
022	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2700	1	23.4	11.7	0	0	0	0	3	3	5	5.4
023	Apt Type 02	Apartment	1 Bedroom	45	53.4	Yes	No	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
024	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2700	1	23.4	11.7	0	0	0	0	3	3	5	5.4
025	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2700	1	23	11.4	0	0	0	0	3	3.5	5	5.4
026	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
027	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
028	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
029	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
030	Apt Type 02	Apartment	1 Bedroom	45	53.4	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
031	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
032	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
033	Apt Type 05	Apartment	2 Bedroom	73	88.4	Yes	No	2400	1	33.9	13.2	12.7	0	0	0	6	9.5	7	7.2
034	Apt Type 04	Apartment	1 Bedroom	45	50	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.3	5	5.4
035	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
036	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
037	Apt Type 02	Apartment	1 Bedroom	73	53.4	Yes	No	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
038	Apt Type 01	Apartment	1 Bedroom	45	50.9	Yes	Yes	2400	1	23.4	11.7	0	0	0	0	3	3	5	5.4
039	Apt Type 03	Apartment	1 Bedroom	45	51	Yes	Yes	2400	1	23	11.4	0	0	0	0	3	3.5	5	5.4
040	Apt Type 05	Apartment	2 Bedroom	73	88.4	Yes	No	2400	1	33.9	13.2	12.7	0	0	0	6	9.5	7	7.2
041	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
042	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
043	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
044	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
045	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
046	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
047	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
094	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	48.5
095	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
096	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5
101	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	48.8
102	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
103	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5
106	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	55
107	HT-11	House	3 Bedroom	92	122.7	Yes	Yes	2700	3	44.2	13	13	7.1	0	0	5	7.2	40	51.6
190	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
191	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
192	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
193	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
194	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
195	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
196	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
197	HT-12/GF	Apartment	1 Bedroom	45	52.9	Yes	Yes	2700	1	23	12.3	0	0	0	0	3	3.1	5	6.7
198	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
199	HT-13/GF	Apartment	2 Bedroom	73	87.5	Yes	Yes	2700	2	30	15.7	11.5	0	0	0	6	8.2	7	7.2
200	HT-12/1stF	Apartment	1 Bedroom	45	62.4	Yes	Yes	2400	1	28.2	12.3	0	0	0	0	3	3.4	5	6.7
201	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
202	HT-13/1stF	Apartment	3 Bedroom	90	166	Yes	Yes	2400	32	56.5	17.1	16.6	14	0	0	9	10.9	9	9
203	HT-12/2ndF	Apartment	1 Bedroom	45	73.5	Yes	Yes	2400	1	28.2	19.2	0	0	0	0	3	3.4	5	6.7
232	HT-10/GF	Apartment	1 Bedroom	45	54.1	Yes	Yes	2700	1	23	12	0	0	0	0	3	3	5	0
233	HT-10/1stF	Apartment	1 Bedroom	45	57.6	Yes	Yes	2400	1	23	12.1	0	0	0	0	3	4.2	5	5
234	HT-10/2ndF	Apartment	1 Bedroom	45	67.3	Yes	Yes	2400	1	23	15.2	0	0	0	0	3	4.1	5	5