

Rev B	22/05/2025																								
Project:	23039																								
Client:	Goldenport																								
No. of Pages:	5																								
HOUSES & DUPLEXES																									
DWELLING TYPE / NO. OF PERSONS	Count	* Target GFA	GFA Unit	* Minimum aggregate living area	Proposed aggregate living area	* Minimum Aggregate bedroom area	Proposed aggregate bedroom area	Bed 1 m²	Bed 2 m²	Bed 3 m²	Bed 4 m²	* Required Storage m²	Proposed Dedicated Storage m²	Private Open Space m² (Sustainable & Compact Settlements Guidelines, 3.2)	Proposed Garden / Balcony m²	* Floor to Ceiling Height	Proposed Floor to Ceiling Height	* Dual Aspect	Proposed Dual Aspect	* Maximum Car Parking Space from Development Plan (maximum)	Proposed Car Parking Space	* Bike Parking Space from Development Plan	Proposed Bike Parking Space	* Communal Amenity	Proposed Communal Amenity
(Part V units highlighted in pink)																									
House Type A 2 Bed 4P 2 Storey	5																								
31		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	48.9	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
34		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	49.2	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
57		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
58		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
59		80	96.2	30	33.8	25	26.2	12.5	13.7	n/a	n/a	4	6	30	46.8	2.4	2.62	50%	100%	0.5	1	2	2	n/a	n/a
House Type B 3 Bed 5P 2 Storey	2																								
32		92	119	34	37.7	32	37.8	17.3	13.3	7.2	n/a	5	7.2	40	57.2	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
33		92	119	34	37.7	32	37.8	17.3	13.3	7.2	n/a	5	7.2	40	57.2	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
House Type C 3 Bed 5P 2 Storey	4																								
1		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
2		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
28		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
29		92	105	34	34.8	32	34.4	14.3	12.6	7.5	n/a	5	6.1	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
House Type D 4 Bed 7P 3 Storey	11																								
25		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	84.2	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
26		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	67.9	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
27		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	83.7	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
30		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	57.2	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
35		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	71.5	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a
44		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89.8	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
45		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
46		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	88.5	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
47		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	89.8	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
56		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	51.9	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a
60		120	156.2	40	40	43	34	13.7	13	7.3	18.2	6	11.2	50	66.8	2.4	2.62	50%	100%	1	2	4	2	n/a	n/a

House Type E 3 Bed 5P 2 Storey	4																									
		21	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.8	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
		22	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
		23	92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a
24		92	119	34	36.9	32	34.9	14.5	12.8	7.6	n/a	5	6.2	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
Duplex Type 1 - Ground Floor 1 Bed 2P 1 storey	21																									
3		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
5		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
7		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
9		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
11		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
13		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
15		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
17		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
19		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
36		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
38		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
40		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
42		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
48		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
50		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
52		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
54		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
61		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
63		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
65		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
67		44	58.6	23	25.4	11	13.3	13.3	n/a	n/a	n/a	3	6.1	5	9.6	2.4	2.62	50%	100%	0.5	1	1	2	5	9.1	
Duplex Type 1 - Upper Floors 3 Bed 5P 2 Storey		21																								
4			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
6	92		119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
8	92		119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
10	92		119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
12	92		119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
14	92		119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
16			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
18			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
20			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
37			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
39			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
41			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
43			92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1
49		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
51		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
53		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
55		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
62		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
64		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
66		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	
68		92	119.4	34	36.7	32	33	14.1	11.4	7.5	n/a	9	9.6	9	9.5	2.4	2.62	50%	100%	1	1	3	2	9	9.1	

												9						50%						9	
Total	68		7071.2																						

The '*' symbol and yellow coloured column indicated standard provided by *Quality Housing for Sustainable Communities (2007)*, except where noted otherwise.

Unit Mix:	Number of Houses	Cumulative Floor Area
31% 1 Bed units	21	21 x 58.6m ² =1230.6m ²
7% 2 Bed units	5	5 x 96.2m ² =481m ²
46% 3 Bed units	31	31 x varies = 3641.4m ²
15% 4 Bed units	11	11 x 156.2m ² = 1718.2m ²
Total 100%	68	Total 7071.2m ²



APARTMENTS

DWELLING TYPE / NO. OF PERSONS	Count	* Target GFA	GFA Unit	* Minimum aggregate living area	Proposed aggregate living area	* Aggregate bedroom area	Proposed aggregate bedroom area	Bed 1 m²	Bed 2 m²	Bed 3 m²	Bed 4 m²	* Required Storage m²	Proposed Dedicated Storage m²	Private Open Space m²	Proposed Balcony m²	* Floor to Ceiling Height	Proposed Floor to Ceiling Height	* Dual Aspect	Proposed Dual Aspect	* Maximum Car Parking Space from Development Plan (maximum)	Proposed Car Parking Space	* Bike Parking Space from Development Plan	Proposed Bike Parking Space	* Communal Amenity	Proposed Communal Amenity
BLOCK A Apartment Type A 1 Bed 2P	4																								
2		45	47	23	24.1	11.4	13.5	13.5	n/a	n/a	n/a	3	3.9	5	5.6	2.4	2.6	50%	100%	0.5	0.6	2	2	5	13
5		45	47	23	24.1	11.4	13.5	13.5	n/a	n/a	n/a	3	3.9	5	5.6	2.4	2.6	50%	100%	0.5	0.6	2	2	5	13
9		45	47	23	24.1	11.4	13.5	13.5	n/a	n/a	n/a	3	3.9	5	5.6	2.4	2.6	50%	100%	0.5	0.6	2	2	5	13
13		45	47	23	24.1	11.4	13.5	13.5	n/a	n/a	n/a	3	3.9	5	5.6	2.4	2.6	50%	100%	0.5	0.6	2	2	5	13
Apartment Type B 2 Bed 4P	8																								
1		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
3		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
4		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
6		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
7		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
8		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
10		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
12		73	83.2	30	31.1	24.4	28.1	15	13.1	n/a	n/a	6	8.2	7	8.3	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
Apartment Type C 2 Bed 3P	1																								
11		63	69.4	28	29.8	20.1	20.8	13	7.8	n/a	n/a	5	8.2	6	20.1	2.4	2.6	50%	100%	0.5	0.6	3	3	7	13
Apartment Type D 1 Bed 2P	1																								
14		45	50.9	23	28.5	11.4	13.4	13.4	n/a	n/a	n/a	3	3.2	5	41.4	2.4	2.6	50%	100%	0.5	0.6	2	2	5	13
BLOCK B Apartment Type A 1 Bed 2P	13																								
3		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
4		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
7		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
9		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
10		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
13		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
15		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
16		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
19		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
21		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
22		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
25		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5
27		45	47	23	23.7	11.4	13.2	13.2	n/a	n/a	n/a	3	3.7	5	5.6	2.4	2.6	50%	100%	0.5	0.5	2	2	5	5

Apartment Type B 2 Bed 4P	13																								
1		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
2		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
5		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
6		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
8		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
11		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
12		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
14		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
17		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
18		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
20		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
23		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
26		73	83.2	30	31	24.4	28.1	14.9	13.2	n/a	n/a	6	8.2	7	7.8	2.4	2.6	50%	30%	0.5	0.5	3	3	7	7
Apartment Type C 2 Bed 3P	1																								
24		63	69.4	28	29.8	20.1	20.8	13	7.8	n/a	n/a	5	8.2	7	26.1	2.4	2.6	50%	100%	0.5	0.5	3	3	7	7
Total	41		2736m ²																78%						

The '*' symbol and yellow coloured column indicated standard provided by *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023* . It can be seen that the relevant standard is met in each case and is often exceeded.

MINIMUM FLOOR AREA CALCULATION

Unit Mix:	Number of Units	Cumulative Min Floor Area	Gross Unit Area
44% 1 Bed units	18	18 x 45m ² = 810m ²	Type A 17 47 799 m ²
5% Bed 3 Person units	2	2 x 63m ² = 126m ²	Type B 21 83.2 1747.2 m ²
51% 2 Bed 4 Person units	21	21 x 73m ² = 1533m ²	Type C 2 69.4 138.8 m ²
Total 100%	41	Total 2469m ²	Type D 1 50.9 50.9 m ²
			2735.9 m ²
2 beds + 10% min area	21	21 x 7.3m ² =153.3m ²	
Total + 10%	21	Total 153.3m ²	
Total Required Minimum Area		2469 + 153.3 = 2622.3m ²	