

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
BLOCK E1																			
L00 Ground Floor	E1	E1.00.01	3 Bed Duplex	3d.I	132.4	91	100	YES	YES	Single	N	31.5	45.2	34	34.8	9	10.4	9	10.3
L00 Ground Floor	E1	E1.00.02	1 Bed Apartment	1.R	51.4	46	50.5	YES	YES	Single	N	11.4	11.4	23	28.1	3	4.3	5	17.6
L00 Ground Floor	E1	E1.00.03	2 Bed Apartment	2.W	79.2	74	81.3	NO	YES	Single	N	24.4	26.8	30	34.6	6	6	7	19.3
L00 Ground Floor	E1	E1.00.04	2 Bed Duplex	2d.D	107	74	81.3	YES		Dual	N/E	24.4	26.9	30	37.4	6	7.5	7	15.1
L00 Ground Floor	E1	E1.00.05	2 Bed Duplex	2d.D	107	74	81.3	YES		Dual	N/E	24.4	26.9	30	37.4	6	7.5	7	15.1
L01 Podium	E1	E1.01.01	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	W	11.4	11.4	23	32	3	4.6	5	5
L01 Podium	E1	E1.01.02	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Single	W	11.4	11.5	23	25.3	3	4.2	5	5
L01 Podium	E1	E1.01.03	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L01 Podium	E1	E1.01.04	2 Bed Apartment	2.V	81.8	74	81.3	YES		Dual	N/E	24.4	24.6	30	37.7	6	6.5	7	7.1
L01 Podium	E1	E1.01.05	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L01 Podium	E1	E1.01.06	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L01 Podium	E1	E1.01.07	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/W	24.4	24.4	30	30	6	6	7	7
L01 Podium	E1	E1.01.09	3 Bed Apartment	3.H	108.6	91	100	YES		Single	E	31.5	39.1	34	45.4	9	9.1	9	13.1
L01 Podium	E1	E1.01.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L01 Podium	E1	E1.01.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L01 Podium	E1	E1.01.12	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L01 Podium	E1	E1.01.13	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L01 Podium	E1	E1.01.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/E	11.4	11.5	23	25.3	3	4.2	5	5
L01 Podium	E1	E1.01.15	Studio	1.S.A	43.5	38	41.7	YES		Single	E	0	0	30	34.3	3	3.1	5	8
L01 Podium	E1	E1.01.16	1 Bed Apartment	1.T	48.6	46	50.5	NO	YES	Dual	S/W	11.4	11.9	23	25.7	3	3.3	5	5
L01 Podium	E1	E1.01.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	W	11.4	12.8	23	24.1	3	3.3	5	5
L01 Podium	E1	E1.01.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L01 Podium	E1	E1.01.20	3 Bed apartment	3.F	90.2	91	100	YES	YES	Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L01 Podium	E1	E1.01.21	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L01 Podium	E1	E1.01.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L01 Podium	E1	E1.01.25	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	S	24.4	24.6	30	37.7	6	6.5	7	7.1
L01 Podium	E1	E1.01.26	3 Bed Apartment	3.F	90.2	91	100	YES		Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L01 Podium	E1	E1.01.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Single	N	11.4	11.4	23	30.1	3	5.4	5	5
L02 Second Floor	E1	E1.02.01	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	W	11.4	11.4	23	32	3	4.6	5	5
L02 Second Floor	E1	E1.02.02	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Single	W	11.4	11.5	23	25.3	3	4.2	5	5
L02 Second Floor	E1	E1.02.03	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L02 Second Floor	E1	E1.02.04	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L02 Second Floor	E1	E1.02.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	E1	E1.02.06	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/SE	24.4	24.6	30	36.1	6	7.1	7	7.1
L02 Second Floor	E1	E1.02.07	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/SW	24.4	24.4	30	30	6	6	7	7
L02 Second Floor	E1	E1.02.08	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	E	11.4	11.4	23	32	3	4.6	5	5
L02 Second Floor	E1	E1.02.09	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Single	E	24.4	24.4	30	30	6	6	7	7
L02 Second Floor	E1	E1.02.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L02 Second Floor	E1	E1.02.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	E1	E1.02.12	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L02 Second Floor	E1	E1.02.13	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L02 Second Floor	E1	E1.02.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Single	E	11.4	11.5	23	25.3	3	4.2	5	5
L02 Second Floor	E1	E1.02.15	1 Bed Apartment	1.Q2	54.9	46	50.5	YES	YES	Single	E	11.4	11.9	23	30.4	3	3.6	5	5
L02 Second Floor	E1	E1.02.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES	Dual	S/W	11.4	11.4	23	29.2	3	4.6	5	5
L02 Second Floor	E1	E1.02.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	W	11.4	12.8	23	24.1	3	3.3	5	5
L02 Second Floor	E1	E1.02.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L02 Second Floor	E1	E1.02.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES	Single	N	24.4	25	30	37	6	6	7	7
L02 Second Floor	E1	E1.02.20	3 Bed apartment	3.F	90.2	91	100	YES	YES	Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L02 Second Floor	E1	E1.02.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	E1	E1.02.22	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	N/E	24.4	24.4	30	30	6	6	7	7
L02 Second Floor	E1	E1.02.23	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L02 Second Floor	E1	E1.02.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	E1	E1.02.25	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	S	24.4	24.6	30	37.7	6	6.5	7	7.1
L02 Second Floor	E1	E1.02.26	3 Bed apartment	3.F	90.2	91	100	YES		Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L02 Second Floor	E1	E1.02.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Single	N	11.4	11.4	23	30.1	3	5.4	5	5
L03 Third Floor	E1	E1.03.01	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	W	11.4	11.4	23	32	3	4.6	5	5
L03 Third Floor	E1	E1.03.02	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Single	W	11.4	11.5	23	25.3	3	4.2	5	5
L03 Third Floor	E1	E1.03.03	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L03 Third Floor	E1	E1.03.04	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	N/E	24.4	24.6	30	37.7	6	6.5	7	7.1
L03 Third Floor	E1	E1.03.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	E	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	E1	E1.03.06	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L03 Third Floor	E1	E1.03.07	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/W	24.4	24.4	30	30	6	6	7	7
L03 Third Floor	E1	E1.03.08	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	E	11.4	11.4	23	32	3	4.6	5	5
L03 Third Floor	E1	E1.03.09	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Single	E	24.4	24.4	30	30	6	6	7	7
L03 Third Floor	E1	E1.03.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L03 Third Floor	E1	E1.03.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7

Henry J Lyons

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Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L03 Third Floor	E1	E1.03.12	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L03 Third Floor	E1	E1.03.13	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L03 Third Floor	E1	E1.03.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/E	11.4	11.5	23	25.3	3	4.2	5	5
L03 Third Floor	E1	E1.03.15	1 Bed Apartment	1.Q2	54.9	46	50.5	YES	YES	Single	E	11.4	11.9	23	30.4	3	3.6	5	5
L03 Third Floor	E1	E1.03.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES	Dual	S/W	11.4	11.4	23	29.2	3	4.6	5	5
L03 Third Floor	E1	E1.03.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	W	11.4	12.8	23	24.1	3	3.3	5	5
L03 Third Floor	E1	E1.03.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L03 Third Floor	E1	E1.03.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES	Single	N	24.4	25	30	37	6	6	7	7
L03 Third Floor	E1	E1.03.20	3 Bed apartment	3.F	90.2	91	100	YES	YES	Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L03 Third Floor	E1	E1.03.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	E1	E1.03.22	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	N/E	24.4	24.4	30	30	6	6	7	7
L03 Third Floor	E1	E1.03.23	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L03 Third Floor	E1	E1.03.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	E1	E1.03.25	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	S	24.4	24.6	30	37.7	6	6.5	7	7.1
L03 Third Floor	E1	E1.03.26	3 Bed apartment	3.F	90.2	91	100	YES		Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L03 Third Floor	E1	E1.03.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Single	N	11.4	11.4	23	30.1	3	5.4	5	5
L04 Fourth Floor	E1	E1.04.01	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	W	11.4	11.4	23	32	3	4.6	5	5
L04 Fourth Floor	E1	E1.04.02	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Single	W	11.4	11.5	23	25.3	3	4.2	5	5
L04 Fourth Floor	E1	E1.04.03	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L04 Fourth Floor	E1	E1.04.04	2 Bed Apartment	2.V	81.8	74	81.3	YES		Dual	N/E	24.4	24.6	30	37.7	6	6.5	7	7.1
L04 Fourth Floor	E1	E1.04.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	E	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	E1	E1.04.06	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L04 Fourth Floor	E1	E1.04.07	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/W	24.4	24.4	30	30	6	6	7	7
L04 Fourth Floor	E1	E1.04.08	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	E	11.4	11.4	23	32	3	4.6	5	5
L04 Fourth Floor	E1	E1.04.09	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Single	E	24.4	24.4	30	30	6	6	7	7
L04 Fourth Floor	E1	E1.04.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L04 Fourth Floor	E1	E1.04.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	E1	E1.04.12	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L04 Fourth Floor	E1	E1.04.13	2 Bed Apartment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L04 Fourth Floor	E1	E1.04.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/E	11.4	11.5	23	25.3	3	4.2	5	5
L04 Fourth Floor	E1	E1.04.15	1 Bed Apartment	1.Q2	54.9	46	50.5	YES	YES	Single	E	11.4	11.9	23	30.4	3	3.6	5	5
L04 Fourth Floor	E1	E1.04.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES	Dual	S/W	11.4	11.4	23	29.2	3	4.6	5	5
L04 Fourth Floor	E1	E1.04.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	W	11.4	12.8	23	24.1	3	3.3	5	5
L04 Fourth Floor	E1	E1.04.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L04 Fourth Floor	E1	E1.04.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES	Single	N	24.4	25	30	37	6	6	7	7
L04 Fourth Floor	E1	E1.04.20	3 Bed apartment	3.F	90.2	91	100	YES	YES	Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L04 Fourth Floor	E1	E1.04.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	E1	E1.04.22	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	N/E	24.4	24.4	30	30	6	6	7	7
L04 Fourth Floor	E1	E1.04.23	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L04 Fourth Floor	E1	E1.04.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	E1	E1.04.25	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	S	24.4	24.6	30	37.7	6	6.5	7	7.1
L04 Fourth Floor	E1	E1.04.26	3 Bed apartment	3.F	90.2	91	100	YES		Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L04 Fourth Floor	E1	E1.04.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Single	N	11.4	11.4	23	30.1	3	5.4	5	5
L05 Fifth Floor	E1	E1.05.01	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	W	11.4	11.4	23	32	3	4.6	5	5
L05 Fifth Floor	E1	E1.05.02	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/W	11.4	11.5	23	25.3	3	4.2	5	5
L05 Fifth Floor	E1	E1.05.04	2 Bed Apartment	2.V2	85.1	74	81.3	YES		Dual	N/W	24.4	24.7	30	40.4	6	6.6	7	7.1
L05 Fifth Floor	E1	E1.05.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	E	24.4	26.1	30	36.4	6	6	7	7
L05 Fifth Floor	E1	E1.05.06	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L05 Fifth Floor	E1	E1.05.07	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/W	24.4	24.4	30	30	6	6	7	7
L05 Fifth Floor	E1	E1.05.08	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	E	11.4	11.4	23	32	3	4.6	5	5
L05 Fifth Floor	E1	E1.05.09	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	S/E	24.4	24.4	30	30	6	6	7	7
L05 Fifth Floor	E1	E1.05.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L05 Fifth Floor	E1	E1.05.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L05 Fifth Floor	E1	E1.05.12	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	W	24.4	24.6	30	37.7	6	6.5	7	7.1
L05 Fifth Floor	E1	E1.05.13	2 Bed AparTment	2.BB	75.1	74	81.3	NO		Dual	E/W	24.4	24.4	30	32.3	6	6.6	7	10.3
L05 Fifth Floor	E1	E1.05.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/E	11.4	11.5	23	25.3	3	4.2	5	5
L05 Fifth Floor	E1	E1.05.15	1 Bed Apartment	1.Q2	54.9	46	50.5	YES	YES	Single	E	11.4	11.9	23	30.4	3	3.6	5	5
L05 Fifth Floor	E1	E1.05.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES	Dual	S/W	11.4	11.4	23	29.2	3	4.6	5	5
L05 Fifth Floor	E1	E1.05.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	W	11.4	12.8	23	24.1	3	3.3	5	5
L05 Fifth Floor	E1	E1.05.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L05 Fifth Floor	E1	E1.05.19	2 Bed Apartment	2.B8	81.9	74	81.3	YES	YES	Single	N	24.4	25	30	37	6	6	7	7
L05 Fifth Floor	E1	E1.05.20	3 Bed Apartment	3.F	90.2	91	100	YES	YES	Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3
L05 Fifth Floor	E1	E1.05.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	E1	E1.05.22	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	N/E	24.4	24.4	30	30	6	6	7	7
L05 Fifth Floor	E1	E1.05.23	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L05 Fifth Floor	E1	E1.05.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L05 Fifth Floor	E1	E1.05.25	2 Bed Apartment	2.V	81.8	74	81.3	YES		Single	S	24.4	24.6	30	37.7	6	6.5	7	7.1
L05 Fifth Floor	E1	E1.05.26	3 Bed Apartment	3.F	90.2	91	100	YES		Dual	N/S	31.5	31.5	34	35.7	9	9	9	10.3

Job Number:	95-0659	Client:	RICHMOND HOMES
Job Name:	GA.03 PROJECT SHORELINE	Date:	06 03 2023
Schedule:	HOUSING QUALITY ASSESSMENT	Revision:	Rev C

Stage: PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggregate Bedroom area required m2	Aggregate bedroom area provided m2	Aggregate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggregate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L05 Fifth Floor	E1	E1.05.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Single	N	11.4	11.4	23	30.1	3	5.4	5	5
L06 Sixth Floor	E1	E1.06.08	1 Bed Apartment	1.B7	55.6	46	50.5	YES		Single	E	11.4	11.4	23	32	3	4.6	5	5
L06 Sixth Floor	E1	E1.06.09	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Single	E	24.4	24.4	30	30	6	6	7	7
L06 Sixth Floor	E1	E1.06.10	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/W	24.4	24.6	30	36.1	6	7.1	7	7.1
L06 Sixth Floor	E1	E1.06.11	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	W	24.4	26.1	30	36.4	6	6	7	7
L06 Sixth Floor	E1	E1.06.12	2 Bed Apartment	2.V2	85.1	74	81.3	YES		Dual	N/W	24.4	24.7	30	40.4	6	6.6	7	7.1
L06 Sixth Floor	E1	E1.06.14	1 Bed Apartment	1.B9	47.5	46	50.5	NO		Dual	N/E	11.4	11.5	23	25.3	3	4.2	5	5
L06 Sixth Floor	E1	E1.06.15	1 Bed Apartment	1.Q2	54.9	46	50.5	YES	YES	Dual	S/E	11.4	11.9	23	30.4	3	3.6	5	5
L06 Sixth Floor	E1	E1.06.16	1 Bed Apartment	1.Q	53.1	46	50.5	YES	YES	Dual	S/E	11.4	11.4	23	29.2	3	4.6	5	5
L06 Sixth Floor	E1	E1.06.17	1 Bed Apartment	1.B8	46.8	46	50.5	NO	YES	Single	E	11.4	12.8	23	24.1	3	3.3	5	5
L06 Sixth Floor	E1	E1.06.18	2 Bed Apartment	2.AA	77.5	74	81.3	NO	YES	Dual	N/W	24.4	24.7	30	30	6	6.1	7	7.1
L06 Sixth Floor	E1	E1.06.19	2 Bed Apartment	2.X	86.7	74	81.3	YES	YES	Single	N	24.4	24.5	30	43.4	6	6	7	7.1
L06 Sixth Floor	E1	E1.06.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L06 Sixth Floor	E1	E1.06.22	2 Bed Apartment	2.Q	75.5	74	81.3	NO		Dual	N/E	24.4	24.4	30	30	6	6	7	7
L06 Sixth Floor	E1	E1.06.23	2 Bed Apartment	2.R	81.3	74	81.3	YES		Dual	S/E	24.4	24.6	30	36.1	6	7.1	7	7.1
L06 Sixth Floor	E1	E1.06.24	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L06 Sixth Floor	E1	E1.06.25	2 Bed Apartment	2.V2	85.1	74	81.3	YES		Dual	S/W	24.4	24.7	30	40.4	6	6.6	7	7.1
L06 Sixth Floor	E1	E1.06.27	1 Bed Apartment	1.B10	54.6	46	50.5	YES		Dual	N/E	11.4	11.4	23	30.1	3	5.4	5	5
Total				152	10875.2			97		73									

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

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Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggregate Bedroom area required m2	Aggregate bedroom area provided m2	Aggregate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggregate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
BLOCK G1																			
L00 Ground Floor	G1	G1.00.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Dual	NE/E	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G1	G1.00.02	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Dual	SE/S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G1	G1.00.03	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G1	G1.00.04	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G1	G1.00.05	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G1	G1.00.06	1 Bed Apartment	1.B11	47.5	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.8	3	3.6	5	5
L00 Ground Floor	G1	G1.00.07	1 Bed Apartment	1.W1	53.5	46	50.5	YES		Single	N	11.4	14.1	23	23.5	3	3.6	5	5
L00 Ground Floor	G1	G1.00.08	1 Bed Apartment	1.B11	47.5	46	50.5	NO		Single	N	11.4	11.4	23	24.8	3	3.6	5	5
L00 Ground Floor	G1	G1.00.09	3 Bed Duplex	3d.B	143.3	91	100	YES	YES	Single	S	31.5	51.4	34	34.6	9	12.4	9	9.1
L00 Ground Floor	G1	G1.00.10	2 Bed Duplex	2d.B	99.2	74	81.3	YES	YES	Dual	S/SW	24.4	48.9	30	30.6	6	15.4	7	10.9
L00 Ground Floor	G1	G1.00.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L00 Ground Floor	G1	G1.00.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G1	G1.00.14	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G1	G1.00.15	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G1	G1.00.16	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L00 Ground Floor	G1	G1.00.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G1	G1.00.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G1	G1.00.19	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L00 Ground Floor	G1	G1.00.20	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L00 Ground Floor	G1	G1.00.21	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G1	G1.00.22	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	NW	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G1	G1.00.23	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G1	G1.00.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NE	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G1	G1.00.25	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G1	G1.00.26	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Dual	N/NE	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G1	G1.01.02	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L01 First floor	G1	G1.01.03	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G1	G1.01.04	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	N	11.4	11.4	23	30.8	3	3.9	5	5
L01 First floor	G1	G1.01.05	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.06	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.07	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L01 First floor	G1	G1.01.08	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G1	G1.01.09	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L01 First floor	G1	G1.01.10	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L01 First floor	G1	G1.01.11	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L01 First floor	G1	G1.01.12	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.13	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.14	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L01 First floor	G1	G1.01.15	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L01 First floor	G1	G1.01.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G1	G1.01.17	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G1	G1.01.18	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L01 First floor	G1	G1.01.19	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L01 First floor	G1	G1.01.20	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G1	G1.01.21	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G1	G1.02.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Dual	N/NE	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G1	G1.02.02	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Dual	S/SE	11.4	12.2	23	28.5	3	4.5	5	5
L02 Second Floor	G1	G1.02.03	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G1	G1.02.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G1	G1.02.05	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L02 Second Floor	G1	G1.02.06	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G1	G1.02.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	N	11.4	11.4	23	30.8	3	3.9	5	5
L02 Second Floor	G1	G1.02.08	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES	Single	S	24.4	24.9	30	32	6	6	7	7
L02 Second Floor	G1	G1.02.09	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES	Dual	S/NW	11.4	11.4	23	28.5	3	3.8	5	5.6
L02 Second Floor	G1	G1.02.10	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G1	G1.02.11	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G1	G1.02.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L02 Second Floor	G1	G1.02.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G1	G1.02.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L02 Second Floor	G1	G1.02.15	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L02 Second Floor	G1	G1.02.16	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L02 Second Floor	G1	G1.02.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G1	G1.02.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G1	G1.02.19	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L02 Second Floor	G1	G1.02.20	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L02 Second Floor	G1	G1.02.21	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7

Henry J Lyons

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95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

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Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L02 Second Floor	G1	G1.02.22	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G1	G1.02.23	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L02 Second Floor	G1	G1.02.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L02 Second Floor	G1	G1.02.25	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G1	G1.02.26	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Dual	N/NE	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G1	G1.03.02	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Dual	S/NE	11.4	12.2	23	28.5	3	4.5	5	5
L03 Third Floor	G1	G1.03.03	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G1	G1.03.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G1	G1.03.05	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L03 Third Floor	G1	G1.03.06	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G1	G1.03.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	N	11.4	11.4	23	30.8	3	3.9	5	5
L03 Third Floor	G1	G1.03.08	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES	Single	S	24.4	24.9	30	32	6	6	7	7
L03 Third Floor	G1	G1.03.09	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES	Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L03 Third Floor	G1	G1.03.10	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.11	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.12	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L03 Third Floor	G1	G1.03.13	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G1	G1.03.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L03 Third Floor	G1	G1.03.15	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L03 Third Floor	G1	G1.03.16	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L03 Third Floor	G1	G1.03.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.19	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L03 Third Floor	G1	G1.03.20	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L03 Third Floor	G1	G1.03.21	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G1	G1.03.22	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G1	G1.03.23	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G1	G1.03.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G1	G1.03.25	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G1	G1.03.26	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Dual	N/NE	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G1	G1.04.02	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Dual	S/SE	11.4	12.2	23	28.5	3	4.5	5	5
L04 Fourth Floor	G1	G1.04.03	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G1	G1.04.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Dual	S/SW	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G1	G1.04.05	1 Bed Apartment	1.W1	53.5	46	50.5	YES		Dual	S/SW	11.4	14.1	23	23.5	3	3.6	5	5
L04 Fourth Floor	G1	G1.04.06	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	N	11.4	11.4	23	30.8	3	3.9	5	5
L04 Fourth Floor	G1	G1.04.07	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES	Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L04 Fourth Floor	G1	G1.04.08	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES	Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L04 Fourth Floor	G1	G1.04.09	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.10	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.11	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L04 Fourth Floor	G1	G1.04.12	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G1	G1.04.13	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L04 Fourth Floor	G1	G1.04.14	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L04 Fourth Floor	G1	G1.04.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L04 Fourth Floor	G1	G1.04.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.18	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L04 Fourth Floor	G1	G1.04.19	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L04 Fourth Floor	G1	G1.04.20	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G1	G1.04.21	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G1	G1.04.22	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G1	G1.04.23	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G1	G1.04.24	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G1	G1.04.25	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.01	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES	Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L05 Fifth Floor	G1	G1.05.02	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES	Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L05 Fifth Floor	G1	G1.05.03	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.04	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.05	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L05 Fifth Floor	G1	G1.05.06	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G1	G1.05.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L05 Fifth Floor	G1	G1.05.08	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L05 Fifth Floor	G1	G1.05.09	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L05 Fifth Floor	G1	G1.05.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.12	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5

Henry J Lyons

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggregate Bedroom area required m2	Aggregate bedroom area provided m2	Aggregate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggregate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L05 Fifth Floor	G1	G1.05.13	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L05 Fifth Floor	G1	G1.05.14	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	N	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G1	G1.05.15	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G1	G1.05.16	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/SE	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G1	G1.05.17	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G1	G1.05.18	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G1	G1.05.19	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	S	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G1	G1.06.01	2 Bed Apartment	2.F	75.1	74	81.3	NO	YES	Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L06 Sixth Floor	G1	G1.06.02	1 Bed Apartment	1.G	52.1	46	50.5	YES	YES	Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L06 Sixth Floor	G1	G1.06.03	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G1	G1.06.04	2 Bed Apartment	2.A	74.5	74	81.3	NO	YES	Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G1	G1.06.05	3 Bed Apartment	3.A	97.9	91	100	NO	YES	Dual	E/W	31.5	31.5	34	34	9	9	9	9
L06 Sixth Floor	G1	G1.06.06	1 Bed Apartment	1.B	48.6	46	50.5	NO	YES	Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L06 Sixth Floor	G1	G1.06.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES	YES	Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L06 Sixth Floor	G1	G1.06.08	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L06 Sixth Floor	G1	G1.06.09	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L06 Sixth Floor	G1	G1.06.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G1	G1.06.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G1	G1.06.12	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L06 Sixth Floor	G1	G1.06.13	3 Bed Apartment	3.B	93	91	100	NO		Dual	N/E	31.5	32.9	34	34.4	9	9	9	10.4
Total				155	11010.9			60		57									

BLOCK G2

L00 Ground Floor	G2	G2.00.01	3 Bed Duplex	3d.A	117.8	91	100	YES		Dual	N/E	31.5	35.1	34	35.6	9	10.7	9	12.9
L00 Ground Floor	G2	G2.00.02	3 Bed Duplex	3d.A	117.8	91	100	YES		Dual	S/E	31.5	35.1	34	35.6	9	10.7	9	12.9
L00 Ground Floor	G2	G2.00.03	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G2	G2.00.04	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G2	G2.00.05	3 Bed Duplex	3d.B	143.3	91	100	YES		Single	S	31.5	51.4	34	34.6	9	12.4	9	9.1
L00 Ground Floor	G2	G2.00.06	2 Bed Duplex	2d.B2	108.2	74	81.3	YES		Dual	S/W	24.4	24.5	30	36.5	6	7.5	7	10.9
L00 Ground Floor	G2	G2.00.07	1 Bed Apartment	1.W	57.5	46	50.5	YES		Single	N	11.4	14.4	23	29.6	3	4.9	5	5
L00 Ground Floor	G2	G2.00.08	1 Bed Apartment	1.B11	47.5	46	50.5	NO		Dual	E	11.4	11.4	23	24.8	3	3.6	5	5
L00 Ground Floor	G2	G2.00.09	1 Bed Apartment	1.I	58.1	46	50.5	YES		Single	E	11.4	15	23	31	3	3	5	8.3
L00 Ground Floor	G2	G2.00.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G2	G2.00.11	2 Bed Apartment	2.A5	78.1	74	81.3	NO		Single	W	24.4	26.4	30	33.1	6	6	7	7
L00 Ground Floor	G2	G2.00.12	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G2	G2.00.13	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G2	G2.00.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G2	G2.00.15	1 Bed Apartment	1.B11	47.5	46	50.5	NO		Single	E	11.4	11.4	23	24.8	3	3.6	5	5
L00 Ground Floor	G2	G2.00.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G2	G2.00.17	3 Bed Apartment	3.D	92.1	91	100	NO		Dual	E/W	31.5	31.5	34	34.7	9	9.1	9	9
L00 Ground Floor	G2	G2.00.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G2	G2.00.19	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G2	G2.00.20	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G2	G2.00.21	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L00 Ground Floor	G2	G2.00.22	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L00 Ground Floor	G2	G2.00.23	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G2	G2.01.01	2 Bed Apartment	2.B3	88.5	74	81.3	YES		Single	N	24.4	27.4	30	35.7	6	6.7	7	7
L01 First floor	G2	G2.01.02	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L01 First floor	G2	G2.01.03	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L01 First floor	G2	G2.01.04	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Single	N	11.4	12.2	23	28.5	3	4.5	5	5
L01 First floor	G2	G2.01.05	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G2	G2.01.06	2 Bed Apartment	2.A5	78.1	74	81.3	NO		Single	W	24.4	26.4	30	33.1	6	6	7	7
L01 First floor	G2	G2.01.07	1 Bed Apartment	1.I	58.1	46	50.5	YES		Single	E	11.4	15	23	31	3	3	5	8.3
L01 First floor	G2	G2.01.08	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L01 First floor	G2	G2.01.09	2 Bed Apartment	2.A3	82.1	74	81.3	YES		Single	E	24.4	25	30	37.2	6	6.6	7	7
L01 First floor	G2	G2.01.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G2	G2.01.11	3 Bed Apartment	3.D	92.1	91	100	NO		Dual	E/W	31.5	31.5	34	34.7	9	9.1	9	9
L01 First floor	G2	G2.01.12	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G2	G2.01.13	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G2	G2.01.14	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L01 First floor	G2	G2.01.15	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L01 First floor	G2	G2.01.16	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L01 First floor	G2	G2.01.17	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L01 First floor	G2	G2.01.18	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L01 First floor	G2	G2.01.19	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NE	24.4	24.7	30	30	6	6.2	7	7
L01 First floor	G2	G2.01.20	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G2	G2.02.01	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L02 Second Floor	G2	G2.02.02	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/E	24.4	25.1	30	30.5	6	6	7	7.3
L02 Second Floor	G2	G2.02.03	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/E	24.4	25.1	30	30.5	6	6	7	7.3
L02 Second Floor	G2	G2.02.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G2	G2.02.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G2	G2.02.06	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L02 Second Floor	G2	G2.02.07	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Single	N	11.4	12.2	23	28.5	3	4.5	5	5
L02 Second Floor	G2	G2.02.08	2 Bed Apartment	2.F	48	46	50.5	NO		Single	S	11.4	11.6	23	23.6	3	5.5	5	5
L02 Second Floor	G2	G2.02.09	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/W	11.4	11.4	23	28.5	3	3.8	5	5.6
L02 Second Floor	G2	G2.02.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.12	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L02 Second Floor	G2	G2.02.13	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G2	G2.02.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L02 Second Floor	G2	G2.02.15	2 Bed Apartment	2.A3	82.1	74	81.3	YES		Single	E	24.4	25	30	37.2	6	6.6	7	7
L02 Second Floor	G2	G2.02.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.17	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L02 Second Floor	G2	G2.02.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.19	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.20	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G2	G2.02.21	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L02 Second Floor	G2	G2.02.22	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L02 Second Floor	G2	G2.02.23	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5.0
L02 Second Floor	G2	G2.02.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	11.4	11.4	23	30.8	3	3.9	5	5
L02 Second Floor	G2	G2.02.25	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	11.4	12.2	23	31.5	3	5.6	5	5
L02 Second Floor	G2	G2.02.26	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G2	G2.03.01	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5
L03 Third Floor	G2	G2.03.02	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/E	24.4	25.1	30	30.5	6	6	7	7.3
L03 Third Floor	G2	G2.03.03	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	S/E	24.4	25.1	30	30.5	6	6	7	7.3
L03 Third Floor	G2	G2.03.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G2	G2.03.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G2	G2.03.06	2 Bed Apartment	2.G2	82.7	74	81.3	YES		Dual	N/S	24.4	24.4	30	30	6	6	7	9
L03 Third Floor	G2	G2.03.07	1 Bed Apartment	1.A3	52.8	46	50.5	YES		Single	S	11.4	12.2	23	28.5	3	4.5	5	5
L03 Third Floor	G2	G2.03.08	2 Bed Apartment	2.F	75.1	74	81.3	NO		Single	S	24.4	24.9	30	32	6	6	7	7
L03 Third Floor	G2	G2.03.09	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L03 Third Floor	G2	G2.03.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.12	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L03 Third Floor	G2	G2.03.13	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G2	G2.03.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L03 Third Floor	G2	G2.03.15	2 Bed Apartment	2.A3	82.1	74	81.3	YES		Single	E	24.4	25	30	37.2	6	6.6	7	7
L03 Third Floor	G2	G2.03.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.17	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L03 Third Floor	G2	G2.03.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.19	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.20	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G2	G2.03.21	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/NW	11.4	11.4	23	23.5	3	3	5	5
L03 Third Floor	G2	G2.03.22	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L03 Third Floor	G2	G2.03.23	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G2	G2.03.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G2	G2.03.25	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SE	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G2	G2.03.26	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G2	G2.04.01	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5
L04 Fourth Floor	G2	G2.04.02	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/NE	24.4	25.1	30	30.5	6	6	7	7.3
L04 Fourth Floor	G2	G2.04.03	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/NE	24.4	25.1	30	30.5	6	6	7	7.3
L04 Fourth Floor	G2	G2.04.04	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G2	G2.04.05	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Dual	S/SW	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G2	G2.04.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Dual	N/NW	11.4	12.2	23	29.8	3	5.9	5	5
L04 Fourth Floor	G2	G2.04.08	2 Bed Apartment	2.F	75.1	74	81.3	NO		Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L04 Fourth Floor	G2	G2.04.09	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L04 Fourth Floor	G2	G2.04.10	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G2	G2.04.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G2	G2.04.12	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L04 Fourth Floor	G2	G2.04.13	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G2	G2.04.14	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L04 Fourth Floor	G2	G2.04.15	2 Bed Apartment	2.A3	82.1	74	81.3	YES		Single	E	24.4	25	30	37.2	6	6.6	7	7
L04 Fourth Floor	G2	G2.04.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G2	G2.04.17	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L04 Fourth Floor	G2	G2.04.18	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7

Henry J Lyons

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Henry J Lyons

Stage:PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggregate Bedroom area required m2	Aggregate bedroom area provided m2	Aggregate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggregate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L04 Fourth Floor	G2	G2.04.19	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G2	G2.04.20	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G2	G2.04.21	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SW	11.4	11.4	23	23.5	3	3	5	5
L04 Fourth Floor	G2	G2.04.22	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L04 Fourth Floor	G2	G2.04.23	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G2	G2.04.24	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G2	G2.04.25	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NE	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G2	G2.04.26	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G2	G2.05.01	2 Bed Apartment	2.F	75.1	74	81.3	NO		Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L05 Fifth Floor	G2	G2.05.02	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L05 Fifth Floor	G2	G2.05.03	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.04	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.05	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L05 Fifth Floor	G2	G2.05.06	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G2	G2.05.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	E	11.4	11.4	23	30.8	3	3.9	5	5
L05 Fifth Floor	G2	G2.05.08	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	E	24.4	24.5	30	36.9	6	7	7	7
L05 Fifth Floor	G2	G2.05.09	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.10	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L05 Fifth Floor	G2	G2.05.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.12	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.13	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G2	G2.05.14	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/NW	11.4	11.4	23	23.5	3	3	5	5
L05 Fifth Floor	G2	G2.05.15	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L05 Fifth Floor	G2	G2.05.16	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G2	G2.05.17	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NE	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G2	G2.05.18	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NE	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G2	G2.05.19	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L06 Sixth Floor	G2	G2.06.01	2 Bed Apartment	2.F	75.1	74	81.3	NO		Dual	S/SE	24.4	24.9	30	32	6	6	7	7
L06 Sixth Floor	G2	G2.06.02	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SW	11.4	11.4	23	28.5	3	3.8	5	5.6
L06 Sixth Floor	G2	G2.06.03	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.04	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.05	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L06 Sixth Floor	G2	G2.06.06	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L06 Sixth Floor	G2	G2.06.07	1 Bed Apartment	1.B2	55.8	46	50.5	YES		Single	W	11.4	11.4	23	30.8	3	3.9	5	5
L06 Sixth Floor	G2	G2.06.08	2 Bed Apartment	2.A3	82.1	74	81.3	YES		Single	W	24.4	25	30	37.2	6	6.6	7	7
L06 Sixth Floor	G2	G2.06.09	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.10	2 Bed Apartment	2.H	82	74	81.3	YES		Dual	E/W	24.4	25	30	34.2	6	6	7	7
L06 Sixth Floor	G2	G2.06.11	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.12	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.13	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7
L06 Sixth Floor	G2	G2.06.14	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/NW	11.4	11.4	23	23.5	3	3	5	5
L06 Sixth Floor	G2	G2.06.15	3 Bed Apartment	3.B	93	91	100	NO		Dual	N/NE	31.5	32.9	34	34.4	9	9	9	10.4
Total				154	11067.6			79		55									
BLOCK G3																			
L01 First floor	G3	G3.01.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/W	24.4	24.4	30	37.5	6	6.1	7	7.3
L01 First floor	G3	G3.01.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/E	24.4	24.4	30	37.5	6	6.1	7	7.3
L01 First floor	G3	G3.01.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L01 First floor	G3	G3.01.04	1 Bed Apartment	1.C3	50.9	46	50.5	YES		Single	E	11.4	11.4	23	26	3	5.9	5	5
L01 First floor	G3	G3.01.05	1 Bed Apartment	1.C4	56.4	46	50.5	YES		Single	W	11.4	14.7	23	30.8	3	3.5	5	5
L01 First floor	G3	G3.01.06	1 Bed Apartment	1.C2	61.9	46	50.5	YES		Single	W	11.4	14.1	23	35.1	3	4.9	5	5
L01 First floor	G3	G3.01.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Single	E	11.4	12.2	23	29.8	3	5.9	5	5
L01 First floor	G3	G3.01.08	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L01 First floor	G3	G3.01.09	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L01 First floor	G3	G3.01.10	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/E	24.4	24.8	30	30.5	6	6	7	7.3
L01 First floor	G3	G3.01.11	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/W	24.4	24.8	30	30.5	6	6	7	7.3
L01 First floor	G3	G3.01.12	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	W	11.4	12.2	23	28.9	3	4.6	5	5
L02 Second Floor	G3	G3.02.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/W	24.4	24.4	30	37.5	6	6.1	7	7.3
L02 Second Floor	G3	G3.02.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/E	24.4	24.4	30	37.5	6	6.1	7	7.3
L02 Second Floor	G3	G3.02.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L02 Second Floor	G3	G3.02.04	1 Bed Apartment	1.C3	50.9	46	50.5	YES		Single	E	11.4	11.4	23	26	3	5.9	5	5
L02 Second Floor	G3	G3.02.05	1 Bed Apartment	1.C4	56.4	46	50.5	YES		Single	W	11.4	14.7	23	30.8	3	3.5	5	5
L02 Second Floor	G3	G3.02.06	1 Bed Apartment	1.C2	61.9	46	50.5	YES		Single	W	11.4	14.1	23	35.1	3	4.9	5	5
L02 Second Floor	G3	G3.02.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Single	E	11.4	12.2	23	29.8	3	5.9	5	5
L02 Second Floor	G3	G3.02.08	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L02 Second Floor	G3	G3.02.09	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L02 Second Floor	G3	G3.02.10	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/E	24.4	24.8	30	30.5	6	6	7	7.3

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L02 Second Floor	G3	G3.02.11	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/W	24.4	24.8	30	30.5	6	6	7	7.3
L02 Second Floor	G3	G3.02.12	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L03 Third Floor	G3	G3.03.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/W	24.4	24.4	30	37.5	6	6.1	7	7.3
L03 Third Floor	G3	G3.03.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/E	24.4	24.4	30	37.5	6	6.1	7	7.3
L03 Third Floor	G3	G3.03.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L03 Third Floor	G3	G3.03.04	1 Bed Apartment	1.C3	50.9	46	50.5	YES		Single	E	11.4	11.4	23	26	3	5.9	5	5
L03 Third Floor	G3	G3.03.05	1 Bed Apartment	1.C4	56.4	46	50.5	YES		Single	W	11.4	14.7	23	30.8	3	3.5	5	5
L03 Third Floor	G3	G3.03.06	1 Bed Apartment	1.C2	61.9	46	50.5	YES		Single	W	11.4	14.1	23	35.1	3	4.9	5	5
L03 Third Floor	G3	G3.03.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Single	E	11.4	12.2	23	29.8	3	5.9	5	5
L03 Third Floor	G3	G3.03.08	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L03 Third Floor	G3	G3.03.09	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L03 Third Floor	G3	G3.03.10	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/E	24.4	24.8	30	30.5	6	6	7	7.3
L03 Third Floor	G3	G3.03.11	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/E	24.4	24.8	30	30.5	6	6	7	7.3
L03 Third Floor	G3	G3.03.12	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	W	11.4	12.2	23	28.9	3	4.6	5	5
L04 Fourth Floor	G3	G3.04.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/W	24.4	24.4	30	37.5	6	6.1	7	7.3
L04 Fourth Floor	G3	G3.04.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/E	24.4	24.4	30	37.5	6	6.1	7	7.3
L04 Fourth Floor	G3	G3.04.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L04 Fourth Floor	G3	G3.04.04	1 Bed Apartment	1.C3	50.9	46	50.5	YES		Single	E	11.4	11.4	23	26	3	5.9	5	5
L04 Fourth Floor	G3	G3.04.05	1 Bed Apartment	1.C4	56.4	46	50.5	YES		Single	W	11.4	14.7	23	30.8	3	3.5	5	5
L04 Fourth Floor	G3	G3.04.06	1 Bed Apartment	1.C2	61.9	46	50.5	YES		Single	W	11.4	14.1	23	35.1	3	4.9	5	5
L04 Fourth Floor	G3	G3.04.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Single	E	11.4	12.2	23	29.8	3	5.9	5	5
L04 Fourth Floor	G3	G3.04.08	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L04 Fourth Floor	G3	G3.04.09	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L04 Fourth Floor	G3	G3.04.10	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/E	24.4	24.8	30	30.5	6	6	7	7.3
L04 Fourth Floor	G3	G3.04.11	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SW	24.4	24.8	30	30.5	6	6	7	7.3
L04 Fourth Floor	G3	G3.04.12	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	W	11.4	12.2	23	28.9	3	4.6	5	5
L05 Fifth Floor	G3	G3.05.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/SW	24.4	24.4	30	37.5	6	6.1	7	7.3
L05 Fifth Floor	G3	G3.05.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/E	24.4	24.4	30	37.5	6	6.1	7	7.3
L05 Fifth Floor	G3	G3.05.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L05 Fifth Floor	G3	G3.05.04	1 Bed Apartment	1.C3	50.9	46	50.5	YES		Single	E	11.4	11.4	23	26	3	5.9	5	5
L05 Fifth Floor	G3	G3.05.05	1 Bed Apartment	1.C4	56.4	46	50.5	YES		Single	W	11.4	14.7	23	30.8	3	3.5	5	5
L05 Fifth Floor	G3	G3.05.06	1 Bed Apartment	1.C2	61.9	46	50.5	YES		Single	W	11.4	14.1	23	35.1	3	4.9	5	5
L05 Fifth Floor	G3	G3.05.07	1 Bed Apartment	1.C	55.4	46	50.5	YES		Single	E	11.4	12.2	23	29.8	3	5.9	5	5
L05 Fifth Floor	G3	G3.05.08	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L05 Fifth Floor	G3	G3.05.09	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L05 Fifth Floor	G3	G3.05.10	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SE	24.4	24.8	30	30.5	6	6	7	7.3
L05 Fifth Floor	G3	G3.05.11	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SW	24.4	24.4	30	37.5	6	6.1	7	7.3
L05 Fifth Floor	G3	G3.05.12	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	W	11.4	12.2	23	28.9	3	4.6	5	5
L06 Sixth Floor	G3	G3.06.01	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/NW	24.4	24.4	30	37.5	6	6.1	7	7.3
L06 Sixth Floor	G3	G3.06.02	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	N/NE	24.4	24.4	30	37.5	6	6.1	7	7.3
L06 Sixth Floor	G3	G3.06.03	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	E	11.4	12.2	23	28.9	3	4.6	5	5
L06 Sixth Floor	G3	G3.06.04	1 Bed Apartment	1.E2	54.8	46	50.5	YES		Dual	N/NE	11.4	12.8	23	24.6	3	3	5	7
L06 Sixth Floor	G3	G3.06.05	1 Bed Apartment	1.E	47.8	46	50.5	NO		Dual	N/NE	11.4	12.1	23	24.6	3	3	5	7
L06 Sixth Floor	G3	G3.06.06	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	E	11.4	12.2	23	32	3	4.8	5	5
L06 Sixth Floor	G3	G3.06.07	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	E	11.4	12.2	23	34.2	3	4.8	5	5
L06 Sixth Floor	G3	G3.06.08	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SE	24.4	24.8	30	30.5	6	6	7	7.3
L06 Sixth Floor	G3	G3.06.09	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SW	24.4	24.8	30	30.5	6	6	7	7.3
L06 Sixth Floor	G3	G3.06.10	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	W	11.4	12.2	23	34.2	3	4.8	5	5
L07 Seventh Floor	G3	G3.07.01	1 Bed Apartment	1.E2	54.8	46	50.5	YES		Dual	N/NW	11.4	12.8	23	24.6	3	3	5	7
L07 Seventh Floor	G3	G3.07.02	1 Bed Apartment	1.E	47.8	46	50.5	NO		Dual	S/SE	11.4	12.1	23	24.1	3	3.9	5	7
L07 Seventh Floor	G3	G3.07.03	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L07 Seventh Floor	G3	G3.07.04	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L07 Seventh Floor	G3	G3.07.05	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SE	24.4	24.8	30	30.5	6	6	7	7.3
L07 Seventh Floor	G3	G3.07.06	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SW	24.4	24.8	30	30.5	6	6	7	7.3
L07 Seventh Floor	G3	G3.07.07	1 Bed Apartment	1.F	48	46	50.5	NO		Single	W	11.4	11.6	23	23.6	3	5.5	5	5
L08 Eighth Floor	G3	G3.08.01	1 Bed Apartment	1.E2	54.8	46	50.5	YES		Dual	N/NW	11.4	12.8	23	24.6	3	3	5	7
L08 Eighth Floor	G3	G3.08.02	1 Bed Apartment	1.E	47.8	46	50.5	NO		Dual	N/NE	11.4	12.1	23	24.1	3	3.9	5	7
L08 Eighth Floor	G3	G3.08.03	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L08 Eighth Floor	G3	G3.08.04	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L08 Eighth Floor	G3	G3.08.05	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SE	24.4	24.8	30	30.5	6	6	7	7.3
L08 Eighth Floor	G3	G3.08.06	2 Bed Apartment	2.C4	80.9	74	81.3	YES		Dual	S/SW	24.4	24.4	30	37.5	6	6.1	7	7.3
L08 Eighth Floor	G3	G3.08.07	1 Bed Apartment	1.F	48	46	50.5	NO		Single	W	11.4	11.6	23	23.6	3	5.5	5	5
L09 Ninth Floor	G3	G3.09.01	1 Bed Apartment	1.E2	54.8	46	50.5	YES		Dual	N/NW	11.4	12.8	23	24.6	3	3	5	7
L09 Ninth Floor	G3	G3.09.02	1 Bed Apartment	1.E	47.8	46	50.5	NO		Dual	N/NE	11.4	12.1	23	24.1	3	3.9	5	7
L09 Ninth Floor	G3	G3.09.03	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L09 Ninth Floor	G3	G3.09.04	1 Bed Apartment	1.F	48	46	50.5	NO		Single	E	11.4	11.6	23	23.6	3	5.5	5	5
L09 Ninth Floor	G3	G3.09.05	1 Bed Apartment	1.F	48	46	50.5	NO		Single	W	11.4	11.6	23	23.6	3	5.5	5	5
Total				89	5535.9			76		36									

Henry J Lyons

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggregate Bedroom area required m2	Aggregate bedroom area provided m2	Aggregate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggregate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
BLOCK G5																			
L00 Ground Floor	G5	G5.00.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SW	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G5	G5.00.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/SW	24.4	24.7	30	30	6	6.2	7	7
L00 Ground Floor	G5	G5.00.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L00 Ground Floor	G5	G5.00.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L00 Ground Floor	G5	G5.00.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G5	G5.00.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L00 Ground Floor	G5	G5.00.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L00 Ground Floor	G5	G5.00.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.12	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.13	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L00 Ground Floor	G5	G5.00.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L00 Ground Floor	G5	G5.00.15	2 Bed Duplex	2d.B	99.2	74	81.3	YES		Dual	S/SE	24.4	48.9	30	30.6	6	15.4	7	10.9
L00 Ground Floor	G5	G5.00.16	3 Bed Duplex	3d.B	143.3	91	100	YES		Single	S	31.5	51.4	34	34.6	9	12.4	9	9.1
L00 Ground Floor	G5	G5.00.17	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L00 Ground Floor	G5	G5.00.18	2 Bed Duplex	2d.A	110.1	74	81.3	YES		Single	S	24.4	28.2	30	48.3	6	6.1	7	12.5
L01 First Floor	G5	G5.01.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L01 First Floor	G5	G5.01.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NW	24.4	24.7	30	30	6	6.2	7	7
L01 First Floor	G5	G5.01.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NW	24.4	24.7	30	30	6	6.2	7	7
L01 First Floor	G5	G5.01.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L01 First Floor	G5	G5.01.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L01 First Floor	G5	G5.01.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L01 First Floor	G5	G5.01.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L01 First Floor	G5	G5.01.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L01 First Floor	G5	G5.01.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L01 First Floor	G5	G5.01.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L01 First Floor	G5	G5.01.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L01 First Floor	G5	G5.01.12	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	W	24.4	24.5	30	36.9	6	7	7	7
L01 First Floor	G5	G5.01.13	1 Bed Apartment	1.B4	52.3	46	50.5	YES		Single	W	11.4	11.4	23	27.7	3	5.5	5	5
L01 First Floor	G5	G5.01.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L01 First Floor	G5	G5.01.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L01 First Floor	G5	G5.01.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L01 First Floor	G5	G5.01.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L01 First Floor	G5	G5.01.18	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5
L01 First Floor	G5	G5.01.19	2 Bed Apartment	2.G	86	74	81.3	YES		Dual	N/S	24.4	24.6	30	31	6	6.5	7	9.4
L01 First Floor	G5	G5.01.20	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	S	11.4	12.2	23	28.9	3	4.6	5	5
L01 First Floor	G5	G5.01.21	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	S/NW	24.4	24.4	30	37.5	6	6.1	7	7.3
L01 First Floor	G5	G5.01.22	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/NW	24.4	25.1	30	30.5	6	6	7	7.3
L01 First Floor	G5	G5.01.23	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	N	11.4	12.2	23	28.9	3	4.6	5	5
L02 Second Floor	G5	G5.02.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G5	G5.02.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NW	24.4	24.7	30	30	6	6.2	7	7
L02 Second Floor	G5	G5.02.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NW	24.4	24.7	30	30	6	6.2	7	7
L02 Second Floor	G5	G5.02.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G5	G5.02.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L02 Second Floor	G5	G5.02.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L02 Second Floor	G5	G5.02.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G5	G5.02.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G5	G5.02.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G5	G5.02.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L02 Second Floor	G5	G5.02.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G5	G5.02.12	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	W	24.4	24.5	30	36.9	6	7	7	7
L02 Second Floor	G5	G5.02.13	1 Bed Apartment	1.B4	52.3	46	50.5	YES		Single	W	11.4	11.4	23	27.7	3	5.5	5	5
L02 Second Floor	G5	G5.02.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L02 Second Floor	G5	G5.02.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L02 Second Floor	G5	G5.02.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G5	G5.02.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L02 Second Floor	G5	G5.02.18	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SE	11.4	11.4	23	28.5	3	3.8	5	5.6
L02 Second Floor	G5	G5.02.19	2 Bed Apartment	2.F	75.1	74	81.3	NO		Single	S	24.4	24.9	30	32	6	6	7	7
L02 Second Floor	G5	G5.02.20	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5
L02 Second Floor	G5	G5.02.21	2 Bed Apartment	2.G	86	74	81.3	YES		Dual	N/S	24.4	24.6	30	31	6	6.5	7	9.4
L02 Second Floor	G5	G5.02.22	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G5	G5.02.23	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L02 Second Floor	G5	G5.02.24	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	S/NW	24.4	24.4	30	37.5	6	6.1	7	7.3
L02 Second Floor	G5	G5.02.25	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/SW	24.4	25.1	30	30.5	6	6	7	7.3

Henry J Lyons

Job Number:

95-0659

Client:

RICHMOND HOMES

Job Name:

GA.03 PROJECT SHORELINE

Date:

06 03 2023

Schedule:

HOUSING QUALITY ASSESSMENT

Revision:

Rev C

Stage:

PLANNING SUBMISSION

Note 01: Areas referred to are taken from the Department of the Environment, Community & Local Government 2022, Sustainable Urban Housing: Design Standards for New Apartment: Guidelines for Planning Authorities

Note 02: * All Net internal areas and minimum required areas include 1sqm for Heat pump

Level	Block Number	Unit Number	Type	Unit ID	Unit Size m2	Minimum Unit Size required m2	Minimum Unit Size required including 10% m2	Apartment Size >10%	Part V Allocation	Dwelling Aspect	Orientation	Aggreagate Bedroom area required m2	Aggregate bedroom area provided m2	Aggreagate Kitchen/Living area required m2	Aggregate Living/Kitchen area m2	Aggreagate Storage area required m2	Aggregate Storage area provided m2	Balcony area required m2	Balcony area provided m2
L02 Second Floor	G5	G5.02.26	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	N	11.4	12.2	23	28.9	3	4.6	5	5
L03 Third Floor	G5	G5.03.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G5	G5.03.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NW	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G5	G5.03.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NW	24.4	24.7	30	30	6	6.2	7	7
L03 Third Floor	G5	G5.03.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G5	G5.03.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L03 Third Floor	G5	G5.03.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/NE	11.4	11.4	23	23.5	3	3	5	5
L03 Third Floor	G5	G5.03.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G5	G5.03.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G5	G5.03.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G5	G5.03.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L03 Third Floor	G5	G5.03.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G5	G5.03.12	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	W	24.4	24.5	30	36.9	6	7	7	7
L03 Third Floor	G5	G5.03.13	1 Bed Apartment	1.B4	52.3	46	50.5	YES		Single	W	11.4	11.4	23	27.7	3	5.5	5	5
L03 Third Floor	G5	G5.03.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L03 Third Floor	G5	G5.03.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L03 Third Floor	G5	G5.03.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G5	G5.03.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L03 Third Floor	G5	G5.03.18	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/NE	11.4	11.4	23	28.5	3	3.8	5	5.6
L03 Third Floor	G5	G5.03.19	2 Bed Apartment	2.F	75.1	74	81.3	NO		Single	S	24.4	24.9	30	32	6	6	7	7
L03 Third Floor	G5	G5.03.20	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Single	N	11.4	12.2	23	34.2	3	4.8	5	5
L03 Third Floor	G5	G5.03.21	2 Bed Apartment	2.G	86	74	81.3	YES		Dual	N/S	24.4	24.6	30	31	6	6.5	7	9.4
L03 Third Floor	G5	G5.03.22	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G5	G5.03.23	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Single	S	24.4	26.1	30	36.4	6	6	7	7
L03 Third Floor	G5	G5.03.24	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	S/SW	24.4	24.4	30	37.5	6	6.1	7	7.3
L03 Third Floor	G5	G5.03.25	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/SW	24.4	25.1	30	30.5	6	6	7	7.3
L03 Third Floor	G5	G5.03.26	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	N	11.4	12.2	23	28.9	3	4.6	5	5
L04 Fourth Floor	G5	G5.04.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NW	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G5	G5.04.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NW	24.4	24.7	30	30	6	6.2	7	7
L04 Fourth Floor	G5	G5.04.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L04 Fourth Floor	G5	G5.04.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L04 Fourth Floor	G5	G5.04.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G5	G5.04.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G5	G5.04.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L04 Fourth Floor	G5	G5.04.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.12	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	W	24.4	24.5	30	36.9	6	7	7	7
L04 Fourth Floor	G5	G5.04.13	1 Bed Apartment	1.B4	52.3	46	50.5	YES		Single	W	11.4	11.4	23	27.7	3	5.5	5	5
L04 Fourth Floor	G5	G5.04.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L04 Fourth Floor	G5	G5.04.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G5	G5.04.17	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L04 Fourth Floor	G5	G5.04.18	1 Bed Apartment	1.G	52.1	46	50.5	YES		Dual	S/SE	11.4	11.4	23	28.5	3	3.8	5	5.6
L04 Fourth Floor	G5	G5.04.19	2 Bed Apartment	2.F	75.1	74	81.3	NO		Dual	S/SW	24.4	24.9	30	32	6	6	7	7
L04 Fourth Floor	G5	G5.04.20	1 Bed Apartment	1.A2	59.6	46	50.5	YES		Dual	N/NE	11.4	12.2	23	34.2	3	4.8	5	5
L04 Fourth Floor	G5	G5.04.21	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Dual	S/SE	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G5	G5.04.22	2 Bed Apartment	2.B4	81.8	74	81.3	YES		Dual	S/SE	24.4	26.1	30	36.4	6	6	7	7
L04 Fourth Floor	G5	G5.04.23	2 Bed Apartment	2.D	81.1	74	81.3	YES		Dual	S/SW	24.4	24.4	30	37.5	6	6.1	7	7.3
L04 Fourth Floor	G5	G5.04.24	2 Bed Apartment	2.C	81.2	74	81.3	YES		Dual	N/NW	24.4	25.1	30	30.5	6	6	7	7.3
L04 Fourth Floor	G5	G5.04.27	1 Bed Apartment	1.A	53.3	46	50.5	YES		Single	N	11.4	12.2	23	28.9	3	4.6	5	5
L05 Fifth Floor	G5	G5.05.01	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	S	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G5	G5.05.02	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	S/NW	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G5	G5.05.03	2 Bed Apartment	2.E	81.8	74	81.3	YES		Dual	N/NW	24.4	24.7	30	30	6	6.2	7	7
L05 Fifth Floor	G5	G5.05.04	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	N	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G5	G5.05.05	2 Bed Apartment	2.I	78.3	74	81.3	NO		Single	N	24.4	24.7	30	30	6	6	7	7
L05 Fifth Floor	G5	G5.05.06	1 Bed Apartment	1.H	50.6	46	50.5	YES		Dual	N/SE	11.4	11.4	23	23.5	3	3	5	5
L05 Fifth Floor	G5	G5.05.07	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G5	G5.05.08	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	E	24.4	24.4	30	30.5	6	6.4	7	7
L05 Fifth Floor	G5	G5.05.09	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	E	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G5	G5.05.10	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L05 Fifth Floor	G5	G5.05.11	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G5	G5.05.12	2 Bed Apartment	2.A2	83.2	74	81.3	YES		Single	W	24.4	24.5	30	36.9	6	7	7	7
L05 Fifth Floor	G5	G5.05.13	1 Bed Apartment	1.B4	52.3	46	50.5	YES		Single	W	11.4	11.4	23	27.7	3	5.5	5	5
L05 Fifth Floor	G5	G5.05.14	1 Bed Apartment	1.B	48.6	46	50.5	NO		Single	W	11.4	11.4	23	24.9	3	4.8	5	5
L05 Fifth Floor	G5	G5.05.15	3 Bed Apartment	3.A	97.9	91	100	NO		Dual	E/W	31.5	31.5	34	34	9	9	9	9
L05 Fifth Floor	G5	G5.05.16	2 Bed Apartment	2.A	74.5	74	81.3	NO		Single	W	24.4	24.4	30	30.5	6	6.4	7	7

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