

Henry J Lyons

950659 P RT 9200 Part V Allocation

Amendment Planning Application to SHD GA03 Permitted Development
(ABP REG. REF. TA06F.311016 AND FCC REG. REF. SHD/016/21)

Project Shoreline, Baldoyle

March 2023

Revision P02



View of public space at the Longfield Road junction



The Shoreline Partnership
Embassy House
Ballsbridge,
Dublin
D04 H6Y0

17th February 2023

Our Ref: C39.1

Dear Sirs,

Re: Development at Baldoyle, GA3, Dublin 13

I note your correspondence with regard to the proposed planning application for development of 1124 units at Baldoyle, GA3, Dublin 13.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks
A/Administrative Officer
Housing Department

THE SHORELINE PARTNERSHIP

Senior Administrative Officer
Planning Department
Fingal County Council

Embassy
House
Ballsbridge
Dublin 4

13 March 2023

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") FOR A LARGE RESIDENTIAL DEVELOPMENT (LRD) AN AMENDMENT APPLICATION OF SHD PLANNING PERMISSION GRANTED UNDER ABP ref. 311016.

Dear Sir/Madam,

We refer to the above mentioned proposed amendment planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with Fingal County Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the Permission is granted.

Section 96 of the Planning and Development Act 2001 (as amended) states the following:

(i) *Government guidelines on public procurement shall not apply to an agreement made under paragraph (a) or (b) except in the case of an agreement which is subject to the requirements of Council Directive No. 93/37/EEC 1 on the co-ordination of procedures relating to the award of Public Works Contracts and any directive amending or replacing that directive.*

(j) *Where -*

(ii) *the permission is granted before 1 August 2021 or,*

- (iii) *the permission is granted during the period beginning on 1 August 2021 and ending on 31 July 2026 and the land to which the application for permission relates was purchased by the applicant, or the person on whose behalf the application is made, during the period beginning on 1 September 2015 and ending on 31 July 2021, the reference to “20 per cent of the land” in paragraph (a) shall be read as “10 per cent of the land” and the reference in paragraph (bb) to “at least half of the aggregate of the net monetary value” shall be read as “all of the aggregate of the net monetary value.”*

This subject LRD application is an amendment to ABP ref. 311016 that was granted permission by An Bord Pleanála on 23rd November 2021. In addition, Shoreline Partnership purchased the lands on the 16th October 2019.

Therefore 10% of units will be provided to Fingal County Council for the provision of Part V in accordance with Section 96 (J)(ii) of the Planning and Development Act 2001 (as amended). The Shoreline Partnership will contact the Housing Department to negotiate the Part V agreement as per correspondence received on 17th February 2023, attached to the back of this letter.

COMPLIANCE WITH PART V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% in the form of units on site in order to comply with Part V.

Fingal County Council issued a validation letter dated 17th February 2023 for the Part V provision proposed in the subject application.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €60,669,646 on the basis of the Council acquiring 112 no. apartments.

Identification of Units

In the context of the proposed development of 1124 no. residential units at Baldoyle, Dublin 13, it is proposed, without prejudice, to provide up to 112 no. units on site in total to comply with Part V of the Act. It is proposed to provide:

| | |
|--------|-----------------------------|
| 45 No. | 1 Bedroom Apartments |
| 53 No. | 2 Bedroom Apartments |
| 1 No. | 2 Bedroom Duplex Apartments |
| 11 No. | 3 Bedroom Apartments |
| 2 No. | 3 Bedroom Duplex Apartments |

The above is subject to change depending upon the nature of any final grant of permission, including Conditions of such permission, and the assessment by the Housing Authority of the ultimate proposal. A detail cost breakdown for each dwelling is provided in Annex I of this letter.

Totals Summary

| Unit Type | Quantity | Discription | Total Cost | Total Cost (Incl. VAT) | Average Cost Per |
|---|-----------------|--------------------|-------------------|-------------------------------|-------------------------|
| Apartment | 45 | 1 Bed Apartment | 15,730,121 | 17,321,788 | 398,262 |
| Apartment | 53 | 2 Bed Apartment | 28,046,756 | 31,833,068 | 600,624 |
| Apartment | 1 | 2 BED Duplex | 674,383 | 766,113 | 766,113 |
| Apartment | 11 | 3 Bed apartment | 7,065,613 | 8,013,471 | 729,043 |
| Apartment | 2 | 3 Bed Duplex | 1,875,353 | 2,123,207 | 1,064,603 |
| | 112 | | 53,453,432 | 60,669,646 | 541,693 |
| Adjust for Monetary Value | | | | | |
| Total Estimated Cost of Part V Units | | | | 60,669,646 | |

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of Circular Letter 10/2015.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

THE SHORELINE PARTNERSHIP

Annex I

| Unit Number | Unit Type | Description | Type | Floor Area (sqm) | Floor Area (sqft) | Cost per Unit € | Development Costs € | Land Cost € | Financing € | Total Cost Per Unit € | Total Cost Incl. Vat € |
|-------------|-----------------|-------------|-------|------------------|-------------------|-----------------|---------------------|-------------|-------------|-----------------------|------------------------|
| E1.00.01 | 3 Bed Duplex | Apartment | 3d.I | 132.4 | 1425 | 661,014 | 122,371 | | 117,508 | 900,893 | 1,022,513 |
| E1.00.02 | 1 Bed Apartment | Apartment | 1.R | 51.4 | 553 | 256,617 | 47,507 | | 45,619 | 349,742 | 396,958 |
| E1.00.03 | 2 Bed Apartment | Apartment | 2.W | 79.2 | 853 | 395,410 | 73,201 | | 70,292 | 538,903 | 611,655 |
| E1.01.16 | 1 Bed Apartment | Apartment | 1.T | 48.6 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| E1.01.17 | 1 Bed Apartment | Apartment | 1.B8 | 46.8 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.01.18 | 2 Bed Apartment | Apartment | 2.AA | 77.5 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.01.20 | 3 Bed apartment | Apartment | 3.F | 90.2 | 971 | 450,328 | 83,367 | | 80,054 | 613,750 | 696,607 |
| E1.02.15 | 1 Bed Apartment | Apartment | 1.Q2 | 54.9 | 591 | 274,091 | 50,741 | | 48,725 | 373,558 | 423,988 |
| E1.02.16 | 1 Bed Apartment | Apartment | 1.Q | 53.1 | 572 | 265,105 | 49,078 | | 47,127 | 361,310 | 410,087 |
| E1.02.17 | 1 Bed Apartment | Apartment | 1.B8 | 46.8 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.02.18 | 2 Bed Apartment | Apartment | 2.AA | 77.5 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.02.19 | 2 Bed Apartment | Apartment | 2.B8 | 81.9 | 882 | 408,890 | 75,696 | | 72,688 | 557,274 | 632,506 |
| E1.02.20 | 3 Bed apartment | Apartment | 3.F | 90.2 | 971 | 450,328 | 83,367 | | 80,054 | 613,750 | 696,607 |
| E1.03.15 | 1 Bed Apartment | Apartment | 1.Q2 | 54.9 | 591 | 274,091 | 50,741 | | 48,725 | 373,558 | 423,988 |
| E1.03.16 | 1 Bed Apartment | Apartment | 1.Q | 53.1 | 572 | 265,105 | 49,078 | | 47,127 | 361,310 | 410,087 |
| E1.03.17 | 1 Bed Apartment | Apartment | 1.B8 | 46.8 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.03.18 | 2 Bed Apartment | Apartment | 2.AA | 77.5 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.03.19 | 2 Bed Apartment | Apartment | 2.B8 | 81.9 | 882 | 408,890 | 75,696 | | 72,688 | 557,274 | 632,506 |
| E1.03.20 | 3 Bed apartment | Apartment | 3.F | 90.2 | 971 | 450,328 | 83,367 | | 80,054 | 613,750 | 696,607 |
| E1.04.15 | 1 Bed Apartment | Apartment | 1.Q2 | 54.9 | 591 | 274,091 | 50,741 | | 48,725 | 373,558 | 423,988 |
| E1.04.16 | 1 Bed Apartment | Apartment | 1.Q | 53.1 | 572 | 265,105 | 49,078 | | 47,127 | 361,310 | 410,087 |
| E1.04.17 | 1 Bed Apartment | Apartment | 1.B8 | 46.8 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.04.18 | 2 Bed Apartment | Apartment | 2.AA | 77.5 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.04.19 | 2 Bed Apartment | Apartment | 2.B8 | 81.9 | 882 | 408,890 | 75,696 | | 72,688 | 557,274 | 632,506 |
| E1.04.20 | 3 Bed apartment | Apartment | 3.F | 90.2 | 971 | 450,328 | 83,367 | | 80,054 | 613,750 | 696,607 |
| E1.05.15 | 1 Bed Apartment | Apartment | 1.Q2 | 54.9 | 591 | 274,091 | 50,741 | | 48,725 | 373,558 | 423,988 |
| E1.05.16 | 1 Bed Apartment | Apartment | 1.Q | 53.1 | 572 | 265,105 | 49,078 | | 47,127 | 361,310 | 410,087 |
| E1.05.17 | 1 Bed Apartment | Apartment | 1.B8 | 46.8 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.05.18 | 2 Bed Apartment | Apartment | 2.AA | 77.5 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.05.19 | 2 Bed Apartment | Apartment | 2.B8 | 82 | 882 | 408,890 | 75,696 | | 72,688 | 557,274 | 632,506 |
| E1.05.20 | 3 Bed Apartment | Apartment | 3.F | 90 | 971 | 450,328 | 83,367 | | 80,054 | 613,750 | 696,607 |
| E1.06.15 | 1 Bed Apartment | Apartment | 1.Q2 | 55 | 591 | 274,091 | 50,741 | | 48,725 | 373,558 | 423,988 |
| E1.06.16 | 1 Bed Apartment | Apartment | 1.Q | 53 | 572 | 265,105 | 49,078 | | 47,127 | 361,310 | 410,087 |
| E1.06.17 | 1 Bed Apartment | Apartment | 1.B8 | 47 | 504 | 233,652 | 43,255 | | 41,536 | 318,443 | 361,432 |
| E1.06.18 | 2 Bed Apartment | Apartment | 2.AA | 78 | 834 | 386,923 | 71,629 | | 68,783 | 527,335 | 598,526 |
| E1.06.19 | 2 Bed Apartment | Apartment | 2.X | 87 | 933 | 432,855 | 80,133 | | 76,948 | 589,935 | 669,576 |
| F1.01.01 | 2 Bed Apartment | Apartment | 2.N | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.01.02 | 1 Bed Apartment | Apartment | 1.A | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.01.03 | 1 Bed Apartment | Apartment | 1.K | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.01.04 | 2 Bed Apartment | Apartment | 2.K | 81 | 875 | 405,895 | 75,142 | | 72,155 | 553,192 | 627,873 |
| F1.01.05 | 2 Bed Apartment | Apartment | 2.P | 78 | 839 | 388,920 | 71,999 | | 69,138 | 530,057 | 601,615 |
| F1.01.06 | 1 Bed Apartment | Apartment | 1.B5 | 48 | 513 | 238,145 | 44,087 | | 42,335 | 324,566 | 368,383 |
| F1.01.07 | 2 Bed Apartment | Apartment | 2.A6 | 76 | 819 | 379,933 | 70,336 | | 67,540 | 517,809 | 587,714 |
| F1.01.08 | 2 Bed Apartment | Apartment | 2.B6 | 74 | 797 | 369,449 | 68,395 | | 65,677 | 503,520 | 571,495 |
| F1.01.09 | 2 Bed Apartment | Apartment | 2.B4 | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.01.10 | 1 Bed Apartment | Apartment | 1.M2 | 58 | 628 | 291,066 | 53,884 | | 51,742 | 396,692 | 450,246 |
| F1.02.01 | 2 Bed Apartment | Apartment | 2.N | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.02.02 | 1 Bed Apartment | Apartment | 1.A | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.02.03 | 1 Bed Apartment | Apartment | 1.K | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.02.04 | 2 Bed Apartment | Apartment | 2.K | 81 | 875 | 405,895 | 75,142 | | 72,155 | 553,192 | 627,873 |
| F1.02.05 | 2 Bed Apartment | Apartment | 2.P | 78 | 839 | 388,920 | 71,999 | | 69,138 | 530,057 | 601,615 |
| F1.02.06 | 1 Bed Apartment | Apartment | 1.B5 | 48 | 513 | 238,145 | 44,087 | | 42,335 | 324,566 | 368,383 |
| F1.02.07 | 2 Bed Apartment | Apartment | 2.A6 | 76 | 819 | 379,933 | 70,336 | | 67,540 | 517,809 | 587,714 |
| F1.02.08 | 2 Bed Apartment | Apartment | 2.B6 | 74 | 797 | 369,449 | 68,395 | | 65,677 | 503,520 | 571,495 |
| F1.02.09 | 2 Bed Apartment | Apartment | 2.B4 | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.02.10 | 2 Bed Apartment | Apartment | 2.M | 78 | 837 | 388,421 | 71,907 | | 69,049 | 529,377 | 600,842 |
| F1.03.01 | 2 Bed Apartment | Apartment | 2.N | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.03.02 | 1 Bed Apartment | Apartment | 1.A | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.03.03 | 1 Bed Apartment | Apartment | 1.K | 53 | 574 | 266,103 | 49,263 | | 47,305 | 362,671 | 411,631 |
| F1.03.04 | 2 Bed Apartment | Apartment | 2.K | 81 | 875 | 405,895 | 75,142 | | 72,155 | 553,192 | 627,873 |
| F1.03.05 | 2 Bed Apartment | Apartment | 2.P | 78 | 839 | 388,920 | 71,999 | | 69,138 | 530,057 | 601,615 |
| F1.03.06 | 1 Bed Apartment | Apartment | 1.B5 | 48 | 513 | 238,145 | 44,087 | | 42,335 | 324,566 | 368,383 |
| F1.03.07 | 2 Bed Apartment | Apartment | 2.A6 | 76 | 819 | 379,933 | 70,336 | | 67,540 | 517,809 | 587,714 |
| F1.03.08 | 2 Bed Apartment | Apartment | 2.B6 | 74 | 797 | 369,449 | 68,395 | | 65,677 | 503,520 | 571,495 |
| F1.03.09 | 2 Bed Apartment | Apartment | 2.B4 | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.03.10 | 2 Bed Apartment | Apartment | 2.M | 78 | 837 | 388,421 | 71,907 | | 69,049 | 529,377 | 600,842 |
| F1.04.06 | 2 Bed Apartment | Apartment | 2.O | 84 | 908 | 421,372 | 78,007 | | 74,907 | 574,285 | 651,814 |
| F1.04.07 | 2 Bed Apartment | Apartment | 2.A6 | 76 | 819 | 379,933 | 70,336 | | 67,540 | 517,809 | 587,714 |
| F1.04.08 | 2 Bed Apartment | Apartment | 2.B6 | 74 | 797 | 369,449 | 68,395 | | 65,677 | 503,520 | 571,495 |
| F1.04.09 | 2 Bed Apartment | Apartment | 2.B4 | 82 | 880 | 408,391 | 75,604 | | 72,599 | 556,594 | 631,734 |
| F1.04.10 | 2 Bed Apartment | Apartment | 2.M | 78 | 837 | 388,421 | 71,907 | | 69,049 | 529,377 | 600,842 |
| G1.00.06 | 1 Bed Apartment | Apartment | 1.B11 | 48 | 511 | 237,146 | 43,902 | | 42,157 | 323,206 | 366,838 |
| G1.00.09 | 3 Bed Duplex | Apartment | 3d.B | 143 | 1542 | 715,433 | 132,445 | | 127,182 | 975,060 | 1,106,693 |
| G1.00.10 | 2 Bed Duplex | Apartment | 2d.B | 99 | 1068 | 495,261 | 91,686 | | 88,042 | 674,989 | 766,113 |
| G1.00.12 | 3 Bed Apartment | Apartment | 3.A | 98 | 1054 | 488,771 | 90,484 | | 86,888 | 666,144 | 756,073 |
| G1.00.13 | 1 Bed Apartment | Apartment | 1.B | 49 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| G1.00.14 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.01.05 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.01.06 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.01.07 | 3 Bed Apartment | Apartment | 3.A | 98 | 1054 | 488,771 | 90,484 | | 86,888 | 666,144 | 756,073 |
| G1.01.08 | 1 Bed Apartment | Apartment | 1.B | 49 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| G1.01.09 | 1 Bed Apartment | Apartment | 1.B2 | 56 | 601 | 278,585 | 51,573 | | 49,524 | 379,681 | 430,938 |
| G1.02.08 | 2 Bed Apartment | Apartment | 2.F | 75 | 808 | 374,941 | 69,411 | | 66,653 | 511,005 | 579,991 |
| G1.02.09 | 1 Bed Apartment | Apartment | 1.G | 52 | 561 | 260,112 | 48,153 | | 46,240 | 354,505 | 402,364 |
| G1.02.10 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.02.11 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.02.12 | 3 Bed Apartment | Apartment | 3.A | 98 | 1054 | 488,771 | 90,484 | | 86,888 | 666,144 | 756,073 |
| G1.02.13 | 1 Bed Apartment | Apartment | 1.B | 49 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| G1.02.14 | 1 Bed Apartment | Apartment | 1.B2 | 56 | 601 | 278,585 | 51,573 | | 49,524 | 379,681 | 430,938 |
| G1.03.08 | 2 Bed Apartment | Apartment | 2.F | 75 | 808 | 374,941 | 69,411 | | 66,653 | 511,005 | 579,991 |
| G1.03.09 | 1 Bed Apartment | Apartment | 1.G | 52 | 561 | 260,112 | 48,153 | | 46,240 | 354,505 | 402,364 |
| G1.03.10 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.03.11 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.03.12 | 3 Bed Apartment | Apartment | 3.A | 98 | 1054 | 488,771 | 90,484 | | 86,888 | 666,144 | 756,073 |
| G1.03.13 | 1 Bed Apartment | Apartment | 1.B | 49 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| G1.03.14 | 1 Bed Apartment | Apartment | 1.B2 | 56 | 601 | 278,585 | 51,573 | | 49,524 | 379,681 | 430,938 |
| G1.04.07 | 2 Bed Apartment | Apartment | 2.F | 75 | 808 | 374,941 | 69,411 | | 66,653 | 511,005 | 579,991 |
| G1.04.08 | 1 Bed Apartment | Apartment | 1.G | 52 | 561 | 260,112 | 48,153 | | 46,240 | 354,505 | 402,364 |
| G1.04.09 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.04.10 | 2 Bed Apartment | Apartment | 2.A | 75 | 802 | 371,945 | 68,857 | | 66,120 | 506,922 | 575,357 |
| G1.04.11 | 3 Bed Apartment | Apartment | 3.A | 97.9 | 1054 | 488,771 | 90,484 | | 86,888 | 666,144 | 756,073 |
| G1.04.12 | 1 Bed Apartment | Apartment | 1.B | 48.6 | 523 | 242,638 | 44,919 | | 43,134 | 330,690 | 375,333 |
| G1.04.13 | 1 Bed Apartment | Apartment | 1.B2 | 55.8 | 601 | 278,585 | 51,573 | | 49,524 | 379,681 | 430,938 |
| G1.05.01 | 2 Bed Apartment | Apartment | 2.F | 75.1 | 808 | 374,941 | 69,411 | | 66,653 | 511,005 | 579,991 |
| G1.05.02 | 1 Bed Apartment | | | | | | | | | | |

06.01
PERMITTED PART V ALLOCATION

The Permitted Part V units have been allocated:-

| | |
|------------|-----|
| Block E1 = | 41 |
| Block F1 = | 35 |
| Block G1 = | 46 |
| Total = | 122 |

UNIT NUMBERS:

1221

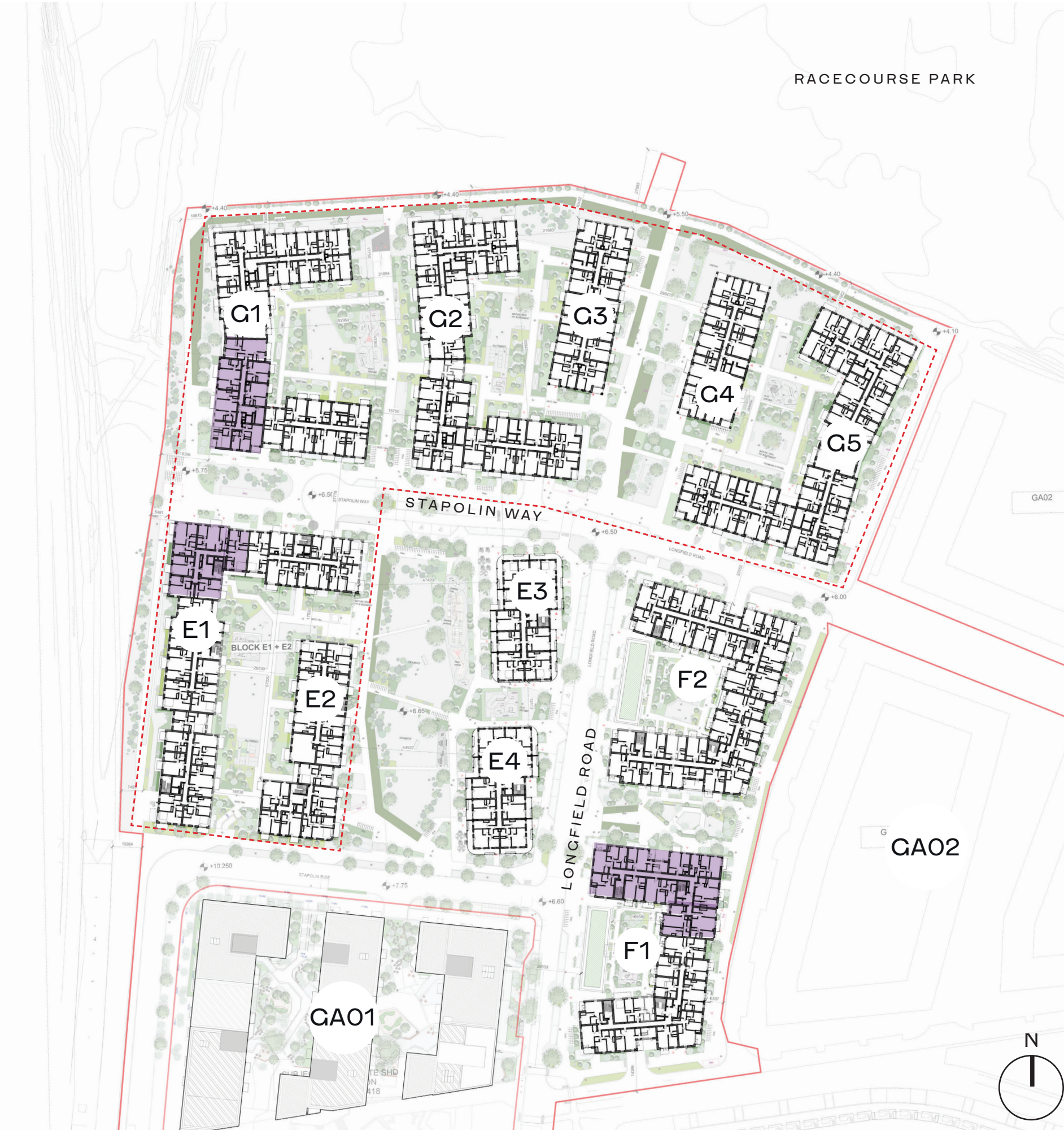
Total
Units

122

Part V
Units

10%

Part V
Units



06.01
PROPOSED PART V ALLOCATION

The Proposed Part V units have been allocated:-

- Block E1 = 36
- Block F1 = 35 (Please note that for Part V, the unit number for Block F1 remains unchanged)
- Block G1 = 41
- Total = 112

UNIT NUMBERS:

1124

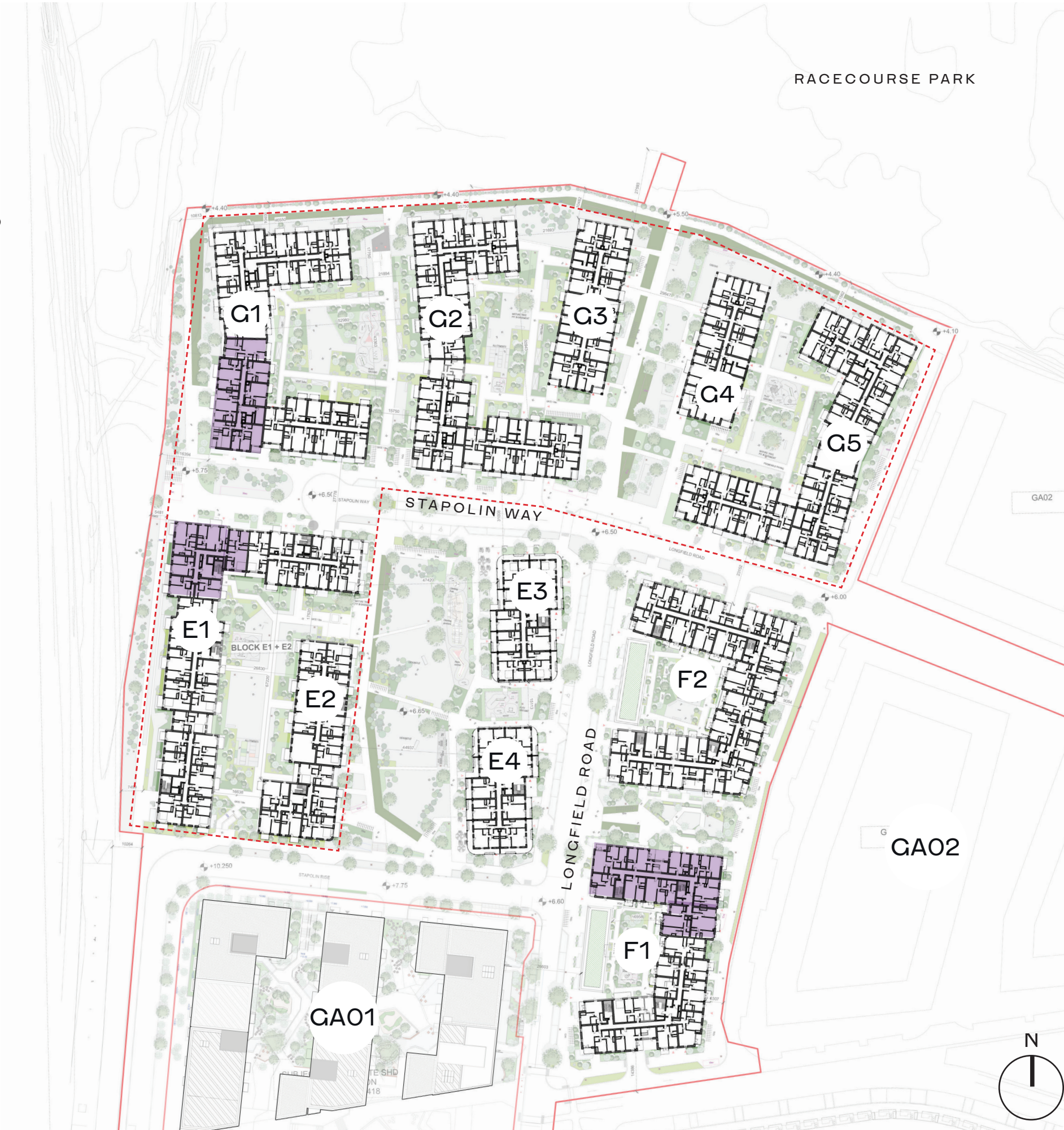
Total
Units

112

Part V
Units

10%

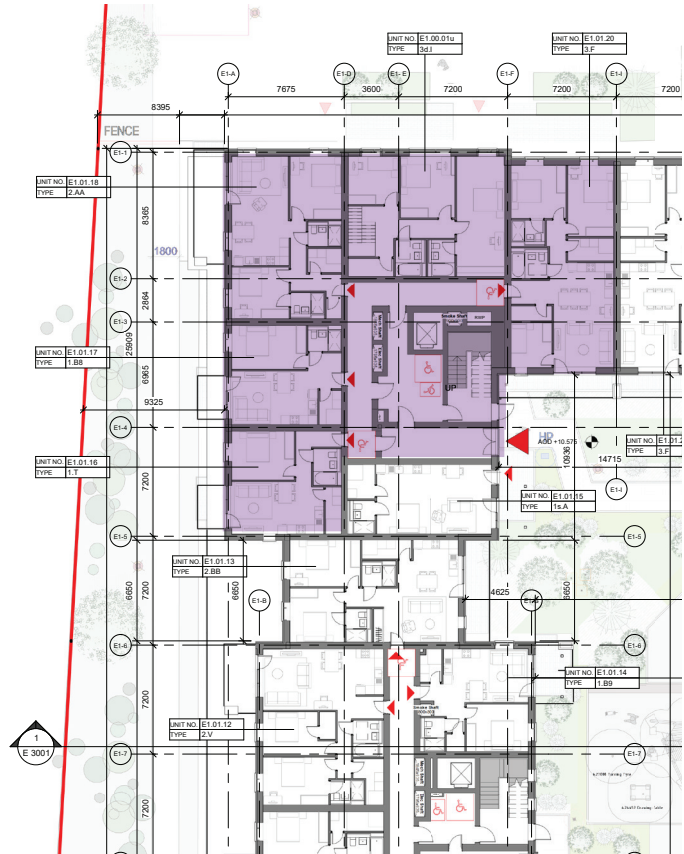
Part V
Units



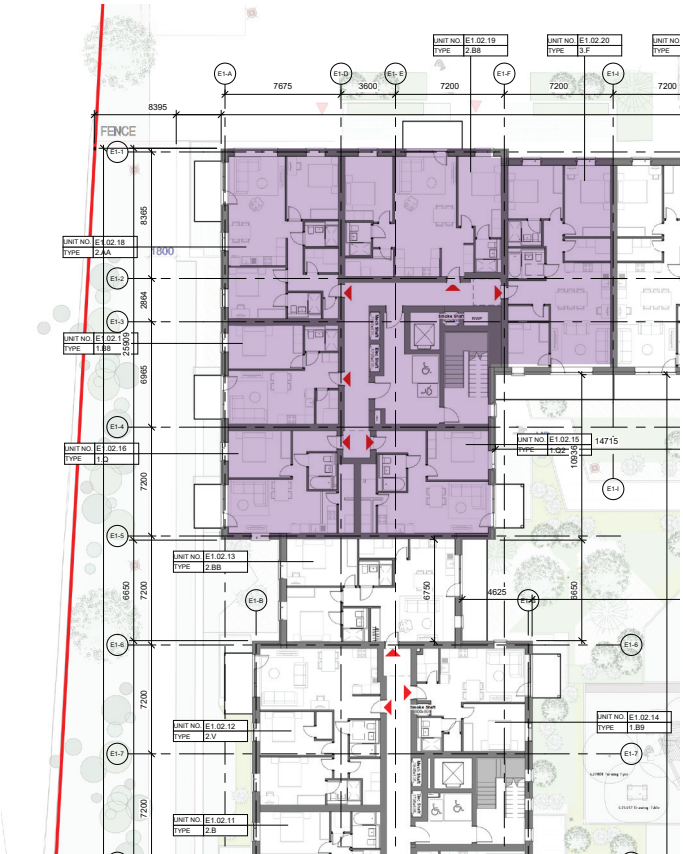
06.02
PROPOSED PART V ALLOCATION
BLOCK E1



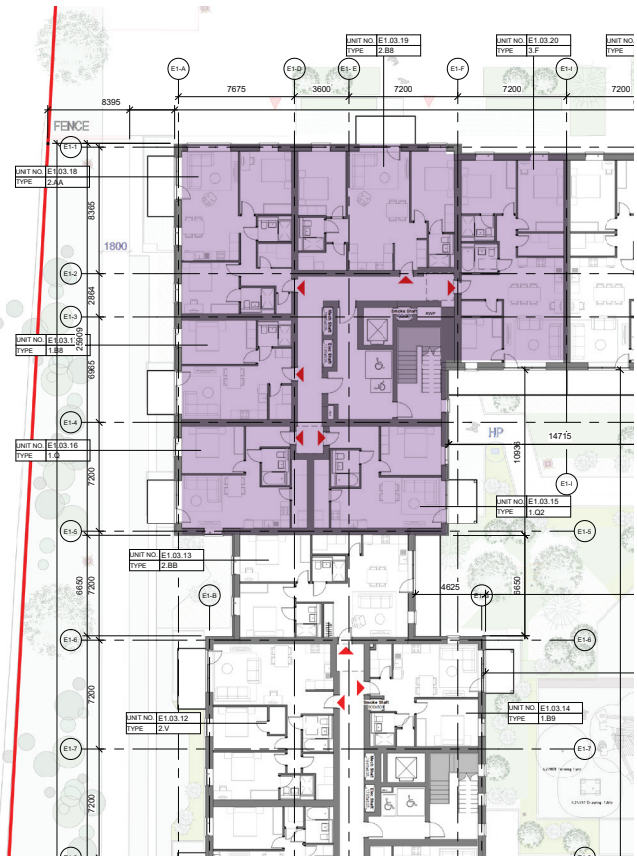
00. Ground floor plan



01. First floor plan



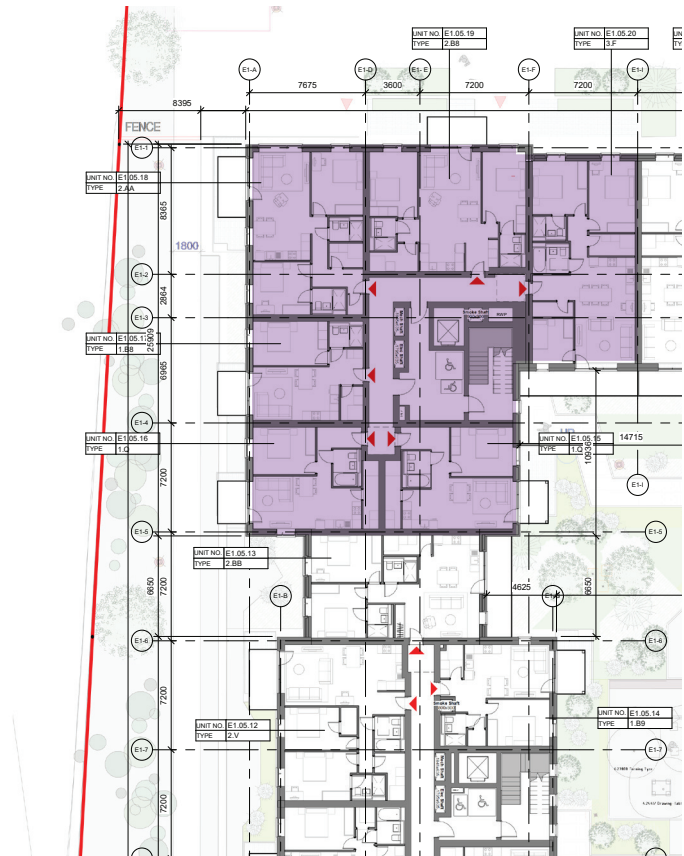
02. Second floor plan



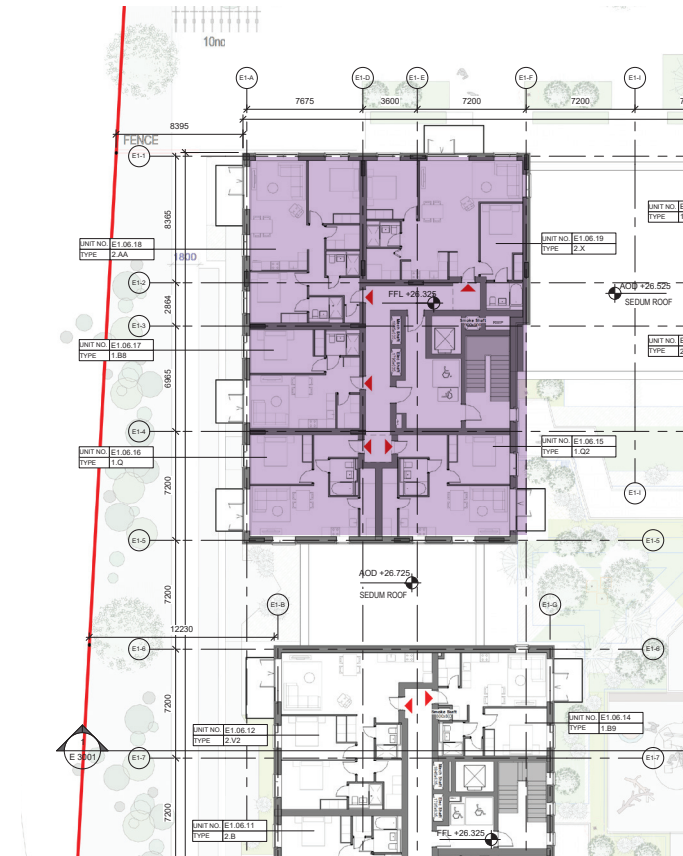
03. Third floor plan



04. Fourth floor plan



05. Fifth floor plan



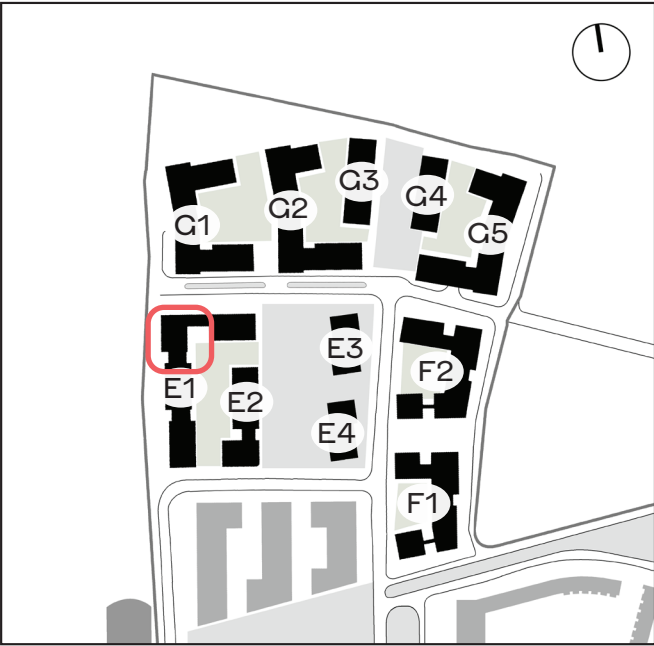
06. Sixth floor plan

06.02

PROPOSED PART V ALLOCATION

BLOCK E1

| 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 |
|------------------|--------------|-------------|-----------------|---------|-----------------|-------------------------------------|--|------------------------|-------------------|-----------------|
| BLOCK E1 | | | | | | | | | | |
| L00 Ground Floor | E1 | E1.00.01 | 3 Bed Duplex | 3d.I | 132.4 | 91 | 100 | YES | YES | Single |
| L00 Ground Floor | E1 | E1.00.02 | 1 Bed Apartment | 1.R | 51.4 | 46 | 50.5 | YES | YES | Single |
| L00 Ground Floor | E1 | E1.00.03 | 2 Bed Apartment | 2.W | 79.2 | 74 | 81.3 | NO | YES | Single |
| L01 Podium | E1 | E1.01.16 | 1 Bed Apartment | 1.T | 48.6 | 46 | 50.5 | NO | YES | Dual |
| L01 Podium | E1 | E1.01.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L01 Podium | E1 | E1.01.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L01 Podium | E1 | E1.01.20 | 3 Bed apartment | 3.F | 90.2 | 91 | 100 | YES | YES | Dual |
| L02 Second Floor | E1 | E1.02.15 | 1 Bed Apartment | 1.Q2 | 54.9 | 46 | 50.5 | YES | YES | Single |
| L02 Second Floor | E1 | E1.02.16 | 1 Bed Apartment | 1.Q | 53.1 | 46 | 50.5 | YES | YES | Dual |
| L02 Second Floor | E1 | E1.02.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L02 Second Floor | E1 | E1.02.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L02 Second Floor | E1 | E1.02.19 | 2 Bed Apartment | 2.B8 | 81.9 | 74 | 81.3 | YES | YES | Single |
| L02 Second Floor | E1 | E1.02.20 | 3 Bed apartment | 3.F | 90.2 | 91 | 100 | YES | YES | Dual |
| L03 Third Floor | E1 | E1.03.15 | 1 Bed Apartment | 1.Q2 | 54.9 | 46 | 50.5 | YES | YES | Single |
| L03 Third Floor | E1 | E1.03.16 | 1 Bed Apartment | 1.Q | 53.1 | 46 | 50.5 | YES | YES | Dual |
| L03 Third Floor | E1 | E1.03.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L03 Third Floor | E1 | E1.03.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L03 Third Floor | E1 | E1.03.19 | 2 Bed Apartment | 2.B8 | 81.9 | 74 | 81.3 | YES | YES | Single |
| L03 Third Floor | E1 | E1.03.20 | 3 Bed apartment | 3.F | 90.2 | 91 | 100 | YES | YES | Dual |
| L04 Fourth Floor | E1 | E1.04.15 | 1 Bed Apartment | 1.Q2 | 54.9 | 46 | 50.5 | YES | YES | Single |
| L04 Fourth Floor | E1 | E1.04.16 | 1 Bed Apartment | 1.Q | 53.1 | 46 | 50.5 | YES | YES | Dual |
| L04 Fourth Floor | E1 | E1.04.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L04 Fourth Floor | E1 | E1.04.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L04 Fourth Floor | E1 | E1.04.19 | 2 Bed Apartment | 2.B8 | 81.9 | 74 | 81.3 | YES | YES | Single |
| L04 Fourth Floor | E1 | E1.04.20 | 3 Bed apartment | 3.F | 90.2 | 91 | 100 | YES | YES | Dual |
| L05 Fifth Floor | E1 | E1.05.15 | 1 Bed Apartment | 1.Q2 | 54.9 | 46 | 50.5 | YES | YES | Single |
| L05 Fifth Floor | E1 | E1.05.16 | 1 Bed Apartment | 1.Q | 53.1 | 46 | 50.5 | YES | YES | Dual |
| L05 Fifth Floor | E1 | E1.05.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L05 Fifth Floor | E1 | E1.05.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L05 Fifth Floor | E1 | E1.05.19 | 2 Bed Apartment | 2.B8 | 81.9 | 74 | 81.3 | YES | YES | Single |
| L05 Fifth Floor | E1 | E1.05.20 | 3 Bed Apartment | 3.F | 90.2 | 91 | 100 | YES | YES | Dual |
| L06 Sixth Floor | E1 | E1.06.15 | 1 Bed Apartment | 1.Q2 | 54.9 | 46 | 50.5 | YES | YES | Dual |
| L06 Sixth Floor | E1 | E1.06.16 | 1 Bed Apartment | 1.Q | 53.1 | 46 | 50.5 | YES | YES | Dual |
| L06 Sixth Floor | E1 | E1.06.17 | 1 Bed Apartment | 1.B8 | 46.8 | 46 | 50.5 | NO | YES | Single |
| L06 Sixth Floor | E1 | E1.06.18 | 2 Bed Apartment | 2.AA | 77.5 | 74 | 81.3 | NO | YES | Dual |
| L06 Sixth Floor | E1 | E1.06.19 | 2 Bed Apartment | 2.X | 86.7 | 74 | 81.3 | YES | YES | Single |
| Total | | 36 | | | 2462.7 | | | | 36 | 18 |



06.02
PROPOSED PART V ALLOCATION
BLOCK F1 as permitted under the GA03 SHD ABP Reg. Ref TA06F.311016.



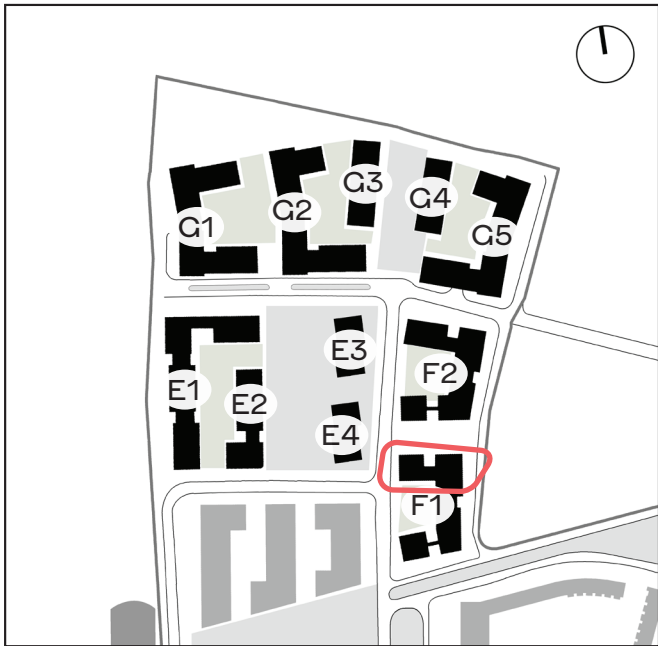
00. Ground floor plan



01. First floor plan



02. Second floor plan



03. Third floor plan

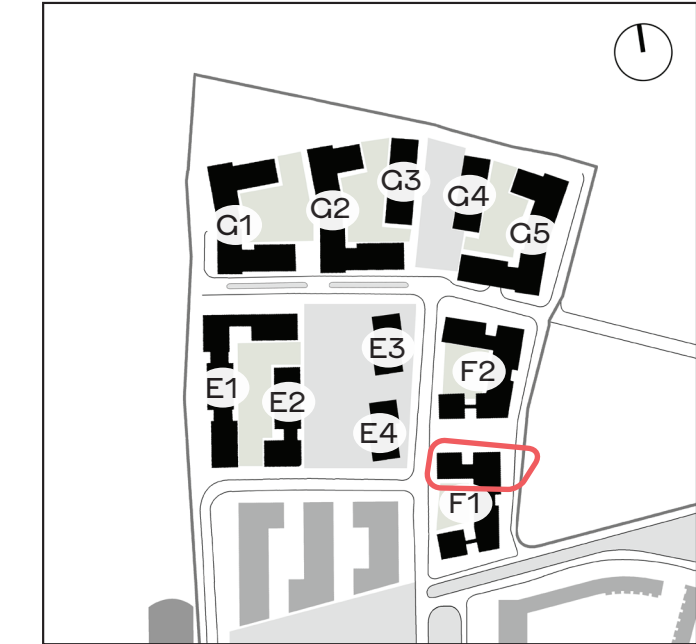


04. Fourth floor plan

06.02

PROPOSED PART V ALLOCATION

BLOCK F1 as permitted under the GA03 SHD ABP Reg. Ref TAO6F.311016.



| 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 |
|------------------|--------------|-------------|-----------------|---------|-----------------|-------------------------------------|--|------------------------|-------------------|-----------------|
| BLOCK F1 | | | | | | | | | | |
| L01 First Floor | F1 | F1.01.01 | 2 Bed Apartment | 2.N | 81.8 | 74 | 81.3 | YES | YES | Single |
| L01 First Floor | F1 | F1.01.02 | 1 Bed Apartment | 1.A | 53.3 | 46 | 50.5 | YES | YES | Single |
| L01 First Floor | F1 | F1.01.03 | 1 Bed Apartment | 1.K | 53.3 | 46 | 50.5 | YES | YES | Dual |
| L01 First Floor | F1 | F1.01.04 | 2 Bed Apartment | 2.K | 81.3 | 74 | 81.3 | YES | YES | Dual |
| L01 First Floor | F1 | F1.01.05 | 2 Bed Apartment | 2.P | 77.9 | 74 | 81.3 | NO | YES | Dual |
| L01 First Floor | F1 | F1.01.06 | 1 Bed Apartment | 1.B5 | 47.7 | 46 | 50.5 | NO | YES | Single |
| L01 First Floor | F1 | F1.01.07 | 2 Bed Apartment | 2.A6 | 76.1 | 74 | 81.3 | NO | YES | Dual |
| L01 First Floor | F1 | F1.01.08 | 2 Bed Apartment | 2.B6 | 74 | 74 | 81.3 | NO | YES | Single |
| L01 First Floor | F1 | F1.01.09 | 2 Bed Apartment | 2.B4 | 81.8 | 74 | 81.3 | YES | YES | Single |
| L01 First Floor | F1 | F1.01.10 | 1 Bed Apartment | 1.M2 | 58.3 | 46 | 50.5 | YES | YES | Single |
| L02 Second Floor | F1 | F1.02.01 | 2 Bed Apartment | 2.N | 81.8 | 74 | 81.3 | YES | YES | Single |
| L02 Second Floor | F1 | F1.02.02 | 1 Bed Apartment | 1.A | 53.3 | 46 | 50.5 | YES | YES | Single |
| L02 Second Floor | F1 | F1.02.03 | 1 Bed Apartment | 1.K | 53.3 | 46 | 50.5 | YES | YES | Dual |
| L02 Second Floor | F1 | F1.02.04 | 2 Bed Apartment | 2.K | 81.3 | 74 | 81.3 | YES | YES | Dual |
| L02 Second Floor | F1 | F1.02.05 | 2 Bed Apartment | 2.P | 77.9 | 74 | 81.3 | NO | YES | Dual |
| L02 Second Floor | F1 | F1.02.06 | 1 Bed Apartment | 1.B5 | 47.7 | 46 | 50.5 | NO | YES | Single |
| L02 Second Floor | F1 | F1.02.07 | 2 Bed Apartment | 2.A6 | 76.1 | 74 | 81.3 | NO | YES | Dual |
| L02 Second Floor | F1 | F1.02.08 | 2 Bed Apartment | 2.B6 | 74 | 74 | 81.3 | NO | YES | Single |
| L02 Second Floor | F1 | F1.02.09 | 2 Bed Apartment | 2.B4 | 81.8 | 74 | 81.3 | YES | YES | Single |
| L02 Second Floor | F1 | F1.02.10 | 2 Bed Apartment | 2.M | 77.8 | 74 | 81.3 | NO | YES | Single |
| L03 Third Floor | F1 | F1.03.01 | 2 Bed Apartment | 2.N | 81.8 | 74 | 81.3 | YES | YES | Single |
| L03 Third Floor | F1 | F1.03.02 | 1 Bed Apartment | 1.A | 53.3 | 46 | 50.5 | YES | YES | Single |
| L03 Third Floor | F1 | F1.03.03 | 1 Bed Apartment | 1.K | 53.3 | 46 | 50.5 | YES | YES | Dual |
| L03 Third Floor | F1 | F1.03.04 | 2 Bed Apartment | 2.K | 81.3 | 74 | 81.3 | YES | YES | Dual |
| L03 Third Floor | F1 | F1.03.05 | 2 Bed Apartment | 2.P | 77.9 | 74 | 81.3 | NO | YES | Dual |
| L03 Third Floor | F1 | F1.03.06 | 1 Bed Apartment | 1.B5 | 47.7 | 46 | 50.5 | NO | YES | Single |
| L03 Third Floor | F1 | F1.03.07 | 2 Bed Apartment | 2.A6 | 76.1 | 74 | 81.3 | NO | YES | Dual |
| L03 Third Floor | F1 | F1.03.08 | 2 Bed Apartment | 2.B6 | 74 | 74 | 81.3 | NO | YES | Single |
| L03 Third Floor | F1 | F1.03.09 | 2 Bed Apartment | 2.B4 | 81.8 | 74 | 81.3 | YES | YES | Single |
| L03 Third Floor | F1 | F1.03.10 | 2 Bed Apartment | 2.M | 77.8 | 74 | 81.3 | NO | YES | Single |
| L04 Fourth Floor | F1 | F1.04.06 | 2 Bed Apartment | 2.O | 84.4 | 74 | 81.3 | YES | YES | Dual |
| L04 Fourth Floor | F1 | F1.04.07 | 2 Bed Apartment | 2.A6 | 76.1 | 74 | 81.3 | NO | YES | Dual |
| L04 Fourth Floor | F1 | F1.04.08 | 2 Bed Apartment | 2.B6 | 74 | 74 | 81.3 | NO | YES | Single |
| L04 Fourth Floor | F1 | F1.04.09 | 2 Bed Apartment | 2.B4 | 81.8 | 74 | 81.3 | YES | YES | Single |
| L04 Fourth Floor | F1 | F1.04.10 | 2 Bed Apartment | 2.M | 77.8 | 74 | 81.3 | NO | YES | Single |
| Total | | 35 | | | 2489.6 | | | | 35 | 14 |

06.02
PROPOSED PART V ALLOCATION
BLOCK Q1



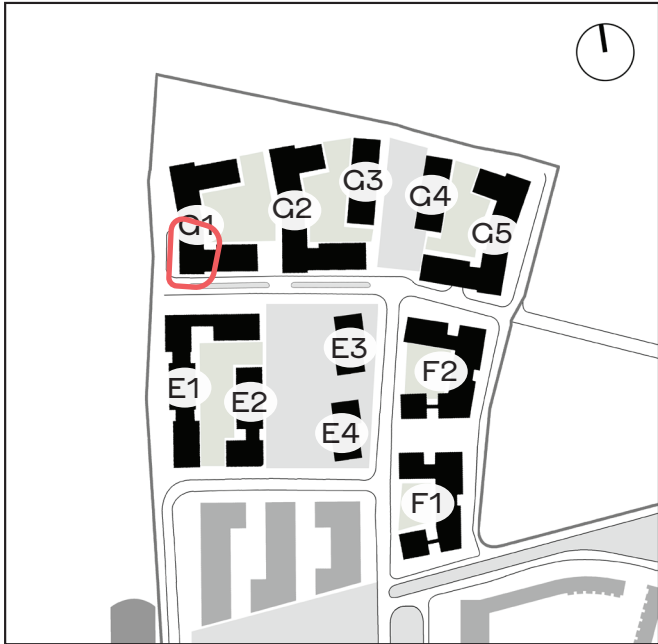
00. Ground floor plan



01. First floor plan



02. Second floor plan



03. Third floor plan



04. Fourth floor plan



05. Fifth floor plan

06.02

PROPOSED PART V ALLOCATION

BLOCK G1

| 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 |
|------------------|--------------|-------------|-----------------|---------|--------------|-------------------------------|---|---------------------|-------------------|-----------------|
| BLOCK G1 | | | | | | | | | | |
| L00 Ground Floor | G1 | G1.00.06 | 1 Bed Apartment | 1.B11 | 47.5 | 46 | 50.5 | NO | YES | Single |
| L00 Ground Floor | G1 | G1.00.09 | 3 Bed Duplex | 3d.B | 143.3 | 91 | 100 | YES | YES | Single |
| L00 Ground Floor | G1 | G1.00.10 | 2 Bed Duplex | 2d.B | 99.2 | 74 | 81.3 | YES | YES | Dual |
| L00 Ground Floor | G1 | G1.00.12 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L00 Ground Floor | G1 | G1.00.13 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L00 Ground Floor | G1 | G1.00.14 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L01 First floor | G1 | G1.01.05 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L01 First floor | G1 | G1.01.06 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L01 First floor | G1 | G1.01.07 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L01 First floor | G1 | G1.01.08 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L01 First floor | G1 | G1.01.09 | 1 Bed Apartment | 1.B2 | 55.8 | 46 | 50.5 | YES | YES | Single |
| L02 Second Floor | G1 | G1.02.08 | 2 Bed Apartment | 2.F | 75.1 | 74 | 81.3 | NO | YES | Single |
| L02 Second Floor | G1 | G1.02.09 | 1 Bed Apartment | 1.G | 52.1 | 46 | 50.5 | YES | YES | Dual |
| L02 Second Floor | G1 | G1.02.10 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L02 Second Floor | G1 | G1.02.11 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L02 Second Floor | G1 | G1.02.12 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L02 Second Floor | G1 | G1.02.13 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L02 Second Floor | G1 | G1.02.14 | 1 Bed Apartment | 1.B2 | 55.8 | 46 | 50.5 | YES | YES | Single |
| L03 Third Floor | G1 | G1.03.08 | 2 Bed Apartment | 2.F | 75.1 | 74 | 81.3 | NO | YES | Single |
| L03 Third Floor | G1 | G1.03.09 | 1 Bed Apartment | 1.G | 52.1 | 46 | 50.5 | YES | YES | Dual |
| L03 Third Floor | G1 | G1.03.10 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L03 Third Floor | G1 | G1.03.11 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L03 Third Floor | G1 | G1.03.12 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L03 Third Floor | G1 | G1.03.13 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L03 Third Floor | G1 | G1.03.14 | 1 Bed Apartment | 1.B2 | 55.8 | 46 | 50.5 | YES | YES | Single |
| L04 Fourth Floor | G1 | G1.04.07 | 2 Bed Apartment | 2.F | 75.1 | 74 | 81.3 | NO | YES | Dual |
| L04 Fourth Floor | G1 | G1.04.08 | 1 Bed Apartment | 1.G | 52.1 | 46 | 50.5 | YES | YES | Dual |
| L04 Fourth Floor | G1 | G1.04.09 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L04 Fourth Floor | G1 | G1.04.10 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L04 Fourth Floor | G1 | G1.04.11 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L04 Fourth Floor | G1 | G1.04.12 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L04 Fourth Floor | G1 | G1.04.13 | 1 Bed Apartment | 1.B2 | 55.8 | 46 | 50.5 | YES | YES | Single |
| L05 Fifth Floor | G1 | G1.05.01 | 2 Bed Apartment | 2.F | 75.1 | 74 | 81.3 | NO | YES | Dual |
| L05 Fifth Floor | G1 | G1.05.02 | 1 Bed Apartment | 1.G | 52.1 | 46 | 50.5 | YES | YES | Dual |
| L05 Fifth Floor | G1 | G1.05.03 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L05 Fifth Floor | G1 | G1.05.04 | 2 Bed Apartment | 2.A | 74.5 | 74 | 81.3 | NO | YES | Single |
| L05 Fifth Floor | G1 | G1.05.05 | 3 Bed Apartment | 3.A | 97.9 | 91 | 100 | NO | YES | Dual |
| L05 Fifth Floor | G1 | G1.05.06 | 1 Bed Apartment | 1.B | 48.6 | 46 | 50.5 | NO | YES | Single |
| L05 Fifth Floor | G1 | G1.05.07 | 1 Bed Apartment | 1.B2 | 55.8 | 46 | 50.5 | YES | YES | Single |
| L06 Sixth Floor | G1 | G1.06.01 | 2 Bed Apartment | 2.F | 75.1 | 74 | 81.3 | NO | YES | Dual |
| L06 Sixth Floor | G1 | G1.06.02 | 1 Bed Apartment | 1.G | 52.1 | 46 | 50.5 | YES | YES | Dual |
| Total | | 41 | | | 2903.5 | | | | 41 | 15 |

