

HOUSING QUALITY ASSESSMENT

LISDARAN TOWNLAND, LORETO ROAD, CAVAN TOWN, CAVAN

Legend:

House Type A
House Type B1
House Type B2
House Type B3
House Type C1
House Type C2
House Type E
House Type F
House Type J1
House Type J2
House Type S
House Type K
House Type N

Totals for all Blocks (Dwellings & Apartments)	1-Bed	8	7%
	2-Bed	41	38%
	3-Bed	44	40%
	4-Bed	16	15%
	Total Units	109	100%

Dwelling Totals	1-Bed	0
	2-Bed	23
	3-Bed	26
	4-Bed	16
	Total Units	65



Notes: This Housing Quality Assessment is based on the Quality Housing for Sustainable Communities. Please note the minimum required outside spaces was taken from the Cavan County Council Development Plan & The Sustainable & Compact Settlements Guidelines For Planning.

17/04/2026

Unit No.	Qty.	House / Terrace Type	Location	Dwelling Type	Target Gross Floor Area Required (sq.m)	Floor Area Provided (sq.m)	Ceiling Height (m)	Aspect	Orientation	Minimum O/S Required (sq.m) as per the Cavan Development Plan 2022-2028 (sq.m)	Minimum O/S (Private Open Space) Required (sq.m) as per the Sustainable Residential Development & Compact Settlements (sq.m)	O/S Provided (sq.m)	Storage Area Required (sq.m)	Storage Area Provided (In Dwelling)	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Aggregate Bedroom Area Required (sq.m)	Aggregate Bedroom Area Provided (sq.m)	Minimum Main Living Room Required (sq.m)	Minimum Main Living Room Provided (sq.m)	Aggregate Living Area Required (sq.m)	Aggregate Living Area Provided (sq.m)
01	01	F	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	107	2.7 / 2.475	Dual	West Facing	60-75	40	76	5	7.5	17.9	11.4	7.2	n/a	32	36.5	13	15.6	34	35.4
02	01	F	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	107	2.7 / 2.475	Dual	West Facing	60-75	40	76	5	7.5	17.9	11.4	7.2	n/a	32	36.5	13	15.6	34	35.4
03	01	F	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	107	2.7 / 2.475	Dual	South Facing	60-75	40	68	5	7.5	17.9	11.4	7.2	n/a	32	36.5	13	15.6	34	35.4
04	01	F	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	107	2.7 / 2.475	Dual	South Facing	60-75	40	88	5	7.5	17.9	11.4	7.2	n/a	32	36.5	13	15.6	34	35.4
05	01	B1	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	South Facing	60-75	40	89	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
06	01	B1	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	South Facing	60-75	40	89	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
07	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	79	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
08	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	South Facing	48-55	30	59	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
09	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	53	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
10	01	B1	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	South Facing	60-75	40	89	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
11	01	B1	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	South Facing	60-75	40	85	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
12	01	A	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111	2.7 / 2.475	Dual	South Facing	60-75	40	85	5	6.4	14.6	11.5	7.9	n/a	32	34	13	16.8	34	39.3
13	01	A	Ground/First Floor	4/BED 7P Semi-Detached House (2 storey)	110	125.1	2.7 / 2.475	Dual	South Facing	60-75	50	70	6	7.6	13	11.4	12.4	7.9	43	44.7	15	23.7	40	45.8
34	01	A	Ground/First Floor	4/BED 7P Semi-Detached House (2 storey)	110	125.1	2.7 / 2.475	Dual	South Facing	60-75	50	76	6	7.6	13	11.4	12.4	7.9	43	44.7	15	23.7	40	45.8
35	01	A	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111	2.7 / 2.475	Dual	South Facing	60-75	40	82	5	6.4	14.6	11.5	7.9	n/a	32	34	13	16.8	34	39.3
36	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	58	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
37	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	South Facing	48-55	30	63	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
38	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	71	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
39	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	58	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
40	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	South Facing	48-55	30	63	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
41	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	South Facing	48-55	30	70	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
42	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	North Facing	48-55	30	62	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
43	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	North Facing	48-55	30	59	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
44	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	North Facing	48-55	30	53	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
45	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	North Facing	48-55	30	66	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
46	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	North Facing	48-55	30	59	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
47	01	C1	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	North Facing	48-55	30	53	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
48	01	A	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111	2.7 / 2.475	Dual	North Facing	60-75	40	76	5	6.4	14.6	11.5	7.9	n/a	32	34	13	16.8	34	39.3
49	01	A	Ground/First Floor	4/BED 7P Semi-Detached House (2 storey)	110	125.1	2.7 / 2.475	Dual	North Facing	60-75	50	70	6	7.6	13	11.4	12.4	7.9	43	44.7	15	23.7	40	45.8
50	01	B2	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.3	2.7 / 2.5	Dual	West Facing	60-75	40	81	5	6.5	14.7	11.5	8	n/a	32	34.2	13	19.8	34	42.2
51	01	B2	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	West Facing	60-75	40	62	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
52	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	West Facing	48-55	30	42	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
53	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	West Facing	48-55	30	48	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8

54	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	West Facing	48-55	30	48	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
55	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	West Facing	48-55	30	42	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
64	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	West Facing	48-55	30	42	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
65	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	West Facing	48-55	30	48	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
66	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	85.2	2.7 / 2.5	Dual	West Facing	48-55	30	48	4	4.5	14	11.6	n/a	n/a	25	25.6	13	14.7	30	31.8
67	01	C2	Ground/First Floor	2/BED 4P Terraced House (2 storey)	80	86.7	2.7 / 2.5	Dual	West Facing	48-55	30	42	4	4.5	14.3	11.9	n/a	n/a	25	26.2	13	15	30	32.4
68	01	B3	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111.4	2.7 / 2.5	Dual	West Facing	60-75	40	76	5	6.5	14.7	11.5	8	n/a	32	34.2	13	16.8	34	39.2
69	01	B3	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.3	2.7 / 2.5	Dual	West Facing	60-75	40	82	5	6.5	14.7	11.5	8	n/a	32	34.2	13	19.8	34	42.2
86	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	119	5	6.4	13.3	12.1	8.4	n/a	32	33.8	13	17	34	40.6
87	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	130.2	2.7 / 2.5	Dual	West Facing	60-75	40	112	5	5.4	15.1	16.8	8.6	n/a	32	40.5	13	17	34	40.7
88	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	103	5	6.4	13.3	12.2	8.3	n/a	32	33.8	13	17	34	40.7
89	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	80	5	6.4	13.3	12.2	8.3	n/a	32	33.8	13	17	34	40.7
90	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	58	5	6.4	13.3	12.1	8.2	n/a	32	33.6	13	17	34	40.7
91	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	55	5	6.4	13.3	12.1	8.4	n/a	32	33.8	13	17	34	40.6
92	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	130.2	2.7 / 2.5	Dual	West Facing	60-75	40	88	5	5.4	15.1	16.8	8.6	n/a	32	40.5	13	17	34	40.7
93	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	107	5	6.4	13.3	12.2	8.3	n/a	32	33.8	13	17	34	40.7
94	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	91	5	6.4	13.3	12.2	8.3	n/a	32	33.8	13	17	34	40.7
95	01	E	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	114.4	2.7 / 2.5	Dual	West Facing	60-75	40	88	5	6.4	13.3	12.1	8.2	n/a	32	33.6	13	17	34	40.7
96	01	A	Ground/First Floor	3/BED 5P Semi-Detached House (2 storey)	92	111	2.7 / 2.475	Dual	West Facing	60-75	40	83	5	6.4	14.6	11.5	7.9	n/a	32	34	13	16.8	34	39.3
97	01	A	Ground/First Floor	4/BED 7P Semi-Detached House (2 storey)	110	125.1	2.7 / 2.475	Dual	West Facing	60-75	50	70	6	7.6	13	11.4	12.4	7.9	43	44.7	15	23.7	40	45.8
A1	01	N1	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	214.8	2.7 / 2.475	Dual	North West Facing	60-75	50	213	6	6.7	17.7	15.2	12.4	13	43	58.3	15	28.2	40	63.3
A2	01	K1	Ground/First Floor	4/BED 7P Detached House (2 storey)	110	167.1	2.7 / 2.475	Dual	North West Facing	60-75	50	316	6	9.4	15.6	15.4	15	10.8	43	56.8	15	33	40	62.8
A3	01	K1	Ground/First Floor	4/BED 7P Detached House (2 storey)	110	167.1	2.7 / 2.475	Dual	North West Facing	60-75	50	282	6	9.4	15.6	15.4	15	10.8	43	56.8	15	33	40	62.8
A4	01	N1	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	214.8	2.7 / 2.475	Dual	North West Facing	60-75	50	180	6	6.7	17.7	15.2	12.4	13	43	58.3	15	28.2	40	63.3
A5	01	S1	Ground/First Floor	4/BED 7P Detached House (2 storey)	110	179	2.7 / 2.475	Dual	West Facing	60-75	50	174.2	6	7.7	21	11.4	12.5	10.8	43	55.7	15	19.8	40	56.4
A6	01	S1	Ground/First Floor	4/BED 7P Detached House (2 storey)	110	179	2.7 / 2.475	Dual	West Facing	60-75	50	142.1	6	7.7	21	11.4	12.5	10.8	43	55.7	15	19.8	40	56.4
A7	01	J1	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	North Facing	60-75	50	250	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59
A8	01	J2	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	North Facing	60-75	50	250	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59
A9	01	J1	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	North East Facing	60-75	50	238	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59
A10	01	J2	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	North East Facing	60-75	50	234	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59
A11	01	J2	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	East Facing	60-75	50	246	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59
A12	01	J1	Ground/First Floor	4/BED 8P Detached House (2 storey)	110	248.7	3.150 / 2.475	Dual	East Facing	60-75	50	316	6	6	14.8	17.4	13.1	13.8	43	59.1	15	18.8	40	59

65 RESIDENTIAL DWELLINGS

DUAL ASPECT 65

DwellingTotals	Area	sq.m.
Gross Floor Area - 1 BED	0	sq.m.
Gross Floor Area - 2 BED	1980.6	sq.m.
Gross Floor Area - 3 BED (5-Person)	2944.6	sq.m.
Gross Floor Area - 4 BED (7-Person)	1192.6	sq.m.
Gross Floor Area - 4 BED (8-Person)	1921.8	sq.m.
Totals	8039.6	sq.m.

HOUSING QUALITY ASSESSMENT

LISDARAN TOWNLAND, LORETO ROAD, CAVAN TOWN, CAVAN

Colour Key Legend:
D2: Apartment Block
D3: Apartment Block
H: Apartment Block
D5: Apartment Block
D6: Apartment Block
D7: Apartment Block

Notes: This Housing Quality Assessment is based on the Planning Design Standards for Apartments - Guidelines for Planning Authorities, 2025

Apartment Totals	1-Bed	8
	2-Bed (4 Person)	18
	3-Bed (4 Person)	8
	3-Bed (5 Person)	10
Total Units		44



Michael Fitzpatrick
ARCHITECTS

17/04/2026

Unit No.	Qty.	Apartment Type	Location	Duplex Apartment Type	Target Gross Floor Area (sq.m)	Minimum floor area (+10%) (sq.m)	Floor Area Provided (sq.m)	Apartments Achieving 10%	Ceiling Height (m)	Aspect	Orientation	Minimum Private Amenity Space Required (sq.m) as per the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025	O/S Provided (sq.m)	Storage Area Required (sq.m)	Storage Area Provided (In Duplex Apartment)	Bedroom 1	Bedroom 2	Bedroom 3
14	1	D7	Ground/ First Floor	3 BED 5P	90	99	104.2	Yes	2.7 / 2.475	Dual	West Facing	9	39	9	9.9	13.5	12.5	8.7
15	1	D7	First / Second Floor	2 BED 4 P	73	80.3	94.3	Yes	2.475	Dual	West Facing	7	13.7	6	6.5	15.4	11.5	n/a
16	1	D7	Ground/ First Floor	3 BED 5P	90	99	104	Yes	2.7 / 2.475	Dual	West Facing	9	32	9	9.8	13.5	12.5	8.7
17	1	D7	First / Second Floor	2 BED 4 P	73	80.3	94.2	Yes	2.475	Dual	West Facing	7	13.3	6	6.6	15.2	11.5	n/a
18	1	D7	Ground/ First Floor	3 BED 5P	90	99	104.2	Yes	2.7 / 2.475	Dual	West Facing	9	33	9	9.9	13.5	12.5	8.7
19	1	D7	First / Second Floor	2 BED 4 P	73	80.3	94.3	Yes	2.475	Dual	West Facing	7	13.4	6	6.6	15.4	11.5	n/a
20	1	D3	Ground/ First Floor	3 BED 5P	90	99	107.8	Yes	2.7 / 2.475	Dual	North Facing	9	81	9	9.9	13.5	12.5	8.3
21	1	D3	First / Second Floor	2 BED 4 P	73	80.3	90.7	Yes	2.475	Dual	North Facing	7	13.7	6	6.7	14.6	11.5	n/a
22	1	D3	Ground/ First Floor	3 BED 5P	90	99	107.6	Yes	2.7 / 2.475	Dual	North Facing	9	99	9	9.8	13.5	12.5	8.2
23	1	D3	First / Second Floor	2 BED 4 P	73	80.3	90.5	Yes	2.475	Dual	North Facing	7	13.3	6	6.4	16.2	11.5	n/a
24	1	D3	Ground/ First Floor	3 BED 5P	90	99	107.6	Yes	2.7 / 2.475	Dual	North Facing	9	98	9	9.8	13.5	12.5	8.2
25	1	D3	First / Second Floor	2 BED 4 P	73	80.3	90.5	Yes	2.475	Dual	North Facing	7	13.3	6	6.5	15.2	11.5	n/a
26	1	D3	Ground/ First Floor	3 BED 5P	90	99	107.8	Yes	2.7 / 2.475	Dual	North Facing	9	110	9	9.8	13.5	12.5	8.3
27	1	D3	First / Second Floor	2 BED 4 P	73	80.3	90.7	Yes	2.475	Dual	North Facing	7	13.4	6	6.5	15.4	11.5	n/a
28	1	D2	Ground/ First Floor	3 BED 5P	90	99	108	Yes	2.7 / 2.475	Dual	North Facing	9	110	9	9.9	13.5	12.5	8.7
29	1	D2	First / Second Floor	2 BED 4 P	73	80.3	90.3	Yes	2.475	Dual	North Facing	7	13.7	6	6.4	15.4	11.5	n/a
30	1	D2	Ground/ First Floor	3 BED 5P	90	99	107.5	Yes	2.7 / 2.475	Dual	North Facing	9	99	9	9.8	13.5	12.5	8.7
31	1	D2	First / Second Floor	2 BED 4 P	73	80.3	90.3	Yes	2.475	Dual	North Facing	7	13.3	6	6.5	15.2	11.5	n/a
32	1	D2	Ground/ First Floor	3 BED 5P	90	99	108	Yes	2.7 / 2.475	Dual	North Facing	9	64	9	9.8	13.5	12.5	8.7
33	1	D2	First / Second Floor	2 BED 4 P	73	80.3	90.3	Yes	2.475	Dual	North Facing	7	13.4	6	6.5	15.4	11.5	n/a
56	1	H	Ground Floor	1 BED 2P	45	49.5	62.5	Yes	2.7	Dual	West Facing	5	29	3	3.26	11.76	n/a	n/a
57	1	H	First Floor	1 BED 2P	45	49.5	53.97	Yes	2.475	Dual	West Facing	5	5.42	3	3.52	12.47	n/a	n/a
58	1	H	Ground Floor	1 BED 2P	45	49.5	62.5	Yes	2.7	Dual	West Facing	5	27	3	3.26	11.76	n/a	n/a
59	1	H	First Floor	1 BED 2P	45	49.5	53.97	Yes	2.475	Dual	West Facing	5	5.43	3	3.52	12.47	n/a	n/a
60	1	H	Ground Floor	1 BED 2P	45	49.5	62.5	Yes	2.7	Dual	West Facing	5	27	3	3.26	11.76	n/a	n/a
61	1	H	First Floor	1 BED 2P	45	49.5	53.97	Yes	2.475	Dual	West Facing	5	5.42	3	3.52	12.47	n/a	n/a
62	1	H	Ground Floor	1 BED 2P	45	49.5	62.5	Yes	2.7	Dual	West Facing	5	29	3	3.26	11.76	n/a	n/a
63	1	H	First Floor	1 BED 2P	45	49.5	53.97	Yes	2.475	Dual	West Facing	5	5.62	3	3.52	12.47	n/a	n/a
70	1	D6	Ground/ First Floor	3 BED 4P	76	83.6	108.8	Yes	2.7 / 2.475	Dual	South Facing	7	35	6	8.1	10.3	12.5	8.7
71	1	D6	First / Second Floor	2 BED 4 P	73	80.3	93.3	Yes	2.475	Dual	South Facing	7	7.1	6	7.3	14.6	11.5	n/a

72	1	D6	Ground/ First Floor	3 BED 4P	76	83.6	108.8	Yes	2.7 / 2.475	Dual	South Facing	7	70	6	8.1	10.3	12.5	8.7
73	1	D6	First / Second Floor	2 BED 4 P	73	80.3	93.3	Yes	2.475	Dual	South Facing	7	7.1	6	7.3	14.6	11.5	n/a
74	1	D6	Ground/ First Floor	3 BED 4P	76	83.6	108.8	Yes	2.7 / 2.475	Dual	South Facing	7	80	6	8.1	10.3	12.5	8.7
75	1	D6	First / Second Floor	2 BED 4 P	73	80.3	93.3	Yes	2.475	Dual	South Facing	7	7.3	6	7.3	14.6	11.5	n/a
76	1	D6	Ground/ First Floor	3 BED 4P	76	83.6	108.8	Yes	2.7 / 2.475	Dual	South Facing	7	92	6	8.1	10.3	12.5	8.7
77	1	D6	First / Second Floor	2 BED 4 P	73	80.3	93.3	Yes	2.475	Dual	South Facing	7	7.3	6	7.3	14.6	11.5	n/a
78	1	D5	Ground/ First Floor	3 BED 4P	76	83.6	109.8	Yes	2.7 / 2.475	Dual	South Facing	7	91	6	8.1	10.5	12.5	8.7
79	1	D5	First / Second Floor	2 BED 4 P	73	80.3	92.1	Yes	2.475	Dual	South Facing	7	7.4	6	7.3	15.4	11.6	n/a
80	1	D5	Ground/ First Floor	3 BED 4P	76	83.6	109.8	Yes	2.7 / 2.475	Dual	South Facing	7	80	6	8.1	10.5	12.5	8.7
81	1	D5	First / Second Floor	2 BED 4 P	73	80.3	92.1	Yes	2.475	Dual	South Facing	7	7.2	6	7.3	15.4	11.6	n/a
82	1	D5	Ground/ First Floor	3 BED 4P	76	83.6	109.8	Yes	2.7 / 2.475	Dual	South Facing	7	80	6	8.1	10.5	12.5	8.7
83	1	D5	First / Second Floor	2 BED 4 P	73	80.3	92.1	Yes	2.475	Dual	South Facing	7	7.6	6	7.3	15.4	11.6	n/a
84	1	D5	Ground/ First Floor	3 BED 4P	76	83.6	109.8	Yes	2.7 / 2.475	Dual	South Facing	7	76	6	8.1	10.5	12.5	8.7
85	1	D5	First / Second Floor	2 BED 4 P	73	80.3	92.1	Yes	2.475	Dual	South Facing	7	7.4	6	7.3	15.4	11.6	n/a

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44	RESIDENTIAL DUPLEX APARTMENT UNITS
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Apartment Totals	Area	sq.m.
Gross Floor Area - 1 BED	465.88	sq.m.
Gross Floor Area - 2 BED	1657.7	sq.m.
Gross Floor Area - 3 BED (4-Person)	874.4	sq.m.
Gross Floor Area - 3 BED (5-Person)	1066.7	sq.m.
Totals	4,064.68	sq.m.

Apartment Total achieving greater than 10%	1-Bed	8
	2-Bed (4-Person)	18
	3-Bed (4-Person)	8
	3-Bed (5-Person)	10

DUAL ASPECT	44
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Notes: Please note in addition to the storage provided in each apartment outlined above there are 2 no. bulky storage buildings provided in the proposed development. Refer to drawing no. 24174-RCL-MFA-00-ZZ-DR-A-524_P-03_Bulky_Store_01 & 24174-RCL-MFA-00-ZZ-DR-A-525_P-02_Bulky_Store_02.