APARTMENT SCHEDULE SUMMARY - FOR DETAILED BREAKDOWN SEE HQA

UNIT TYPE	NO. OF UNITS	BEDROOM 1 NET	BEDROOM 2 NET	BEDROOM 3	LKD NET	STORAGE NET	EXTERNAL	GFA NET INTERNAL
1B / 2P APT. TYPE A	6	11.6			23	3.1	5.7	49.1
1B / 2P APT. TYPE B	8	11.4			22.5	3.6	5.7	49.5
1B / 2P UD+ APT. TYPE C	1	13			23	3	6.9	55.5
2B / 3P APT. TYPE D	2	13	7.1		28.4	5	6	68.8
2B / 3P APT. TYPE E	5	13	7.1		30.6	5	9	67.3
2B / 3P APT. TYPE F	12	13	7.1		30.6	5	9	68.8
2B / 4P UD APT. TYPE G	1	13	13.3		30	6.1	7	80.3
2B / 4P UD APT. TYPE H	4	13	13.1		30	6.1	8.8	80.3
2B / 4P APT. TYPE I	6	11.4	13		30	6	11	74.7
3B / 6P APT. TYPE J	2	11.4	11.6	13	35.2	10.3	9.8	104.2
3B / 6P APT. TYPE K	6	11.4	13	13	35.4	10.3	9	104.2
SUB-TOTAL	**53**							

AVERAGE/SUM OF EACH APT TYPE

1 B/2 P	2B / 3P	2B/4P	3B/6P	
49.1	68.8	80.3	104.2	
55.5	68.8	80.3	104.2	
49.1	67.3	74.7	104.2	
49.1	68.8	80.3	104.2	
49.1	68.8	74.7	104.2	
49.6	67.3	80.3	104.2	
49.1	68.8	74.7	104.2	
49.1	68.8	80.3	104.2	
49.5	67.3	74.7		
49.1	68.8	74.7		
49.6	68.8	74.7		
49.8	67.3			
49.8	68.8			
49.6	68.8			
49.1	67.3			
	68.8			
	68.8			
	68.8			
	68.8			
746.2	**1299.7**	**849.7**	**833.6**	TOTAL AREA
49.7	**68.4**	**77.2**	**104.2**	AVERAGE SIZE

UNIT MIX

UNIT TYPE	QTY	MIX	AV. SIZE	AREA
1 BED - 2 PERSON	15	28%	49.7	746.2
2 BED - 3 PERSON	19	36%	68.4	1299.7
2 BED - 4 PERSON	11	21%	77.2	849.7
3 BED - 6 PERSON	8	15%	104.2	833.6
SUB-TOTAL	**53**			**3729.2**

GROSS FLOOR AREA BY FLOOR

FLOOR	EXISTING	DEMO FLOOR	RETAINED	PROPOSED
00 - GROUND FLOOR PLAN	468.0	468.0	0.0	702.7
01 - FIRST FLOOR PLAN	566.7	93.0	473.7	709.7
02 - SECOND FLOOR PLAN	551.1	89.5	461.6	709.7
03 - THIRD FLOOR PLAN	566.7	93.0	473.7	709.7
04 - FOURTH FLOOR PLAN	532.4	67.4	465.0	709.7
05 - FIFTH FLOOR PLAN		0.0	0.0	626.9
06 - SIXTH FLOOR PLAN		0.0	0.0	255.5
SUB-TOTAL	**2684.9**	**810.9**	**1874.0**	**4423.8**

DUAL ASPECT

SINGLE ASPECT	0
DUAL ASPECT	53
RATIO	100.0%

PLOT RATIO

	NET SITE	GROSS SITE
SITE AREA	2182.5	
GFA	4423.8	
PLOT RATIO	**2.0**	

SITE COVERAGE

	NET SITE	GROSS SITE
SITE AREA	2182.5	
BUILDING FOORTPRINT	898.3	
SITE COVERAGE	**41%**	

OPEN SPACE

AMENITY TYPE	REQUIRED	PROVIDED	AREA DIFFERENCE
PRIVATE OUTDOOR	338	**420**	82
COMMUNAL AMENITY	338	**260**	-78
COMBINED SUB-TOTAL	676	**680**	**4**
PUBLIC AMENITY	218	**0**	-218

NOTES ON OUTDOOR SPACE PROVIDED:

COMMUNAL AMENITY CALCULATED BASED ON AREA REQ. PER UNIT TYPE. ALLOWANCE FOR REDUCTION IN DCC DP FOR COMMUNAL AMENITY IF SITE IS LESS THAN 2.5HA (SITE AREA 2.2HA). PUBLIC AMENITY RECOMMENDED AS 10% OF SITE AREA - NO PROVISION PROVIDED DUE TO RESTRICTED CITY CENTRE SITE AND CLOSE PROXIMITY TO NUMBER OF PUBLIC PARKS.IN ADDITION TO 260m2 COMMUNAL AMENITEY THERE IS ALSO 250m2 OF PLANTED BUFFER SPACES.

BICYCLE PARKING

TYPE	REQUIRED	PROVIDED	DIFFERENCE
LONG TERM BIKE PARKING	99	99	0
SHORT TERM BIKE PARKING	26.5	14	-12.5

NOTES ON BICYCLE PARKING PROVIDED:

SHORT-TERM BICYCLE PARKING PROVISION: WHILE BELOW THE MAXIMUM ALLOWABLE UNDER THE DCC DEVELOPMENT PLAN, IS CONSIDERED ACCEPTABLE DUE TO THE SITE'S CENTRAL LOCATION AND ITS PROXIMITY

APPLICATION SITE AREA: 2857.58 M2 / 0.285 HECTARES

FREEHOLD OWNERSHIP AREA: 2154.33 M2 / 0.215 HECTARES

NET DEVELOPMENT AREA: 2182.52 M2 / 0.218 HECTARES

10% CALCULATIONS

	MINIMUM STANDARDS								DMFQF/ LDA COMPARISON				
	UNIT BEDSPACES	UNIT AREA (PROVIDED) GROSS	UNIT AREA (MINIMUM) GROSS	COMPLIANT Y/N	UNIT AREA SURPLUS	PERCENTAGE OVER	EXCEED AREA BY MIN. 10%	REASON FOR SURPLUS	UNIT AREA (PER DMFQH/ LDA EXEMPLARS) GROSS	DMFQH/ LDA UNIT EXEMPLAR	UNIT AREA SURPLUS	PERCENTAGE OVER	EXCEED AREA BY MIN. 10%
GROUND FLOOR													
G-A-01	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
G-A-02	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
G-A-03	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
G-A-04	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
G-B-01	2	55.5	45	Y	10.5	23%	Y	UD+	55.6	LDA - TYPE 2C	-0.1	0%	N
G-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
G-B-03	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
	26	**530.9**	**477**	**100%**			**3**		**554**				**0**
FIRST FLOOR													
01-A-01	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
01-A-02	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
01-A-03	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
01-A-04	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
01-A-01	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
01-B-01	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
01-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
01-B-03	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
	31	**617.4**	**568**	**100%**			**2**		**648.1**				**0**
SECOND FLOOR													
02-A-01	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
02-A-02	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
02-A-03	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
02-A-04	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
02-A-05	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
02-B-01	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
02-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
02-B-03	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
	31	**617.4**	**568**	**100%**			**2**		**648.1**				**0**
THIRD FLOOR													
03-A-01	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
03-A-02	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
03-A-03	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
03-A-04	6	104.2	94	Y	10.2	11%	Y	EXISTING 3 BAY	112.6	DMFQH D2 & D3	-8.4	-7%	N
03-A-05	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
03-B-01	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
03-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
03-B-03	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
	31	**617.4**	**568**	**100%**			**2**		**648.1**				**0**
FOURTH FLOOR													
04-A-01	4	80.3	73	Y	7.3	10%	N	UD	80.3	DMFQH A2 & A4	0	0%	N
04-A-02	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
04-A-03	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
04-A-04	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
04-A-05	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
04-A-06	2	49.5	45	Y	4.5	10%	N		52.9	DMFQH A11 & A12	-3.4	-6%	N
04-A-07	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
04-B-01	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
04-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
04-B-03	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
	27	**606.3**	**560**	**100%**			**0**		**634.5**				**0**
FIFTH FLOOR													
05-A-01	3	67.3	63	Y	4.3	7%	N		70	DMFQH A9 & A20	-2.7	-4%	N
05-A-02	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
05-A-03	2	49.8	45	Y	4.8	11%	Y	1.5 BAY NO CHIMNEY	52.9	DMFQH A11 & A12	-3.1	-6%	N
05-A-04	2	49.8	45	Y	4.8	11%	Y	1.5 BAY NO CHIMNEY	52.9	DMFQH A11 & A12	-3.1	-6%	N
05-A-05	2	49.6	45	Y	4.6	10%	N		52.9	DMFQH A11 & A12	-3.3	-6%	N
05-A-06	2	49.1	45	Y	4.1	9%	N		52.9	DMFQH A11 & A12	-3.8	-7%	N
05-B-01	4	74.7	73	Y	1.7	2%	N		79.7	DMFQH A3 & A28	-5	-6%	N
05-B-02	3	68.8	63	Y	5.8	9%	N		70	DMFQH A9 & A20	-1.2	-2%	N
05-B-03	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N
	23	**527.5**	**487**	**100%**			**3**		**554.2**				**0**
SIXTH FLOOR													
06-B-01	4	74.7	73	Y	7.3	10%	N		79.7	DMFQH A3 & A28	-5	-6%	N
06-B-02	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N
06-B-03	3	68.8	63	Y	7.3	12%	Y		70	DMFQH A9 & A20	-1.2	-2%	N
	10	**212.3**	**199**	**100%**			**2**		**219.7**				**0**
	179	**3729**	**3427**	**100%**		**109%**	**14**		**3906.7**			**95%**	**0**

Note: Minimum overall apartment floor areas, reference: DHLGH Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

REVISION	DATE	NOTES	REVISION	DATE	NOTES
A	24/01/2025	PART 8 PLANNING APPLICATION	F		
B	29/04/2025	UPDATE FOR COST SAVING	G		
C	29/05/2025	UPDATED FOR STAGE 2 DHLGH SUBMISSION	H		
D	11/07/2025	PART 8 PLANNING APPLICATION VALIDATION	I		
E	24/07/2025	PART 8 PLANNING APPLICATION	J		

DRG NO: GCD DTA ZZ ZZ DR A PL6002 E

PROJECT: GLOVER COURT ESTATE RENEWAL

DRAWING: SCHEDULE OF ACCOMMODATION

SCALE:	N/A
JOB NO:	GCD
SERIES:	PLANNING APPLICATION
DATE:	29/05/25
DRAWN:	DC
CHECKED:	JM

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