Detailed Schedule of Accomodation

Lot	
Scheme	Proposed Residential Development at Scairt, Greenvalley, Douglas
Bidder	

Total no. of units	25
No. of Houses	9
No. of Apartments	16
Total Public Open Space	13.20%

*Minimum requirements for house types A1, A1(M), A2, A2(M), A3 and A3(M) were based on a 3 bed 6 person dwelling as there is no breakdown of areas for a 4 bed 6 person dwelling within the 2007 Housing Guidelines.

Unit Ref	Unit Type	No. of Storeys	Bedrooms	Bed Spaces	No. of Type - Inter	No. of Type - End	No. of Type - Total	Internal Width (m)	Internal Depth (m)	Floor Area - Gross - Internal (m2)	Minimum Floor Area - Gross - Internal (m2) required as per Guidelines	% Difference	Floor Area - Ground Floor (m2)	Minimum Floor Area - Ground Floor (m2) required as per Guidelines	% Difference	Area (SQM) Living	Minimum Area (SQM) Living required as per Guidelines	% Difference
A1	4 BED SD	2	4	6	0	1	1	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
A1(m)	4 BED SD	2	4	6	0	1	1	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
A2	4 BED TH	2	4	6	0	2	2	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
A2(m)	4 BED TH	2	4	6	0	2	2	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
A3	4 BED TH	2	4	6	2	0	2	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
A3(m)	4 BED TH	2	4	6	1	0	1	5900	9315	109.8	100	9.80%	54.9	N/A	N/A	15	15	0.00%
B1	1 BED APT	1	1	2	0	1	1	5450	10320	49.4	45	9.80%	49.4	N/A	N/A	N/A	N/A	N/A
B1(m)	1 BED APT	1	1	2	0	1	1	5450	10320	49.4	45	9.80%	49.4	N/A	N/A	N/A	N/A	N/A
B2	2 BED DUP	2	2	4	0	1	1	5450	8400	86.7	80*	8.30%	40.9	N/A	N/A	N/A	N/A	N/A
B2(m)	2 BED DUP	2	2	4	0	1	1	5450	8400	86.7	80*	8.30%	40.9	N/A	N/A	N/A	N/A	N/A
C1	1 BED APT	1	1	2	3	0	3	5450	10320	49.4	45	9.80%	49.4	N/A	N/A	N/A	N/A	N/A
C1(m)	1 BED APT	1	1	2	3	0	3	5450	10320	49.4	45	9.80%	49.4	N/A	N/A	N/A	N/A	N/A
C2	2 BED DUP	2	2	4	3	0	3	5450	8400	86.7	80*	8.30%	40.9	N/A	N/A	N/A	N/A	N/A
C2(m)	2 BED DUP	2	2	4	3	0	3	5450	8400	86.7	80*	8.30%	40.9	N/A	N/A	N/A	N/A	N/A

SPACE STANDARDS

* Under the direction of Chris Ralphs, the 2 Bed Duplex Apartment space standards are based on the 2 bed 4 person Housing Standards (2007 Quality Housing for Sustainable Communities). To keep in line with higher quality standards, storage has been over allocated for these units to meet the minimum standards set out in the Sustainable Urban Housing: Design Standards for New Apartments 2020. Private Amenity Space allocation has been kept in line with the minimum standards set out in the Sustainable Urban Housing: Design Standards for New Apartments 2020.

TO BE SUBMITTED IN BOTH PDF FORMAT AND EXCEL FORMAT

REQUIREMENTS PER UNIT TYPE AS PER GUIDELINES 1 and 2

Guidelines to be included for reference as per unit type to comply with 1. Sustainable Urban Housing: Design Standards for New Apartments 2018 and 2. Quality Housing for Sustainable Communities 2007

Area (SQM) Kitchen/Dining	Minimum Area (SQM) Kitchen/Dining required as per Guidelines	% Difference	Area (SQM) Agg Living/Dining/ Kitchen	Minimum Area (SQM) Agg Living/Dining/Kitchen as per Guidelines	% Difference	Area (SQM) Bed 1	Minimum Area (SQM) Bed 1 required as per Guidelines	% Difference	Area (SQM) Bed 2	Minimum Area (SQM) Bed 2 required as per Guidelines	% Difference	Area (SQM) Bed 3	Minimum Area (SQM) Bed 3 required as per Guidelines	% Difference	Area (SQM) Bed 4	Minimum Area (SQM) Bed 4 required as per Guidelines	% Difference	Area (SQM) Agg Bed	Minimum Area (SQM) Agg Bed required as per Guidelines
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
22	N/A	N/A	37	37	0.00%	13	13	0.00%	11.4	11.4	0.00%	8.8	7.1	23.90%	8	7.1	12.70%	41.2	38.6
N/A	N/A	N/A	23	23	0.00%	11.4	11.4	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4
N/A	N/A	N/A	23	23	0.00%	11.4	11.4	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4
N/A	N/A	N/A	30	30	0.00%	15.3	13	17.70%	11.7	11.4	2.60%	N/A	N/A	N/A	N/A	N/A	N/A	27	24.4
N/A	N/A	N/A	30	30	0.00%	15.3	13	17.70%	11.7	11.4	2.60%	N/A	N/A	N/A	N/A	N/A	N/A	27	24.4
N/A	N/A	N/A	23	23	0.00%	11.4	11.4	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4
N/A	N/A	N/A	23	23	0.00%	11.4	11.4	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.4	11.4
N/A	N/A	N/A	30	30	0.00%	15.3	13	17.70%	11.7	11.4	2.60%	N/A	N/A	N/A	N/A	N/A	N/A	27	24.4
N/A	N/A	N/A	30	30	0.00%	15.3	13	17.70%	11.7	11.4	2.60%	N/A	N/A	N/A	N/A	N/A	N/A	27	24.4

% Difference	Area (SQM) Storage	Minimum Area (SQM) Storage required as per Guidelines	% Difference	Area (SQM) Private Amenity Space	Minimum Area (SQM) Private Amenity required as per Guidelines Space	% Difference	Minimum width (m) - Bed 1	Minimum width (m) - Bed 2	Minimum width (m) - Bed 3	Minimum width (m) - Bed 4	Dual Aspect (yes / no)
6.70%	6	6	0.00%	86	60	43%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	78	60	30%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	82-85	60	36-41%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	64-82	60	6-36%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	61-63	60	1-5%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	62.5	60	4%	3295	3150	2650	2100	Yes
0.00%	3	3	0.00%	46.9	5	838%	2800	N/A	N/A	N/A	Yes
0.00%	3	3	0.00%	54.4	5	990%	2800	N/A	N/A	N/A	Yes
10.60%	6	6	0.00%	8.3	7	18%	3100	3300	N/A	N/A	Yes
10.60%	6	6	0.00%	8.3	7	18%	3100	3300	N/A	N/A	Yes
0.00%	3	3	0.00%	25.6	5	412%	2800	N/A	N/A	N/A	Yes
0.00%	3	3	0.00%	25.6	5	412%	2800	N/A	N/A	N/A	Yes
10.60%	6	6	0.00%	8.3	7	18%	3100	3300	N/A	N/A	Yes
10.60%	6	6	0.00%	8.3	7	18%	3100	3300	N/A	N/A	Yes
6.70%	6	6	0.00%	78	60	30%	3295	3150	2650	2100	Yes
6.70%	6	6	0.00%	86	60	43%	3295	3150	2650	2100	Yes