

Rev A	22/05/2025
Project:	23039
Client:	Goldenport
No. of Pages:	5

HOUSES & DUPLEXES																										
DWELLING TYPE / NO. OF PERSONS	Count	* Target GFA	GFA Unit	* Minimum aggregate living area	Proposed aggregate living area	* Minimum Aggregate bedroom area	Proposed aggregate bedroom area	Bed 1 m ²	Bed 2 m ²	Bed 3 m ²	Bed 4 m ²	* Required Storage m ²	Proposed Dedicated Storage m ²	Private Open Space m ² (Sustainable & Compact Settlements Guidelines, 3.2)	Proposed Garden / Balcony m ²	* Floor to Ceiling Height	Proposed Floor to Ceiling Height	* Dual Aspect	Proposed Dual Aspect	* Maximum Car Parking Space from Development Plan (maximum)	Proposed Car Parking Space	* Bike Parking Space from Development Plan	Proposed Bike Parking Space	* Communal Amenity	Proposed Communal Amenity	
(Part V units highlighted in pink)																										
House Type B 4 Bed 6P 2.5 Storey	2																									
32		92	160	40	40.1	43	49.1	17.5	13.3	18.3	n/a	6	11.3	50	57.2	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a	
33		92	160	40	40.1	43	49.1	17.5	13.3	18.3	n/a	6	11.3	50	57.2	2.4	2.62	50%	100%	1	1	4	2	n/a	n/a	
House Type C 3 Bed 6P 2.5 Storey	4																									
1		92	149.7	34	36.1	32	42.4	14.7	12.7	15	n/a	5	7.8	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
2		92	149.7	34	36.1	32	42.4	14.7	12.7	15	n/a	5	7.8	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
28		92	149.7	34	36.1	32	42.4	14.7	12.7	15	n/a	5	7.8	40	52.4	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
29		92	149.7	34	36.1	32	42.4	14.7	12.7	15	n/a	5	7.8	40	50.5	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
House Type E 3 Bed 6P 2.5 Storey	4																									
21		92	162.5	34	36.9	32	34.9	14.5	12.8	7.6	23	5	9.3	40	63.8	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
22		92	162.5	34	36.9	32	34.9	14.5	12.8	7.6	23	5	9.3	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
23		92	162.5	34	36.9	32	34.9	14.5	12.8	7.6	23	5	9.3	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
24		92	162.5	34	36.9	32	34.9	14.5	12.8	7.6	23	5	9.3	40	63.7	2.4	2.62	50%	100%	1	1	3	2	n/a	n/a	
Duplex Type 1 - Ground Floor 1 Bed 2P 1 storey	4																									
3		44	58.6	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
19		44	58.6	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
36		44	58.6	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
54		44	58.6	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
Duplex Type 2 - Ground Floor 1 Bed 2P 1 storey	11																									
5		44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
7		44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
9		44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
11		44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	
17		44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1	

38	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
40	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
50	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
52	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
63	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
65	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
Duplex Type 3 - Ground Floor 1 Bed 2P 1 storey		2																						
42	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
48	44	58.8	23	25.7	11	15.5	15.5	n/a	n/a	n/a	3	4.6	5	9.9	2.4	2.8	50%	100%	0.5	1	1	2	5	9.1
Duplex Type 1 - Upper Floors 3 Bed 5P 2 Storey		4																						
4	92	119.4	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10.1	2.4	2.55	50%	100%	1	1	3	2	9	9.1
20	92	119.4	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10.7	2.4	2.55	50%	100%	1	1	3	2	9	9.1
37	92	119.4	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.9	2.4	2.55	50%	100%	1	1	3	2	9	9.1
55	92	119.4	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.9	2.4	2.55	50%	100%	1	1	3	2	9	9.1
Duplex Type 2 - Upper Floors 3 Bed 5P 2 Storey		11																						
6	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10	2.4	2.55	50%	100%	1	1	3	2	9	9.1
8	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10	2.4	2.55	50%	100%	1	1	3	2	9	9.1
10	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10	2.4	2.55	50%	100%	1	1	3	2	9	9.1
12	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10	2.4	2.55	50%	100%	1	1	3	2	9	9.1
18	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	10.2	2.4	2.55	50%	100%	1	1	3	2	9	9.1
39	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.6	2.4	2.55	50%	100%	1	1	3	2	9	9.1
41	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.6	2.4	2.55	50%	100%	1	1	3	2	9	9.1
51	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.6	2.4	2.55	50%	100%	1	1	3	2	9	9.1
53	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.6	2.4	2.55	50%	100%	1	1	3	2	9	9.1
64	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	11.7	2.4	2.55	50%	100%	1	1	3	2	9	9.1
66	92	119.1	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	11.7	2.4	2.55	50%	100%	1	1	3	2	9	9.1
Duplex Type 3 - Upper Floors 3 Bed 5P 2 Storey		2																						
43	92	119.2	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.6	2.4	2.55	50%	100%	1	1	3	2	9	9.1
49	92	119.2	34	36.9	32	32.4	13.6	11.6	7.2	n/a	9	9.3	9	9.7	2.4	2.55	50%	100%	1	1	3	2	9	9.1
Total	44	4593.7																						

Please note only houses included in this amendment application are shown in this HQA.

Unit Mix:	Number of Houses	Cumulative Floor Area
39% 1 Bed units	17	17 x varies =998.8m ²
0% 2 Bed units	0	0 x 95m ² =0m ²
57% 3 Bed units	25	25 x varies = 3275m ²
4% 4 Bed units	2	2 x 160m ² = 320m ²
Total 100%	44	Total 4593.8m²