



Issued by: Butler Cammoranesi architects

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Project Redforge Road
Document: Housing Quality Assessment
Document No.: 19082_A_SCHDL-01

Project No.: 19082
Rev.: A Date 03/09/2021

Sustainable Urban Housing - Design Standards for New Apartments [March 2018]

Table with 2 columns: Room Type, Area (sqm). Rows include Studio (37 sqm), One bedroom (45 sqm), Two bedrooms (3 person) (63 sqm), Two bedrooms (4 person) (73 sqm), Three bedrooms (90 sqm).

Table with 3 columns: Room Type, Width of KLD, Aggregate area KLD. Rows include Studio (4 m, 30 sqm), One bedroom (3.3 m, 23 sqm), Two bedrooms (3 person) (3.6 m, 28 sqm), Two bedrooms (4 person) (3.6 m, 30 sqm), Three bedrooms (3.8 m, 34 sqm).

Table with 3 columns: Room Type, Min. Width, Min. Floor Area. Rows include Studio (4 m, 30 sqm), Single bedroom (2.1 m, 7.1 sqm), Double bedroom (2.8 m, 11.4 sqm), Twin bedroom (2.8 m, 13 sqm).

Table with 2 columns: Room Type, Area (sqm). Rows include Studio (3 sqm), One bedroom (3 sqm), Two bedrooms (3 person) (5 sqm), Two bedrooms (4 person) (6 sqm), Three bedrooms or more (9 sqm).

Table with 2 columns: Room Type, Area (sqm). Rows include Studio (4 sqm), One bedroom (5 sqm), Two bedrooms (3 person) (6 sqm), Two bedrooms (4 person) (7 sqm), Three bedrooms or more (9 sqm).

Main data table with columns for Apt Code, Bedrooms Count, Apt Gross Internal Area, Min Required Overall Apt. Area, Ceiling Height, Kitchen/Living/Dining Code, Kitchen/Living/Dining Width, Kitchen/Living/Dining Minimum Width Required, Kitchen Living Dining Area, Kitchen/Living/Dining Minimum Area Required, Bedroom No.1 Code, Bedroom No.1 Type, Bedroom No.1 Width, Bedroom No.1 Width Minimum Width Required, Bedroom No.1 Area, Bedroom No.1 Width Minimum Area Required, Bedroom No.2 Code, Bedroom No.2 Type, Bedroom No.2 Width, Bedroom No.2 Width Minimum Width Required, Bedroom No.2 Area, Bedroom No.2 Width Minimum Area Required, Storage Area, Storage Area - Minimum Required, Private Amenity Space (Balcony Area), Private Amenity Space - Minimum Required, Bathroom Area. Rows are grouped by floor: GROUND FLOOR [GF], FIRST FLOOR [1F], SECOND FLOOR [2F].



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Table with 2 columns: Min. Overall Apts. Floor Areas, and rows for Studio, One bedroom, Two bedrooms (3 person), Two bedrooms (4 person), Three bedrooms.

Table with 3 columns: Min. widths for main KLD and Min aggregate floor Areas for KLD, Width of KLD, Aggregate area KLD. Rows for Studio, One bedroom, Two bedrooms (3 person), Two bedrooms (4 person), Three bedrooms.

Table with 3 columns: Min. Bedroom Widths and Areas, Min. Width, Min. Floor Area. Rows for Studio, Single bedroom, Double bedroom, Twin bedroom.

Table with 2 columns: Min. Storage Space Requirements, and rows for Studio, One bedroom, Two bedrooms (3 person), Two bedrooms (4 person), Three bedrooms or more.

Table with 2 columns: Min. Floor Areas for Private Amenity Space, and rows for Studio, Two bedrooms (3 person), Two bedrooms (4 person), Three bedrooms or more.

Main data table with columns: Apt Code, Bedrooms Count, Apt Gross Internal Area (GIA), Min Required Overall Apt. Area (sqm)(GIA), Ceiling Height, Kitchen / Living / Dining Code, Kitchen / Living / Dining Width, Kitchen / Living / Dining Minimum Width Required, Kitchen Living Dining Area, Kitchen / Living / Dining Minimum Area Required, Bedroom No.1 Code, Bedroom No.1 Type, Bedroom No.1 Width, Bedroom No.1 Width Minimum Width Required, Bedroom No.1 Area, Bedroom No.1 Width Minimum Area Required, Bedroom No.2 Code, Bedroom No.2 Type, Bedroom No.2 Width, Bedroom No.2 Width Minimum Width Required, Bedroom No.2 Area, Bedroom No.2 Width Minimum Area Required, Storage Area, Storage Area - Minimum Required, Private Amenity Space (Balcony Area), Private Amenity Space - Minimum Required, Bathroom Area. Rows include 3rd floor (20 units), 4th floor (14 units), and totals.



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Min. Overall Apts. Floor Areas:	
Studio	37 sqm
One bedroom	45 sqm
Two bedrooms (3 person)	63 sqm
Two bedrooms (4 person)	73 sqm
Three bedrooms	90 sqm

Min. widths for main KLD and Min aggregate floor Areas for KLD		
	Width of KLD	Aggregate area KLD
Studio	4 m	30 sqm
One bedroom	3.3 m	23 sqm
Two bedrooms (3 person)	3.6 m	28 sqm
Two bedrooms (4 person)	3.6 m	30 sqm
Three bedrooms	3.8 m	34 sqm

Min. Bedroom Widths and Areas		
	Min. Width	Min. Floor Area
Studio	4 m	30 sqm
Single bedroom	2.1 m	7.1 sqm
Double bedroom	2.8 m	11.4 sqm
Twin bedroom	2.8 m	13 sqm

Min. Storage Space Requirements	
Studio	3 sqm
One bedroom	3 sqm
Two bedrooms (3 person)	5 sqm
Two bedrooms (4 person)	6 sqm
Three bedrooms or more	9 sqm

Min. Floor Areas for Private Amenity Space	
Studio	4 sqm
One bedroom	5 sqm
Two bedrooms (3 person)	6 sqm
Two bedrooms (4 person)	7 sqm
Three bedrooms or more	9 sqm

	Apt Code	Bedrooms Count	Apt Gross Internal Area (sqm) (GIA)	Min Required Overall Apt. Area (sqm)(GIA)	Ceiling Height	Kitchen / Living / Dining Code	Kitchen / Living / Dining Width	Kitchen / Living / Dining Minimum Width Required	Kitchen Living Dining Area	Kitchen / Living / Dining Minimum Area Required	Bedroom No.1					Bedroom No.2					Storage Area	Storage Area - Minimum Required	Private Amenity Space (Balcony Area)	Private Amenity Space - Minimum Required	Bathroom Area		
											Bedroom No.1 Code	Bedroom No.1 Type	Bedroom No.1 Width	Bedroom No.1 Width Minimum Width Required	Bedroom No.1 Area	Bedroom No.1 Width Minimum Area Required	Bedroom No.2 Code	Bedroom No.2 Type	Bedroom No.2 Width	Bedroom No.2 Width Minimum Width Required						Bedroom No.2 Area	Bedroom No.2 Width Minimum Area Required
FIFTH FLOOR [5F]																											
	APT.05F.01	2	76	73	2700	KLD.05F.01	4.7	3.6	32	30	Rm.05F.01-01	Double	2.8	2.8	12.7	11.4	Rm.05F.01-02	Double	2.8	2.8	12.7	11.4	5.7	6.0	4.7	7.0	4.0
	APT.05F.02	2	76	73	2700	KLD.05F.02	4.7	3.6	30	30	Rm.05F.02-01	Double	2.9	2.8	11.7	11.4	Rm.05F.02-02	Double	2.8	2.8	12.7	11.4	6.2	6.0	6.3	7.0	4.8
	APT.05F.03	1	49	45	2700	KLD.05F.03	3.6	3.3	23	23	Rm.05F.03-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.04	1	49	45	2700	KLD.05F.04	3.6	3.3	23	23	Rm.05F.04-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.05	1	49	45	2700	KLD.05F.05	3.6	3.3	23	23	Rm.05F.05-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.06	2	76	73	2700	KLD.05F.06	4.7	3.6	30	30	Rm.05F.06-01	Double	2.8	2.8	12.7	11.4	Rm.05F.06-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
	APT.05F.07	2	76	73	2700	KLD.05F.07	4.7	3.6	30	30	Rm.05F.07-01	Double	2.8	2.8	12.7	11.4	Rm.05F.07-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
	APT.05F.08	1	49	45	2700	KLD.05F.08	3.6	3.3	23	23	Rm.05F.08-01	Double	3.2	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.09	1	49	45	2700	KLD.05F.09	3.6	3.3	23	23	Rm.05F.09-01	Double	3.2	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.10	1	49	45	2700	KLD.05F.10	3.6	3.3	23	23	Rm.05F.10-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.11	1	49	45	2700	KLD.05F.11	3.6	3.3	23	23	Rm.05F.11-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.12	1	49	45	2700	KLD.05F.12	3.6	3.3	23	23	Rm.05F.12-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	3.1	3.0	4.7	5.0	4.0
	APT.05F.13	1	49	45	2700	KLD.05F.13	3.6	3.3	24	23	Rm.05F.13-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.05F.14	1	48	45	2700	KLD.05F.14	4.7	3.6	30	30	Rm.05F.14-01	Double	3.3	2.8	12.0	11.4	/	/	/	/	/	/	2.4	3.0	9.4	5.0	4.0
5F TOTAL	14	18	793																								
SIXTH FLOOR [6F]																											
	APT.06F.01	2	76	73	2700	KLD.06F.01	4.7	3.6	32	30	Rm.06F.01-01	Double	2.8	2.8	12.7	11.4	Rm.06F.01-02	Double	2.8	2.8	12.7	11.4	5.7	6.0	4.7	7.0	4.0
	APT.06F.02	2	76	73	2700	KLD.06F.02	4.7	3.6	30	30	Rm.06F.02-01	Double	2.9	2.8	11.7	11.4	Rm.06F.02-02	Double	2.8	2.8	12.7	11.4	6.2	6.0	6.3	7.0	4.8
	APT.06F.03	1	49	45	2700	KLD.06F.03	3.6	3.3	24	23	Rm.06F.03-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.06F.04	1	49	45	2700	KLD.06F.04	3.6	3.3	24	23	Rm.06F.04-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.06F.05	1	49	45	2700	KLD.06F.05	3.6	3.3	24	23	Rm.06F.05-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.06F.06	2	76	73	2700	KLD.06F.06	4.7	3.6	30	30	Rm.06F.06-01	Double	2.8	2.8	12.7	11.4	Rm.06F.06-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
	APT.06F.07	2	76	73	2700	KLD.06F.07	4.7	3.6	30	30	Rm.06F.07-01	Double	2.8	2.8	12.7	11.4	Rm.06F.07-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
6F TOTAL	7	11	451																								
SEVENTH FLOOR [7F]																											
	APT.07F.01	2	76	73	2700	KLD.07F.01	4.7	3.6	32	30	Rm.07F.01-01	Double	2.8	2.8	12.7	11.4	Rm.07F.01-02	Double	2.8	2.8	12.7	11.4	5.7	6.0	4.7	7.0	4.0
	APT.07F.02	2	76	73	2700	KLD.07F.02	4.7	3.6	30	30	Rm.07F.02-01	Double	2.9	2.8	11.7	11.4	Rm.07F.02-02	Double	2.8	2.8	12.7	11.4	6.2	6.0	6.3	7.0	4.8
	APT.07F.03	1	49	45	2700	KLD.07F.03	3.6	3.3	23	23	Rm.07F.03-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.07F.04	1	49	45	2700	KLD.07F.04	3.6	3.3	23	23	Rm.07F.04-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.07F.05	1	49	45	2700	KLD.07F.05	3.6	3.3	23	23	Rm.07F.05-01	Double	3.3	2.8	12.1	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.07F.06	2	76	73	2700	KLD.07F.06	4.7	3.6	30	30	Rm.07F.06-01	Double	2.8	2.8	12.7	11.4	Rm.07F.06-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
	APT.07F.07	2	76	73	2700	KLD.07F.07	4.7	3.6	30	30	Rm.07F.07-01	Double	2.8	2.8	12.7	11.4	Rm.07F.07-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
7F TOTAL	7	11	451																								
EIGHTH FLOOR [8F]																											
	APT.08F.01	2	76	73	2700	KLD.08F.01	4.7	3.6	32	30	Rm.08F.01-01	Double	2.8	2.8	12.7	11.4	Rm.08F.01-02	Double	2.8	2.8	12.7	11.4	5.7	6.0	4.7	7.0	4.0
	APT.08F.02	2	76	73	2700	KLD.08F.02	4.7	3.6	30	30	Rm.08F.02-01	Double	2.9	2.8	11.7	11.4	Rm.08F.02-02	Double	2.8	2.8	12.7	11.4	6.2	6.0	6.3	7.0	4.8
	APT.08F.03	1	49	45	2700	KLD.08F.03	3.6	3.3	24	23	Rm.08F.03-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.08F.04	1	49	45	2700	KLD.08F.04	3.6	3.3	24	23	Rm.08F.04-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.08F.05	1	49	45	2700	KLD.08F.05	3.6	3.3	24	23	Rm.08F.05-01	Double	3.3	2.8	11.4	11.4	/	/	/	/	/	/	4.0	3.0	4.7	5.0	4.0
	APT.08F.06	2	76	73	2700	KLD.08F.06	4.7	3.6	30	30	Rm.08F.06-01	Double	2.8	2.8	12.7	11.4	Rm.08F.06-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
	APT.08F.07	2	76	73	2700	KLD.08F.07	4.7	3.6	30	30	Rm.08F.07-01	Double	2.8	2.8	12.7	11.4	Rm.08F.07-02	Double	2.9	2.8	11.7	11.4	5.5	6.0	6.3	7.0	4.8
8F TOTAL	7	11	451																								

GRAND TOTALS - Residential Units				
Apartments No.	114	Bedrooms No.	151	Total Apts. Area 6613 sqm