

Railpark Duplex Block - Residential Quality Audit															
Quality Housing for Sustainable Communities Required Minimum Floor Areas & Standards Private Open space requirement from Railpark West LRD		Duplex Block - 3 Bed Units													
		Unit Type	Minimum Floor Area	Minimum Width of Living/Dining Room	Aggregate Floor Area of Living/Dining/Kitchen	Minimum Width Bedroom 1 (Double)	Minimum Floor Area of Bedroom 1 (Double)	Minimum Width Bedroom 2 (Double)	Minimum Floor Area of Bedroom 2 (Double)	Minimum Width Bedroom 3 (Single)	Minimum Floor Area of Bedroom 3 (Single)	Min. Storage Space	Min. Amenity Space	Dual Aspect	Exceeds Min Floor Area By 10%
Unit Type	No. Of Type	3 Bed - 5 Person	90 m ²	3.8m	34.0m ²	2.8m	13 m ²	2.8m	11.4 m ²	2.1m	7.1 m ²	9 m ²	9 m ²	Yes/No	Yes/No
D1	1	3 Bed - 5 Person	109.6 m ²	3.8m	34.1m ²	3.1m	13.0 m ²	3.8m	11.4 m ²	2.2m	8.9 m ²	11.4 m ²	12.2 m ²	Yes	Yes
D2	1	3 Bed - 5 Person	118.8m ²	3.8m	38.0 m ²	2.8 m	14.7 m ²	3.4m	12.9m ²	3.0m	8.3 m ²	9.2 m ²	23.8 m ²	Yes	Yes
D3	2	3 Bed - 5 Person	109.4m ²	3.8m	36.0m ²	3.8m	13.0m ²	3.2m	11.4 m ²	3.0m	7.1 m ²	9.0m ²	26.1m ²	Yes	Yes

Total	4
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Quality Housing for Sustainable Communities Required Minimum Floor Areas & Standards Private Open space requirement from Railpark West LRD		Duplex Block - 2 Bed Units													
		Unit Type	Minimum Floor Area	Minimum Width of Living/Dining Room	Aggregate Floor Area of Living/Dining/Kitchen	Minimum Width Bedroom 1 (Double)	Minimum Floor Area of Bedroom 1 (Double)	Minimum Width Bedroom 2 (Double)	Minimum Floor Area of Bedroom 2 (Double)	-	-	Min. Storage Space	Min. Amenity Space	Dual Aspect	Exceeds Min Floor Area By 10%
Unit Type	No. Of Type	2 Bed - 4 Person	73 m ²	3.6m	30m ²	2.8m	13 m ²	2.8m	11.4 m ²	-	-	6 m ²	7 m ²	Yes/No	Yes/No
D4	1	2 Bed - 4 Person	100.1m ²	4.0m	40.7 m ²	4.1m	15.2m ²	4.0m	12.9m ²	-	-	7.9 m ²	7.0 m ²	Yes	Yes
D5	1	2 Bed - 4 Person	108.0m ²	3.6m	46.1 m ²	3.4m	16.1 m ²	3.3m	11.5 m ²	-	-	9.6 m ²	7.1 m ²	Yes	Yes

Total	2
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Quality Housing for Sustainable Communities Required Minimum Floor Areas & Standards Private Open space requirement from Railpark West LRD		Duplex Block - 1 Bed Unit													
		Unit Type	Minimum Floor Area	Minimum Width of Living/Dining Room	Aggregate Floor Area of Living/Dining/Kitchen	Minimum Width Bedroom 1 (Double)	Minimum Floor Area of Bedroom 1 (Double)	-	-	-	-	Min. Storage Space	Min. Amenity Space	Dual Aspect	Exceeds Min Floor Area By 10%
Unit Type	No. Of Type	1 Bed - 2 Person	45 m ²	3.3m	23 m ²	2.8m	11.4 m ²	-	-	-	-	3 m ²	5 m ²	Yes/No	Yes/No
D6	2	1 Bed - 2 Person	54.7m ²	3.5m	23.1 m ²	3.0m	11.8 m ²	-	-	-	-	3.3 m ²	5.1 m ²	Yes	Yes

Total	2
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