Housing Quality Assessment

Project: 25003 - 14-15 Fitzwilliam Quay

Revision: 01 - 09/03/2026

desiun architects

Location		Standard	Metric	Type A	Type B	Type C	Type D	Type E	Type F	Type G	Comments
Minimum overall floor area											
	1	One bedroom apartment	45sqm	Y	Y	Y	Y	Y	Y	Y	All above 45sqm (49-55sqm - Dr.2050)
Living/Dining Rooms											
	1	Minimum width	3.3m	Y	Y	Y	Y	Y	Y	Y	All over 4m, refer to Dr.2005-2015
	2	Aggregate floor area of living/dining/kitchen	23sqm	25sqm	25sqm	27.5sqm	30sqm	23sqm	22sqm	23sqm	See note (iv)
Bedroom											
	1	Minimum width - double/twin	2.8m	Y	Y	Y	Y	Y	Y	Y	Unit F at 2.8m, all others over 3m
	2	Minimum floor area	11.4sqm	Y	Y	Y	Y	Y	Y	Y	Unit F at 11.5sqm, all others 13-14sqm
Storage											
	1	One bedroom	3sqm	Y	Y	Y	Y	Y	Y	Y	
Community Amenity Space											
	1	Private Amenity Space	5sqm, where provided	Y	Y	Y	Y	Y	Y	Y	75sqm required, circa 150sqm provided (Refer to Landscape Plan)
Private Amenity Space											
	1	One bedroom private amenity space	5sqm	N/A	N/A	N/A	N/A	N/A	N/A	N/A	See note (ii) below

Notes

(i) *This checklist follows the minimum standards described in 'Appendix 1 - Minimum Floor Areas and Standards' 'Planning Design Standards for Apartments, Guidelines for Planning Authorities' (2020-present amendments)*

(ii) *Section 3.35 – Private Amenity Space: "For apartment schemes in central urban locations, particularly those involving the refurbishment of existing buildings, the requirement for private amenity space may be relaxed in part or whole, on a case-by-case basis, subject to the overall design quality and residential amenity provided." No balconies are proposed to the existing building*

(iii) *Refer also to the Universal Design Checklist which demonstrates UD standards, based on 'Internal Layout Checklist for Universal Design Homes' (published 2025)*

(iv) *Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas*