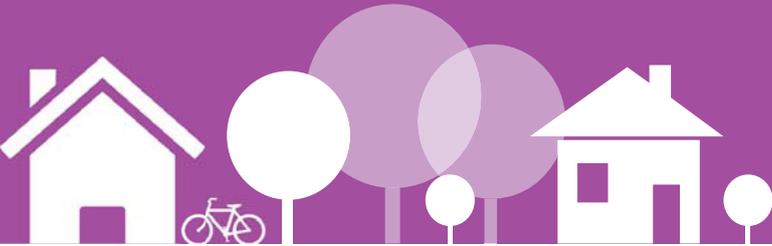


South Dublin County Council  
Adamstown SDZ Planning Scheme 2014  
Proposed Amendments 1-4



Submission to An Bord Pleanála  
May 2017



**Adamstown**

## Table of Contents

1. Introduction	Page 2
2. Background and Context	Page 3
3. Reasons for Proposed Amendments to 2014 SDZ Planning Scheme	Page 4
4. Compliance with Section 170A of the Planning and Development Act 2000 amended	Page 5
4.1 Planning Scheme Objectives	Page 5
4.2 Existing Developments	Page 6
4.3 Impact on Floor Area and Density	Page 7
4.4 Impact on Amenity of the Area	Page 8
5. Conclusion	Page 9
6. Appendix 1: Proposed Amendments to 2014 SDZ Planning Scheme	Page 10
7. Appendix 2: Planning Scheme Amendment - Impact Analysis	Page 16
8. Appendix 3: Planning Scheme Amendment – Detailed Impact Analysis	Page 18

## 1. Introduction

South Dublin County Council, as the specified Development Agency for Adamstown Strategic Development Zone (SDZ) (Figure 1), designated under Government Order S.I. 272 of 2001, make this application to An Bord Pleanála, to amend the approved Adamstown Planning Scheme 2014 under Section 170A of the Planning and Development Act 2000 (as amended). The proposed amendments relate to the alignment of the Planning Scheme with National Government policy relating to house and apartment sizes.

Since the approval of the Planning Scheme in 2014, the Department of Environment, Community and Local Government<sup>1</sup> has published *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (2015) and the subsequent Circular PL 11/2016 APH 5/2016. Specific planning policy requirements (SPPR's) contained in these Guidelines supersede the approved Planning Scheme. The application of the policy standards in these Guidelines result in inconsistencies within the approved Planning Scheme, which require clarification and amendment.

The proposed amendments also relate to minimum house size, in accordance with the Department of the Environment, Heritage and Local Government's *Quality Housing for Sustainable Communities-Design Guidelines* (2007). The minimum floor areas for houses in the Planning Scheme currently align with only the upper limit of the floor area range provided for within the Guidelines. It is proposed to align the floor areas with all ranges within the Guidelines (not just the maximum as currently proposed) and to clarify the text associated with this objective, to ensure there is no ambiguity in the implementation of the Planning Scheme on this matter. Revisions to the floor areas would ensure greater consistency with national guidance and would not compromise the quality of housing to be delivered within Adamstown.

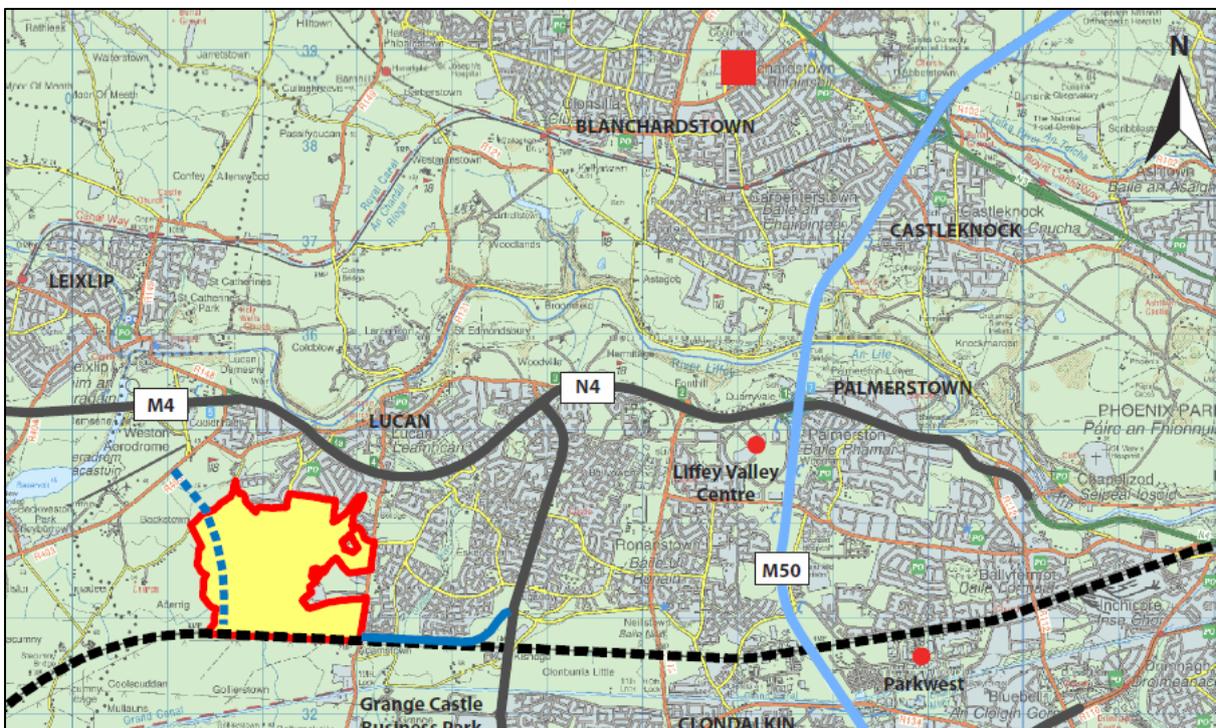


Figure 1: Adamstown SDZ Lands

<sup>1</sup> Following the formation of the new Government in May 2016, the Department was renamed the Department of Housing, Planning, Community and Local Government with effect from 23 July 2016.

## 2. Background and Context

On 1st July 2001, the Government ordered the designation of 223.5 hectares of privately owned land at Adamstown, as a site for the establishment of a Strategic Development Zone (SDZ) for the purpose of delivering residential development and associated infrastructure and facilities.

South Dublin County Council is the specified Development Agency for the SDZ. South Dublin County Council, as Development Agency, prepared a draft Planning Scheme for the site in 2002. The Scheme was approved by An Bord Pleanála, on appeal, in September 2003.

Development commenced on foot of the approved Planning Scheme in 2004. To date, the Adamstown model has delivered approximately 1,450 homes and significant supporting infrastructure and services, including a railway station, 2 primary schools, a post primary school, crèche, neighbourhood park, local retail services, water and sewerage infrastructure and internal strategic roads and upgrades to adjoining road network.

In 2013, having regard to the challenges presented by the economic crisis and collapse of the residential market, South Dublin County Council initiated a statutory process to amend the 2003 Planning Scheme. This review delivered a policy refocus away from high density apartment-led development, and toward life-cycle housing and associated reduced densities. The review of the Planning Scheme retained the overall principles for a sustainable urban community; with a strong sense of identity that is attractive, safe and secure in a traditional town and village format. Residential development occurs at a pace, whereby it is supported by all necessary facilities and infrastructure. The amended Planning Scheme was approved by An Bord Pleanála, on appeal, in December 2014.

Since November 2016, a number of planning applications have been submitted and decided on by South Dublin County Council. In November 2016, a Community Centre with Sports Hall was permitted (SDZ16A/0001 refers). In January 2017, permission was granted for the construction of 267 dwelling units in the north western part of the SDZ lands at Tobermaclugg (SDZ16A/0003 refers). Planning permission was lodged for 246 dwellings on the eastern part of the SDZ lands at Somerton, with additional information requested in February 2017 (SDZ16A/0005 refers). Preplanning discussions are also underway with the relevant landowners for development at Tubber Lane, St Helens and Tandy's Lane development areas on the SDZ lands. Please see Figure 2 for a graphical representation of this planning activity.

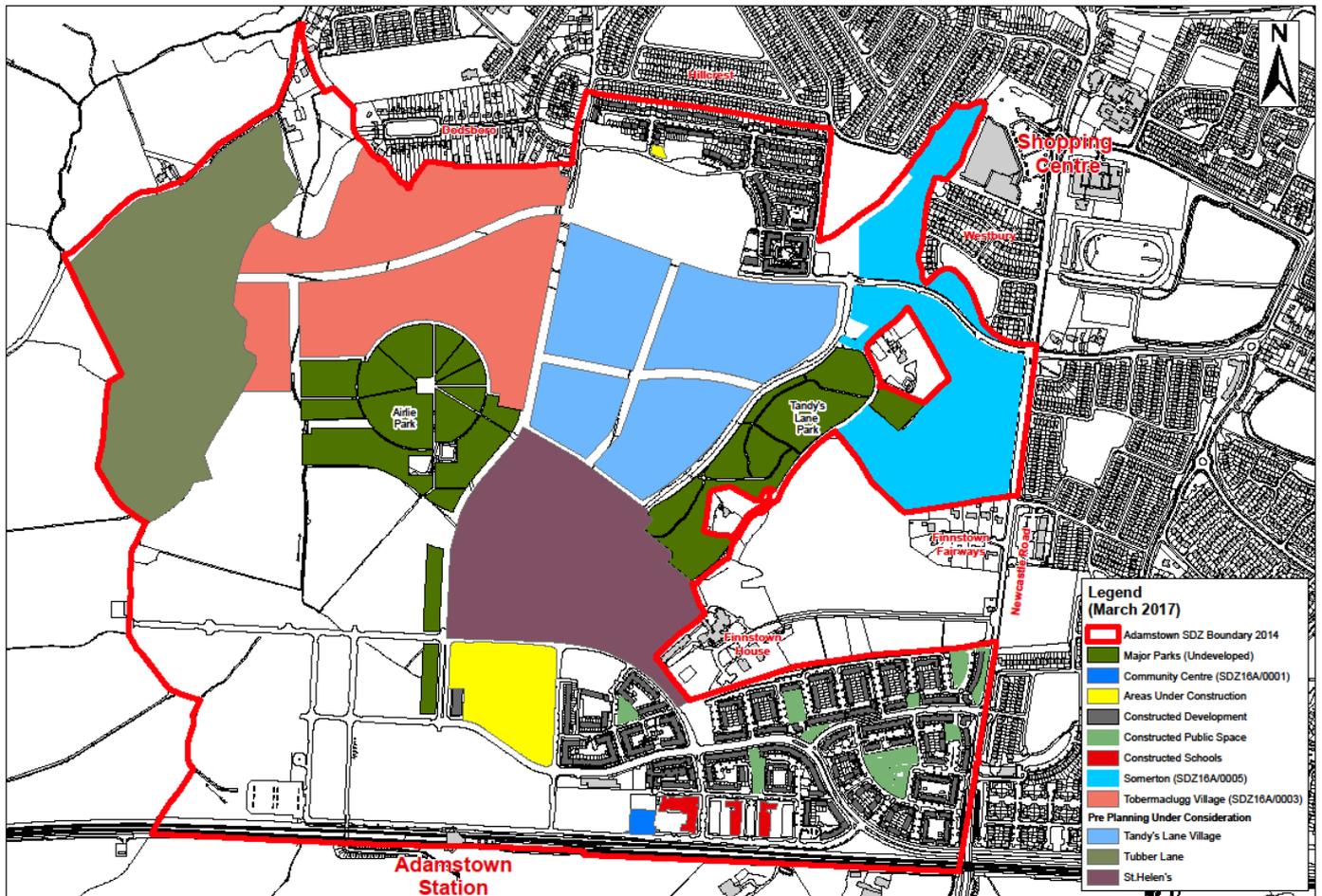


Figure 2: Existing and Emerging Development in Adamstown SDZ

### 3. Reasons for Proposed Amendments to 2014 SDZ Planning Scheme

The 2014 Adamstown SDZ Planning Scheme sets out specific standards for minimum dwelling sizes for units. Section 2.3.47 of the 2014 Planning Scheme outlines the requirement to implement the standards of national guidance documents in relation to house and apartment sizes. The associated table (Table 2.10 of the 2014 Planning Scheme) details the required minimum dwelling size, specifying the upper limit of the floor area range outlined in national policy. In that regard, it is considered appropriate to amend the Planning Scheme to include for the minimum and maximum floor areas for dwellings provided for under national planning guidelines. This proposed amendment would provide greater flexibility in the range of dwelling unit types to be delivered, whilst maintaining the overall density and unit numbers across the SDZ lands.

Furthermore, it should be noted that a discussion took place during the Oral Hearing for the amended 2014 Planning Scheme (PL06S.ZF2002 refers) in relation to the implementation of the minimum dwelling sizes outlined in national guidance documents. Below is a direct extract from the Inspectors Report, which details the context of the discussion at the Oral Hearing:

**“14.10 MA No. 10 (Amendment No. 18)**

*14.10.1 This proposed amendment arises mainly from new dwelling space standards specified in official national planning guidance documents published since the adoption of the 2003 Planning Scheme.*

*14.10.2 This proposed amendment has not been the subject of criticism in written appeals. However at the oral hearing there was some discussion seeking clarification that the relevant standards would be correctly reflected in the relevant text and table. SDCC confirmed that the standards would be correctly applied under the aegis of the amendment as now proposed.*

*14.10.3 I consider MA No. 10 should be approved. “*

While it is noted that South Dublin County Council agreed to implement the national guidance in its entirety during the course of the Oral Hearing, the Inspector (and subsequently under Direction of the Board) approved the Material Amendment as it was proposed, and therefore no amendment or revision to the text and associated tables were permitted. In that context, South Dublin County Council, as Development Agency, now seek to amend the text and associated tables to align more clearly with national policy and to ensure consistency in approach in the implementation of the Planning Scheme.

#### **4. Compliance with Section 170A of the Planning and Development Act 2000 amended**

Section 170A (3)(b) of the Planning and Development Act 2000 (amended) sets out the criteria within which proposed amendments to a Planning Scheme must be considered. South Dublin County Council, as specified Development Agency, have evaluated the proposed amendments against the required criteria and set out below the reasons and considerations for the proposed amendments.

##### **4.1 Planning Scheme Objectives**

In accordance with Section 170A, subsection 3(b)(i) of the Planning and Development Act 2000 (amended), the proposed amendments would not constitute a change in the overall objectives of the Planning Scheme concerned.

One of the guiding principles the Planning Scheme is based on is the adoption of a holistic approach *“to create urban place with a strong sense of identity that is attractive and desirable as well as safe and secure, in a traditional town and village format”*. Section 2.3 (‘Overall Design of Development’) of the 2014 Planning Scheme details the guiding principles of planning and design in which Adamstown is based on and to which all planning applications are subject to comply with. The key themes of the Planning Scheme relate to urban design, land use, housing, transportation, ecology and landscape, conservation, energy efficiency and phase delivery, within which core objectives are provided for. The most relevant theme pertaining to the proposed amendments relate to housing where the objective is *“to facilitate a mix of house types, sizes and tenure options that allow all sections of society to remain*

part of the community throughout the life cycle i.e. from the cradle to the grave". The proposed amendments would continue to provide a range of house types and sizes within the overall SDZ lands and would not compromise the overall objectives of the Planning Scheme to deliver a sustainable urban town.

The 2014 Planning Scheme is consistent with current guidance, strategies and policies at a national and regional level and with the County Development Plan's core strategy. This approach ensures that the Planning Scheme takes cognisance of higher level plans at national and regional level and with the local planning context. The overarching theme of national planning policy is the consolidation and sustainable use of land in urban areas, particularly that well served by public transport. Urban consolidation is key to the achievement of sustainable development, economic competitiveness, community well-being, environmental protection and also to secure full economic value from investment in public infrastructure. The proposed amendments would not compromise these policies and objectives.

## 4.2 Existing Developments

In accordance with Section 170A, subsection 3(b) (ii) of the Planning and Development Act 2000(amended), the proposed amendments would not relate to already developed land in the Planning Scheme.

To date, approximately 30 hectares of the SDZ lands have been developed in Adamstown. There are approximately 125 hectares yet to be developed on the SDZ lands (Figure 3). The proposed amendments relating to the floor areas of houses and apartments would be applicable to future planning applications on these undeveloped lands only.

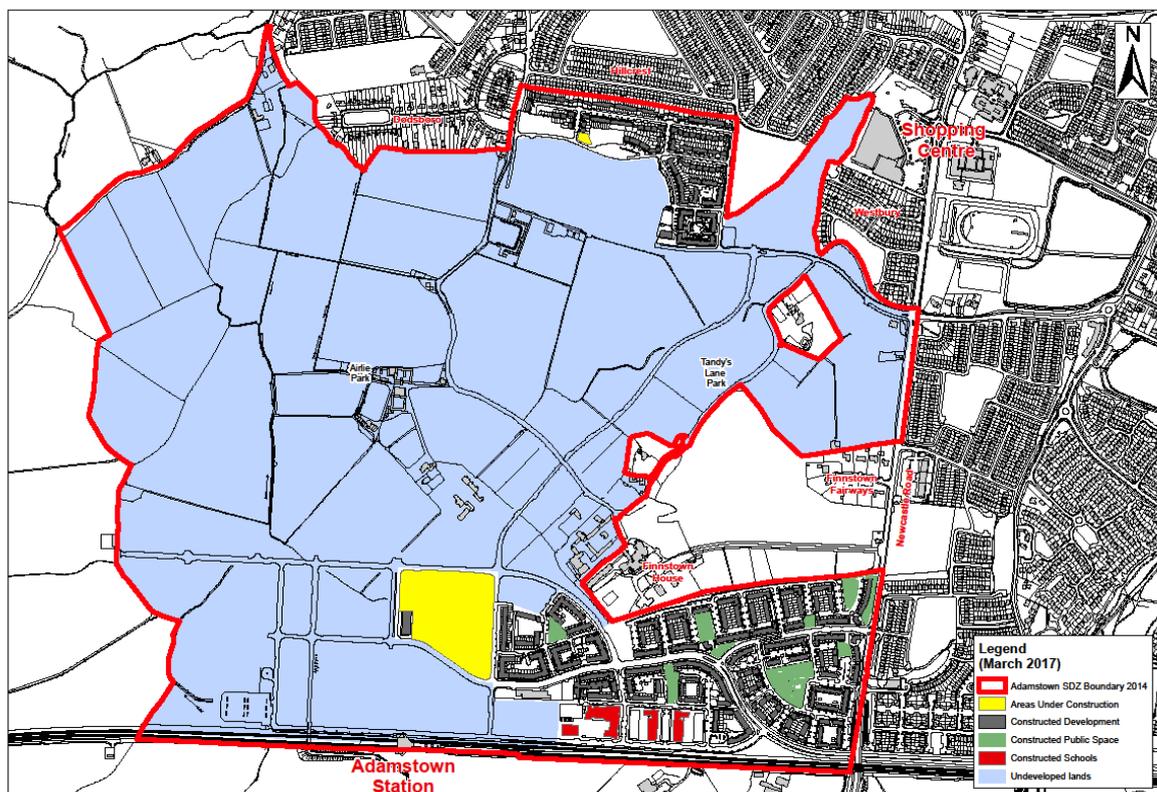


Figure 3: Developed and Undeveloped Lands to date in Adamstown SDZ

### 4.3 Impact on Floor Area and Density

In accordance with Section 170A, subsection 3(b) (iii) of the Planning and Development Act 2000 (amended), the proposed amendments would not significantly increase or decrease the overall floor area or density of proposed development in the Planning Scheme.

The Adamstown Masterplan was based on a comprehensive urban design model that analysed densities, building typology and block structure. An average dwelling unit size was incorporated into the model to establish a sustainable town that conforms to the highest standards and innovation in urban design, architectural quality and place making. To ensure consistency in approach and delivery, a minimum and maximum range was applied to dwelling unit, density and extent of development for each development area.

The proposed amendments relate to the minimum floor areas for houses and apartments within the Planning Scheme. The minimum and maximum extent of development in the 2014 Planning Scheme in floor area and density is set out below.

<b>Adamstown SDZ Planning Scheme 2014</b>		
<b>Development Type</b>	<b>Minimum Extent</b>	<b>Maximum Extent</b>
<b><i>Total Residential Floor Area</i></b>	765,000sq.m.	970,000sq.m.
<b><i>Total Number of Dwelling Units</i></b>	7,010	8,905
<b><i>Overall Density</i></b>	47	56

**Table 1: Min-Max Floor Area, Density and Unit Numbers (Extract from 2014 Planning Scheme)**

The proposed amendments, as set out in this report, which relate only to the dwelling unit floor areas, would result in no change to the minimum-maximum ranges for floor area, density and dwelling units in the 2014 Planning Scheme. Following an analysis of the extent of development permissible within Adamstown in the current 2014 Planning Scheme (see Appendix 2 and 3), it was concluded that amendments to the average dwelling unit size, in line with national guidelines, would not result in any changes to the minimum and maximum number of dwelling units to be provided in the Planning Scheme.

The development parameters contained within the Planning Scheme were devised to allow flexibility in delivery of building typology and housing tenure, whilst maintaining the overall block and street structure. The proposed amendments, which provide for flexibility in dwelling unit sizes consistent with national policy, would not compromise the overall integrity of the SDZ and would continue to allow for the delivery of large scale quality residential development at this strategic location in west Dublin.

#### 4.4 Impact on Amenity of the Area

In accordance with Section 170A, subsection 3(b) (iv) of the Planning and Development Act 2000 (amended), the proposed amendments would not adversely affect or diminish the amenity of the area that is the subject of the proposed amendment.

The proposed amendments, by their nature relating only to minimum floor areas of residential units, would not have an adverse affect or diminish the amenity of the area. The master-plan layout of Adamstown SDZ is based on a traditional town layout incorporating a loose grid of connected through streets, on-street car parking and buildings close to the back of the footpath, as well as contemporary architecture and good quality urban design. The proposed amendments allow for flexibility within housing mix to be provided, but would not ultimately compromise the block or street structure, which forms the basis for the SDZ layout. Furthermore, the proposed amendments would not compromise or impact on the delivery of any planned amenities within the SDZ lands. The layout, location and quantum of parks, open spaces and other social infrastructure to be provided within the SDZ would remain unchanged.

The Adamstown SDZ Planning Scheme, with the proposed amendments, will continue to embrace the delivery of appropriate densities, diversity, mix of uses, building types and high quality public spaces. It will continue to prioritise walking and cycling permeability links and public transport as the preferred mode of travel, leading to an improved quality of life. It will continue to allow for a vibrant and sufficiently densely populated urban environment, with mixed use neighbourhoods, benefiting existing and future residents. The overall integrity and residential amenity of the SDZ lands will remain intact and will not be compromised or diminished through the implementation of the proposed amendments.

## 5. Conclusion

In submitting this proposal, South Dublin County Council, as the Planning Authority and Development Agency for Adamstown SDZ, firmly believe that the proposed amendments, as outlined in this report do not represent a material change to the Planning Scheme and satisfy the criteria, as set out in Section 170A (3)(b) of the Planning and Development Act 2000 (as amended). The proposed amendments are set out to provide clarification in the implementation of the Planning Scheme and to update and align the Scheme with national policy and guidance documents.

The proposed amendments, as set out in this report, will contribute to the successful implementation of the Planning Scheme and would not undermine the policies and objectives of the SDZ. South Dublin County Council is committed to working with the landowners to ensure the successful implementation of the Planning Scheme, which will contribute to the construction of a mix of tenure types, the creation of an attractive place for people to live at affordable prices and rents, and where a sustainable integrated community will be established.

Appendix 1:  
Proposed Amendments to 2014 SDZ Planning Scheme

1. Guide to Reading Proposed Amendments

The proposed amendments are identified as a series of changes and are set out under the relevant sections of the 2014 Planning Scheme. Where appropriate, extracts of text are included in order to show the proposed amendments in context.

Each of the proposed amendments has a unique reference number.

Changes to the text follow the sequence of the Planning Scheme. The relevant section/schedule/appendix headings and paragraph/policy and page numbers of the different types of changes are identified as follows:

- Proposed amendments involving additional text are shown in **green**.
- Proposed amendments involving deletion of text are shown in **red-strikethrough**.

AMENDMENT REF. NO.01	
Section Ref.	2014 Scheme Page Ref.
1.6 <b>Planning Context</b> and Figure 1.5	4, 6

1.6 Planning Context

**South Dublin County Development Plan ~~2010-2016~~2016-2022**

1.6.6 The South Dublin County Development Plan, ~~2010-2016~~2016-2022 provides the overarching spatial framework to guide the future growth and development of South Dublin County in an orderly and sustainable way. The Planning Scheme sits alongside and forms part of the Development Plan in force in the area of the Scheme. The core strategic aim of the County Development Plan is to promote a more consolidated and compact urban form for the County. The plan states that the next generation of urban settlement will be focused in areas such as Adamstown where development of dwellings has been phased based on the provision of public transport and community infrastructure. It will continue to be developed as a compact and sustainable neighbourhood influenced by contemporary urban design principles. It is policy of the Council to ensure that Adamstown is developed in accordance with the existing Planning Scheme

1.6.9 **Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities ~~(2007)~~ 2015**

The aim of these guidelines is to promote sustainable urban housing, by ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes, including families with children, over the medium to long term. The guidelines provide recommended minimum standards for floor areas for

different types of apartments; storage spaces; sizes for apartment balconies/patios, and room dimensions for certain rooms.

<b>Figure 1.5 Guidance, Strategy and Policy Documents</b>	
<b>GUIDANCE, STRATEGY AND POLICY DOCUMENTS REFERENCED DURING REVIEW PROCESS</b>	
<b>National:</b>	National Development Plan, 2007-2013; Smarter Travel- A Sustainable Transport Future, 2009; Design Manual for Urban Roads and Streets, 2013; National Climate Change Strategy 2007-2012; National Biodiversity Plan, 2011-2016; National Heritage Plan, 2002; National Anti-Poverty Strategy, 1997; National Action Plan for Social Inclusion, 2007-2016; National Transport Strategy 2012-2030; National Cycle Manual, 2011
<b>Regional:</b>	Regional Planning Guidelines for the Greater Dublin Area 2010-2022; Retail Strategy for the Greater Dublin Area, 2008-2016, Greater Dublin Area Draft Transport Strategy, 2011-2030; Waste Management Plan for the Dublin Region, 2010-2022.
<b>Local:</b>	South Dublin County Development Plan, <del>2010-2016</del> <b>2016-2022</b> ; South Dublin County Heritage Plan, 2010-2015; South Dublin County Council Disability Act Implementation Plan, 2008-2010; South Dublin County Council Litter Management Plan, 2011-2014; Adamstown Street Design Guide (ASDG), 2011.
<b>Guidelines:</b>	Sustainable Residential Development in Urban Areas, 2009; Urban Design Manual -A Best Practice Guide, Part's 1 & 2, 2009; Sustainable Urban Housing, Design Standards for New Apartments, <del>(2007)</del> <b>2015</b> ; Delivering Homes Sustaining Communities 2007; Quality Housing for Sustainable Communities - Best Practice Guidelines, 2007; Design Manual for Urban Roads and Streets, 2013; Retail Planning Guidelines, 2012; Retail Design Manual, 2012; Childcare Facilities Guidelines, 2001; Provision of Schools and the Planning System, 2008; The Planning System and Flood Risk Management, 2009; Architectural Heritage Protection Guidelines, 2011; Landscape & Landscape Assessment, 2000; Framework and Principles for the Protection of Archaeological Heritage, 1999; Green City Guidelines – Advice for the protection and enhancement of biodiversity in medium to high-density urban developments, 2008; Guidelines for Designing out Anti-Social Behaviour, 2007

**Rationale:** Since the approval of the 2014 Planning Scheme, national and local guidance documents have been updated. The purpose of the proposed amendment is to align and update the Planning Scheme with the relevant policy and guidance document. Furthermore, the South Dublin County Development Plan 2016-2022 is fully aligned to the dwelling standards detailed in the Quality Housing for Sustainable Communities Guidelines (2007) and the Sustainable Urban Housing: Design Standards for New Apartments (2015) and in that regard, the Planning Scheme would be in accordance with both national and local policy.

AMENDMENT REF. NO.02	
Section Ref.	2014 Scheme Page Ref.
2.3(xi) Dwelling Size	22, 23

## 2.3 (xi) Dwelling Size

~~2.3.47 The Department of Environment, Heritage and Local Government guidance documents, *Quality Housing for Sustainable Communities Guidelines, 2007* and *The Sustainable Urban Housing: Design Standards for New Apartments, 2007* set out space standards for new dwellings. Table 2.11 sets out minimum required dwelling unit sizes for Adamstown that reflect the standards set out in these Guidelines. Development should also comply with the space provision and room size standards set out in these Guidelines for living rooms, bedroom and storage areas.~~

<del>Table 2.10 — Minimum Required Dwelling Unit Size</del>		
<del>Unit Type</del>	<del>Apartments* (square metres)</del>	<del>Houses (sq.m.)</del>
<del>One Bedroom</del>	<del>45</del>	<del>50</del>
<del>Two Bedroom</del>	<del>73</del>	<del>80</del>
<del>Three Bedroom</del>	<del>94</del>	<del>110</del>
<del>Four Bedroom</del>	<del>105</del>	<del>120</del>
<del>Five or more bedrooms</del>	<del>120</del>	<del>125</del>

2.3.47 The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) and the Sustainable Urban Housing: Design Standards for New Apartments, DECLG (2015) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation. All houses must be required to accord with or exceed the minimum floor area standards, as set out in these documents, or any superseding standards.

Table 2.10 Minimum Required Dwelling Unit Size		
Unit Type	Apartments* (sq.m.)	Houses (sq.m.)
Studio Apartment	40	
One Bedroom	45	50
Two Bedroom	73	80
Three Bedroom	90	92
Four Bedroom or more	105	110

**Rationale:** The proposed amendment to the dwelling unit sizes detailed above is to ensure consistency in approach in the implementation of national policy and guidance documents within the Planning Scheme. The proposed amendments to Table 2.10 comply with the minimum standards detailed in the Sustainable Urban Housing: Design Standards for New Apartments (DECLG, 2015) and Quality Housing for Sustainable Communities (DEHLG, 2007). There is presently no national standard for minimum dwelling unit size for 4 bedroom (or more) apartments; in that regard, to ensure the application of a minimum standard, it is proposed to retain the standard as outlined in the 2014 Planning Scheme.

AMENDMENT REF. NO.03	
Section Ref.	2014 Scheme Page Ref.
2.3(xii) Dwelling Type	23

### 2.3 (xii) Dwelling Type

- 2.3.48 The range of dwelling types permitted in the Adamstown SDZ includes houses, townhouses, duplex units and apartments. In order to facilitate market flexibility over the lifetime of the Planning Scheme, a detailed breakdown of unit types is not specified.
- 2.3.49 When variable building floorspace, dwelling yield, building type/height and minimum dwelling size standards are combined, it is possible to provide a full range of dwelling types in response to market demand. This may range from five-bedroom detached bungalows in a lower density development area to one-bedroom apartments in a five-storey block in a higher density area.

Individual dwelling units should be capable of adaption to meet the changing needs of residents during the course of their lifetime based on the guidance set out in the guidelines *Quality Housing for Sustainable Communities (DoEHLG, 2007)*, **or any superseding document**. In so far as practicable, the design should provide for flexibility in use of spaces, ease of access and circulation for all residents and adaptability.

**Rationale:** The proposed amendment identifies that the Planning Scheme will comply with any future guidance or policy document issued at national level.

AMENDMENT REF. NO.04	
Section Ref.	2014 Scheme Page Ref.
2.3(xiii) Private Amenity Space	24

- 2.3.51 Apartments shall be provided with both private and semi-private shared or communal amenity space. Private amenity space may be provided in lieu of semi-private amenity space requirements. Semi-private amenity space may not be provided in lieu of minimum required private amenity space, however.
- 2.3.52 Having regard to Department of ~~Environment, Heritage~~ **Environment, Community** and Local Government guidelines that address minimum private open space standards for new housing, namely the *Sustainable Urban Housing: Design Standards for New Apartments* (~~2007~~) (**DECLG, 2015**) and *Quality Housing for Sustainable Communities* (DEHLG, 2007), **or any superseding document**, the minimum required private and semi-private amenity space standards for dwellings in Adamstown are detailed in Table 2.11.

<b>Table 2.11 Minimum Required Private Amenity Space</b>			
<b>Unit Type</b>	<b>Apartments* (sq.m)</b>		<b>Houses (sq.m)</b>
	<b>Private Amenity Space</b>	<b>Semi-Private Amenity Space</b>	
<b>One bedroom</b>	5	5	48
<b>Two Bedroom</b>	7.5	7.5	50
<b>Three bedroom</b>	10	10	60
<b>Four bedroom</b>	12.5	12.5	70
<b>Five or more bedrooms</b>	15	15	75

Table 2.11 Minimum Required Private Amenity Space			
Unit Type	Apartments* (sq.m.)		Houses (sq.m.)
	Private Amenity Space	Semi-Private Amenity Space	
Studio	4	4	
One bedroom	5	5	48
Two Bedroom	7	7	55
Three bedroom	9	9	60
Four bedroom or more	12.5	12.5	70

**Rationale:** The proposed amendment identifies that the Planning Scheme adheres to current and future guidance and policy documents issued at national level. The proposed amendments to Table 2.11 comply with the minimum standards detailed in the *Sustainable Urban Housing: Design Standards for New Apartments* (DECLG, 2015) and *Quality Housing for Sustainable Communities* (DEHLG, 2007). There is presently no national standard for minimum private amenity space for 4 bedroom (or more) apartments. In this regard, to ensure the application of a minimum standard, it is proposed to retain the standard as outlined in the 2014 Planning Scheme.

Appendix 2:  
Planning Scheme Amendment - Impact Analysis

The proposed amendments, as set out in Appendix 1, outline the changes proposed to the relevant text and tables in the 2014 Planning Scheme, to align with national guidance in relation to dwelling unit sizes. Table 3 below is provided for illustrative purposes only to outline how South Dublin County Council have ensured that the application of said national guidance would not materially alter the minimum or maximum requirements in dwelling numbers, density or overall extent of residential development, as set out in the 2014 Planning Scheme. Appendix 3 illustrates these detailed development ranges for all development areas.

As previously noted in Section 4.3, the Adamstown Masterplan was based on a comprehensive urban design model that analysed densities, building typology, block structure, using an average dwelling unit size. Within the Planning Scheme, development ranges, by Development Area, are clearly set out for the minimum and maximum dwelling unit numbers, the minimum and maximum density ranges and the minimum and maximum total extent of residential development by square metre applicable across the SDZ lands in the 2014 Planning Scheme. During the modelling design process, an average unit size was established per development area, which informed the block structure, typology and unit number for each area.

In order to assess the possible impact of the proposed amendment on the Planning Scheme, amendments were made to the average unit size, based on the range of sizes outlined in national guidelines. Amending the average unit size enabled an analysis to be carried out to ensure that the implementation of these national guidelines did not result in the overall minimum and maximum ranges being increased or decreased outside of the provisions of the Planning Scheme.

Table 2 sets out the minimum dwelling size provided for in the 2014 Planning Scheme and the minimum dwelling unit sizes proposed in these amendments. For the purposes of stress testing the impacts of the proposed amendments on the overall Planning Scheme, a 10% reduction on the average unit size was assumed in Table 3 (and further detailed in Appendix 3). This reduction represents the potential difference between existing and proposed minimum dwelling unit sizes in the Planning Scheme and the proposed amendments respectively.

<b>Minimum Required Dwelling Unit Size</b>					
<b>2014 Planning Scheme</b>			<b>2017 Proposed Amendment</b>		
<b>Unit Type</b>	<b>Apartments (sq.m.)</b>	<b>Houses (sq.m.)</b>	<b>Unit Type</b>	<b>Apartments (sq.m.)</b>	<b>Houses (sq.m.)</b>
<b>Studio</b>	-	-	<b>Studio</b>	40	-
<b>One Bedroom</b>	45	50	<b>One Bedroom</b>	40	50
<b>Two Bedroom</b>	73	80	<b>Two Bedroom</b>	73	80
<b>Three Bedroom</b>	94	110	<b>Three Bedroom</b>	90	92
<b>Four Bedroom</b>	105	120	<b>Four Bedrooms or More</b>	105	110
<b>Five or more bedrooms</b>	120	125	-	-	-

**Table 2: Minimum Dwelling Unit Size - 2014 Planning Scheme and 2017 Proposed Amendments**

To illustrate the non-material implications to the Planning Scheme of the proposed amendments, a stress test has been carried out on all of the Development Areas. The full detail of this analysis can be viewed in Appendix 3.

For ease of reference, the Development Area of Somerton has been explained in greater detail below (Table 3). This example clearly sets out the methodology used in analysing the impact of the proposed amendments on the Planning Scheme.

Development Area Somerton	2014 SDZ Planning Scheme	2017 Proposed Amendment
Dwellings permitted (min-max)	450-540	450-540 (unchanged- no proposed amendment)
Average Unit Size <i>(Illustrated for modelling purposes only)</i>	120sq.m	108sq.m (applying 10% stress test reduction)
Minimum extent of Total Residential Development Permitted	54,000sq.m (450units x 120sq.m )	54,000sq.m (unchanged- no proposed amendment)
Maximum extent of Total Residential Development Permitted	64, 800sq.m (540units x 120sq.m)	64, 800sq.m (unchanged- no proposed amendment)
Stress Test		
<p><b>Minimum Extent of Total Development:</b> 54,000sq.m.  <b>New Average Unit Size (based on assumed 10% reduction):</b> 108sq.m.  <b>Permitted Min-Max Dwelling Range in 2014 Scheme:</b> 450-540 units  <b>Number of Dwelling Units, if constructed entirely within the national guidelines as per the proposed amendment:</b> 54,000sq.m. ÷ 108sq.m=500 dwellings units  =&gt;500 dwelling units fall within the permitted min-max dwelling range of 450-540 units.</p>		

**Table 3: Stress Test of Proposed Amendments- Somerton**

### Conclusion

If all proposed dwellings are constructed in accordance with the ranges provided for in the national guidelines, thereby creating a revised average unit size across a Development Area, the number of dwelling units to be delivered would still fall within the permitted ranges of the Planning Scheme. In the case of Somerton detailed in Table 3, a revised average dwelling unit size would result in 500 dwelling units being provided. The minimum and maximum ranges for Somerton in the 2014 Planning Scheme is 450-540 dwelling units; therefore provision of 500 dwelling units is acceptable and within the permitted range.

Furthermore, no amendment is proposed to the minimum or maximum floor area of total residential development permissible in the 2014 Planning Scheme. This ensures that the block structure and street formation envisaged in the Masterplan remains applicable and a sustainable quantum of residential units are delivered at this strategic location.

Therefore, it is considered that the proposed amendments, to align the 2014 Planning Scheme with national policy and guidance regarding minimum dwelling unit sizes, does not represent a material change to the Planning Scheme and maintains its integrity.

# Appendix 3: Planning Scheme Amendment – Detailed Impact Analysis

Following on from the Stress Test outlined in Appendix 2, Table 4 below illustrates the details for all Development Areas within Adamstown SDZ. Within the Planning Scheme, development ranges, by Development Area, are clearly set for the minimum and maximum dwelling unit numbers, the minimum and maximum density ranges and the minimum and maximum range of residential floor area by square metre applicable across the SDZ lands in the 2014 Planning Scheme.

Analysis was carried out for each development area to ensure that the application of a revised minimum dwelling unit size, in accordance with national standards, would not have a negative impact on the overall dwelling numbers, density and floor area of residential development. This exercise confirmed that any potential change to the average dwelling unit size has no implication for the overall dwelling numbers permitted in the Planning Scheme. Therefore it is considered that the proposed amendments, as detailed in Appendix 1, are not material.

For ease of reference in understanding Table 4 below, Columns 1 and 2 have been calculated as follows:

**Column 1:** Calculations based on Minimum Total Development (sq.m.) ÷ Average Unit Size (reduced) = Potential Number of Dwellings Permissible.

**Column 2:** Calculations based on an assumed 10% reduction in the Average Unit Size illustrated in the 2014 Planning Scheme.

**Table 4: Total Extent of Development in 2014 Planning Scheme with Proposed Amendments**

2014 Adamstown SDZ Planning Scheme				Column 1	2014 Adamstown SDZ Planning Scheme	Column 2	2014 Adamstown SDZ Planning Scheme				
DEVELOPMENT AREA	Net Area	TOTAL DWELLING UNITS		Implications of Proposed Amendments 2017	DPH		Average Unit Size sq.m.	Implications of Proposed Amendments 2017	TOTAL DEVELOPMENT		
		Min	Max	No. of Units Permissible Based on new Average Size (sq.m.)	Min	Max		Average Unit Size - 10% reduction (sq.m.)	Min	Max	
1	Adamstown Castle (total)	13.6	630	640	630	46	47	92	Unchanged	57775	58975
	Adamstown Castle (developed)	13.3	626	626		47	47	92	Unchanged	57295	57295
	Adamstown Castle (remaining)	0.3	4	14		13	47	120	Unchanged	480	1680
2	Somerton	12.8	450	540	500	35	42	120	108	54000	64800
3	Airlie Stud (total)	14.3	630	675	661	44	47	107	102	67425	72600
	Airlie Stud (developed)	7.6	395	395		52	52	105	Unchanged	41575	41575
	Airlie Stud (remaining)	6.7	235	282	261	35	42	110	99	25850	31020
4	Tobermaclug Village	19.3	770	965	770	38	46	110	Unchanged	84700	106150
5	Tubber Lane	17.6	615	790	683	35	42	120	108	73800	94800
6	Tandy's Lane Village	17	680	935	756	40	48	110	99	74800	102850
7	St Helen's	14.2	740	925	822	41	49	110	99	81400	101750
8	Aderrig	17.8	925	1155	1022	43	52	105	95	97125	121275
9	Adamstown Square (total)	10.9	640	655	640	59	60	123	Unchanged	78720	80565
	Adamstown Square (developed)*	10	588	588		59	59	125	Unchanged	73256	73256
	Adamstown Square (remaining)	0.9	52	62		58	69	105	Unchanged	5460	6510
10	Adamstown Boulevard	11.5	690	865	763	60	72	105	95	72450	90825
11	Adamstown Station	6.5	490	585	544	75	90	100	90	49000	58500
	<b>SUB TOTAL</b>	<b>155.5</b>	<b>7260</b>	<b>8730</b>	<b>8053</b>	<b>47</b>	<b>56</b>			<b>791195</b>	<b>953090</b>
	Landmark			175	175			100			17,500
	Employment Transfer		-250							-26250	
	<b>TOTAL</b>	<b>155.5</b>	<b>7010</b>	<b>8905</b>	<b>8228</b>	<b>47</b>	<b>56</b>			<b>764945</b>	<b>970,590</b>