

Section 2.1 Land use and Density

Overarching Principle

To direct land-uses and densities across the SDZ lands in a manner that creates a sustainable urban district that is based on the integration of land-use and transport planning.



2.1.1 Introduction

The SDZ lands at Clonburris are uniquely positioned to create a new urban district that capitalises on its location within the Metropolitan Area to the west of Dublin City Centre, with access to high quality transport infrastructure including public transport services.

In line with Government Guidance and the SDZ Order for Clonburris (S.I. No. 604 of 2015), this sustainable community will involve the establishment of three Character Areas within which differing residential Development Areas will be anchored by two new Urban Centres based around accessibility to public transport. Less central Development Areas will effectively function as extensions of established areas.



Key Principles

- » To co-ordinate residential, educational, employment and community uses and integrate such with transportation infrastructure in a manner that maximises and makes efficient use of existing and planned public transport services and local facilities;
- » To promote increased residential densities within walking distance of public transport nodes and urban centres;
- » To promote a mix of uses around the public transport nodes in a manner that creates viable and active urban centres;
- » To establish two mixed use development areas/urban centres around both public transport nodes and distribute local community, retail and employment uses amongst surrounding residential Development Areas in the form of local nodes together with parklands; and
- » To support the development of sustainable communities and to ensure that new residential development is carried out in accordance with Government policy in relation to the development of housing and residential communities, catering for a range of dwelling types, sizes and tenure options.

2.1.2 Character Areas

The Planning Scheme devised for the SDZ lands is grounded on the establishment of three broad Character Areas i Clonburris; ii Kishoge, iii Adamstown Extension. Clonburris and Kishoge will each focus around an urban centre established at the two points of highest accessibility within the SDZ lands i.e. Clondalkin-Fonthill and Kishoge railway stations. Local communities within Clonburris and Kishoge will also be served by local nodes. The Adamstown Extension will extend the community within Adamstown to the south-east and will be separated from Kishoge by parklands.

2.1.3 Types of Development

The SDZ Order for Clonburris (Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County) Order 2015) designates the subject SDZ lands for residential development together with schools and other educational facilities, commercial activities, including employment, office, hotel, leisure and retail facilities, rail infrastructure, emergency services and community facilities as referred in Part III of the First Schedule to the Planning and Development Act 2000 - 2016 (as amended), including health and childcare services.

Across the three broad Character Areas within the Planning Scheme, there will be three basic land use areas, which are illustrated under Figure 2.1.2. In accordance with the requirements of the Planning and Development Act 2000 - 2016 (as amended), the types of development that will be 'permissible in principle' and 'open for consideration' in the three land use areas are set out under the tables below. These represent the broad nature of land uses that are fixed for each Character Area and for the Development Areas and the series of Sub Sectors that have been designated within each Development Area (see Chapter 3 - Development Areas).

Figure 2.1.1 | SDZ Character Areas

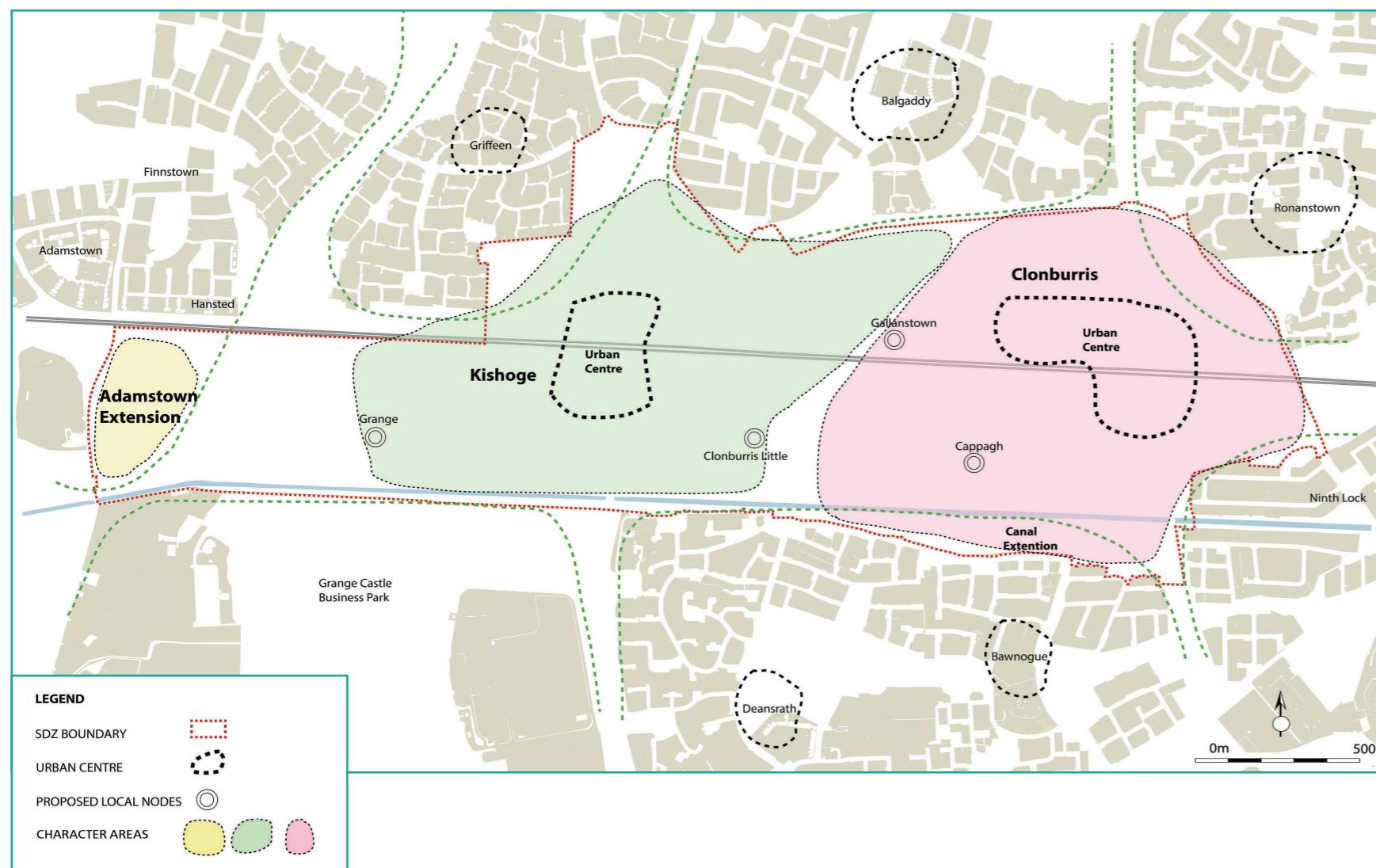
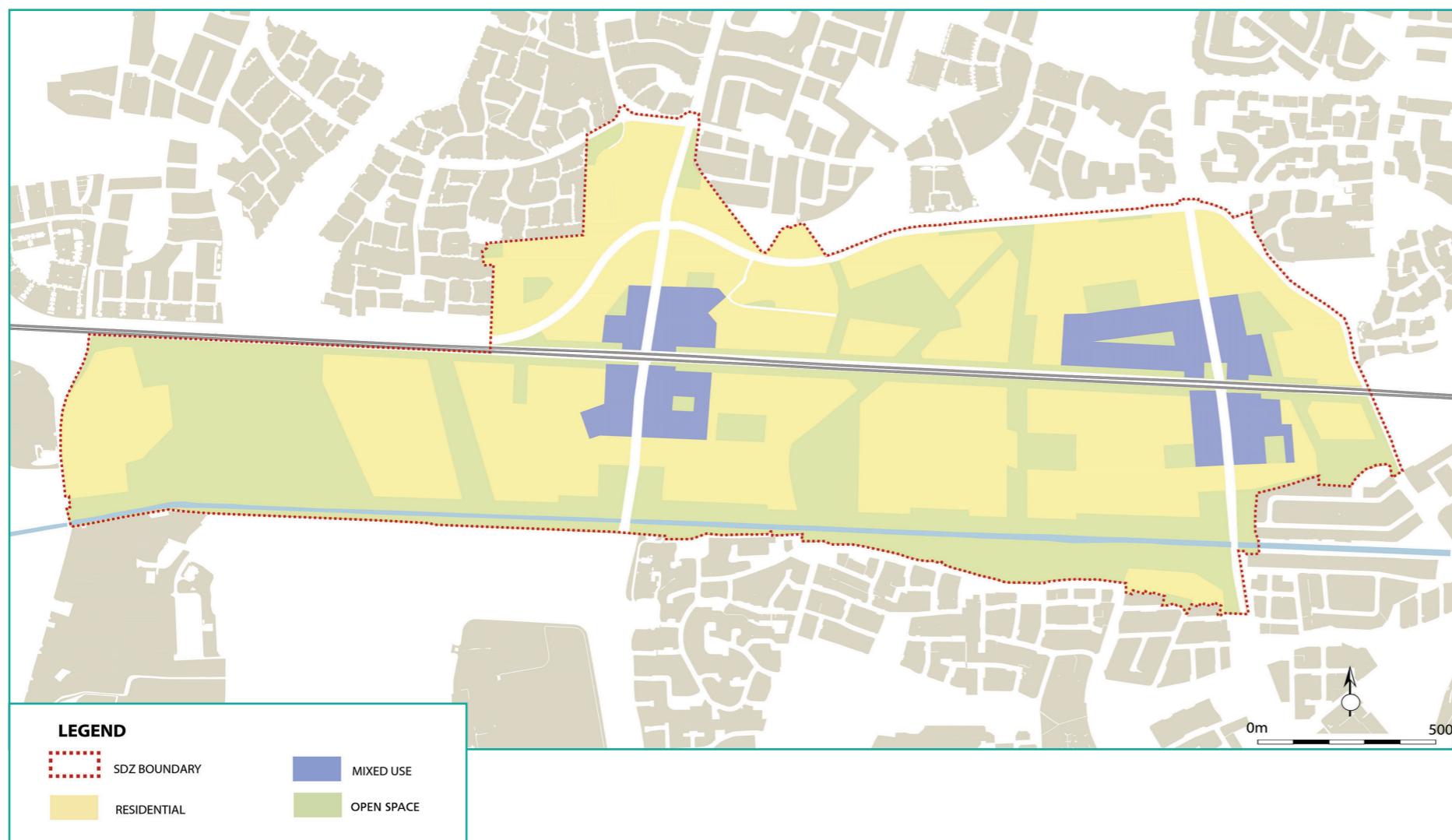


Table 2.1.1 | Uses Permissible & Open for Consideration in Residential Areas

Permitted in Principle	Bed & Breakfast, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre, Housing for Older People, Hotel/Hostel, Industry-Light, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Open Space, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant/Café, Retirement Home, Shop-Local ^a , Shop-Neighbourhood ^b , Sports Club/Facility, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisements and Advertising Structures, Agriculture, Allotments, Betting Office ^a , Crematorium, Garden Centre, Home Based Economic Activities, Industry-General, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licence ^a , Petrol Station, Place of Worship, Science and Technology Based Enterprise, Social Club, Stadium.

- a. Local Nodes only
- b. Local Nodes only and subject to SDZ Section 2.5 (Retail) convenience cap for Local Nodes

Figure 2.1.2 | Land Use Area Map**Table 2.1.2** | Uses Permissible & Open for Consideration in Mixed Use Areas

Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office ^c , Car park ^a , Childcare Facilities, Community Centre, Conference Centre, Cultural use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m, Off-Licence ^c , Open Space, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Shop - Major Sales Outlet ^b , Social Club, Sports Club/Facility, Veterinary Surgery.
Open for Consideration	Allotments, Garden Centre, Motor Sales Outlet, Nightclub, Petrol Station, Science and Technology Based Enterprise, Service Garage, Traveller Accommodation, Wholesale Outlet, Stadium.

- a. Park and Ride only
- b. Clonburris Core Retail Area only
- c. Subject to SDZ Section 2.4 (Urban Centres) requirements on restriction of uses

Table 2.1.3 | Uses Permissible & Open for Consideration in Open Space Areas^a

Permitted in Principle	Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.
Open for Consideration	Agriculture, Childcare Facilities, Community Centre, Education, Public Services, Recycling Facility, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.

- a. Subject to requirements of SDZ Section 2.11.2 (Biodiversity and Natural Heritage Features)

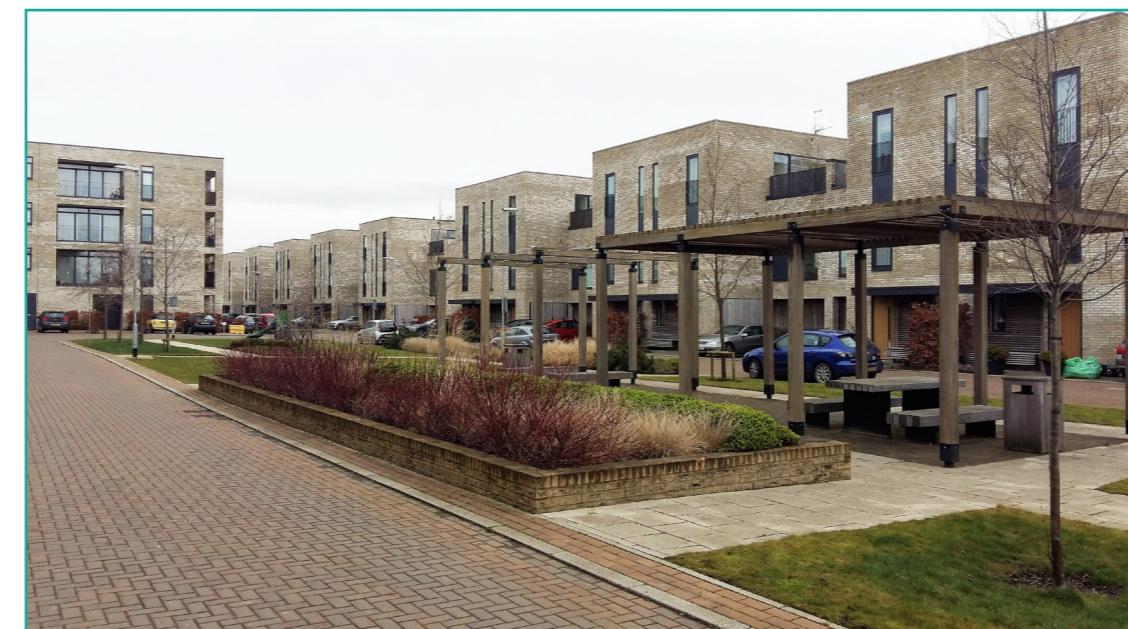
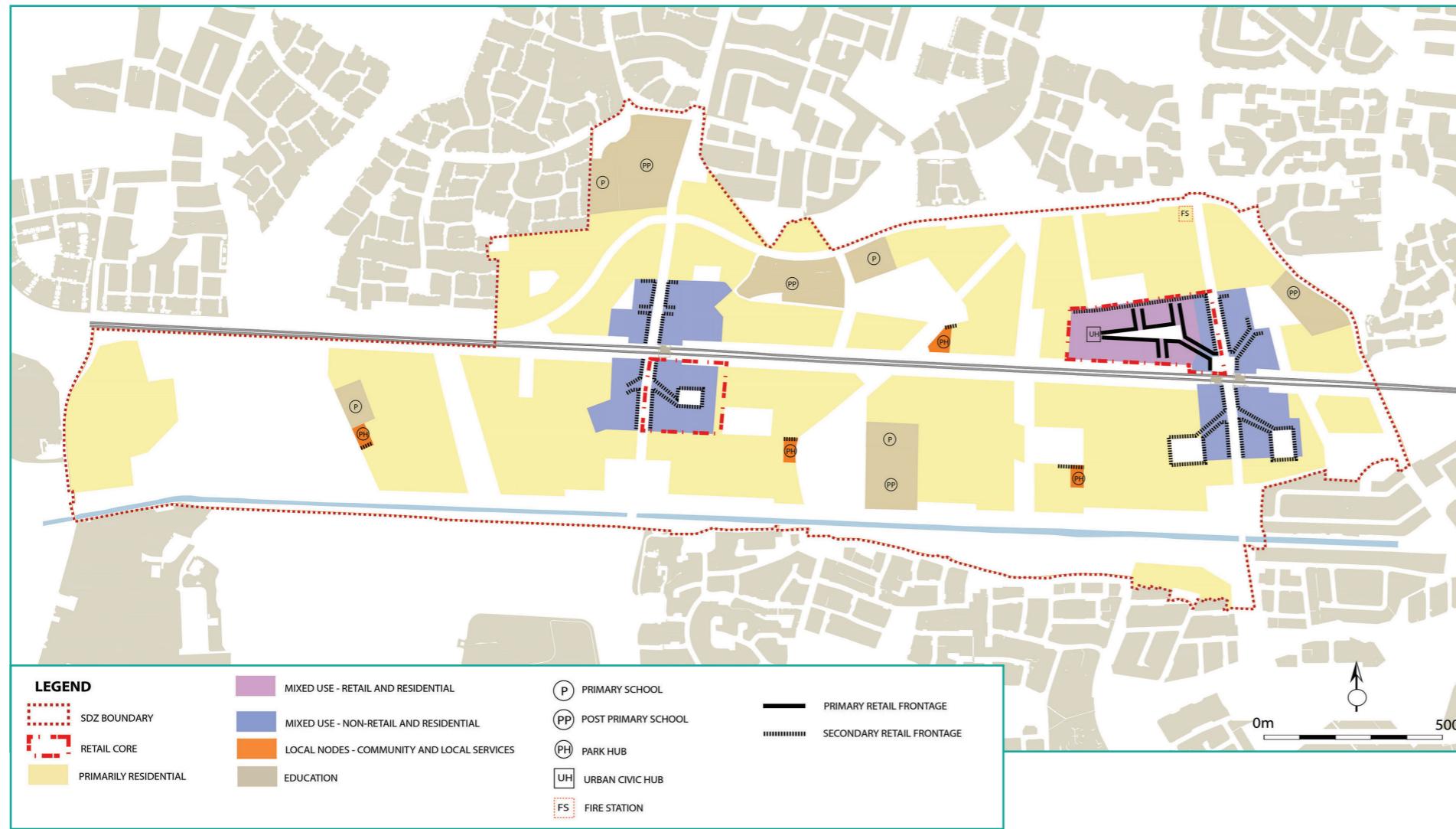


Figure 2.1.3 | Function Concept Map



Land uses that are listed as 'permitted in principle' in the land use tables are generally considered to be acceptable subject to further assessment against the relevant requirements set out under this Planning Scheme. Land uses that are listed as 'open for consideration' may be acceptable subject to detailed assessment against the principles of proper planning and sustainable development, together with the relevant requirements of this Planning Scheme. The South Dublin County Council Development Plan 2016 – 2022 should be referenced for definition of the use classes listed.

Uses that have not been listed under the land use tables will be considered on a case-by-case basis in relation to conformity with the relevant requirements of this Planning Scheme, particularly in relation to its impact on the coherent development of the SDZ lands and the realisation of this Planning Scheme.

There may also be instances on the SDZ lands where land uses do not conform with the land use tables above, such as uses that:

1. were in existence on 1st October 1964 (i.e. prior to planning legislation), or
2. have valid permission, or
3. have no permission and may or may not be the subject of enforcement proceedings.

Development proposals that relate to uses referred to under categories 1 and 2 above, particularly those that would intensify non-conforming uses, will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and would not be prejudicial to the coherent realisation of this Planning Scheme.

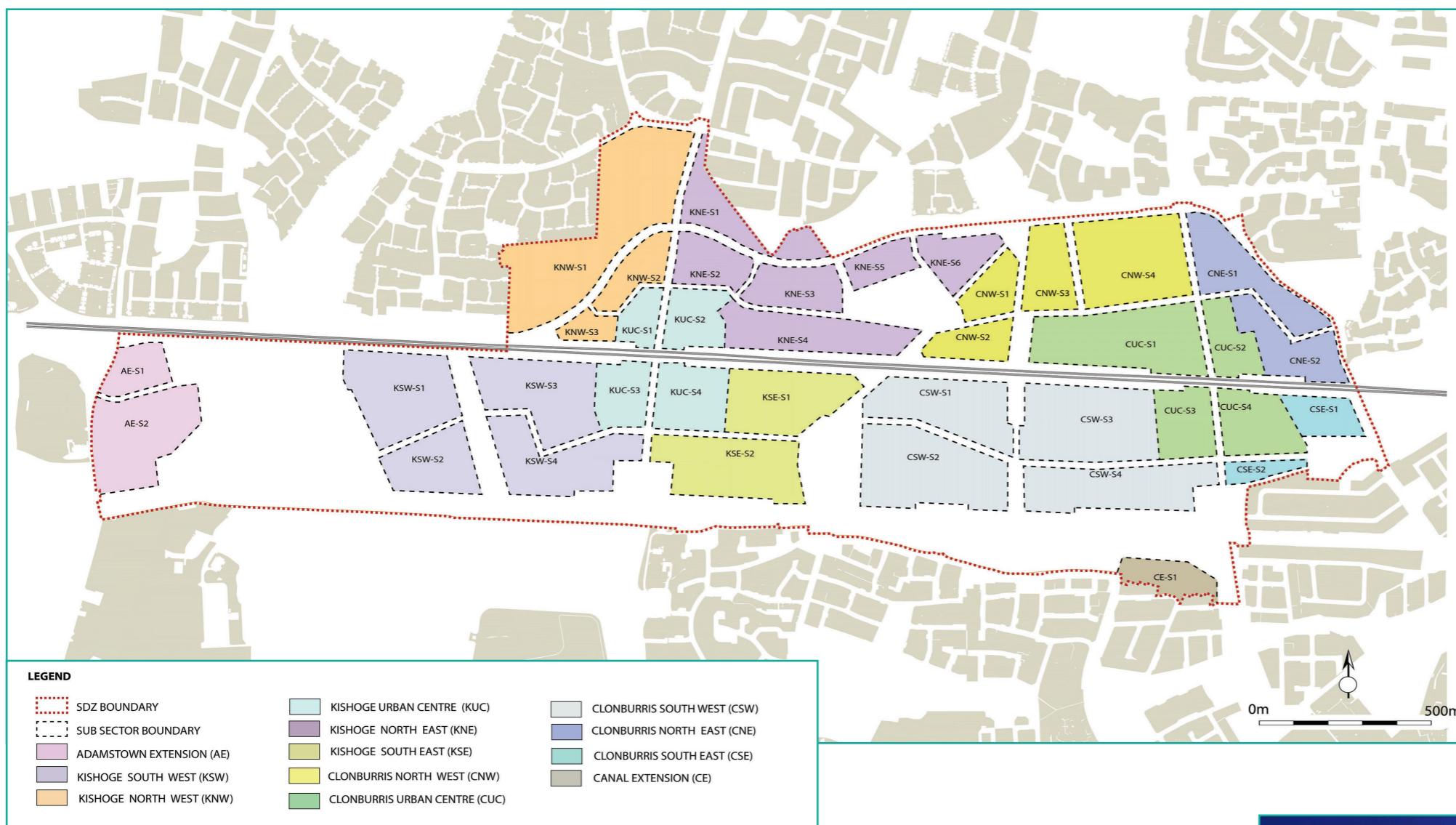


2.1.4 Extent of Development

Further to the land use map and tables presented in this section, the general distribution of land uses across the SDZ lands together with the planned location of critical community, civic and emergency service uses is further identified on the Function Concept Map (Fig. 2.1.3) and more precisely identified at in Chapter 3 (Development Areas). The uses identified in this section are subject to minimum and maximum floorspace and density target ranges as prescribed per Development Area and, in the case of residential densities, the Sub Sectors designated within. (See Figure 2.1.4)

To aid in the creation of viable and sustainable communities across the SDZ lands, and in accordance with the requirements of the Planning and Development Act 2000 - 2016 (as amended), this Planning Scheme sets out the quantum of development for the overall Planning Scheme and per Development Area for both residential and non-residential development. To facilitate flexibility over time and to ensure clarity, this Planning Scheme is based on a system that indicates an acceptable range of development. The extent of development permissible falls within the minimum-maximum ranges.

Figure 2.1.4 | Development Areas and Sub Sectors Map



The permissible ranges are based on the appropriate allocation and distribution of different types of development in accordance with the SDZ Order for Clonburris. These ranges have also been informed by the *Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016*, the *South Dublin County Council Development Plan 2016 – 2022*, the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*, the *Retail Strategy for the Greater Dublin Area 2008 – 2016*, the *Retail Planning Guidelines for Planning Authorities (2012)* together with the *Clonburris SDZ Employment Floor Area Demand Study (2017)* and the *Clonburris SDZ Retail Study (2017)* (see Accompanying Documents for the two latter documents).

The overall area of the SDZ lands is 281 hectares and the Gross Development Area (excluding strategic infrastructure such as the railway line, arterial streets and the canal) is 258 hectares. The Net Development Area of each of the 12 Development Areas within this Planning Scheme are set out in Table 2.1.4 and total 151 hectares.

Table 2.1.4 | Development Areas

Development Area	Net Area (Ha.)
Adamstown Extension	9.19
Kishoge Urban Centre	10.94
Kishoge North West	11.16
Kishoge North East	14.36
Kishoge South West	21.55
Kishoge South East	12.50
Clonburris Urban Centre	17.90
Clonburris North West	14.37
Clonburris North East	7.50
Clonburris South West	25.98
Clonburris South East	3.30
Canal Extension	71.32
Total	151.02

For calculation purposes, Net Development Area comprises Gross Development Area excluding strategic parklands, canal corridors, schools and existing residential development.



Residential Units

This Planning Scheme seeks to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

The minimum and maximum achievable number of residential units in Clonburris together with target dwelling numbers are set out in Table 2.1.5. Residential unit numbers are based on an allowable margin within a prescribed density target for each Development Area (see Section 2.1.5 – Residential Density). For clarity, the maximum achievable number of residential units incorporates flexibility for landmark buildings.

Table 2.1.5 | Extent of Residential Development According to Development Area

Development Area	Total Dwelling Units (number)		
	Min	Target	Max
Adamstown Extension	396	442	488
Kishoge Urban Centre	680	734	789
Kishoge North West	510	566	621
Kishoge North East	666	738	809
Kishoge South West	951	1059	1167
Kishoge South East	615	678	740
Clonburris Urban Centre	1176	1265	1355
Clonburris North West	711	783	854
Clonburris North East	372	410	447
Clonburris South West	1311	1441	1571
Clonburris South East	184	201	217
Canal Extension	110	121	133
Total	7,682	8,437	9,192

Each of the two urban centres have been designated with a defined core retail area, where service and retail floorspace will be concentrated.

Non Residential Floorspace

This Planning Scheme seeks to ensure that non-residential floorspace is appropriately distributed across the SDZ lands in a manner that can integrate with residential development, create sustainable communities and also make efficient use of transport infrastructure and services.

The two planned urban centres at Kishoge and Clonburris will be the key focal areas for employment, civic, community, service and retail uses within the SDZ lands with four local nodes providing the focus for community and small scale employment, service and retail uses within the surrounding Development Areas. Buildings in these mixed use areas should therefore be designed to accommodate flexibility in use (see Section 2.4 for details in relation to restriction on uses).

Each of the two urban centres have been designated with a defined core retail area, where service and retail floorspace will be concentrated. In terms of retail function, the Clonburris Retail Core will operate as a District Centre and the Kishoge Retail Core will operate as a Local Centre. To promote a balanced mix of uses and sustainable travel patterns, local nodes with small scale service, retail, community and employment functions are also identified at four Sub Sectors situated adjacent to planned parks and spaces.

Prescribed quantums of non-residential floorspace across the SDZ

Lands are set out separately under Tables 2.1.6 and 2.1.7. Minimum and maximum floorspace quantums are prescribed where appropriate. For the purpose of clarity, community floorspace includes sports/recreation and civic/cultural activities. Employment floorspace includes office, industry/employment, hotel and enterprise centre uses.



Table 2.1.6 Maximum Non-Residential Development (Retail and Service Floorspace) According to Development Area

Development Area	Retail & Non Retail Services (Gross sq.m)
Adamstown Extension	0
Kishoge Urban Centre	3,500
Kishoge North West	0
Kishoge North East	0
Kishoge South West	300
Kishoge South East	400
Clonburris Urban Centre	16,520
Clonburris North West	400
Clonburris North East	0
Clonburris South West	400
Clonburris South East	0
Canal Extension	0
Total	21,520

Table 2.1.7 Minimum Non-Residential (Community & Employment) Development According to Development Area

Development Area	Community Buildings (Gross sq.m)	Employment (Gross sq.m.)
Adamstown Extension	0	0
Kishoge Urban Centre	1,500	11,800
Kishoge North West	0	0
Kishoge North East	0	0
Kishoge South West	600	200
Kishoge South East	1,500	200
Clonburris Urban Centre	2,500	18,515
Clonburris North West	600	200
Clonburris North East	0	0
Clonburris South West	600	200
Clonburris South East	0	0
Canal Extension	0	0
Total	7,300	31,115

Further details of community, employment and retail floorspace (including retail offer) are set out together with details in relation to childcare and schools under Section 2.5 (Retail), Section 2.6 (Economic Development) and Section 2.7 (Community Facilities) of this Planning Scheme.

Transferrable Non-Residential Floorspace

Up to 10% of permissible non-residential floorspace in any Development Area, except for floorspace within the Clonburris Retail Core and Kishoge Retail Core (see Section 2.5 – Retail & Chapter 4 – Phasing) and all community floorspace, may be transferred to one or more immediately adjoining Development Area(s) subject to the following:

- » A maximum of 10% permissible non-residential floorspace can be transferred;
- » The destination Development Area(s) must be located within the Planning Scheme and must share a contiguous boundary within the origin Development Area;
- » Transferred floorspace is additional to permissible development in the destination Development Area;
- » Transferred floorspace causes a reduction in permissible development in the origin Development Area;
- » Total permissible non-residential floorspace across the SDZ lands remains unchanged;
- » Transferred floorspace shall not apply cumulatively and shall be based on the non-residential floorspace figures detailed in this Planning Scheme;
- » Floorspace may be transferred only with the written agreement of the owner(s) of the origin and destination landholding, which must accompany any relevant planning application; and
- » The transfer of floorspace will not reduce the minimum size or number of community sites, facilities or floorspace in any Development Area.

Substitution of Residential Units with Employment Floorspace

On the basis of the potential to complement uses within Grange Castle Business Park, up to a maximum of 215 residential units in the Kishoge South-West Development Area may be substituted with a maximum of 21,500 sq.m of employment floorspace. The maximum permissible number of residential units that can be substituted relates to the margin between the maximum and minimum permitted units in the Kishoge South-West Development Area. Such additional employment floorspace in this Development Area may therefore be provided in lieu of residential units on a pro rata basis, subject to the provision of the minimum number of required residential units.

To ensure that such development would not adversely impact on the economic vitality of other Development Areas, applications for the substitution of residential units with employment floorspace within the Kishoge South-West Development Area shall be subject to robust economic analysis including consideration of the accompanying *Clonburris SDZ Employment Floor Area Demand Study (2017)*. This shall include for a sequential approach that prioritises the Kishoge and Clonburris urban centres and demonstrates demand for employment floorspace in addition to the minimum permissible quantum of such floorspace for each Development Area with the exception of the Clonburris and Kishoge Urban Centres, where it shall be assumed that the maximum permissible quantum of non – residential floorspace will be achieved and reserved accordingly.

Such a transfer will also be subject to the condition that the transfer will not have the effect of reducing the minimum size or number of community sites, facilities or floorspace required to serve the Kishoge South-West Development Area. There will also be a requirement to demonstrate and consider any transport implications

Extant Permissions

Extensions of duration of permission for development granted within the SDZ lands prior to the making of this Planning Scheme should only be granted where such development is fully consistent with the requirements of (inter alia) this Planning Scheme, the Housing Strategy contained in the County Development Plan, Section 28 Ministerial Guidelines and the relevant Regional Planning Guidelines.

2.1.5 Residential Density

The densities prescribed under this Planning Scheme are framed by the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009), the *Regional Planning Guidelines for the Greater Dublin Area 2004-2016* (RPGs, 2004) and the SDZ Order for Clonburris. This includes the promotion of higher densities particularly within walking distance of both railway stations located within the SDZ lands.

The prescribed densities in the Planning Scheme responds to the designation of Clonburris within a Metropolitan Consolidation Town under the RPGs, the positioning of the SDZ lands along a strategic public transport corridor and the designation of Clonburris as a Level 3 District Centre under the *Retail Strategy for the Greater Dublin Area 2008 – 2016*, in terms of ability to sustain residential development.

To allow for more accurate management of densities and ensure that higher densities are achieved within appropriate areas, densities under this Planning Scheme are prescribed according to Sub Sector (as Development Areas are divided into Sub Sectors - refer back to Figure 2.1.4). Development within each Sub Sector shall be consistent with the density margins set out in Table 2.1.8. In the interest of flexibility, each of the density margins are based on a density target, which is then subject to a permissible margin of 10 dwellings per hectare (+5 dph, -5dph). The lower end of each of the density margins represents the minimum densities achievable and the upper end of each of the density margins represents the maximum densities achievable in each Sub Sector. Residential densities shall be calculated on the basis of Net Development Area as described under Section 2.1.4 (Extent of Development).

Table 2.1.8 | Density Margins per Sub Sector

Development Area	Sub Sector	Net Density Margin per Ha.		
		MIN.	TARGET	MAX.
Adamstown Extension (AE)	S1	43	48	53
	S2	43	48	53
Kishoge Urban Centre (KUC)	S1	58	63	68
	S2	65	70	75
	S3	63	68	73
	S4	61	66	71
Kishoge North West (KNW)	S1	42	47	52
	S2	55	60	65
	S3	55	60	65
Kishoge North East (KNE)	S1	48	53	58
	S2	49	54	59
	S3	N/A	N/A	N/A
	S4	45	50	55
	S5	45	50	55
	S6	45	50	55
Kishoge South West (KSE)	S1	40	45	50
	S2	40	45	50
	S3	46	51	56
	S4	49	54	59
Kishoge South East (KSE)	S1	45	50	55
	S2	52	57	62
Clonburris Urban Centre (CUC)	S1	64	69	74
	S2	73	78	83
	S3	63	68	73
	S4	67	72	77
Clonburris North West (CNW)	S1	45	50	55
	S2	45	50	55
	S3	55	60	65
	S4	50	55	60
Clonburris North East (CNE)	S1	63	68	73
	S2	39	44	49
Clonburris South West (CSW)	S1	45	50	55
	S2	45	50	55
	S3	51	56	61
	S4	59	64	69
Clonburris South East (CSE)	S1	51	56	61
	S2	65	70	75
Canal Extension (CE)	S1	48	53	58



Planning applications for residential development within the SDZ lands shall fall within the density margin prescribed for the relevant Sub Sector. This includes residential development within mixed-use and core retail areas where employment, retail and community uses have already been factored (including building heights) and is additional to the prescribed residential densities.

Applications for 10 dwellings or more shall be accompanied by a Design Statement that demonstrates how the proposal falls within the relevant density margin (see Section 2.8.2 - Design Criteria).

2.1.6 Residential Development Standards

Dwelling Mix

The range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments. In order to facilitate market flexibility over the lifetime of the Planning Scheme, a detailed breakdown of unit types is not specified.

Prescribed densities and building heights (see Section 2.8 Built Form and Design) will, however, help inform the appropriate dwelling typologies in each Development Area. The densities prescribed for the two urban centres and their contiguous higher density Sub Sectors will more than likely accommodate a mix of apartments, duplexes and maisonettes. Lower density Sub Sectors will largely accommodate houses. Sub sectors within the mid density range will more than likely accommodate a mix of houses, apartments, maisonettes and duplex units. The overall dwelling mix in residential schemes should seek to provide for a range of dwelling sizes to support a variety of household sizes.

Design Statements for residential or mixed use development proposals with a residential element (see Section 2.8.2 – Design Criteria) will be required to address the mix of dwelling sizes within the subject application site, while also addressing the mix of dwelling types within the subject Development Area.

Individual dwelling units should also be capable of adaptation to meet the changing needs of residents during the course of their lifetime based on the guidance set out under *Quality Housing for Sustainable Communities* (2007). The need for later extensions or attic conversions should therefore be considered. The provision of live-work units and accommodation of small home based economic activities should also be considered (see Section 2.6 – Economic Development).

The provision of accommodation for students and older people (independent and semi-independent living) is encouraged both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services.

Social Housing

All development shall comply with the requirements of Part V of the *Planning and Development Act, 2000 - 2016* (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (if further amended).

In accordance with Section 168 (4) of the *Planning and Development Act 2000 - 2016* (as amended), the following are the stated objectives for the Planning Scheme:

- » To apply a 10% social housing requirement, pursuant to Part V of the *Planning and Development Act 2000 - 2016* (as amended) to all sites in the Planning Scheme that are solely for residential use, or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted);
- » To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing; and
- » To ensure an appropriate distribution of new social housing, and to avoid an excessive concentration of social housing.

The *South Dublin County Council Traveller Accommodation Programme 2014-2018* (2014) does not identify the SDZ lands for new traveller accommodation. However, the social housing provision may include, in the longer term, traveller accommodation sites comprising grouped houses and/or residential caravan bays, depending on the requirements of SDCC. The existing Traveller Accommodation sites at Kishoge Park and Lynch's Park shall be integrated into the future development of the lands.

Dwelling Size & Private Amenity Space

The design and layout of individual dwellings should provide a high quality living environment for residents. Dwellings should provide adequate room sizes that create good quality living spaces. Designers should have regard to the targets and standards set out under *Quality Housing for Sustainable Communities Guidelines* (2007) with regard to minimum room sizes, dimensions and overall floor areas.

Within this context, all houses shall accord with or exceed the minimum floor area and private open space standards set out in Table 2.1.9. Private amenity space for houses (terraced – including town houses, semi-detached and detached) shall be located behind front building lines and should be defined, screened/bound and sited in accordance with the recommendations of *Quality Housing for Sustainable Communities Guidelines* (2007). Rear gardens shall not back onto streets or public spaces and each area of private open space should be overlooked from the window of a living area or kitchen from the dwelling that it serves.

Table 2.1.9 | Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

All apartments shall accord with or exceed the open space and floor area standards set out in *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2015) including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines in relation to design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities, refuge storage, bicycle parking and children's play etc.

Private and communal open spaces should form an integral part of a scheme and shall be designed, orientated and sited in accordance with the requirements of *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2015) and Table 2.1.10.

Private amenity space for apartments shall be provided in the form of gardens, patios, balconies, winter gardens or roof gardens. All such spaces shall be of adequate proportions and useful from an amenity viewpoint (e.g. able to accommodate at least two chairs and a small table).

High quality communal open space shall also be provided in schemes that include apartments. Communal open space should ideally take the form of a garden within the courtyard of a perimeter block for each apartment scheme.

The urban perimeter blocks prescribed under this Planning Scheme (see Section 2.8.3 – Block Size & Form) have been designed to allow for adequate back-to-back distances between buildings and to accommodate generous internal courtyards and private open spaces.

Table 2.1.10 | Minimum Space Standards for Apartments

Type of Unit	Apartments	Private Open Space	Communal Open Space	Storage
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7 sq.m	6 sq.m
Three Bedroom	90 sq.m	9 sq.m	9 sq.m	9 sq.m
Four bedroom or more	105 sq.m	12.5 sq.m	12.5 sq.m	12 sq.m

In houses and apartments the floor area of single bedrooms shall be a minimum of 7.1 sq. metres; the floor area of a double bedroom shall be a minimum of 11.4 sq. metres; and the floor area of the main bedroom should be at least 13 sq. metres.

Subject to appropriate safeguards, reduced requirements may be considered for accommodation for groups with specific needs such as older people (independent and semi-independent living) or students.

Figure 2.1.5 | Integration of Private and Semi-Private Space within Courtyard Development

