STATE PLANNING COMMISSION

Agenda Report for Decision

Meeting Date: 6 March 2025

Item Name	Future Living Code Amendment – Approve engagement report and furnish to the Minister for determination	
Presenters	Rhiannon Hardy and Andrew Mitchell	
Purpose of Report	Decision	
Item Number	5.1	
Strategic Plan Reference	3. Leading on Planning Policy	
Work Plan Reference	3.3 Lead the development of policy to support new forms of housing	
Confidentiality	Not Confidential (Release Delayed), with the meeting papers for the item to be released following the final decision by the Minister for Planning on adoption of the Future Living Code Amendment, anticipated late March 2025.	
Related Decisions	Item 5.1 – 18 February 2021 Item 4.2 – 5 August 2021 Item 4.1 – 14 September 2021 Item W2 – 30 March 2023 Item 5.5 – 5 October 2023 Item 5.2 – 4 July 2024 'What We Heard' Briefing – 5 December 2024	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendations

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following the final decision by the Minister for Planning (the Minister) on adoption of the Future Living Code Amendment – anticipated late March 2025.
2. Approve the Draft Future Living Code Amendment Engagement Report (**Attachment 1**) and Amendment Instructions (**Attachment 2**).
3. Agree to delegate authority to the Executive Director, Planning and Building, to make editorial and technical amendments to the approved Code Amendment Engagement Report and Amendment Instructions as required.

4. Approve and authorise the Chair of the Commission to sign the letter at **Attachment 3** to furnish the Minister the approved Code Amendment Engagement Report and Amendment Instructions in accordance with section 73(7) of the Planning*, Development and Infrastructure Act 2016* (the Act).
5. Recommend that the Minister for Planning divide the amendment into two separate parts under section 73(10)(e) of the Act and then proceed to adopt Part 1:
    - Part 1 – comprising the policy component of the Code Amendment only (including the new land use definition, new Co-located Housing Overlay, and amendments to the Established Neighbourhood Zone, overlays and general development policies)
    - Part 2 – comprising the spatial application of the Co-located Housing Overlay to the six affected council areas following council consideration of the approved policy component.
6. Recommend that the Minister write to the six participating councils (Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley, and Town of Walkerville) seeking support for spatial application of the Co-Located Housing Overlay to the Established Neighbourhood Zone in each of their areas (**Attachment 4**).
7. Authorise PLUS to publish the approved Code Amendment Engagement Report, Commission advice and Amendment Instructions on the PlanSA Portal no later than five business days after the Minister has made a decision on the Code Amendment under section 73(10) of the Act.
8. Agree to delegate authority to the Executive Director, Planning and Building to prepare a report on the Future Living Code Amendment on behalf of the Commission for the Environment, Resources and Development Committee (ERDC) of Parliament under section 74(3) of the Act.

Background

The Commission-led Future Living Code Amendment (the Code Amendment) was subject to community engagement from 15 August to 7 November 2024 (**Appendices A and B**).

The Code Amendment seeks to enable a new model of shared housing or ‘co-located housing’ as it will be known, which will expand rental and ownership options on shared allotments.

The development of a new Co-located Housing Overlay is a central component of the Code Amendment and is targeted to apply to established inner metropolitan neighbourhoods of Adelaide within the City of Burnside, Campbelltown, Prospect, Unley and Town of Walkerville, as well as Goolwa, Strathalbyn and Port Eliot townships in the Alexandrina Council area.

The Code Amendment will assist the Commission in further implementing the outcomes / recommendations of the following strategic / policy initiatives:

- The Commission’s ‘Planning for a New Retirement Future’ Symposium – **held in August 2018**.
- The ‘Cohousing for Ageing Well Design Research Project Report’ – **finalised in August 2020**.

The purpose of this item is to seek the Commission’s approval of the engagement report for the Code Amendment and to furnish this to the Minister for determination of the Code Amendment.

Delegation is also sought to prepare a report on the Code Amendment for the purposes of review by the ERDC in accordance with section 74(3) of the Act.

Discussion

A draft Engagement Report (**Attachment 1**) and a draft, corresponding update of the Amendment Instructions (**Attachment 2**) have been prepared for the Commission’s approval.

The draft Engagement Report concludes that engagement was in accordance with the Engagement Plan (**Appendix C**) and has satisfied the Community Engagement Charter (this conclusion was reached through a review of the engagement undertaken by the Communications and Engagement Team within PLUS).

Feedback on the Code Amendment

A total of 262 submissions were received in response to community engagement of the Code Amendment: 207 submissions were in the form of a survey provided through the YourSAy page, 17 from various industry stakeholders / community organisations, 15 from private individuals, 11 from councils (including five of the councils who are directly affected by the Code Amendment), three from state government agencies / organisations and two from infrastructure providers.

A copy of the submissions received will be attached to the Engagement Report (**Attachment 1**).

Consultation feedback indicated support for many of the changes proposed by the Code Amendment. For example, of the 207 YourSAy surveys received:

- 50% supported the Code Amendment
- 17% supported the Code Amendment but with some concerns
- 29% opposed the Code Amendment
- 4% were impartial or neutral on the Code Amendment.

However, support for the Code Amendment (as outlined in the YourSAy survey results) differed significantly by council / geographic area with:

- strongest support from non-participating metropolitan council areas (87%), followed by the Town of Walkerville (83%), Alexandrina Council (75%), regional councils (73%) and the City of Unley (61%)
- borderline support for the Code Amendment in the City of Burnside (with 48% support and 50% opposition) and the City of Prospect (41% support and 53% opposition)
- lowest level of support from residents in the City of Campbelltown (22% support / 67% opposition) but noting a low survey response rate and proposed application of the Co-located Housing Overlay to a very small area of the council ('Poets Corner' at Tranmere) which is the only area of heritage / character in Campbelltown.

Many of the submissions in support of the draft Code Amendment noted:

- this is a visionary and sensible policy change that needs to be implemented immediately and applied to more zones and council areas
- the co-located housing model is a good alternative to the knock-down-rebuild development that typically happens in inner suburban areas and the standard large 3-4-bedroom houses, which no longer meet the requirements of various demographics and household types
- the proposed policy changes appropriately balance community needs and wishes, with sustainability, affordability and environment in mind, while creating a housing option that is not currently available to add to supply
- the need to provide more diverse housing options, especially additional 1- and 2-bedroom dwellings, housing that supports ageing in place and intergenerational living, which will also help keep inner city suburbs dense, vibrant and affordable
- the concept of shared housing is critical for those in the community who require living options that will lessen loneliness and benefit mental health
- the emphasis on quality design and there being no hierarchy between the existing older dwelling and any new dwelling(s) – but noting that a design guide will be required to ensure the standard of development envisaged becomes reality

- the benefit of the co-located housing model in maintaining existing homes and streetscapes.

Some common concerns raised in submissions included:

- potential impacts of increasing housing density on local traffic, on-street car parking and local service infrastructure
- concern community title governance arrangements may not effectively manage co-located housing and ensure the development's original objectives are maintained into the future
- perceived reduction in overall green space in suburban areas as backyards are developed with co-located housing
- lack of visual privacy for those living within and adjacent to co-located housing
- the cost of financing co-located housing, which may limit its appeal and viability.

Changes proposed to the Code Amendment

Following review of submissions, a series of changes have been proposed in response to the feedback received. These changes have also been informed by discussion at two recent Project Working Group meetings (involving the administrations of the six participating councils) which were held on 12 December 2024 and 28 January 2025.

The following key changes to the draft Code Amendment are proposed:

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Internal fencing

- Include new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m^2 of communal open space per dwelling for shared use by all occupants (increased from 16m^2 in the consultation draft), with 80% (instead of 80m^2) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

Detailed commentary on the rationale behind each of these changes is outlined in Part eight of the Engagement Report (**Attachment 1**), and a tracked change version of the final policy is outlined in the Amendment Instructions (**Attachment 2**).

While not forming part of this Code Amendment, it is proposed to prescribe under section 119(1) of the *Planning, Development and Infrastructure Act 2016*, through amendments to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017*, that an application for co-located housing must be accompanied by a scheme description in accordance with the *Community Titles Act 1996*. Practice Direction 12 (Conditions) is also proposed to be updated to set out a condition that co-located housing be undertaken in accordance with the approved scheme description for the site.

Supporting initiatives

Several submissions from key stakeholder groups and state agencies have recommended that the use of local design review be used for any development comprising co-located housing.

Currently none of the six participating councils participate in the Local Design Review Scheme (the Scheme) but there is scope for co-located housing to be included as a future class of development for review under the Scheme if any of the councils choose to participate in the future.

The City of Adelaide, the Rural City of Murray Bridge and the Town of Gawler are all currently participating in a Local Design Review Pilot Program with ODASA.

ODASA has confirmed that it would welcome the opportunity to discuss the Scheme with the six affected councils and there is an opportunity for this to happen during the post-implementation phase of the Code Amendment.

The City of Unley has also recently confirmed that it would be happy to explore, in cooperation with the Commission, the development of a local pilot scheme to assist landowners (through use of local design review) with redeveloping their houses / allotments to facilitate co-located housing.

The City of Unley is proposing to put forward a budget bid for this initiative in the 2025/2026 financial year and has informally requested a contribution from the State Government (or Commission) to the project.

The Local Pilot Scheme proposal was discussed at the most recent Project Working Party meeting in late January 2025 and there was genuine interest amongst all participating councils to the City of Unley's proposal.

This matter can be further explored once the Code Amendment has been brought into effect.

It is considered that such a scheme (or similar) may be helpful in getting any initial co-located housing proposals off the ground in the areas affected. It would be useful to get the Commission's

views on such a pilot scheme and whether further discussions should be held with the City of Unley about any potential contribution (whether financial or through any in-kind assistance).

To promote the first applications for co-located housing, design guidelines or case studies may also be beneficial. It's noted that Dr Damian Madigan has developed a series of examples in his book *Bluefield Housing: Alternative Infill for the Suburbs* which could be adapted for this purpose.

Regulatory Amendments

There was strong support in submissions for the following regulatory amendments to be pursued in support of the Code Amendment:

- changes to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017* to require approval for an internal fence in the Co-located Housing Overlay where not located on an 'external' boundary.
- changes to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* to prescribe a set of requirements for any plans submitted with any application for co-located housing - including a requirement that both the land division and land use components of the development to be lodged together for assessment purposes.

There was also strong support for changes to Practice Direction 12 to introduce mandatory standard conditions which will be applied when approving applications for co-located housing in areas where the Co-located Housing Overlay applies.

One of the improvements suggested in council submissions was the need to mandate the provision of a Scheme Description for all co-located housing proposals – not just those involving 6 or more allotments as required under the *Community Titles Act*. The participating councils consider that mandating a Scheme Description for co-located housing will be critical to ensuring that it is developed and managed as originally envisaged – and it is a document that can be considered and then signed off by councils at the development application stage (the by-laws can't be reviewed or endorsed by councils).

To address this issue, it is intended to progress the following regulatory changes:

- Prescribe a Scheme Description as a document required to be lodged with a development application for co-located housing under section 119(1) of the *Planning, Development and Infrastructure Act,* through amendments to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017.*
- Update Practice Direction 12 (Conditions) to also require that co-located housing be undertaken in accordance with the approved Scheme Description for the site.

The above amendments would remove the need to consider any associated changes to the *Community Titles Act* and would address one of the last remaining barriers for the six councils to fully support the Code Amendment.

Should the Minister determine to adopt the Code Amendment, the necessary changes to regulations would be progressed through Cabinet, and updates to Practice Direction 12 presented to the Commission. Such changes would be brought into effect before the Code Amendment comes into full effect.

Next steps

Should the Commission choose to approve the draft Engagement Report and Amendment Instructions, a draft letter has been prepared (**Attachment 3**) to furnish these documents to the Minister, and thereby enable the Minister to make a determination on the Code Amendment under section 73(10) of the Act.

The determination options available to the Minister are to:

- Adopt the Code Amendment as outlined in the Engagement Report.

- Make alterations to what is outlined in the Engagement Report and then proceed to adopt the Code Amendment as altered.
- Divide the Code Amendment into separate parts and then proceed to adopt one or more of those parts.
- Determine that the matter should not proceed.

It is noted that *Practice Direction 2 – Preparation and Amendment of Designated Instruments* requires that an Engagement Report in respect of an amendment to the Code be published on the SA Planning Portal no more than five business days following a Ministerial decision to adopt it (with or without alteration). PLUS, will satisfy this requirement on behalf of the Commission, should the Minister determine to adopt the Amendment (with or without alteration).

In respect to the Minister's determination options outlined above, it is suggested that the Commission recommend that the Minister divide the Code Amendment into two separate parts and then proceed to adopt Part 1 as follows*:*

- Part 1 – to comprise the policy component of the Code Amendment only (including the new land use definition, new Co-located Housing Overlay and amendments to the Established Neighbourhood Zone, overlays and general development policies)
- Part 2 – to comprise the spatial application of the Co-located Housing Overlay to the Established Neighbourhood Zone of the six affected councils, following council consideration of the approved policy component.

This option (if pursued) will enable the elected bodies of the six participating councils to review the adopted policy framework for co-located housing before committing to spatially apply the Co-Located Housing Overlay in their respective council areas. This option would reinforce the collaborative partnership process undertaken so far with the six councils.

The option to divide the Code Amendment into separate parts was discussed with the administrations of the six councils recently and they are all supportive of this approach if it provides them with the necessary time to consult their elected members and reach a final decision on the Code Amendment spatially applying to their council areas.

The proposed regulatory amendments would proceed in conjunction with Part two of the Code Amendment, so that the roll-out of the Code Amendment and Regulations would take effect at the same time.

This pathway forward is reflected in the draft Commission Chair's letter to the Minister (**Attachment 3**), and in the draft letter from the Minister to the affected councils (**Attachment 4**).

Should the Code Amendment be adopted, the Minister must refer the Code Amendment to the Environment, Resources and Development Committee of Parliament (the ERD Committee), accompanied by a report from the Commission. It is recommended that the Commission delegate authority to Executive Director, Planning and Building to prepare this ERD Committee report under section 74(3) of the Act.

Attachments:

1. Future Living Code Amendment draft Engagement Report (#22888157 and #22842450 for copy of submissions)
2. Future Living Code Amendment – Amendment Instructions (#22810621)
3. Letter from the State Planning Commission to the Minister for Planning – Recommending adoption of the Future Living Code Amendment (#22805037)

4. Draft letter to Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley, and the Town of Walkerville seeking support to spatially apply the Co-located Housing Overlay to their council area (#22812821)

Appendices:

A. Future Living Code Amendment for Community Engagement (#22008725)

B. Future Living Code Amendment draft Amendment Instructions for Community Engagement (#22821303)

C. Future Living Code Amendment Engagement Plan (#22005527)

Prepared by: Andrew Mitchell / Rhiannon Hardy

Endorsed by: Jason Bailey / Brett Steiner

Date: 25 February 2025

ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Future Living Code Amendment

By the State Planning Commission

Prepared by the Designated Entity:

_____ (Signature)

Craig Holden

CHAIR, STATE PLANNING COMMISSION

Date: 24 / 03 / 2025

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1 Executive summary

The Future Living Code Amendment aims to introduce a new form of housing that allows more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscapes. It encourages existing houses to be retained, altered and extended to create 'co-located housing', rather than be demolished and the site subdivided for multiple homes.

The Code Amendment aims to enhance housing diversity for South Australians and provide more affordable housing options for different households, life stages and lifestyle choices.

The Future Living Code Amendment is being led by the State Planning Commission, with assistance provided by the Project Working Group for the 'Cohousing for Ageing Well Project' and Alexandrina Council.

The University of South Australia (UniSA), City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside, City of Prospect and Alexandrina Council have worked in partnership with the Commission to develop the draft Code Amendment, which applies to well-established neighbourhoods in these 6 council areas. This draft Code Amendment would create a model that could be applied to other areas of the state in the future.

These 6 councils committed to partnering with the Commission to plan and deliver community engagement for this Code Amendment, focussing on engaging with their local communities.

Feedback was invited on the draft Future Living Code Amendment from 15 August 2024 to 7 November 2024.

Public engagement on the draft Code Amendment was delivered in accordance with the engagement plan, developed in-line with the Community Engagement Charter. A number of additional tactics were delivered as part of the consultation in response to ongoing review of the process, particularly additional industry presentations.

A total of 262 public submissions were were received from members of the community and community groups, councils, industry bodies, state government agencies, non-government organisations, advocacy organisations and infrastructure providers.

Feedback was received from five of the 6 partnering councils, noting the Town of Walkerville did not provide a written submission on the draft Code Amendment.

The submissions provided varied overall levels of support for the draft Code Amendment with:

- 50% supportive
- 16% supportive with concerns
- 5% impartial or neutral
- 26% unsupportive.

The remaining submissions did not specify an overall view on the draft Code Amendment.

Many of the submissions in support of the draft Code Amendment noted:

- this is a visionary and sensible policy change that needs to be implemented immediately and applied to more zones and council areas
- the co-located housing model is a good alternative to the knock-down-rebuild development that typically happens in inner suburban areas and the standard large 3-4-bedroom houses, which no longer meet the requirements of various demographics and household types

- the proposed policy changes appropriately balance community needs and wishes, with sustainability, affordability and environment in mind, while creating a housing option that is not currently available to add to supply
- the need to provide more diverse housing options, especially additional 1 and 2 bedroom dwellings, housing that supports ageing in place and intergenerational living, which will also help keep inner city suburbs dense, vibrant and affordable
- the concept of shared housing is critical for those in the community who require living options that will lessen loneliness and benefit mental health
- the emphasis on quality design and there being no hierarchy between the existing older dwelling and any new dwelling(s) – but noting that a design guide will be beneficial to ensure the standard of development envisaged becomes reality
- the benefit of the co-located housing model in maintaining existing homes and streetscapes.

Some common concerns raised in submissions included:

- potential impacts of increasing housing density on local traffic, on-street car parking and local service infrastructure
- concern community title governance arrangements may not effectively manage co-located housing and ensure the development's original objectives are maintained into the future
- perceived reduction in overall green space in suburban areas as backyards are developed with co-located housing
- lack of visual privacy for those living within and adjacent to co-located housing
- the cost of financing co-located housing, which may limit its appeal and viability
- caution that co-located housing may be designed to a low standard which does not reflect the images provided during consultation
- requests for co-located housing to be facilitated in areas beyond the 6 participating councils.

Some common misunderstandings were also raised in submissions, including:

- perception that co-located housing is replacing other alternative forms of housing, such as ancillary accommodation (granny flats), however co-located housing will simply provide an additional optional development opportunity for appropriate sites
- concern that co-located housing policy will supercede or override any heritage or character protections, however the new Co-located Housing Overlay will work in conjunction with the existing character and heritage policies in relevant areas
- there not being enough policy in the proposed Co-located Housing Overlay to address various matters (e.g. building height, site coverage, setbacks), however the Overlay has been drafted to work in conjunction with other policies already existing in the Code (e.g. zone, overlays, general development policies) and does not duplicate policies found elsewhere.

The engagement evaluation survey, sent to all engagement participants, demonstrated community felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered. However, the responses indicated community was not confident that their feedback would influence the final decision.

Amendments to the draft Code Amendment are proposed following the consultation, with key changes including:

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Alterations / additions to established dwelling(s)

- Include new policy in the Co-located Housing Overlay to clarify that established dwelling(s) are retained to accommodate additional co-located dwellings, and can be sensitively altered, extended and/or partially demolished.

Internal fencing

- Include new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m^2 of communal open space per dwelling for shared use by all occupants (increased from 16m^2 in the consultation draft), with 80% (instead of 80m^2) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas where practicable.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

While not forming part of this Code Amendment, it is proposed to prescribe under section 119(1) of the *Planning, Development and Infrastructure Act 2016,* through amendments to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017,* that an application for co-located housing must be accompanied by a scheme description in accordance with the *Community Titles Act 1996.* Practice Direction 12 (Conditions) is also proposed to be updated to set out a condition that co-located housing be undertaken in accordance with the approved scheme description for the site.

2 Purpose

This report has been prepared by the State Planning Commission (the Commission), the Designated Entity, under section 73(7) of the *Planning, Development and Infrastructure Act 2016* (PDI Act), for consideration by the Minister for Planning in deciding whether to adopt the Future Living Code Amendment.

The report details the engagement that has been undertaken, the outcomes of the engagement, including a summary of feedback received, responses to the feedback and proposed changes to the draft Code Amendment.

In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved as well as outlines any changes to the engagement plan during the process.

3 Introduction

The South Australian Government, together with local government, has a role in ensuring a diverse range of housing types is provided in residential areas to give choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the PDI Act.

The draft Future Living Code Amendment seeks to enable new forms of co-located housing development that foster community without impacting on the existing character and streetscape of established suburbs.

The proposed co-located housing model seeks to deliver critical housing options for smaller household types, responding to the ageing demographics of South Australia's population. Co-located housing provides not only solutions for ageing-in-place, but also multi-generational living and affordable housing options for all demographic groups.

As a result of investigations, the draft Code Amendment proposed the following key changes, which were subject to an engagement process:

- introducing a new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the 6 affected council areas
- introducing a dedicated 'performance assessed' pathway for co-located housing in the affected area.
- introducing a new 'co-located housing' land use definition to assist relevant planning authorities with policy interpretation
- additions to general development policies to add car parking rates for co-located housing.

The draft Code Amendment was released for community engagement under the backdrop of a clear South Australian Government position to deliver an appropriate supply of housing to meet current and emerging demands through the Housing Roadmap released in June 2024.

The Future Living Code Amendment forms part of the Housing Roadmap by delivering a new form of shared housing.

This Code Amendment complements the objectives of the Accommodation Diversity Code Amendment, which is also part of the Housing Roadmap, and concluded community consultation on 27 February 2025.

4 Background

Momentum for this Code Amendment stems from the outcomes of the 'Planning for a New Retirement Future' Symposium held in 2018 and the 'Cohousing for Ageing Well Project', which concluded in August 2020.

The 'Cohousing for Ageing Well Project' was a collaboration between UniSA, the Office for Ageing Well, the State Planning Commission and the Eastern Region Alliance, which includes the City of Burnside, City of Prospect, City of Unley, Campbelltown City Council and Town of Walkerville.

A key recommendation of the project was amending the Planning and Design Code to recognise cohousing as a distinct development type. The Future Living Code Amendment does this by proposing to introduce a new 'Co-located Housing Overlay' into the Planning and Design Code.

The Future Living Code Amendment is being led by the State Planning Commission, with assistance provided by the Project Working Group for the 'Cohousing for Ageing Well Project'.

The five councils who participated in the 'Cohousing for Ageing Well Project', as well as Alexandrina Council, committed to partnering with the Commission to plan and deliver community engagement for this Code Amendment.

5 Engagement Approach

The process for amending the Planning and Design Code is set out in the PDI Act, and public engagement was planned and delivered in accordance with the Community Engagement Charter.

The purpose of this engagement was to ensure that individuals, businesses, organisations and communities interested in and/or affected by the draft Code Amendment were engaged in the process of preparing and finalising the Code Amendment.

Engagement on the draft Code Amendment sought to:

- raise awareness that a Code Amendment was being prepared
- provide information about what was proposed by the Code Amendment, including the location of where the proposed changes will apply
- provide the opportunity for key stakeholders to identify issues and opportunities early, so that they could be considered in preparing the draft Code Amendment
- enable stakeholders and the community to provide well informed, meaningful feedback on the draft Code Amendment for consideration prior to it being finalised and submitted to the Minister for Planning
- meet statutory requirements relating to engagement on a Code Amendment
- build relationships and a community of interest to support future activities (i.e. the development of co-located housing) in the affected areas
- 'close-the-loop' with stakeholders and community by informing them of the outcomes and the final version of the Code Amendment and its subsequent implementation (subject to Ministerial approval).

An engagement working group comprising of engagement representatives from all 6 councils and Commission/Planning and Land Use Services staff met regularly to plan and coordinate engagement activities.

Whilst the Commission led the engagement process and delivered stakeholder and state-wide engagement through a broad range of public communication materials and engagement activities, each partnering council

planned and delivered local engagement activities they identified as effective for engaging with their local communities on the draft Code Amendment.

5.1 Engagement Activities

The following engagement activities were delivered during the consultation period.

Statewide engagement or promotion activity	Description	Stakeholders
Pre-consultation stakeholder briefings	Brief key stakeholders and gain initial feedback ahead of public consultation. *LGA briefing, 3 July 2024.* *Key industry stakeholder briefing, 29 July 2024*.	LGA, South Australian Council of Social Services, Council of the Ageing SA, South Australian Active Living Coalition, Retirement Living Council of Australia and the SA divisions of Urban Development Institute of Australia, Planning Institute of Australia, Property Council of Australia, Housing Industry Association, Master Builders Association, Australian Institute of Architects, Australian Institute of Landscaped Architects
Direct stakeholder letters from SPC Chair	Provide key stakeholders with details of the draft Code Amendment, notify them of the consultation and directly invite feedback. Letters sent via email. *See copy of letter in Appendix 1.1* *Examples of stakeholders sharing information see Attachment 1*	Traditional Owners, partner council Mayors, LGA, all non-partner SA councils, Minister for Planning, MPs, housing and construction industry peak bodies, state government agencies, organisations representing community interest groups, local community group organisations identified in key stakeholder and community mapping
PlanSA website: • consultation page • news story • homepage banner • events page	Provide detailed/technical information on the draft Code Amendment and invite feedback/participation in the consultation. *View Attachment 1 to view website content* *View Attachment 2 to view public submissions*	Primary Audience: Key stakeholders, Traditional Owners Secondary audience: all interested and affected community
YourSAy website consultation page, survey and mapping tool	Provide easy to understand information on the draft Code Amendment, with more technical information available for those interested, and invite	Primary audience: interested and affected community Secondary audience: stakeholders and Traditional Owners

Statewide engagement or promotion activity	Description	Stakeholders
	feedback/participation in consultation. *5670 views by 3,997 people* *2,166 documents downloaded* *204 people completed surveys* *5 pins posted on mapping tool* *View Attachment 1 to view content and full website analytics* *View Attachment 2 to view submissions*	
PlanSA subscriber notification email	Notify subscribers to PlanSA Code Amendment updates when the consultation launches, consultation closes, and the final decision is made. *View Attachment 1 to view a copy of notification email*	PlanSA Code Amendment update subscribers
Code Amendment guides • A Short Guide to Co-located Housing • Co-located Housing: An Explanatory Guide	Provide detailed information explaining the proposed co-located housing model *View Attachment 1 to see guides*	Stakeholders and community interested in greater detail about the proposed co-located housing model.
Fact sheets • Fact sheet: Draft Future Living Code Amendment Community Information • Fact sheet: Comparing common types of housing • Fact sheet: Proposed supporting regulatory changes	Provide detailed information about particular aspects of the draft Code Amendment and proposed regulation changes *View Attachment 1 to see fact sheets*	Community interested in more detailed information about particular aspects of the draft Code Amendment Stakeholders and special interest groups interested in proposed regulatory changes
Draft templates • Draft template for Community Title Scheme Description • Draft template for Community By-laws	Provide example templates for how community title and by-laws may work for co-located housing *View Attachment 1 to see draft templates*	Stakeholders and well engaged community
Technical documents • Future Living Code Amendment: For Consultation	Provide technical details regarding the proposed changes to the Planning and Design Code and regulations and proposed policy	Stakeholders and community interested in detailed information regarding the Code Amendment

Statewide engagement or promotion activity	Description	Stakeholders
• Co-located Housing Policy	*View Attachment 1 to see technical documents*	
Frequently asked questions	Provide easy to understand information about key areas of interest *View Attachment 1 to see the FAQs*	Primary audience: community, special interest groups Secondary audience: key stakeholders
Affected area map	Posted to YourSAy and PlanSA websites, available at information sessions (online and in-person) and included in the draft Code Amendment document. *View Attachment 1 to view the map*	All stakeholder and interested community
Images	Images provided by Dr Damian Madigan, UniSA, were used in communications to show examples of how co-located housing could work on a suburban block. *View Attachment 1 to see the images, provided by Dr Damian Madigan, UniSA*	All stakeholders and interested community
Communication pack	Communication materials to support engagement with local communities: • over-arching key messages • fact sheets, FAQs and guides • social media assets • content for draft letter to affected landholders where identified as an effective tactic in council's localised engagement plan • images • links to PlanSA news story and YourSAy consultation webpages	Partner councils
Planning Ahead and YourSAy e-newsletters	**Planning Ahead** August 2024 edition: Message from SPC Chair highlighted the	Planning Ahead: industry, planning professionals and community interested in planning

Statewide engagement or promotion activity	Description	Stakeholders
	draft Code Amendment and opportunity to provide feedback followed by article providing more details. *1,521 recipients, 59% open rate 369 link clicks* October 2024 edition: article promoting remaining community information sessions and consultation opportunity. *1556 recipients, 58% open rate 32 link clicks* *View Attachment 1 to view articles* **YourSAy** Consultation opportunity with link to YourSAy page promoted in August, September and October YourSAy e-newsletter editions. *106,736 email deliveries, 43,319 email opens, 840 link clicks* *View Attachment 1 to view the article*	YourSAy: broader South Australian community interested in South Australian Government decisions and activities
Social media • PlanSA Facebook • SPC LinkedIn • PlanSA X (Twitter) • YourSAy Facebook • YourSAy X (Twitter)	5 Twitter posts, 5 Facebook posts and 5 LinkedIn posts were published during the consultation period to promote the consultation, online information sessions and in-person drop-in sessions. The consultation was also promoted via social media by the Commission Chair, Craig Holden, Dr Damian Madigan, UniSA, and other key stakeholders. *PlanSA Facebook: 4,493 views, 4,382 impressions, 19 reactions, 42 clicks, 18 shares, 2 comments* *SPC LinkedIn: 3,382 impressions, 58 reactions, 100 clicks, 7 reposts*	Planning professionals, South Australians interested in planning, stakeholder networks (through sharing posts), broader community

Statewide engagement or promotion activity	Description	Stakeholders
	PlanSA X (Twitter): 132 impressions, 11 engagements, 1 share, 1 link click, 2 profile visits *YourSAy Facebook: 229 reach, 8 engagements, 5 reactions, 2 clicks, 1 share* *YourSAy X (Twitter):138 impressions, 3 tweets* *View Attachment 1 to view social media posts and detailed YourSAy social media analytics*	
Planning Policy Forum	23 August 2024: presentation on draft Code Amendment and inviting feedback. *109 attendees* 6 December 2024: presentation summarising engagement activities, what we heard and next steps. *78 attendees.* *See Attachment 1 to view presentation slides.*	Planning practitioners
Briefing for key housing providers	2 October 2024, 11 am-12:30 pm via Teams. Provided information to government and private community housing provider organisations about the draft Code Amendment and invited feedback. *Attended by 25-30 people from 19 organisations*	Unity Housing Company Ltd Uniting SA Housing Ltd St Vincent de Paul (Society) Housing Australia Junction and Women's Housing Junction Australia Cornerstone Housing Purple Orange Common Equity Housing SA Ltd Believe Housing Australia Housing Choices Australia Carers SA Julia Farr Housing Association The Cottage Homes Incorporated Community Housing Limited Salvation Army Housing

Statewide engagement or promotion activity	Description	Stakeholders
		Anglicare SA Shelter SA Community Housing Industry of South Australia The Australian Centre for Social Innovation
Online public information sessions	2 online information sessions were held: • Thursday 19 September, 11 am-12 noon • Tuesday 1 October, 5:30 pm-6:30 pm Presentations by PLUS staff and Dr Damian Madigan, UniSA, provided details of the co-located housing model, draft code amendment and how to provide feedback, and provided an opportunity for the public to ask questions. *50 and 46 registrations* *31 and 18 public attended*	All stakeholders and community
Eventbrite website and email	Promoted online events and share information about the draft Code Amendment, and a tool to register for online information sessions. Email notification is sent to subscribers when events open for registrations. *About 250 people received email notification of events* *View Attachment 1 to view content*	All stakeholders and community interested in attending an online inforamtion session
Hard copy documents	Hard copies of the draft Code Amendment and supporting communication documents were available to view at partnering council offices and the PLUS office in Adelaide CBD.	Community with limited internet access or who prefer to view information in hard copy
PlanSA helpdesk (phone and email)	PlanSA contact details were published in communication materials, inviting stakeholders and community to contact the helpdesk if they had questions or required further information.	People with limited internet access or who prefer to speak directly with a member of staff to find out more

Statewide engagement or promotion activity	Description	Stakeholders
	3 emails and 4 phone call enquiries received	
Media release and media coverage	**The Fifth Estate** (website), 22 July 2024, 'Bluefield housing: a design rethink for suburban infill', interview with Dr Damian Madigan, introducing the concept prior to consultation Media release was prepared, detailing the Code Amendment, promoting feedback via the YourSAy website, drop-in and on-line information sessions and how to access more information. **The Advertiser** (print and website), 17 August 2024, 'Stick your neighbour on your own block' publicising the draft Code Amendment and promoting YourSAy website for feedback. **FIVEAA Afternoons** (radio), 19 August 2024, interview with State Planning Commission Chair to publicise the draft Code Amendment and consultation. **ABC Radio Adelaide** (radio), 19 August 2024, interview by Dr Damian Madigan, UniSA, to promote the draft Code Amendment and consultation. **Southern Argus** (print and website), 21 August 2024, 'Housing opportunity for Alexandrina', promoting the draft Code Amendment and YourSAy for feedback **Small Property Investment** (website), 22 August 2024, 'What is co-located housing and why is it top of SA's agenda?' explaining the draft Code Amendment and promoting YourSAy for feedback. **The Senior** (website), 23 August 2024, 'How to downsize your house without moving', explaining	All stakeholders and community

Statewide engagement or promotion activity	Description	Stakeholders
	co-located housing and promoting YourSAy website for feedback. **The Courier** (print and website), 27 August 2024, 'Feedback sought on proposal for multi-dwelling properties', promoting consultation opportunity **HealthCare Channel** (website), 27 August 2024, 'South Australia tops national planning for retirement living' highlights benefits for retirement living of draft Code Amendment currentlyon consultation **Architecture, Au** (website), 3 September 2024, 'Feedback sought on Future Living Code Amendment', promoting draft Code Amendment consultation **ABC News** (website) 13 September 2024, 'Australia's housing crisis requires creative thinking. Bluefield housing provides one possible solution', interview with Dr Damian Madigan explaining proposed housing model and promoting consultation. **Southern Argus** (print and website), 26 September, 'Future living' discussed for Alexandrina Council', reporting on Strathalbyn information sessions, draft Code Amendment and promoting consultation.	
Presentations to key stakeholder network groups	**Government Architects Network of Australia** 1 November 2024, Dr Damian Madigan provided a presentation to the network, with representatives from each state. *8 attendees* **SA Social Planners Network**	Government Architects Network of Australia members Social policy practitioners in:

Statewide engagement or promotion activity	Description	Stakeholders
	29 October 2024, Dr Damian Madigan presented on the Future Living Code Amendment and co-located housing model. *12-15 attendees*	LGA, UniSA and Marion, Port Adelaide Enfield, Unley, Burnside, Salisbury and Alexandrina councils
Planning Industry Australia (SA Division) State Conference presentation	30 August 2024, State Planning Commission Chair presentation on the State Planning Commission's recent housing initiatives, including the Future Living Code Amendment.	Local government, state government, private industry planning professionals
Australian Institute of Architects Bluefield Housing CPD	24 October 2024, Dr Damian Madigan presented industry/practitioner training session on co-located housing and the Future Living Code Amendment, promoted by PIA, including a quiz to receive CPD points. *About 30 attendees.*	Planning industry and practitioners
Property Developers information session	26 October 2024, State Planning Commission Chair presented to a property developers forum on the Future Living Code Amendment.	Property developers
Presentation to Cape Town University	W/c 7 October 2024, Dr Madigan presented on the proposed housing model to a university in Cape Town, South Africa.	Planning students at the university
'What we heard' summary	Short summary of the engagement activities delivered, what we heard during consultation and the next steps in finalising the Code Amendment was emailed to all engagement participants shortly after the consultation closed. It was also shared on the PlanSA and YourSAy websites. *Emailed to 335 people* *View Attachment 1 to see a copy*	Engagement participants who submitted feedback, registered to attend an online information session or provided contact details at an in-person event.
Engagement evaluation survey	The engagement evaluation survey was emailed to all engagement participants, along with the 'what we heard' summary, to help evaluate the	Engagement participants who submitted feedback, registered to attend an online information

Statewide engagement or promotion activity	Description	Stakeholders
	engagement process against the Community Engagement Charter principles. *Emailed to 335 people* *46 responses received* *View Attachment 3 to see evaluation survey results*	session or provided contact details at an in-person event.

Localised engagement or promotion activity	Description	Stakeholders
Letter to landowners	ALEXANDRINA COUNCIL Letters were sent on 15 August 2024 to the landowners affected by the draft Code Amendment in Goolwa, Port Elliot and Strathalbyn. Adjoining property owners located within 60 metres of the affected areas were also notified via letter of the draft Code Amendment and invited to provide feedback. *About 400 letters sent*	Landowners in and adjacent to affected areas in Alexandrina Council
Print advertising	ALEXANDRINA COUNCIL An advertisement was placed in the Southern Argus and The Fleurieu Sun on 22 August 2024 by Alexandrina Council to raise awareness of the draft Code Amendment and consultation, and encourage attendance at local community information sessions.	Alexandrina Council residents
Briefings for elected members of partner councils	ALL COUNCILS A briefing was provided to the elected members of partnering councils on 25 March, 2 April and 4 April 2024.	Elected Members in partner councils
Council website content	ALL COUNCILS Alexandrina Council promoted events under ‘Events Calendar’	All interested community within their council area

Localised engagement or promotion activity	Description	Stakeholders
	City of Prospect promoted the consultation on Engagement Hub City of Burnside promoted the consultation, including events, on Engage Burnside. Town of Walkerville and City of Campbelltown also promoted the consultation on their websites, as per their engagement plans. *City of Burnside: 395 views from 271 unique visitors, 73 downloads of explanatory guide* *City of Prospect: 290 views from 216 unique visitors*	
Partner council social media channels	ALL COUNCILS *Alexandrina Council:* *3 x Instagram posts: total reach 611, 507 views, 5 reactions* *3 x Facebook posts: 3,486 impressions, 3,180 reach, 93 engagements* *City of Burnside:* *2 x Facebook posts: 768 impressions, 716 reach, 5 interactions, 4 link clicks* *City of Prospect:* *8 posts across Facebook, Instagram, LinkedIn and X: 4467 impressions, 490 engagements, 29 link clicks* *City of Campbelltown:* *2 x Facebook posts, 4 engagements* *Town of Walkerville:* *4 x Facebook posts, 16 engagements* *See Attachment 1 to view council social media posts*	All interested community within their council area

Localised engagement or promotion activity	Description	Stakeholders
Insert in council print newsletter	CITY OF BURNSIDE 2-page article providing information about the Code Amendment and promoting the consultation inserted into the City of Burnside's Focus newsletter (Spring Edition), distributed 2-6 September 2024. *Sent to 23,500 households.* *See Attachment 1 to view the insert.*	All properties in the City of Burnside
Council e-newsletters	ALEXANDRINA COUNCIL My Say e-news, 1 article. *2 September: 1511 recipients (55.8% open rate).* PROSPECT COUNCIL Your Prospect E-news – 3 articles. September: *1466 recipients, 49.4% open rate, 214 unique clicks* October: *1628 recipients, 51.0% open rate, 198 unique clicks* November: *1711 recipients, 53.6% open rate, 285 unique clicks* CITY OF BURNSIDE Burnside Focus Spring edition Published early September. *See Attachment 1 for examples of council e-news articles*	Residents within their council area
Display in council offices	ALL COUNCILS All councils made information available in the offices/libraries to promote the consultation and provide hard copy information for those who prefer it.	Residents in affected areas People who may prefer to view information in hard copy format

Localised engagement or promotion activity	Description	Stakeholders
	Alexandrina Council displays at Goolwa and Strathalbyn council office/library entrances, including posters and consultation documents. City of Prospect's display in the council office included the customer service digital screen, posters and consultation documents. *See Attachment 1 to view examples of council displays*	
Drop-in information sessions	Organised and hosted by partner councils, with support from PLUS and Dr Damian Madigan, UniSA, the drop-in sessions included posters providing key information, fact sheets, FAQs, guides, maps and the draft Code Amendment document. **Hosted by Alexandrina Council** Wednesday 18 September 2024 10am-12noon, RSL Institute, Port Elliot and 3pm-5pm, St Andrews Hall, Strathalbyn Included presentations by council and Dr Damian Madigan. *6 people attended Port Elliot and 16 at Strathalbyn* **Hosted by City of Burnside** Thursday 19 September 2024, 5pm-6pm, Burnside Town Hall *At least 25 people attended* **Hosted by City of Campbelltown** Thursday 17 October 2024, 5pm-6pm, Campbelltown City Council offices *3 people attended.* **Hosted by City of Prospect and Town of Walkerville** Monday 28 October 2024, 4pm-6pm at Payinthi (City of Prospect Council offices)	Impacted and interested community and businesses within the partner council areas and neighbouring areas.

Localised engagement or promotion activity	Description	Stakeholders
	16 people attended, 4 from Town of Walkerville, 7 from City of Prospect and 2 City of Prospect councillors. *See Attachment 1 to view images from council drop-in sessions.*	
Community focus group	CITY OF UNLEY Tuesday 17 September 2024, the City of Unley held a facilitated workshop with local community groups involved in the Active Ageing Alliance to share information and gather feedback on the draft Code Amendment. *See Attachment 1 to view the forum invitation and Attachment 2 to view public submissions including a summary of feedback included in The City of Unley's submission.*	Members of the Active Ageing Alliance from the following local Unley community groups: Friends of the City of Unley Society Inc (FOCUS) Active Ageing Alliance Grow Grow Grow Your Own.
Special interest group briefings	ALEXANDRINA COUNCIL Heritage Advisory Committee – 15 August 2024 Port Elliot Town and Foreshore Association – 28 August 2024 Cittaslow Briefing – 4 September 2024	Special interest groups in the Alexandrina Council area
Department for Housing and Urban Development internal e-news	PLUS Article published 21 August providing information about the draft Code Amendment and inviting feedback. *View Attachment 1 to see article*	DHUD staff
Enquiries to councils	ALL COUNCILS Contact details for all partnering councils were available on the consultation websites for people with specific questions about how the draft Code Amendment may apply in their area.	Residents within partnering council areas

Localised engagement or promotion activity	Description	Stakeholders
	City of Prospect: 1 email enquiry, 1 meeting with community member *City of Burnside: 1 phone call re event details*	

5.2 Mandatory Requirements

The following mandatory engagement requirements have been met:

Notice and consultation with councils

The Community Engagement Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular council or councils (and where the council did not initiate the proposed Code Amendment).

City of Burnside, City of Campbelltown, City of Prospect, City of Unley and Town of Walkerville partnered with Planning and Land Use Services to work together to develop the draft Code Amendment.

Alexandrina Council was also interested in applying the proposed Code Amendment within their council area and were involved in working group meetings and provided input to help shape the draft Code Amendment released for consultation.

During the consultation period these councils were engaged in the following ways:

- A letter was sent to Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley and Town of Walkerville with notice of the Code Amendment consultation.
- A briefing was provided to the senior staff of Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley and Town of Walkerville on 21 February 2024.
- A briefing was provided to the elected members of Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley and Town of Walkerville on 25 March, 2 April and 4 April 2024.

Letters were also sent directly to all South Australian councils to notify them of the draft Code Amendment and to invite their feedback.

Notice and consultation with the Local Government Association

The Community Engagement Charter requires that the Local Government Association be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils.

This Code Amendment is generally relevant to all councils, including the 6 participating councils, so the LGA were notified and consulted.

The LGA was provided with a detailed briefing on 3 July 2024, ahead of public consultation.

A letter was emailed directly to the LGA at the launch of consultation, informing them of the draft Code Amendment and inviting their feedback.

Notice and consultation with owners and occupiers of land which is specifically impacted and adjacent land

Under section 73(6)(d) of the PDI Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the designated entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

The draft Code Amendment is generally relevant to all councils, including the 6 partner councils.

Notification of the proposed Code Amendment and an invitation to provide feedback was published on the PlanSA website, including a map of the affected area, a description of the proposed changes, copies of all consultation documents and tools for providing feedback. This information was also published on the YourSAy website and promoted via South Australian Government social media, e-newsletters and partner council channels.

A series of interviews on broadcast media and articles published in print media also notified affected landholders and interested South Australians of the proposed Code Amendment and opportunity to provide feedback throughout the consultation period.

Partner councils considered the effectiveness of writing directly to landowners and occupiers within and adjacent to the Established Neighbourhood Zone in their councils as part of their localised engagement plans.

Alexandrina Council wrote directly to all landowners within the Established Neighbourhood Zone in their council area, as well as property owners within 60 metres of the affected area.

The City of Burnside also provided information directly to all affected landowners, by including a 2-page insert providing information about the draft Code Amendment and consultation in the Spring edition of their Focus newsletter, distributed to all properties in the council in early September 2024.

Notice of proposal to include local heritage listing to owner of land

The Community Engagement Charter requires that where a Code Amendment proposes to include a heritage character or preservation policy that is similar in intent or effect to a local heritage listing, the owner of the land on which the places resides must be directly notified in writing of the proposal and consulted for a minimum period of four weeks.

As this is not included in the draft Code Amendment, no engagement to this effect was undertaken.

5.3 Compliance with the engagement plan

Amendments and additions to the engagement activities outlined in the engagement plan were made in response to ongoing review of activities, stakeholder feedback and opportunities for stakeholder engagement that arose during the consultation period.

- The need for an additional stakeholder briefing for housing providers was identified and delivered, following individual requests for information from a number of housing providers.
- The engagement plan identified exploring opportunities for presentations and displays at industry events, such as at the LGA Conference. This was marked as (TBC) in the engagement plan. While a presentation was not given at the LGA Conference (held on 21-22 November, after consultation closed), a number of opportunities to present to industry stakeholder groups were identified and delivered, including:

  - Presentation by Mr Craig Holden, State Planning Commission Chair, at the PIA (SA Division) State Conference
  - Presentation by Mr Craig Holden, State Planning Commission Chair, at a property developers forum
  - Presentation by Dr Damian Madigan, UniSA, at Australian Institute of Architects (SA Division) industry/practioner training session
  - Presentation by Dr Damian Madigan, UniSA, to the SA Social Planners Network
  - Presentation by Dr Damian Madigan, UniSA, to University of Cape Town, South Africa.
- Information was also shared with staff across the Department for Housing and Urban Development through an article in the staff newsletter.
- The engagement plan considered writing to Cohousing for Ageing Well project workshop attendees to notify them of the consultation (this was marked TBC in the engagement plan). While this activity was not undertaken, it is expected that attendees would have been able to learn of the consultation through other communication activities. The City of Unley invited local community organisations that were part of the Active Ageing Alliance to participate in a focus group to gather their feedback on the draft Code Amendment.
- City of Unley identified social media as a channel to promote the consultation in their localised engagement plan, but did not share any social media posts.

6 Evaluation of Engagement

To ensure the principles of the Community Engagement Charter are met, an evaluation of the engagement process for the draft Code Amendment has occurred.

6.1 Performance Indicators for Evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement genuinely sought their input to help shape the proposed Code Amendment.
2. Confident their views were heard during the engagement.
3. They were given an adequate opportunity to be heard.
4. They were given sufficient information so that they could take an informed view.
5. Informed about why they were being asked for their view, and the way it would be considered.

The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. Occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.
2. Contributed to the substance of the final draft Code Amendment.
3. Reached those identified as communities or stakeholders of interest.
4. Provided feedback to community about outcomes of engagement.

5. Was reviewed throughout the process and improvements put in place, or recommended for future engagement.

6.2 Evaluation against the Charter principles

The following is evaluation of the engagement against the five principles of the Charter. This was determined through community evaluation of the engagement process as well as evaluation undertaken by the Planning and Land Use Services' engagement team on behalf of the designated entity. The full results of the evaluation can be found in **Attachment 3**.

An engagement evaluation survey was sent to 335 people who participated in the engagement by providing feedback on the draft Code Amendment, registering to attend an online information session or provided their contact details at an in-person drop-in session.

A total of 46 responses were received and contributed to evaluating the engagement process against the Charter principles. The majority of responses were from members of the public (76%).

More than a third of respondents were people living in/representing metropolitan Adelaide outside of the 6 partner council areas (37%) and a fifth lived in the City of Burnside (20%). Evaluation responses were received from people across all partner councils and also from regional areas.

(1) Engagement is genuine

People had faith and confidence in the engagement process

Public consultation ran for 12 weeks, providing sufficient time for affected and interested stakeholders and community to learn of the opportunity to have their say, learn about the proposed changes and provide informed feedback.

Stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback. Partnering with councils enabled localised engagement strategies to be developed to specifically inform and invite feedback from communities in the affected council areas.

Key government, industry and community stakeholders were directly notified of the draft Code Amendment and invited to provide feedback. A wide variety of tactics were used to provide information and proactively seek participation of communities and stakeholders, including stakeholder briefings and presentations and targeted e-newsletters, while partner councils led localised engagement utilising communication channels and activities targeting their residents to inform and gather feedback. State-wide, broad communication channels such as PlanSA and YourSAy websites, media, social media and online information sessions were also used to enable participation by interested people across the state.

More than 260 submissions were received from a range of stakeholder groups, industry, government and community across all partner council areas, the broader metro Adelaide area and regional parts of the state. All feedback was reviewed carefully and considered in finalising the Code Amendment.

The majority of engagement evaluation survey respondents indicated they felt they were given sufficient information and opportunity to provide feedback, and informed about why there were asked for their view and how their feedback would be considered.

Half of the respondents felt engagement genuinely sought their input to help shape the proposal (10 respondents did not feel the engagement was genuine), however, less than half of respondents were confident their views were heard (9 people were not confident their views were heard).

In response to whether engagement participants had any further comments to share on the engagement process, 5 people commented that they felt the decision had already been made, including referencing a previous development where the vast majority of local people had concerns but the development was approved anyway and suggesting decisions such as this have impacted community confidence in government decisions. There were 2 comments relating to PLUS and UniSA representatives at the events being defensive of the proposed changes and not listening to concerns.

There were also comments highlighting that the engagement was very thorough and the documents providing information were well done.

Overall, all parties were genuine and honest in their participation. However, there were some community concerns regarding confidence in the engagement process, particularly whether feedback would be considered.

Evaluation statement	Strongly agree	Somewhat agree	Not sure	Somewhat disagree	Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal	9% (4)	41% (19)	28% (13)	15% (7)	7% (3)

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Stakeholder mapping was used to identify the stakeholders affected by and interested in the draft Code Amendment, and the most appropriate channels for communication and engagement to meet their needs. This included localised communication and engagement activities planned and developed by partner councils to best meet the specific needs of their local communities.

While partner councils were engaged from the beginning and played a strong role in developing the draft Code Amendment, and key stakeholders were briefed ahead of public consultation, the 12-week public consultation period ensured people were invited to participate early so they could influence the final Code Amendment.

Due to potential state-wide interest in the consultation and to ensure easy access to information at a convenient time for all interested stakeholders and community, a range of digital communciation methods were used, as well as hosting online information sessions. Two online information sessions were hosted by PLUS, with support from Dr Damian Madigan from UniSA. They were held on different days, one within working hours and one in the evening, to provide opportunities for all interested community to participate.

In-person public information sessions were also held to ensure people preferring to speak with subject matter experts directly were able to participate in a way that met their needs. Hard copy documents were also available at the PLUS office in Adelaide and partnering council offices throughout the consultation.

Although one evaluation survey comment suggested the information sessions were not held at a convenient time, efforts were made to provide a range of days and times throughout the consultation period for people to attend an information session and ask questions either in-person or online.

Five in-person drop-in information sessions were hosted by partnering councils, with support from PLUS and Dr Damian Madigan from UniSA. They were held on a number of different days and times, both within and outside of normal working hours, providing a range of opportunities for interested community to drop-in and learn more, ask questions and share feedback. The City of Unley also hosted a focus group, seeking feedback from a number of local community organisations involved in the Active Ageing Alliance.

The YourSAy website was used as the primary community consultation website, focussing on easy-to understand information, with more technical information available through fact sheets and documents for people wanting further details. People were also able to view the website content, including the survey in more than 200 languages, making the consultation readily available to South Australia's culturally and linguistically diverse communities.

A range of industry briefings and presentations were made by the State Planning Commission Chair, Dr Damian Madigan from UniSA and PLUS staff to raise awareness of the proposal and consultation across representative organisations and broader practitioners in several target industries. While some of these were planned, a number were also in response to requests from industry bodies who wanted to share details of the opportunity with their networks.

Submissions could be made through a number of channels, with feedback received via the YourSAy online survey, hard copy surveys at events, email and the PlanSA online form.

While the majority of engagement evaluation survey participants felt they had adequate opportunity to be heard, less than half were confident that their views were heard during the engagement and more than a third were unsure. 20% of respondents, or 9 people, did not feel their views were heard.

More than 260 submissions were received from a range of stakeholder groups, industry, government and community across all partner council areas, the broader metro Adelaide area and regional parts of the state. All feedback has been acknowledged and considered in finalising the Code Amendment. This indicates that affected and interested people had the opportunity to participate and be heard.

Evaluation statement	Strongly agree	Somewhat agree	Not sure	Somewhat disagree	Strongly disagree
I was given an adequate opportunity to be heard	13% (6)	50% (23)	26% (12)	7% (3)	4% (2)
I am confident my views were heard during the engagement	11% (5)	35% (16)	35% (16)	13% (6)	7% (3)

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

The information available, including website content, social media posts, direct mail/email, e-newsletter articles, FAQs and fact sheet, clearly outlined the changes to the planning rules proposed by the draft Code Amendment. Information was also targeted to the audience.

Communication and engagement activities focussed on technology-based engagement to ensure all stakeholders and interested community across the state could access information and participate in the engagement, and to deliver flexibility for community participation and value for money. This included online access to all information, tools for providing feedback and information sessions held via Zoom and hosted by PLUS, with support from Dr Damian Madigan from UniSA.

However, in-person engagement activities were hosted by each of the partnering councils, with support for PLUS and Dr Damian Madigan from UniSA, providing opportunities for people to speak directly with subject matter experts to learn more and share ideas if that was their preference. These included 5 drop-in information sessions and a targeted community stakeholder workshop.

Stakeholders were directly provided with information and invited to attend information sessions to find out more and to participate in the engagement via online survey, online submission form, email or writing. They were also invited to contact PlanSA for further information.
Two engagement survey responses suggested that the consultation could have been more broadly advertised to raise further awareness of the proposal.

Respondents indicated that they heard about the draft Future Living Code Amendment through a broad range of communication channels, with the YourSAy website and e-newsletter the most popular method.

Other common ways people heard about the consultation were social media, media, direct letter/email and via their local council. See Attachment 3 for further details about how engagement evaluation survey respondents heard about the draft Future Living Code Amendment.

Two engagement survey responses suggested that the consultation could have been more broadly advertised to raise further awareness of the proposal.

Engagement evaluation survey respondents indicated that the majority of participants felt they were given adequate opportunity to be heard and sufficient information to take an informed view. They also understood why they were being asked for their view. While there were some concerns regarding whether feedback would be heard, the more than 260 responses received from a range of stakeholders and community indicate people were effectively engaged.

Evaluation statement	Strongly agree	Somewhat agree	Not sure	Somewhat disagree	Strongly disagree
I was given an adequate opportunity to be heard	13% (6)	50% (23)	26% (12)	7% (3)	4% (2)
I was given sufficient information so that I could take an informed view	13%	50%	20%	11%	6%

(4) Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

A range of tactics were identified through detailed stakeholder mapping and delivered to ensure information was available at a level of detail and in a way that was tailored to the needs of all affected and interested stakeholders and community.

Partnering local councils delivered a range of communication and engagement actitivites specifically targeted to reach the most impacted communities.

Plain-English communication materials were developed to provide information that was easy to understand for interested community, including YourSAy website content, fact sheets and frequently asked questions. This information clearly outlined what the proposed changes were and how community could influence the final draft Code Amendment.

Information was available online and in hard copies, in written form, in person and though online presentations, to ensure all interested and affected people could access information and understand the draft Code Amendment and participate in the engagement.

People could also directly call or email PlanSA if that was their preferred method of gaining information and providing feedback. Contact details for partnering councils were also provided for questions specifically relating to how the draft Code Amendment may apply in a local area.

Detailed and technical information was available for stakeholders and people with an in-depth interest in the draft Code Amendment, including detailed proposed changes to policy and draft templates for Community Title Scheme Description and Community By-laws.

Communication materials and the online survey guided community to understand what the draft Code Amendment aimed to achieve and how, and what their feedback could influence.

All submissions were acknowledged and all engagement participants received a ‘what we heard’ document providing a high-level summary of feedback and the next steps, along with the engagement evaluation survey. Participants were advised that their feedback would be summarised and published at the conclusion of the engagement period.

The majority of evaluation survey respondents felt they were given sufficient information to take an informed view and felt informed about why they were asked for their view and how it would be considered, indicating the engagement was informed and transparent.

Note: ‘closing-the-loop’ engagement activities are still to be actioned, following a final decision regarding the Code Amendment, including publishing the engagement report and providing it to all engagement participants.

Evaluation statement	**Strongly agree**	**Somewhat agree**	**Not sure**	**Somewhat disagree**	**Strongly disagree**
I felt informed about why I was being asked for my view, and the way it would be considered.	9%	52%	26%	11%	2%

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

Engagement was reviewed throughout the consultation and a number of additional tactics were delivered as a result of opportunities that arose and based on feedback/requests from stakeholders.

These included several industry presentations and an article in the DHUD staff newsletter. See Section 5.3 for details of improvements to the planned engagement activities that occurred as a result of reviewing the engagement process throughout the consultation.

7 Engagement Outcomes

7.1 Public submissions overview

262 public submissions were were received during the consultation period. The majority of feedback was submitted by members of the community and community groups, with submissions also received from councils, industry bodies, state government agencies, non-government organisations (NGOs), advocacy organisations and infrastructure providers.

Feedback was received from five of the 6 partnering councils, noting the Town of Walkerville did not provide a written submission on the draft Code Amendment.

A summary of each submission received from industry and community organisations, partnering councils, non-participating councils, state agencies and infrastructure providers is provided below. These summaries should be read in conjunction with the full submissions so that they can be wholly understood and considered (see Attachment 2).

Residents from all partnering council areas, as well as from other metropolitan Adelaide and regional areas across the state provided feedback. As shown in Figure 1, the majority of submissions were made by people or organisations from non-participating metropolitan Adelaide Council areas and the City of Burnside.

Figure 1: number of submissions made per council area

Council Area	Count	Percentage
Other Metropolitan Adelaide council area	97	37%
City of Burnside	61	23%
City of Unley	22	8%
Alexandrina Council	20	8%
City of Prospect	20	8%
Regional council area	16	6%
City of Campbelltown	11	4%
Unknown	8	3%
Town of Walkerville	7	3%
Total	262	

Stakeholders and community could submit their feedback via multiple methods, with:

- 207 submitted via YourSAy
    - 204 people submitted feedback by completing the survey
    - 3 people submitted feedback regarding 5 locations using the mapping tool
- 44 submitted via email
- 10 submitted via hard copy
- 2 submitted via the PlanSA online submission form.

The submissions provided varied overall levels of support for the draft Code Amendment with:

- 50% supportive
- 16% supportive with concerns

- 5% impartial or neutral
- 26% unsupportive.

The remaining submissions did not specify an overall view on the draft Code Amendment.

Levels of support for the draft Code Amendment have also been reviewed based on council area of the person/organisation providing the feedback:

- Alexandrina Council – 80% supportive or supportive with concerns
- City of Burnside – 46% supportive or supportive with concerns
- City of Campbelltown – 55% supportive or supportive with concerns
- City of Prospect – 40% supportive or supportive with concerns
- City of Unley – 59% supportive or supportive with concerns
- Town of Walkerville – 86 % supportive or supportive with concerns
- Other Metropolitan Adelaide council areas – 87% supportive or supportive with concerns
- Regional council area – 75% supportive or supportive with concerns
- Unknown – 25% supportive or supportive with concerns (63% unspecified/neutural)

Figure 2: Overall view of draft Code Amendment by council area

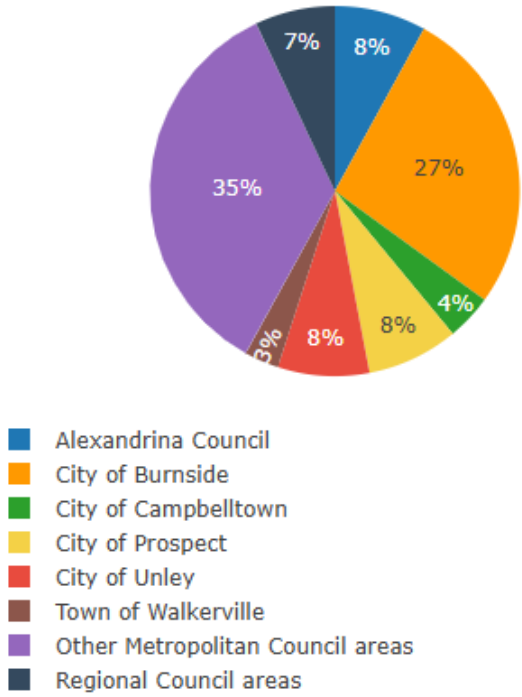
Overall view of the draft Code Amendment	Alexandrina Council	City of Burnside	City of Campbelltown	City of Prospect	City of Unley	Other Metropolitan Adelaide council area	Regional council area	Town of Walkerville	Unknown	T:
None	0	1	0	0	0	1	0	0	0	**2**
Unspecified	0	1	0	0	0	0	0	0	3	**4**
Impartial / Neutral	0	1	1	2	3	4	1	0	2	**14**
Supportive with concerns	4	9	5	2	3	16	4	1	0	**44**
Unsupportive	4	30	4	10	6	8	3	1	1	**67**
Supportive	12	19	1	6	10	68	8	5	2	**131**
Total Unique Issues:	**20**	**61**	**11**	**20**	**22**	**97**	**16**	**7**	**8**	**262**

Due to the high number of submissions, and to best analyse the results, feedback has been categorised into themes. These themes are further explained in Section 8 of this report. Many respondents raised more than one theme, and all have been considered.

7.2 YourSAy survey findings

Of the 262 submissions provided on the Future Living Code Amendment, 207 (or approximately 80%) took the form of the survey provided on the YourSAy website, with the following percentage of surveys received from each of the council/geographic areas listed below:

Surveys completed by Council / Geographic Area



The YourSAY survey asked the following set of questions to canvass respondents' views on the Code Amendment, with a brief summary of the responses provided:

1. What is your overall view of the draft Code Amendment?

   The highest level of support for the Code Amendment was received from those respondents living in non-participating metropolitan council areas closely followed by those living in the Town of Walkerville, Alexandrina Council, non-participating regional council areas and the City of Unley.

   Lower levels of support were evidenced in the City of Burnside and City of Prospect.

   The lowest level of support was shown by the residents of the City of Campbelltown.

2. Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

   The highest level of support for building or buying co-located housing was evident in the Town of Walkerville, City of Unley and Alexandrina Council areas, as well as among the residents of non-participating metropolitan and regional council areas.

   City of Burnside residents were split down the middle in terms of their support/lack of support for co-located housing.

   The lowest level of support for co-located housing was in the City of Campbelltown and City of Prospect council areas.

3. Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

   Residents of Alexandrina Council, Town of Walkerville, other metropolitan councils, regional councils and the City of Unley provided the highest level of support for the notion that the proposed planning rules for co-located housing provide the right balance'.

   City of Burnside residents were split down the middle in terms of their support/non-support, while the lowest level of support for this statement was provided in the City of Campbelltown and City of Prospect council areas.

4. How important do you feel these aspects are for co-located housing?
   - Retaining the original home
   - Providing more housing diversity, including small lot homes
   - Preserving the look and feel of established neighbourhoods
   - Preserving the urban tree canopy
   - Providing off-street car parking
   - Providing communal open space
   - Providing other shared facilities

   The following issues were considered to be the most important considerations in the following participating council areas:
   - *Alexandrina Council, City of Unley and Town of Walkerville – need to provide more housing diversity, preserve the look and feel of established neighbourhoods and preserving the urban tree canopy*
   - *City of Burnside and City of Campbelltown – need to preserve the urban tree canopy and the look and feel of established neighbourhoods*
   - *City of Prospect – preserving the look and feel of neighbourhoods and the urban tree canopy and the need to provide off-street car parking.*

   The following issues were considered to be the most critical for non-participating council areas:
   - *other metropolitan councils – preserving the urban tree canopy and providing communal open space, followed by preserving the look and feel of neighbourhoods*
   - *regional councils – preserving the urban tree canopy and look and feel of neighbourhoods and the need to provide off-street car parking.*

5. Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment?

   The highest level of support for those areas proposed for co-located housing under the Code Amendment were provided in the Town of Walkerville, Alexandrina Council, City of Unley and City of Burnside council areas, and in non-participating regional and other metropolitan councils.

   The lowest level of support was provided in the City of Campbelltown and City of Prospect council areas.

6. Do you feel co-located housing planning rules should apply in more council areas than the current six proposed council areas?

   The residents of non-participating council areas (both metro and regional) provided the greatest level of support for the broader application of co-located housing policy to other council areas, closely

followed by those living in the Town of Walkerville, Alexandrina Council, City of Unley, City of Prospect and City of Burnside council areas.

Only the residents of City of Campbelltown provided a majority 'no' to extending the application of co-located housing policy elsewhere.

7. Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

   Residents of regional council areas, Town of Walkerville, City of Unley, other metropolitan councils, Alexandrina Council and City of Prospect all had a majority view that the difference between co-located housing, granny flats and other similar types of housing were clear.

   A majority of City of Burnside residents did not consider the differences to be clear enough and a majority of City of Campbelltown residents were unsure about how to respond to this question.

The detailed results of the survey questions organised by council/geographic area is provided in **Attachment 4** to this report.

7.3 Industry and community organisations

A total of 17 industry and community organisations made submissions on the Code Amendment. Many of these submissions were very detailed and reflect a great investment of time and resources.

Australian Institute of Architects, SA Division (AIA SA)

The AIA SA is the peak body for architecture in South Australia and is dedicated to improving the built environment and the communities we call home by promoting quality, responsible, sustainable design and advocating on behalf of the profession for the benefit of all South Australians.

The AIA SA supports the aims of the Code Amendment and commends the Commission on the innovative and unique approach for achieving medium density, housing diversity and affordable housing options within established suburbs.

It also recognises the rigorous research and consultation undertaken prior to drafting the Future Living Code Amendment, which provides a strong evidence base for the Code Amendment and provides confidence that it aligns with other related government policy and is able to be incorporated in the Planning and Design Code effectively.

The AIA SA considers that the areas affected by the draft Code Amendment (e.g. the Established Neighbourhood Zone of the 6 affected councils) are ideal to successfully deliver on the objectives of 'future living' but also recommends that the areas be reviewed cyclically and that other ideally located councils be encouraged to opt into applying the co-located housing policy at regular intervals, once the dataset of outcomes becomes established.

Australian Institute of Landscaped Architects, SA Division (AILA SA)

AILA SA advocates leading positions on issues of concern to our cities, suburbs and regions on matters regarding landscaping architecture.

AILA SA has expressed its support for the proposed draft Future Living Code Amendment.

Of particular interest to AILA SA is how the proposed amendment aims to preserve existing established vegetation, directly aligning with the advocacy work AILA SA have been involved in to protect and enhance

existing tree canopy cover, increasing biodiversity in our urban environments and integrating green infrastructure.

AILA SA also supports how the Code Amendment will assist with delivering recommendations from the Expert Panel for the Planning System Implementation Review (Expert Panel) in relation to trees.

Business and Professional Women Australia (BPWA)

BPWA is an active organisation of business and professional women that advocates to governments at all levels for women's equality and economic security. BPWA has been strongly advocating for national and state policies, strategies and funding to address homelessness and housing stress for women, especially for older women.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by BPWA:

- BPW Australia has been strongly advocating for national and state policies, strategies and funding to address homelessness and housing stress for women, especially for older women.
- Older women living alone frequently express interest in co-housing in a group setting with women in similar circumstances. Other popular options include granny flats and tiny houses sharing a block of residential land.
- Such arrangements are often disallowed by state and territory regulations and local council by-laws.
- If bureaucratic barriers to these permanent housing arrangements were removed, many older women in housing stress could quickly find a safe secure affordable home.
- BPW Australia therefore commend the State Planning Commission's desire to change regulations to accommodate co-located housing arrangements as this is something that BPW Australia have been arguing for.

City of Unley Stakeholders Group

The City of Unley sought feedback on the Future Living Code Amendment from a community focus group comprising the following organisations who are representative of the City of Unley:

- Friends of the City of Unley Society
- Acting Ageing Alliance
- Grow Grow Grow Your Own

It is noted that Friends of the City of Unley Society also provided its own detailed submission under a separate cover. This submission is summarised below in the report.

Overall, the feedback received by the City of Unley Stakeholders Group was that the Future Living Code Amendment was a positive initiative and therefore supported.

The potential positive outcomes of the Code Amendment highlighted in the submission included the following:

- provides an opportunity for ageing in place
- will result in greater housing diversity
- provides opportunities for multi-generational housing, which will allow the elderly to be supported by younger family members

- could increase the social interactions of those living in co-located housing through use of communal open space
- will increase housing affordability for those seeking to enter the property market.

The potential negatives outcomes of the Code Amendment identified include:

- social interactions can be negative when having to share common areas
- intensity of the development may increase negative impacts such as nuisance animals or noise from plant equipment such as air-conditioning units
- lack of public notification of co-located housing proposals to give adjoining landowners/neighbours the opportunity to raise concerns during the development application process
- possibility of lower design standards for development in rear yards which could impact neighbouring properties
- lack of meaningful greenspace for kids to play
- increased density of development will place pressure on existing infrastructure, including stormwater, water and sewer.

Areas for policy improvement

A range of improvements to the co-located housing policy were identified, including limits of the density of development, requirements for high design standards to protect adjacent properties, limiting building height to one storey only, there should be a minimum soft landscaping provision required which equates to 20% of the total site area, artificial grass should not be allowed, car parking requirements should be increased in relation to the size of the dwellings and communal open space should be supported by the provision of private open space.

Clarification: Soft landscaping policies contained in the Design in Urban Areas General Development Policies of the Code have been identified to apply to co-located housing, as demonstrated in the Assessment Tables (Attachment 5). These policies require that development provide the following minimum area of soft landscaping:

- *10% of a site for site areas less than 150 m^2;*
- *15% of a site for site areas between 150-200 m^2;*
- *20% of a site for sites between 200-450 m^2; and*
- *25% of a site for sites greater than 450 m^2.*

Most co-located housing development sites are expected to fall in the greater than 200m^2 categories, meaning that 20-25% of a site would be required to be provided with soft landscaping (which excludes artificial turf) in most cases.

Another key element identified was the need for a coordinated approach to development with the local council to take on more of a facilitator role to ensure good design outcomes for co-located housing.

Cohousing Australia

Cohousing Australia is a civil society co-operative, comprising of and supporting individuals, groups, communities, academics, advocates and professionals to expand the collaborative housing sector in Australia.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by Cohousing Australia:

- Cohousing Australia greatly appreciate that this work is another step in supporting housing security, comfort and choice for all people at all stages of their lives. Importantly, the amendment targets the potential for housing supply to meet the demand for diverse, affordable and resilient housing and respond to environmental, cultural, social and economic contexts.
- Cohousing Australia urges that the application of the Code Amendment be supported by flexibility in the use of statutory controls to focus on planning policy outcomes and fostering an enabling environment for innovative housing models.
- It would be great to see the types of development envisaged by the Code Amendment expanded at the suburban level to take in whole precincts.
- Outside of the Code Amendment parameters but key to implementation will be support for navigating financial and legal aspects of development, assisting households to gain finance and explore different tenure and land legal title options. With greater development certainty, it will be more viable to engage with financial institutions and with philanthropic and social impact investors.

Community Alliance SA (CASA)

CASA is an umbrella organisation representing resident and community groups in South Australia and is dedicated to making the planning and development process accountable, transparent and sustainable, and that guarantees genuine community engagement.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by CASA:

- CASA has some serious concerns about this amendment if it is not used as intended.
- CASA is also concerned that this is a highly technical document which many people may not have sufficient expertise to provide comment.
- Key concerns about this amendment identified in the submission include:
    - destruction of inner suburbs heritage and character
    - loss of open space and vegetation
    - infill for alternative purposes
    - potential for demolition of houses
    - increased vehicles and traffic in suburban streets
    - minimum open space
    - rates and other legal ramifications
    - potential for elder abuse.
- CASA also request that the Commission undertake qualitative and quantitative post pilot evaluations including lessons learned before proceeding with further implementation of this amendment.

Clarification: Co-located housing, by definition, requires the preservation (not demolition) of any established housing. Co-located housing policies may therefore act as an additional incentive to retain existing housing in those areas of the Established Neighbourhood Zone where there are currently no demolition controls (e.g. areas of the zone where the Character Area Overlay applies).

Council on the Ageing SA (COTA SA)

COTA SA is an older people's movement run by, for and with older people. COTA SA represents the rights, interests and future of around 700,000 older South Australians and engages widely with old South Australians across the state to help inform its policy and advocacy work.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by the COTA SA:

- Co-located forms of housing could provide the ideal design and social solution for intergenerational living, while also allowing independence for each generation.
- Some concerns that the proposed future use of co-located housing could see potential for elder abuse/exploitation in several forms – this issue needs to be seriously considered and addressed through the regulatory process, including as part of council development application and approval processes for co-living developments and specifically, whenever the original title is held by an older person.
- It is likely that short-term rental operators will be attracted to the opportunities presented by this Code Amendment, which may in turn compromise its core purpose of providing more, affordable and diverse long-term secure housing for South Australians in need.
- Every co-located development proposal should consider the suitability of existing infrastructure and address and resolve capacity issues to ensure the appropriateness of water and wastewater networks, energy services provision, and waste collection.
- Off-street car parking should be accessible at all times – an option to provide tandem or stacked parking may therefore not commensurate with easy access.
- COTA SA advocates for other regional councils to be supported to take on the principles contained within the Code Amendment.

Friends of the City of Unley Society Inc (FOCUS)

FOCUS comprises a group of residents concerned about preserving the historical character of the City of Unley.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by FOCUS:

- The proposed co-located housing reforms present a creative solution to increasing housing supply, particularly in established suburbs, by allowing more homes within existing buildings.
- While the FOCUS welcome this approach, we urge the government to ensure that these reforms are implemented in a manner that is sensitive to the unique heritage character of our community and enhances the green canopy of Unley and promotes social cohesion, so Unley remains a very liveable suburb in Adelaide.
- We urge the government to ensure that heritage overlays take precedence over co-located housing overlays. This is vital to protect the unique historical fabric of our community. The retention of heritage buildings, particularly their interiors, is crucial to maintaining their value for the historical record, public enjoyment, community use, and as tourist attractions that support the local economy.

Housing Industry Association, SA Division (HIA SA)

The HIA is the voice of Australia's residential building industry and the HIA SA Division plays a lead role in advocating its role in this state.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by HIA SA:

- The implementation of the Code Amendment is timely as the housing industry is currently facing many challenges including lack of housing supply and affordability.
- HIA SA agrees that co-located housing made available for lease or sale ought to have their titles listed as 'community' but there may be other mitigating circumstances where land division through community titling is not warranted (e.g. such as for intergenerational living).
- Local design review may benefit co-located housing proposals if applied.
- More councils should adopt the co-located housing policy across a wider range of 'neighbourhood' and 'township' zones.
- The introduction of this new housing policy must consider cost/benefit outcomes for any proposed change and accomplish sensible planning provisions in line with consumer affordability.
- Deemed-to-satisfy options should be explored for co-located housing relating to allotment size and built form in the same capacity as certain residential dwellings are afforded a fast-tracked process.

  Clarification: There is no minimum allotment size specified for co-located housing. This is to ensure that the primary objective of the Future Living Code Amendment - to provide smaller footprint and diverse housing product - can be achieved. In this context, co-located housing is different from more conventional housing types and needs to be viewed as an integrated development rather than a variety of distinct allotments with separate houses on them.

Local Government Association of South Australia (LGA SA)

The LGA SA promotes and advances the interests of local government by advocating to achieve greater influence for local government in matters affecting councils and communities.

The LGA SA in principle supports the Future Living Code Amendment and its implementation to the 6 affected council areas.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by the LGA SA:

- The LGA SA recommends that an improvement to the Future Living Code Amendment would be to mandate any proposal to go through a local design review process – this process may need to deviate from the traditional design review process as it should require changes based on the independent design advice rather than just encouraging the applicant to improve the design quality.
- The LGA is also supportive of expanding the Code Amendment to other councils across the state once the value has been demonstrated through implementation in the initial 6 councils.

Planning Institute of Australia, SA Division (PIA SA)

PIA SA is the state body representing the planning and the planning profession in South Australia, through education, communication and professional development.

PIA SA is generally supportive of the Code Amendment and commends the Commission on the level of detail, consideration and research which underpins this Code Amendment.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by PIA SA:

- PIA SA acknowledges the importance of this Code Amendment in light of current housing shortages and the need to consider more flexible living arrangements for current and future population demographics in South Australia.
- PIA SA supports the proposal to create a Co-located Housing Overlay for application over the Established Neighbourhood Zone.
- PIA SA welcomes the consideration of the potential for local design review under section 121 of the PDI Act to operate for co-located housing.
- PIA SA supports the insertion of a definition for co-located housing in Part 7 of the Planning and Design Code. The definition is crucial not only to avoid legal disputes concerning the interpretation of this term which could hamper these developments from proceeding, but also ensures that these developments are recognised more broadly by developers, planners and the broader community as being distinct from other forms of 'higher density' residential development.
- PIA SA supports the proposed amendments to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017* to classify fencing within the 'interior' of a co-located housing development as development – PIA considers this to be a prudent measure that will ensure the long-term success of co-located housing.
- PIA SA supports the proposal to develop template Scheme Descriptions and By-laws to support co-located housing projects which involve land divisions under the *Community Titles Act 1996*.

While PIA SA acknowledges that Scheme Descriptions are not required for community title divisions creating 6 or less community lots, PIA SA encourages the Commission to consider drafting amendments to Practice Direction 12 (Conditions) that encourage developers to consider instituting Scheme Descriptions for co-located housing developments of 6 or less community lots on a voluntary basis to ensure their future, long-term success. Alternatively, PIA SA suggests that the Commission could consider amendments to Practice Direction 12 (Conditions) to list conditions for co-located housing developments which address future maintenance and other requirements to ensure their long-term success.

Port Adelaide National Trust Tree Group (PANTTG)

PANTTG was recently established to advocate and lobby government to increase action on protecting trees and biodiversity.

PANTTG is pleased to note that the Future Living Code Amendment includes:

- support for the retention, alteration and/or extension of existing homes
- encourages developers to seriously consider 'adaptive reuse' principles in housing designs
- encourages the retention of existing tree canopy and mature gardens.

PANTTG encourages the Code Amendment to be expanded to all metropolitan councils as soon as is practicable to support a more creative approach to residential infill development that emphasises the retention of established housing and trees.

The Commission is also requested to include a range of housing design options (including pre-approved house designs) when finalising the Code Amendment to ensure that homeowners, architects, builders and developers use creative designs for co-located housing that maintain trees and native understory and provide for greater affordability and ease in managing the building process.

Shelter SA

Shelter SA advocates for improved housing outcomes for South Australians who are living on low incomes and in housing need.

Shelter SA is fully supportive of the Code Amendment and considers that the proposed planning rules will provide a well-considered balance of community needs and wishes with sustainability, affordability and environment in mind while creating a housing option that is currently not available to add to supply.

Shelter SA also considers that community housing providers could and should benefit greatly from co-located housing as they have many older homes on large blocks of land and a shrinking ability to grow their portfolios for social housing.

South Australian Retirement Villages Residents Association Inc (SARVRA)

SARVRA is the peak community body representing the interests of all South Australians living in a retirement village (where regulated by the *Retirement Villages Act 2016*).

Due its knowledge of the experiences of those living in retirement villages, SARVA considers that there needs to be a level of caution taken when introducing new forms of housing such as co-located housing into the planning system. In particular, protections need to be built into this new housing model that protect the exploitation of the elderly (which has been observed in some commercially driven retirement villages). In this context, there needs to be accompanying legislation with the Code Amendment that enforces the good principles of co-located housing, for example, codes of conduct that are not regulated by independent authorities with ‘real teeth’ are useless.

St Peters Residents Association (SPRA)

SPRA is a local community organisation which represents the residents of St Peters, College Park, Hackney, Stepney, Maylands, Evandale and Joslin within the City of Norwood Payneham and St Peters.

SPRA is concerned with the proposal of the Future Living Code Amendment to allow dwellings to be built in the rear and side garden areas of the 6 affected council areas (Alexandrina, Burnside, Campbelltown, Prospect, Unley, and Walkerville).

SPRA is also concerned that the Future Living Code Amendment provisions will be progressively rolled out across all of metro Adelaide council areas, if it is judged to be a “success” by the Commission. It is hoped that the Commission will judge the success or failure of this experiment not solely on the number of extra dwellings built in these council areas, but also on changes in the tree canopy/green cover over time and the views of residents on their quality of life.

There is also some alarm in SPRA’s submission that the provision in the Planning and Design Code which specifies that the Historic Overlay Areas will retain their “historic pattern of subdivision” may be dominated by the new co-located housing provision with individual titles for community housing in backyards.

Urban Development Institute of Australia, SA Division (UDIA SA)

The UDIA SA is South Australia’s peak representative body for the urban development industry.

The UDIA SA supports the Code Amendment as an additional available tool to deliver additional housing supply but not at the expense of councils also delivering on opportunities for higher density development that will provide much greater additional housing supply within their council areas.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by UDIA SA:

- UDIA SA has concerns that some of the proposed co-located housing options outlined in the Code Amendment will require considerable assessment by councils who have limited resources, with a big risk that it may be easier for a council to say no than yes.
- UDIA SA contends that the case study examples of co-located housing provided in the consultation documentation (which overly rely on corner allotments, lots with laneway acess, or aggregating lots) may reduce the viability of the Code Amendment delivering a substantial scale of additional housing supply.
- Notes that the Code Amendment lacks any findings or detail on the impact of co-located housing developments on already struggling infrastructure networks (but this could be an admission that the changes anticipate low yield).
- The requirement of the Code Amendment to require one space per co-located dwelling, and 0.33 spaces for visitors where there are 3 or more co-located dwellings should be reviewed as it does not make sense to provide for 4 spaces for 3 houses (and so on).
- The proposed land use definition for co-located housing needs review, direction and refinement.

Notwithstanding some of the issues identified with the Code Amendment above, the UDIA SA's submission indicates that it would be supportive of a further amendment that permitted the possibility of co-located housing policies applying more broadly to South Australia.

Urban Future Exchange (UFX)

UFX considers itself to be a provocative and politically savvy social enterprise, leading progressive discussion in urban studies and related disciplines, in pursuit of an urban future for South Australia that is healthy, confident, equitable and sustainable.

UFX is supportive of the Future Living Code Amendment and commends its objective to promote "gentle density" and create housing options that meet evolving community needs.

UFX's submission seeks to highlight opportunities to improve the accessibility of this housing model, ensuring that it fulfils its potential as a viable, inclusive housing option.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by UFX:

- The requirement to facilitate co-located housing through land division may be a barrier to the development of co-located housing.
- Families developing multi-generational housing are likely to be early adopters, and many of them would likely be put off by the requirement to do a land division and then pay tens of thousands of dollars in additional fees that go with that.
- The lack of Designated Performance Features in the Co-located Housing Overlay policy could make it hard for development assessment planners to assess proposals for co-located housing considering the vague wording of some Performance Outcomes – design guidelines enforceable under the Code.
- UFX believes that the geographical extent of the Code Amendment should be expanded to apply to more areas of the state where the benefits could be realised.
- The provision of on-site car parking is expected to be a major barrier to the delivery of co-located housing – it is recommended that car parking requirements (in particular those for visitor parking) be removed entirely.

- There is ambiguity about whether “stacked” car parking is allowed – this is likely to be a necessity for co-located housing development on constrained sites.
- The requirement for communal space may present another barrier to delivering co-located housing – particularly if suitable areas of private open space can be created.
- UFX recommends that the definition of co-located housing be adjusted so that it does not require communal open space.

7.4 Council Submissions

7.4.1 Participating council submissions

Submissions were received from 5 of the 6 partnering councils: Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect and City of Unley. The Town of Walkerville did not make a formal submission.

Alexandrina Council

While expressing its overall support for the Code Amendment, Alexandrina Council requests that several concerns outlined in their submission are adequately addressed prior to the finalisation of the Code Amendment to avoid the potential for significant issues arising during any future development assessment processes.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by Alexandrina Council:

Proposed community title land division approach

The proposed policy approach to co-located housing relies on a community title land division to allow residents to freely buy and sell their homes but whilst putting in place rules and obligations for the landowners that are a party to the development. However, Alexandrina Council considers that following areas need further attention:

- The Code Amendment does not propose a minimum site area and anticipates adding one or 2 dwellings within a site within the Established Neighbourhood Zone whilst retaining the existing dwelling. This may not enable the ability to accommodate on-site wastewater management systems in areas where there is no sewer or community wastewater management scheme.
- Scheme descriptions are useful in reinforcing the use of land, staging and developer’s obligations. scheme descriptions are not proposed to be legally required for land division where less than 6 allotments are created, and therefore will rarely be applicable, however are considered necessary to ensure the intent of the policy is achieved.
- In the event a community title scheme description is applicable, the legal documents, including any associated by-laws, can be altered by the community corporation which may compromise the intended benefits of the co-located housing outcomes.

Areas for policy improvement

- Minor technical adjustments are required to the proposed co-located housing land use definition (use of past tense) and meaning behind terms within the proposed policy (such as 'positive interaction').
- Fencing within the site of the development (not along the perimeter boundary) will require approval as part of the changes proposed by the Code Amendment. The proposed policy is unclear as to what height would be acceptable and in what circumstances. In addition, it is recommended that there be a

minimum 'private' open space area, to accommodate a clothes drying area, or access to a private tool shed, for example. Vigorous policy will be required to limit the opportunity for development that does not achieve the intent.

- Including key Performance Outcomes into the Co-located Housing Overlay to elevate their consideration during assessment is recommended (e.g. environmental sustainability, car parking, on-site wastewater management requirements, dedicated waste storage areas and universal design principles).
- Introduction of stronger policy requiring high standards of design and development outcomes, especially for development required to be integrated into existing, smaller sites.
- Introduction of policy to encourage development that preserves streetscape character and importantly, results in a positive backyard amenity for occupants and neighbours who are in close proximity; this may also include a limit to building height, for dwellings situated behind the main character dwelling, and appropriate setbacks to minimise bulk and scale.

City of Burnside

The City of Burnside's submission recognises the strong potential benefits of co-located housing, its alignment with the Burnside City Master Plan, and the interest demonstrated in this new housing concept by the local Burnside community.

Notwithstanding this, the City of Burnside's submission does identify several concerns with the policy amendment as drafted for engagement that must be addressed to ensure the policy approach is fit-for-purpose, meets community expectations and can be spatially applied to Burnside without impacting local character and heritage, tree canopy and neighbourhood amenity. Some of the concerns identified include:

- Community title land division is inconsistent with the concept of site sharing and enabling interaction with other residents.
- The proposed Code Amendment anticipates adding one or 2 new dwellings within an existing Established Neighbourhood Zone while retaining the existing character dwelling, which is likely to result in very small sites.
- The proposed by-laws and scheme description are not proposed to be legally required for land division where less than 6 allotments are created, and therefore will rarely be applicable.
- Outcomes currently proposed to be sought via community title by-laws and scheme description are unlikely to be achieved and are easily altered by agreement with property owners.
- Such unenforceable outcomes relating to design, fencing, environmental sustainability and waste management would be more effective if sought via Planning and Design Code policy, such as updates to the new overlay, or via the creation of a subzone over the same area.
- Land division may also monetise new allotments and erode any inclination towards the goals of social cohesion and sharing that were originally intended in *the Co-housing for Living Well* project.

Council also recognises that co-located housing is of interest to their community, and with the appropriate policy mechanisms the concept has the potential to achieve positive housing outcomes while retaining historic and character dwellings within the Established Neighbourhood Zone.

Areas for policy improvement

The City of Burnside has identified the following opportunities for strengthening the proposed policy:

- reinforcement of the concept of sharing and social cohesion between occupants of new co-located dwellings and with the occupants of the original character dwelling

- relocation or duplication of the fundamental performance outcomes from the scheme description and by-laws into the Planning and Design Code Policy
- relocation and/or drafting of key Performance Outcomes into a new subzone or into the Co-located Housing Overlay to elevate consideration during assessment (e.g. environmental sustainability, waste management, car parking and universal design principles)
- introduction of stronger policy wording to require high standards of design and development outcomes, especially for development required to be sensitively integrated into existing, smaller sites
- introduction of policy to encourage development that preserves streetscape character and results in positive backyard character and amenity for occupants and close neighbours.

It is recognised that council's proposed enhancements may require further work and policy reframing by the Commission.

City of Campbelltown

The City of Campbelltown broadly supports the draft amendment and many of the provisions supporting the development of co-located housing, but has concerns about the insistence upon community titling, particularly the impact on the pattern of local subdivision.

Council consider that the proposed new land use definition for co-located housing would establish a distinctive form of housing consistent with and adequately supported by the proposed policy provisions. Council has no concerns with the definition.

Areas for policy improvement

The City of Campbelltown has identified the following opportunities for strengthening the proposed policy:

- The intent to promote community title land division is at odds with the intent of policy in the Co-located Housing Overlay which seeks for land division to retain the historical pattern of land division in a locality – the City of Campbelltown therefore requests that the Commission reconsider community titling and and investigate other ways to maintain the integrity of development an provide security of tenure.
- Council is not convinced that the provision of one on-site carparking space per dwelling will be adequate in all circumstances. It is acknowledged that there needs to balance between provision of parking and maintaining streetscape appearance, but more consideration needs to be given to onsite parking needs given that co-located housing is a solution beyond just ageing in place.

City of Prospect

The City of Prospect was pleased to be a member of the working group contributing to the advancement of the draft co-located housing policy and considers that this approach to development could offer real benefits to members of the local community wishing to age in place.

Notwithstanding this positive support, the City of Prospect (like some of the other participating councils) has outlined some concerns with the draft policy that it would like to see addressed before it fully supports the spatial application of the policy to the Prospect council area.

The City of Prospect has identified the following opportunities for strengthening the proposed policy:

Areas for policy improvement

- While the draft policy facilitates knowledgeable architects working in the public interest to develop well-design Co-located Housing, it has no 'guard rails' in place to protect against malicious use of this new approach to housing leading to poor quality outcomes.

- The draft policy allows for demolition of existing dwellings on amalgamated development sites, which would not protect character or historic streetscapes.
- By-laws are described in the Code Amendment as an important regulatory mechanism supporting Co-located Housing, but they are neither reviewed nor controlled by Council through the assessment process.
- Car parking, open space, stormwater management, waste management and other policies require further attention.
- The draft policy offers no guidance as to the appropriate floor area, height or density of dwellings within a co-located housing development, and these are necessary guard rails to protect against malicious use of the policy.

  Clarification: Maximum building heights and site coverage for co-located housing are specified in the underlying Established Neighbourhood Zone and will ensure that co-located housing is consistent with the parameters specified for a particular area of the zone or locality.
- Proposed communal open space requirements are hard to determine as currently drafted and need revision.
- The draft policies should undergo rigorous road-testing in conjunction with Councils by building designers, developers and private certifiers to demonstrate the policy 'gaps', which would for further drafts of the policy to resolve evident issues.

Proposed Land Use Definition

- Council considers that the definition of co-located housing should be changed to require a Scheme Description, with the consequential effect that the mandatory condition in Practice Direction 12 would only need to reference compliance with that Scheme Description.

Regulatory Amendments

Schedule 8 – required plans for lodging a co-located housing development application

- The additional details described in the site and floor plans are generally sensible, noting their relationship to proposed assessment criteria within the Co-located Housing Overlay.
- Council agrees that it should be a requirement that land division plans be lodged as part of the same application, but it is noted that this is not what the proposed land use definition for Co- located Housing requires.

Changes to Practice Direction 12 – requirement to impose conditions relating to the use of common and private areas

- Council supports the inclusion of enforceable conditions on development approvals for co-located housing developments but does not support co-located housing developments occurring in the absence of a scheme description.

City of Unley

The overall intention of the Future Living Code Amendment is supported by the City of Unley as it will seek to increase housing diversity, assist affordability and retain the existing built form character and streetscapes.

Despite this general support, the City of Unley has provided several comments which require further consideration before the Code Amendment can be finalised:

Land division approach

- Land division has been included as a requirement for co-located housing to ensure that there is tenure over the land. This raises several matters as the controls over the land being retained as co-housing are proposed to be through by-laws (less than 6 dwellings) and scheme descriptions (6 or more dwellings).

- A council does not have authority over by-laws, and they can be varied by resolution. A scheme description can be varied by unanimous resolution of the community corporation, which council will not be a party to. This creates potential conflict between the approval that has been granted under the PDI Act and the ability to vary by-laws under the *Community Titles Act 1996* should a variation be endorsed.

- Without changes to the *Community Titles Act 1996* to support the appropriate use and enforceability of approvals granted under the PDI Act, the use of by-laws and scheme descriptions are not supported.

  Clarification: Scheme descriptions / by-laws assist with the ongoing management and maintenance of co-located housing developments, whereas the Planning and Design Code (including the Co-located Housing Overlay and associated policy) provides the planning rules for a point-in-time assessment of built form / land use / land division.

  Enforcement powers to ensure development is undertaken lawfully remains a function under the PDI Act, not the Community Titles Act 1996.

Proposed land use definition

- For all intents and purposes, co-located housing is a group dwelling or residential flat building, despite the exclusion in Column D of the definition. The only significant difference is the requirement that each dwelling occupies an allotment created under the *Community Titles Act 1996*. This requirement is ambiguous as it does not specify when the allotment is to be created. It is considered appropriate that the definition is amended to include reference to the fact that the title is created to be able to consider the dwelling as co-located housing, as this will give certainty over any of the controls required to differentiate between co-located housing and group dwellings or residential flat buildings.

Areas for policy improvement

- With the increased intensity of development on allotments resulting from co-located housing, the provision of open space prescribed under the DTS/DPF 4.1 provisions appears minimal. If 5 dwellings are to be located on one site, this would be supported by the provision of 80 m² of open space to be numerically compliant. A minimum provision of 24 m² per dwelling would be considered more suitable to meet the communal needs of the occupants of co-housing developments and consistent with the existing provisions within the Code for dwellings on less than 300 m².

- The allocation of one car parking space per dwelling under DTS/DPF 6.1 does not pay recognition to the diversity in dwellings that co-located housing will encourage. Co-located housing may result in smaller houses where the provision of one car park is appropriate; however, there is no recognition that the existing dwelling may retain 3 or more bedrooms and therefore should provide a higher rate of on-site car parking. It is considered appropriate that DTS/DPF 6.1 is amended to recognise that one car parking space is appropriate for 1- or 2-bedroom dwellings, with 2 car parking spaces provided as a minimum for dwellings with 3 bedrooms or more.

Regulatory amendments

- The proposal to amend Schedule 4 to avoid the use of internal fencing to screen communal open space between dwellings is highly supported, although there would not be a lot of weight to refuse an application for fencing based on PO 5.1 and PO 5.2 alone. There could be DTS/DPF requirements that also include maximum fence heights of 1.2 metres to define communal space while still allowing passive overlooking.

7.4.2 Non-participating council submissions

Six councils that did not participate in developing the draft Code Amendment provided submissions.

City of Adelaide

The City of Adelaide supports the principles of the Code Amendment and has provided the following technical comments for further consideration:

- Land use definition for co-located housing – the use of 'sensitively' in part (b) of the definition calls for an assessment to be made at the verification stage of a development application – this is not the intention of verification and could hold up lodgement. It is recommended that any consideration of of a 'sensitive alteration or addition' of a dwelling be included in the performance objectives for assessment.
- Co-located Housing Overlay – a reference to maintaining mature landscaping/trees should be included in Desired Outcome 1.
- Further clarification is required in PO 2.2 about how a land division prior to the land use development application can be suitably assessed based on a yet to be approved land use.
- The intention of PO 2.4 (retaining the historical pattern of land division) is unclear.
- Regulatory amendments – it is recommended that the amendments to Schedule 2 and 8 of the Planning Development and Infrastructure (General) Regulations 2017 be implemented priror to or concurrent with the policies in the Code Amendment going live.

City of Onkaparinga

The City of Onkaparinga supports the Commission in the development of the Future Living Code Amendment as the concept encourages a unique form of housing that may be integrated into the local council's established neighbourhoods, and also provides socially cohesive and potentially more affordable housing options.

While expressing overall support to the Code Amendment progressing to approval, the City of Onkaparinga submission provides detailed commentary against a range of key issues, including the following:

- Further clarification is requested for frontage and access arrangements as the City of Onkaparinga understands that by definition, co-located housing has one or more of the dwellings on a site without a frontage to a public road or to a road. In designing the site 'holistically', with all elements considered as a whole, they suggest preventing the creation of land locked parcels if only via access through a common area.
- It is important that the landscape setting often associated with established neighbourhoods is protected. The City of Onkaparinga recommends that policy to manage site coverage and encourage soft landscaping is developed.

  Clarification: Site coverage provisions contained in the underlying Established Neighbourhood Zone will apply to co-located housing development. In most instances the maximum site coverage will be either 40 or 50% depending on council area / location.

  Soft landscaping policies contained in the Design in Urban Areas General Development Policies of the Code have also been programmed to apply to co-located housing as demonstrated in the Assessment Tables (Attachment 5).

- The City of Onkaparinga also notes that the potential complexity of assessing applications for co-located development will have potentially more substantial and complex assessment issues and may take longer to process than a traditional land division.
- A concern is that co-located housing does not (informally) become tourist accommodation units, as this could be an issue in the McLaren Vale wine region and coastal areas. As this would be a change of use, the City of Onkaparinga also suggests that any proposed community title by-laws be conditioned to reinforce the stated use is for co-located housing and excludes tourism accommodation.
- If co-located housing is allowed in areas not connected to the SA Water sewer but managed via onsite wastewater systems, the wastewater system is required to be appropriately sized (including any additional treatment area) and the additional dwelling sited in a way that does not impact the treatment area.

  Clarification: Relevant policies from the Infrastructure and Renewable Energy Facilities General Development Policies regarding Water Supply and Wastewater Services are proposed to apply to co-located housing, as demonstrated in the Assessment Tables in Attachment 5.
- The minimum requirement for car parking associated with co-located housing is not likely to be enough for areas within the City of Onkaparinga where co-located housing may be most appropriately located. This is due to the lack of frequent (or regular) public transport services and heavy reliance on private vehicle use.
- The Co-located Housing Overlay is currently proposed to apply only to the Established Neighbourhood Zone (and only in certain council areas) – the City of Onkaparinga notes that other zoning exists within the council area that may also be suitable for application of the overlay in future, subject to consultation with PLUS and the Commission.

City of Port Adelaide Enfield

The City of Port Adelaide Enfield is supportive of the introduction of a new housing type ‘co-located housing’ and associated overlay in select locations throughout metropolitan Adelaide and commends the detailed investigations undertaken.

The following provides a high-level summary of the points made in the submission and should be read in conjunction with the full submission provided by the City of Port Adelaide Enfield:

- By its very nature, co-located housing development is likely to be a more complex residential development type for assessment purposes, requiring a detailed assessment on a case-by-case basis. As such, council staff may need additional training specific to this dwelling type or may need to engage the services of an architect or other design professionals to assist with assessing the merits of a co-located housing proposal.
- Should the proposed amendment be adopted into the Code, the City of Port Adelaide Enfield will closely monitor the success of co-located housing development in the ‘pilot’ council areas and give further consideration as to whether the co-located housing and dwelling type and accompanying overlay should be applied to parts of Port Adelaide Enfield.
- Given this development model is likely to be less suited to traditional developers (who are looking to turn a quick profit) and potentially more popular with those wanting to live in a co-located housing arrangement, the City of Port Adelaide Enfield anticipates that the traditional developer-led knock down and rebuild multiple dwellings for sale approach will remain the predominate infill development type in the short to medium term, until the new co-located housing model gets traction.

- The City of Port Adelaide Enfield supports the changes proposed to Schedule 4 and Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* to take into account the proposed addition of the 'Co-located housing' definition and Co-located Housing Overlay.
- The City of Port Adelaide Enfield strongly supports the intent of the amendment to tightly control a co-located housing development by requiring a combined land use/land division application to be lodged and assessed through policy and the inclusion of mandatory conditions via Practice Direction 12.

City of Tea Tree Gully

The City of Tea Tree Gully submission does not indicate support or opposition to the Code Amendment but does identify the following key issues which require further consideration before the Code Amendment is approved:

- There is the potential for increased population in Established Neighbourhood Zones resulting from this Code Amendment without any consideration for improved infrastructure and services (i.e. public transport, roads and medical services) – the City of Tea Tree Gully therefore recommends that the Greater Adelaide Regional Plan considers the provision of the infrastructure that is required to service the infill growth areas identified in the Future Living Code Amendment
- The proposed minimum car parking rate of one off street car parking space per co-located dwelling, plus onsite visitor parking requirement of 0.33 spaces per dwelling (where the development involves 3 or more dwellings) is deemed as satisfactory.
- It is recommended that consideration be given to including policy that addresses the management of on-street car parking within the Future Living Code Amendment.

City of West Torrens

The City of West Torrens is supportive of the principles underlying this policy, particularly the focus on creating diverse and inclusive living environments but is also keen to gain a deeper understanding of the longer-term outcomes of this policy.

To ensure that the intended benefits are realised, and potential impacts comprehensively evaluated, the City of West Torrens seeks the Commission's commitment to a structured post-implementation review of the Future Living Code Amendment to assess the effectiveness of the policy in achieving its intended goals, with a focus on:

- housing diversity: the extent to which the overlay supports a wider range of housing types and meets community needs
- neighbourhood integration: how sensitively new developments align with the character and fabric of existing areas
- sustainability and liveability: the broader impacts on local amenity, infrastructure, and the quality of life for residents and neighbours of co-located housing
- resource implications: any resultant impacts on issues such as noise, parking permits, dogs and other compliance matters
- interaction with other legislation: the implications of the overlay with legislation including the *Dog and Cat Management Act 1995*, *Local Government Act 1999*, *Local Nuisance and Litter Control Act 2016* and the National Construction Code.

A review as suggested, conducted after an appropriate period following implementation, would provide valuable insights which will not only guide the City of West Torrens's future decisions but also help determine the effectiveness of the overlay.

City of Victor Harbor

The City of Victor Harbor applauds the aspirations contained within the draft Future Living Code Amendment.

Acknowledging that this Code Amendment only currently applies to the 6 participating councils with existing Established Neighbourhood Zones, the City of Victor Harbor is eager to partner with PLUS/the Commission to observe and follow the future implementation of the intended planning policy. The City of Victor Harbor therefore formally requests to register initial interest in any potential future incorporation of co-located housing policy into the Planning and Design Code, as and where it affects Victor Harbor.

The City of Victor Harbor's submission also outlines the following general observations – some of which may require further consideration before the Code Amendment is approved:

- Car parking – if unable to provide additional on-site parking to reduce the impact of parking on roadways, in some cases already congested, would there be an option to pay into a car parking fund to support the construction of additional indented car parks to be constructed within verges?
- Waste – would the co-located houses need to share waste facilities? The City of Victor Harbor's current kerbside waste policy allows for an additional free general waste bin under exceptional circumstances however, with more people living on a rateable property, this should be a fee for service and not free.
- Services – infill development will add to the demand for water and sewer services, unlike a standardised development that would need to consult with the service providers and pay for new connections. Such connections are already in place however the load on the services would increase. It is unclear how SA Water etc. would be able to plan for such upgrades, if there are no new connections (just increased demand). Should this potentially be considered as a formal referral in the development application process?

  Clarification: A community title land division application will be required to be submitted with any application for co-located housing, which will then be referred to SA Water to advise of their requirements relating to the provision of water supply and sewerage services under section 102(1)(d)(vi) of the Act.

- Stormwater – would need to limit post-development flows to pre-development flows, requiring additional on-site detention or soakage? This may be difficult, for example, if all tanks are full prior to an intense event, resulting in increased run off due to the new/increase in impervious areas (roof and hardstand) thereby increasing flows into the stormwater network (which may already be at capacity).

  Clarification: The Stormwater Management Overlay will apply to areas where co-located housing is envisaged. The policies in this Overlay seek for water sensitive urban design techniques, such as rainwater tanks, to capture and re-use stormwater.

- Rates – has there been any consideration on how co-located dwellings would be council rated?

7.5 State agencies

The following three state agencies provided submissions on the draft Code Amendment:

- Green Adelaide
- Office for Design and Architecture SA

- Department for Environment and Heritage.

Green Adelaide

Green Adelaide considers that the policy within the proposed Co-located Housing Overlay will have an important role in ensuring development supports the urban environment by increasing tree canopy. Accordingly, Green Adelaide supports the policies in the overlay which seek to:

- encourage greater retention of matures trees
- increase soft landscaping
- reduce areas of impermeable surfaces
- increase provision of communal open space
- encourage use of shared driveway crossovers.

However, Green Adelaide considers that the requirements for communal open space requires further clarification before the Code Amendment is finalised.

Green Adelaide also recommend the development of a practitioner's guide to show how co-located housing can be designed to conform to different site area requirements.

Office for Design and Architecture (ODASA)

ODASA supports the proposed amendment and commends the commitment to providing opportunities for design-led, diverse housing outcomes within established neighbourhoods, that support existing suburban character, retain existing dwellings and acknowledge the contribution of garden landscapes to this built character.

ODASA welcomes the opportunity to discuss the Local Design Review Scheme with councils who have Established Neighbourhood Zones included within the Code Amendment. The scheme provides councils with access to expert design advice early in the planning and design process and encourages professional collaboration between applicants and councils. The scheme can assist councils in achieving high-quality, diverse housing outcomes that positively contribute to local built character.

Department for Environment and Water (DEW)

DEW supports the intent of the Code Amendment to retain soft landscaping including existing trees and streetscape. It also supports the proposal of co-located housing to retain rather than demolish the existing dwelling as this protect the building's embodied energy and reduces waste.

DEW also supports the performance assessed pathway being applied to co-located housing.

DEW considers that any supporting documents that are produced will be important to delivering co-located housing and suggests that this material is aligned with Green Adelaide's Adelaide Garden Guide.

7.6 Infrastructure providers

The following 2 infrastructure providers made submissions on the draft Code Amendment:

- APA Networks
- SA Water Corporation

APA Networks

APA Networks is a key energy provider in South Australia and have identified several critical gas assets located within the affected council areas. APA Networks advise that any future high-density proposal in the

vicinity of these critical gas assets will be required to be reviewed by APA Networks following the guidelines set out in AS2885.

SA Water Corporation

SA Water undertakes long-term water security and infrastructure planning for South Australia. SA Water notes the information provided in the Code Amendment regarding future re-zoning and land development and will incorporate this detail into its future planning process. SA Water also requests that advice is sought from them prior to any land use applications for co-located housing being determined by the relevant planning authority.

Clarification: A community title land division application will be required to be submitted with any application for co-located housing, which will then be referred to SA Water to advise of their requirements relating to the provision of water supply and sewerage services under section 102(1)(d)(vi) of the Act.

8 Engagement themes: summary, response, and recommendations

Given the large number of submissions received on this Code Amendment, engagement has been analysed thematically. The themes are discussed below, ordered in sequence of the amount of feedback received.

8.1 Neighbourhood impact and housing diversity

A majority of submissions identified issues of a social nature when commenting on the Code Amendment. These comments relate mainly to the perceived impacts (whether 'negative' or 'positive') of co-located housing on neighbourhood character and housing diversity.

Submissions in support noted:

- that the co-located housing model is a good alternative to the knock-down-rebuild development that typically happens in inner suburban areas and to the predominance of large 3–4-bedroom houses, which no longer meet the requirements of various demographic/household types
- that the proposed policy amendment appropriately balances community needs and wishes with sustainability, affordability and environment in mind while creating a housing option that is not currently available to add to supply
- the need to provide more diverse housing options, especially additional 1- and 2-bedroom dwellings and housing that supports ageing in place and intergenerational living, which will also help keep inner city suburbs dense, vibrant and affordable
- that the concept of shared housing is critical for those in the community who require living options that will lessen loneliness and benefit mental health.

Some common concerns identified included:

- potential impacts of increasing housing density on local traffic and overall green space, which will decrease the liveability of the areas affected
- lack of visual privacy for those living within and adjacent to co-located housing
- perception that co-located housing will replace other alternative forms of housing such as granny flats in those areas affected by the Code Amendment
- doubt that co-located housing would be built to a standard like the images providing during consultation.

<u>Proposed land division approach through community titling</u>

One of the key topics identified in submissions was the issue of land division.

Several submissions raised the following concerns about facilitating co-located housing development through land division:

- community title land divison being inconsistent with the concept of site sharing and enabling interaction with other residents
- land division monetising new allotments and eroding the goals of social cohesion and sharing that were originally intended in the *Co-housing for Living Well* project

- land division acting as a barrier to the development of co-located housing in instances where family groups want to provide housing for intergenerational living – this is due to the costs associated with subdividing land
- land division for co-located housing would not be consistent with maintaining the established subdivision pattern of character/historic areas.

Potential for internal fencing

Another key issue identified by the 6 participating councils was the need to provide additional policy to guide any proposed internal fencing.

Changes are proposed to Schedule 4 of the *Planning Development and Infrastructure (General) Regulations* to make any fencing up to 2.1 metres in height 'development' in areas subject to the Co-located Housing Overlay. However, if such fencing is proposed, additional policy may be required to ensure that there are appropriate guardrails in place to guide the development of internal fencing and to ensure that it doesn't undermine the core principles of co-located housing which seek integrated development and shared spaces.

Response:

It is agreed that co-located housing will result in smaller sites for new and existing dwellings in the Established Neighbourhood Zone. The primary objective of the Code Amendment is to provide smaller footprint and diverse housing products, utilising shared spaces, and therefore the zone's minimum site area and frontage requirements for dwellings without shared spaces do not apply to co-located housing. Co-located housing should be viewed as an integrated development rather than a variety of distinct allotments with separate houses on them.

It is considered that setback, site coverage, building height, communal open space and soft landscaping criteria for co-located housing, as well as the presence of mature vegetation, will all work together to ultimately guide the density of how many co-located dwellings can be built on a particular site.

Concerns that co-located housing will be a replacement for other alternative forms of housing (including granny flats) in established suburbs is unfounded. Co-located housing is intended to provide another housing option for smaller household types, which may be suitable for those who are interested in shared living. The creation of the Co-located Housing Overlay will not limit the ability to develop other housing options which are already available.

It is considered that the draft Co-located Housing Overlay provides strong policy wording, requiring high standards of design and development outcomes, as well as maintaining streetscape character and communal open space. However, several participating council submissions requested specific changes to some of the policy in the overlay to improve clarity and remove any ambiguity. These changes are supported and details are outlined in the below recommendations.

Community title land division is also supported as it will assist with the delivery of co-located housing which involves a high degree of site sharing and resident interaction. For example, community titling provides for establishment of a governance structure (formation of a body corporate, community scheme description and by-laws etc) which formalise arrangements around the future use and management of any shared spaces / common land.

In terms of land division "monetising" new allotments, the provision of separate land titles is considered essential to giving clear tenure and financial viability to those who want to develop, purchase and live in a co-located housing development.

It is acknowledged that co-located housing will not necessarily maintain the historical pattern of division, but it is a form of development that can be appropriate in areas subject to the Character Area and Historic Area Overlays given the built form controls and design quality sought through the Co-located Housing Overlay.

PO 5.1 of the Character Area Overlay and PO 5.1 of the Historic Area Overlay seek land division "compatible with the surrounding pattern of subdivision". However, these policies are not proposed to be listed in the assessment table (Table 3) for co-located housing. There should therefore be no conflict between the Co-located Housing Overlay and Character Area or Historic Area Overlays. Accordingly, it is considered appropriate to delete PO 2.4 from the Co-located Housing Overlay.

While the Overlay policy discourages any internal fencing for co-located housing, it is possible that internal fencing may be proposed after the initial development of co-located housing. It will therefore be necessary for the relevant planning authority to have policy to against which the proposal can be assessed to ensure that it doesn't undermine the shared space / communal open space objectives for co-located housing. New policy is therefore proposed to be included in the Co-located Housing Overlay to ensure any internal fencing is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

With regard to visual privacy concerns identified for both those living within co-located housing or on adjacent properties, it's noted that:

- 'overlooking' will be permitted within a co-located housing development given the shared / communal nature of the development, but policy in the Overlay will encourage the location of bedrooms away from communal spaces; and
- existing privacy will be maintained for neighbouring properties through the application of existing visual privacy policy in the Design in Urban Areas General Development Policies.

Recommendations:

Make the following changes to policy in the Co-located Housing Overlay policy (refer to ~~red text~~ for deletions and green text for insertions):

Co-located Housing Overlay

PO 2.2

Co-located housing includes (as part of the application~~, or via a current existing development authorisation~~) a community title land division with a community scheme description ~~(if applicable)~~ and by-laws that address tenure, access, functional and operational management matters of co-located housing.

PO 2.3

Amalgamation of sites (including the retention of all existing dwellings) is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.

~~PO 2.4~~

~~Division of land providing for co-located housing will be taken to retain the historical pattern.~~

~~DTS/DPF 2.4~~

~~None are applicable.~~

PO 3.1

Co-located housing features dwellings behind or integrated with one or more established dwellings which faces ~~the primary~~ a street in a manner which preserves the existing streetscape pattern and character.

PO 3.2

Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties.

PO 5.2

Co-located housing development provides ~~maintain~~ visibility between living areas and communal open space, avoiding internal fencing other obstructions to promote passive surveillance across the site.

PO 5.4

Internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

DTS/ DPF 5.4

Fencing within the site of a co-located housing development (where not located along the perimeter boundary) is no more than 1.2m in height and constructed of a material with a minimum transparency of 50%.

8.2 Economic (housing affordability, viability and development cost)

Several submissions questioned the financial viability and cost of undertaking co-located housing development, particularly in established residential areas defined by their heritage, character and urban tree canopy features.

Some submissions considered that a key to the Code Amendment's successful implementation will be providing support for navigating the financial and legal aspects of development, by assisting households to gain finance and exploring different tenure and legal title options for co-located housing. It is argued that with greater development certainty, it will be more viable for interested property owners/organisations to engage with financial institutions and philanthropic and social impact investors to facilitate co-located housing on appropriate sites/locations.

Cohousing Australia, HIA SA, and the UDIA SA have identified the financial viability of co-located housing from the perspective of financing, providing template house designs, demonstration projects etc, as key issues that require attention.

The UDIA notes that case studies highlighted in the draft Code Amendment's consultation documents tend to rely on specific blocks of land such as corner allotments, lots with laneway access or similar, or aggregating lots to create opportunities for additional co-located housing. The UDIA contends that this may reduce the viability of the Code Amendment delivering a substantial scale of additional housing supply.

Organisations working with individuals/groups to facilitate complex shared housing developments, such as Cohousing Australia, have indicated that alternative housing forms like co-located housing are needed to navigate complex systems and rules when proposals incorporate affordable housing. These include land purchase contracts, collective financing (in some instances), town planning policies, housing design and construction contracts, building permits, subdivision and governance for shared spaces and contracts with affiliated organisations (for example community housing providers or social impact investors).

Some other common concerns raised in submissions include the possible prohibitive cost of financing co-located housing, which in turn is likely to limit the long-term appeal and viability of co-located housing.

To address some of these issues, organisations such as the Port Adelaide National Trust Tree Group have recommended that consideration be given to pre-approved house designs that not only assist in addressing affordability matters but also ease the burden associated with managing the building process. Both the HIA SA and the UDIA SA have also requested that more streamlined assessment pathways (including 'deemed-

to-satisfy' options) be explored in relation to co-located housing to make it easier for councils to say 'yes' rather than 'no' to such proposals.

Response:

Economic feasibility

While the financial barriers to co-located housing are not the primary focus of the Future Living Code Amendment, nor do they require direct consideration through the planning policy and assessment process under the PDI Act, there is a lot that can be achieved through providing a supportive regulatory or planning framework which encourages co-located housing development in an appropriate context.

Investigations undertaken for the Code Amendment have also determined that the most viable legal title for co-located housing is community titling because it allows land to be subdivided into individual, freehold title housing lots and collectively owned property.

The legal structure which is automatically created through registration of a community plan of subdivision then allows residents to freely buy and sell their own homes. This land titling arrangement therefore significantly increases the feasibility and potential take-up of this new form of housing product.

Financing co-located housing, like with any typical form of residential development, will depend on a range of factors, including the size of the project, whether it is for ownership or rental and what kind of social impact the project would have.

The following potential development scenarios provide possible examples of several finance options that could be made available for various co-located housing development proposals/scenarios:

Redevelopment of the family home

If a family home is being redeveloped to accommodate an extra household or 2, the process of getting a loan will probably be like financing a conventional home improvement, with some exceptions.

Co-buying to redevelop a property

Another option would be to purchase a property to create 2 or 3 homes as a small group using a co-borrower home loan option, offered by some banks.

A co-borrower home loan allows borrowers to purchase property together as tenants in common whilst keeping their finances separate. Borrowers must guarantee each other's loans. Independent financial and legal advice and a tailored co-ownership agreement are essential.

Shared equity models

Shared equity models allow residents to have a stake in their home without fully owning it. They help households with lower or variable incomes to enter the housing market.

Some collaborative housing projects are exploring this as part of their goal for a diverse community that welcomes households on lower incomes. An equity partner shares ownership of the property, using a financial model that supports the household to eventually achieve full ownership.

Financing rental projects

A 'build to rent' model with long term leases may be another suitable pathway for co-located housing. In this scenario, investors own the asset and finance land acquisition and development, in return for a guaranteed rental income stream. The long-term leases give both tenants and investors security.

Rental collaborative housing for low-income households may also be financed by community housing providers.

Impact investment

Projects with a measurable social impact may want to explore impact investment as part of the financing strategy. Impact investing is a growing field of investment that targets organisations and projects that deliver positive social and environmental impact alongside financial return.

Impact investment can help in cases where conventional finance is hard to obtain, or to reduce the equity contribution required of households. It is also offered at a lower rate than conventional finance of the equivalent tier.

**Note: The above information was provided in the FAQs document released as part of the Code Amendment's engagement package and included the following disclaimer which still stands – 'Any party interested in developing land for co-located housing would need to seek their own advice from lending institutions, financial advisors or mortgage brokers on the types of loans available for a co-located housing development, or for the purchase of individual co-located homes once a development is complete'.*

Other supporting mechanisms

To assist with implementing the Code Amendment and encourage the initial delivery of co-located housing development in the 6 affected council areas, the Commission and 6 participating councils are currently considering developing a local pilot scheme that may assist interested property owners in redeveloping their land for co-located housing.

Opportunities for developing a design guide (or similar) to assist delivering co-located housing on compatible sites is also currently being explored.

It's noted that, if a council has determined to make design review available in its area under section 121 of the PDI Act, they could select 'co-located housing' as a class of development which could be subject to the local design review scheme (see Part 5, Table 2 of the Planning and Design Code). Further detail on the design review scheme is available at https://plan.sa.gov.au/development_applications/case_management_services/design_review

Recommendations:

No change recommended.

8.3 Sustainability (design quality and small footprint living)

Sustainability issues were raised in 29% of submissions on the Code Amendment.

The following key issues were commonly identified:

- stronger policy wording is needed to require high standards of design and development outcomes, especially for development that must be sensitively integrated into existing, smaller sites
- concerns about the lack of policy in the Co-located Housing Overlay to address the environmental sustainability merits of co-located housing

- key Performance Outcomes are recommended to be included in the Co-located Housing Overlay to elevate their consideration during assessment (e.g. environmental sustainability, on-site wastewater management requirements, dedicated waste storage areas and universal design principles)

The Code Amendment does not propose a minimum site area for co-located housing, but the proposed built form policies applied to existing established residential sites would generally provide for the addition of one or 2 dwellings whilst retaining the existing dwelling. In some cases, this may not enable on-site wastewater management systems to be accommodated in areas where there is no sewer or community wastewater management scheme, but this assessment could be undertaken on a case-by-case basis against relevant policy in the Infrastructure and Renewal Energy Facilities General Development Policies.

Other issues identified include concerns that the planning process for co-located housing will not result in sympathetic or sustainable neighbourhood design, raising concern that faux 'Georgian' design without eaves and dark-coloured roofs could result.

COTA SA requested that all co-located dwellings be required to comply with the increased energy efficiency standards of the new National Construction Code, and not be exempt from these features. It was emphasised that thermal comfort (for both hot and cold weather) and affordable energy costs is critically important to older people ageing healthily in place.

While DEW acknowledged and supported the intention of co-located housing to maintain the same requirements for soft landscaping, it was considered that co-locating a new dwelling, even with a small footprint on the same allotment as an existing dwelling, will increase impervious surfaces and contribute to additional runoff. Consideration of this issue during the assessment process was requested, highlighting climate projections for increases in the intensity of rainfall events and the implications on stormwater infrastructure systems that are already at capacity in some established areas.

DEW also considered that supporting documents will be important to successfully deliver co-located housing (in particular its sustainability principles) and suggests that any material produced is aligned with Green Adelaide's Adelaide Garden Guide.

Response:

Issues such as design, water sensitive design, and waste management (where not specifically addressed in the Co-located Housing Overlay) will be addressed in other parts of the Planning and Design Code and are called up in the assessment table (Table 3) for co-located housing in the Established Neighbourhood Zone[1]. Policy in the Co-located Housing Overlay is intended to complement the suite of policies found elsewhere in the Code and will only supersede a policy where there is a conflict.

As an example, the following policy already in the Code will be applied to the assessment of co-located housing:

- Established Neighbourhood Zone – PO and DTS/DPF 3.1 under the heading of 'Site Coverage': PO and DTS/DPF 8.1 under the heading of 'Side Boundary Setback': and PO and DTS/DPF 9.1 under the heading of 'Rear Boundary Setback' will apply to the co-located housing land use part of the application.
- Design in Urban Area General Development Policies – PO and DTS/DPF 22.1 under the heading of 'Water sensitive design' and PO and DTS/DPF 35.1, 35.2, 35.3, 35.4, 35.5 and 35.6 under the heading of 'Site Facilities/Waste Storage' will apply to the co-located housing land use part of the application.

[1] This table was provided in Attachment E to the Code Amendment and a Co-located Housing Policy document was also provided for engagement to show all the Code policy that would apply to this new form of housing.

- Interface Between Land Uses General Development Policies – PO and DTS/DPF 3.1-3.3 under the heading of ‘Overshadowing’ will apply to co-located housing land use part of the application.
- Land Division General Development Policies – PO and DTS/DPF 1.1-1.2 under the heading of ‘All Land Division: Allotment Configuration’; PO and DTS/DPF 2.1-2.8 under the heading of ‘All Land Division: Design and Layout’; PO and DTS/DPF 4.1-4.6 under the heading of ‘All Land Division: Infrastructure’; PO and DTS/DPF 5.1 under the heading of ‘Minor Land Division (Under 20 Allotments): Open Space’; PO and DTS/DPF 6.1 under the heading of ‘Minor Land Division (Under 20 Allotments): Solar Orientation’; and PO and DTS/DPF 7.1-7.2 under the heading of ‘Minor Land Division (Under 20 Allotments): Water Sensitive Design’ will apply to the land division component of the application.

The existing National Construction Code requirements for a 7-star energy rating will apply to all co-located housing, as will the recent introduction (in October 2024) of additional accessibility requirements for development.

In terms of an on-site wastewater management system, small allotments may not be suitable for co-located housing if such a system is required. In this situation, a relevant planning authority could refuse an application drawing on wastewater services policies in the Infrastructure and Renewable Energy Facilities General Development Policies of the Code.

Recommendations:

No change recommended.

8.4 Environment (urban tree canopy, landscaping, and open space)

Many of the submissions received on the Future Living Code Amendment strongly support the goal of co-located housing to:

- encourage greater retention of matures trees
- increase soft landscaping
- reduce areas of impermeable surfaces
- increase provision of communal open space
- encourage use of shared driveway crossovers.

Submissions expressed the importance of ensuring the landscape setting often associated with established neighbourhoods is not further diminished through developing co-located housing in the backyards of established houses. In this context, it has been recommended that policy to manage site coverage and encourage soft landscaping is further strengthened to address these issues.

Another issue identified in submissions was the potential for an increased urban heat island effect resulting from developing backyards for co-located housing, especially any development involving dark roofs and artificial lawns. Some submissions considered that the removal of vegetation for co-located housing may further destroy habitat for birds, possums, lizards and small reptiles.

Submissions from organisations such as the COTA SA, Green Adelaide and DEW strongly supported the goal of co-located housing in preserving existing trees, mature gardens and the established streetscape, rather than reducing tree canopy as is common in other small-scale infill approaches.

Communal Open Space

One of the key topics identified in submissions under this theme is the issue of communal open space.

Several submissions argued that the requirement for communal open space may be a barrier to the future provision of co-located housing and that it would be better to provide suitable areas of private open space. Other submissions outlined that the proposed requirement for at least 80 m^2 of communal open space, which is not dependent on number of dwellings, may also act as a disincentive and never be fully used, and that a lesser provision (40 m^2) may be more appropriate considering the needs of lone-person households.

In contrast, a significant number of submissions supported a mandatory requirement to provide communal open space for co-located housing, but requested further clarification/refinement to address ambiguity in the draft policy relating to the average area per dwelling and the single consolidated area, as set out below:

- an average minimum of 16 m² of communal open space is provided per co-located housing dwelling for shared use by all occupants
- 80 m^2 of communal open space, with a minimum dimension of 5 m, is provided in a single location that is overlooked by a minimum of 2 dwellings.

The City of Unley also considered that providing communal space as prescribed may be too low given the increased intensity of development on allotments resulting from co-located housing. The City of Unley requested a minimum of 24 m^2 per dwelling as more suitable to meet the communal needs of the occupants of co-located housing and would be consistent with the existing provisions of the Planning and Design Code for dwellings on allotments of less than 300 m^2.

Response:

At the very heart of the Future Living Code Amendment is the desire to preserve the original homes, established gardens, tree canopy and streetscape of the affected established suburbs. This contrasts with typical 'knock-down-rebuild' housing development where the landscape of an allotment is cleared to make way for new housing.

In addition, high quality design specifications require co-located housing developments to complement the existing streetscape and limit impacts on surrounding established homes and gardens. In this context, original homes, mature trees and established gardens are retained as part of any co-located housing development.

Existing soft landscaping policy in the Design in Urban Areas General Development Policies is proposed to apply to co-located housing, seeking the preservation and provision of soft landscaping (with a minimum dimension of 700mm) throughout the site at a rate of 10% to 25%, depending on average site area. It's noted that soft landscaping is defined to mean landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include artificial turf or any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.

Retaining mature landscape and soft ground cover works to mitigate any negative consequences of knock-down-rebuild development. This includes retaining any habitat for birds and other wildlife.

The proposed planning rules for co-located housing will complement existing planning rules, such as building height limits, site coverage, soft landscaping and tree protections, to ensure that any streetscape, open space, character and heritage considerations are maintained through this new form of housing.

Communal open space, rather than providing individual areas of private open space, is a key element of co-located housing to foster resident interactions and preserve a meaningful area of green space. It is agreed that greater clarity in the communal open space policy regarding minimum standards would be beneficial, as

well as reviewing the area required per dwelling to ensure a suitably sized communal open space area is provided. A rate of 24 m^2 per dwelling is supported (in the case of a co-located housing development with 3 dwellings, this would provide an area of 72 m^2, close to the total figure of 80 m^2 anticipated in the draft consulted policy). In addition, instead of specifying a minimum area of 80 m^2, it is considered more beneficial to specify that 80% of this area (calculated from 24 m^2 per dwelling) be provided in a single location, with a minimum 5 x 5 metre dimension for functionality, with the remaining 20% able to be provided in alternate area, working with the site's features and constraints.

Recommendations:

Make the following changes to policy in the Co-located Housing Overlay policy (refer to ~~red text~~ for deletions and green text for insertions):

Co-located Housing Overlay

The following amendments are proposed to be made to PO and DTS 4.1 to address the comments made in relation to communal open space:

PO 4.1

~~Shared or c~~Communal open space for co-located housing is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.

DTS 4.1

~~Private~~ Communal open space ~~is taken to be met~~ for co-located housing ~~if all~~ satisfies all of the following ~~are achieved~~:

a) an average minimum of ~~16~~24 m^2 of communal open space is provided per co-located housing dwelling for shared use by all occupants
b) ~~80m2 of~~ 80% of the total communal open space~~, with a minimum dimension of 5m,~~ is provided in a single location that is overlooked by a minimum of two dwellings and has a minimum dimension of 5 m
~~c) communal open space:~~
~~i.~~ c) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8 m above ground level and a maximum transparency of 20%
~~ii. has a minimum dimension of 2.0m~~
~~iii.~~ d) may include verandahs, alfrescos, ~~balconies,~~ terraces, decks where not enclosed on all sides
~~iv.~~ e) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.

8.5 Building height and setbacks

Some common concerns identified under density considerations include the potential impacts of increasing housing density on local traffic, on-street car parking and local service infrastructure, which will decrease the liveability of the areas affected.

Other submissions have identified concerns about the potential for 2-storey co-located housing development to occur in the rear yards of established homes, similar to existing 'battle-axe' development that is heavily restricted in the Established Neighbourhood Zone. Some submissions therefore argue that there should be a

limit on building height for co-located housing to a one storey maximum to reduce any impacts on adjoining properties.

The issue of building co-located housing right up to adjoining site boundaries is also identified as a possible concern due to the perceived impacts on the amenity, privacy and liveability of adjoining residential properties.

Response:

Maximum building height is already guided by the relevant building height technical numerical variation (TNV) figure provided in the underlying Established Neighbourhood Zone. The Future Living Code Amendment has not altered maximum building heights.

It should be noted that the maximum building height TNV in the Established Neighbourhood Zone of most of the affected council areas is currently only one storey but there are some instances where a 2-storey maximum is permitted. Any co-located housing development incorporating a 2-storey component (like any other form of dwelling) would therefore need to be assessed for its suitability on merit against the local character context, including any site constraints that would preclude more than 1-storey being built.

While it is acknowledged that co-located housing has the potential to be built on the boundary with an adjacent property, there is a cap provided in the proposed policy that would limit the length and height a boundary wall can extend and how much of the collective side boundary could be built out with boundary walls (up to a maximum of 45% of the length of the boundary). Most councils participating in this Code Amendment support building on the boundary if it results in a better design outcome overall for co-located housing and can limit the impact on adjacent residential properties.

Recommendations:

No change recommended.

8.6 Character and heritage

While groups such as Friends of the City of Unley Society Inc (FOCUS) supported efforts to address the current housing crisis through the proposed co-located housing policy, FOCUS also urged the Commission to tread carefully and ensure that any policy changes are implemented in a manner that is sensitive to the unique heritage character of the Unley community, enhances overall green canopy and maintains liveability.

The Port Adelaide National Trust Group supported the intent of the Code Amendment to retain, alter and/or extend existing homes in established areas.

PIA SA considered that the Co-located Housing Overlay will ensure the integrity of the underlying Established Neighbourhood Zone provisions will be maintained.

Community groups such as the St Peters Residents Association and Community Alliance SA expressed concerns that allowing additional dwellings to be built in rear and side garden areas in the 6 council areas may erode the existing heritage and character of established suburbs if appropriate safeguards are not in place to control overdevelopment, significant loss of open space and tree canopy.

Submissions recommended further guidance relating to appropriate development intensity, noting that if the only desired outcome of the Co-Located Housing Overlay is to provide additional housing, then it creates an unresolved tension with character area and historic area overlays. It was suggested this could be resolved

with a clear indication of dwelling size/intensity (e.g. dwellings no larger than 2 bedrooms, with no more than 3 dwellings per 1,000 sqm site area).

Concerns were also expressed in some submissions that policy in the Co-located Housing Overlay will over-ride or supersede any policy provided in Historic Area / Character Area Overlays where they also apply over the same site.

Despite the objectives of co-located housing to protect streetscape character/presentation, the City of Unley Stakeholders Group, comprising the FOCUS, Active Ageing Alliance and Grow Grow Grow Your Own, expressed concerns over the potential impacts of developing to the rear of established homes. These observed impacts included loss of open space, additional car parking and the social impacts of people living at greater densities. It was considered that the retention of an area's 'character' is more than just the appearance of the building from the street.

Response:

The key objective of the Future Living Code Amendment is the desire to preserve the original homes, established gardens, tree canopy and streetscape of the affected established suburbs.

High quality design specifications would require co-located housing developments to complement the existing streetscape and limit impacts on surrounding established homes and gardens. Original homes, mature trees and established gardens are to be retained as part of any co-located housing development.

The proposed planning rules for co-located housing complement and add to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing.

The Code Amendment does not make any changes to policy in either the Historic Area Overlay or Character Area Overlay, which will apply over the same areas as the Co-located Housing Overlay in some cases. Existing policy in both overlays will supplement those provided by the proposed Co-located Housing Overlay and the Established Neighbourhood Zone, to ensure that a locality's valued characteristics are reinforced in co-located housing through contextually responsive development.

In situations where the Co-located Housing Overlay applies to areas where either the Historic Area or Character Area Overlays (or any other overlay) also apply, then the policies contained in these overlays will need to be considered collectively (and of equal importance) when considering the merits of a co-located housing development.

It should be noted that demolition control in the Historic Areas of the Established Neighbourhood Zone provides additional protection to original homes. In areas within the zone where there is no demolition control (such as Character Areas), co-located housing would work as an incentive to retain the original house, allowing a site to be developed with additional housing that could not occur with other housing forms.

Recommendations:

No change recommended.

8.7 Land division and scheme descriptions

Several of the submissions received on the Future Living Code Amendment have expressed concerns about ability of community title governance arrangements to effectively manage co-located housing and ensure that the original objectives of the development are maintained into the future.

Some key issues identified include:

- the proposed by-laws and scheme description are not proposed to be legally required for land division where less than 6 allotments are created, and therefore will rarely be applicable
- scheme descriptions are useful in reinforcing the use of land, staging and developer's obligations – they are therefore necessary in ensuring that the intent of the policy is achieved
- outcomes currently proposed to be sought via community title by-laws and a scheme description are also unlikely to be achieved, as they can be easily altered through the agreement or a unanimous resolution of all property owners.

The above issues are considered to create potential conflict between the approval that has been granted under the *Planning Development and Infrastructure Act 2016* and the ability to vary by-laws and scheme descriptions under the *Community Titles Act 1996* should a variation be endorsed.

Other submissions have also stated that without changes to the *Community Titles Act 1996* to support the appropriate use and enforceability of approvals granted under the *Planning Development and Infrastructure Act 2016,* then using by-laws and scheme descriptions to guide co-located housing developments is not supported.

Response:

Community title land division is intended to assist with delivering co-located housing, which involves a high degree of site sharing and resident interaction.

Community titling provides the necessary tools to formalise arrangements around the future use and management of any shared spaces/common land. It also provides a governance structure which will set the rules for how people live and interact in co-located housing development going forward.

While community scheme by-laws will be mandatory for all co-located housing, it is acknowledged that the *Community Titles Act 1996* only requires scheme descriptions to accompany land division applications for 6 or more lots. To address this issue, the Commission proposes to prescribe a scheme description as a document to be lodged with an application under section 119(1) of the *Planning Development and Infrastructure Act 2016*, through amendments to Schedule 8 of the *Planning Development and Infrastructure Act (General) Regulations*. The relevant planning authority for a co-located housing development could then consider a scheme description as part of the development application process (ensuring that this is lodged through the verification process) and add compliance with the scheme description as a condition of approval.

In addition, as co-located housing would essentially operate as an integrated development (subject to community titling legislation, by-laws and associated community scheme description) it would be very difficult to make any significant changes to the development without the full support of most landowners. In situations where landowners do agree to make some changes, these changes would need to be minor in nature to not prompt a change in land use of the site from co-located housing to something more conventional such as group dwellings. Such a change would trigger the need to lodge a change in land use application for the whole site, for assessment by the relevant authority.

Recommendations:

While not forming part of this Code Amendment, the following changes are recommended:

Update Schedule 8 of the *Planning Development and Infrastructure Act (General) Regulations* to require a scheme description to be submitted with an application for co-located housing development.

Update Practice Direction 12 (Conditions) to require a scheme description to be submitted with an application for co-located housing development.

8.8 Car parking (on-street and off-street parking provision)

Many of the submissions provided by the participating councils and other organisations including COTA SA, UDIA SA, City of Tea Tree Gully and City of Onkaparinga consider that the provision of one car parking space per dwelling will not be adequate for co-located housing in all circumstances. This is because co-located housing development may result in the development of larger houses (3+ bedrooms) than the one- to 2-bedroom dwellings envisaged. In this instance, it is considered appropriate that a higher rate of on-site car parking (e.g. 2 spaces) be provided.

City of Prospect also did not support the visitor car parking requirement only triggering where 3 or more dwellings are proposed. It considers that the car parking requirements outlined in the Co-located Housing Overlay are in direct conflict with, and undermine, the visitor car parking requirements provided in the Transport, Access and Parking General Development Policies.

It was suggested that policy should be strengthened to encourage shared car parking/access on sites that are subject to co-located housing development.

City of Tea Tree Gully recommended policy that addresses managing on-street car parking. The City of Onkaparinga observed that any move to increase on-street parking through issuing permits is going to be problematic and lead to extra council administration and monitoring.

Alternatively, some other submissions such as that from the Australian Institute of Architects argue for a lesser rate of off-street car parking provision on the basis that co-located housing is likely to appeal to younger and more diverse demographics and will be located in areas well served by public transport and other alternative transport opportunities such as e-scooters, bicycles and shared vehicle ownership/use.

Urban Future Exchange contends that the provision of off-street car parking will be a key barrier to the successful delivery of co-located housing in established areas and therefore considers that all requirements for car parking should be removed entirely. It was viewed that co-located housing is well suited to a car-free lifestyle.

Response:

The intent of co-located housing is to limit car parking, relying on shared car parking areas rather than individual car parking and driveway space.

Car parking arrangement should maintain the primary streetscape and limit the number of additional driveway access points, as well as maintaining existing driveways and manoeuvring areas to maximise landscape and communal open space.

While some submissions argue for an increase in the off-street car parking rate for co-located housing, others argue for a reduction in car parking to acknowledge that co-located housing is a new form of shared housing that will attract a range of demographic/household groups where car ownership is not necessarily the primary form of transport.

It is considered that an increase in the proposed rate of car parking for co-located housing would act as a significant impediment to the delivery and viability of this new form of housing on many sites, especially as co-located housing must meet many other requirements addressing site coverage, soft landscaping and communal open space etc.

While the primary objective of co-located housing is to provide smaller footprint dwellings of one to 2 bedrooms, there is always the possibility that co-located dwellings with a larger number of bedrooms (3+ bedrooms) may be proposed in some circumstances if the site conditions allow it. In this context, it is recommended that a higher car parking rate of 2 spaces should be provided for those dwellings containing 3+ bedrooms.

It is likely in many situations that a requirement for a minimum of 2 car parking spaces per 3+ bedroom dwelling will make it very difficult to develop co-located housing on many sites – therefore one to 2 bedrooms are still likely to be the predominant form which co-located housing will take.

One parking space per 1 to 2 bedroom dwelling is therefore considered appropriate, particularly if supported by any on-street parking.

On-street parking controls in conjunction with off-street parking requirements will be important for ensuring the success of co-located housing. The Commission has requested that all participating councils consider on-street parking controls through the *Road Traffic Act 1961* and *Local Government Act 1999*. Such changes could complement/assist any future co-located housing development in their areas. Options currently available to each council include implementing parking controls (i.e. local permits and time limits).

Triggering the visitor parking rate once 3 or more dwellings are proposed is considered appropriate and no changes are recommended to this threshold. Most co-located housing developments are expected to include at least 3 dwellings.

Confusion about the listing of car parking rates for co-located housing in different Planning and Design Code modules is noted. Given that PO 5.1 of the Transport, Access and Parking General Development Policies are also relevant to co-located housing, it is considered appropriate to delete PO/DTS 6.1 of the Co-located Housing Overlay, thereby allowing the general development policies to guide car parking rates solely, as is the case with other forms development.

Recommendations:

Make the following changes to policy in the Co-located Housing Overlay and the Transport, Access and Parking General Development Policies (refer to ~~red text~~ for deletions and green text for insertions):

Co-located Housing Overlay

~~PO 6.1~~

~~Car parking is provided to meet the needs to co-located housing occupants.~~

~~DTS 6.1~~

~~One car parking space is provided per dwelling.~~

PO 6.2

Car parking for co-located housing satisfies all of the following ~~is~~:

a) is shared with car parks accessible to occupants and visitors at all times
b) ~~and~~ is ~~established~~ in a manner that maintains the existing primary streetscape and
c) ~~limits~~ maintains or reduces the number of ~~additional~~ existing driveway access points.

PO. 6.3

Existing driveways and manoevring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided.

Transport, Access and Parking General Development Policies

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate
Co-located Housing	~~1 space per dwelling~~ Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking ~~where development involves 3 or more dwellings~~to be located in a shared car parking area / arrangement.

8.9 Infrastructure (capacity constraints)

Some common concerns raised in submissions included the potential impacts of increasing housing density on local service infrastructure, which will decrease the liveability of the areas affected.

Infrastructure capacity (including concerns identified about stormwater management and the capacity of other infrastructure to accommodate this type of new housing) have been identified in the submissions of COTA SA, City of Tea Tree Gully, UDIA SA, City of Onkaparinga as well as many individual submitters.

According to some submissions, one of the major issues that has caused significant issues with any infill-type housing is stormwater management, in particular on-site management and how it may affect local council stormwater infrastructure.

Response:

The areas affected by the Future Living Code Amendment, namely the established residential areas of inner metropolitan Adelaide and Alexandrina Council, are well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Should augmentation of these services be required to accommodate co-located housing, the PDI Act and the Planning and Design Code provide appropriate exemptions and policy guidance within the general development policies to facilitate a detailed assessment when a development application is submitted to the relevant planning authority for consideration.

The Stormwater Management Overlay will also apply to those areas where co-located housing is to be provided. Policy in this overlay specifies that development incorporates water sensitive urban design techniques to capture and re-use stormwater.

In this context, further analysis of infrastructure capacity and any augmentation requirements are better placed to be undertaken as part of the development assessment process.

Recommendations:

No change recommended.

8.10 Other matters

In response to other comments received, as summarised in Section 7 this of this report, the following changes are proposed:

Land use definition

Many of the comments made in relation to the proposed land use definition were made by the affected councils.

Overall, there is strong support among submissions for inserting a new definition for co-located housing into Part 7 of the Planning and Design Code. The proposed new land use definition is considered critical not only to avoid legal disputes concerning the interpretation of this term, which could hamper these developments from proceeding, but also ensures that these developments can be recognised more broadly by developers, planners and broader community as being distinct from other forms of 'higher density' residential development.

Both the City of Unley and City of Prospect have provided detailed comments on the proposed land use definition.

Notwithstanding its support for the Code Amendment, the City of Unley questioned the need for a separate land use definition, given that it views co-located housing as essentially being a group dwelling or residential flat building. The council also questioned the definition's requirement for each co-located dwelling to occupy a community title allotment, particularly the timing of when the allotment is to be created. The City of Unley seeks greater clarification through amendments to the definition.

City of Prospect provided detailed comments on the new definition for co-located housing under four components of the definition (parts a, b, c and d):

(a) This component of the definition appears to require that a community title land division has already been lodged and approved, with new titles having been created, before a co-located housing development could be proposed.

Part (a) of the definition should be revised to require that the 2 or more dwellings are lodged together with an application for land division under the *Community Titles Act 1996* and accompanied by a scheme description.

City of Prospect noted the scheme description is the only document under the *Community Titles Act 1996* that can be reviewed and altered by councils and, once a scheme description is in place, the by-laws (that are not reviewed by councils) must be in accordance with the scheme description.

(b) The council does not support this component of the definition, which would only protect one existing dwelling even in circumstances where more than one dwelling is involved in the co-located housing

development and offers no protection to dwellings facing secondary streets. This should be revised to include all existing dwellings within the site of the proposed development.

(c) The council supports this component of the definition in principle but suggests that this refers to 'all dwellings within the site of the development' to ensure the intent of this component of the definition is clear.

(d) The council supports this component of the definition, though suggests changing the head clause to say 'including, but not limited to:'.

Response:

The Commission disagrees that there is no difference between co-located housing and a group dwelling or residential flat building, other than the community titling requirement. Retaining the original house and communal open space components set co-located housing apart from these other similar dwelling types.

It is agreed that part (a) of the definition may be problematic in that it assumes that the community title allotment already exists prior to the land use application being considered. Proposed changes to Schedule 8 (also flagged as part of this Code Amendment process) will require that land division plans be lodged and considered as part of the same application.

It is agreed that a scheme description may be a useful component to the assessment and ongoing management of co-located housing. This will also be achieved through the prescribed information requirements under regulation 30/Schedule 8 of the *Planning Development and Infrastructure (General) Regulations*. Some additional wording is also proposed to the land use definition to tie community title land division for co-located housing with the need to provide a scheme description in addition to by-laws.

The Commission supports changes to part (b) to provide greater clarity that all established dwellings on the site of the proposed development must be retained. It is also considered that the remainder of part (b) after reference to 'primary street' could be deleted and included as an additional PO in the overlay.

Agree with the changes suggested to part (c) and (d).

Recommendations:

Make the following changes to the land use definition (refer to ~~red text~~ for deletions and green text for insertions):

Co-located Housing Land Use Definition

Co-located housing

Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:

(a) ~~that~~ each occupy an allotment created, or proposed to be created, under the *Community Titles Act 1996* in conjunction with a community scheme description:
(b) ~~that~~ comprises and retains (with or without alteration/modification) all ~~at least one or more~~ established dwellings on the site of the proposed development ~~facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings~~; and
(c) ~~that~~ incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and

(d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to):
i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities
ii. shared laundry facilities
iii. shared car parking

Make the following changes to policy in the Co-located Housing Overlay (refer to ~~red text~~ for deletions and green text for insertions):

Co-located Housing Overlay

NEW PO 3.3

Established building(s) accommodating dwelling(s) for co-located housing may be partially altered and / or extended as part of co-located housing development to accommodate additional dwellings.

NEW DTS/ DPF 3.3

None are applicable.

Spatial application of the Code Amendment

Many submissions, including those provided by COTA SA, LGA SA, City of Port Adelaide Enfield, City of Onkaparinga, City of Victor Harbor, Cohousing Australia, UDIA SA, HIA SA, Port Adelaide National Trust, AIA SA, UFX and other public submissions, have argued that co-located housing policy should be applied more broadly to more council areas and zones to support a more creative approach to residential infill development that emphasises retaining established housing and trees. Some submissions also request that the Commission investigates how co-located housing could be implemented more broadly in the future once the outcomes of the Code Amendment have been assessed.

Other public submissions, namely from the St Peters Residents Association, are concerned that the provisions of this Code Amendment will be progressively rolled out across all metropolitan Adelaide councils in time, if it is judged to be a “success” by the Commission. In this context, it is hoped that the success or failure of the Code Amendment will be not solely be judged on the number of extra dwellings built in these councils but also on changes in tree canopy/green cover over time, and the views of residents on their quality of life.

Response:

The Commission has worked in close collaboration with the University of South Australia, Alexandrina Council, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and the City of Prospect since early 2022 to develop the draft Code Amendment.

This Code Amendment is a pilot study to demonstrate how the new model of co-located housing can work in the established suburbs of the 6 affected councils by incorporating high design quality to create more diverse housing options, while preserving heritage, character and streetscape.

Based on the outcomes of this Code Amendment process, it is possible that co-located housing (as a new form of housing) could be applied to other areas of the state in the future, if there is interest. Other councils, including City of Victor Harbor, City of Port Adelaide Enfield and City of Onkaparinga, have already expressed an interest in applying this new concept of shared housing to their local areas through their Code Amendment submissions.

It should be noted that a separate Code Amendment process would need to be initiated by any council wanting to apply the Co-located Housing Overlay policy to their areas, which would be subject to further consultation with any affected communities.

Recommendations:

No changes recommended.

Note: If the Code Amendment is adopted, the Co-located Housing Overlay will form part of the Planning and Design Code library and can then be spatially applied to other council areas/zones through future Code Amendment processes.

Road testing of policies/post-implementation review of policies

The City of Prospect's submission requested the proposed policy framework for co-located housing be appropriately road tested by private certifiers, building designers and developers before final approval to ensure that sufficient 'guard rails' are in place to protect against incorrect use of this new housing type.

Other organisations including City of West Torrens, City of Port Adelaide Enfield, LGA SA and CASA have also requested a post-implementation review of the Code Amendment to assess the policy's effectiveness in achieving its intended goals, including 'lessons learned', before proceeding with further implementation of co-located housing policy.

Response:

State Commission Assessment Panel staff road tested the policy prior to engagement on the draft Code Amendment. This feedback, along with that provided by the 6 participating councils, was then used to update the policy released for consultation.

Prior to the Code Amendment's approval, all 6 participating councils were encouraged to further road test the policies. The only road testing undertaken was by Alexandrina Council. Their feedback confirmed the proposed suite of policies for co-located housing was suitable to assess the 2 development case studies examined by the council.

The council is open to a post-implementation review of the Future Living Code Amendment once the policies have been in effect for a reasonable period. Any future policy changes sought to improve design outcomes or help facilitate development can then be considered by the Commission as part of any future Assessment Improvement type Code Amendments that it undertakes.

Recommendations:

No change recommended.

Local design review

Several submissions from key stakeholder groups and state agencies, including the LGA SA, HIA SA, ODASA and PIA SA, recommend that local design review is either mandated or used for any proposal for co-located housing. The submissions consider this to be an important consideration as the quality of design is critical to the acceptance and uptake of co-located housing.

The submissions consider that local design review will provide an independent evaluation process, where a panel of built environment experts and potentially community members could review the design quality of a development proposal before it is lodged for assessment. The design review would consider the proposal in the context of the look and feel of the location, how it meets the need of the applicant and those surrounding it and make the design outcomes better for the community and the environment.

ODASA, as the primary state government agency involved in establishing the Local Design Review Scheme, welcomes the opportunity to discuss the scheme with the 6 councils with Established Neighbourhood Zones included in the Code Amendment.

Response:

As part of the most recent reforms to the state's planning system, a scheme was established by the Minister for Planning under Section 121 of the PDI Act and came into effect on 1 July 2021. The scheme provides a consistent state-wide approach for councils to establish their own design panels and provide design review for locally assessed development proposals.

A Local Design Review Code Amendment undertaken by the Commission and deployed into the Code on 3 March 2022 has amended the Code to give effect to the scheme.

Given that the Code Amendment encourages co-located housing as a new form of shared housing in established areas with heritage and character context, it is likely that co-located housing could be included as a possible future class of development for consideration under the Local Design Review Scheme.

The scheme allows a council to specify certain classes of development to be eligible for local design review. As the draft Code Amendment stated, the relevant council must first be registered under the scheme and have a design panel established to identify the eligible classes of development.

At this time, none of the 6 councils participating in this Code Amendment are registered under the new scheme, but it should be noted that discussions are currently underway with the 6 councils to determine whether local design review should be used for co-located housing and what, if any, other alternatives there are.

Recommendations:

No change recommended.

Performance assessment approach to co-located housing

A number of submissions, including City of Port Adelaide Enfield, UFX, HIA SA, UDIA SA and City of Onkaparinga, identified that the proposed assessment pathway for co-located housing is likely to be more complex than other residential development types. Co-located housing proposals will therefore require greater council resourcing to undertake a detailed nuanced assessments on a case-by-case basis and greater negotiation on issues such as car parking, shared facilities, communal open space, optimal dwelling configuration, orientation and privacy matters.

HIA SA questioned whether providing an alternative 'deemed-to-satisfy' assessment pathway relating to allotment size and built form could be explored, in the same capacity as certain residential dwellings are afforded a fast-tracked process. Providing associated design guidelines may also assist in this regard, but these will need to be made enforceable under the Code.

Other organisations such as UDIA SA contend that unless the Code Amendment provides for clearer decision-making pathways for co-located housing and greater discretion for assessment, as each site will require active engagement, then there is a risk it will be easier for a council to say no rather than yes.

Response:

Although co-located housing will follow a consistent set of planning and design principles, each proposal will be unique. In this context, each development application will require a tailored design and its own evaluation based on the size and shape of the allotment, size and nature of the existing house and landscape, number and types of new dwellings being added, nature and extent of sharing across the site and local context. Therefore, it is considered inappropriate to pursue a 'deemed-to-satisfy' (or tick-a-box) assessment pathway for co-located housing.

Each co-located housing proposal therefore needs to be considered on its merits, subject to a performance assessment. This assessment will consider the proposal against not only the Co-located Housing Overlay, but also relevant outcomes for the Established Neighbourhood Zone and other specified Code modules.

Recommendations:

No change recommended.

Short-term rental accommodation

Several submissions received on the Code Amendment, including from COTA SA and City of Onkaparinga, flagged concerns with co-located housing not being used for its core purpose of providing more, affordable and diverse long-term secure housing for South Australians, but rather exploited by short-term rental operators for tourist accommodation such as AirBnB's.

It is suggested that co-located housing should only be for long-term housing and the Commission should work with local government to set regulations for this amendment so that co-located housing is only used for long-term housing. Alternatively, it is recommended that the accompanying community by-laws for co-located housing be conditioned to reinforce the stated use of co-located housing for longer term living or leasing and specifically excludes tourism / AirBnB type accommodation.

Response:

Ongoing management or operational matters, as identified here, go beyond the scope of planning policy or the planning system. However, these are matters that can be addressed and monitored through the relevant community scheme descriptions/by-laws that will apply to co-located housing development.

In this context, changes were made to 17.1 Leasing of Community Lots in the draft template model by-laws document before consultation to state that any co-located dwelling must be leased for a minimum of 12 months. This will preclude co-located housing being used for short-term accommodation.

It should also be acknowledged that the issues identified here are not the sole domain of co-located housing, but are issues that can arise with any form of residential development.

Recommendations:

No change recommended.

9 Summary of recommended changes

In response to feedback and comments received during public engagement, the following key changes to the draft Code Amendment are proposed:

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Alterations / additions to established dwelling(s)

- Include new policy in the Co-located Housing Overlay to clarify that established dwelling(s) are retained to accommodate additional co-located dwellings and can be sensitively altered, extended and/or partially demolished.

Internal fencing

- Insert new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m^2 of communal open space per dwelling for shared use by all occupants (increased from 16m^2 in the consultation draft), with 80% (instead of 80m^2) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

While not forming part of this Code Amendment, it is proposed to prescribe under section 119(1) of the PDI Act, through amendments to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017,* that an application for co-located housing must be accompanied by a scheme description

in accordance with the *Community Titles Act 1996.* Practice Direction 12 (Conditions) is also proposed to be updated to set out a condition that co-located housing be undertaken in accordance with the approved scheme description for the site.

10 Code Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2025.2 published on 30 January 2025. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Proposed Code changes are in *italics*
- Deletion shown by red text with strikethrough e.g., ~~*remove text*~~
- Amendments to sections shown by green text with underline e.g., *add text*
- Post consultation changes to policy will have the section highlighted in yellow
- Renumbering to meet Code list numbering rules will be made as necessary where list numbering is incorrect (or out of logical order) following implementation into the Code.

Amendment Instructions

Amend the Code as follows:

1. In Part 2 – Zones and Subzones, amend the Established Neighbourhood Zone in accordance with the tracked changes shown in **Attachment 5**.

2. In Part 3 – Overlays, before the overlay titled 'Defence Aviation Area Overlay' insert the following heading and accompanying text:

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	*Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including ageing in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.*

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Co-located housing includes (as part of the application~~, or via a current existing development authorisation~~) a community title land division with a community scheme description ~~(if applicable)~~ and by-laws that address the tenure, access, functional and operational management matters of co-located housing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Amalgamation of sites (including the retention of all existing dwellings) is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.	DTS/DPF 2.3 None are applicable.
~~PO 2.4~~ ~~Division of land providing for co-located housing will be taken to retain the historical pattern of land division in the locality (where applicable).~~	~~DTS/DPF 2.4~~ ~~None are applicable.~~
Built Form and Character	
PO 3.1 Co-located housing features dwellings behind or integrated with one or more established	DTS/DPF 3.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
dwellings which faces ~~the primary~~ a street in a manner which preserves the existing streetscape pattern and character.	
PO 3.2 Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties.	DTS/DPF3.2 None are applicable.
NEW PO 3.3 Established dwelling(s) on the site of a co-located housing development are retained to accommodate co-located housing, and may include sensitive alterations, additions and/or partial demolition.	NEW DTS/DPF 3.3 None are applicable.
PO 3.4~~3~~ New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.	DTS/DPF 3.4~~3~~ None are applicable.
PO 3.5~~4~~ Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.	DTS/DPF 3.5~~4~~ None are applicable.
PO 3.6~~5~~ Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.	DTS/DPF 3.6~~5~~ Side boundary walls for co-located housing occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site,

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
PO 4.1 ~~Shared or~~ Communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.	DTS/DPF 4.1 ~~Private~~ Communal open space ~~is taken to be met~~ for co-located housing ~~if all~~ satisfies all of the following ~~are achieved~~: (a) an ~~average~~ minimum of ~~16~~24m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80%~~m²~~ of the total of communal open space~~,~~ ~~with a minimum dimension of 5m,~~ is provided in a single location that is overlooked by a minimum of two dwellings and has a minimum dimension of 5m (c) ~~communal open space:~~ is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m above ground level and a maximum transparency of 20% ~~(i) has a minimum dimension of 2.0m~~ ~~(ii)~~ (d) may include verandahs, alfrescos, ~~balconies,~~ terraces, decks where not enclosed on all sides (d) (e) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.
Internal Privacy and Overlooking	
PO 5.1 Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.	DTS/DPF 5.1 None are applicable.
PO 5.2 Co-located housing developments provide ~~maintain~~ visibility between living areas and communal open space, avoiding internal	DTS/DPF 5.2 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
fencing and other obstructions to promote passive surveillance across the site.	
PO 5.3 Bedrooms of co-located housing are oriented away from ~~the large area(s) of~~ communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.	DTS/DPF 5.3 None are applicable.
NEW PO 5.4 Internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.	NEW DTS/DPF 5.4 Fencing within the site of a co-located housing development (where not located along the perimeter boundary) is no more than 1.2m in height and constructed of a material with a minimum transparency of 50%.
Parking and Access	
~~PO 6.1~~ ~~Car parking is provided to meet the needs of co-located housing occupants.~~	~~DTS/DPF 6.1~~ ~~One car parking space is provided per dwelling.~~
PO 6.~~2~~ 1 Car parking for co-located housing satisfies all of the following~~is~~: (a) is shared with car parks accessible to occupants and visitors at all times (b) ~~and~~ is established in a manner that maintains the existing primary streetscape; and (a) ~~limits~~ maintains or reduces the number of ~~additional~~ existing driveway access points.	DTS/DPF 6.~~2~~ 1 None are applicable.
PO 6.~~3~~ 2 Existing driveways and manoeuvring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided.	DTS/DPF 6.~~3~~2 None are applicable.
Pedestrian Access	
PO 7.1 Pedestrian access to co-located housing from the primary street frontage is convenient, safe and minimises disruption to the occupants of	DTS/DPF 7.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
other co-located housing by providing all of the following: (a) a single common pathway accessible throughout the development site (b) controlled lighting to mitigate artificial light intrusion while maintaining safety (c) appropriate separation from bedrooms or any private open space areas.	
NEW PO 7.2 Co-located housing developments are designed to support safe and convenient access and movement for residents throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable.	NEW DTS/DPF 7.2 None are applicable.
Landscaping	
PO 8.1 Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping is used to soften the bulk, scale and visual appearance of new buildings for co-located housing and to minimise hard, impermeable on-site surface treatments.	DTS/DPF 8.2 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development, and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

3. In Part 3 – Overlays, within the Stormwater Management Overlay, amend the following Performace Outcomes (PO) and Deemed-to-Satisfy Criteria/Designated Performance Feature (DTS/DPF) to the following:

PO 1.1

Residential development is designed to capture and re-use stormwater to:

1. *maximise conservation of water resources*
2. *manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded*
3. *manage stormwater runoff quality.*

DTS/DPF 1.1

Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings*, co-located housing* or dwellings within a residential flat building:

a) includes rainwater tank storage:
   i. connected to at least:
      A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area
      B. in all other cases, 80% of the roof area
   ii. connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2
   iii. connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater
   iv. with a minimum total capacity in accordance with Table 1
   v. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	**Minimum retention volume (Litres)**	**Minimum detention volume (Litres)**
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

4. In Part 4 – General Development Policies, within the Design in Urban Areas General Development Policy, amend the current policy heading of 'Group Dwellings, Residential Flat Buildings and Battle axe Development' to the following:

Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle-axe Development

5. In Part 4 – General Development Policies, within the Design in Urban Areas General Development Policy, amend DTS/DPF 22.1 to the following:

   Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

   a) a total area for the entire development site, including any common property, as determined by the following table:

Site area (or in the case of residential flat building, *co-located housing* or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

   b) at least 30% of any land between the primary street boundary and the primary building line.

6. In Part 4 – General Development Policies, within the Transport, Access and Parking General Development Policy, amend Table 1 – General Off-Street Parking Requirements by inserting (in alphabetical order) the following new class of development and the accompanying text:

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) **Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.**
Residential Development	
Co-located Housing	*Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.* *Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) – 2 spaces per dwelling to be located in a shared car parking area / arrangement.* *Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.*

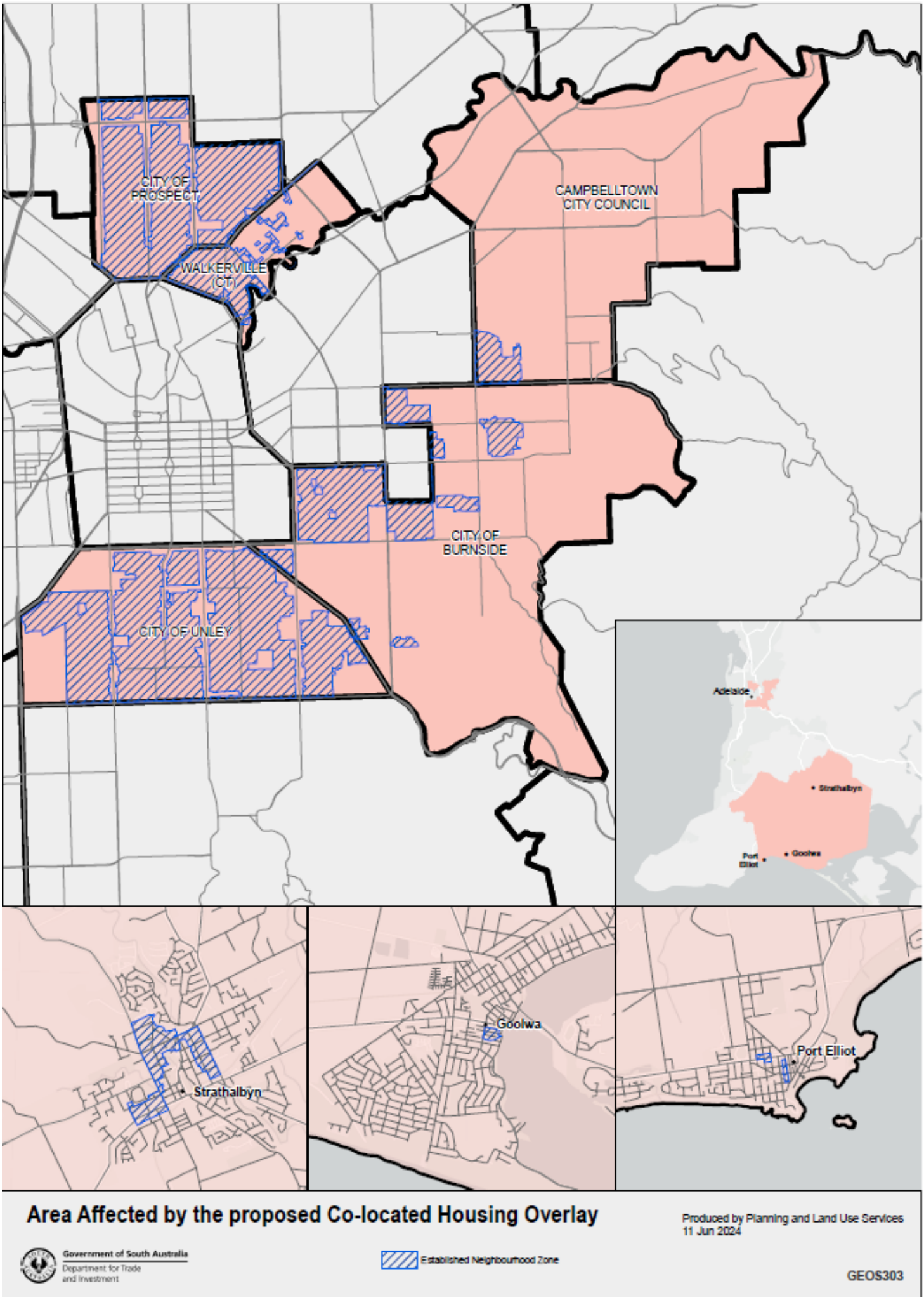
7. In Part 7 – Land Use Definitions, amend by inserting (in alphabetical order) the following new land use definition:

Land Use Term (Column A)	***Definition (Column B)***	***Includes (Column C)***	***Excludes (Column D)***
Co-located Housing	*Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:* *a) ~~That~~ each occupy an allotment created or proposed to be created under the Community Titles Act 1996 and are subject to a community scheme description; and* *b) ~~that~~ comprises and retains (with or without alteration/modification) all ~~at least one or more~~ established dwellings on the site of the proposed development ~~facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings~~; and* *c) ~~that~~ incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and* *d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to):* *i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities* *ii. shared laundry facilities* *iii. shared car parking.*		*Ancillary accommodation;* *Group dwelling;* *Residential flat building*

8. In Part 7 – Land Use Definitions, update the 'Land Use Definitions Table' as follows:

Land Use Term (Column A)	***Definition (Column B)***	***Includes (Column C)***	***Excludes (Column D)***
Group dwelling	*Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation but does not include a building that is part of co-located housing.*		*Co-located housing*
Residential flat building	*Means a single building in which there are 2 or more dwellings but does not include a building that is part of co-located housing.*		*Co-located housing;* *Group dwelling;* *Row dwelling;* *Semi-detached dwelling;*

9. Spatially apply the Co-located Housing Overlay to the affected area (namely the Established Neighbourhood Zone of Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley and Town of Walkerville) shaded by the 'blue' lines in the map below:



Area Affected by the proposed Co-located Housing Overlay

Produced by Planning and Land Use Services
11 Jun 2024

Government of South Australia
Department for Trade and Investment

Established Neighbourhood Zone

GEOS303

Attachments

1. Communication materials
2. Copy of submissions
3. Evaluation survey results
4. YourSAy survey results by council/geographic area
5. Changes to Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-5) proposed by the Future Living Code Amendment

Attachment 1: Communication materials

Attachment 1: engagement materials

- Stakeholder letter
- PlanSA website
- YourSAy website content and analytics
- PlanSA subscriber notification
- Code Amendment guides
- Fact sheets
- Draft templates
- Technical documents
- Frequently asked questions
- Affected Area map
- Social media
- Images
- E-newsletters
- Planning Policy Forum presentation
- Events
- Eventbrite
- What we heard summary
- Examples of council websites
- City of Burnside newsletter insert
- Examples of displays
- Examples of drop-in sessions
- DHUD staff e-newsletter
- Examples of stakeholders sharing information with their networks

Stakeholder letter

STATE PLANNING COMMISSION

Level 10, 83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

15 August 2024

Via email:

Dear

Commencement of Community Engagement on the Future Living Code Amendment

I write to advise that the State Planning Commission will commence community engagement on the draft Future Living Code Amendment under section 73(6) of the *Planning, Development and Infrastructure Act 2016* on **15 August 2024** and consult for 12 weeks.

About the draft Code Amendment

In August 2020, the Cohousing for Ageing Well Project, involving the State Planning Commission, Office for Ageing Well, University of South Australia, Department for Trade and Investment (now the Department for Housing and Urban Development) and Burnside, Prospect, Unley, Campbelltown and Walkerville councils, delivered its final report.

The report recommended amending the Planning and Design Code to address hurdles that impede delivering flexible housing design options, particularly for those who want to 'age-in-place' in their local communities.

This recommendation was one of the key drivers for the Code Amendment being initiated by the State Planning Commission in late 2021.

The current housing situation is also driving change in public sentiment towards needing to provide a greater variety of housing to not only address demographic trends, such as an ageing population, but provide more sustainable, smaller footprint and affordable housing options.

In this context, the Future Living Code Amendment seeks to facilitate a new form of shared housing or 'co-located housing' to suit older people wishing to 'age-in-place', to facilitate multi-generational housing and to encourage alternative housing options for other demographic groups.

Another central objective of the Code Amendment is for co-located housing to sensitively adapt older homes in established suburbs to preserve heritage and character values and mature landscape features.

Supporting documents

The State Planning Commission has released the following instruments and documentation to facilitate the proposed approach to co-located housing and provide affected councils with the tools to ensure that co-located housing occurs in its envisaged form:

- proposed new Co-located Housing Overlay which would apply policies with a strong design focus over the Established Neighbourhood Zone in those areas affected in Alexandrina, Burnside, Campbelltown, Prospect, Unley, and Walkerville council areas.
- proposed new land use definition to establish 'co-located housing' as a different class of development from similar types of housing, such as group dwellings, residential flat buildings, and ancillary accommodation.
- draft templated Community Title Scheme description, which would be optional for co-located housing with six or less lots.
- draft templated Community Title By-Laws, which would be mandatory for all co-located housing.
- proposed changes to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017* to require development approval from a relevant authority for all internal fencing for co-located housing.
- proposed changes to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* to prescribe requirements for plans submitted with any co-located housing application.
- proposed changes to Practice Direction 12 (Conditions) to prescribe conditions that must be imposed by a relevant authority in relation to co-located housing development.
- explanatory guide for co-located housing, summarising the key considerations for a new co-located housing development.

The draft Code Amendment, engagement plan, community information sheet and frequently asked questions document have also been published to support community engagement.

Spatial application

The draft Future Living Code Amendment proposes to spatially apply co-located housing policy to the Established Neighbourhood Zone of the following six council areas:

- Alexandrina Council
- City of Burnside
- City of Campbelltown
- City of Prospect
- City of Unley
- Town of Walkerville.

The new co-located housing policy could potentially be applied to other council areas and zones across South Australia in the future, based on the outcomes of this Code Amendment process.

Community engagement

The State Planning Commission will partner with the six affected councils to facilitate stakeholder and community engagement on the draft Future Living Code Amendment.

Stakeholder and community engagement will take place from **15 August 2024** until **7 November 2024** in accordance with the engagement plan and developed in-line with the Community Engagement Charter as required under the Act.

Code Amendment documents

The proposed Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/have_your_say/code-amendments/on-consultation.

A series of public online and in-person information sessions will be held during the 12-week engagement period. Details will be published on the PlanSA and YourSAy websites.

How to provide feedback

Feedback is encouraged to be submitted via the YourSAy website by 5:00 pm on **7 November 2024** at: yoursay.sa.gov.au/future-living.

Feedback can also be provided via:

- the PlanSA online submission form
- email to plansasubmissions@sa.gov.au
- post addressed to:

  Submission – Future Living Code Amendment
  SA Planning Commission
  GPO Box 1815
  ADELAIDE SA 5001

The final engagement report and Code Amendment report will be provided to the Minister for Planning once all submissions have been considered. Should approval be granted, these documents will be published on the PlanSA website within 5 business days of the Minister's approval.

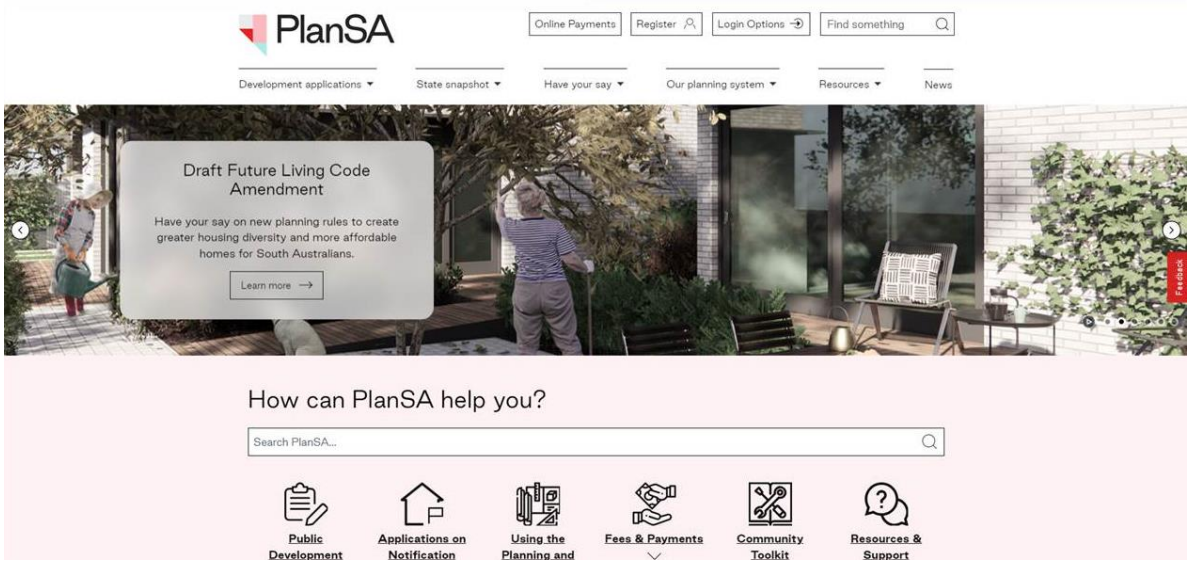
Should you have any questions regarding the draft Code Amendment, contact Jason Bailey, Manager, Planning and Design Code, Planning and Land Use Services, Department for Housing and Urban Development on 7109 7161 or Jason.Bailey@sa.gov.au.

Yours sincerely

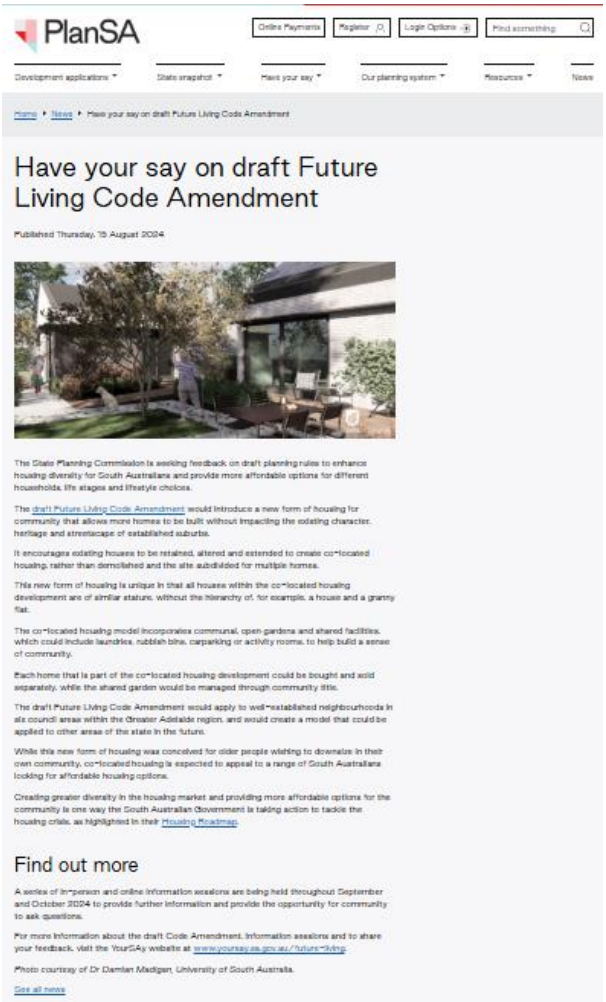
Stephanie Johnston
Acting Chair of the State Planning Commission

PlanSA website

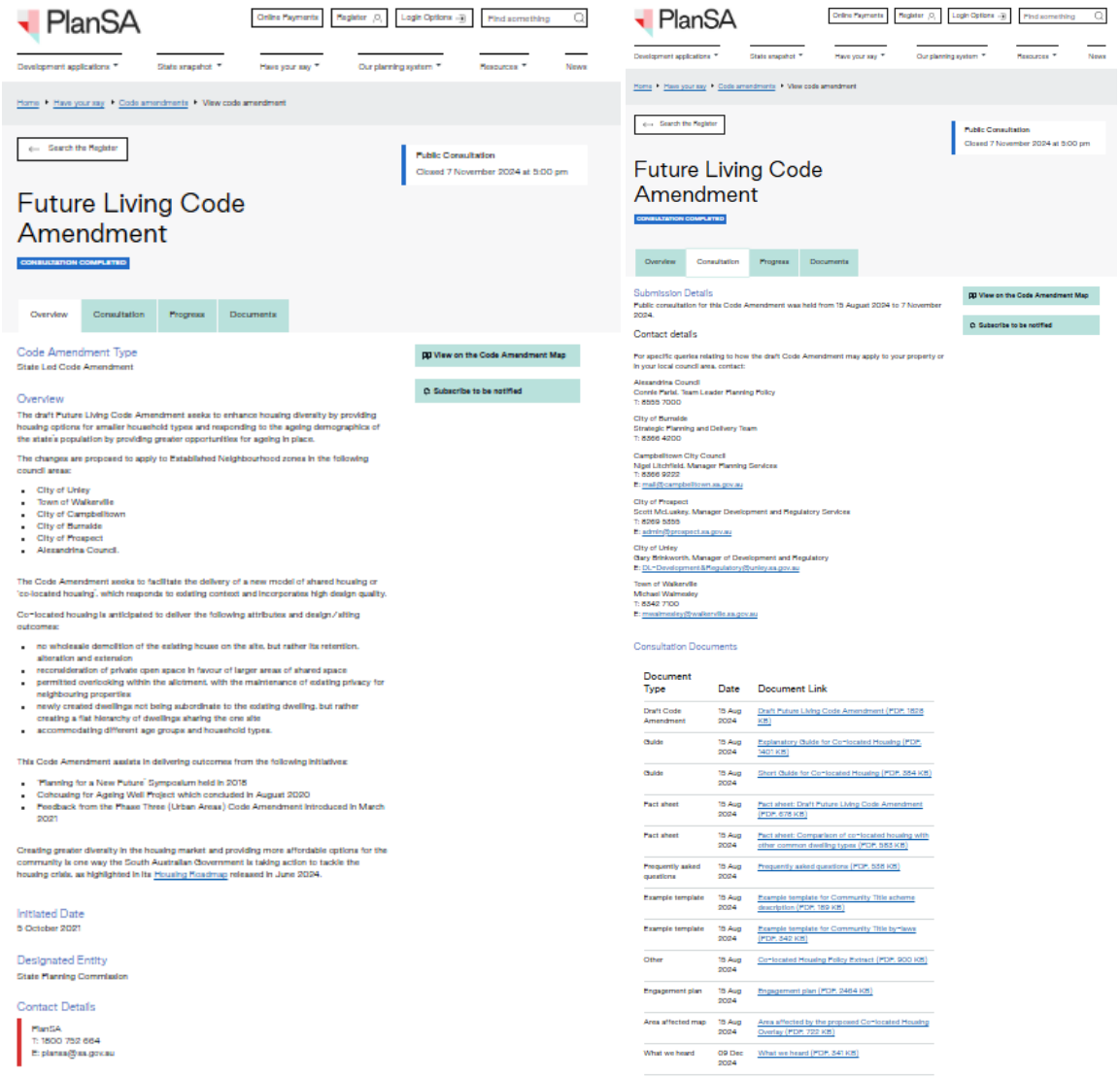
Homepage banner



News story



Consultation page



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Public Consultation
Closed 7 November 2024 at 5:00 pm

Future Living Code Amendment

CONSULTATION COMPLETED

Overview | Consultation | Progress | Documents

Code Amendment Type

State Led Code Amendment

View on the Code Amendment Map

Subscribe to be notified

Overview

The draft Future Living Code Amendment seeks to enhance housing diversity by providing housing options for smaller household types and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place.

The changes are proposed to apply to Established Neighbourhood zones in the following council areas:

- City of Unley
- Town of Walkerville
- City of Campbelltown
- City of Burnside
- City of Prospect
- Alexandrina Council.

The Code Amendment seeks to facilitate the delivery of a new model of shared housing or 'co-located housing', which responds to existing context and incorporates high design quality.

Co-located housing is anticipated to deliver the following attributes and design/siting outcomes:

- no wholesale demolition of the existing house on the site, but rather its retention, alteration and extension
- reconsideration of private open space in favour of larger areas of shared space
- permitted overlooking within the allotment, with the maintenance of existing privacy for neighbouring properties
- newly created dwellings not being subordinate to the existing dwelling, but rather creating a flat hierarchy of dwellings sharing the one site
- accommodating different age groups and household types.

This Code Amendment assists in delivering outcomes from the following initiatives:

- 'Planning for a New Future' Symposium held in 2018
- Cohousing for Ageing Well Project which concluded in August 2020
- Feedback from the Phase Three (Urban Areas) Code Amendment introduced in March 2021

Creating greater diversity in the housing market and providing more affordable options for the community is one way the South Australian Government is taking action to tackle the housing crisis, as highlighted in its Housing Roadmap released in June 2024.

Initiated Date

5 October 2021

Designated Entity

State Planning Commission

Contact Details

PlanSA
T: 1800 752 664
E: plansa@sa.gov.au

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Public Consultation
Closed 7 November 2024 at 5:00 pm

Future Living Code Amendment

CONSULTATION COMPLETED

Overview | Consultation | Progress | Documents

Submission Details

Public consultation for this Code Amendment was held from 19 August 2024 to 7 November 2024.

View on the Code Amendment Map

Subscribe to be notified

Contact details

For specific queries relating to how the draft Code Amendment may apply to your property or in your local council area, contact:

Alexandrina Council
Connie Parisi, Team Leader Planning Policy
T: 8555 7000

City of Burnside
Strategic Planning and Delivery Team
T: 8366 4200

Campbelltown City Council
Nigel Litchfield, Manager Planning Services
T: 8366 9222
E: mail@campbelltown.sa.gov.au

City of Prospect
Scott McLuskey, Manager Development and Regulatory Services
T: 8269 5355
E: admin@prospect.sa.gov.au

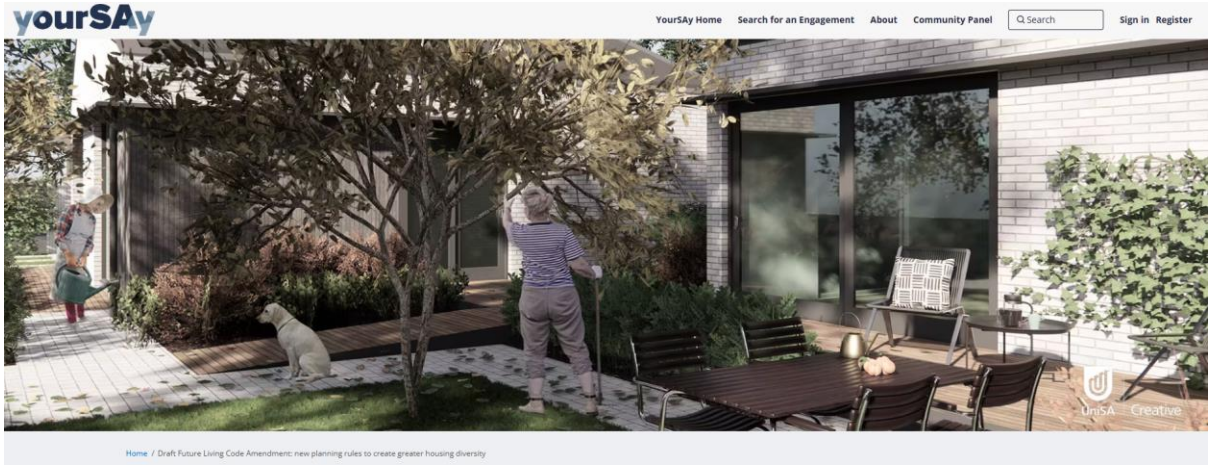
City of Unley
Gary Brinkworth, Manager of Development and Regulatory
E: DL-Development&Regulatory@unley.sa.gov.au

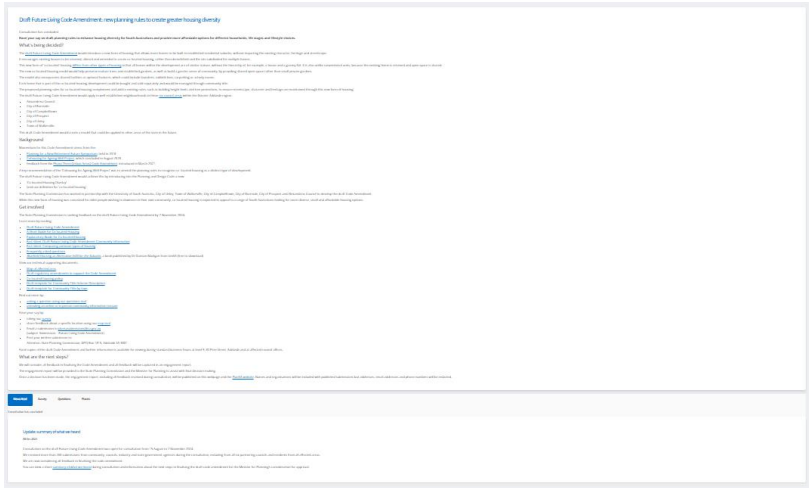
Town of Walkerville
Michael Walmsley
T: 8342 7100
E: mwalmsley@walkerville.sa.gov.au

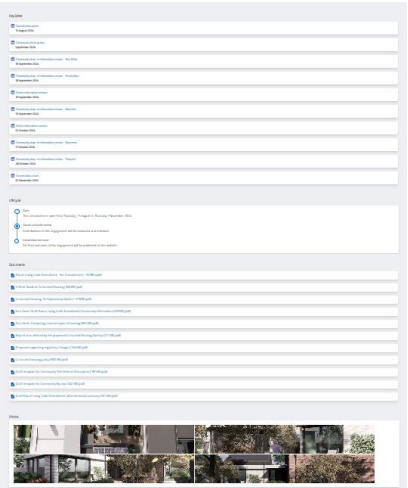
Consultation Documents

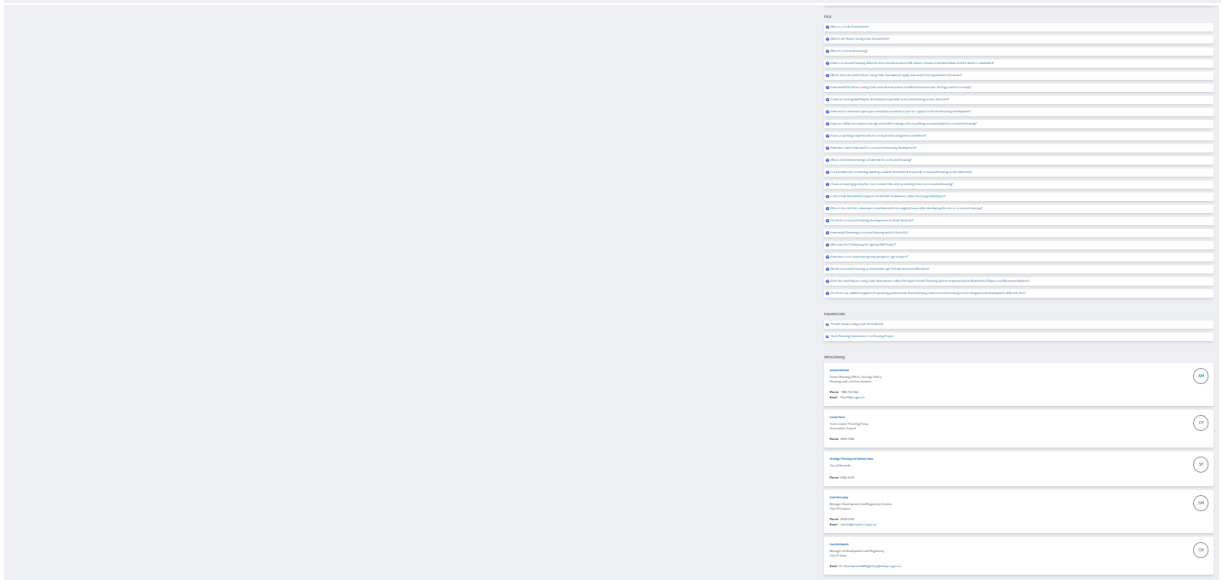
Document Type	Date	Document Link
Draft Code Amendment	19 Aug 2024	Draft Future Living Code Amendment (PDF, 1826 KB)
Guide	19 Aug 2024	Explanatory Guide for Co-located Housing (PDF, 1401 KB)
Guide	19 Aug 2024	Short Guide for Co-located Housing (PDF, 384 KB)
Fact sheet	19 Aug 2024	Fact sheet: Draft Future Living Code Amendment (PDF, 678 KB)
Fact sheet	19 Aug 2024	Fact sheet: Comparison of co-located housing with other common dwelling types (PDF, 583 KB)
Frequently asked questions	19 Aug 2024	Frequently asked questions (PDF, 536 KB)
Example template	19 Aug 2024	Example template for Community Title scheme description (PDF, 189 KB)
Example template	19 Aug 2024	Example template for Community Title by-laws (PDF, 342 KB)
Other	19 Aug 2024	Co-located Housing Policy Extract (PDF, 900 KB)
Engagement plan	19 Aug 2024	Engagement plan (PDF, 2464 KB)
Area affected map	19 Aug 2024	Area affected by the proposed Co-located Housing Overlay (PDF, 722 KB)
What we heard	09 Dec 2024	What we heard (PDF, 341 KB)

YourSAy website









YourSAy website analytics

Project Report

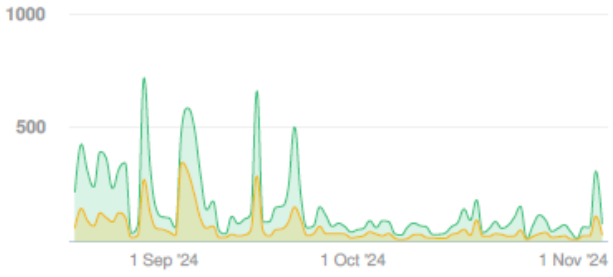
15 August 2024 - 07 November 2024

YourSAy

Draft Future Living Code Amendment: new planning rules to create greater housing diversity

GRANICUS

Visitors Summary



Pageviews Visitors

Highlights

TOTAL VISITS	MAX VISITORS PER DAY
5.7 k	345

NEW REGISTRATIONS	ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	210	1.5 k	4 k

Aware Participants	3,997
Aware Actions Performed	**Participants**
Visited a Project or Tool Page	3,997

Informed Participants	1,542
Informed Actions Performed	**Participants**
Viewed a video	0
Viewed a photo	107
Downloaded a document	1,021
Visited the Key Dates page	158
Visited an FAQ list Page	353
Visited Instagram Page	0
Visited Multiple Project Pages	1,236
Contributed to a tool (engaged)	210

Engaged Participants	210		
Engaged Actions Performed	**Registered**	**Unverified**	**Anonymous**
Contributed on Forums	0	0	0
Participated in Surveys	17	0	187
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	2	1	0
Placed Pins on Places	1	3	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Update: summary of what we heard	Published	0	0	0	0
Qanda	Questions: draft Future Living Code Amendment	Published	72	2	1	0
Place	Mapping tool: draft Future Living Code Amendment	Published	147	1	3	0
Survey Tool	Survey: draft Future Living Code Amendment	Published	442	17	0	187

INFORMATION WIDGET SUMMARY

11	4	0	1	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

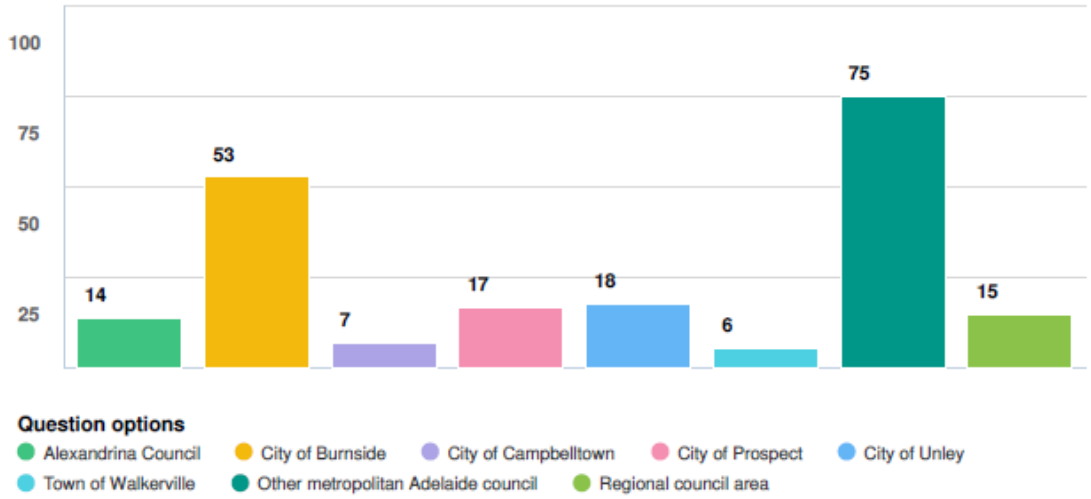
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Future Living Code Amendment - For Consultation	390	499
Document	Map of area affected by the proposed Co-located Housing Overlay	344	392
Document	A Short Guide to Co-located Housing	263	303
Document	Co-located Housing: An Explanatory Guide	206	301
Document	Fact sheet: Comparing common types of housing	166	191
Document	Fact sheet: Draft Future Living Code Amendment Community Information	128	176
Document	Co-located housing policy	85	111
Document	Proposed supporting regulatory changes	59	76
Document	Draft template for Community Title Scheme Description	52	63
Document	Draft template for Community By-laws	44	52
Document	deleted document from	2	2
Document	Draft Future Living Code Amendment: what we heard summary	0	0
Faqs	faqs	353	422
Key Dates	Key Date	158	214
Photo	Example of co-located housing: aerial view	100	105
Photo	Example of co-located housing: private space and communal gardens	82	84
Photo	Example of co-located housing: design compliments existing streetscape	58	58
Photo	Example of co-located housing	57	58

ENGAGEMENT TOOL: SURVEY TOOL

Survey: draft Future Living Code Amendment

Visitors	Contributors	CONTRIBUTIONS
442	204	205

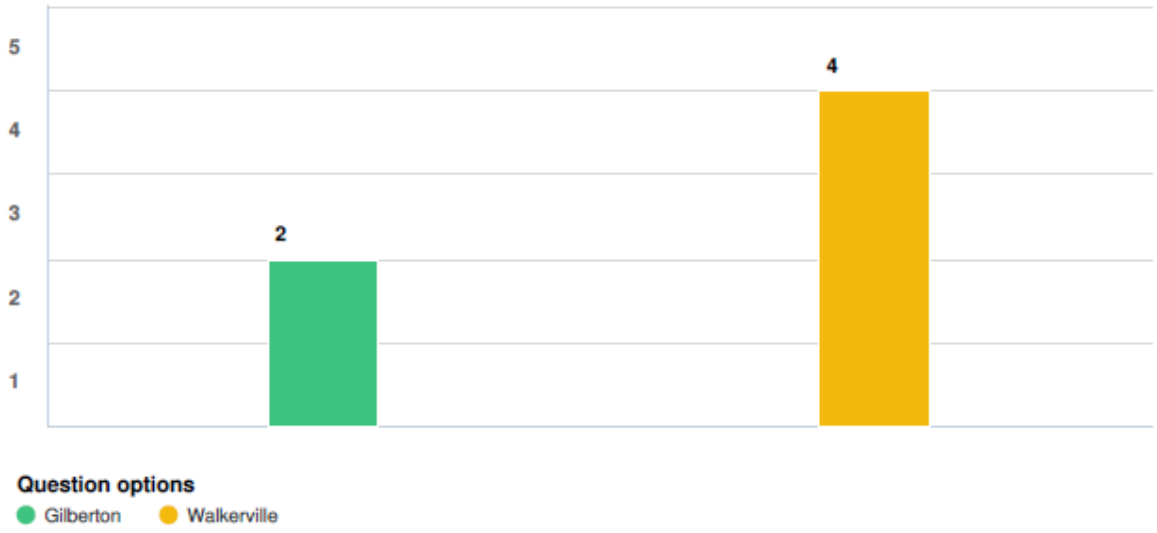
Which council area do you live in?



Mandatory Question (205 response(s))

Question type: Checkbox Question

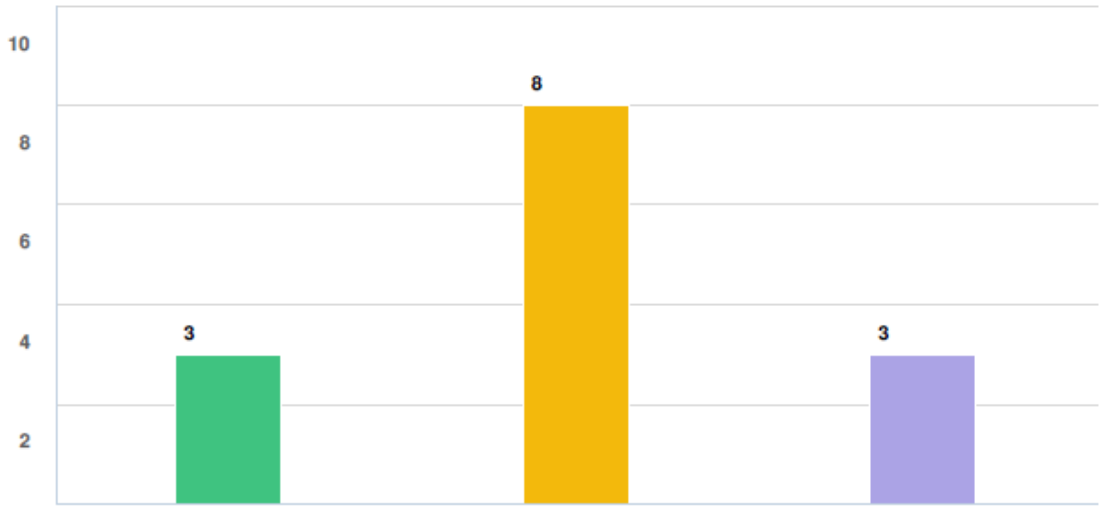
Which suburb in the Town of Walkerville do you live in?



Optional question (6 response(s), 199 skipped)

Question type: Checkbox Question

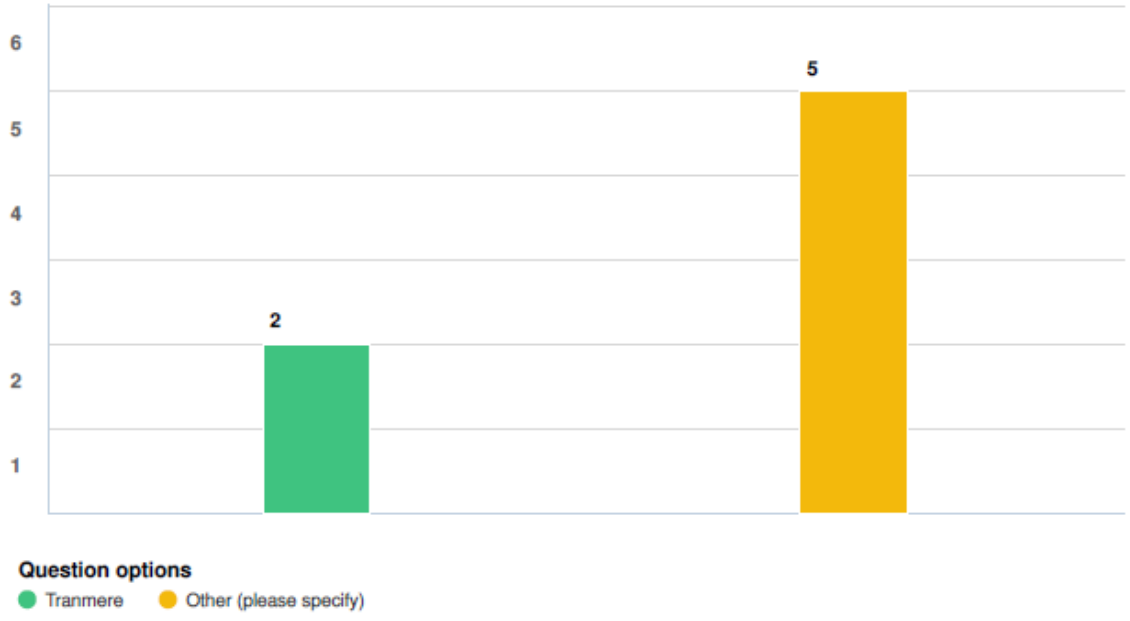
Where in Alexandrina Council do you live in?



Optional question (14 response(s), 191 skipped)

Question type: Checkbox Question

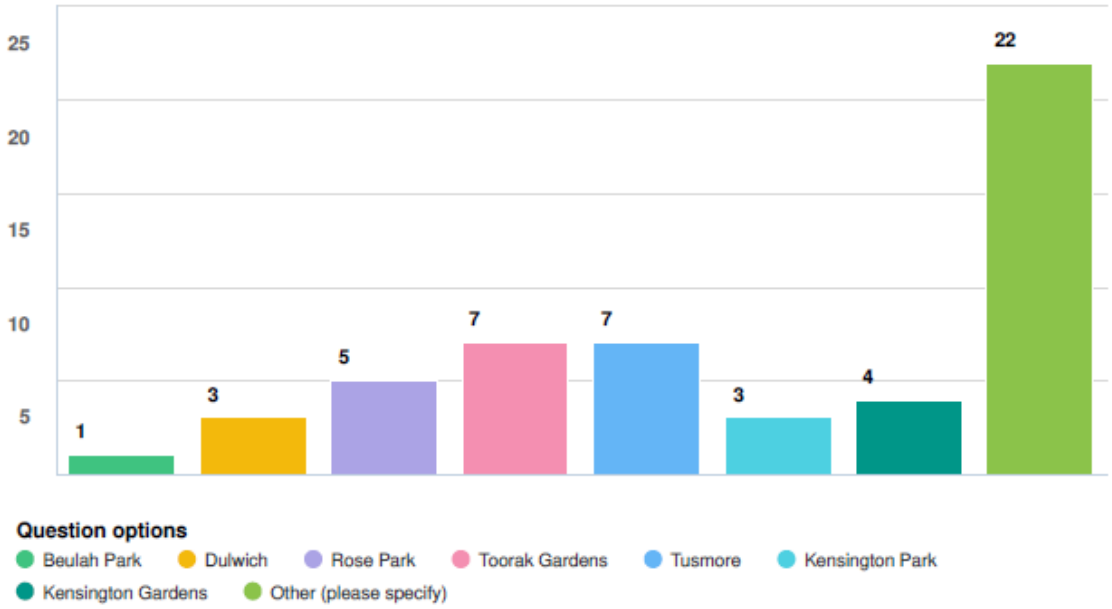
Which suburb in the City of Campbelltown do you live in?



Optional question (7 response(s), 198 skipped)

Question type: Checkbox Question

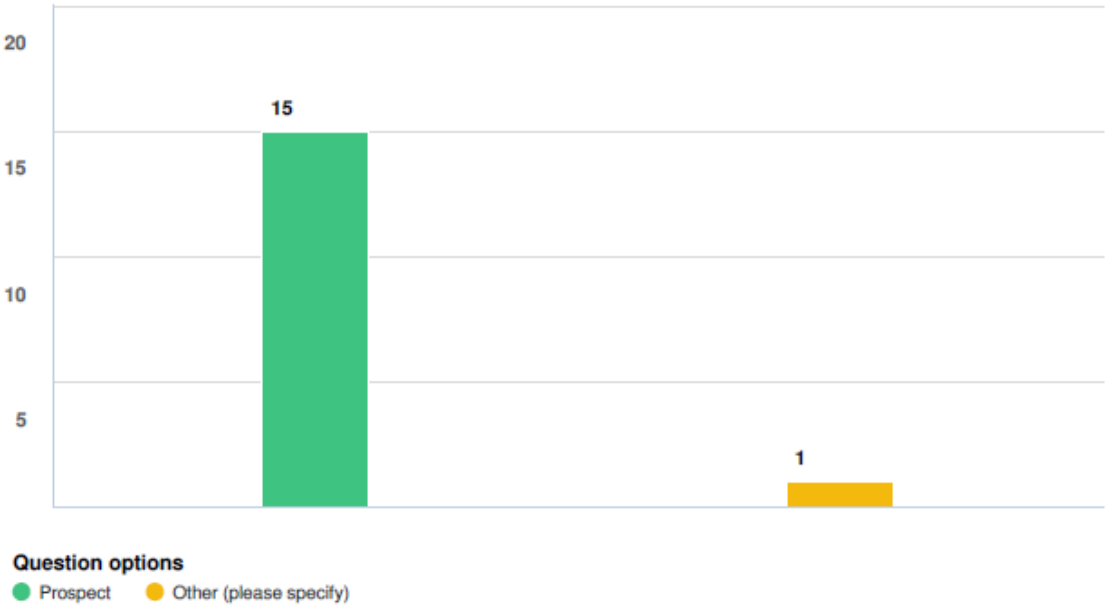
Which suburb in the City of Burnside do you live in?



Optional question (52 response(s), 153 skipped)

Question type: Checkbox Question

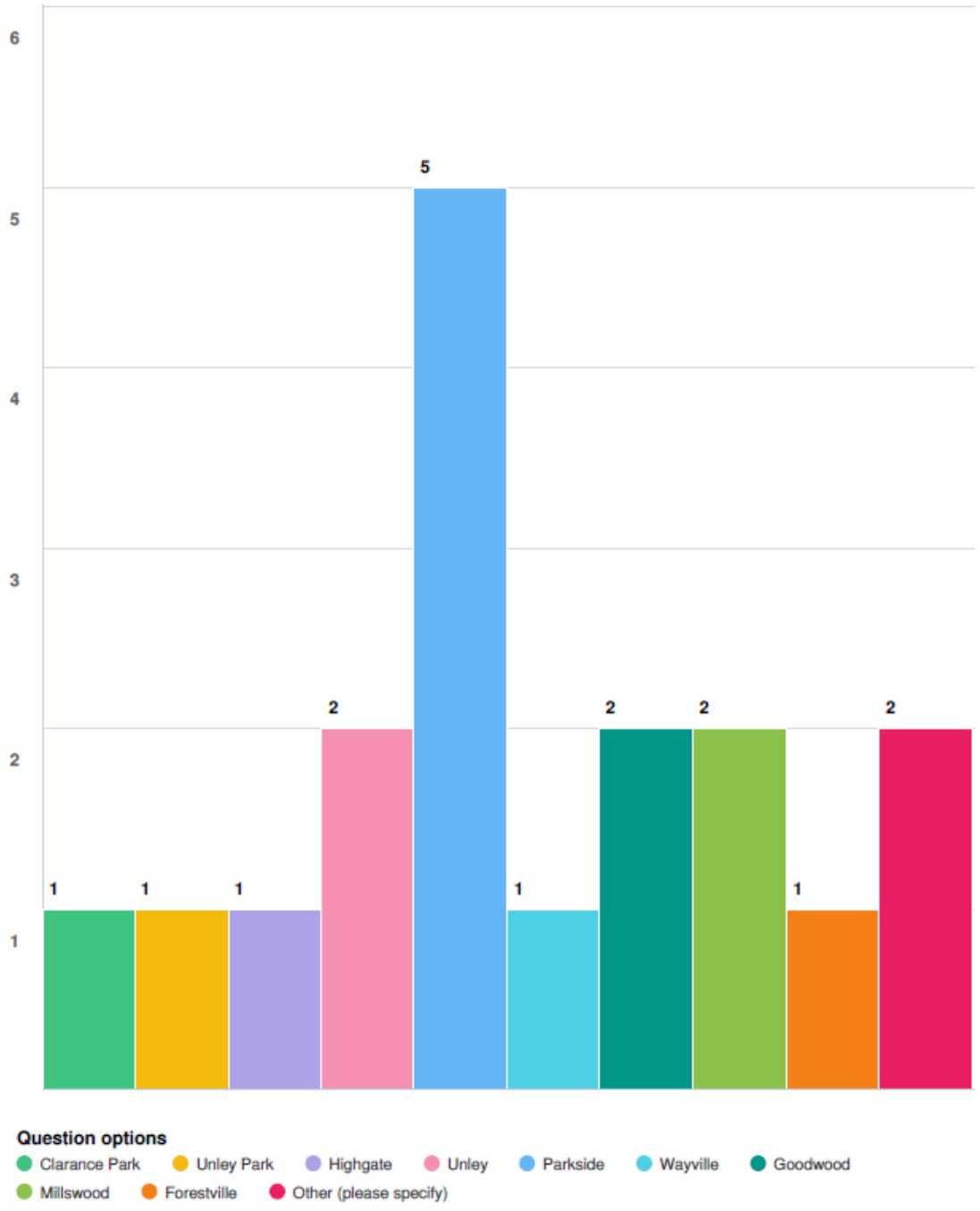
Which suburb in the City of Prospect do you live in?



Optional question (16 response(s), 189 skipped)

Question type: Checkbox Question

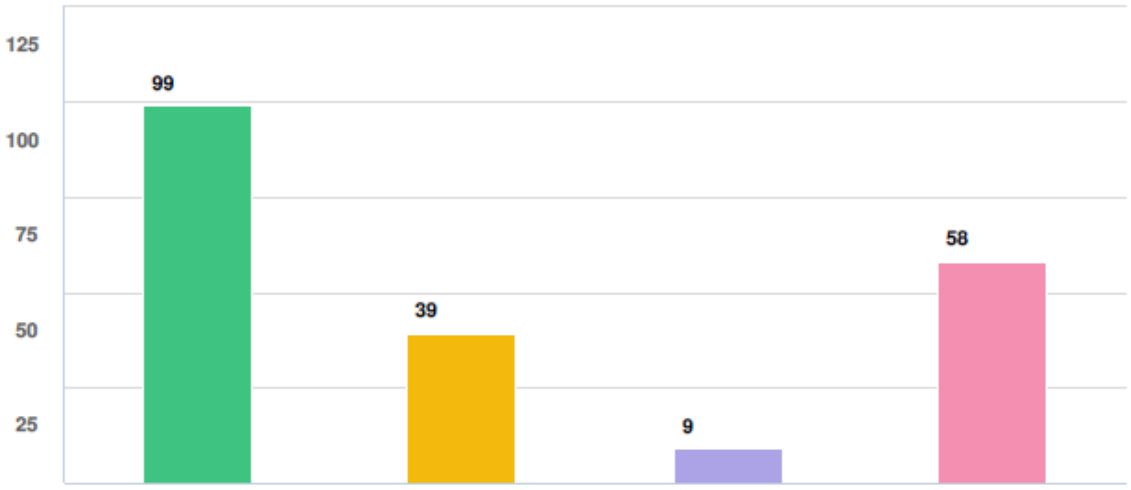
Which suburb in the City of Unley do you live in?



Optional question (18 response(s), 187 skipped)

Question type: Checkbox Question

What is your overall view of the draft Code Amendment?



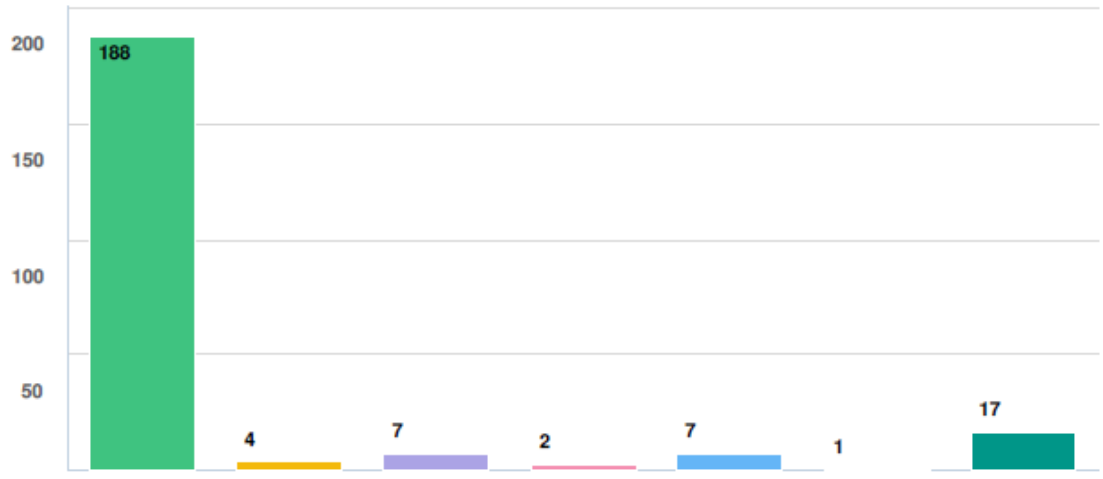
Question options

I support the Code Amendment
I support the Code Amendment with some concerns
I am impartial/neutral about the Code Amendment
I do not support the Code Amendment

Mandatory Question (205 response(s))

Question type: Checkbox Question

What is your interest in this draft Code Amendment?



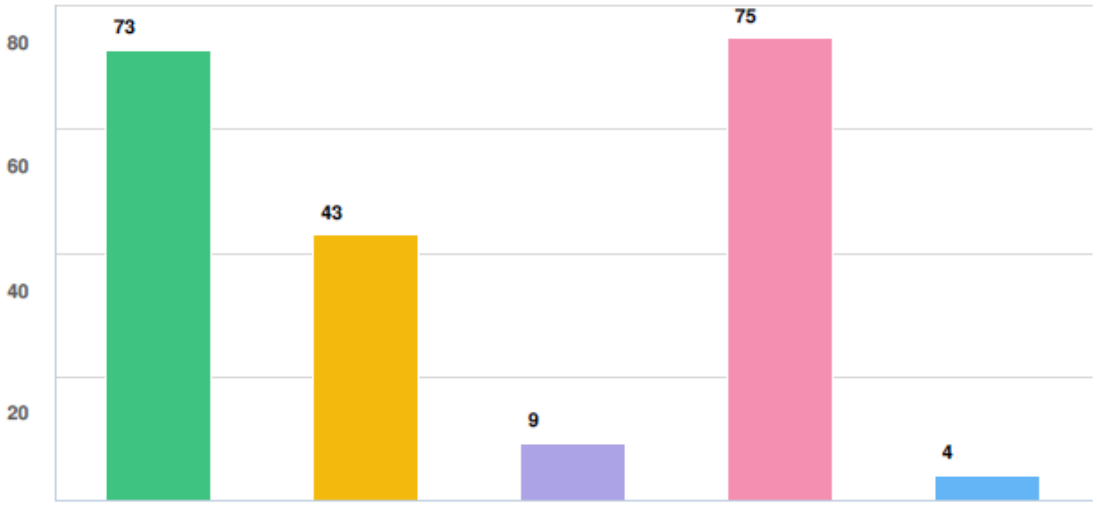
Question options

Member of the public
Community group
Advocacy organisation
Council
Development industry
State agency
Other (please specify)

Mandatory Question (205 response(s))

Question type: Checkbox Question

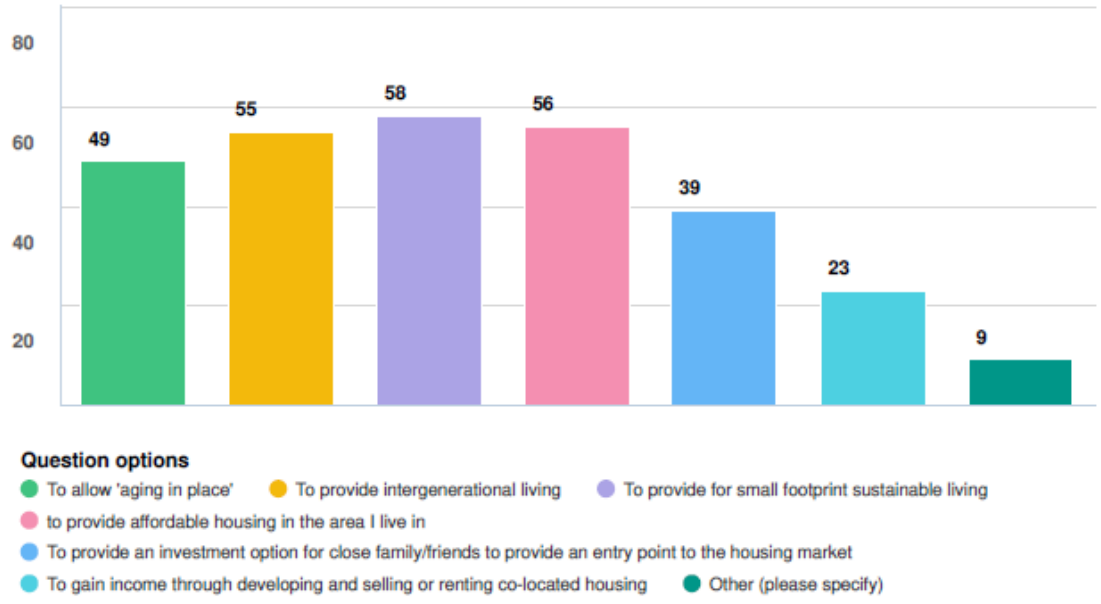
Do you think co-located housing is something that you or your family would be interested in building or buying now or in th...



Optional question (204 response(s), 1 skipped)

Question type: Checkbox Question

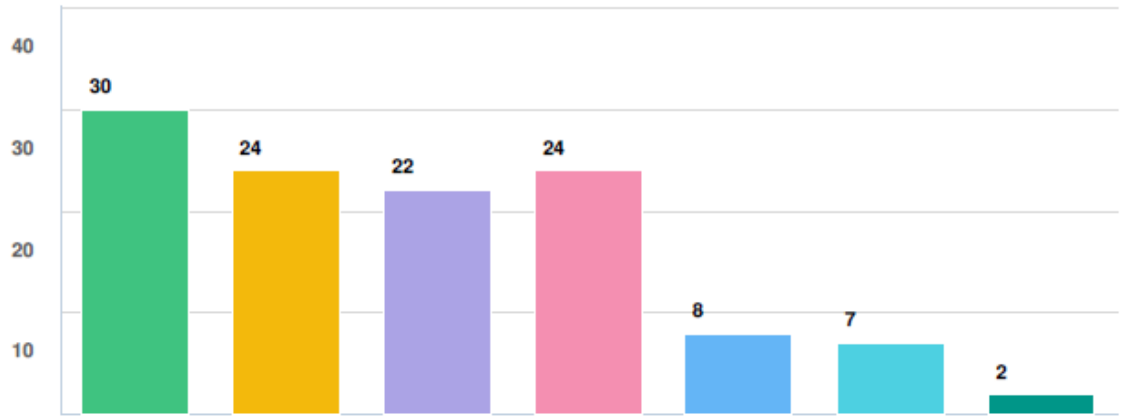
Why would you be interested in building or buying co-located housing now or in the future?



Optional question (73 response(s), 132 skipped)

Question type: Checkbox Question

Why might you be interested in building or buying co-located housing now or in the future?



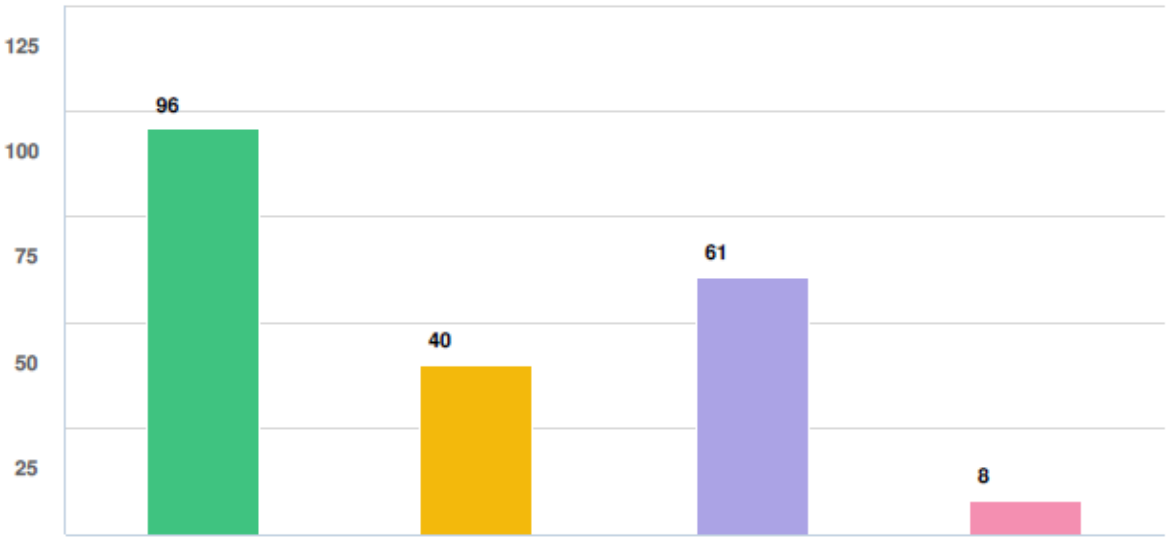
Question options

- To allow 'aging in place'
- To provide intergenerational living
- To provide for small footprint sustainable living
- to provide affordable housing in the area I live in
- To provide an investment option for close family/friends to provide an entry point to the housing market
- To gain income through developing and selling or renting co-located housing
- Other (please specify)

Optional question (43 response(s), 162 skipped)

Question type: Checkbox Question

Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing divers...



Question options

- Yes
- Maybe
- No
- Unsure

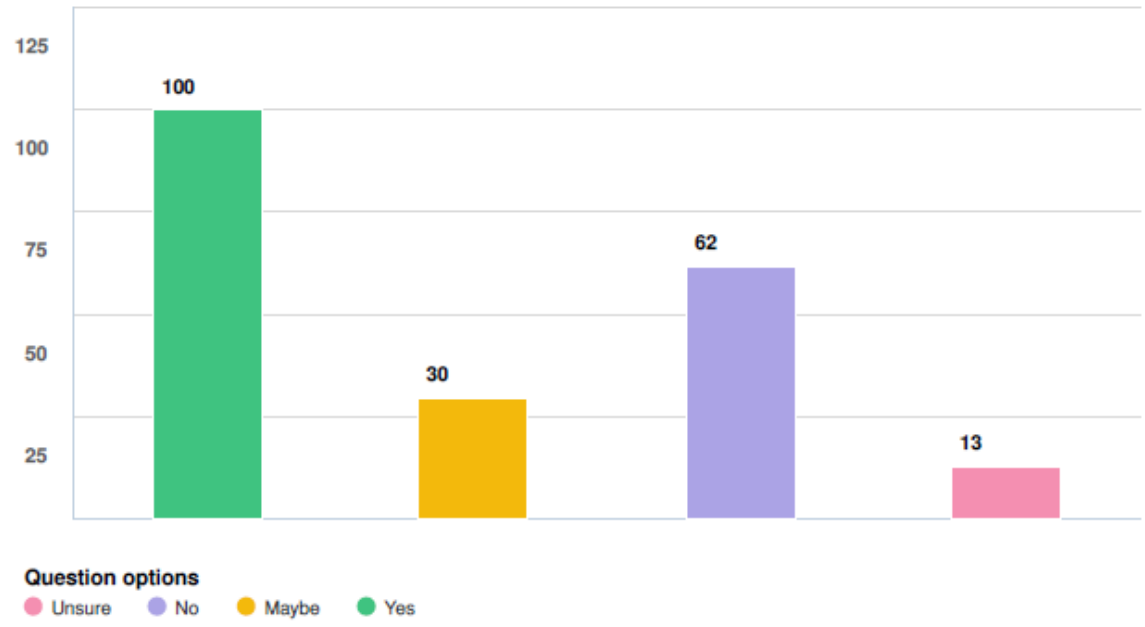
Mandatory Question (205 response(s))

Question type: Checkbox Question

Mandatory Question (205 response(s))

Question type: Likert Question

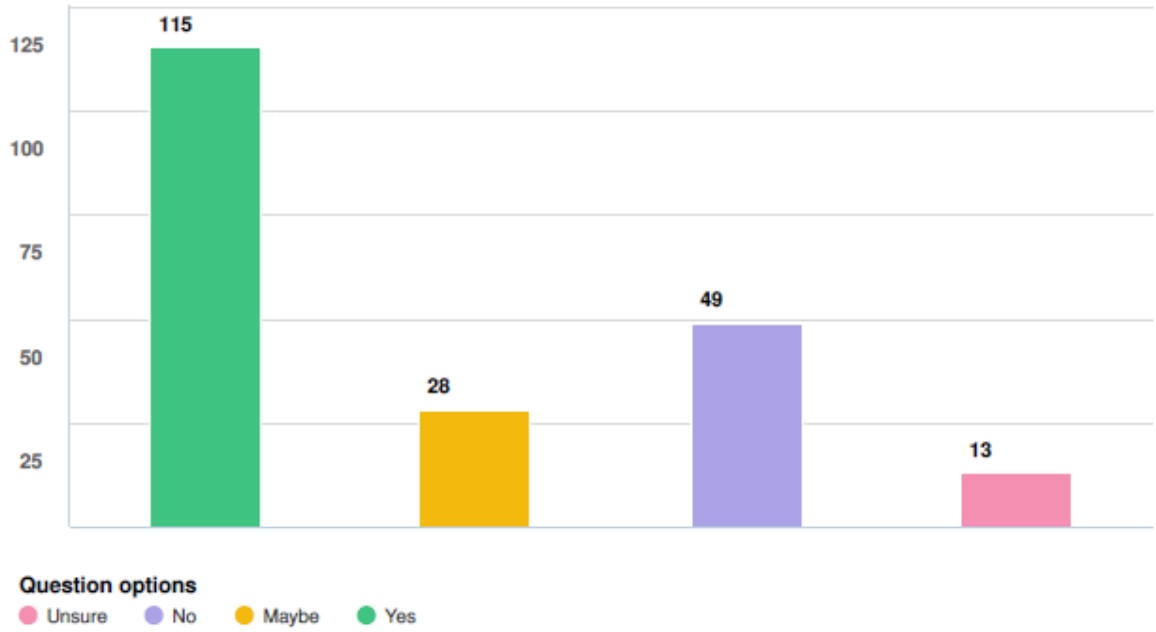
Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment...



Mandatory Question (205 response(s))

Question type: Checkbox Question

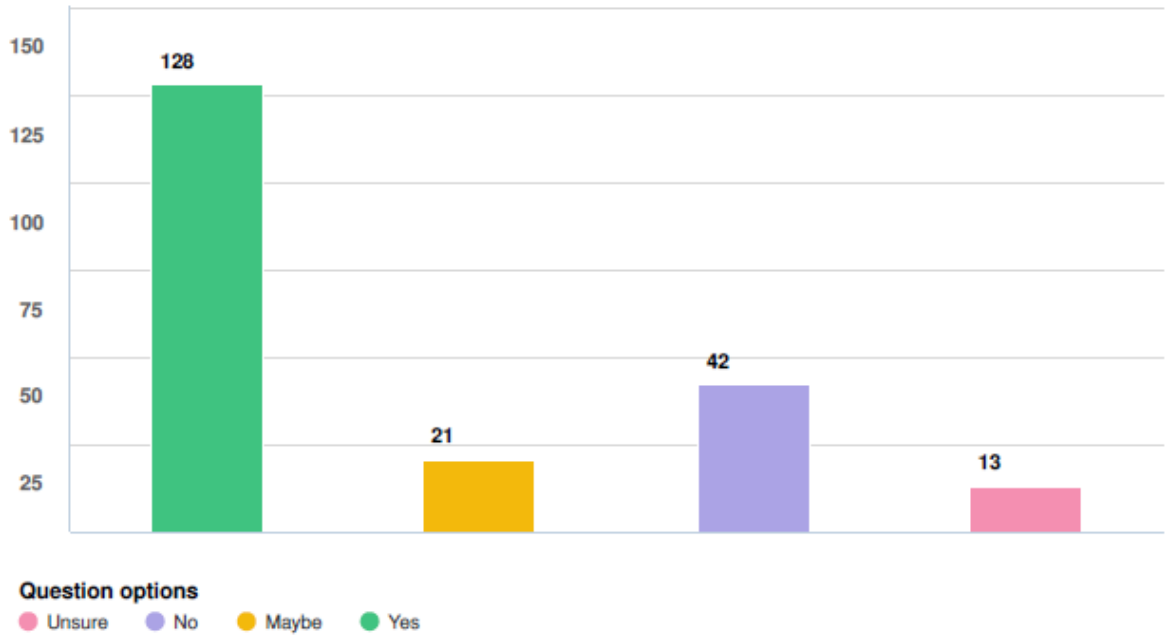
Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in the...



Mandatory Question (205 response(s))

Question type: Checkbox Question

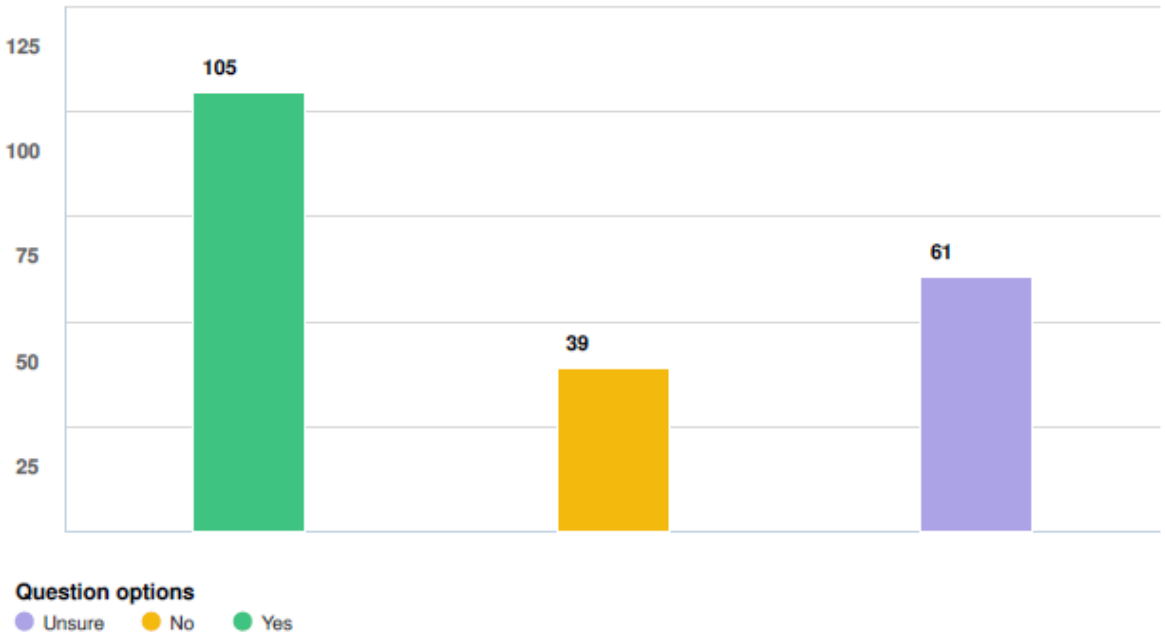
Do you feel co-located housing planning rules should apply in more council areas than these six council areas (view affecte...



Optional question (203 response(s), 2 skipped)

Question type: Checkbox Question

Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in th...



Mandatory Question (205 response(s))

Question type: Checkbox Question

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

210 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	17	0	187
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	2	1	0
Placed Pins on Places	1	3	0
Contributed to Ideas	0	0	0

** A single engaged participant can perform multiple actions*

(%)

Draft Future Living Code Am..	210 (5.3%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,542 INFORMED PARTICIPANTS

	Participants
Viewed a video	0
Viewed a photo	107
Downloaded a document	1,021
Visited the Key Dates page	158
Visited an FAQ list Page	353
Visited Instagram Page	0
Visited Multiple Project Pages	1,236
Contributed to a tool (engaged)	210

** A single informed participant can perform multiple actions*

(%)

Draft Future Living Code Am..	1,539 (38.5%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

3,997 AWARE PARTICIPANTS

	Participants
Visited at least one Page	3,997

** Aware user could have also performed an Informed or Engaged Action*

Draft Future Living Code Am..	3,997

** Total list of unique visitors to the project*

ENGAGEMENT TOOLS SUMMARY

0	1	1	0	0	0	1	1	0
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES	

SURVEYS SUMMARY

1	Surveys
204	Contributors
205	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

204
Contributors to

Survey: draft Future Living Code Amendment

NEWSFEEDS SUMMARY

1	NewsFeed
0	Visits
0	Visitors

TOP 3 NEWSFEEDS BASED ON VISITORS

0
Visitors to

Update: summary of what we heard

Q & A SUMMARY

1	Q&As
3	Contributors
3	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS

3
Contributors to

Questions: draft Future Living Code Amendment

PLACES SUMMARY

1	Places
4	Contributors
5	Pins

TOP 3 PLACES BASED ON CONTRIBUTORS

4
Contributors to

Mapping tool: draft Future Living Code Amendment

INFORMATION WIDGET SUMMARY

12	4	0	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

12	Documents
1.02 k	Visitors
2.17 k	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

499	392	303
Downloads	Downloads	Downloads
Future Living Code Amendment - For Consultation	Map of area affected by the proposed Co-located Housing Overlay	A Short Guide to Co-located Housing

PHOTOS

4	Photos
107	Visitors
305	Views

TOP 3 PHOTOS BASED ON VIEWS

105	84	58
Views	Views	Views
Example of co-located housing: aerial view	Example of co-located housing: private space and communal gardens	Example of co-located housing design compliments existing streetscape

FAQS

1	Faqs
353	Visitors
422	Views

TOP 3 FAQS BASED ON VIEWS

422
Views
Draft Future Living Code Amendment: new planning rules to create greater housing

KEY DATES

1	Key Dates
158	Visitors
214	Views

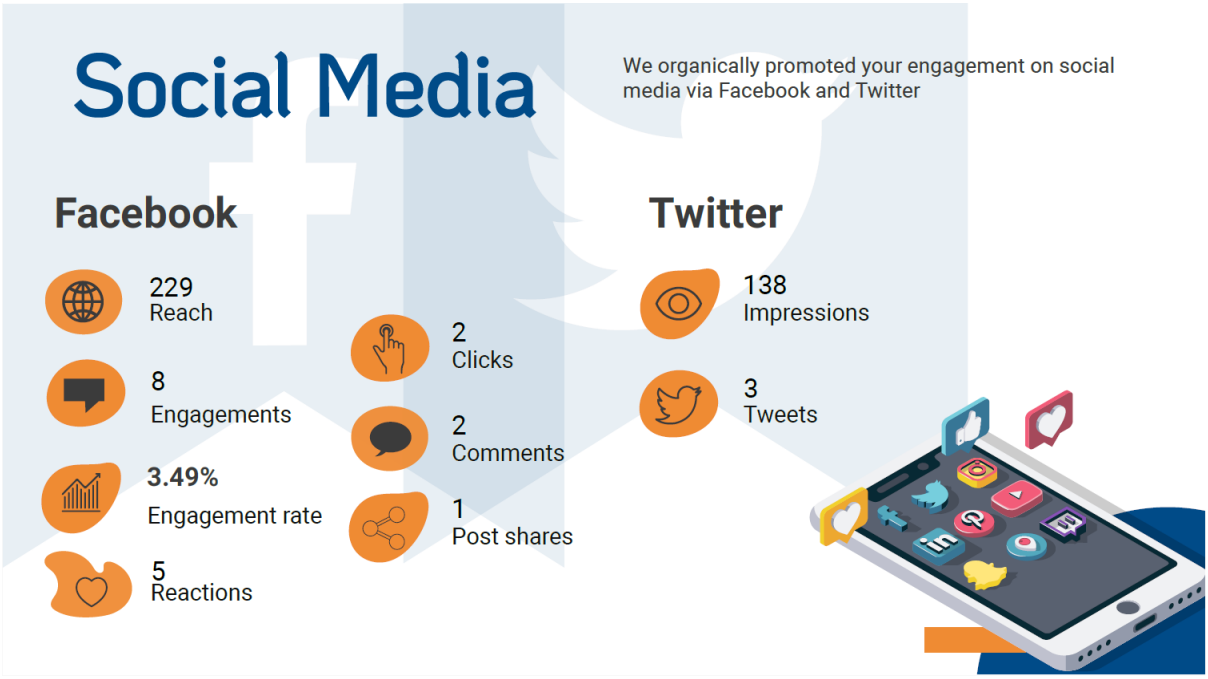
TOP 3 KEY DATES BASED ON VIEWS

214
Views
Draft Future Living Code Amendment: new planning rules to create greater housing

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	644
m.facebook.com	449
lm.facebook.com	302
www.abc.net.au	177
l.facebook.com	140
android-app	89
www.google.com.au	77
plan.sa.gov.au	67
www.bing.com	54
www.campbelltown.sa.gov.au	51
www.reddit.com	44
architectureau.com	43
www.seniorscard.sa.gov.au	33
www.linkedin.com	31
statics.teams.cdn.office.net	30

YourSAy social media metrics



PlanSA Code Amendment subscriber notification

Email sent 8 November

PlanSA

Hello,
There has been an update to a Code Amendment you have subscribed to. Click on the link/s below to review the Code Amendment on the PlanSA portal.

Future Living Code Amendment

Please note your subscription alert has been set up to automatically expire after 3 years. If you wish to update or cancel your subscription, you can do so via subscription management.

Guides

View: Co-located Housing: An Explanatory Guide

PlanSA

COMMUNITY INFORMATION

A Short Guide to Co-located Housing

An example of how a 675 m² corner site might be configured into three co-located dwellings.
An existing cottage is retained and renovated (left), while a second dwelling is created as an addition (centre).
A third dwelling is created as a small-footprint detached backyard home (right). All three share a garden with room for trees.

Demographic and suburban change

It is widely understood that there are many housing pressures across Australia, and Adelaide is not immune. Beyond the problems of housing affordability, we face challenges relating to our changing household structures. On average, there are fewer people living in each home, more people living alone, and a higher proportion of older people who, thankfully, are able to remain in their own homes.

However, as we have changed over the years, our suburban homes have not. They have generally either remained the same size or have become bigger.

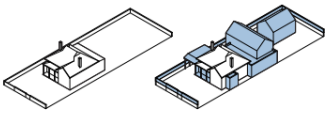
Simply put, we need to create more homes in our established suburbs and do so in a way that also increases the variety of our housing types. This means creating housing of different sizes and price points for both purchase and rent.

But none of this means that our older suburbs haven't changed at all. Over the years they have adapted from small homes with productive gardens and many occupants, to nuclear family homes with large backyards, to knock-down-rebuild large homes and duplexes.

Through these processes we have seen many older houses demolished and their gardens removed to make way for replacement houses, resulting in changes to neighbourhood character and a loss of suburban tree canopy. And of course, older houses continue to be adapted through internal alterations and external additions.

These changes have occurred for many years and will continue, as we adapt houses to create extra bathrooms, garages and carports, home offices, and open plan kitchen, dining and living areas.

Commonly accepted changes to older single-family homes in established suburbs.



Co-located housing: an additional housing form for changing times

There is no suggestion that such building activity is wrong or should be stopped or even slowed.

But as well as using alterations and additions to make single houses bigger, what if we could allow property owners to make similar changes to create additional small-footprint housing that is co-located together on the allotment?

In other words, what if we could build a similar amount of material, but configure it slightly differently to make more housing?

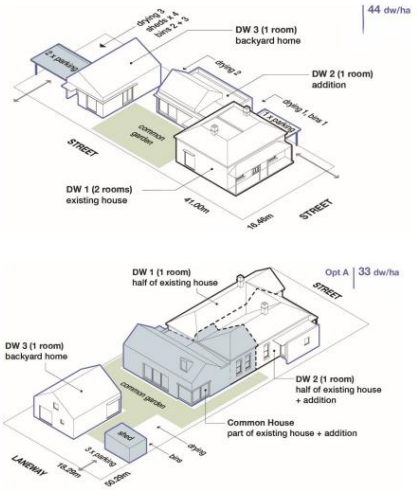
And what if we could do that while also retaining existing mature trees, or by arranging the housing around gardens big enough to support medium and large trees?

This is the Co-located Housing model, designed in Adelaide for Adelaide: low-rise, small-footprint housing that looks and feels much like a single-family home but operates legally and financially like a small group of units.

By definition, 'co-located housing' means a group of two or more self-contained dwellings contained on land within the Co-located Housing Overlay that meet the following criteria:

- they each occupy an allotment created under the *Community Titles Act 1996;*
- they comprise at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and

- they incorporate communal open space that is accessible to all dwellings; and
- they may also comprise other common areas and / or facilities for shared use by all occupants, including:
  - a common building that includes facilities such as a shared kitchen, dining and / or living facilities
  - shared laundry facilities
  - shared carparking.



Examples of two different approaches to co-located housing

In a co-located housing development, the site and garden will always be shared, but if desired by the residents, they may choose to also share other elements such as a common laundry, shared carparking, or even a common house that includes a shared kitchen and/or dining facilities and/or living facilities, and/or a guest bedroom.

In all co-located housing schemes, however, each dwelling is always independent – both functionally and financially.

What co-located housing is not, is a fencing off into smaller compartments. it is therefore neither a 'group dwelling' (such as a block of units that is stacked side-by-side with no relation to each other), or a 'residential flat building' (for example, an apartment building). Each co-located housing application will be performance assessed on its merits.

Importantly, being low-rise and made up of alterations and additions to an existing home, co-located housing will look and feel very similar to existing single-family homes, despite being a new form of housing.

It will sit comfortably amongst other homes in our older suburbs while providing smaller housing choices where they otherwise might not exist.

It will suit people looking for multi-generational living, people looking for housing in a garden setting that sits somewhere between a house and a unit, and those seeking a more socially-connected way of living with family, friends or like-minded others.

Further information

The State Planning Commission is seeking feedback on draft changes to the planning rules that would enable co-located housing to be built in well-established neighbourhoods across six council areas in Greater Adelaide.

You can get more information about co-located housing and the Future Living Code amendment, including an extended version of this guide, at: yoursay.sa.gov.au/future-living.

If you would like to understand more about the model and see more examples, you can download a free PDF of the book *Bluefield Housing as Alternative Infill for the Suburbs*, by Damian Madigan from the University of South Australia. Simply search online for "bluefield housing book". Images used here are taken from the book and used with permission.

Fact sheets

PlanSA

FACT SHEET

Future Living Code Amendment

The Future Living Code Amendment aims to enable new forms of 'co-located' housing to be developed in established suburbs, which will enhance housing diversity for South Australians and provide more affordable options for different households without impacting the existing character and streetscape of these suburbs.

Whether it's older people wishing to downsize in their own community, extended families wanting to live in close proximity, or young people looking for affordable, sustainable housing options, co-located housing is expected to appeal to a range of demographics and help foster community.

Co-located housing design – private space and communal gardens. *Image: Damian Madigan, UniSA*

What is a Code Amendment?

The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities, such as councils, use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way future developments are assessed.

Code Amendments must be prepared according to processes set out by legislation, in the *Planning, Development and Infrastructure Act 2016* and associated regulations.

The Future Living Code Amendment was initiated by the State Planning Commission.

Background

Momentum for the Future Living Code Amendment stems from the 'Cohousing for Ageing Well Project', a collaboration between the University of South Australia, the Office for Ageing Well, the State Planning Commission and the Eastern Region Alliance of councils, which includes the City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville.

Recent data indicates that by 2036 one in three South Australian houses will have just one occupant, many of whom will be over the age of 65 and less able to maintain a large property by themselves.

The Future Living Code Amendment seeks to address this by enabling older houses to be altered or extended to create socially cohesive co-located housing for older people wishing to stay living in their own home and community – often referred to as 'ageing in place'.

Co-located housing is also expected to appeal to other ages and demographics. Co-located housing could, for example, facilitate multi-generational living, whereby an existing home is modified so that members of an extended family have private sleeping and living spaces but share a garden and laundry.

Co-located housing could also appeal to younger people interested in affordable, sustainable, and community-minded housing options.

What is being proposed?

The Future Living Code Amendment proposes that a new 'Co-located Housing Overlay' be incorporated into the Planning and Design Code. This will enable older houses within certain established suburbs to be altered or extended to create co-located housing arrangements.

While there are examples around Australia and the world of larger cohousing developments containing a dozen or more homes or large parcels of land, the type of co-located housing development proposed through the Future Living Code Amendment is best described as low-rise, small-scale co-located housing, or 'cohousing lite'. A typical inner suburban block could be expected to be adapted to incorporate 2-3 smaller 'co-located houses' through adapting or extending the original home, or building an additional small home on the block, which balance private spaces with some shared gardens and amenities.

The amendment encourages the use of intelligent design and the principle of 'adaptive re-use' to modify original houses and incorporate them into the co-located housing design. Retention of original houses as well as the preservation of existing trees, mature gardens and the established streetscape are therefore key features of this amendment.

The key principles underpinning the types of co-located housing developments sought by the Future Living Code Amendment include:

- no wholesale demolition of existing houses but rather their retention, alteration and extension to create co-located housing
- high quality design specifications requiring co-located housing developments to complement the existing streetscape and limit the impact on surrounding established housing and gardens
- permitted 'overlooking' within the co-located housing development but maintaining existing privacy for neighbouring properties
- all houses within the co-located housing development are to be of similar stature and without the hierarchy of, for example, a house and a granny flat
- reconsideration of private gardens in favour of larger areas of communal garden and open space within the co-located housing development
- reconsideration of usually private spaces such as barbeque areas and activity rooms in favour of communal amenities where appropriate within the co-located housing development
- design that encourages social interaction and builds community.

Co-located housing design – intelligent design that complements the established streetscape and preserves original homes and mature gardens. *Images: Damian Madigan, UniSA*

What areas will be affected?

The Future Living Code Amendment proposes a new 'Co-located Housing Overlay' be incorporated into the Planning and Design Code and applied to Established Neighbourhood zones within six local council areas:

- Alexandrina Council
- City of Unley
- Town of Walkerville
- City of Campbelltown
- City of Burnside
- City of Prospect.

The new 'Co-located Housing Overlay' would not impact or override any 'Historic Area' or 'Character Area' overlays that already apply to these areas. The proposed planning rules for co-located housing complement and add to existing rules, such as heritage protections, building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing. More than one overlay can apply to the same area.

Maps identifying where the draft Co-located Housing Overlay would apply can be viewed on the YourSAy website or at the end of this document.

While this draft Code Amendment would only apply to well-established neighbourhoods in six council areas, it would create a model that could be applied to other areas of the state in the future.

The Code Amendment process

- Minister for Planning approves the Proposal to Initiate following advice from the State Planning Commission: **October 2021**
- Consultation on the draft Code Amendment: **15 August 2024** until 5 pm **7 November 2024**
- Submissions are reviewed, State Planning Commission prepares an engagement report
- Minister makes a determination on the proposed Code Amendment
- If approved, the final engagement report and Code Amendment report will be published on the PlanSA website within 5 business days of the Minister's approval
- The Code Amendment is referred to the Environment Resources and Development Committee of Parliament

Community information sessions

A series of community information sessions about the draft Future Living Code Amendment will be held in person and online via Zoom to provide further details and the chance for the community to ask questions.

Visit the YourSAy website for information session details at: yoursay.sa.gov.au/future-living.

Have your say

Your feedback on the draft Future Living Code Amendment is important and can help influence what can and can't be built in the areas affected by this proposed amendment.

Share your feedback from 15 August 2024 until 5 pm 7 November 2024.

All feedback is encouraged to be submitted via the YourSAy website:

- visit: yoursay.sa.gov.au/future-living

Alternatively, feedback can be provided via:

- PlanSA online submission form
- Email: plansasubmissions@sa.gov.au (subject: Submission – Future Living Code Amendment)
- Post: Attention: State Planning Commission, GPO Box 1815, Adelaide SA 5001.

All written submissions will be made publicly available on the PlanSA website when the engagement report is released following consultation. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

Find out more

For further information about the draft Future Living Code Amendment, visit the YourSAy website at: yoursay.sa.gov.au/future-living.

Hard copies of the draft Code Amendment can be viewed at Alexandrina Council, City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville offices and the PlanSA office at level 10, 83 Pirie Street, Adelaide.

For more information, contact PlanSA via:

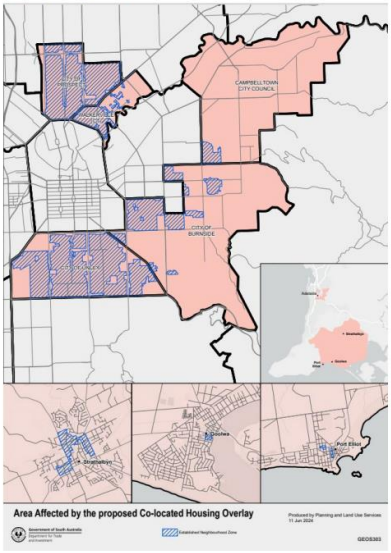
- telephone:1800 752 664
- email: plansa@sa.gov.au
- website: plan.sa.gov.au/en/ca/future-living

plan.sa.gov.au

Government of South Australia
Department for Housing and Urban Development

Draft Future Living Code Amendment – Zones Affected by Policy Changes

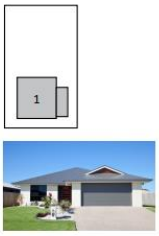
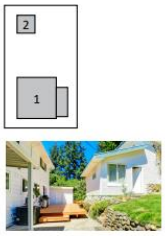
Areas within each council where the Co-located Housing Overlay policy is proposed to be spatially applied are identified in blue in the figures below:



plan.sa.gov.au

Government of South Australia
Department for Housing and Urban Development

Fact Sheet: Comparison of co-located housing with other common dwelling types

Dwelling Type	Detached Dwelling	Ancillary Accommodation	Co-located Housing*	Group Dwellings	Residential Flat Building
					
	• Individual site • Own driveway	• Max 2 bed / 60m2 unit • Shared utilities • Cannot be subdivided	• Existing house retained • Shared open space • No maximum floor area • Individual sites	• Shared driveway • Individual sites	• Apartments • No requirement for shared open space or facilities • Individual titles
Individual Street Frontage	●				
Detached Building	●		○	●	
Individual Site / Title	●		●	●	●
Individual Private Open Space	●			●	●
Common Driveway				●	●
Shared Common Facilities		●	○		
Shared Utilities		●	●		
Shared Carparking		●	●		
Retain Existing Dwelling		●	●		
Communal / Shared Open Space		●	●		
No Internal Fencing			●		
Maximum Floor Area		●			
Minimum Floor Area					●
Ability to sell and/or rent individual dwelling units	●		●	●	●
Community scheme description / by-laws			●	●	●

● Common attribute ○ Optional attribute

Note:
*The provision of a new land use definition and associated policy to facilitate co-located housing is the subject of the current Code Amendment process which concludes community and stakeholder engagement on 7 November 2024.

STATE PLANNING COMMISSION

Government of South Australia
Department for Housing and Urban Development

Draft templates

- View draft template for Community Title Scheme Description
- View draft template for Community By-laws

Technical documents

- View Future Living Code Amendment For Consultation
- View Proposed supporting regulatory changes
- View Co-located housing policy

Frequently asked questions

Frequently Asked Questions

PlanSA

Future Living Code Amendment

Q – What is a Code Amendment?

A – The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Q – What is the Future Living Code Amendment?

A – State and local government are responsible for providing diverse housing options within residential areas for different household types, life stages and lifestyle choices. This is embedded in state planning policies and regional plans, including *The 30-Year Plan for Greater Adelaide (2017 Update)*.

To enhance housing diversity and options for South Australia's ageing population and other demographic groups, the State Planning Commission has initiated the Future Living Code Amendment.

The Future Living Code Amendment aims to enable new forms of 'co-located' housing to be developed in established suburbs that foster community and limit the impact on the existing character and streetscape of established suburbs.

The Commission is working closely with the following partner organisations to progress this Code Amendment: University of South Australia, Alexandrina Council, the City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville.

Q – What was the 'Cohousing for Ageing Well Project'?

A – Much of the momentum for the Future Living Code Amendment stems from the 'Cohousing for Ageing Well Project', which ran from 2019 to 2020. The project was a collaboration between the University of South Australia, Office for Ageing Well, State Planning Commission, City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville.

Recognising the shortage of quality, single-bedroom dwellings available in the suburbs, the project explored and developed concept designs for small-scale, low-rise co-housing arrangements that would suit older people wishing to 'age in place', which could also facilitate multi-generational living.

The project looked at ways that older homes in established suburbs could be sensitively adapted and repurposed to create small-scale co-housing that preserved heritage and character, mature landscape and streetscape.

In 2021 the project was shortlisted in the 5th Guangzhou International Award for Urban Innovation and was a winner in the 20th Annual Local Government Professionals Australia SA Leadership Excellent Awards.

The full project report can be viewed on the website of project lead Dr Damien Madigan from the University of South Australia: www.madigan-architecture.com/portfolio/cohousing-for-ageing-well/

Q – What is co-located housing?

A – Co-located housing refers to a group of two or more homes that share gardens and some amenities. It always includes an existing established home that forms part of the co-located housing development.

Co-located housing mixes private and shared spaces in a way that meets the need for both privacy and a sense of community and support. With an emphasis on social interaction, environmental sustainability and accessible design, co-located housing can benefit a broad range of demographic groups, particularly seniors.

Typical co-located housing characteristics include:

- privately owned homes, with residents owning a share of common areas and gardens
- 'outward-facing' design, which encourages social interaction and builds community
- the possibility for shared spaces such as laundry drying areas, common room or barbeque area (depending on the type of development being pursued on a site)
- potential for a guest room in a shared common room
- consolidated carparking
- community-driven governance.

Some of the benefits of co-located housing include community building, healthy ageing, sustainability and affordability.

***Co-located housing design – private space and communal gardens**. Image courtesy of Damian Madigan, University of South Australia*

Q – Are there co-located housing developments in South Australia?

A – The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character and streetscape of established suburbs. Therefore, there are no examples of co-located housing developments in South Australia, or elsewhere.

This new housing model has been developed by Dr Damian Madigan from the University of South Australia to apply to a the Adelaide context, for established residential areas.

While there are the following examples of cohousing developments in South Australia, it is important to note they are different to the type of co-located housing sought by the Future Living Code Amendment:

- Christie Walk (Adelaide CBD) - www.urbanecology.org.au/eco-cities/christie-walk
- Aldinga Arts Ecovillage (Aldinga) - aldingaartsecovillage.com

Christie Walk is an inner-city multi storey cohousing development of 27 homes and Aldinga Arts Ecovillage is a large development of 181 homes on a large parcel on land in Aldinga.

The type of co-located housing development proposed through the Future Living Code Amendment is best described as low-rise, small-scale co-located housing, or 'cohousing lite'.

The draft Future Living Code Amendment would apply to residential areas in certain established suburbs. A typical suburban block could be expected to be adapted to incorporate 2-3 smaller 'co-located houses' through adapting or extending the original home, or building an additional small home on the block, which balance private spaces with shared gardens and amenities.

The resultant design of these houses will therefore be very different from traditional group dwellings (units) and residential flat buildings (flats).

South Australia is leading the way in developing this new community-focused housing model, which encourages delivering sensitive, smaller housing options in areas where more diverse housing choices are greatly needed.

Q – Why is land division being considered for co-located housing?

A – The Proposal to Initiate document initially flagged that a 'no land division' approach to co-located housing would be considered as part of the Code Amendment's investigations.

However, enabling land division means homes could have their own land title, and provides the ability for home ownership. This option is considered beneficial to provide greater housing diversity and ownership options. Land division can also assist with regulating ongoing management of the development, which is particularly important for co-located housing where common property and facilities can benefit from established rules around their ongoing maintenance and operation.

Initially, using company titles was considered, where instead of each person having an individual title, they would each own a share of the development that could be bought and sold.

Advice from the Registrar-General's office has since confirmed that company titling would cause challenges for home ownership and financing because:

- company titles are very complex and, as a result, are gradually being phased out
- there are company titles with cross leases, which are also very complex
- lending institutions, such as banks, are reluctant to lend on either of these types of company titles.

The Commission therefore considers that limiting co-located housing to this titling arrangement could significantly reduce its feasibility and take-up.

Community titling is proposed to be used for co-located housing. A community title land division enables:

- each co-located dwelling to be located on a separate community title allotment
- communal open space and common facilities to be contained on 'common property'
- by-laws to be created to govern the co-located housing development's ongoing management, particularly shared spaces, into the future
- where more than 6 allotments are proposed, a scheme description to reinforce the use of land, staging and developer's obligations.

Q – How is co-located housing different from standard urban infill where a house is knocked down and the block is subdivided?

A – Unlike typical residential infill, such as townhouses on individual subdivided blocks, co-located housing requires an established house to be retained. It encourages 'adaptive re-use' through modifying existing housing and incorporating this into new co-located housing designs.

The result is high-quality designed homes surrounding communal open space. Mature vegetation will be retained, and existing streetscape character preserved, while providing a range of smaller housing options.

Co-located housing is proposed in established suburbs where standard infill housing isn't appropriate. Co-located housing developments must complement existing neighbourhood character, including protecting historic and character values, and incorporate high-quality design.

Community title subdivision of land is envisaged as part of a co-located housing development, requiring community by-laws to be developed to establish a set of community guidelines and shared responsibilities, which would vary between developments.

While community titling subdivision is already used for other similar types of housing in South Australia, co-located housing is unique because the following additional documents and requirements will provide local councils with the power to ensure this new form of housing is developed and maintained in its envisaged form:

- new Co-located Housing Overlay, which applies policies with a strong design focus
- new land use definition, establishing co-located housing as a different class of development from similar types of housing, such as group dwellings and residential flat buildings
- templated community title scheme description (optional for co-located housing of 6 or less lots)
- templated community title by-laws, which would be mandatory for all co-located housing
- updates to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017*, requiring assessment of any proposal for internal fencing
- updates to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017* to set requirements for plans submitted with any application for co-located housing
- updates to Practice Direction 12, which prescribes conditions that must be applied to an approval for a co-located housing development by a relevant authority, usually the local council.

Q – Are there any additional guides for planning professionals demonstrating how co-located housing can be designed and developed in different sites?

A – Dr Damian Madigan's book 'Bluefield Housing as Alternative Infill for the Suburbs' contains a range of examples of co-located housing designs.

In addition, practitioner's guides could be prepared by councils to help explain what co-located housing is, outline the different forms of co-located housing that is envisaged and provide working examples of how co-located housing can be designed and developed to conform to different site area requirements, including any local character considerations.

These practitioner's guides could build upon and update the work embedded within the Cohousing for Ageing Well Final Report and the draft Future Living Code Amendment and explanatory guide and could be completed prior to or shortly after any policy becoming operational in the affected council areas.

Given that this Code Amendment encourages co-located housing as a new form of shared housing in established areas with heritage and character context, it is likely that co-located housing could be included as a possible future class of development for consideration under the Local Design Review Scheme.

Any consideration of a co-located housing development under this scheme could then help inform the assessment and decision by the relevant planning authority.

Q – How would the Future Living Code amendment protect established streetscape, heritage and tree canopy?

A – At the very heart of the Future Living Code Amendment is the desire to preserve the original homes, established gardens, tree canopy and streetscape of the affected established suburbs.

High quality design specifications would require co-located housing developments to complement the existing streetscape and limit impacts on surrounding established homes and gardens. Original homes, mature trees and established gardens are to be retained as part of any co-located housing development.

The proposed planning rules for co-located housing complement and add to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing.

Where there is permitted 'overlooking' within a co-located housing development, existing privacy requirements for neighbouring properties will remain.

***Co-located housing design – intelligent design which complements the established streetscape and preserves original homes and mature gardens**. Image courtesy of Damian Madigan, University of South Australia*

Q – How much communal open space will be provided as part of a typical co-located housing development?

A – The proposed planning rules aim to ensure shared or communal open space meets the needs of co-located housing occupants, in a way that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.

The amount of communal open space provided will depend on the site and the number of co-located houses being developed. However, the Co-located Housing Overlay planning rules specify the following quantitative criteria for communal open space:

- an average of 16 m² of communal open space per co-located housing dwelling for shared use by all occupants; and in any case
- 80 m² of communal open space, with a minimum dimension of 5 m, to be provided in a single location that is overlooked by a minimum of two co-located dwellings.

The overlay policy also specifies that communal open space may include verandahs, alfrescos, balconies, terraces and decks where not enclosed on all sides.

Communal open space does not include any areas used for rubbish bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.

Q – Is it possible that an existing dwelling could be demolished to provide co-located housing on the allotment?

A – No, one of the key defining features of co-located housing is that it must 'comprise at least one or more established dwellings facing a primary street that may be sensitively altered and/or extended as part of the co-located housing development to accommodate additional dwellings'.

Therefore any proposal to demolish and replace an original house cannot be classified as co-located housing.

It's noted that there is building demolition control in Historic Areas, which commonly applies to the Established Neighbourhood Zone where the Co-Located Housing Overlay is proposed to apply.

Q – I have an existing granny flat. Can I convert this and my existing home to co-located housing?

A – It may be possible to convert existing ancillary accommodation (often referred to as a 'granny flat') into co-located housing, subject to gaining planning consent, land division consent and building consent.

This will require a full development application, as it will be necessary to demonstrate that the entire property, including the existing house, garden and shared facilities, function holistically and comply with the planning rules for co-located housing. It would also require a Community Title land division application to confirm the new allotment boundaries and by-laws to be developed for ongoing management of the land.

Q – What is the risk that a developer could demolish the original house after developing the site as co-located housing?

A – With co-located housing, an integral part of the development is to retain the original house, adapted and integrated with newer co-located housing to the rear of the property.

Co-located housing would operate as an integrated development, subject to community titling legislation, by-laws and any associated community scheme description. These would prevent development being undertaken in isolation and such a change would require support from the majority of land owners to proceed.

Seeking to demolish the original house will also require a change in land use application for the whole site as it would no longer meet the definition of co-located housing. The whole site (including the site of the original home) would then require assessment against the Established Neighbourhood Zone planning rules and any associated Historic Area/Character Area Overlay, which set additional protections and minimum requirements for site areas for dwellings. It is very unlikely that such an application would meet these minimum requirements.

Therefore, it would be very difficult and expensive to demolish the original house, especially in instances where the original house has been upgraded to provide additional co-located housing as part of the development of the site.

Demolition control in Historic Areas of the Established Neighbourhood Zone provides additional protection to original homes. In areas within the zone where there is no demolition control, including Character Areas, co-located housing would work as incentive to retain the original house, allowing a site to be developed with additional housing that could not occur with other housing forms.

A key recommendation of the recent Expert Panel review of the planning system is to *'require a replacement building to be approved prior to demolition being able to occur in Character Areas'* (i.e. demolition control). The South Australian Government has indicated that it supports this recommendation in principle but investigations are needed to determine what action needs to be taken. This is currently being reviewed by the Department for Housing and Urban Development.

Q – Is this Code Amendment expected to benefit landowners rather than large developers?

A – The type of co-located housing development proposed through the Future Living Code Amendment is best described as low-rise, small-scale co-located housing, or 'cohousing lite'.

Co-located housing is not considered to be a typical developer-driven housing model. It aims to provide incentives, particularly for landowners, to adapt and reuse existing housing and landscapes that would otherwise be demolished or removed as part of a traditional 'knock-down-rebuild' development.

Q – How does ownership work in a co-located housing development?

A – Traditionally, the most viable legal title for most cohousing/co-located housing developments has been both strata and community title because it allows land to be subdivided into individual freehold title housing lots and collectively owned common property.

Under both titles, registration of a plan of subdivision automatically creates a governing body corporate, made up of all owners, and the use of common property and privately owned lots is regulated by by-laws.

This legal structure allows residents to freely buy and sell their own homes, whilst allowing the collective to create rules and obligations for community living. Using the community title legislation, which has now replaced strata titling, it is even possible to restrict communities to identified groups of people.

Under the draft Code Amendment, co-located housing development would involve community title land division. Any co-located housing accommodation developed would be subject to tailored by-laws (and a scheme description for more than 6 allotments) to assist in governing the long-term use of any sites.

For further information on community titles and how they work, view Community Titles – A Legal Guide prepared by the Legal Services Commission: lsc.sa.gov.au/resources/CommunityTitlesBooklet.pdf.

Visit the YourSAy website to view an example community title scheme description and by-laws for co-located housing: yoursay.sa.gov.au/future-living.

Q – How would financing co-located housing work in Australia?

A – Financing co-located housing would depend on several factors, including the size of the project, whether it is for ownership or rental and what kind of social impact the project would have.

The following potential development scenarios provide examples of finance options for different development proposals:

Redevelopment of the family home

If a family home is being redeveloped to accommodate an extra household or two, the process of getting a loan will probably be like financing a conventional home improvement, with some exceptions. First, a check would need to be undertaken with a lending institution to see if such a project qualifies for a typical home loan or whether development finance would be required.

Secondly, if the improvements are considered too unconventional, this may affect lending criteria. Proposing separately titled units will generally be considered positively, but using an unconventional title like 'company' or 'cooperative' title is likely to affect lending criteria. Tailored financial and legal advice would therefore need to be sought.

Co-buying to redevelop a property

Another option would be to purchase a property to create two or three homes as a small group using a co-borrower home loan option, offered by some banks.

A co-borrower home loan allows borrowers to purchase property together as tenants in common whilst keeping their finances separate. Borrowers must guarantee each other's loans. Independent financial and legal advice and a tailored co-ownership agreement are essential.

Shared equity models

Shared equity models allow residents to have a stake in their home without fully owning it. They help households with lower or variable incomes to enter the housing market.

Some collaborative housing projects are exploring this as part of their goal for a diverse community that welcomes households on lower incomes. An equity partner shares ownership of the property, using a financial model that supports the household to eventually achieve full ownership.

Financing rental projects

A 'build to rent' model with long term leases may be another suitable pathway for co-located housing. In this context, investors own the asset and finance land acquisition and development, in return for a guaranteed rental income stream. The long-term leases give both tenants and investors security.

Rental collaborative housing for low-income households may also be financed by community housing providers.

Impact investment

Projects with a measurable social impact may want to explore impact investment as part of the financing strategy. Impact investing is a growing field of investment that targets organisations and projects that deliver positive social and environmental impact alongside financial return.

Impact investment can help in cases where conventional finance is hard to obtain, or to reduce the equity contribution required of households. It is also offered at a lower rate than conventional finance of the equivalent tier.

Note: The above financing options for co-located housing are a guide only. Specialist advice on these financial options should be sought from lending institutions, financial advisors or mortgage brokers at the appropriate time.

Q – How does co-located housing help people to 'age-in-place'?

A – One of the key objectives of the Code Amendment is to provide smaller housing options that allow people to 'age-in-place'.

Generally, 'ageing-in-place' refers to continuing to live in the local community with a level of independence rather than in residential aged care. It doesn't necessarily mean staying in the same house and could mean downsizing to a home in the local area that requires less up-keep.

The Future Living Code Amendment seeks to support this by enabling existing older houses to be altered or extended to create socially cohesive co-housing arrangements for older residents wishing to stay living in their own home and community.

While this new form of housing was conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for affordable housing options.

For example, co-located housing could facilitate multi-generational living, whereby an existing home is modified so that members of an extended family have separate, private sleeping and living spaces but share a garden and laundry and are housed on the same community scheme arrangement.

Co-located housing is expected to fill a housing gap in established residential areas where there is typically a lack of more affordable homes for those who want to remain living in these areas.

Q – Would co-located housing accommodate age-friendly home modifications?

A – Generally house modifications are required as people grow older to allow them to live at home safely. These may include ramps, handrails, and other changes to help with activities such as bathing and cooking.

These modifications are likely to form an essential part of any co-located housing development that has an inter-generational living or ageing-in-place focus.

Universal design changes are being introduced for all new houses from October 2024 by the South Australian Government as part of a staged rollout of improvements to the National Construction Code.

These changes will require new homes to be designed and built to provide for a wider range of abilities without any need for further modification. Such changes will further improve the ability of older Australians to age in place.

Features of these new design standards will include doorways wide enough for wheelchairs, reinforced walls for future grab rails and open plan bathrooms that allow good entry to shower recesses.

Further information on the proposed changes to the National Construction Code as they apply in South Australia can be viewed on the PlanSA website at: plan.sa.gov.au/news/article/2023/new-building-standards-to-improve-home-accessibility-and-energy-efficiency

Q – Have car parking requirements for co-located housing been considered?

A – The intent of co-located housing is to limit car parking, relying on shared car parking areas rather than individual car parking and driveway space.

Car parking arrangements should maintain the primary streetscape and limit the number of additional driveway access points, as well as maintaining existing driveways and manoeuvring areas to maximise landscaping and communal open space.

This may mean that car parking arrangements are shared (such as in tandem or stacked arrangements) and governed by the community by-laws.

A maximum of one car parking space would be allocated per co-located dwelling, less than the typical two car parking spaces for a home with two or more bedrooms.

However, car parking requirements for co-located housing will need to be assessed on a case-by-case basis at the time of application, taking into consideration a range of factors, such as the:

- nature of the co-located housing (likely number of occupants)
- proximity to public transport and local services
- capacity of a local area to accommodate different types of parking and transport.

The State Planning Commission has also requested participating councils to consider employing powers under the *Road Traffic Act 1961* to manage parking on local streets in a way that complements co-located housing, such as on-street parking restrictions.

Q – How are utility areas (waste storage and clothes drying) and car parking accommodated in co-located housing?

A – As part of the planning application process, each co-located housing proposal will have to demonstrate that suitable areas for rubbish bins, washing lines and car parking are provided.

A planning application will need to include a detailed site plan showing the location of utility areas and demonstrate these important features will work within the development and not impact neighbours before approval can be granted.

The policy for co-located housing (as outlined above) seeks at least 1 car parking space per dwelling, plus 1 visitor space for every 3 dwellings (when 3 or more dwellings are proposed).

Car parking provisions will be assessed on a case-by-case basis relative to the nature of the development, the capacity of the local area to accommodate different types of parking and transport, and proximity to public transport and local services.

Q – Does the draft Future Living Code Amendment reflect the Expert Panel's Planning System Implementation Review Final Report and Recommendations?

A – The draft Code Amendment has been released for public consultation following the Expert Panel's recommendations to the South Australian Government (and its response) on changes to the state's planning system, including the Planning and Design Code.

These recommendations were reviewed prior to releasing the draft Code Amendment to ensure it is consistent with the recommendations.

The draft Code Amendment is consistent with the key recommendations relating to residential infill, trees, character, heritage and car parking by:

- supporting the retention, alteration and extension of existing houses to create co-located housing in established areas of inner metropolitan Adelaide
- encouraging interested developers, landowners and other interested parties, such as aged care operators, to utilise intelligent design and the principle of 'adaptive reuse' to modify original houses and incorporate them into co-located housing designs
- focusing on high quality design specifications, outlined in a related design guide, requiring co-located housing developments to:
  - retain existing urban tree canopy and mature gardens
  - complement the existing streetscape and limit impacts on surrounding established housing and gardens
  - provide shared communal open space, landscaping and pedestrian pathways
  - minimise the use and extent of traditional car parking and driveway areas.

The South Australian Government's response to the Expert Panel's recommendations can be viewed on the PlanSA website: plan.sa.gov.au/planning_review/about_the_review/final-report-and-government-response

Q – Why would the draft Future Living Code Amendment only apply to six council areas; could it be expanded in the future?

A – The State Planning Commission worked in partnership with the University of South Australia, Alexandrina Council, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and City of Prospect to develop the draft Code Amendment.

This Code Amendment acts as a pilot study that demonstrates how this new model of co-located housing can incorporate high design quality to create more diverse housing options in established suburbs, while preserving heritage, character and streetscape.

It creates a model that could be applied to other areas of the state in the future, based on the outcomes of the Code Amendment process. Other councils have already expressed an interest in applying this new concept of shared housing to their local areas.

A separate Code Amendment process would be needed before the Co-located Housing Overlay could be applied to any other areas of South Australia.

Q – How can I have my say on the draft Future Living Code Amendment?

A – Community and stakeholder feedback on the draft Future Living Code Amendment is important and can help influence what can and can't be built in the areas affected by this proposed amendment.

Share your feedback from 15 August 2024 until 5:00 pm 7 November 2024.

All feedback is encouraged to be submitted via the YourSAy website at:

- yoursay.sa.gov.au/future-living

Alternatively, feedback can be provided via:

- PlanSA online submission form
- Email: plansasubmissions@sa.gov.au (subject: Submission – Future Living Code Amendment)
- Post: Attention: State Planning Commission, GPO Box 1815, Adelaide SA 5001.

Once all feedback has been collated and reviewed, this information will be considered in finalising the Code Amendment and captured in an engagement report. The engagement report will be provided to the Code Amendment planning leads, the State Planning Commission and the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the PlanSA website, in line with the Community Engagement Charter. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

Q – Where can I get more information about the draft Future Living Code Amendment and co-located housing?

A – A series of community information sessions about the draft Future Living Code Amendment will be held in person and online via Zoom to provide further details and the chance for the community to ask questions.

For further information about the draft Code Amendment, information sessions and how to share your feedback, visit the YourSAy website at: yoursay.sa.gov.au/future-living.

Hard copies of the draft Code Amendment can also be viewed at Alexandrina Council, City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville offices and the PlanSA office at level 9, 83 Pirie Street, Adelaide.

To read more about this proposed new co-located housing model, *Bluefield Housing as Alternative Infill for the Suburbs*, a book published by Dr Damian Madigan from the University of South Australia, is available to download and view for free.

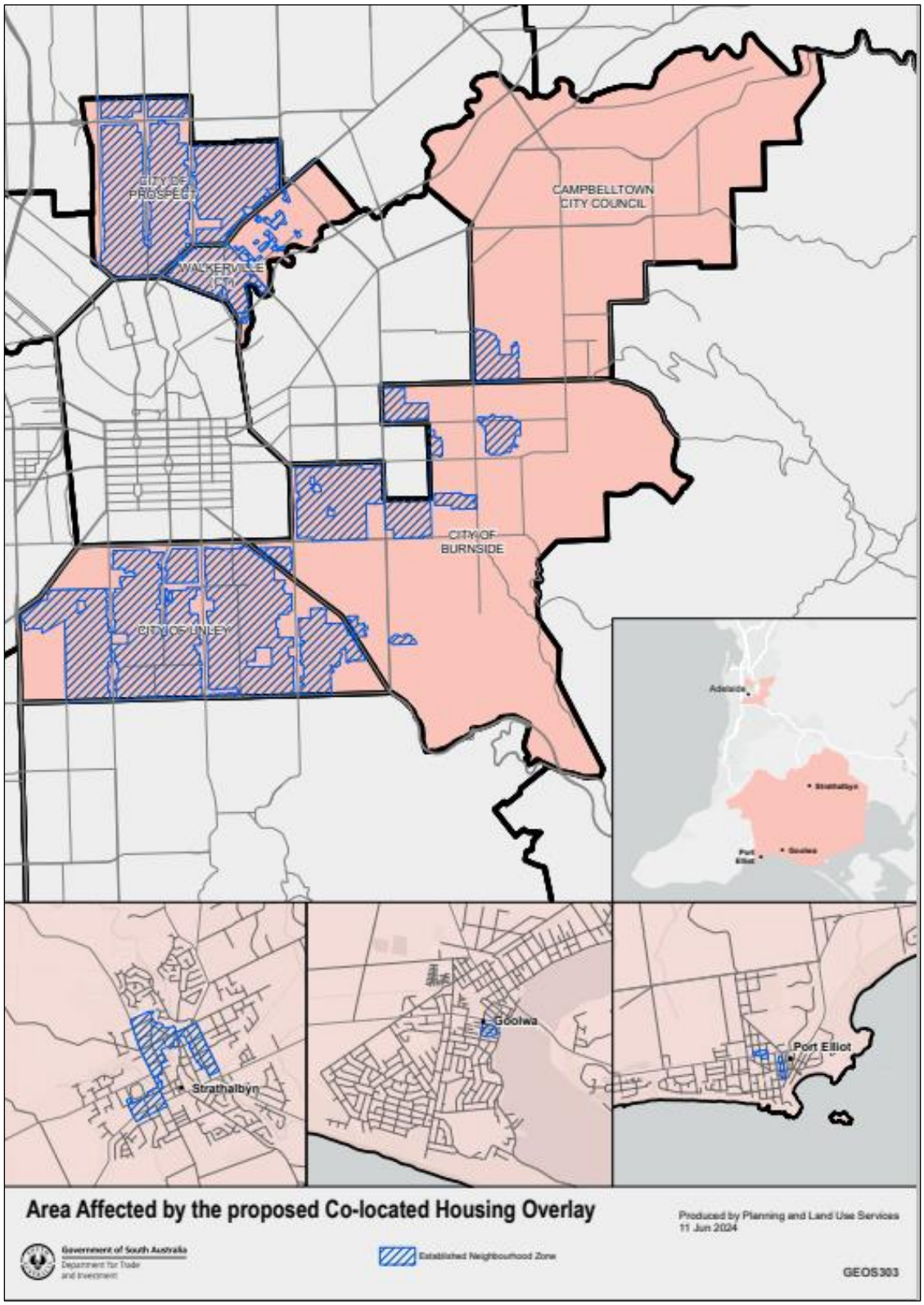
For more information contact PlanSA on:

Telephone: 1800 752 664

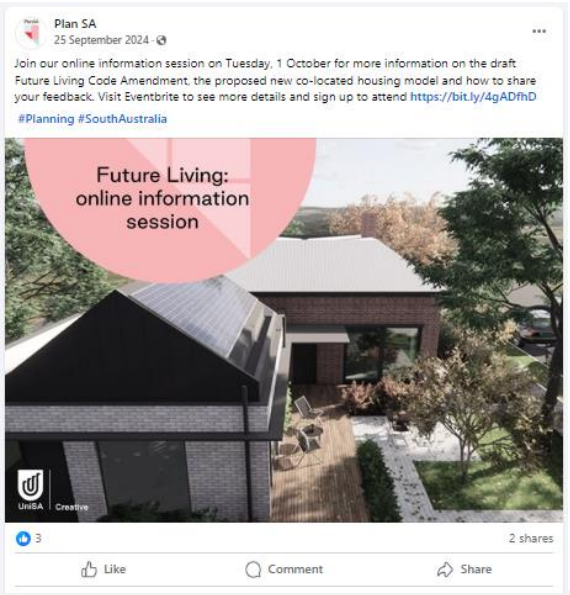
Email: plansa@sa.gov.au

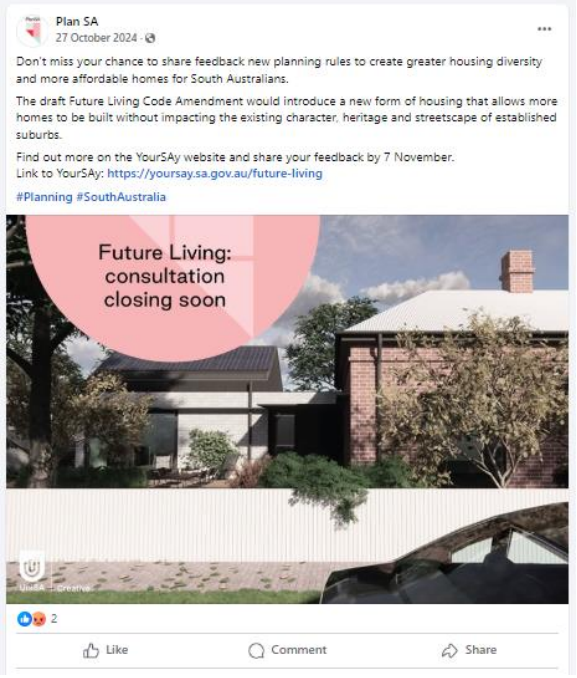
Visit: plan.sa.gov.au/en/ca/future-living

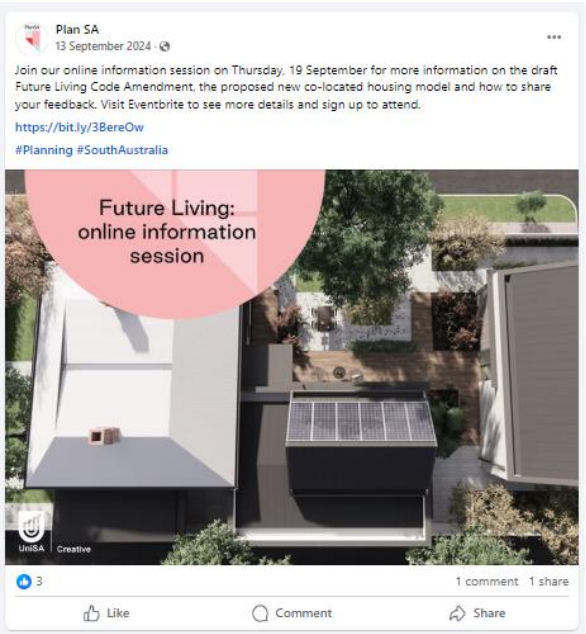
Affected area map

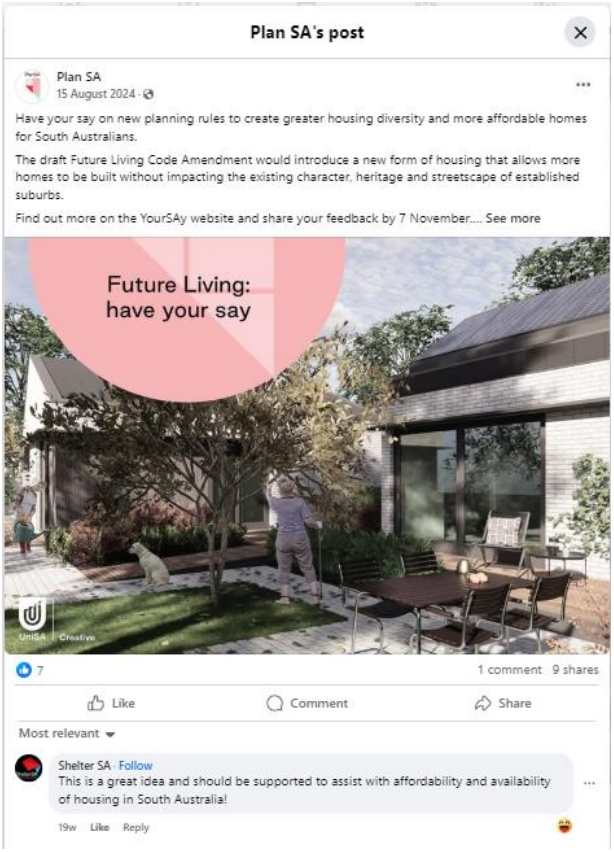


Social media posts









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🤌 Closing Today. Have your say on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

The State Planning Commission has worked in partnership with the University of South Australia, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside, City of Prospect and Alexandrina Council to develop the draft Code Amendment.

While this new form of housing was conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for more diverse, small and affordable housing options.
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Draft Future Living Code Amendment: new planning rules to create greater housing diversity

1

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2 October 2024 ·

🏠 The proposed planning rules for co-located housing complement and add to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing.

The draft Future Living Code Amendment would apply to some well-established neighbourhoods in the greater Adelaide area and create a model that could be applied to other areas of the state in the future.
https://buff.ly/4dxsFGq

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Draft Future Living Code Amendment: new planning rules to create greater housing diversity

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🏠 Come along and register for one of our community or online sessions to have your say on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscape.

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This new rule will apply to heritage properties as well including it seems heritage places. So it will negatively impact their heritage if you can split them up into units.

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Date: Thursday 24 October 2024
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Explore the future of urban infill with Dr. Damian Madigan, who will present on the Future Living Housing Code Amendment. This is a unique opportunity for architects to learn about innovative solutions for housing diversity, while preserving suburban character and green spaces.

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Chair State Planning Commission, Director Forme Projex
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This is an exciting opportunity to create greater housing diversity and more affordable homes for our community. We want to hear what you think - please take the time to share your thoughts before 7 November.

5

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For South Australian architects: I'm giving a CPD presentation on the bluefield Co-located Housing model and the State Planning Commission South Australia's Future Living Code Amendment that will make co-located housing legal here in SA. It's 12.00 - 2.00pm this Thursday 24 October at the Australian Institute of Architects' office in Leigh Street. I've written an optional quiz for those who want to turn this informal CPD event into formal CPD points.

This will be a great learning opportunity for anyone interested in turning housing ideas into new housing policy, and the chance to understand how Co-located Housing will positively impact your residential practice and your clients' housing futures.

With public consultation on this important Code Amendment closing on 7 November, this is the perfect time to come along to hear more about the model, while earning yourself some CPD points that count against your annual re-registration as an Architect. Register here:

Event Display
members.architecture.com.au

52 1 repost

Damian Madigan · 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture...
3mo ·

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For anyone interested in hearing more about the planning code amendment that will make the bluefield co-located housing model legal here in South Australia, you can register for the online information session coming up on Tuesday 1 October. Link below.

State Planning Commission South Australia
2,063 followers
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Join our online information session on Tuesday, 1 October for more information on the draft Future Living Code Amendment, the proposed new co-located housing model and how to share your feedback. ...more

Laura Kerber and 33 others 5 comments

Damian Madigan • 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture...
3mo • + Follow

A lovely article on the bluefield co-located housing model on Australian Broadcasting Corporation (ABC) this morning. It's great to read the journalist, Hannah Reich, adding her personal experience to the discussion. The more the model is personified, the more understandable it gets.

Why older, leafy suburbs could be a key piece of the puzzle in solving Australia's housing crisis
abc.net.au

54 4 comments · 1 repost

Damian Madigan • 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture...
4mo • + Follow

There's still plenty of time to have your say on South Australia's proposed Future Living Code Amendment, with public engagement open until 7 November. A nice article on the work here at ArchitectureAU, as shared by State Planning Commission South Australia Chair, Craig Holden .

Craig Holden • 2nd
Chair State Planning Commission, Director Forme Projex
4mo • + Follow

This is an exciting opportunity to introduce a new form of housing to our planning system and create smaller, more affordable housing options for everyone in the community. ...more

Feedback sought on Future Living Code Amendment
architectureau.com

17

Damian Madigan • 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture...
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For those interested in hearing a precis of the Bluefield Housing model and the simple reasoning behind labelling established suburbs the 'bluefields', I recently sat down for an interview with Jonathan Green for his Blueprint for Living program on ABC Radio National.

Over the space of 20 minutes we discuss the importance of the bluefields playing their part in helping relieve the housing crisis, and how the bluefield housing model is a way to create low-rise medium density while enhancing neighbourhood character and suburban tree canopy.

As this new co-located housing model goes out on public consultation in South Australia this week, the interview provides a great overview of the ideas underpinning this important Planning & Design Code amendment.

You'll find the interview on the ABC Listen app, on the Blueprint for Living podcast, and on the ABC Listen website here:

Bluefield housing and the suburbs - ABC listen
abc.net.au

49 7 comments · 1 repost

Damian Madigan • 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture...
4mo • + Follow

After nearly a decade of development, including the last four years spent working collaboratively with South Australian State and Local Governments, the Bluefield co-located housing model has taken its next step in becoming a new form of sensitive low-rise medium density infill for established suburbs.

This new 'co-located housing' land use definition is extraordinary for having been created through a process of design research, which has resulted in a qualitative rather than quantitative approach to infill, with an emphasis on adaptive reuse, and character and landscape retention. We've reached this point through partnered research and policy development, utilising the collaborative efforts of the University of South Australia, the State Planning Commission South Australia, Planning and Land Use Services (PLUS), City of Unley, Town of Walkerville, City of Burnside, City of Prospect, Campbelltown City Council (SA), and now Alexandrina Council, who we've been pleased to welcome ahead of the public engagement process. It has been a privilege to work with these amazing teams and to witness them bringing their expertise to the group with a genuine desire to see positive change for suburban housing.

During the consultation period we'll be running a number of information sessions across the six councils, but feel free to get in touch directly if you'd like more information.

I encourage all to use the Have Your Say portal, using the link in Sally Smith's post below.

Sally Smith • 2nd
Deputy Chief Executive, Department for Housing and Urba...
4mo • + Follow

Future Living Code Amendment released today for consultation. This is an important policy that will facilitate shared housing or co-located housing with security of tenure in a time when we need more ...more

66 13 comments

Campbelltown City Council (SA)
17 September 2024 ·

Find out more about the proposed co-located housing model and the draft Future Living Code Amendment, by attending an informal drop-in session.

WHEN: 6pm to 7pm, Thursday 17 October 2024
WHERE: Campbelltown City Council office
ADDRESS: 172 Montacute Road Rostrevor

Plan SA
2 September 2024 ·

Find out more about the proposed co-located housing model and the draft Future Living Code Amendment, which aims to create greater housing diversity and more affordable homes for South Australians, at one of these online or in-person information sessions.

- Wednesday, 18 September, 10 am-12 noon, Port Elliot
- Wednesday, 18 September, 3 pm-5 pm, Strathalbyn
- Thursday, 19 September, 11 am to 12 noon, online
- Thursday, 19 September, 5 pm-6 pm, Burnside
- Tuesday, 1 October, 5:30 pm to 6:30 pm, online
- Thursday, 17 October, 6 pm-7 pm, Rostrevor
- Monday, 28 October, 4 pm-6 pm, Payinthi, Prospect

For more details visit the YourSAy website: https://yoursay.sa.gov.au/future-living

#Planning #SouthAustralia

1

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Campbelltown City Council (SA)
20 August 2024 ·

Plan SA
15 August 2024 ·

Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

Find out more on the YourSAy website and share your feedback by 7 November.

https://bit.ly/46OdwxN

Image credit to Dr Damian Madigan, UniSA

#southaustralia #planning

1

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Alexandrina Council
31 October 2024 ·

Closing Soon – share your feedback on the State Government's draft Future Living Code Amendment!

This draft Code Amendment, led by Plan SA, aims to support co-located housing options. It would be applied to established residential areas within six local council areas - Alexandrina Council, the City of Unley, the Town of Walkerville, the City of Campbelltown, the City of Burnside and the City of Prospect.

The draft Future Living Code Amendment would allow more homes within the Established Neighbourhood Zone while preserving neighbourhood character, heritage, and streetscape. It also encourages retaining and updating existing homes instead of demolishing them.

Submissions close on Thursday 7 November 2024. Learn more and have your say by completing the five-minute survey at https://yoursay.sa.gov.au/future-living

3

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Alexandrina Council
17 September 2024 ·

Find out more about the State Government's draft Future Living Code Amendment at one of two drop-in sessions being held in our region tomorrow!

The draft Future Living Code Amendment, initiated by the State Planning Commission, seeks to introduce a new form of 'co-located' housing to allow more homes to be built within the Established Neighbourhood Zone without impacting the existing character, heritage and streetscape of established suburbs.

The Code Amendment also encourages existing houses to be retained, altered and extended, rather than being demolished and the site subdivided for multiple homes.

Alexandrina Council is hosting two drop-in sessions tomorrow, Wednesday 18 September:

- Port Elliot RSL – 10 am – 12 pm (presentation 10 am)
- St Andrew's Hall, Strathalbyn – 3 pm – 5 pm (presentation 3 pm)

If you are unable to attend in person, online sessions are being held on:

- Thursday 19 September - 11 am – 12 pm
- Tuesday 1 October - 5:30 pm - 6:30 pm

To find out more about this State Government draft Code Amendment, view all sessions online and have your say before Thursday 7 November 2024, head to https://yoursay.sa.gov.au/future-living

5 4 shares

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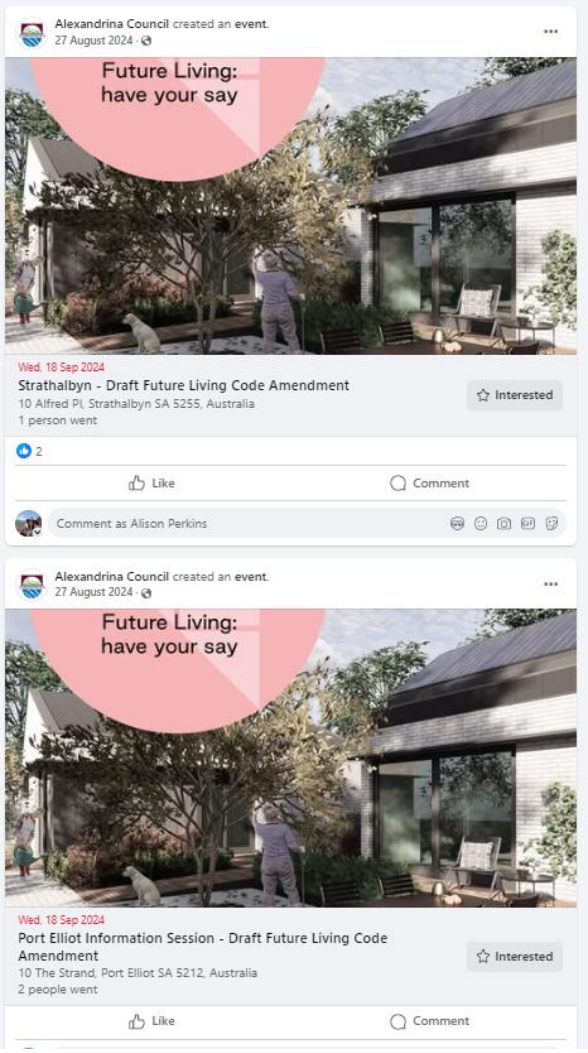
Comment as Alison Perkins


Alexandrina Council created an event.
27 August 2024 ·
Future Living:
have your say
Wed, 18 Sep 2024
Strathalbyn - Draft Future Living Code Amendment
10 Alfred Pl, Strathalbyn SA 5255, Australia
1 person went
Interested
2
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Alexandrina Council created an event.
27 August 2024 ·
Future Living:
have your say
Wed, 18 Sep 2024
Port Elliot Information Session - Draft Future Living Code Amendment
10 The Strand, Port Elliot SA 5212, Australia
2 people went
Interested
Like
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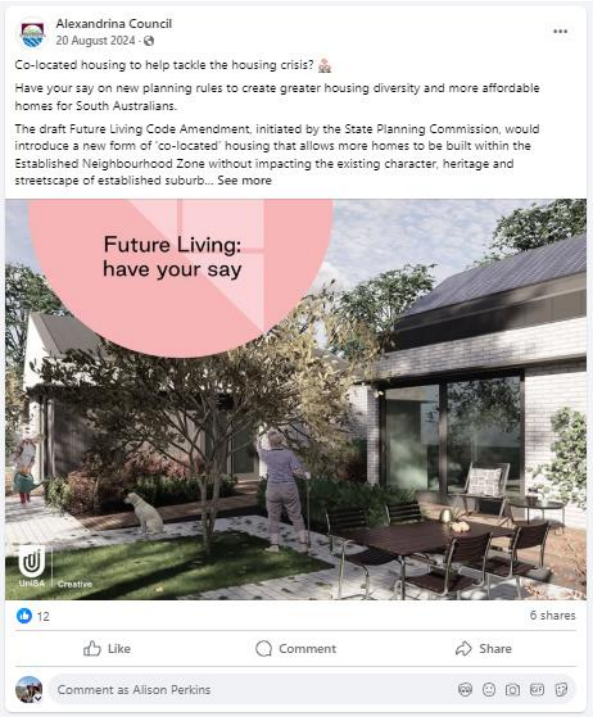
Alexandrina Council
20 August 2024 ·
Co-located housing to help tackle the housing crisis?
Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.
The draft Future Living Code Amendment, initiated by the State Planning Commission, would introduce a new form of 'co-located' housing that allows more homes to be built within the Established Neighbourhood Zone without impacting the existing character, heritage and streetscape of established suburb... See more
Future Living:
have your say
UniSA | Creative
12
6 shares
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Comment as Alison Perkins

City of Burnside
10 September 2024 ·

IMPACT THE FUTURE OF HOUSING: Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

You can attend a drop-in session at the Burnside Civic Centre on Thursday 19 September from 5.30 pm - 6.30 pm to ask questions and provide your feedback.

Find out more and have your say before Thursday 7 November at
https://engage.burnside.sa.gov.au/future-living-code...

2 1 comment

Like Comment Share

Michael Greene
turning all heritage buildings into multi-unit buildings is not a good outcome for heritage

16w Like Reply

City of Burnside
19 August 2024 ·

IMPACT THE FUTURE OF HOUSING: Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

You can attend a drop-in session at the Burnside Civic Centre on Thursday 19 September from 5.30 pm - 6.30 pm to ask questions and provide your feedback.

Find out more and have your say before Thursday 7 November at
https://engage.burnside.sa.gov.au/future-living-code...

2

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City of Prospect
24 October 2024 ·

Have your say on new housing options for Prospect!

Join us for a drop-in session alongside Town of Walkerville where we discuss Plan SA's draft Future Living Code Amendment.

This is an in-person opportunity for you to have your say and contribute to rules that aim to increase housing diversity and affordability.

Can't make it? Provide your feedback online at https://yoursay.sa.gov.au/future-living by Thursday 7 November.

📍 **Payinthi (128 Prospect Road, Prospect)**
📅 **Monday 28 October**
⏰ **4-6pm**

1 1 comment

Like Comment Share

City of Prospect
21 August 2024 ·

Have your say on new housing options for Prospect!

Plan SA is proposing changes to the State Government's Planning and Design Code to create more affordable and diverse housing options within our established suburbs, including City of Prospect.

This new type of housing, called 'co-located housing,' would allow for additional homes to be built on existing properties without changing the overall neighbourhood feel. For example, a larger, older home could be turned into three homes for those wanting to downsize. They'd share a garden and maybe a laundry room, but still own or rent their own private space.

It encourages existing homes to be retained, altered, and extended to create co-located housing, rather than bulldozing houses, trees and established gardens for subdivision.

The Code Amendment is open for public consultation until 7 November 2024. Here's how you can get involved:

💻 Read more and have your say online at https://yoursay.sa.gov.au/future-living
✉️ Email a submission to plansasubmissions@sa.gov.au
📮 Post your written submission to the State Planning Commission, GPO Box 1815, Adelaide SA 5001
📍 Join our joint public drop-in session with Town of Walkerville on Monday 28 October from 4pm – 6pm at Payinthi (128 Prospect Road, Prospect)

While this is a State Government initiative, we're committed to keeping you informed and encouraging your participation.

Don't miss this opportunity to shape the future of housing in our community!

📷 Image credit to Dr Damian Madigan, UniSA

12 2 comments 3 shares

Like Comment Share

Cate Hart
This is not true consultation in Prospect which already carries the load of medium and high density as an inner city council.
Let's have a meeting in Prospect to really hear what the community thinks about this. As a planner wanting the best outcomes I do not support this densification in Prospect - we already have enough density with the exisiting planning controls.
I don't understand why Prospect has embraced this across the whole council area but other councils are trialling only part of their council areas to determine the impacts of less garden space, more car parking on streets, more noise and potential overlooking.
It will change the overall neighbourhood feel with greater density hidden behind existing homes and there will be less private open space for residents of Prospect.

19w Like Reply 5

Colette Burford
Cate Hart well said. It's an awful idea.

19w Like Reply

City of Prospect
8 October 2024 ·

Don't forget to have your say on new housing options for Prospect!

Plan SA is proposing changes to the State Government's Planning and Design Code to create more affordable and diverse housing options within our established suburbs, including City of Prospect.

This new type of housing, called 'co-located housing,' would allow for additional homes to be built on existing properties without changing the overall neighbourhood feel. For example, a larger, older home could be turned into three homes for those wanting to downsize. They'd share a garden and maybe a laundry room, but still own or rent their own private space.

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💻 Read more and have your say online at https://yoursay.sa.gov.au/future-living
✉️ Email a submission to plansasubmissions@sa.gov.au
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While this is a State Government initiative, we're committed to keeping you informed and encouraging your participation.

Don't miss this opportunity to shape the future of housing in our community!

📷 Image credit to Dr Damian Madigan, UniSA

2 4 comments

Most relevant

Cate Hart
Hi Kate
This is about having additional houses on existing blocks to allow unrelated people to live independently of each other.
It is not about having more residents in the existing houses.
I am very concerned this will erode the quality of our neighbourhoods and streets by placing more pressure on the existing areas and removing the traditional backyards.
It is higher density by stealth as it is not intended to be seen from the front of the existing house.
It is ill thought for already inner suburbs which are accommodating higher density on corridor zones. I am concerned the council has endorsed this for trial in Prospect - an area already accommodating apartment development and higher densities in areas that can accommodate it - this will move higher density into side streets and areas not designed for accommodating up to 3 homes on one block.

12w Like Reply 3

Harry Stylianou
This sort of development will change the demographic of Prospect. It will increase the number of people renting and reduce the number of owner occupied properties. It is high density by stealth.

12w Like Reply

Kate Searson
Hi City of Prospect could you please explain co- located housing better. At first you say 'additional' houses would be built on a block, but your example is about 3 people living in an existing house. This is confusing.

12w Like Reply

Author
City of Prospect
Hi Kate and Cate, Thank you for your interest in the State Government's Future Living Code Amendment. We know this is an important topic for our community, and we understand you have some questions or concerns about what the reality of this Code Amendment could look like.

We encourage you and anyone interested in this Code Amendment to attend our upcoming joint drop-in session with Town of Walkerville and State Planning Commission staff on 28 October from 4pm-6pm at Payinthi (128 Prospect Road Prospect). This is your chance to meet the State Government staff who drafted the policy and ask any questions you have directly.

Council are using the consultation process to provide its own feedback to the State Planning Commission. After the above drop-in session, Council's Strategic Planning and Development Policies Committee will be meeting to discuss this feedback. Council hasn't had a direct role in drafting the policies of this Code

Town of Walkerville
6 November 2024 ·

The draft Future Living Code Amendment consultation is closing tomorrow! Don't miss out on putting your thoughts forward on future housing diversity changes for South Australians.

This draft Amendment would introduce a new form of housing that allows more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscape.

Consultation closes on 7 November 2024.
To have your say, click here: https://yoursay.sa.gov.au/future-living

3

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Town of Walkerville
23 October 2024 ·

The upcoming draft Future Living Code Amendment drop-in session is a must-attend event, if you want to learn more about new planning rules for greater housing diversity and more affordable homes in South Australia.

Town of Walkerville will be holding this session in collaboration with City of Prospect. Visit Payinthi at Prospect between 4pm-6pm on Monday, 28 October 2024 to learn more about co-located housing.

Alternatively, share your feedback by 7 November 2024. For further information, visit:
https://yoursay.sa.gov.au/future-living

4

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Comment as Alison Perkins

Town of Walkerville
10 October 2024 ·

Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

Town of Walkerville will be holding a drop-in session, in collaboration with City of Prospect, to discuss the draft Future Living Code Amendment and co-located housing. Visit Payinthi at Prospect between 4pm-6pm on Monday, 28 October 2024 to learn more.

Alternatively, share your feedback by 7 November 2024. For further information, visit:
https://yoursay.sa.gov.au/future-living

4

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Town of Walkerville · Follow
15 August 2024 ·

Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

Share your feedback by 7 November. Find out more on the Plan SA YourSAy website:
https://yoursay.sa.gov.au/future-living

5

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Comment as Alison Perkins

PlanSA @PlanSAgov · Oct 27, 2024

Share your #feedback on new #planning rules to create greater #housing diversity & more #affordable #homes. Have #yoursay on the draft #FutureLiving #CodeAmendment by 7 Nov! yoursay.sa.gov.au/future-living

19

PlanSA @PlanSAgov · Sep 25, 2024

Learn more about the proposed #co-located #housing model and the draft #FutureLiving #CodeAmendment at our #online #community #infosession, 5:30pm 1 Oct. #Register on Eventbrite bit.ly/4gADfhD

25

PlanSA @PlanSAgov · Sep 13, 2024

Learn more about the proposed #co-located #housing model and the draft #FutureLiving #CodeAmendment at our #online #community #infosession, 11am 19 Sep. #Register on Eventbrite bit.ly/3BereOw

22

PlanSA @PlanSAgov · Sep 2, 2024

Learn more about #co-located #housing & the draft #FutureLiving #CodeAmendment at an #online or #in-person #community #infosession. See #YourSAy for details: yoursay.sa.gov.au/future-living

1

23

PlanSA @PlanSAgov · Aug 15, 2024

Learn more about new #planning rules to create greater #housing diversity & more #affordable #homes for #SouthAustralians & have #yoursay on the draft #FutureLiving #CodeAmendment bit.ly/46OdwxN

26

YourSAy @YourFutureSA · Nov 7, 2024

📣 Closing Today. Have your say on the draft **Future Living Code Amendment** planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.
buff.ly/4fMcs1k

52

YourSAy @YourFutureSA · Oct 2, 2024

🏠 The proposed draft **Future Living Code Amendment** complements and adds to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of co-located housing.

buff.ly/3M86R8c

41

YourSAy @YourFutureSA · Aug 31, 2024

🏠 Register for one of our community or online sessions to have your say on the Draft **Future Living Code Amendment**. It aims to provide more affordable options for different households, life stages and lifestyle choices.

buff.ly/3yG49nb

54

CityofProspect @CityofProspect · Aug 20, 2024

Share your thoughts Plan SA's **Future Living Code Amendment**, which could see co-located housing within City of Prospect! This means more homes on existing properties, without changing our neighbourhood vibe. Visit yoursay.sa.gov.au/future-living to learn more! 📷 Dr Damian Madigan, UniSA

1 237

City of Burnside @CityofBurnside · Aug 19, 2024

Learn more about new #planning rules to create greater #housing diversity & more #affordable #homes for #SouthAustralians & have #yoursay on the draft #FutureLiving #CodeAmendment. Find out more at engage.burnside.sa.gov.au/future-living-...

94

State Planning Commission South Australia
2,061 followers
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Join our online information session on Tuesday, 1 October for more information on the draft Future Living Code Amendment, the proposed new co-located housing model and how to share your feedback. Visit Eventbrite to see more details and sign up to attend https://bit.ly/4gADfhD

#Planning #SouthAustralia

Sarah Melin and 9 others 2 reposts

State Planning Commission South Australia
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2mo •

Don't miss your chance to share feedback new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment would introduce a new form of housing that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

Find out more on the YourSAy website and share your feedback by 7 November.
Link to YourSAy: https://lnkd.in/g2_DaAQb

#Planning #SouthAustralia

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Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

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Find out more on the YourSAy website and share your feedback by 7 November.

https://lnkd.in/g2_DaAQb

Image credit to Dr Damian Madigan, UniSA
#southaustralia #planning

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State Planning Commission South Australia
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Join our online information session on Thursday, 19 September for more information on the draft Future Living Code Amendment, the proposed new co-located housing model and how to share your feedback. Visit Eventbrite to see more details and sign up to attend.

https://bit.ly/3BereOw

#Planning #SouthAustralia

Sarah Melin and 11 others 1 repost

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Find out more about the proposed co-located housing model and the draft Future Living Code Amendment, which aims to create greater housing diversity and more affordable homes for South Australians, at one of these online or in-person information sessions.

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- Monday, 28 October, 4 pm-6 pm, Payinthi, Prospect

For more details visit the YourSAy website: https://lnkd.in/g2_DaAQb

#Planning #SouthAustralia

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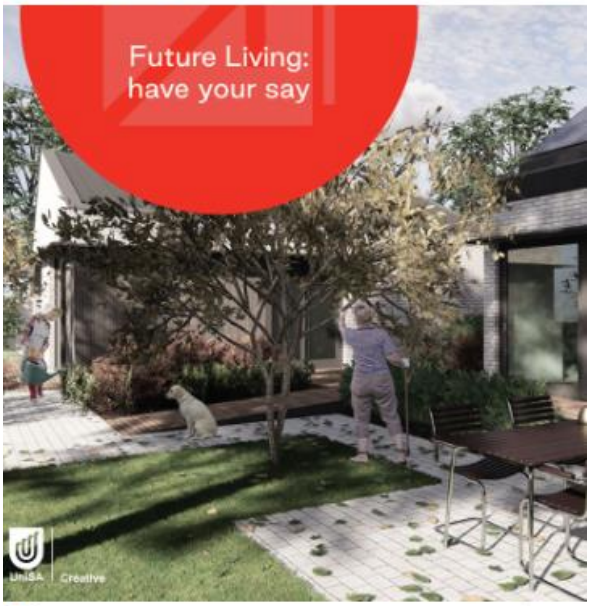
https://lnkd.in/g2_DaAQb

Image credit to Dr Damian Madigan, UniSA
#southaustralia #planning



23 1 repost

Craig Holden · 2nd
Chair State Planning Commission, Director Forme Projex
4mo · + Follow

This is an exciting opportunity to introduce a new form of housing to our planning system and create smaller, more affordable housing options for everyone in the community.

The draft planning amendment is based on a housing model created by Dr Damian Madigan, Senior Lecturer in Architecture at the University of South Australia, and was developed with six city councils across greater Adelaide.

We're keen to hear your thoughts - check out this article for more details on the draft amendment, and how you can have a say.

Feedback sought on Future Living Code Amendment
architectureau.com

Kelly Brown and 32 others — 1 comment · 3 reposts

Craig Holden · 2nd
Chair State Planning Commission, Director Forme Projex
4mo · + Follow

Today the State Planning Commission South Australia has begun consultation on the draft Future Living Code Amendment, which aims to enhance #housing diversity in our established suburbs without impacting on valued #character, #heritage and #streetscapes.

The draft Code Amendment would introduce a new form of housing to our state's #planning system that encourages existing #homes to be retained, altered and extended to create 'co-located' housing, instead of demolishing a house and subdividing the site to build multiple homes.

While the Commission initiated this Code Amendment in late 2021 to enable new forms of #colocated housing that would suit older people wishing to age-in-place, co-located housing is expected to appeal to a range of #SouthAustralians looking for more diverse, small and #affordablehousing options.

The Commission worked closely with University of South Australia, Alexandrina Council, City of Burnside, Campbelltown City Council (SA), City of Prospect, City of Unley and Town of Walkerville to develop the draft Code Amendment and I'd like to thank the councils for their support in consulting with their communities, noting they will await community #feedback before making a decision to endorse.

You can find out more about the draft code amendment and how to share your feedback on the #YourSAy website at https://lnkd.in/gksKThqu

courtesy of Dr Damian Madigan, University of South Australia

87 — 7 comments · 3 reposts

Craig Holden · 2nd
Chair State Planning Commission, Director Forme Projex
5mo · + Follow

I commend this excellent publication by Damian Madigan.
This work informed the State Planning Commission's new proposed policy on our Future Living Code Amendment which will be on public consultation from August.
The State Planning Commision initiated the Future Living Code Amendement in late 2021 to enable new forms of co-located housing, which would suit older people wishing to age-in-place,
facilitate multi-generational living while also fostering community and limiting the impact on the existing character and streetscape of established suburbs.
Co-located housing is intended to be different from other forms of small scale housing,including tiny houses,granny flats,group dwellings and residential flat buildings,because it requires retention and re-use of the original house and shared common gardens.
Whether it's older people wishing to downsize in their own community,extended families wanting to live in close proximity,or young people looking for affordable,sustainable housing options,co-located housing is expected to appeal to a range of demographics and will enhance our state's housing diversity.
This is an opportunity to provide for more housing options in established suburbs, in a way that retains valued character.

Damian Madigan · 2nd
PhD, GAICD, FRAIA, Associate Professor of Architecture at Universit...
5mo · Edited · + Follow

I'm excited to share 'Bluefield Housing as Alternative Infill for the Suburbs' (Routledge New York and London, 2024), an illustrated book capturing a decade of work in medium-density infill housing. Thanks to the generosity of ...more

Bluefield Housing
bluefieldhousing.com.au

21 — 2 comments · 1 repost

Sally Smith · 2nd
Deputy Chief Executive, Department for Housing and Urban Development/Pu...
4mo ·

Future Living Code Amendment released today for consultation. This is an important policy that will facilitate shared housing or co-located housing with security of tenure in a time when we need more well located housing choices. Thanks ...more

100 — 7 comments · 2 reposts

Like · Comment · Repost

City of Prospect
2,244 followers
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Have your say on new housing options for Prospect!

Join us for a drop-in session alongside Town of Walkerville where we discuss Plan SA's draft Future Living Code Amendment.

This is an in-person opportunity for you to have your say and contribute to rules that aim to increase housing diversity and affordability.

Can't make it? Provide your feedback online at https://lnkd.in/g2_DaAQb by Thursday 7 November.

📍 **Payinthi (128 Prospect Road, Prospect)**
📅 **Monday 28 October**
⏰ **4-6pm**

6

City of Prospect
2,244 followers
4mo •

+ Follow ···

Have your say on new housing options for Prospect!

Plan SA is proposing changes to the State Government's Planning and Design Code to create more affordable and diverse housing options within our established suburbs, including City of Prospect.

This new type of housing, called 'co-located housing,' would allow for additional homes to be built on existing properties without changing the overall neighbourhood feel. For example, a larger, older home could be turned into three homes for those wanting to downsize. They'd share a garden and maybe a laundry room, but still own or rent their own private space.

It encourages existing homes to be retained, altered, and extended to create co-located housing, rather than bulldozing houses, trees and established gardens for subdivision.

The Code Amendment is open for public consultation until 7 November 2024. Here's how you can get involved:

💻 Read more and have your say online at https://lnkd.in/g2_DaAQb
✉️ Email a submission to plansasubmissions@sa.gov.au
📘 Post your written submission to the State Planning Commission, GPO Box 1815, Adelaide SA 5001
📍 Join our joint public drop-in session with Town of Walkerville on Monday 28 October from 4pm – 6pm at Payinthi (128 Prospect Road, Prospect)

While this is a State Government initiative, we're committed to keeping you informed and encouraging your participation.

Don't miss this opportunity to shape the future of housing in our community!

🖼️ Image credit to Dr Damian Madigan, UniSA

1

Alexandrina Council
2,173 followers
4mo •

+ Follow ···

Co-located housing to help tackle the housing crisis? 🏘️

Have your say on new planning rules to create greater housing diversity and more affordable homes for South Australians.

The draft Future Living Code Amendment, initiated by the State Planning Commission, would introduce a new form of 'co-located' housing that allows more homes to be built within the Established Neighbourhood Zone without impacting the existing character, heritage and streetscape of established suburbs. It also encourages existing houses to be retained, altered and extended, rather than demolished and the site subdivided for multiple homes.

You can attend a drop-in session to ask questions about the new policy and how it is proposed to apply to Alexandrina Council, and how to provide your feedback.

Wednesday 18 September
📍 Port Elliot RSL – 10 am – 12 pm (presentation 10 am)
📍 St Andrews Hall, Strathalbyn – 3 pm – 5 pm (presentation 3 pm)

Find out more, view all sessions online and have your say before Thursday 7 November 2024 at https://lnkd.in/g2_DaAQb

9

Images

Images courtesy of Dr Damian Madigan, University of South Australia

Images courtesy of Dr Damian Madigan, University of South Australia

Planning Ahead articles

August edition

No images? Click here

Planning Ahead

Planning and Land Use Services

August 2024

A message from the Chair of the State Planning Commission

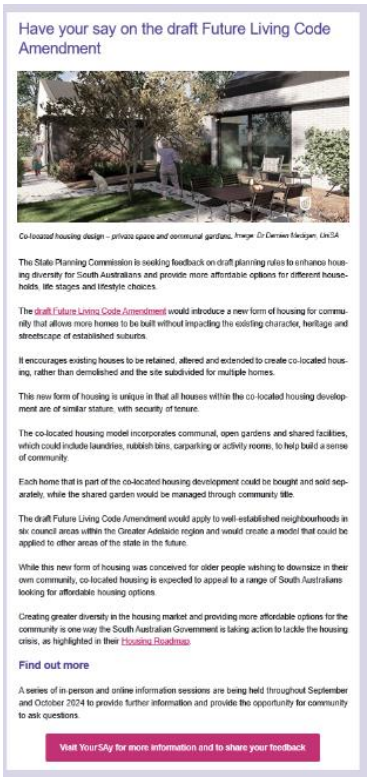
The Commission and I are gratified that the Future Living Code Amendment - an initiative we have been working on for some time - is now out for public consultation.

Now, more than ever, we need to increase housing options for our community. We need new types of urban infill which is sensitive to the environment, streetscape and heritage, and which is flexible and diverse. And this is exactly what the Future Living Code Amendment is all about. You can read more about it in the article below, and I would encourage anyone who is interested to find out more and provide feedback during public consultation.

The Future Living Code Amendment is a collaboration between the State Planning Commission, PLUS, the University of South Australia, Alexandrina Council, the City of Unley, the City of Burnside, the City of Prospect, Campbelltown City Council and the Town of Walkerville. I would like to thank PLUS and participating council staff for sustaining their work together on this code amendment over several years.

I would also like to thank Dr Damian Madigan from the University of South Australia's school of Art, Architecture and Design for his work and research which has been pivotal to this draft code amendment.

Craig Holden
Chair, State Planning Commission



Have your say on the draft Future Living Code Amendment

Co-located housing design – private space and communal gardens. Image: Dr Damian Madigan, UniSA

The State Planning Commission is seeking feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

The draft Future Living Code Amendment would introduce a new form of housing for community that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

It encourages existing houses to be retained, altered and extended to create co-located housing, rather than demolished and the site subdivided for multiple homes.

This new form of housing is unique in that all houses within the co-located housing development are of similar stature, with security of tenure.

The co-located housing model incorporates communal, open gardens and shared facilities, which could include laundries, rubbish bins, carparking or activity rooms, to help build a sense of community.

Each home that is part of the co-located housing development could be bought and sold separately, while the shared garden would be managed through community title.

The draft Future Living Code Amendment would apply to well-established neighbourhoods in six council areas within the Greater Adelaide region and would create a model that could be applied to other areas of the state in the future.

While this new form of housing was conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for affordable housing options.

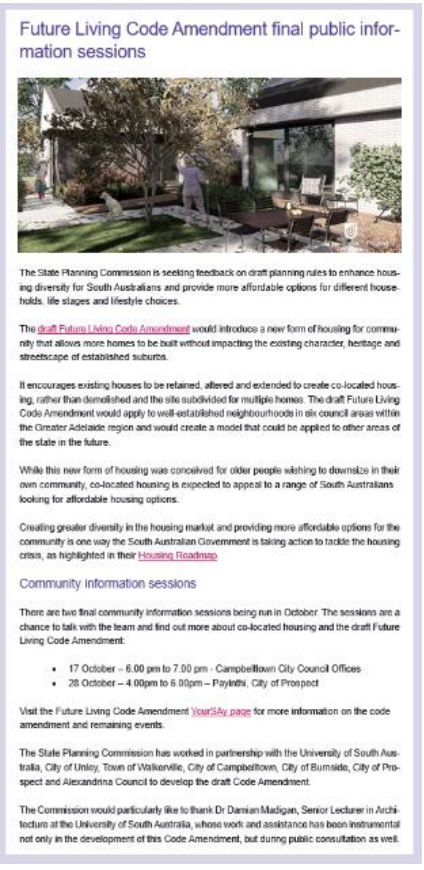
Creating greater diversity in the housing market and providing more affordable options for the community is one way the South Australian Government is taking action to tackle the housing crisis, as highlighted in their Housing Roadmap.

Find out more

A series of in-person and online information sessions are being held throughout September and October 2024 to provide further information and provide the opportunity for community to ask questions.

Visit YourSAy for more information and to share your feedback

October edition



Future Living Code Amendment final public information sessions

The State Planning Commission is seeking feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

The draft Future Living Code Amendment would introduce a new form of housing for community that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

It encourages existing houses to be retained, altered and extended to create co-located housing, rather than demolished and the site subdivided for multiple homes. The draft Future Living Code Amendment would apply to well-established neighbourhoods in six council areas within the Greater Adelaide region and would create a model that could be applied to other areas of the state in the future.

While this new form of housing was conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for affordable housing options.

Creating greater diversity in the housing market and providing more affordable options for the community is one way the South Australian Government is taking action to tackle the housing crisis, as highlighted in their Housing Roadmap.

Community information sessions

There are two final community information sessions being run in October. The sessions are a chance to talk with the team and find out more about co-located housing and the draft Future Living Code Amendment:

- 17 October – 6.00 pm to 7.00 pm - Campbelltown City Council Offices
- 28 October – 4.00pm to 6.00pm – Payinthi, City of Prospect

Visit the Future Living Code Amendment YourSAy page for more information on the code amendment and remaining events.

The State Planning Commission has worked in partnership with the University of South Australia, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside, City of Prospect and Alexandrina Council to develop the draft Code Amendment.

The Commission would particularly like to thank Dr Damian Madigan, Senior Lecturer in Architecture at the University of South Australia, whose work and assistance has been instrumental not only in the development of this Code Amendment, but during public consultation as well.

YourSAy e-newsletter

Sent Friday, 18 October 2024, 19 September 2024, 26 August 2024

Draft Future Living Code Amendment: New Planning Rules to Improve Housing Diversity

Share your views on draft planning rules to enhance housing diversity and provide more affordable options for different households, life stages and lifestyle choices.

Find out more

Planning Policy Forum slides

23 August 2024

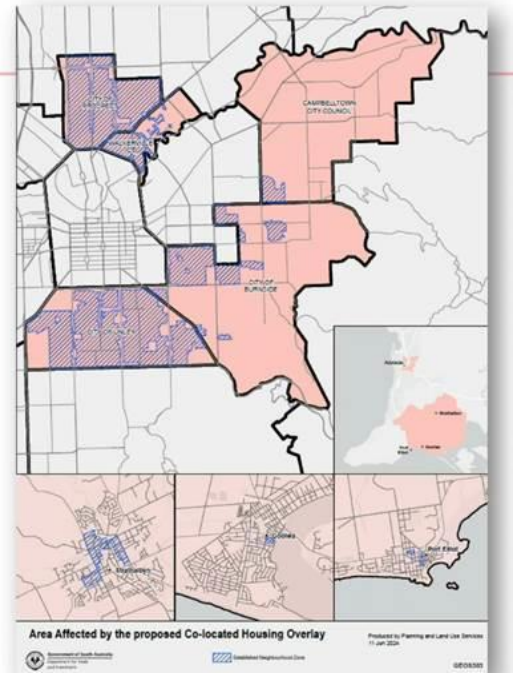
Future Living Code Amendment

The Code Amendment seeks to deliver:

- a new supply of shared housing ('co-located housing') in established residential areas in a way that retains valued housing heritage and streetscape character attributes and urban tree canopy.
- greater housing diversity to accommodate those who wish to 'age-in-place', facilitate multi-generational living and provide more sustainable 'smaller footprint' and affordable housing options for a range of demographic groups.

Will spatially apply a new Co-located Housing Overlay over the Established Neighbourhood Zone of six council areas:

Alexandrina	Burnside
Campbelltown	Prospect
Unley	Walkerville



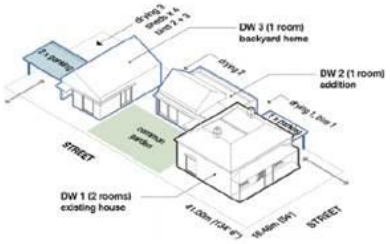
Package for engagement

- Draft Code Amendment including new Co-located Housing Overlay and new co-located housing land use definition
- Draft amendments to Schedule 4 and 8 of the *Planning, Development and Infrastructure (General) Regulations 2017*
- Draft amendments to Practice Direction 12 (Conditions)
- Engagement Plan (including council-specific engagement plans)
- Templated Community Title scheme description and by-laws
- Co-located Housing Policy extract
- Explanatory Guide for co-located housing (short and long form versions)
- Community Information Sheet
- Housing Typology Fact Sheet
- Frequently Asked Questions

Dr Damian Madigan's book *'Bluefield Housing as Alternative Infill for the Suburbs'* is also available to download

New Co-located Housing Overlay

- Provides a performance assessed pathway for co-located housing
- Policy addresses the following high-level principles:
  - No wholesale demolition of the existing house on the site, but rather its retention, alteration and extension
  - High quality design specifications requiring co-located housing to preserve the existing streetscape pattern and character
  - Requirement for shared communal open space, encouraging interaction between occupants
  - Permitted overlooking within the allotment, with the maintenance of existing privacy for neighbouring properties
  - Retention of mature landscaping to maintain the existing character of the locality and enhance resident amenity
  - Community title land division to establish by-laws and operational management matters



New 'co-located housing' land use definition

- Establish 'co-located housing' as a new class of development
- Differentiate co-located housing from other similar housing types (including ancillary accommodation, group dwellings and residential flat buildings)
- Co-located housing differs from:
  - Group dwellings / residential flat buildings, because communal open space must be provided, and the existing dwelling must be retained (amongst other strengthened design criteria)
  - Ancillary accommodation, because there is no floor area limit on co-located dwellings, all dwellings are of equal hierarchy (not ancillary), and they are able to be separately titled and owned

New definition

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-located housing	Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay: (b) that each occupy an allotment created under the *Community Titles Act 1996*; (c) that comprises at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and (d) that incorporates communal open space that is accessible to all dwellings; and (e) may also comprise other common areas and / or facilities for shared use by all occupants, including: i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities ii. shared laundry facilities iii. shared carparking.		Ancillary accommodation; Group dwelling; Residential flat building

Other changes to support co-located housing

- Schedule 4 of PDI (General) Regulations: proposed to require approval for any internal fencing associated with co-located housing in the Co-located Housing Overlay
- Schedule 8 of PDI (General) Regulations: prescribe a set of information requirements for co-located housing, including:
  - site plan showing any existing buildings / structures to be removed
  - requirement that both the land division and land use components lodged together for assessment purposes
- Practice Direction 12 – changes seek to introduce mandatory standard conditions for co-located housing, to ensure private and communal/shared areas are maintained for the life of the development
- Transport, Access and Parking General Development Policies, prescribe new parking rates for co-located housing:

Co-located housing design – private space and communal gardens. *Image: Damian Madigan, UniSA*

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

Consultation is open

- Public consultation commenced on 15 August
- 12 week consultation period, closing on 7 November 2024
- Information sessions planned:
  - September: Unley Focus Groups
  - 18 September, 10 am: Port Elliot
  - 18 September, 3pm: Strathalbyn
  - 19 September, 11am: **Online**
  - 19 September, 5pm: Burnside
  - 1 October, 5:30pm: **Online**
  - 28 October, 4pm: Prospect
- To find more information or complete the survey, visit the YourSAy website at www.yoursay.sa.gov.au/future-living

6 December 2024

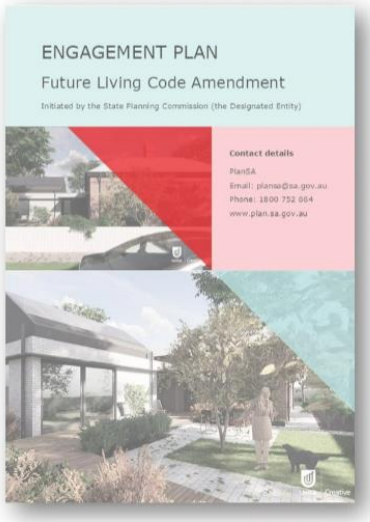
Update – What We Heard

- Public consultation commenced on **15 August 2024**
- 12-week consultation period concluded on **7 November 2024**
- A series of information sessions were held:
  - **17 September 2024:** Unley Focus Groups
  - **18 September 2024:** Port Elliot and Strathalbyn
  - **19 September 2024:** Online
  - **19 September 2024:** Burnside
  - **1 October 2024:** Online
  - **17 October 2024:** Campbelltown
  - **28 October 2024:** Prospect
- Separate stakeholder briefing sessions were also held for housing providers and key stakeholder groups

Update – What We Heard

Engagement Outcomes

- 260+ total submissions received
- 200+ YourSAy entries (66% support, 26% oppose, 8% neutral)
- 48 written submissions (mostly from councils + key stakeholders)
- Key feedback themes / topics included:
  - Social (neighbourhood impact and housing diversity)
  - Economic (housing affordability and development cost)
  - Sustainability (design quality and small footprint living)
  - Environment (landscaping, site coverage and streetscape)
  - Legal and planning (code compliance and legislative controls)
  - Car parking (on-street and off-street parking provision)
  - Infrastructure (capacity constraints)



Update – What We Heard

Next Steps

- All feedback is now being collated and considered in greater detail in updating the Future Living Code Amendment
- An engagement report will be prepared by the State Planning Commission, which will include further details about each of the themes / issues identified, submissions and feedback received, how these were considered and proposed updates to the Code Amendment
- Finalisation of the Code Amendment is expected in **early 2025** (timing still to be confirmed).

Presentation for online information sessions

STATE PLANNING COMMISSION

Future Living Code Amendment

Online public information session

19 September 2024

Government of South Australia
Department for Housing and Urban Development

Australian Institute of Architects Bluefield Housing CPD event

PIA Planning Institute Australia

Upcoming Events

SA

THURSDAY, OCTOBER 24 2024 | AUSTRALIAN INSTITUTE OF ARCHITECTS, LEVEL 2, 15 LEIGH STREET, ADELAIDE

Bluefield Housing CPD Presentation

The Future Living Housing Code Amendment has been released by the Planning Commission for consultation. This presents new opportunities for improving housing diversity and increasing households in established character areas, while maintaining existing homes and established green space. It also provides an opportunity for planners and architects to demonstrate their ability to respond to the need for more housing, changing demographics and environmental imperatives in innovative ways. Damian Madigan's presentation will explain this new model for urban infill and the research that underpins the concept.

The Australian Institute of Architects welcomes PIA members to join this session at the $10 'Informal CPD' price.

IN PERSON | AUSTRALIAN INSTITUTE OF ARCHITECTS EVENT

Register

Australian Institute of Architects

EVENTS ONLINE STORE MEMBERSHIP POLICY & ADVOCACY NEWS CHAPTERS MY PROFILE

Bluefield Housing CPD

Date: Thursday 24 October 2024
Time: 12:00pm - 2:00pm
Where: SA Chapter Office, Level 2, 15 Leigh Street, Adelaide

REGISTRATION IS CLOSED

OVERVIEW

1 formal CPD points

Price:
Members who want Formal CPD: $49
Non-members who want Formal CPD: $99
Informal CPD: $10
***Book online or contact the SA Chapter to help with your booking - sa@architecture.com.au | 08 8402 5900**

The Future Living Housing Code Amendment has been released by the Planning Commission for consultation. This presents new opportunities for improving housing diversity and increasing households in established character areas, while maintaining existing homes and established green space. It also provides an opportunity for architects to demonstrate their ability to respond to the need for more housing, changing demographics and environmental imperatives in innovative ways. Damian Madigan's presentation will explain this new model for urban infill and the research that underpins the concept.

Image: Bluefield Housing

SPEAKER

DR DAMIAN MADIGAN
Registered Architect and Senior Lecturer in Architecture at UniSA

Dr Damian Madigan, FRAIA, is a registered architect and Senior Lecturer in Architecture at UniSA. A practice-based housing researcher, he coined the term 'bluefield housing' to describe established suburbs and the way they can support low-rise medium-density infill housing using the existing patterns of alterations and additions. His book, *Bluefield Housing or Alternative Infill for the Suburbs* (Routledge London and New York, 2024) describes his co-located housing model, which focusses on the retention of suburban landscape and tree canopy as high-amenity shared outdoor space, the adaptation of existing homes, and the addition of new homes on the block through additions and detached backyard homes. Damian has worked extensively with the State Planning Commission, PLUS, and local councils to write the planning code for co-located housing, which is out on public consultation until 7 November. A design-led and merit-assessed approach, the Future Living Code Amendment will see co-located housing become a new land use definition and permitted form of infill, allowing property owners in Established Neighbourhood Zones to add additional houses on their block with no minimum lot size requirements and no cap on dwelling numbers.

Damian's research, including his book, can be downloaded at bluefieldhousing.com.au and you can have your say on the Future Living Code Amendment at https://yoursay.sa.gov.au/future-living.

2021 NSCA MAPPING

LEARNING OUTCOMES

CONTACT

SPONSOR

Eventbrite website

Sales Ended

Thursday, September 19

Draft Future Living Code Amendment community information session

Learn more about the proposed co-located housing model and the draft Future Living Code Amendment at this online information session.

By **Planning & Land Use Services** · 256 followers

Lots of repeat customers

Following

Sales Ended

Explore similar events

Date and time

Thursday, September 19, 2024 · 11am - 12pm ACST

Location

Online

Access link

About this event

The State Planning Commission is seeing feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

Join this online information session hosted by the Department for Housing and Urban Design for more information on the draft Future Living Code Amendment, the proposed co-located housing model and how to share your feedback.

About the draft Future Living Code Amendment

The draft Future Living Code Amendment would introduce a new form of housing for community that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

It encourages existing houses to be retained, altered and extended to create 'co-located' housing, rather than demolished and the site subdivided for multiple homes.

This new form of co-located housing is unique in that all houses within the co-located housing development are of similar stature, without the hierarchy of, for example, a house and a granny flat. It is also unlike conventional units, because the existing home is retained and open space is shared.

The new co-located housing model would help preserve mature trees and established gardens, as well as build a greater sense of community, by providing shared open space rather than small private gardens.

The model also incorporates shared facilities as optional features, which could include laundries, rubbish bins, carparking or activity rooms.

Each home that is part of the co-located housing development could be bought and sold separately and would be managed through community title.

The proposed planning rules for co-located housing complement and add to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing.

The draft Code Amendment would apply to well-established neighbourhoods in six council areas within the Greater Adelaide region, and would create a model that could be applied to other areas of the state in the future.

More information

A series of in-person and online information sessions are being held throughout September and October 2024. For full details of these events, visit the YourSAy website.

For more information on the draft Future Living Code Amendment, the proposed co-located housing model and how to share your feedback, visit the YourSAy website.

Images courtesy of Dr Damian Madigan, University of South Australia

What we heard summary

PlanSA

WHAT WE HEARD

Future Living Code Amendment

Image: courtesy of Dr Damian Madigan, University of South Australia

About the Future Living Code Amendment

The Future Living Code Amendment aims to introduce a new form of housing that allows more homes to be built in established residential suburbs, without impacting the existing character, heritage and streetscapes.

It encourages existing houses to be retained, altered and extended to create 'co-located housing', rather than be demolished and the site subdivided for multiple homes.

The Code Amendment aims to enhance housing diversity for South Australians and provide more affordable housing options for different households, life stages and lifestyle choices.

The State Planning Commission worked in partnership with the University of South Australia, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside, City of Prospect and Alexandrina Council to develop the draft Code Amendment, which applies to well-established neighbourhoods in these six council areas.

This draft Code Amendment would create a model that could be applied to other areas of the state in the future.

From 15 August 2024 to 7 November 2024, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft Code Amendment.

What we heard

More than 260 submissions were received from community, councils, industry and state government agencies during the consultation.

Feedback was received from all six partnering councils and residents from all affected areas, as well as from other metropolitan Adelaide council areas and regional areas across the state.

The submissions provided varied overall levels of support for the draft Code Amendment with:

- 50% supportive
- 26% unsupportive
- 16% supportive with concerns
- 5% impartial or neutral.

The remaining submissions did not specify an overall view on the draft Code Amendment.

Given the large number of submissions, they have been analysed thematically.

The most popular topics of feedback included the following themes:

- social (neighbourhood impact and housing diversity)
- economic (housing affordability and development cost)
- sustainability (design quality and small footprint living)
- environment (landscaping, site coverage and streetscape)
- density (building height, setbacks and site coverage)
- character and heritage (neighbourhood impact)
- legal and planning (code compliance and legislative controls)
- car parking (on-street and off-street parking provision)
- infrastructure (capacity constraints).

Submissions in support noted:

- this is a visionary and sensible policy change that needs to be implemented immediately and applied to more zones and council areas
- the co-located housing model is a good alternative to the knock-down-rebuild development that typically happens in inner suburban areas and the standard large 3-4-bedroom houses, which no longer meet the requirements of various demographics and household types
- the proposed policy changes appropriately balance community needs and wishes, with sustainability, affordability and environment in mind, while creating a housing option that is not currently available to add to supply

- the need to provide more diverse housing options, especially additional 1 and 2bedroom dwellings, housing that supports ageing in place and intergenerational living, which will also help keep inner city suburbs dense, vibrant and affordable
- the concept of shared housing is critical for those in the community who require living options that will lessen loneliness and benefit mental health
- the emphasis on quality design and there being no hierarchy between the existing older dwelling and any new dwelling(s) – but noting that a design guide will be required to ensure the standard of development envisaged becomes reality.

Some common concerns raised included:

- potential impacts of increasing housing density on local traffic, on-street car parking and local service infrastructure
- concern community title governance arrangements may not effectively manage co-located housing and ensure the development's original objectives are maintained into the future
- perceived reduction in overall green space in suburban areas as backyards are developed with co-located housing
- lack of visual privacy for those living within and adjacent to co-located housing
- the cost of financing co-located housing, which may limit its appeal and viability
- caution that co-located housing may be designed to a low standard which does not reflect the images provided during consultation
- requests for co-located housing to be facilitated in areas beyond the six participating councils.

A diverse range of other individual issues were also submitted and will be carefully considered in finalising the Code Amendment.

Engagement activities

The following engagement activities provided information to and gathered feedback from the community and stakeholders:

- YourSAy consultation website, online survey and mapping feedback tool – 79% of submissions, mostly from community and community interest groups
- PlanSA email address – 16% of submissions, mostly from councils, state agencies, industry bodies, community representative organisations and advocate groups and infrastructure providers
- PlanSA website online submission form – 1% of submissions, all from community
- 5 in-person community information sessions hosted by councils in Port Elliot, Strathalbyn, Burnside, Campbelltown and Prospect, with hard copy surveys available – 3% of submissions, all from community
- a targeted community stakeholder workshop, hosted by the City of Unley – 1% of submissions, provided by council on behalf of community stakeholders

- 2 online public information sessions via Zoom, hosted by PlanSA with support from Dr Damian Madigan from University of South Australia.

The consultation was promoted through media, social media, Planning Ahead and YourSAy e-newsletters, and via partner council channels including websites, newsletters and social media. Letters were sent directly to state and local government agencies, MPs, Traditional Owners, community interest groups and industry bodies.

Opportunities for stakeholders to learn about the draft Code Amendment and consultation, including more technical information tailored to their needs included:

- presentations by the State Planning Commission Chair:
  - pre public consultation key industry stakeholders briefing
  - Planning Institute of Australia (SA Division) State Conference presentation
  - key housing providers briefing
  - property developers information session
- industry/planning practitioners training session at the Australian Institute of Architects (SA Division), presented by Dr Damian Madigan (UniSA)
- presentations at regular Policy Forums hosted by PlanSA.

Next steps

All feedback is now being collated and considered in greater detail in updating the Future Living Code Amendment.

An engagement report is being prepared by the State Planning Commission, which will include further details about each of the themes/issues identified, submissions and feedback received, how these were considered and proposed updates to the draft Code Amendment that was released for consultation in response to the feedback received.

Once completed, this report will be provided to the Minister for Planning to enable a final decision on the Code Amendment.

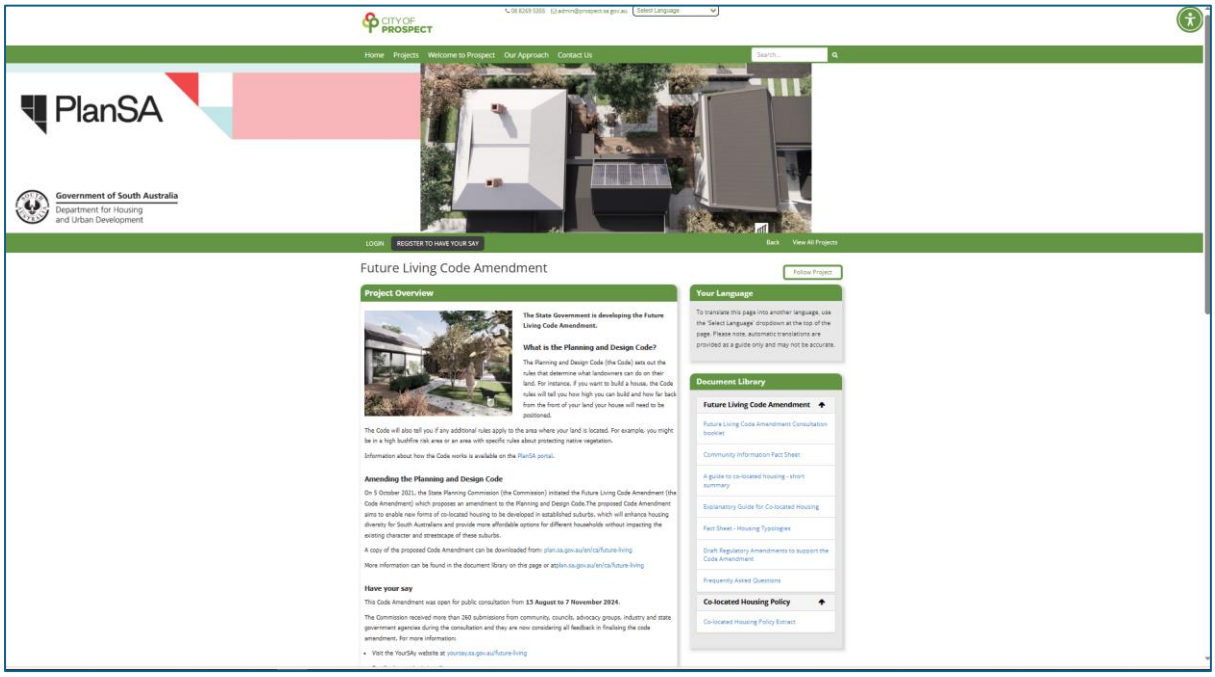
The engagement report, along with the outcome of the Code Amendment and any further updates, will be published on the YourSAy and PlanSA websites.

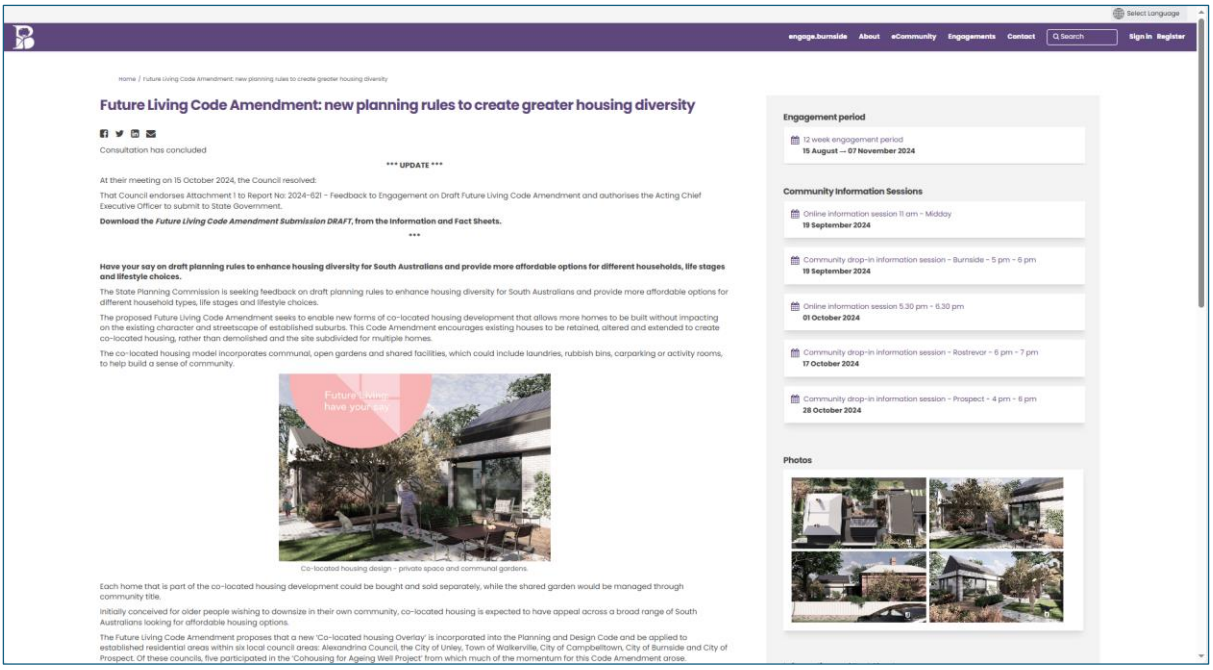
If approved, the Code Amendment will be referred to the Environment, Resources and Development Committee of Parliament for scrutiny.

More information

Contact: PlanSA
Visit YourSAy: yoursay.sa.gov.au/future-living
Visit PlanSA: plan.sa.gov.au/en/ca/future-living
Email: plansa@sa.gov.au
Phone: 1800 752 664

Council website examples





Localised engagement activities

Council e-newsletter examples

City of Prospect

September edition
1466 recipients
214 unique clicks

October edition
1628 recipients
198 unique clicks

November edition
1711 recipients
285 unique clicks

Have your say on new housing options for Prospect

Plan SA is proposing changes to the State Government's Planning and Design Code to create more affordable and diverse housing options within our established suburbs, including City of Prospect.

This new type of housing, called 'co-located housing,' would allow for additional homes to be built on existing properties without changing the overall neighbourhood feel.

The Future Living Code Amendment is open for public consultation until Sunday 7 November.

Visit Engagement Hub

Future Living Code Amendment

PlanSA is proposing changes to the State Government's Planning and Design Code to create more affordable and diverse housing options within Adelaide's established suburbs, including City of Prospect.

Have your say online or join us for a drop-in session with Town of Walkerville from 4-6pm on Monday 28 October at Payinthi (128 Prospect Rd, Prospect).

Consultation closes **Sunday 7 November**.

Visit Engagement Hub

Current State Government consultations

Don't miss your chance to shape our city's future! The following State Government consultations are closing in early November:

Greater Adelaide Regional Plan
Have your say on the future of Greater Adelaide - where we live, how we live and how we work. Closes Monday 4 November.

Future Living Code Amendment
Provide your thoughts on new planning rules that aim to introduce a new form of housing which will allow more homes to be built without impacting the existing character, heritage and streetscape of established suburbs. Closes Thursday 7 November.

Visit Engagement Hub

City of Burnside

Burnside Focus Spring edition

Burnside Ballroom Goes Platinum

Have Your Say

Access and Inclusion Stakeholder Panel

Future Living Code Amendment

SCAN ME

Upcoming community engagements

City of Burnside

Related Information

Burnside Focus Spring 2024 (PDF, 3MB)

Burnside Focus Spring 2024 (Easy Read version) (PDF, 2MB)

City of Burnside newsletter insert

PlanSA

COMMUNITY INFORMATION

Future Living: building greater housing diversity in our established suburbs

Co-located housing aims to build a greater sense of community; image: Dr Damian Madigan UniSA

The State Planning Commission wants to hear your feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different households, life stages and lifestyle choices.

These rules would introduce a new form of housing that allows more homes to be built in established suburbs across the City of Burnside, as well as five other council areas, without impacting existing character, heritage and streetscape.

The draft 'Future Living Code Amendment' encourages existing homes to be retained, altered and extended to create 'co-located' housing, rather than demolishing a house and subdividing the site to build multiple homes.

This new form of co-located housing is unique in that all homes within the development are of similar stature, without the hierarchy of, for example, a house and a granny flat. It is also unlike conventional units, because the existing home is retained and open space is shared.

The changes not only aim to preserve the character of these neighbourhoods but help preserve mature trees and established gardens, and build a greater sense of community, through shared open space rather than small private gardens.

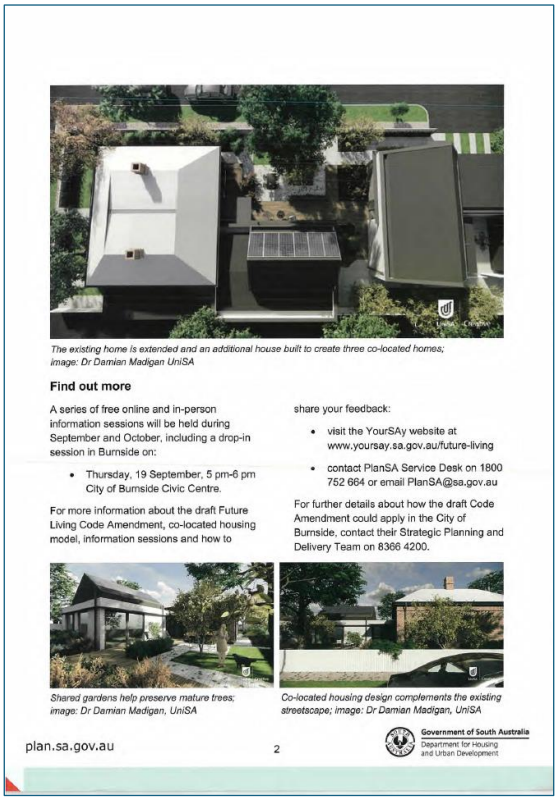
Each home that is part of the co-located housing development could be bought and sold separately and would be managed through a community title scheme.

While this new form of housing was originally conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for more diverse, small and affordable housing options.

The State Planning Commission has worked in partnership with the City of Burnside, University of South Australia, City of Unley, Town of Walkerville, City of Campbelltown, City of Prospect and Alexandrina Council to develop the draft Code Amendment.

plan.sa.gov.au

Government of South Australia
Department for Housing and Urban Development



The existing home is extended and an additional house built to create three co-located homes; image: Dr Damian Madigan UniSA

Find out more

A series of free online and in-person information sessions will be held during September and October, including a drop-in session in Burnside on:

- Thursday, 19 September, 5 pm-6 pm City of Burnside Civic Centre.

For more information about the draft Future Living Code Amendment, co-located housing model, information sessions and how to share your feedback:

- visit the YourSAy website at www.yoursay.sa.gov.au/future-living
- contact PlanSA Service Desk on 1800 752 664 or email PlanSA@sa.gov.au

For further details about how the draft Code Amendment could apply in the City of Burnside, contact their Strategic Planning and Delivery Team on 8366 4200.

Shared gardens help preserve mature trees; image: Dr Damian Madigan, UniSA

Co-located housing design complements the existing streetscape; image: Dr Damian Madigan, UniSA

plan.sa.gov.au 2

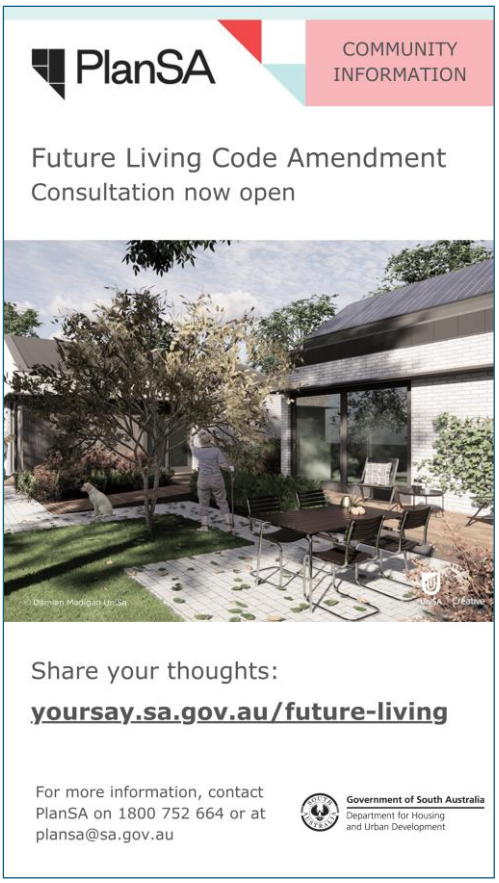
Government of South Australia
Department for Housing and Urban Development

Council office display examples

Alexandrina Council office display

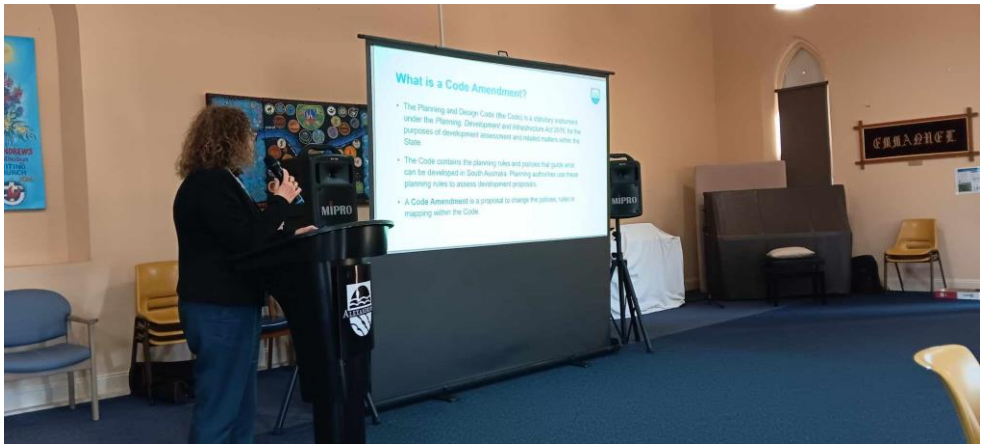
Burnside information session/display

City of Prospect customer service digital screen



Drop-in information session examples

Strathalbyn information session



City of Prospect and Town of Walkerville inforamtion session

Invitation to City of Unley facilitated workshop

Subject: Invite to Stakeholder Workshop - Future Living Code Amendment

Good afternoon

You may be aware that the Minister has recently released for public consultation the Future Living Code Amendment. This new proposal seeks to enhance housing diversity by providing housing options for smaller household types and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place.

More detailed information on this proposal can be found via On consultation | PlanSA

I am reaching out to people within the City of Unley who may be interested in taking part in a Council facilitated workshop on the Future Living Code Amendment. As a member of the Active Aging Alliance I would like to invite you to be a part of this workshop to be held at the Council Chamber on Tuesday 17 September from 6.00pm to 7.30pm.

The purpose of this workshop is to bring relevant stakeholders from various parts of the Unley community together to provide feedback on the proposal during the consultation period. There will be a brief presentation by Council staff on the proposed Code Amendment, followed by some specific questions to be discussed on the night, including:

1. Overall, do you support the intentions of the Future Living Code Amendment?
2. Do you feel that the Code Amendment will encourage the retention of the built form character of Unley through the adaptive re-use of dwellings?
3. Do you support the policies relating to how existing dwellings can be modified?
4. What are the positive outcomes that this Code Amendment could provide for the Unley community?
5. What are the potential negatives that this Code Amendment could allow for in the Unley community?
6. What suggestions for improvements to the draft policy do you have?

All feedback provided will be summarised after the workshop and provided to Planning and Land Use Service staff as part of the consultation process.

If you are interested in being a part of this workshop, please respond to this email to submit your interest. We will be limited to a capacity of 16 people on the night.

Please note that participating in this workshop does not prevent you from putting in your own submission on this Code Amendment.

If you have any further questions on this workshop or the Future Living Code Amendment itself, please let me know.

Regards,

Unley

Gary Brinkworth
Manager Development and Regulatory
Development & Regulatory Services
City of Unley
Kaurna Country

DHUD staff newsletter

NeighbourHUD
News

21 August 2024

Welcome to our NeighbourHUD

Our department continues to grow with new **Planner Cadets on board** and several **new positions** being recruited. As we grow and change, we're **updating our wellbeing program** to ensure you get the support you need to excel at DHUD.

Out and about, the Office of the Registrar-General hosted their industry's **first-ever cybersecurity forum**, a **new planning degree** was announced, and some exciting **new housing options were released for consultation**. Plus, a whole lot more.

Inside this edition:

- Important news
- Workplace safety
- Wellbeing
- People
- Recommended reads

Innovative housing options out for consultation

Seeking feedback on draft planning rules that will enhance housing diversity for South Australians and provide more affordable options.

Have your say

Image supplied by Dr Damian Madigan, UniSA

Innovative housing amendment begins consultation

The State Planning Commission is now seeking feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options.

The draft Future Living Code Amendment is an exciting initiative that would introduce a new form of housing for community that allows more homes to be built without impacting the existing character, heritage and streetscape of established suburbs.

It encourages existing houses to be retained, altered and extended to create co-located housing rather than demolished and subdivided.

This new form of housing is unique in that all houses within the co-located housing development are of similar stature, without the hierarchy of, for example, a house and a granny flat. The co-located housing model incorporates communal, open gardens and shared facilities, including laundries, rubbish bins, car parking or activity rooms, to help build a sense of community.

Each home in the co-located housing development could be bought and sold separately, while the shared garden would be managed through community title.

The draft Future Living Code Amendment would apply to well-established neighbourhoods in six council areas within the Greater Adelaide region and create a model that could be applied to other areas of the state in the future.

Creating greater diversity in the housing market and providing more affordable options for the community is one way we're taking action to tackle the housing crisis, as highlighted in the Housing Roadmap.

For more information about the draft Code Amendment, information sessions and to share your feedback, visit the YourSAy website at www.yoursay.sa.gov.au/future-living.

Back to top

Examples of stakeholders sharing information with their networks

Shelter SA @ShelterSa · Aug 21, 2024

Encouraging you to support the **future living code amendment** through YourSay - its a cracker! We fully support it thanks to @madigan_damian read more here mailchi.mp/e099bec25757/c...

> **CityofProspect** @CityofProspect · Aug 20, 2024
>
> Share your thoughts Plan SA's Future Living Code Amendment, which could see co-located housing within City of Prospect! This means more homes on existing properties, without changing our neighbourhood vibe. Visit yoursay.sa.gov.au/future-living to learn more! 📷 Dr Damian Madigan, UniSA

4 2 398

Flinders University Social Work Association (F... + Follow

143 followers

4mo •

YourSay - August update has landed
- Draft Children and Young People (Safety and Support) Bill 2024
- Draft Future Living Code Amendment: New Planning Rules to Create Greater Housing Diversity
https://lnkd.in/g4J6sK9t

YourSAy
yoursay.sa.gov.au

SA Chapter Australian Institute of Architects · Follow

22 October 2024 ·

What You Need to Know About the Future Living Housing Code Amendment...

Join us for the Bluefield Housing CPD to learn how this pivotal amendment will transform urban development, ensuring diverse, sustainable housing while preserving suburban character and green spaces.

Date: Thursday, 24 October 2024
Time: 12:00pm–2:00pm
Where: SA Chapter Office, Level 2, 15 Leigh Street, Adelaide

Dr. Damian Madigan will lead this deep dive into innovative co-located housing solutions. Architects, this is your chance to understand the future of urban infill and how the new Code will impact your work!

Book via link in bio.

Image courtesy of Dr Damian Madigan, University of South Australia.

https://members.architecture.com.au/EventDetail...

2 1 share

Like Comment Share

Council on the Ageing SA

Submission to State Planning Commission: Future Living Code Amendment Consultation

HOMEPAGE - ABOUT US - LATEST NEWS - SUBMISSION TO STATE PLANNING COMMISSION: FUTURE LIVING CODE AMENDMENT CONSULTATION

3 October 24

Share News

COTA SA welcomes the opportunity to provide a submission to the State Planning Commission's Future Living Code Amendment Consultation.

Housing for older people

COTA SA cares greatly about ageing well and is committed to ensuring older South Australians have the opportunity, capacity and ability to navigate the changes of ageing in their homes and communities of choice. The development of planning and housing strategies provide an opportunity to deliberately plan to support South Australians to age well, now and into the future.

Secure and well-located housing plays a critical role in the health and wellbeing of older South Australians, but a variety of factors mean that it is rapidly moving out of reach for an increasing cohort. Home ownership is gradually decreasing among those approaching retirement, falling from 80% to 72% for those aged 50-54 since 1996. On current trends, home ownership for over-65s will decline to 57% by 2056. A recent study found evidence to suggest that 'challenging housing circumstances negatively affect health through faster biological ageing'. The study further found that the reversible nature of biological ageing means that there is significant potential for housing and planning policies to improve health outcomes.

Responding to the Amendment

COTA SA has contributed to many strategies, papers and plans that consider the importance of affordable, adaptable, accessible and safe housing. These include the Greater Adelaide Regional Plan3, the 20-year Infrastructure Strategy4 and the Housing Security for Older Women Taskforce, which in 2023 delivered a paper with over 40 recommendations on how to address housing insecurity for older women5.

As noted in the Future Living Code Amendment (the Amendment) documentation, most older people want to age in place and stay in their own homes and chosen communities as they age. To achieve this, housing should be affordable, adaptable, accessible and close to amenities. It is important this does not preclude older people making a choice on the type of housing they can live in. Like older people themselves who are diverse in their lifestyle preferences, incomes, identity, cultural background and relationships, there is no one-size-fits-all model when it comes to our housing needs as we age. It is crucial that older people can choose the type of housing that is right for their needs, yet there is often little opportunity to move within one's existing familiar community, especially if looking to downsize/ rightsize.

The Amendment opens possibilities to older people who may be either (a) in a larger home and willing to sub-divide for co-living; or (b) looking for a smaller property in their existing (largely 'quarter acre block') suburb. COTA SA is strongly in support of the Amendment and recommends that the Planning Commission consider the following additional points in order for the Code to support more older South Australians to benefit from these Amendments:

Download full submission to read all recommendations

Learn More

UFX Member Conversation

Sales Ended

Wednesday, 4 September

Future Living Code Amendment- UFX Member Conversations

Join us for after-work drinks to discuss the Future Living Code Amendment

Sales Ended

Explore similar events

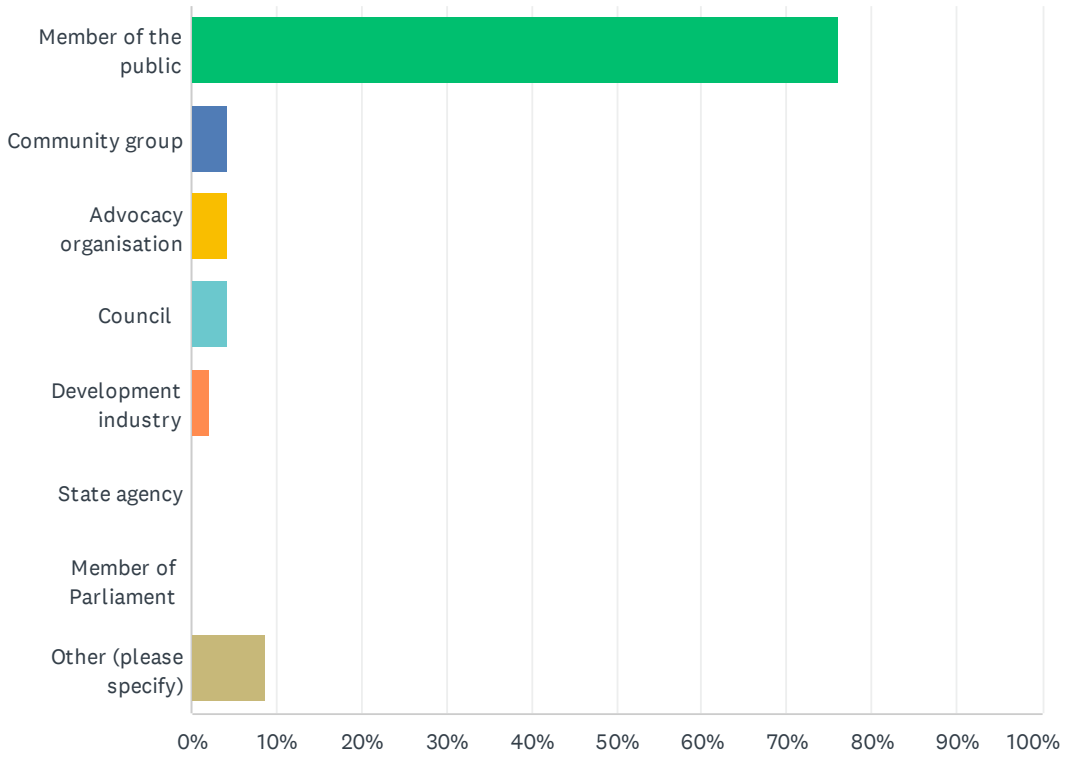
Attachment 2: Copy of submissions

Refer to separate document at https://plan.sa.gov.au/have_your_say/code-amendments

Attachment 3: Evaluation results

Q1 What is your interest in the draft Future Living Code Amendment?

Answered: 46 Skipped: 0

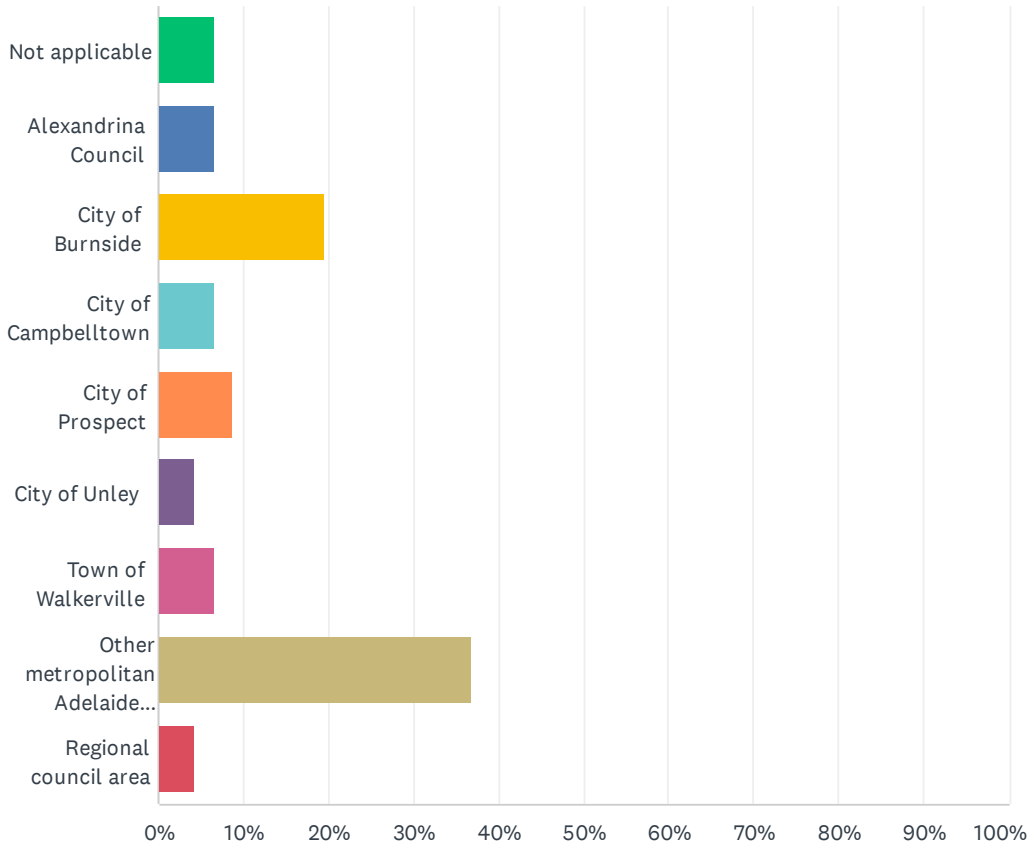


ANSWER CHOICES	RESPONSES	
Member of the public	76.09%	35
Community group	4.35%	2
Advocacy organisation	4.35%	2
Council	4.35%	2
Development industry	2.17%	1
State agency	0.00%	0
Member of Parliament	0.00%	0
Other (please specify)	8.70%	4
TOTAL		46

#	OTHER (PLEASE SPECIFY)	DATE
1	Resident of council area	12/9/2024 8:06 AM
2	Graduate of architecture / developer / homeowner	12/6/2024 10:40 PM
3	I AM AN ARCHITECT, URBAN DESIGNER-PLANNER & GREEN BUILDING CONSULTAN. RESEARCH SCHOLAR IN UBAN PLANNING -	12/6/2024 4:00 PM
4	Independent advocate for people with communication impairments	12/6/2024 3:44 PM

Q2 Which council area do you live in/represent?

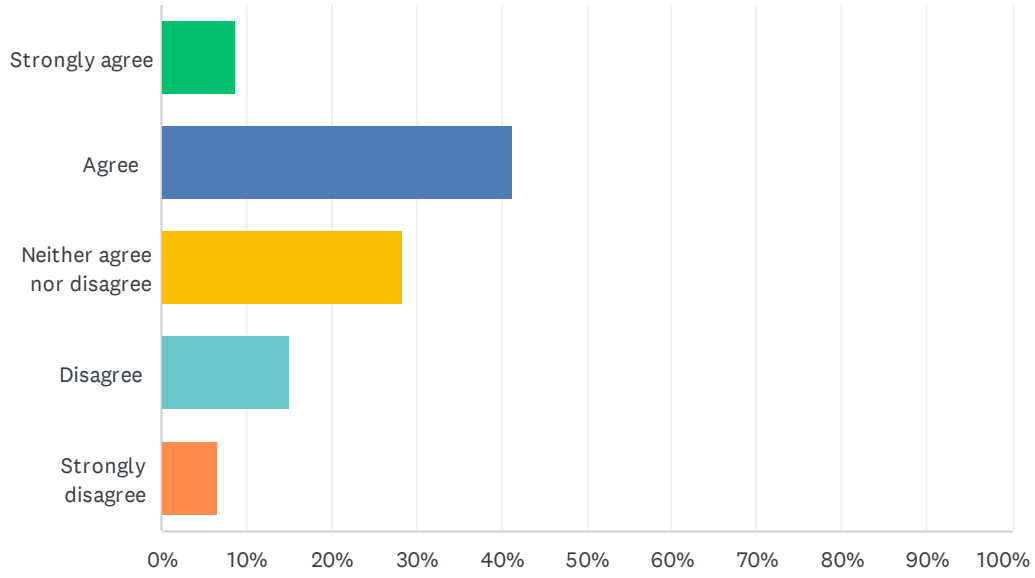
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not applicable	6.52%	3
Alexandrina Council	6.52%	3
City of Burnside	19.57%	9
City of Campbelltown	6.52%	3
City of Prospect	8.70%	4
City of Unley	4.35%	2
Town of Walkerville	6.52%	3
Other metropolitan Adelaide council	36.96%	17
Regional council area	4.35%	2
TOTAL		46

Q3 I feel the engagement genuinely sought my input to help shape the proposal

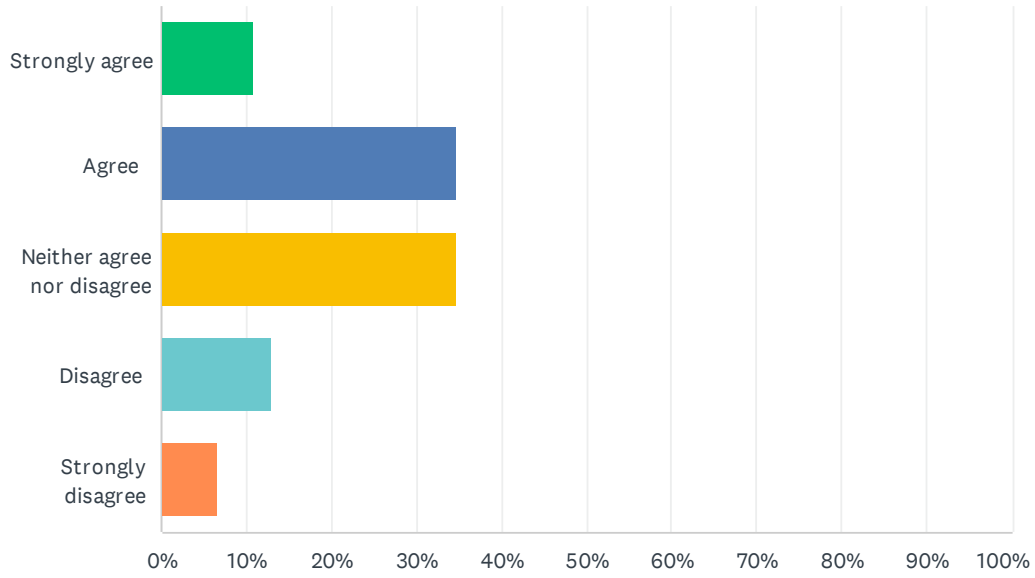
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.70%	4
Agree	41.30%	19
Neither agree nor disagree	28.26%	13
Disagree	15.22%	7
Strongly disagree	6.52%	3
TOTAL		46

Q4 I am confident my views were heard during the engagement

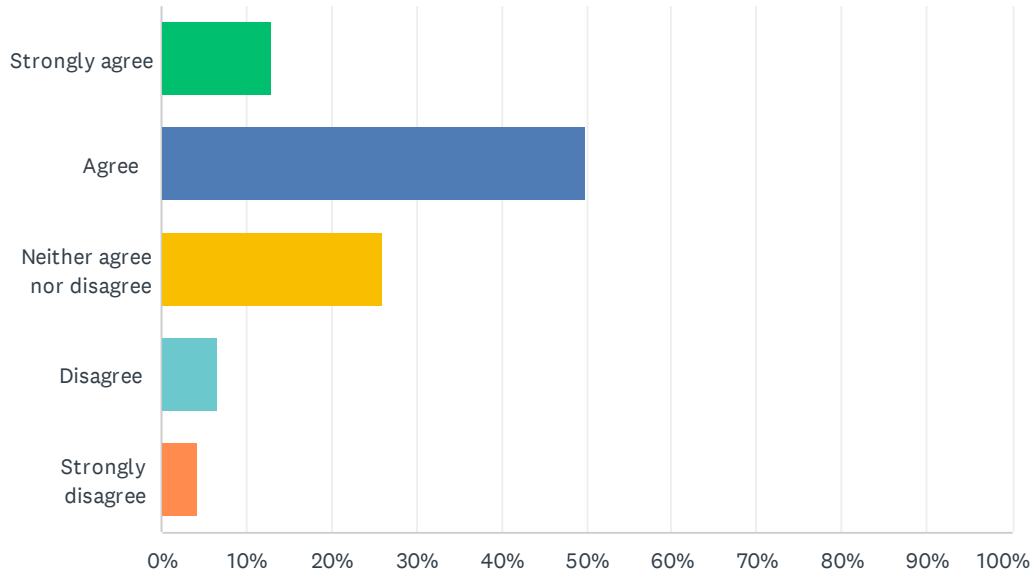
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.87%	5
Agree	34.78%	16
Neither agree nor disagree	34.78%	16
Disagree	13.04%	6
Strongly disagree	6.52%	3
TOTAL		46

Q5 I was given an adequate opportunity to be heard

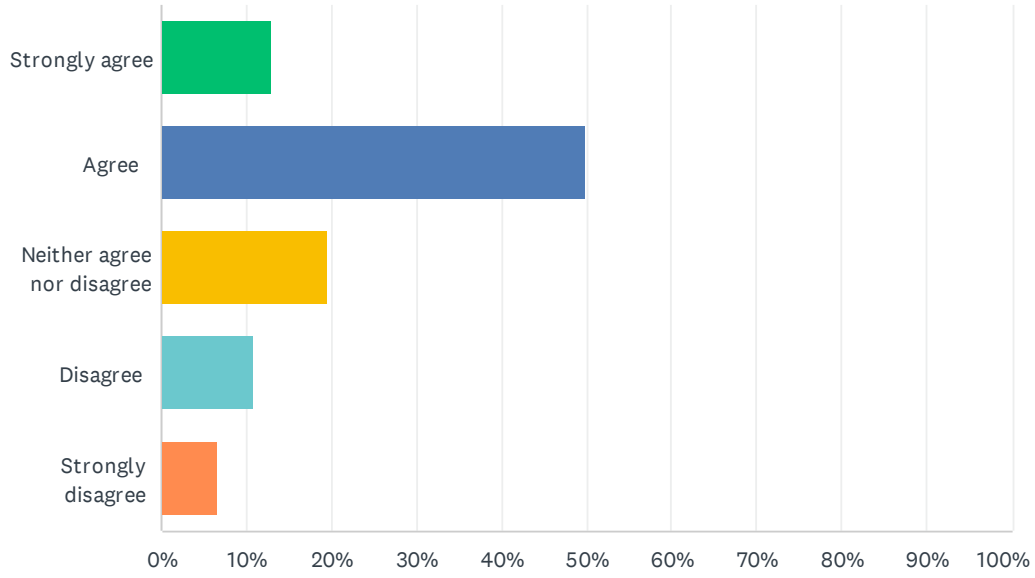
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	13.04%	6
Agree	50.00%	23
Neither agree nor disagree	26.09%	12
Disagree	6.52%	3
Strongly disagree	4.35%	2
TOTAL		46

Q6 I was given sufficient information so that I could take an informed view

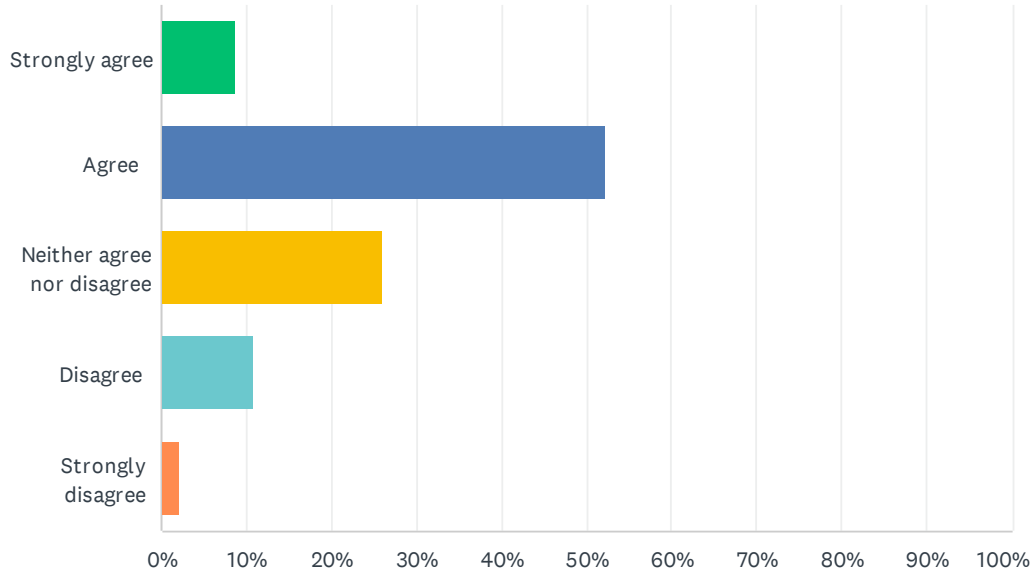
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	13.04%	6
Agree	50.00%	23
Neither agree nor disagree	19.57%	9
Disagree	10.87%	5
Strongly disagree	6.52%	3
TOTAL		46

Q7 I felt informed about why I was being asked for my view, and the way it would be considered

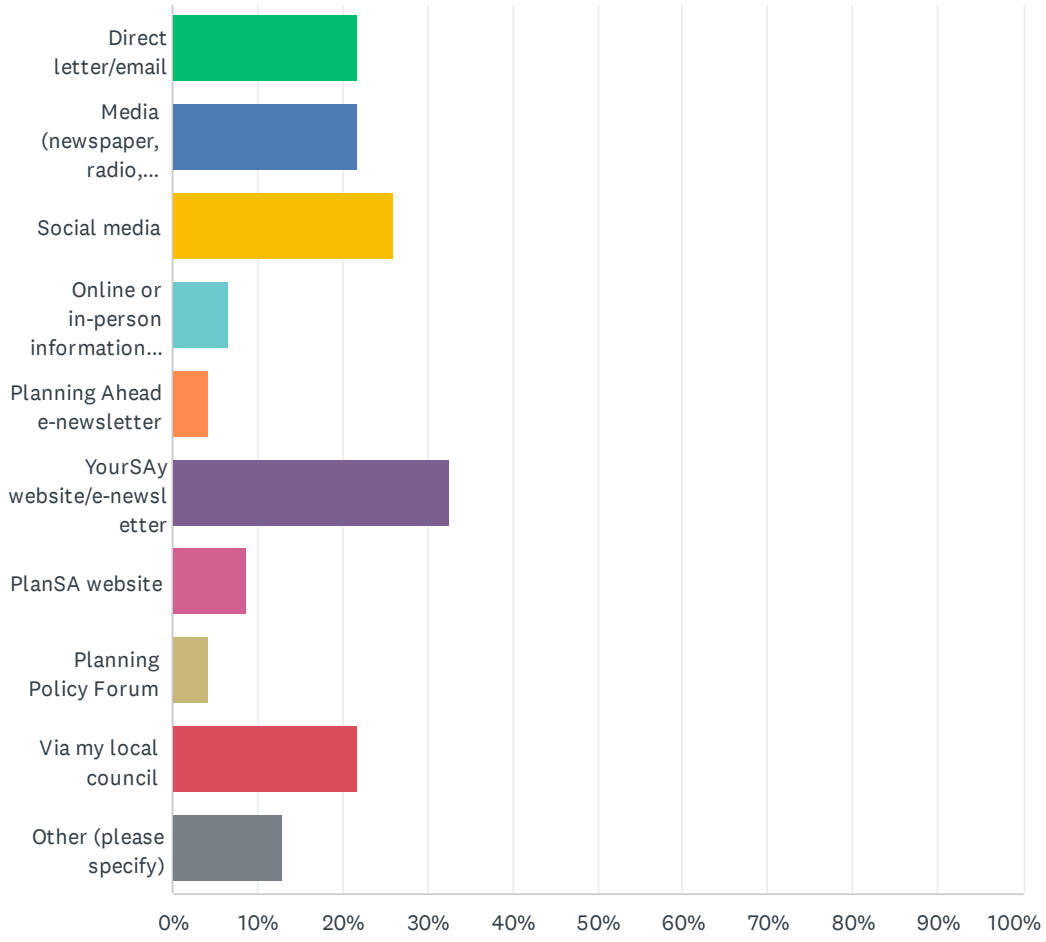
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.70%	4
Agree	52.17%	24
Neither agree nor disagree	26.09%	12
Disagree	10.87%	5
Strongly disagree	2.17%	1
TOTAL		46

Q8 How did you hear about the draft Future Living Code Amendment? (Please select all relevant options.)

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Direct letter/email	21.74%	10
Media (newspaper, radio, television)	21.74%	10
Social media	26.09%	12
Online or in-person information session	6.52%	3
Planning Ahead e-newsletter	4.35%	2
YourSAy website/e-newsletter	32.61%	15
PlanSA website	8.70%	4
Planning Policy Forum	4.35%	2
Via my local council	21.74%	10
Other (please specify)	13.04%	6
Total Respondents: 46		

#	OTHER (PLEASE SPECIFY)	DATE

1	Meeting with PLUS staff	12/13/2024 11:11 AM
2	At university	12/9/2024 9:20 AM
3	From well informed community activist	12/8/2024 10:41 AM
4	University lecture	12/6/2024 10:40 PM
5	Via a range of NGOs that advocate for older persons and/or housing rights	12/6/2024 4:08 PM
6	Client updated me	12/6/2024 3:50 PM

Q9 Do you have any other feedback or comments you would like to share on the engagement process?

Answered: 24 Skipped: 22

#	RESPONSES	DATE
1	The engagement process was very thorough. I would like to make a comment about the feedback. Some participants' objections to the proposal are about the potential loss of existing homes. The experience from other cities (particularly Melbourne and Sydney) are that as the city grows, there will be increasing pressure on existing homes. This proposal in fact provides a way to retain the existing streetscape and housing styles, rather than having them eventually demolished for medium-high density developments. This is an important point that should not be lost in the consideration of the proposal.	12/16/2024 9:48 PM
2	Department officials and the fellow from the university were very defensive and sceptical of residents concerns as if there was an imperative hat the government was already committed The feedback paper on responses did not include interstate success stories and was very light on both the land title implications of the proposal and residents rights	12/15/2024 12:27 PM
3	Would like to be involved in a community consultation group if it becomes, would like to be involved in face to face discussions regarding pros and cons of this proposal. I think it's a fantastic concept, but would like to be involved with the cautionary and finer issues to consider, in order the development is optimally acceptable by residents, wider community and stakeholders	12/11/2024 7:26 AM
4	I wish I knew more about how community feelings will work in the end. i.e. If the community is not overwhelmingly in favour (90%+), will it be knocked back?	12/10/2024 9:53 PM
5	I felt the prime officer deemed 'responsible' for introducing this planning amendment was strongly defending it as a brilliant way forward to address housing shortages. He was not interested in opposing views of its inherent value	12/9/2024 7:50 PM
6	I thought the documents with all the information were really well done. I think better advertised in person or online community consultations would help more residents feel like their concerns were heard and feel less opposed to the proposal and change.	12/9/2024 11:34 AM
7	I only found out about this through YourSay and discussions at work (Uni SA) and as the issue relates to both my private and work life was keen to provide feedback but we are missing wider groups engagement in this feedback as it was not widely advertised. I dont have answers on how you do this however I do think that there are many community members that could be reached through mixed methods and would have valued input into making this planning amendment fully consulted which will stop negative and time wasting complaints less when the outcome is decided.	12/9/2024 9:20 AM
8	Do not feel info on amendment was fully given and since meeting am hearing reading about different aspects especially about shared facilities	12/9/2024 8:06 AM
9	You do not care. This is just a token exercise to tick boxes. Government and minister for planning have already decided it will happen.	12/7/2024 7:35 PM
10	The minister said different things in the media release to what this is trying to achieve. There is insufficient consideration of how the building rules might impact on the proposed changes. I believe that to allow this to work some specific dispensation may be needed, particularly if the existing building gets modified.	12/7/2024 5:11 PM
11	Although these initiatives are a fantastic conduit between Government, Developers and the public, 90% of the time they fall on deaf ears and the Government and the Developers do what they want anyway. In Kilkenny, the development of the Bianco site which as been sitting dormant for over 10 years, had a resound 92% of local residents voicing the exact same concerns, including the neighbouring Glass Factory, but it still fell on deaf ears. So most ratepayers, residents and home owners lack any confidence in most government decisions…..	12/7/2024 12:21 PM
12	The core position of my feedback was that counter arguments were not entertained or addressed in any way in the plan. They still haven't been.	12/7/2024 7:44 AM
13	It is heartening to read 50% didagree, a great number however i feel the decision will be	12/6/2024 8:12 PM

	made to go ahead anyway. I am not trusting of a real care of protecting the space, freedom & respect of the future community and not change the landscape of our community and country without turning it into Europe, Asia or other countries and regretting it later when there's no turning back.	
14	Don't believe the results indicated	12/6/2024 6:29 PM
15	Agree with the comments you have already received, particularly for design of homes and greening.	12/6/2024 5:35 PM
16	Timing of information meetings not convenient for all and if missed there is no other option	12/6/2024 5:34 PM
17	Please don’t do this and leave Prospect alone. It already has too many small high rise buildings resulting in lower SES, overcrowding in the area. Impacting crime and losing the beloved culture of Prospect	12/6/2024 5:12 PM
18	No	12/6/2024 4:51 PM
19	No thanks. I think Madigan's idea is excellent. Please run with it!!!!	12/6/2024 4:08 PM
20	Social Reform For neighborhoods to feel safe and welcoming, there needs to be a cultural shift in how people interact and respect each other. This involves fostering a sense of community, trust, and responsibility among residents. Awareness campaigns, community-building programs, and education on safety and inclusivity could help reinforce positive behaviors. Active Surveillance**: Surveillance is a significant factor in ensuring safety in urban spaces. The idea of "eyes on the street," proposed by urbanist Jane Jacobs, highlights the importance of having active frontages—shops, cafes, homes, and other spaces that face the street and provide natural surveillance. This can deter crime and make public spaces feel safer for everyone. Urban Design and Zoning**: Changing byelaws to improve urban design, such as allowing garages or parking areas to be positioned in ways that encourage active frontages, can make a big difference. Additionally, permitting larger projections for porches or entryways to accommodate covered car parks can help preserve the aesthetic appeal of neighborhoods while offering practical solutions for residents' parking needs. This approach can reduce the dominance of large, unsightly garages facing the street and ensure that the frontages remain active and engaging. Well-planned, pedestrian-friendly streets with visible entrances and clear sightlines are far more likely to be safe and inviting. Modifying zoning laws to encourage mixed-use development, where residential, commercial, and recreational spaces are integrated, can also create a more lively, well-populated, and secure environment. Co-Housing**: Co-housing, where people live in close-knit communities that share resources and responsibilities, can be a key element in promoting safety. This setup can encourage collaboration, neighborly support, and a sense of ownership over shared spaces, leading to a stronger, more resilient community. In conclusion, while policy and infrastructure investments are important, creating safe neighborhoods requires a holistic approach that combines urban design, social reform, and active community participation. Ensuring that people feel ownership and responsibility toward their surroundings, through both physical design and social engagement, can help transform neighborhoods into truly safe and vibrant spaces.	12/6/2024 4:00 PM
21	Not yet	12/6/2024 3:50 PM
22	Cannot really respond to this as I simply put in a submission on behalf of people who rarely get a chance to speak for themselves,	12/6/2024 3:44 PM
23	Principles of universal design must urgently be considered for all new builds in SA. This is a long term cost saving measure for our community. Step free entry, 900 wide doorways, reinforced bathroom walls, bathroom on ground level and provision for retro-fit lift will give us decent long lasting housing stock.	12/6/2024 3:21 PM
24	No	12/6/2024 3:17 PM

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by Planning and Land Use Services' (PLUS) Communication and Engagement Specialist on behalf of the Designated Entity.

Evaluation statement	Response options (*Select answer)*
Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	✓ Engaged when there was opportunity for input into scoping ✓ Engaged when there was opportunity for input into first draft ☐ Engaged when there was opportunity for minor edits to final draft ☐ Engaged when there was no real opportunity for input to be considered The 6 partnering councils played a key role in scoping and developing the draft Code Amendment, in partnership with PLUS. They also led planning and delivering localised engagement with their local communities. Key industry stakeholders and the LGA were briefed ahead of public consultation to ensure they had the specific information they needed to fully participate in the engagement and provide informed feedback on the draft. Other stakeholders were directly notified of the draft Code Amendment and consultation at the beginning of public engagement to ensure they had the opportunity for input into the first draft. Broader communication methods were used to raise awareness of the consultation opportunity in the broader interested community. The 3-month consultation period provided sufficient opportunity for community and stakeholders to provide input into the draft and influence the outcomes. Amendments were made in finalising the Code Amendment as a direct result of the feedback received.
Engagement contributed to the substance of the Code Amendment (Principle 1)	☐ In a significant way ✓ In a moderate way ☐ In a minor way ☐ Not at all. Changes to policy in the Co-located Housing Overlay (amendments, deletions and insertion of new policy) and changes to the land use definition have been made in direct response to engagement feedback. See Section 9 for a summary of changes following consultation.
The engagement reached those identified as the community of interest (Principle 2)	✓ Representatives from most community groups participated in the engagement ☐ Representatives from some community groups participated in the engagement ☐ There was little representation of the community groups in engagement

	Key stakeholders, including local government, industry bodies, community organisations, state agencies and infrastructure suppliers all actively participated in the engagement process. 5 of the 6 partner councils made submissions and partnered in delivering engagement targeting their local communities. There was a good level of engagement from community, with the majority of feedback received from community members.
Engagement included the provision of feedback to community about outcomes of their participation	✓ Formally (report or public forum) ☐ Informally (closing summaries) ☐ No feedback provided A 'what we heard' summary was emailed directly to everyone that participated in the engagement by submitting feedback, registering to attend an online information session or provided contact details at in-person events, along with the engagement evaluation survey, shortly after consultation closed. The summary was also published on the YourSAy and PlanSA websites. When the Code Amendment is finalised the full engagement report will be sent directly to key stakeholders and engagement participants and published on the YourSAy and PlanSA websites. Information will also be shard with the broader community in-line with the closing-the-loop communications in the engagement plan.
Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	✓ Reviewed and recommendations made in a systematic way ☐ Reviewed but no system for making recommendations ☐ Not reviewed Engagement was reviewed throughout and a number of additional tactics were delivered as a result of opportunities that arose and based on feedback/requests from stakeholders. These included several industry presentations and an article in the DHUD staff newsletter. See Section 5.3 for details of changes to the planned engagement activities.
Identify key strength of the Charter and Guide	It ensures interested and affected stakeholders and community are given the opportunity to influence planning decisions regarding Code Amendments. It also ensures engagement is evaluated to support improvements in future engagement processes.
Identify key challenge of the charter and Guide	Evaluation of the engagement process is carried out prior to completion of the engagement report and final Code Amendment, meaning evaluation of how much influence people have over the final outcome is made before the final outcome is decided.

Attachment 4: YourSAy survey results by council/geographic area

Results of surveys received from Alexandrina Council residents (16 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
Alexandrina Council (16 surveys)	75%	25%	-	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial / neutral	Unsure
Alexandrina Council (16 surveys)	38%	19%	31%	6%	6%

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Alexandrina Council (16 surveys)	62%	19%	12%	7%

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
Alexandrina Council (16 surveys)	75%	13%	6%	6%

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Alexandrina Council (15 surveys)	47%	27%	20%	6%

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
Alexandrina Council (16 surveys)	56%	6%	38%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	38%	44%	18%	-	-

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	69%	12%	7%	-	12%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	69%	19%	12%	-	-

Preserving the urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	69%	31%	-	-	-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	44%	44%	12%	-	-

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	50%	31%	12%	7%	-

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Alexandrina Council (16 surveys)	38%	31%	25%	6%	-

Results of surveys received from City of Burnside residents (58 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support *	Oppose	Neutral	No position stated
City of Burnside (58 surveys)	48%	50%	2%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
City of Burnside (58 surveys)	22%	22%	52%	4%	-

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Burnside (58 surveys)	40%	9%	47%	4%

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Burnside (57 surveys)	30%	18%	51%	1%

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Burnside (56 surveys)	38%	12%	48%	2%

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
City of Burnside (57 surveys)	35%	40%	25%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	59%	14%	16%	6%	5%

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	33%	16%	8%	3%	40%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	69%	21%	7%	3%	-

Preserving the urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	81%	14%	5%	-	-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	50%	28%	16%	5%	1%

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	38%	22%	19%	5%	16%

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Burnside (58 surveys)	16%	26%	28%	8%	22%

Results of surveys received from City of Campbelltown residents (9 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support *	Oppose	Neutral	No position stated
City of Campbelltown (9 surveys)	22%	67%	11%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
City of Campbelltown (9 surveys)	11%	11%	78%	-	-

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Campbelltown (8 surveys)	25%	12%	63%	-

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Campbelltown (9 surveys)	11%	11%	67%	11%

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Campbelltown (8 surveys)	24%	13%	63%	-

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
City of Campbelltown (8 surveys)	25%	25%	50%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Noti important at all
City of Campbelltown (9 surveys)	56%	33%	-	-	11%

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Campbelltown (9 surveys)	11%	23%	11%	11%	44%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Campbelltown (9 surveys)	67%	11%	-	-	22%

Preserving the Urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Campbelltown (9 surveys)	78%	-	-	11%	11%

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Campbelltown (9 surveys)	45%	22%	11%	-	22%

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Campbelltown (9 surveys)	34%	11%	33%	11%	11%

Provide other shared facilities

Council/ geographic area	Very Important	Important	Neutral	Unimportant	Not Important At All
City of Campbelltown (9 surveys)	-	23%	44%	-	33%

Results of surveys received from City of Prospect residents (17 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
City of Prospect (17 surveys)	41%	53%	6%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
City of Prospect (16 surveys)	25%	6%	69%	-	-

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Prospect (17 surveys)	41%	18%	29%	12%

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Prospect (15 surveys)	27%	13%	60%	-

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Prospect (17 surveys)	29%	-	59%	12%

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
City of Prospect (17 surveys)	41%	29%	30%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	52%	18%	23%	-	7%

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	23%	12%	18%	12%	35%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	76%	12%	12%	-	-

Preserving the urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	82%	-	18%	-	-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	76%	6%	12%	6%	-

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	52%	23%	18%	-	7%

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Prospect (17 surveys)	18%	18%	41%	18%	5%

Results of surveys received from City of Unley residents (18 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
City of Unley (18 surveys)	61%	28%	11%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
City of Unley (18 surveys)	44%	17%	33%	6%	-

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Unley (18 surveys)	44%	22%	22%	12%

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Unley (18 surveys)	50%	17%	33%	-

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
City of Unley (17 surveys)	59%	5%	18%	18%

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
City of Unley (18 surveys)	56%	28%	16%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	44%	39%	11%	6%	-

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	56%	6%	33%	5%	-

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	56%	33%	11%	-	-

Preserving the urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	78%	16%	6%	-	-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	44%	12%	22%	22%	-

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	44%	44%	12%	-	-

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
City of Unley (18 surveys)	11%	44%	39%	6%	-

Results of surveys received from Town of Walkerville residents (6 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
Town of Walkerville (6 surveys)	83%	17%	-	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
Town of Walkerville (6 surveys)	50%	17%	23%	-	-

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council / Geographic Area	Yes	Maybe	No	Unsure
Town of Walkerville (6 surveys)	66%	17%	17%	-

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council / Geographic Area	Yes	Maybe	No	Unsure
Town of Walkerville (6 surveys)	66%	17%	17%	-

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Town of Walkerville (6 surveys)	83%	-	17%	-

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
Town of Walkerville (6 surveys)	66%	17%	17%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	33%	50%	17%	-	-

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	50%	17%	33%	-	-

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	50%	33%	-	-	17%

Preserving the Urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	83%	-17%	-	-	1-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	33%	-	33%	17%	17%

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	33%	50%	17%	-	-

Q) Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Town of Walkerville (6 surveys)	17%	17%	66%	-	-

Results of surveys received from the residents of other metropolitan council areas (76 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
Other metropolitan councils (76 surveys)	87%	9%	4%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
Other metropolitan councils (76 surveys)	50%	24%	20%	4%	2%

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Other metropolitan councils (76 surveys)	79%	8%	9%	4%

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
Other metropolitan councils (76 surveys)	62%	21%	12%	5%

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Other metropolitan councils (76 surveys)	57%	18%	17%	8%

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
Other metropolitan councils (76 surveys)	58%	16%	26%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	46%	32%	12%	7%	3%

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	61%	24%	5%	7%	3%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other Metropolitan Councils (76 surveys)	50%	28%	12%	8%	2%

Preserving the urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	80%	16%	3%	-	1%

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	29%	33%	26%	11%	1%

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	53%	34%	11%	1%	1%

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Other metropolitan councils (76 surveys)	25%	39%	28%	1%	7%

Results of surveys received from the residents of regional council areas (15 surveys completed)

**the overall level of support provided also includes those who indicated support with some concerns*

Support for the Code Amendment by council area:

Council/ geographic area	Support*	Oppose	Neutral	No position stated
Regional councils (15 surveys)	73%	20%	7%	-

Q) Do you think co-located housing is something that you or your family would be interested in building or buying now or in the future?

Council/ geographic area	Yes	Maybe	No	Impartial/ neutral	Unsure
Regional councils (15 surveys)	47%	19%	20%	7%	7%

Q) Do you feel co-located housing planning rules should apply more broadly than just the Established Neighbourhood Zone in these six council areas (view affected area map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Regional councils (15 surveys)	67%	20%	13%	-

Q) Do you think the proposed planning rules for co-located housing provide the right balance between increasing housing diversity in established residential areas and protecting heritage, streetscape character and the urban tree canopy?

Council/ geographic area	Yes	Maybe	No	Unsure
Regional councils (15 surveys)	60%	20%	20%	-

Q) Do you agree with the proposed areas where co-located housing would be allowed under the draft Future Living Code Amendment (view the map)?

Council/ geographic area	Yes	Maybe	No	Unsure
Regional councils (15 surveys)	67%	20%	13%	-

Q) Do you feel the key differences between co-located housing, granny flats and other similar types of housing are clear in the draft Code Amendment and other information provided?

Council/ geographic area	Yes	No	Unsure
Regional councils (15 surveys)	73%	7%	20%

Likert Scale Questions – Issues of Importance

Q) How important do you feel the following aspects are for co-located housing?

Retaining the original home?

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	47%	47%	-	6%	-

Providing more housing diversity, including small lot homes

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	53%	20%	20%	-	7%

Preserving the look and feel of established neighbourhoods

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	73%	27%	-	-	-

Preserving the Urban tree canopy

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	93%	7%	-	-	-

Off-street parking

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	60%	7%	26%	7%	

Provide communal open space

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	47%	13%	33%	-	7%

Provide other shared facilities

Council/ geographic area	Very important	Important	Neutral	Unimportant	Not important at all
Regional councils (15 surveys)	27%	20%	39%	7%	7%

Attachment 5: Changes to Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-5) proposed by the Future Living Code Amendment

Note:
Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red text with strikethrough e.g. ~~remove text~~
- Addition shown by green text with underline e.g. add text.

Table 1 - Accepted Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 2 - Deemed-to-Satisfy Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 3 - Applicable Policies for Performance Assessed Development – Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions):

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
Co-located housing in the Co-located Housing Overlay	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Appearance PO 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]]	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		PO 20.1, PO 20.2, PO 20.3 Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] PO 31.2 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6 Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2 Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3		PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Land Use and Intensity] PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Co-located Housing Overlay [Built Form and Character] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Co-located Housing Overlay [Open Space] PO 4.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.1, PO 5.2, PO 5.3 Co-located Housing Overlay [Parking and Access] PO 6.1, PO 6.2 Co-located Housing Overlay [Pedestrian Access] PO 7.1, PO 7.2 Co-located Housing Overlay [Landscaping] PO 8.1, PO 8.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1 Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Habitable Buildings]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1 Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1 River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 Scenic Quality Overlay [Land Use and Intensity]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design [All development [Fences and Walls]] PO 9.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.2, PO 5.4 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Land division	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10 Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6 Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1 Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1 Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2 Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3 Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3 Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1 Aircraft Noise Exposure Overlay [Land Division] PO 3.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Land Division] PO 5.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.1 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Dwelling Excision Overlay [Land Division] PO 1.1 Environment and Food Production Areas Overlay

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2 Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1 Hazards (Flooding) Overlay [Land Division] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Heritage Adjacency Overlay [Land Division] PO 2.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Land Division] PO 5.1 Historic Area Overlay [Ruins] PO 8.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Land Division Overlay [General] PO 1.1, PO 1.2 Local Heritage Place Overlay [Land Division] PO 4.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Ramsar Wetlands Overlay [Land Division]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 State Heritage Area Overlay [Land Division] PO 4.1 State Heritage Place Overlay [Land Division] PO 4.1 State Significant Native Vegetation Areas Overlay [Land division] PO 2.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Future Living Code Amendment

By the State Planning Commission

AMENDMENT INSTRUCTIONS

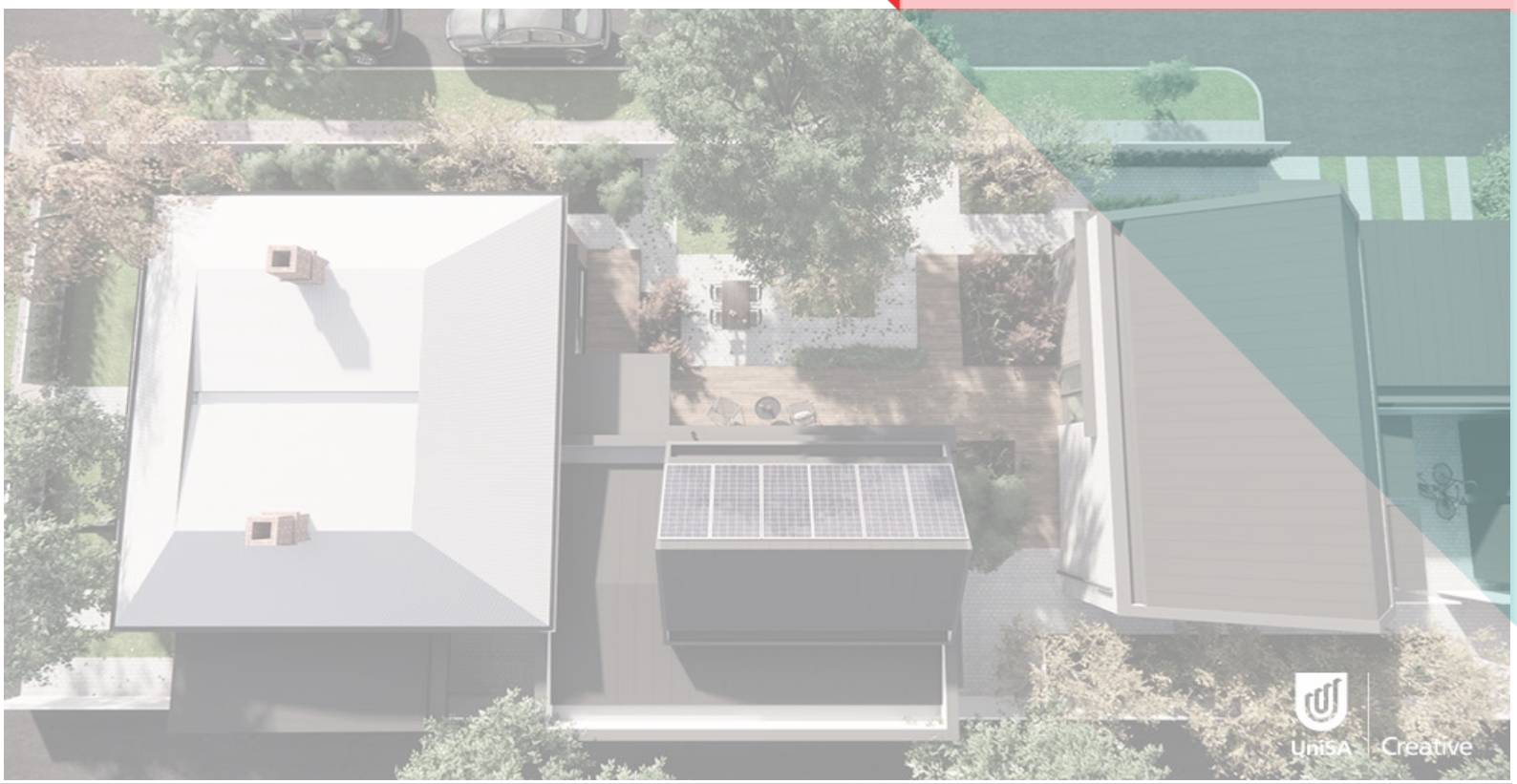
Adopted by:

.....

Hon Nick Champion

Minister for Planning

..../...../.....



Future Living Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Future Living Code Amendment (the Code Amendment) released for public consultation. Changes were made to the Code Amendment by the Designated Entity as a result of public consultation (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

The amendment instructions contained in **Attachment 1** incorporate these changes.

Key changes to the consultation version of the Code Amendment include:

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Alterations / additions to established dwelling(s)

- Include new policy in the Co-located Housing Overlay to clarify that established dwelling(s) are retained to accommodate additional co-located dwellings and can be sensitively altered, extended and/or partially demolished.

Internal fencing

- Include new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m^2 of communal open space per dwelling for shared use by all occupants (increased from 16m^2 in the consultation draft), with 80% (instead of 80m^2) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas where practicable.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2025.4 published on 27 February 2025. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Code in accordance with the following instructions:

Note:

Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red, italics text with strikethrough e.g., ~~*remove text*~~
- New text shown by green, italics text with underline e.g., *add text*

- Renumbering to meet Code list numbering rules will be made as necessary where list numbering is incorrect (or out of logical order) following implementation into the Code.

Part 2 – Zones and Subzones

Amendments to the Establishment Neighbourhood Zone

- In Part 2 – Zones and Subzones, update the Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-4) in accordance with the tracked changes shown in **Appendix A**.

Part 3 – Overlays

Application of New Co-located Housing Overlay

- In Part 3 – Overlays, before the Overlay titled 'Defence Aviation Area Overlay' insert the following heading and accompanying text:

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	*Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.*

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	***Deemed-to-Satisfy Criteria / Designated Performance Feature***
Land Use and Intensity	
PO 1.1 *Co-located housing established to support variety in housing options.*	*DTS/DPF 1.1* *None are applicable.*
Site Dimensions and Land Division	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	DTS/DPF 2.1 None are applicable.
PO 2.2 Co-located housing includes (as part of the application) a community title land division with a community scheme description and by-laws that address the tenure, access, functional and operational management matters of co-located housing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Amalgamation of sites (including the retention of all existing dwellings) is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.	DTS/DPF 2.3 None are applicable.
Built Form and Character	
PO 3.1 Co-located housing features dwellings behind or integrated with one or more established dwellings which faces a street in a manner which preserves the existing streetscape pattern and character.	DTS/DPF 3.1 None are applicable.
PO 3.2 Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties.	DTS/DPF3.2 None are applicable.
PO 3.3	DTS/DPF 3.3

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Established dwelling(s) on the site of a co-located housing development are retained to accommodate co-located housing, and may include sensitive alterations, additions and/or partial demolition.	None are applicable.
PO 3.4 New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.	DTS/DPF 3.4 None are applicable.
PO 3.5 Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.	DTS/DPF 3.5 None are applicable.
PO 3.6 Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.	DTS/DPF 3.6 Side boundary walls for co-located housing occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
PO 4.1 Communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.	DTS/DPF 4.1 Communal open space for co-located housing satisfies all of the following: (a) a minimum of 24m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80% of the total of communal open space is provided in a single location that is overlooked by a minimum of two dwellings and has a minimum dimension of 5m (c) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m above ground level and a maximum transparency of 20% (d) may include verandahs, alfrescos, terraces, decks where not enclosed on all sides (e) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.
Internal Privacy and Overlooking	
PO 5.1 Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.	DTS/DPF 5.1 None are applicable.
PO 5.2 Co-located housing developments provide visibility between living areas and communal open space, avoiding	DTS/DPF 5.2 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
internal fencing and other obstructions to promote passive surveillance across the site.	
PO 5.3 Bedrooms of co-located housing are oriented away from communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.	DTS/DPF 5.3 None are applicable.
PO 5.4 Internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.	DTS/DPF 5.4 Fencing within the site of a co-located housing development (where not located along the perimeter boundary) is no more than 1.2m in height and constructed of a material with a minimum transparency of 50%.
Parking and Access	
PO 6.1 Car parking for co-located housing satisfies all of the following: (a) is shared with car parks accessible to occupants and visitors at all times (b) is established in a manner that maintains the existing primary streetscape; and (c) maintains or reduces the number of existing driveway access points.	DTS/DPF 6.1 None are applicable.
PO 6.2 Existing driveways and manoeuvring areas are maintained or reduced to maximise the amount of landscaping and communal open space provided.	DTS/DPF 6.2 None are applicable.
Pedestrian Access	
PO 7.1 Pedestrian access to co-located housing from the primary street frontage is convenient, safe and minimises disruption to the occupants of other co-located housing by providing all of the following:	DTS/DPF 7.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
(a) a single common pathway accessible throughout the development site (b) controlled lighting to mitigate artificial light intrusion while maintaining safety (c) appropriate separation from bedrooms or any private open space areas.	
PO 7.2 Co-located housing developments are designed to support safe and convenient access and movement for residents throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable.	DTS/DPF 7.2 None are applicable.
Landscaping	
PO 8.1 Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping is used to soften the bulk, scale and visual appearance of new buildings for co-located housing and to minimise hard, impermeable on-site surface treatments.	DTS/DPF 8.2 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development, and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Amendments to Stormwater Management Overlay

- In Part 3 – Overlays, in the Stormwater Management Overlay, amend DTS/DPF 1.1 as follows:

DTS/DPF 1.1

Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings, *co-located housing* or dwellings within a residential flat building:

(a) includes rainwater tank storage:
  (i) connected to at least:
    A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area
    B. in all other cases, 80% of the roof area
  (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2
  (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater
  (iv) with a minimum total capacity in accordance with Table 1
  (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank
(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area

Table 1: Rainwater Tank

Site size (m^2)	**Minimum retention volume (Litres)**	**Minimum detention volume (Litres)**
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Part 4 – General Development Policies

Amendments to the Design in Urban Areas Module

- In Part 4 – General Development Policies, in the Design in Urban Areas Module, amend the heading *'Group Dwellings, Residential Flat Buildings and Battle axe Development'*, to the following:

  Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle-axe Development.

- In Part 4 – General Development Policies, in the Design in Urban Areas Module amend DTS/DPF 22.1 to the following:

  DTS/DPF 22.1

  Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

  (a) a total area for the entire development site, including any common property, as determined by the following table:

Site area (or in the case of residential flat building, *co-located housing* or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

  (b) at least 30% of any land between the primary street boundary and the primary building line.

Amendments to the Transport, Access and Parking – Car Parking Rates Table

- In Part 4 – General Development Policies, in the Transport, Access and Parking Module, amend Table 1 – General Off-Street Parking Requirements by inserting (in alphabetical order) the following new class of development (and accompanying text) under the heading 'Residential Development':

  Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. Residential Development
Co-located Housing	*Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement.* *Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement.* *Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.*

Part 7 – Land Use Definitions

Application of New Land Use Definition

- In Part 7 – Land Use Definitions, amend the Land Use Definitions Table by inserting (in alphabetical order) the following new land use definition:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-located Housing	*Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:* *(a) each occupy an allotment created or proposed to be created under the Community Titles Act 1996 and are subject to a community scheme description; and* *(b) comprises and retains (with or without alteration/modification) all established dwellings on the site of the proposed development; and* *(c) incorporates communal open space that is accessible to all*		*Ancillary accommodation;* *Group dwelling;* *Residential flat building*

	dwellings within the site of the proposed development; and *(d) may also comprise other common areas and / or facilities for shared use by all occupants including (but not limited to):* *(i) a common building that includes facilities such as a shared kitchen, dining and / or living facilities* *(ii) shared laundry facilities* *(iii) shared car parking.*		

Amendments to Existing Land Use Definitions

- In Part 7 – Land Use Definitions, update the 'Land Use Definitions Table' as follows:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation *but does not include a building that is part of co-located housing*.		*Co-located housing*
Residential flat building	Means a single building in which there are 2 or more dwellings *but does not include a building that is part of co-located housing*.		*Co-located housing;* Group dwelling; Row dwelling; Semi-detached dwelling;

Part 13 – Table of Amendments

- In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the

‘Table of Planning and Design Code Amendments’ to reflect the publication of this Code Amendment.

Appendix A – Changes to Established Neighbourhood Zone assessment classification and applicable policies (Tables 1-4)

Note:
Changes proposed by the Code Amendment are outlined as follows:

- Deletion shown by red, italics text with strikethrough e.g. ~~*remove text*~~
- Addition shown by green, italics text with underline e.g. *add text*.

Table 1 - Accepted Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 2 - Deemed-to-Satisfy Development Classification – No changes envisaged by the Future Living Code Amendment.

Table 3 - Applicable Policies for Performance Assessed Development – Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions):

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-located housing in the Co-located Housing Overlay	*Land Use and Intensity PO 1.1* *Site coverage PO 3.1* *Building Height PO 4.1* *Primary Street Setback PO 5.1* *Secondary Street Setback PO 6.1* *Side Boundary Setback PO 8.1* *Rear Boundary Setback PO 9.1* *Appearance PO 10.1, PO 10.2*	*Clearance from Overhead Powerlines PO 1.1* *Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1* *Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5* *Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)] PO 10.1, PO 10.2* *Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5* *Design in Urban Areas [All residential development [Front elevations and passive surveillance]]*	*None*	*Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3* *Affordable Housing Overlay [Built Form and Character] PO 2.1* *Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2* *Affordable Housing Overlay [Movement and Car Parking] PO 4.1* *Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1* *Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1* *Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1* *Building Near Airfields Overlay PO 1.3* *Character Area Overlay [All Development] PO 1.1* *Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		PO 17.1, PO 17.2 *Design in Urban Areas [All residential development [Outlook and Amenity]]* *PO 18.1, PO 18.2* *Design in Urban Areas [Residential Development - Low Rise [External appearance]]* *PO 20.1, PO 20.2, PO 20.3* *Design in Urban Areas [Residential Development - Low Rise [Landscaping]]* *PO 22.1* *Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]]* *PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6* *Design in Urban Areas [Residential Development - Low Rise [Waste storage]]* *PO 24.1* *Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]]* *PO 31.2* *Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]]* *PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5* *Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]]* *PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6* *Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential*		*Character Area Overlay [Context and Streetscape Amenity]* *PO 6.1, PO 6.2* *Character Preservation District Overlay [Land Use and Intensity]* *PO 1.2* *Character Preservation District Overlay [Built Form and Character]* *PO 2.1, PO 2.2, PO 2.3* *Character Preservation District Overlay [Built Form and Character in the Rural Area]* *PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6* *Character Preservation District Overlay [Earthworks]* *PO 4.1* *Coastal Areas Overlay [Hazard Risk Minimisation]* *PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5* *Coastal Areas Overlay [Coast Protection Works]* *PO 3.1, PO 3.2* *Coastal Areas Overlay [Environment Protection]* *PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7* *Coastal Areas Overlay [Access]* *PO 5.1, PO 5.2, PO 5.4* *Coastal Flooding Overlay* *PO 1.1* *Co-located Housing Overlay [Land Use and Intensity]* *PO 1.1* *Co-located Housing Overlay [Site Dimensions and Land Division]* *PO 2.1, PO 2.2, PO 2.3* *Co-located Housing Overlay [Built Form and Character]* *PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6* *Co-located Housing Overlay [Open Space]* *PO 4.1* *Co-located Housing Overlay [Internal Privacy and Overlooking]* *PO 5.1, PO 5.2, PO 5.3* *Co-located Housing Overlay [Parking and Access]* *PO 6.1, PO 6.2*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Flat Buildings and Battle axe Development [Water sensitive urban design]] *PO 36.1, PO 36.2* *Design in Urban Areas [Laneway Development [Infrastructure and Access]]* *PO 44.1* *Infrastructure and Renewable Energy Facilities [Water Supply]* *PO 11.2* *Infrastructure and Renewable Energy Facilities [Wastewater Services]* *PO 12.1, PO 12.2* *Interface between Land Uses [Overshadowing]* *PO 3.1, PO 3.2, PO 3.3* *Site Contamination* *PO 1.1* *Transport, Access and Parking [Vehicle Access]* *PO 3.1, PO 3.5, PO 3.6* *Transport, Access and Parking [Vehicle Parking Rates]* *PO 5.1* *Transport, Access and Parking [Corner Cut-Offs]* *PO 10.1*		*Co-located Housing Overlay [Pedestrian Access]* *PO 7.1, PO 7.2* *Co-located Housing Overlay [Landscaping]* *PO 8.1, PO 8.2* *Defence Aviation Area Overlay [Built Form]* *PO 1.1* *Future Local Road Widening Overlay [Future Road Widening]* *PO 1.1* *Future Road Widening Overlay [Future Road Widening]* *PO 1.1* *Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity]* *PO 1.1* *Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety]* *PO 1.1* *Gateway Overlay [Built Form and Character]* *PO 1.1, PO 1.2, PO 1.3* *Gateway Overlay [Landscaping]* *PO 3.1, PO 3.2, PO 3.3, PO 3.4* *Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]* *PO 1.1* *Hazards (Bushfire - General Risk) Overlay [Siting]* *PO 1.1* *Hazards (Bushfire - General Risk) Overlay [Built Form]* *PO 2.1* *Hazards (Bushfire - General Risk) Overlay [Habitable Buildings]* *PO 3.1, PO 3.2, PO 3.3* *Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks]* *PO 5.2, PO 5.3* *Hazards (Bushfire - High Risk) Overlay [Land Use]* *PO 1.1* *Hazards (Bushfire - High Risk) Overlay [Siting]* *PO 2.1*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Bushfire - High Risk) Overlay [Built Form] *PO 3.1* *Hazards (Bushfire - High Risk) Overlay [Habitable Buildings]* *PO 4.1, PO 4.2, PO 4.3* *Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks]* *PO 6.2, PO 6.3* *Hazards (Bushfire - Medium Risk) Overlay [Siting]* *PO 1.1* *Hazards (Bushfire - Medium Risk) Overlay [Built Form]* *PO 2.1* *Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings]* *PO 3.1, PO 3.2, PO 3.3* *Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks]* *PO 5.2, PO 5.3* *Hazards (Bushfire - Outback) Overlay [Habitable Buildings]* *PO 1.1* *Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]* *PO 2.2* *Hazards (Bushfire - Regional) Overlay [Siting]* *PO 1.1* *Hazards (Bushfire - Regional) Overlay [Built Form]* *PO 2.1* *Hazards (Bushfire - Regional) Overlay [Habitable Buildings]* *PO 3.1, PO 3.2, PO 3.3* *Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways]* *PO 5.2, PO 5.3* *Hazards (Flooding) Overlay [Flood Resilience]* *PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5* *Hazards (Flooding) Overlay [Environmental Protection]* *PO 4.2* *Hazards (Flooding) Overlay [Site Earthworks]* *PO 5.1, PO 5.2* *Hazards (Flooding) Overlay [Access]*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 6.1, PO 6.2 *Hazards (Flooding – General) Overlay [Flood Resilience]* *PO 2.1* *Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]* *PO 1.1* *Heritage Adjacency Overlay [Built Form]* *PO 1.1* *Historic Area Overlay [All Development]* *PO 1.1* *Historic Area Overlay [Built Form]* *PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5* *Historic Area Overlay [Context and Streetscape Amenity]* *PO 6.1, PO 6.2* *Historic Area Overlay [Ruins]* *PO 8.1* *Historic Shipwrecks Overlay [General]* *PO 1.1* *Interface Management Overlay [Land Use and Intensity]* *PO 1.1* *Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]* *PO 1.1* *Key Outback and Rural Routes Overlay [Access - On-Site Queuing]* *PO 2.1* *Key Outback and Rural Routes Overlay [Access - Existing Access Points]* *PO 3.1* *Key Outback and Rural Routes Overlay [Access - Location (Spacing)]* *PO 4.1* *Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)]* *PO 5.1* *Key Outback and Rural Routes Overlay [Access - Mud and Debris]* *PO 6.1* *Key Outback and Rural Routes Overlay [Access - Stormwater]* *PO 7.1*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Key Outback and Rural Routes Overlay [Public Road Junctions] *PO 8.1* *Key Railway Crossings Overlay [Access, Design and Function]* *PO 1.1* *Limited Dwelling Overlay* *PO 1.1* *Local Heritage Place Overlay [Built Form]* *PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7* *Local Heritage Place Overlay [Landscape Context and Streetscape Amenity]* *PO 5.1* *Local Heritage Place Overlay [Conservation Works]* *PO 7.1* *Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]* *PO 1.1* *Major Urban Transport Routes Overlay [Access - On-Site Queuing]* *PO 2.1* *Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points]* *PO 3.1* *Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]* *PO 4.1* *Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]* *PO 5.1* *Major Urban Transport Routes Overlay [Access - Mud and Debris]* *PO 6.1* *Major Urban Transport Routes Overlay [Access - Stormwater]* *PO 7.1* *Major Urban Transport Routes Overlay [Building on Road Reserve]* *PO 8.1* *Major Urban Transport Routes Overlay [Public Road Junctions]* *PO 9.1* *Major Urban Transport Routes Overlay [Corner Cut-Offs]* *PO 10.1*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] *PO 1.1* *Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater]* *PO 2.2, PO 2.3, PO 2.4* *Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater]* *PO 3.1, PO 3.2, PO 3.3, PO 3.9* *Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features]* *PO 4.1* *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]* *PO 1.1* *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater]* *PO 2.1, PO 2.4, PO 2.5* *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater]* *PO 3.1, PO 3.2, PO 3.3, PO 3.9* *Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]* *PO 4.1* *Native Vegetation Overlay [Environmental Protection]* *PO 1.1, PO 1.2, PO 1.4* *Non-Stop Corridors Overlay [Non-Stop Corridor Overlay]* *PO 1.1* *Resource Extraction Protection Area Overlay [Protection of Strategic Resources]* *PO 1.1* *River Murray Flood Plain Protection Area Overlay [Wastewater]* *PO 1.1* *River Murray Flood Plain Protection Area Overlay [Built Form and Character]* *PO 4.1, PO 4.3* *River Murray Flood Plain Protection Area Overlay [Flood Resilience]* *PO 5.1, PO 5.2, PO 5.3* *River Murray Flood Plain Protection Area Overlay [Environmental Protection]* *PO 6.1, PO 6.2, PO 6.3* *River Murray Flood Plain Protection Area Overlay [Access]* *PO 7.1, PO 7.2, PO 7.3* *Scenic Quality Overlay [Land Use and Intensity]*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 1.1 *Scenic Quality Overlay [Built Form and Character]* *PO 2.1* *Scenic Quality Overlay [Landscaping]* *PO 3.1* *Scenic Quality Overlay [Earthworks]* *PO 4.1* *Significant Interface Management Overlay [Land Use and Intensity]* *PO 1.1* *Significant Landscape Protection Overlay [Land Use and Intensity]* *PO 1.1* *Significant Landscape Protection Overlay [Built Form and Character]* *PO 2.1, PO 2.2* *Significant Landscape Protection Overlay [Landscaping]* *PO 3.1* *Significant Landscape Protection Overlay [Earthworks]* *PO 4.1* *State Heritage Area Overlay [Built Form]* *PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5* *State Heritage Area Overlay [Landscape Context and Streetscape Amenity]* *PO 5.1* *State Heritage Area Overlay [Conservation Works]* *PO 7.1* *State Heritage Place Overlay [Built Form]* *PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7* *State Heritage Place Overlay [Landscape Context and Streetscape Amenity]* *PO 5.1* *State Heritage Place Overlay [Conservation Works]* *PO 7.1* *State Significant Native Vegetation Areas Overlay [Environmental Protection]* *PO 1.1* *Stormwater Management Overlay* *PO 1.1*

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay [Traffic Generating Development] *PO 1.1, PO 1.2, PO 1.3* *Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]* *PO 1.1* *Urban Transport Routes Overlay [Access - On-Site Queuing]* *PO 2.1* *Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point]* *PO 3.1* *Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points]* *PO 4.1* *Urban Transport Routes Overlay [Access - Location (Sight Lines)]* *PO 5.1* *Urban Transport Routes Overlay [Access – Mud and Debris]* *PO 6.1* *Urban Transport Routes Overlay [Access - Stormwater]* *PO 7.1* *Urban Transport Routes Overlay [Building on Road Reserve]* *PO 8.1* *Urban Transport Routes Overlay [Public Road Junctions]* *PO 9.1* *Urban Transport Routes Overlay [Corner Cut-Offs]* *PO 10.1* *Urban Tree Canopy Overlay* *PO 1.1* *Water Resources Overlay [Water Catchment]* *PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8*
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design [All development [Fences and Walls]] PO 9.1	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Character Area Overlay [All Development] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 *Co-located Housing Overlay [Internal Privacy and Overlooking]* *PO 5.2, PO 5.4* Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Ramsar Wetlands Overlay [General]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Land division	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1 Aircraft Noise Exposure Overlay [Land Division] PO 3.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Land Division] PO 5.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6 Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1 Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1 Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2 Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3 Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3 Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.1 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 *Co-located Housing Overlay [Site Dimensions and Land Division]* *PO 2.1, PO 2.2, PO 2.3* Dwelling Excision Overlay [Land Division] PO 1.1 Environment and Food Production Areas Overlay PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Land Division]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2 Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1 Hazards (Flooding) Overlay [Land Division] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Land Division] PO 2.1 Historic Area Overlay [All Development] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Historic Area Overlay [Land Division] PO 5.1 Historic Area Overlay [Ruins] PO 8.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Land Division Overlay [General] PO 1.1, PO 1.2 Local Heritage Place Overlay [Land Division] PO 4.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Ramsar Wetlands Overlay [Land Division] PO 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 State Heritage Area Overlay [Land Division] PO 4.1 State Heritage Place Overlay [Land Division] PO 4.1 State Significant Native Vegetation Areas Overlay [Land division] PO 2.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

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24 March 2025

Hon Nick Champion MP
Minister for Planning

By email: DTI.ChampionMinisterials@sa.gov.au

Dear Minister

Determination of the Future Living Code Amendment

I am pleased to advise that the State Planning Commission) has finalised the engagement report for the Future Living Code Amendment (the Code Amendment), pursuant to section 73(7) of the *Planning, Development and infrastructure Act 2016* (the Act).

I now furnish you with a copy of the engagement report (**Attachment 1**) and the Amendment Instructions (**Attachment 2**) to allow you to determine the Code Amendment.

The Code Amendment aims to introduce a new form of housing called ‘co-located housing’ to allow more diverse and affordable homes to be built in established residential suburbs without impacting existing character, heritage and streetscapes. It encourages existing houses to be retained, altered and extended to create ‘co-located housing’, with smaller housing options sited around shared open space.

The Code Amendment proposes to apply a new ‘Co-located Housing Overlay’ over the Established Neighbourhood Zone in six council areas: Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley, and the Town of Walkerville.

The Code Amendment represents the first collaborative effort with local government on a Commission-led Code Amendment process. The University of South Australia has also been a key partner to this collaboration.

The Code Amendment gains strategic support from:

- the Commission's 'Planning for a New Retirement Future Symposium' held in August 2018
- the 'Cohousing for Ageing Well Design Research Project Report finalised in August 2020
- feedback received on the extent to which the draft 'Phase Three (Urban Areas) Planning and Design Code' released for public consultation through 2020 enabled and encouraged housing diversity in our suburbs
- release of the State Government's Housing Roadmap in July 2024.

The Commission initiated the Code Amendment on 5 October 2021. In accordance with the principles of the Community Engagement Charter, the proposed Code Amendment was released for a twelve-week period of community engagement from 15 August 2024 to 7 November 2024.

There were 262 submissions received in response; 207 submissions were in the form of the survey / mapping tool provided on the YourSAY page; 17 submissions from various industry stakeholders / community organisations; 15 submissions from private individuals via email; 11 submissions from councils (including 5 of the councils directly affected by the Code Amendment); 3 submissions from state government agencies / organisations and 2 submissions from infrastructure providers.

A general level of support for the intent and issues covered in the Code Amendment was expressed:

- 50 per cent of survey responses received indicated support for the Code Amendment
- 16 per cent of the survey responses indicated support for the Code Amendment but with some concerns expressed, including the need for further amendments to policy
- 26 per cent of the survey responses indicated opposition to the Code Amendment
- 5 per cent of the survey responses indicated that they were impartial / neutral to the Code Amendment.

Some issues / aspects raised in the feedback received were outside the scope of this Code Amendment. However, a wide range of feedback and suggestions for improvement were provided, with numerous changes made to the Code Amendment in response to submissions received during community engagement. Matters the subject of significant feedback were the proposal that land division be enabled within areas that the Co-located Housing Overlay is applied to, policy for communal open space, and car parking rates (on-street and off-street).

Pursuant to the requirements prescribed in section 73(7) of the Act and in the Commission's *Practice Direction 2 – Preparation and Amendment of Designated Instruments*, the Commission has prepared an Engagement Report (**Attachment 1**) for your consideration in adopting the Code Amendment (per the Amendment Instructions in **Attachment 2**).

<u>Options to finalise the Code Amendment</u>

The Housing Roadmap released by the State Government in June 2024 identifies the Future Living Code Amendment as one of the initiatives to deliver more housing in South Australia. It is understood the Government has identified that the Code Amendment should be 'approved' by March 2025.

As mentioned above, the Code Amendment is a partnership between the Commission, local government and the University of South Australia. The partnership extended to the administrations of the participating six councils contributing to the updates to the draft Code Amendment made in response to submissions received. The Commission has not, as yet, been able to seek council elected body views on these updates and final expressions of support for spatial application of the Co-located Housing Overlay in their respective areas. The Commission considers providing this opportunity to elected bodies will complete the partnership approach and, potentially, serve as a model for future partnerships of this nature.

Section 73(10)(e) of the Act allows you to divide a Code Amendment into separate parts. This option could be used to ensure the Code Amendment policy is able to be adopted by March 2025, whilst also providing the six participating council elected bodies opportunity to consider the updated to the draft Code Amendment and express support for spatial application of the Co-located Housing Overlay to their respective areas. This option would involve the Code Amendment being split into the following two parts:

- ***Part 1*** *– to comprise the policy component of the Code Amendment only (including the new land use definition, new Co-located Housing Overlay and amendments to Established Neighbourhood Zone, overlay and general development policies)*
- ***Part 2*** *– to comprise the spatial application of the policy to the six affected councils*

While the Commission supports dividing the Code Amendment to meet the above objectives, there is also a risk that not all (or none) of the six participating councils may support the spatial application of the co-located housing policy when this is considered through Part 2 of the Code Amendment. There is also the possibility that councils may support spatial application of the Co-located Housing Overlay to some parts of their Established Neighbourhood Zone, but not all.

The Commission considers this risk to be low given that all six council administrations have been recently briefed on the post-consultation changes to the Code Amendment and have indicated their support. The elected members of the participating councils have also been fully briefed on the Code Amendment, so all are aware of the importance of this policy collaboration with the Commission and the role of the Code Amendment in addressing key housing diversity objectives.

Accordingly, subject to your decision, I now recommend that you write to the six participating councils (Alexandrina Council, City of Burnside, City of Campbelltown, City of Prospect, City of Unley, and Town of Walkerville) seeking their support for the Co-located Housing Overlay to be spatially applied to the Established Neighbourhood Zone in their local government area.

A letter to the participating councils (**Attachment 3**) has been drafted for your approval, advising the councils that the policy in the Code Amendment has been adopted, and seeking their support for adoption of Part 2 of the Amendment. It is recommended that you **provide at least six weeks** to allow councils to respond confirming their support.

Supporting regulatory amendments

In order to support the Code Amendment, the Commission recommends that the Government undertake regulatory changes to:

- Amend Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) to require approval fora fence in the Co-located Housing Overlay that is not located on a boundary with land outside of the subject co-located housing development. This seeks to ensure that co-located housing developments maintain visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site.

- Amend Schedule 8 of the Regulations to prescribe the following documents/information be lodged with an application for co-located housing
  - a scheme description in accordance with the *Community Titles Act 1996,* defining common/shared and private areas associated with each of the community lots
  - a site plan showing:
    - the footprints of the dwellings on the site and of the immediate neighbours
    - how the site is proposed to be used, including areas for shared facilities, common outdoor areas, private outdoor areas, shared car parking, rubbish bin storage and washing lines
    - which existing buildings/structures are to be removed/demolished to accommodate the proposed co-located housing development
  - floor plans showing fixed and loose furniture that demonstrates functionality and amenity
  - that both the land use and land division components of the development must be lodged together for assessment purposes.

Subject to your approval to draft these Regulation changes, they will be the subject of advice from the Department.

In conjunction with these regulation amendments, the Commission will seek to update Practice Direction 12 (Conditions) to set out a condition that co-located housing be undertaken in accordance with the approved scheme description for the site. The Commission will progress these changes in anticipation of you agreeing to adopt the Code Amendment.

Both these complementary reforms will be timed appropriate to progression of the Code Amendment being given effect.

Should you require further information, please contact Mr Jason Bailey, Manager – Planning and Design Code, PLUS, Department for Housing and Urban Development, on 08 7133 2299 or via email at: jason.bailey@sa.gov.au.

Yours sincerely

Craig Holden
Chair

Att
1. Future Living Code Amendment – Engagement Report
2. Future Living Code Amendment – Amendment Instructions
3. Draft letter from Minister to councils seeking confirmation of support to spatially apply the Co-located Housing Overlay to their council area

22812821

DD MMMM 2025

Mayor [Name]
[Council]
[Address]
[Suburb]

By email: [email]

Dear Mayor [Name]

I write in relation to the State Planning Commission's (the Commission) amendment to the Planning and Design Code (the Code) regarding co-located housing, to be facilitated through the Future Living Code Amendment (the Code Amendment).

Creating greater diversity in the housing market and providing more affordable options for the community is one way the South Australian Government is taking action to tackle the housing crisis. For this reason, the Future Living Code Amendment was identified as an initiative in the Government's Housing Roadmap released in June 2024.

I understand the City of Unley (and other participating councils) have been working with the Commission and the University of South Australia over the last few years to progress the Code Amendment, first through community engagement from August to November 2024 and now to the final approval stage. This is a great outcome and a result of the hard work and the collaborative efforts the Project Working Group, which has been a key element in ensuring a successful outcome to this Code Amendment process.

The Commission resolved at its meeting on 6 March 2025 to approve the Engagement Report and Code Amendment and furnish these to me for approval. The Commission has also recommended that I divide the Code Amendment into the following two separate parts and then proceed to adopt Part 1:

- Part 1 – to comprise the policy component of the Code Amendment only (including the new land use definition, new Co-located Housing Overlay and amendments to the Established Neighbourhood Zone, overlays and general development policies)
- Part 2 – to comprise the spatial application of the Co-located Housing Overlay to the Established Neighbourhood Zone of the six affected councils following council consideration of the approved policy component.

I'm pleased to advise that I determined to adopt Part 1 of the Code Amendment on **DD MMMM 2025**.

Please find **enclosed** the Commission's Engagement Report, which contains a summary of the engagement process, the feedback received, and the changes made to the Code Amendment following consultation. Please note the adopted Co-located Housing Overlay policy as outlined in Part 10 of the Engagement Report.

An overview of the key post-consultation changes to the Code Amendment are provided below for council's consideration. I am advised these changes were discussed with staff of the participating councils (including Unley) at meetings held in December 2024 and January 2025 and there was broad support for these amendments.

Summary of key post-consultation changes to the Code Amendment

Proposed 'co-located housing' land use definition

- Provide further clarification in the definition about the timing of when the community title allotment is to be created, that all established dwellings on the site must be retained, that a scheme description is required for all co-located housing, and that the optional features for co-located housing are not limited to those outlined in the definition.

Land division pattern

- Remove policy from the Co-located Housing Overlay about retaining historical land division pattern, noting that co-located housing by its nature will not necessarily maintain the historical pattern of subdivision but is a form of development which can be appropriate in Character/Historic Areas given the built form controls and design quality sought through the Co-located Housing Overlay.

Alterations / additions to established dwelling(s)

- Include new policy in the Co-located Housing Overlay to clarify that established dwelling(s) are retained to accommodate additional co-located dwellings and can be sensitively altered, extended and/or partially demolished.

Internal fencing

- Include new policy in the Co-located Housing Overlay to ensure internal fencing within a co-located housing development is limited in height and visually permeable to maintain visibility, outlook and passive surveillance of common areas.

Communal open space

- Amend communal space policy in the Co-located Housing Overlay to seek a minimum of 24m^2 of communal open space per dwelling for shared use by all occupants (increased from 16m^2 in the consultation draft), with 80% (instead of 80m^2) of the total communal open space provided in a single consolidated area for access by all dwellings, with a minimum dimension of 5 metres (increased from 2 metres).

Pedestrian Access

- Add to policy in the Co-located Housing Overlay to clarify the features of safe and convenient pedestrian access from the street, including appropriate lighting and separation from private areas.
- Insert new policy in the Co-located Housing Overlay seeking safe and convenient access throughout the site by avoiding steps in pathways, parking areas and common areas, where practicable.

Car parking (on-street and off-street parking provision)

- Amend policy in the Co-located Housing Overlay to clarify that car parking must be in a shared arrangement, with car parks accessible to occupants and visitors at all times (e.g. entry not restricted by roller doors etc.)
- Increase car parking to 2 off-street car parking spaces for co-located housing comprising 3+ bedrooms, and update policy to require all car parking for co-located housing to be located in a shared car parking area/arrangement.

While not forming part of this Code Amendment, it is recommended to prescribe under section 119(1) of the *Planning, Development and Infrastructure Act 2016,* through amendments to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017,* that an application for co-located housing must be accompanied by a scheme description in accordance with the *Community Titles Act 1996.* Practice Direction 12 (Conditions) is also proposed to be updated to set out a condition that co-located housing be undertaken in accordance with the approved scheme description for the site.

Proposed Local Pilot Scheme

The Commission also acknowledges the recent proposal put forward by council staff to explore developing a local pilot scheme to assist landowners with redeveloping their properties for co-located housing.

I am advised that the Chair of the Commission would be happy to meet with you and Mr Peter Tsokas (council's Chief Executive Officer) to discuss in greater detail council's proposal.

Timeframe for Council Support

It would be appreciated if you could please confirm council's support for spatial application of the Co-located Housing Overlay within the Established Neighbourhood Zone in the City of Unley by **DD MMMM 2025.**

In closing I would once again like to thank Council for its efforts in working with the Commission and PLUS to progress the Code Amendment to this final delivery stage, to realise greater housing diversity outcomes for your communities.

Yours sincerely

Hon Nick Champion MP
Minister for Planning

/ / 2025

Encl. Future Living Code Amendment Engagement Report

cc: [Name], Chief Executive Officer (email)

FOR CONSULTATION

Future Living Code Amendment

by the State Planning Commission

Contact details

PlanSA
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Phone: 1800 752 664
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PlanSA

Government of South Australia
Department for Housing and Urban Development

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HAVE YOUR SAY

This Code Amendment has been released for engagement from **15 August to 7 November 2024**.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Via the YourSAy website at yoursay.sa.gov.au/future-living
- Completing an online submission via the PlanSA portal at PlanSA online submission form
- Providing a written submission by email to:

  Email: plansasubmissions@sa.gov.au
  (subject: Submission – Future Living Code Amendment)
- Providing a written submission by post to:

  State Planning Commission
  GPO Box 1815
  ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at: yoursay.sa.gov.au/future/living.

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of bushfire hazard.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with policy in an overlay, the overlay policy trumps the zone policy.

Overlays contain a procedural matters table which sets out any referral required for particular developments in that overlay.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main spatial building blocks of the Code and apply to all areas of the state.

The same zone should apply to similar areas. For example, an Urban Activity Centre Zone applying to Westfield Marion Shopping Centre also applies to similar centres like Westfield Tea Tree Plaza Shopping Centre.

Each zone includes policies which describe the types of development that are envisaged in that zone. Classification tables within the zone assign how particular types of developments are assessed against policies in the Code (calling up policies from overlays, zones, subzones or general development policies) and which assessment pathway they will follow. Procedural matters tables also set out which types of developments need to be publicly notified.

1.4 Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

Unlike overlays, zones and subzones, general development policies are not applied based on the location of a proposed development, but rather the type or class of development proposed.

1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. The State Planning Commission (the Commission) may initiate an amendment to the Code and undertake a Code Amendment process.

The Future Living Code Amendment (the Code Amendment) was initiated by the Commission on 5 October 2021.

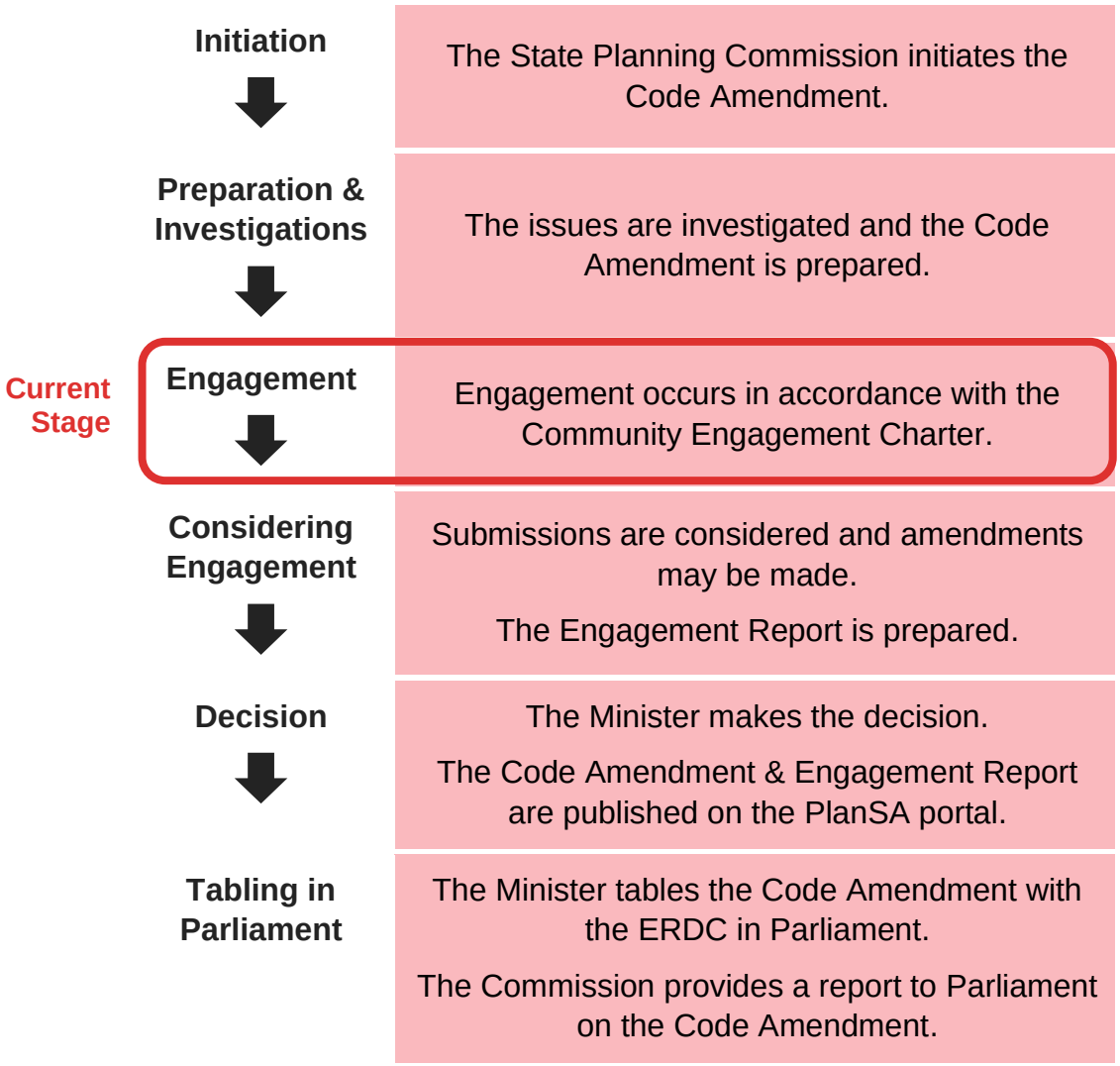
An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Code Amendment can be downloaded from: plan.sa.gov.au/en/ca/future-living

The Commission is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

As designated entity for this Code Amendment, the Commission has undertaken investigations and will run the engagement process, with assistance from participating councils. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1.**

Figure 1. Summary of the Code Amendment process



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

The Future Living Code Amendment (the Code Amendment) seeks to enhance housing diversity in Adelaide's established suburbs. An alternative to infill housing, a new form of shared housing or 'co-located housing' is proposed which requires an existing house to be retained, repurposed and added to, providing high-quality designed dwellings surrounding communal open space. Mature vegetation will be retained, and existing streetscape character preserved, while providing a range of smaller housing options.

The proposed co-located housing model seeks to deliver critical housing options for smaller household types, responding to the ageing demographics of the State's population. Co-located housing provides not only solutions for aging-in-place, but also multi-generational living and affordable housing options for all demographic groups.

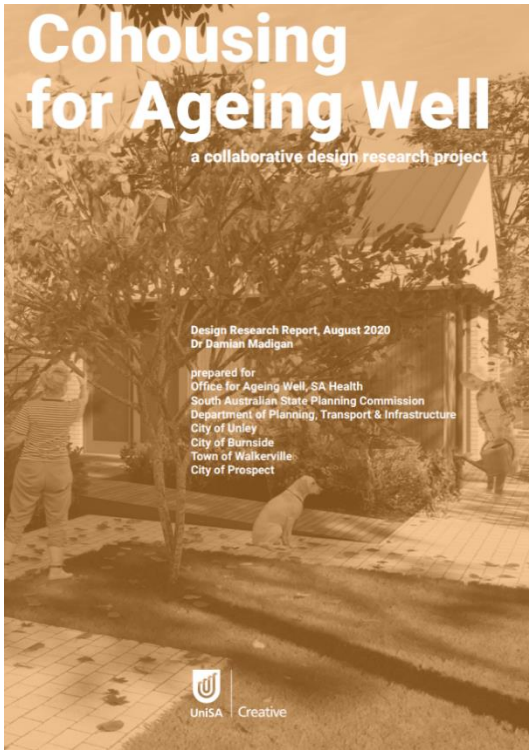
Co-located housing is proposed to be available in established suburbs where standard infill housing isn't appropriate. These developments must respond to the neighbourhood's existing context, including the protection of historic and character values, and incorporate high design quality.

Co-located housing is anticipated to deliver the following attributes and design/siting outcomes:

- No wholesale demolition of the existing house on the site, but rather its retention, alteration, and extension.
- Reconsideration of private open space in favour of larger areas of shared space.
- Permitted overlooking within the allotment, with the maintenance of existing privacy for neighbouring properties.
- Newly created dwellings not being subordinate to the existing dwelling, but rather creating a flat hierarchy of dwellings sharing the one site.
- Accommodating different age groups and household types.

The Code Amendment will also assist in the delivery of outcomes from the following State Planning Commission (the Commission) initiatives:

- 'Planning for a New Future' Symposium
- Cohousing for Ageing Well Project
- Feedback from the Phase Three (Urban Areas) Code Amendment



The Amendment will also assist in addressing the 'missing middle' of housing illustrated below from The 30 Year Plan for Greater Adelaide (2017 Update):

Figure 1: Missing Middle of Housing

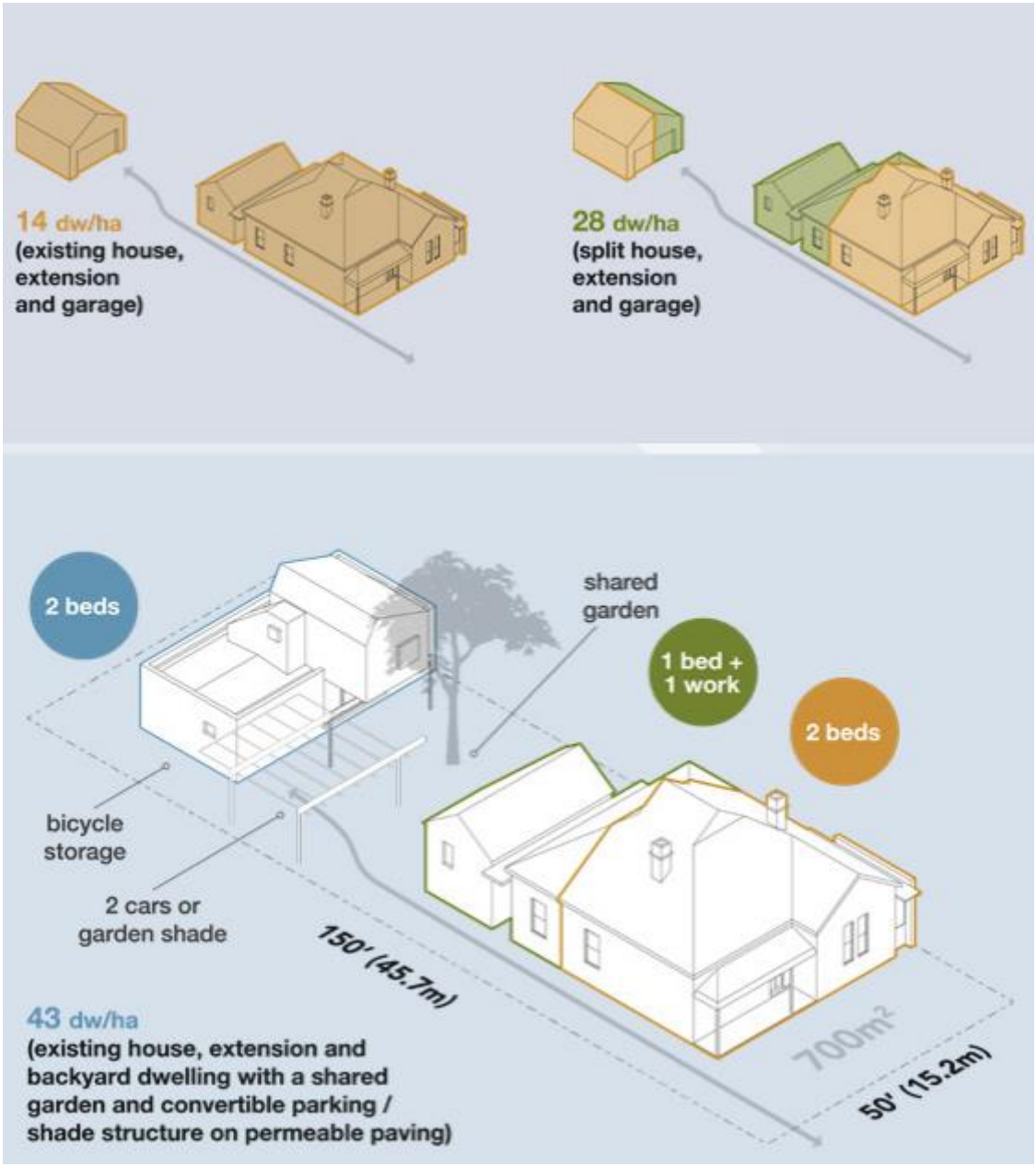
Source: The 30-Year Plan for Greater Adelaide (2017 Update)

The Commission's People and Neighbourhoods Discussion Paper released in 2019 (as a precursor to the implementation of the Phase Three Planning and Design Code) describes this 'missing middle' as:

> *'an identified policy gap of low-rise medium density housing options including dual occupancies, terrace houses, multi-dwelling houses and manor houses. Such offerings straddle the gap between low density single dwellings at one end of the housing spectrum and high-density apartments at the other.'*

A Case Study undertaken by Dr Damian Madigan as part of this Discussion Paper concluded that there is an opportunity *'to create a uniquely Adelaidean form of missing middle housing in our established character areas by sensitively altering and expanding some of our earlier housing in a familiar manner':*

Figure 2: Opportunities for Adelaide's 'Missing Middle'



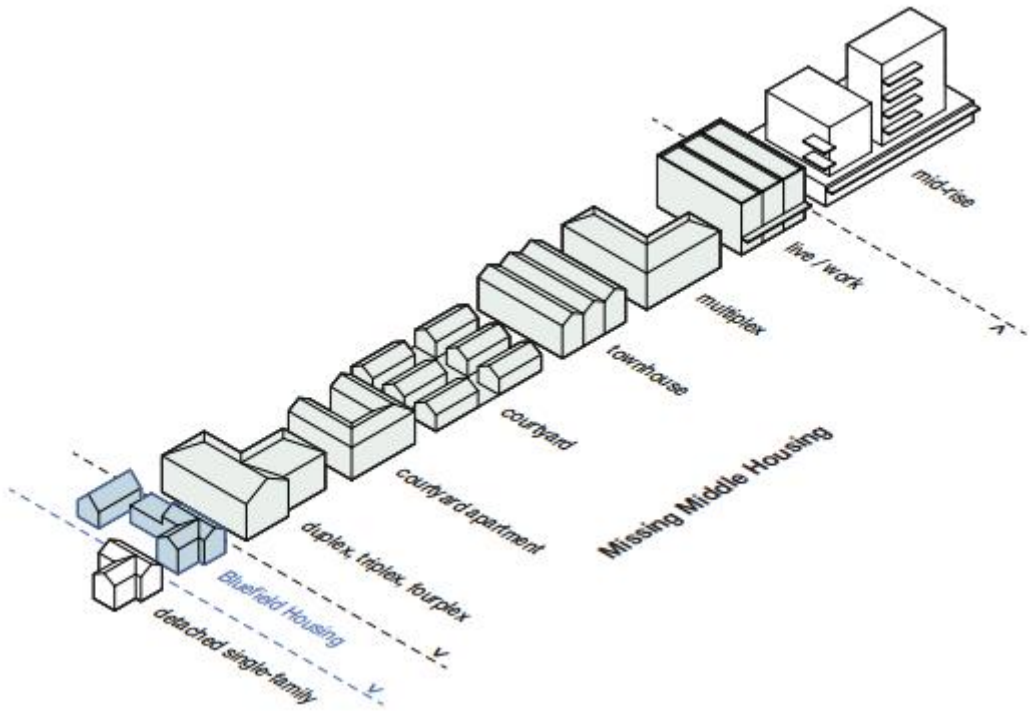
Source: People and Neighbourhoods Discussion Paper, State Planning Commission (September 2019), Case Study - page 19

The purpose of this Code Amendment is therefore to pursue a uniquely Adelaidean form of 'missing middle' housing (co-located housing) to provide diverse housing options that are:

- universally designed
- affordable
- support 'ageing in place'
- reflect the changing needs of our community, including our shifting demographics and household types.

Figure 3 below illustrates where co-located housing (or "Bluefield" housing) fits within the missing middle housing spectrum as described above:

Figure 3: Co-located housing and the 'Missing Middle Housing' spectrum



Source: Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan (Routledge, 2023)

Expert Panel for the Planning System Implementation Review (Expert Panel) – Final Report and Recommendations

This Code Amendment will also assist in the delivery of some of the recommendations outlined in the Final Report of the Expert Panel (released by the Minister for Planning in April 2023).

The Expert Panel was set up by the current government in 2022 to undertake a review of the planning legislation (the *Planning, Development, and Infrastructure Act 2016*) and the Planning and Design Code (the Code) which was brought into effect in 2021, to ensure planning decisions encourage a more liveable, competitive, and sustainable long-term growth strategy for Greater Adelaide and the regions.

The scope of the Expert Panel's work included a review of the Code and statutory instruments as it related to matters such as residential infill policy, trees, character, heritage, and car parking. All the above issues were a particular focus of the Expert Panel's review and submissions it received from the community and other stakeholders (including councils) during consultation.

The Expert Panel has outlined the following recommendations which are of relevance to this Code Amendment:

Heritage

- To facilitate greater adaptive reuse of heritage places, the Code should include a broader range of possible land uses for heritage places than those listed in the relevant zone or subzone (recommendation no. 33).

Character

- The State Government, through Planning Land Use Services, prepare a template set of design guidelines for character and historic areas (recommendation no. 30).
- The Expert Panel supports the State Planning Commission's proposal to require a replacement building to be approved prior to demolition being able to occur in Character Areas (recommendation no. 31).

Trees

- The State Government investigate the use of tree canopy as a measure of tree protection (early recommendation to the government).
- The Code policy should support design innovation to enable the retention of trees (recommendation no. 37).
- The State Government investigate what opportunities and mechanisms are available to encourage tree retention and planting on private land (recommendation no. 44).

Residential infill

- General infill design guidelines should be prepared in conjunction with industry to demonstrate and promote different styles and types of infill development (recommendation no. 45)
- A basic landscaping plan should be provided for all infill developments to document how the soft landscaping requirements of the Code are to be adhered to (recommendation no. 49)

The Future Living Code Amendment complements the above key recommendations of the Expert Panel by:

- Supporting the retention, alteration and extension of existing houses, including those in the Historic Area Overlay, to create co-located housing.
- Encouraging developers, landowners, and any other interested parties to utilise intelligent design and the principal of 'adaptive reuse' to modify original houses and incorporate them into the co-located housing design.
- Focusing on high quality design specifications requiring co-located housing developments to:
  - retain existing tree canopy, mature gardens and be 'cognisant' of maintaining the existing streetscape and limiting the impact on surrounding established housing and gardens.
  - provide shared communal open space, landscaping and pedestrian pathways and minimise the use of traditional car parking / driveway areas.

2.2 Affected Area

The area subject to investigation by the proposed amendment is described as follows:

- Alexandrina Council area (added following initiation in 2021)

- City of Burnside Council area
- City of Campbelltown Council area
- City of Prospect Council area
- City of Unley Council area
- Town of Walkerville Council area

Those parts of the six affected local government areas located in the Established Neighbourhood Zone are proposed to be affected by this Code Amendment.

Map 1 in **Attachment A** illustrates the council areas affected by the Code Amendment, while Map 2 in **Attachment A** illustrates the extent of the area in each council affected by the proposed Co-located Housing Overlay.

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Established Neighbourhood Zone currently applies to the affected area. No changes are proposed to the assessment provisions of the Established Neighbourhood Zone, as set out in **Attachment B**.

Several overlays also apply throughout the affected area. All existing overlays are to be retained and are not affected by this Code Amendment.

Most common overlays which apply in the areas affected by the Code Amendment include:

- Airport Building Heights (Regulated)
- Character Area
- Historic Area
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Urban Tree Canopy

Other overlays which may apply to allotments / sites within those areas affected by the Code Amendment include:

- Advertising Near Signalised Intersections
- Affordable Housing
- Aircraft Noise Exposure
- Building Near Airfields
- Heritage Adjacency
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Local Heritage Place
- Major Urban Transport Routes
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes

2.3.2 Proposed Code Policy

The Code Amendment proposes the following key changes:

- Introduction of a new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- Introduction of a dedicated ‘performance assessed’ pathway for co-located housing in the affected area.
- Introduction of a new 'co-located housing’ land use definition to assist relevant planning authorities with policy interpretation.
- Additions to general development policies to add car parking rates for co-located housing.

Further details of proposed policy changes are set out in section **4.3.10** and **Attachment C** of this document.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- Engagement is genuine.
- Engagement is inclusive and respectful.
- Engagement is fit for purpose.
- Engagement is informed and transparent.
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter.

For more information on the Community Engagement Charter please visit the PlanSA portal: plan.sa.gov.au/en/engagement-charter.

Engagement for this Code Amendment is focused on providing information to all relevant stakeholders and ensuring they have an opportunity to provide feedback. A summary of the engagement that is occurring for this Amendment is as follows:

- Code Amendment Portal (via the PlanSA portal)
- YourSAy consultation website
- Letters to the councils affected by the Code Amendment
- Letters to industry stakeholders
- Letters to relevant government agencies
- Social media campaign
- Newsletter articles

Staff from the Commission and councils affected by the Code Amendment are available to discuss this Code Amendment and answer any questions.

3.2 Engagement Already Undertaken

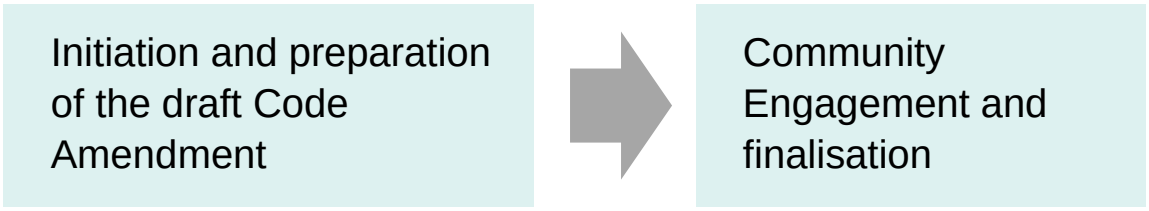
To date, no formal public engagement has been undertaken in relation to this Code Amendment.

However, informal early engagement has been undertaken with several key stakeholders (including the City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and City of Prospect, the Local Government Association and the Office for Ageing Well – Department of Health and Wellbeing) in the process of undertaking the 'Cohousing for Ageing Well Project'. This Project, jointly funded by these organisations and the then Attorney-General's Department (now the Department for Housing and Urban Development), involved non-statutory early engagement and related to the outputs directly stemming from this Project.

Older residents from four of the above council areas (Unley, Burnside, Prospect and Walkerville) participated in a cohousing design community workshop on 6 December 2019 as part of this Project to provide input and inform the development of four detailed cohousing design studies. These studies were then included in the final report of the 'Cohousing for Ageing Well Project' to illustrate cohousing design principles.

Code Amendment Project Working Group

Upon initiation of the Code Amendment, the Commission agreed that the already established 'Cohousing for Ageing Well Project' Working Group should continue to be involved in progressing this Code Amendment by contributing to the following key stages of the Code Amendment process:



The Working Group comprised members from the five original participating councils (and more recently Alexandrina Council), the University of South Australia and the Department for Trade and Investment (now the Department for Housing and Urban Development).

The six participating councils have committed to partnering with the Commission to undertaking formal engagement on this Code Amendment.

A Working Group comprising engagement representatives from all six councils and Commission / Department staff was formed to contribute to the drafting of an Engagement Plan for the Code Amendment.

Whilst the Commission is leading the engagement process, each individual council is responsible for undertaking engagement with their local communities on this Code Amendment.

The Working Group has contributed to the preparation of the new Co-located Housing Overlay policy, new land use definition, the draft Code Amendment and other associated documents now released for engagement.

3.3 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the PlanSA portal at plan.sa.gov.au/en/codeamendments
- Providing a written submission by email to:
  Email: plansasubmissions@sa.gov.au
  (subject: Submission – Future Living Code Amendment)
- Providing a written submission by post to:
  State Planning Commission
  GPO Box 1815
  ADELAIDE SA 5001.

There are also public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at: yoursay.sa.gov.au/future/living.

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

3.4 What changes to the Code Amendment can my feedback influence?

Aspects of the project which stakeholders and the community *can influence* are:

- Issues and/or opportunities that should be considered in the preparation of the Code Amendment.
- The Code's spatial layers and policy relating to co-located housing, as it applies to land within the Affected Area.

3.5 What will happen with my feedback?

The Commission is committed to undertaking engagement in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Commission when determining whether the proposed Code Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal when a final decision is made by the Minister for Planning. Personal addresses, email and phone numbers will not be published however company details will be.

The Commission will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during engagement and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.6 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

Infrastructure and Services

The Affected Area is in established residential areas of inner metropolitan Adelaide and Alexandrina Council and as such, is well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Should augmentation of these services be required to accommodate future land uses, the Act and the Code provide appropriate exemptions and policy guidance within the General Development Policies to facilitate a detailed assessment.

Integrated Transport

The Code Amendment seeks to introduce a new form of shared housing into established areas of metropolitan Adelaide and areas of Alexandrina Council, including Goolwa and Strathalbyn. Such areas are typically well serviced by existing transport services including local bus, road, and bike networks.

Co-located housing development (unlike other forms of residential infill) is not expected to result in any significant modification to local road networks given the primary intent of these forms of development is to limit impacts on the existing streetscape – by reducing the need for additional crossovers and access points to local streets etc.

In addition, any car parking or access associated with co-located housing developments may be required to be provided in the one location and coordinated so that only one access point to local streets is required.

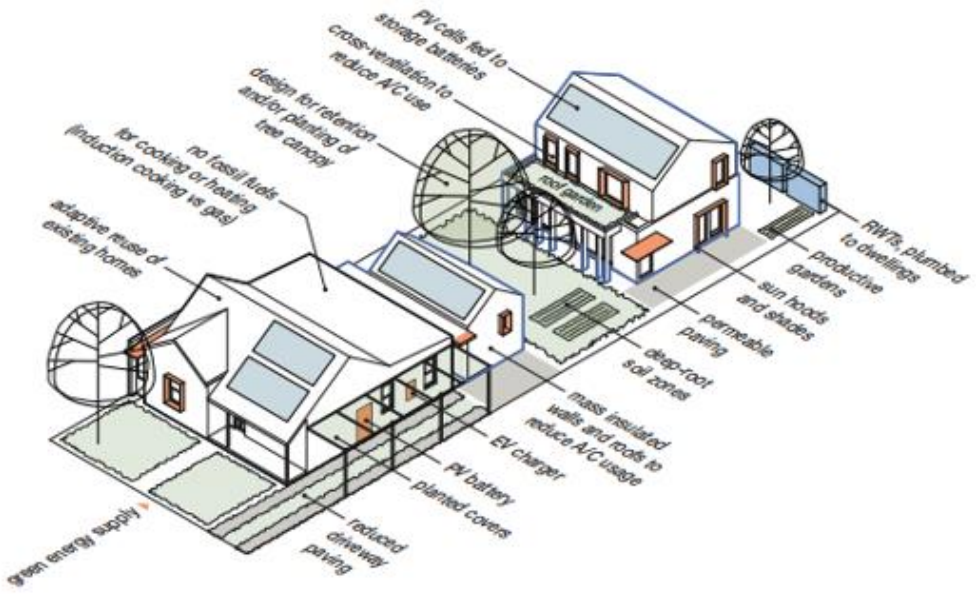
The content contained within applicable overlays and general development policies of the Code provide appropriate policy guidance and control to facilitate a detailed assessment of future development in this respect.

Environmental Impacts

It is anticipated that residents of co-located housing will have the opportunity to be actively engaged in the design and management of their residence. This enables residents concerned about the impacts of housing on society and the environment to promote sustainability outcomes.

Co-located housing also provides the opportunity for higher density, yet family oriented, socially and sustainable development. Some of the sustainability principles of co-located housing are illustrated in **Figure 4 below**:

Figure 4: Co-located housing – carbon neutral design principles



Source: [Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan (Routledge, 2023)]

Typically, co-located housing sites will be within easy access of public transportation and walking distance from many services.

Co-located housing can also result in saving energy and reducing waste due to the nature of communal / shared living arrangements.

The nature of co-located housing as promoted by this Code Amendment seeks to adaptively reuse existing buildings rather than wholesale demolition and seeks to retain mature landscape and / or establish deep soil space for new tree plantings.

In this context, the Code Amendment will seek to provide appropriate separation between buildings on a site. This will provide for an appropriate deep soil zone for a medium or large tree (existing or new planting).

Maximum site coverage, minimum soft landscaping areas and minimum communal open space requirements will also apply under the new Co-located Housing Overlay (and underlying zone and general development policies) to limit excessive building footprint.

Existing content contained within other applicable overlays (the Regulated and Significant Tree Overlay and the Urban Tree Canopy Overlay, etc.) and general development policies of the Code (soft landscaping requirements) provide appropriate policy guidance and control to facilitate a detailed assessment of future development in this respect.

Land supply and demand

The latest population projections for South Australia indicate that the following demographic trends are likely to influence urban development in Adelaide and South Australia over the next 30 years:

- The State's population aged 65-79 years (active retirees) is expected to increase by over 77,000 (a 30% increase) by 2051.
- The State's population aged 80+ years is expected to increase by over 134,000 (a 146% increase) by 2051.
- The number of people per household will continue to decline and lone person households are projected to show the greatest increase over the next 30 years.
- Over 57% of households in South Australia currently have only one or two residents.
- Lone person households, single-parent and couple-without children families have all increased over the past two decades due to ageing, the increasing number of overseas students and increases in family breakdowns.

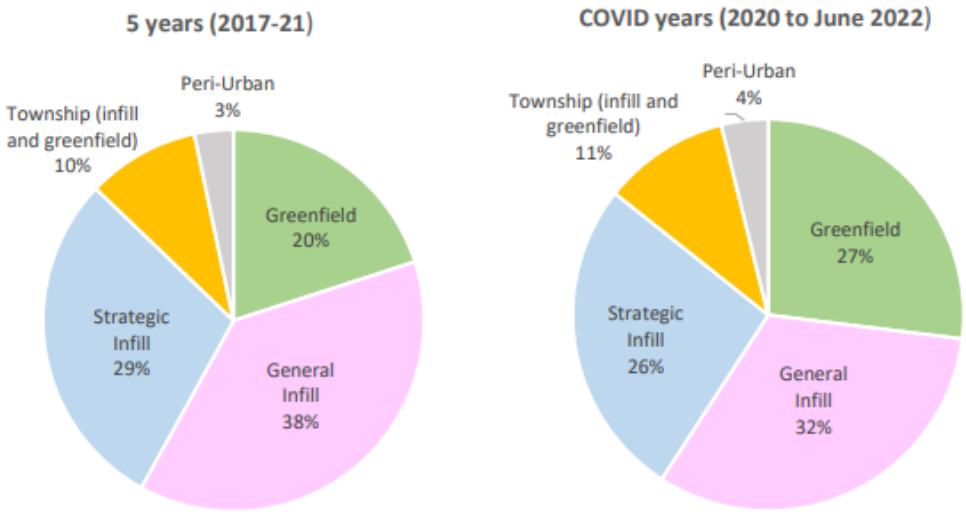
Code Amendment Outcome

The Future Living Code Amendment seeks to address emerging / established demographic trends by enabling development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements. This could apply to a range of demographic groups and household types but may be particularly suitable for older residents wishing to stay living in their own home or community – often referred to as 'ageing-in-place'. Co-located housing could, for example, also be available to facilitate multi-generational living, whereby an existing home is modified so that members of an extended family have separate, private sleeping and living spaces but share a communal garden space.

Development patterns and trends

There has been a gradual transition to greater infill development within the established urban area of greater metropolitan Adelaide over the period 2017-2021 rather than new greenfield development on the outer fringes of our major urban centres. This is evidenced by the graph provided below from the most recent land supply report provided for Greater Adelaide:

Figure 5: Net dwelling increase by land supply type, Greater Adelaide 2017 – June 2022



Source: Land Supply Report for Greater Adelaide, July 2023

However, it is acknowledged that there has been a recent trend back to greenfield development during the covid years (the period from early 2020 to June 2022) as also shown in the above graph. This was largely due to several factors including lifestyle changes resulting from the pandemic as well as the impact of the Federal Government's Home Builder stimulus package. It is not clear yet whether this trend will continue or is a short-term shift in land supply preference.

The 30 Year Plan for Greater Adelaide (2017 Update) has set a target of 85% of all new housing in Metropolitan Adelaide being built within established urban areas by 2045.

The latest report card on the 30 Year Plan indicates that the above target is on track to being met.

However, it should also be acknowledged that the current State Government has softened its view on the 85:15 split for infill versus greenfield housing. Notwithstanding this, there is still a preference for future housing to be located to maximise current and planned infrastructure investment (which is by default in infill areas).

In this context, the GARP which is expected to be released for engagement in late 2024 will promote a range of housing land supply types (both greenfield and infill) to facilitate choice. Within all land supply types, housing diversity will be encouraged to better align to the need and preferences of diverse communities.

The GARP will also promote the concept of 'Living Locally' which reflects that development and urban renewal should create walkable, connected neighbourhoods and reduce the need for car journeys.

Some other recent development patterns / trends observed in Metropolitan Adelaide include:

- a move away from detached, single storey dwellings.
- an increase in the number of other alternate dwelling types, including apartments, townhouses, semi-detached dwellings, row, and terrace housing.
- a gradual move to the development of two-storey housing.

The above trends are a result of a change in policy settings at the national, state, and local level, a result of demographic shifts to smaller households, and a wider range of housing built on smaller allotments (**refer to Figure 6 below for international comparison).**

Figure 6: Household structure and general demographic trends - an international comparison

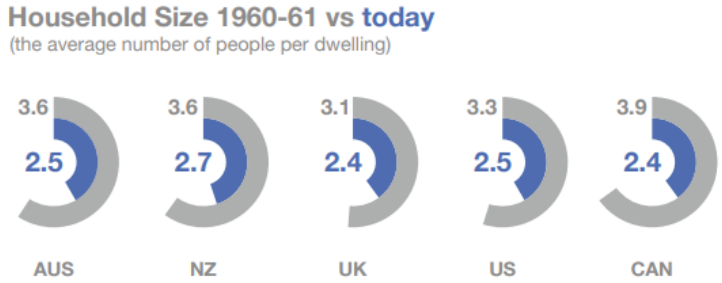


Fig 1.2 - Household Size 1960-61 vs today.ai

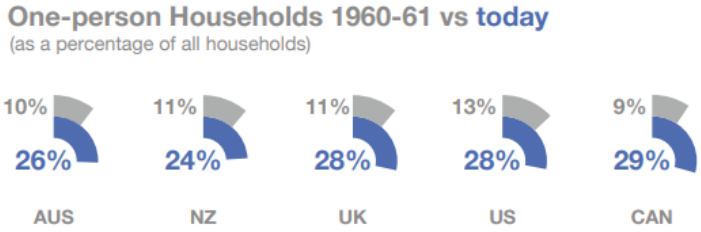
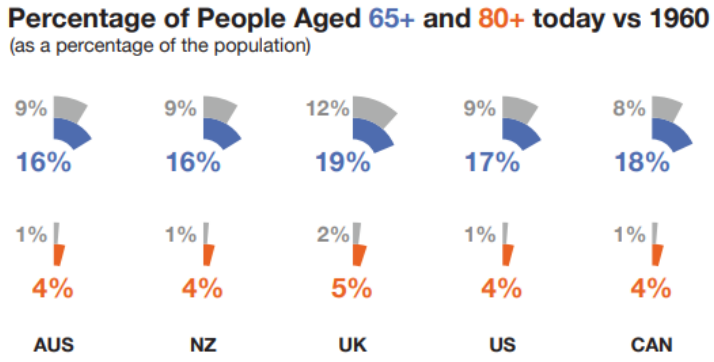


Fig 1.3 - One Person Households 1960-61 vs today.ai



Source: Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan (Routledge, 2023)

Community engagement on a new Regional Plan for Greater Adelaide 'the Greater Adelaide Regional Plan' (GARP) commenced in late 2023 with the release of a Discussion Paper for community and stakeholder feedback between August – November 2023.

Future directions to guide 'missing middle' forms of housing is likely to form a prominent part of this current review process, including the draft GARP due to be released for engagement in late 2024.

Code Amendment Outcome

The Future Living Code Amendment seeks to address the above emerging change / transition to housing products tailored for different demographic groups by facilitating the development of co-located housing / shared housing.

Recent development / demographic trends by Council area

The following recent development / demographic trends are evident in the council areas which are subject to this Code Amendment:

City of Prospect

Demographic / housing research undertaken for the City of Prospect indicates that:

- Local population density (persons per area) satisfies state targets (3,000 people per square km), but that future trends suggest a mismatch requiring greater housing choice beyond traditional reliance on detached dwellings – this includes accommodating ageing in place and intergenerational living.
- Any additional housing gaps in Prospect can be addressed by a more targeted and sensitive approach to infill housing within residential neighbourhoods.
- Cohousing is a means of permitting small-scale sensitive infill housing in older suburbs while increasing the diversity of housing stock.
- There is community acceptance for quality designed housing that is adaptable and provides choice to meet emerging trends.

The above study looked at the potential for the following alternative types of housing within Prospect to address emerging trends:

- Co-located housing – infill housing that incorporates the existing dwelling in association with new accommodation situated on the same site as the existing dwelling.
- Laneway / granny flat / ancillary housing up to 70m² in area – infill housing that retains and is ancillary of subordinate to the existing dwelling and emulates rear outbuildings in existing properties.
- Cluster housing – a housing concept that involves the grouping of small dwellings usually surrounding a common yard and situated on a large site or amalgamated site.
- Small lot development – involves the creation of small to micro-lots and provides for semi-detached cottages and detached cottages.

A community profile provided for the City of Prospect indicates the following key trends in the council area between 2016 and 2021:

- Significant increase in the population aged between 65 to 79 years (greater than the metropolitan average).

- Couples with children comprise the greater percentage of households (31.6%) and this share has stayed the same over the 5-year period (and is higher than the metropolitan average) but lone person households still comprise 26.4% of all households (but this share has decreased since 2016).
- The predominant housing type is still detached dwellings but 34.8% of dwellings in Prospect are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Unley

A community profile provided on the City of Unley's website indicates the following key trends in the council area between 2016 and 2021:

- Significant increase in the population aged between 65 to 79 and 85+ years (higher than the metropolitan average).
- Lone person households comprise the greater percentage of households (29.4%), but this share has only slightly increased over the 5-year period (and is significantly higher than the metropolitan average).
- The predominant housing type is still detached dwellings but 42.9% of dwellings in Unley are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Campbelltown

The latest Economic Development Plan adopted by the City of Campbelltown in early 2021 outlines the following key demographic / economic trends in the council area:

- Persons aged 65+ years comprise 21% of the city's population in 2016 (compared to 17% in greater Adelaide).
- Lone person households comprise 25.9% of all households in the city.
- The proportion of 'active retirees' in the city is projected to increase dramatically going forward, with the real pressure for aged care impacting in the late 2020's.

The research undertaken here also concludes that the ageing population in the City of Campbelltown together with a desire to 'age in place' is likely to create demand for different styles of housing accommodation, new private investment opportunities and new forms of infill development.

A community profile provided for the City of Campbelltown also indicates the following key demographic trends in the council area between 2016 and 2021:

- A decrease in the population aged between 65 to 79 years (greater than the metropolitan average) with a slight increase in the population aged 80+ years.
- Couples with children comprise the greater percentage of households (31.6%) and this share has slightly declined over the 5-year period (but is higher than the metropolitan average) but lone person households still comprise 26.3% of all households (but this share has increased significantly since 2016).

- The predominant housing type is still detached dwellings but 27.3% of dwellings in Campbelltown are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Burnside

A community profile provided on the City of Burnside's website indicates the following key trends have occurred between 2016 and 2021:

- Significant increase in the population aged 65+ years except the age group 65-69 (with each age category higher than the metropolitan average).
- Couples with children comprise the greater percentage of households (33.8%) and this share has increased over the 5-year period (and is higher than the metropolitan average) but lone person households still comprise 26.4% of all households (but this share has decreased since 2016).
- The predominant housing type is still detached dwellings but 34.4% of dwellings in Burnside are medium to high density (compared to 26.1% in greater Adelaide) and this share has slightly increased over the 5-year period.

Town of Walkerville

A community profile provided for the Town of Walkerville indicates the following key demographic trends have occurred between 2016 and 2021:

- Largest age group is 50-54 years (this has increased since 2016) and there have been significant increases in the age groups 65-69, 70-74 and 80-84 years.
- Lone person households comprise 28.9% of all households (higher than the metropolitan average) which has decreased since 2016.
- The predominant housing type is still detached dwellings but 36.4% of dwellings in Walkerville are medium to high density (compared to 26.1% in greater Adelaide) and this share has decreased slightly since 2016.

Alexandrina Council

A community profile provided for Alexandrina Council indicates the following key demographic trends have occurred between 2016 and 2021:

- Largest age group is 70-74 years (this has increased since 2016) and there have been significant increases in the age groups 60-64, 75-79 and 80-84 years.
- Lone person households comprise 28.5% of all households (slightly lower than the regional SA average) which has increased since 2016.
- The predominant housing type is still detached dwellings (92.6%) with only 6.1% of dwellings in Alexandrina being of medium density (compared to 10.6% in regional SA and 26% in greater Adelaide) but this share has increased since 2016.

The above analysis (particularly for Burnside, Prospect, Walkerville, and Unley) shows that there is a disconnect between the continued ageing of the population in these council areas and a decrease in lone person households due to lack of suitable housing to accommodate people that fall into these age groups through ageing in place.

Code Amendment Outcome

The Future Living Code Amendment seeks to address the above council development / demographic trends by providing greater housing choice beyond the traditional reliance on detached dwellings – to accommodate ageing-in-place and intergenerational living.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals, and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for development in the Mount Lofty Ranges Water Supply Catchment). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

A new Greater Adelaide Regional Plan is proposed to be released for engagement in late 2024 - the first step in this process being the release of a Discussion Paper for community and stakeholder feedback between August – November 2023.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the current Regional Plan as shown in **Attachment D**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Planning for a New Retirement Future Symposium – What We Have Heard Report (2019)

'Planning for a New Retirement Future' was a key discussion theme within a wide policy conversation about housing diversity that the Commission had with industry and the community when developing the first iteration of the Code in 2019.

As part of this conversation, the Commission held a 'Planning for a New Retirement Future' event – the outcomes of which were documented in a What We Heard Report.

The main outcomes of the Report for the Code were:

- Ensure land use definitions are updated and that clear and consistent development assessment pathways are established for aged care and retirement living development.
- Ensure policy consistency across all council areas and provide options for housing flexibility to meet the needs and aspirations of older residents.
- Ensure policy is less prescriptive and more performance-based and ensure that policy is reviewed regularly to keep pace with changing needs and demand.
- Review restrictions relating to proposals for more than one home on an allotment.
- Enhance the role of design and consider the possibility of including universal design principles in the Code.

Code Amendment Outcome

The Future Living Code Amendment has been prepared cognisant of the outcomes / issues documented at this Symposium, by providing a dedicated performance assessed pathway (with design emphasis) for new co-located housing / shared housing development in the council areas identified.

Land use and administrative definitions have also been reviewed and it is proposed that a new co-located housing land use definition be included in the Code to assist in policy interpretation.

People and Neighbourhoods Discussion Paper (September 2019)

The Commission's People and Neighbourhoods Discussion Paper released in 2019 proposed a range of options to support housing diversity and preferences by facilitating a range of housing types in established areas such as retirement and aged care accommodation as well as small self-contained units.

The Discussion Paper concluded that:

- New models of housing need to be pursued that can offer affordable, well-designed, and sustainable accommodation options.

- Land use definitions in the current system can provide a barrier to the development of small-scale accommodation in established areas.
- There is a limited supply of opportunities to support retirement living in established areas due to growing demand, changing housing preferences and limited land supply.

The Discussion Paper therefore suggested that the Code should not limit housing choice but rather provide appropriate policies to manage the design of different dwelling types and provide appropriate pathways to ensure more complex developments undergo a more rigorous assessment.

The Discussion Paper also includes a 'Missing Middle Housing Case Study' which was a precursor to the Cohousing for Ageing Well Design Project and this Code Amendment.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by providing:

- A new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- A dedicated performance assessed pathway for co-located housing in the areas identified.
- A new co-located housing land use definition to assist planning authorities with policy interpretation.

Cohousing for Ageing Well Project – Final Report (August 2020)

The Cohousing for Ageing Well Project investigated how existing older houses in Adelaide might be altered and extended to create one or more additional dwellings on an existing site, to create socially cohesive cohousing arrangements for older residents wishing to age in place.

The Final Report explored a major gap in housing opportunities – the 'missing middle' of Adelaide's older suburbs by outlining a series of development scenarios for cohousing on typical allotment sizes (e.g., 325m², 530m², 675m² and 920m²) within the Unley, Burnside, Walkerville, and Prospect Council areas.

A key recommendation of the project and final report is that the Code be amended to recognise cohousing as a distinct development type.

The Cohousing for Ageing Well Project Team also provided a detailed submission on the Code outlining how it should be amended to provide recognition and support for co-housing.

Key recommendations outlined in the submission included:

- Inserting a new cohousing definition in the Land Use Definitions.
- Inserting into identified 'Neighbourhood' zones the term 'Cohousing Accommodation' along with a new sub-heading of 'Cohousing Accommodation' and associated policy.
- Pursuing a 'Performance Assessed' Development approach to 'Co-housing Accommodation' in the Code.

The submission also recommended that:

- Applicants should be incentivised to provide cohousing through increased density allowances and / or reduced car parking requirements in the Code.
- All existing types of housing should be used as a model for cohousing accommodation, regardless of heritage status, age, or typology.
- Model based upon outcome maintaining established built form and pattern and typical design criteria for a dwelling and outbuildings.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by providing:

- A new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- A dedicated performance assessed pathway for co-located housing in the areas identified.
- A new co-located housing land use definition, ensuring retention of the existing dwelling is required for co-located housing developments.

Amendment for Phase Three (Urban Areas) Code Amendment Section 73(7) Engagement Report

A significant number of issues concerning housing diversity, aged accommodation, seniors housing and the like were raised through feedback on the Phase Three Code, as summarised in the Phase Three (Urban Areas) Planning and Design Code Amendment Engagement Report.

Code Amendment Outcome

The Code Amendment addresses some of the above issues by providing a dedicated performance assessed pathway for co-located housing in identified areas where the participating councils are seeking to provide alternative housing options to facilitate 'ageing-in-place' and an alternative to traditional forms of seniors housing.

Productivity Commission Research Paper – 'Housing Decisions of Older Australians' (released 1 December 2015)

The Productivity Commission's Research Paper concludes that there is desire for older people to 'age in place' and remain in their local community. It also concludes that older Australians will not downsize during their retirement due to the lack of suitable downsizing options.

Code Amendment Outcome

The Code Amendment addresses the issues identified by providing scope for the provision of alternative housing options for seniors to 'age-in-place' in the identified council areas.

There will be opportunities for additional councils to apply this approach through future Code Amendments.

Cohousing Research Project conducted by the Institute for Sustainable Futures at the University of Technology Sydney (funded by an NSW Department of Family and Community Services Liveable Communities Grant)

The above research project examined the opportunities presented by cohousing for seniors in NSW, including the existing barriers to uptake, and provided ideas for overcoming these barriers.

One key trend that emerged out of this research with senior's groups is that approximately 10-20% of these groups who were surveyed were enthusiastic about the concept of cohousing. If this result was applied to the general population, this could make a very significant contribution to meeting Australia's current housing challenges, particularly for the senior population.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the work / research undertaken as part of this project.

4.2 Infrastructure planning

The Affected Area is in established residential areas of inner metropolitan Adelaide and Alexandrina Council and as such, is well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Further confirmation will be provided by utility providers as part of consultation on the Code Amendment.

Should augmentation of these services be required to accommodate co-located housing, the Act and the Code provide appropriate exemptions and policy guidance within the General Development Policies to facilitate a detailed assessment.

Code Amendment Outcome

- Further analysis of infrastructure capacity and augmentation requirements will be undertaken as part of the development assessment process.
- Notwithstanding this, given the availability of infrastructure in the identified Established Neighbourhood Zones where co-located housing is proposed to be accommodated, serviceability is not anticipated to be a constraint.

4.3 Investigations

- The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister for Planning in the Proposal to Initiate.
- In addition to the assessment described in Part 4.1 above, the following investigations have been undertaken to inform this Code Amendment:

4.3.1 What is Co-located Housing and how is it different to Cohousing?

Before considering the model of co-located housing proposed through this Code Amendment, it is important to first consider the concept of 'cohousing' which is a more established but slightly different housing model to what is being sought, and which provides some learnings for this Code Amendment.

The idea of cohousing originated in Denmark in the 1960's. From Scandinavia, the concept / housing model spread to other parts of Europe, on to North America (where it is extremely popular), and then to New Zealand and Australia.

The cohousing model typically involves a group of dwellings sharing, among other things, a common house.

Homes are private but residents share things such as gardens, playgrounds, and laundries. A car park keeps the grounds car-free so that children can play safely, and adults can socialise.

Despite huge diversity in the size, density and design of cohousing, there are some common characteristics:

- First, the future residents are typically involved in the design process to ensure the final building meets their needs.
- Second, the design includes some mix of private dwellings and shared spaces and encourages community interaction. Shared spaces can be minimal as a garden or laundry, or as extensive as a common kitchen, lounge, and guest facilities.
- Third, the residents are usually actively involved in the governance of the property.

From reviewing various articles online, it appears that those people who live or support the concept of cohousing believe that cohousing offers the following advantages:

- More meaningful relationships with neighbours.
- A feeling of belonging, in that you're part of a community.
- Reduces loneliness and isolation by connecting you with others.
- A collaborative culture of sharing and caring.

- Maintenance tasks are divided among the community.
- Decisions affecting the community are based on the consensus.
- You still have privacy, as well as the support of your neighbours as needed.
- Reduces household bills, as expenses for shared space are divided between residents.
- Depending on your community, it may be less expensive than other housing options.

Cohousing type initiatives are now emerging in many parts of Australia, reinvigorating the concept of community. Seniors' cohousing (for example) has been suggested as an alternative to aged care or retirement villages for those wishing to age-in-place.

Use of the term 'Co-located' instead of 'Cohousing'

A co-located housing model (which is 'cohousing lite') has been developed through this Code Amendment to apply to a particular inner metropolitan Adelaide and regional South Australia context and proposes to apply the following key principles:

- A whole-of-site approach to be undertaken to the development of co-located dwellings in conjunction with an existing dwelling (and subject to a detailed community plan of subdivision / scheme description / by-laws to ensure that integrity of the housing model is preserved through any land division).
- No wholesale demolition of the existing house on the site, but rather its retention (as viewed from the primary street and, in the case of a corner allotment, the secondary street) and its alteration and extension.
- All existing housing to be considered, regardless of heritage status, age or typology.
- Sharing of facilities with other accommodation is possible (but the ultimate degree of sharing to be determined by the residents).
- New dwellings are not subordinate to the existing dwelling and co-exist as an equal entity(s).

In simple terms, the co-located housing model being pursued by this Code Amendment is not cohousing (as it involves various degrees of sharing of facilities), and it is an alternative to the typical knock-down-rebuild developments that occur in many inner and middle metropolitan Adelaide suburbs.

The final Cohousing for Ageing Well Project Report released in August 2020 also acknowledged the limitations of using the established term 'cohousing' for the proposed co-located housing model by highlighting the following matters for discussion / further review:

> ***What is Cohousing (page 9 of the report):***
>
> "The four design propositions of this Cohousing for Ageing Well project display a range of sharing, but on a vastly reduced scale. Ranging from a full common-house model down to simply sharing the garden, cohousing in this model takes the form of what might be described as cohousing 'lite'. Footnote 10 on this page points to 'cohousing lite' as a term used in UK research for when cohousing elements are included in normative developments, as is the case here."

A New Housing Definition (page 18):

"As the project attempts to transition a large established cohousing model to a much smaller single allotment scale, and to do so in an established suburban setting, it may be that 'cohousing' is ultimately the wrong (or at least a misleading) term for this new infill model. Where a traditional cohousing development would see many dwellings accommodated across very large allotments with a large common house and associated shared facilities, this Cohousing for Ageing Well project seeks to create sensitive 2-for-1 or 3-for-1 infill housing designed in the spirit of cohousing. While something like a shared laundry may free space in individual dwellings and shared parking and garden space might increase amenity and foster resident connectivity, ultimately it remains for the proponents to develop the operational model, site design and dwelling designs appropriate for their needs, the site, and the neighbourhood context. It may be that 'cohousing' becomes increasingly misleading or irrelevant as the model develops. How best to label the model has therefore been debated during the life of the project, particularly in relation to the project group's response to the South Australian State Government's draft Planning and Design Code (the Code)."

What co-located housing isn't?

It should be noted then that the alternative housing forms being considered by this Code Amendment are also not 'tiny houses', 'granny flats', nor 'ancillary accommodation'.

Although small, the alternative cohousing / co-located housing models to be reviewed are differentiated from the above housing forms by both their size and amenity. As outlined above, they are also to be dwellings of equal hierarchy with others on the site.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by:

- Encouraging a new form of shared housing 'co-located housing' that is different to other small housing types such as granny flats.
- Providing supportive planning policy through the spatial application of a new Co-located Housing Overlay.
- Providing a dedicated performance assessed pathway for co-located housing in the areas identified.
- Providing a new co-located housing land-use definition to assist planning authorities with policy interpretation.

4.3.2 Existing Cohousing Models

Most forms of cohousing in Australia are either strata or community titled. While this Code Amendment does provide a review of ownership or titling issues associated with co-located housing (see section 4.3.3), it is also important to provide a brief overview of the various cohousing models that are currently available in Australia and overseas.

The following three different cohousing models have been identified in research conducted by the Institute for Sustainable Futures at UTS and funded by the NSW Department of Family and Community Services Liveable Communities Grant and the NSW Office of Environment and Heritage:

- **Deliberative development**, where the building designer actively enables participation by future residents in the design of a multi-unit building that they will eventually live in. Breathe Architecture pioneered this approach with The Commons in Melbourne, and Nightingale Housing is helping the idea to spread.
- **Co-operative tenancy**, where residents form a housing co-operative to manage their tenancy of a building. Common Equity is the leading proponent of this model in NSW, with 39 housing co-operatives established. This model is particularly attractive for private tenants, who are especially vulnerable to financial problems and social isolation.
- **Small-scale co-housing**, where an existing single dwelling is renovated to accommodate one to three dwellings. The Benn family home is a great example. This model is appealing as a way of downsizing or assisting children with their own housing challenges.

The **small-scale cohousing model** outlined above is most like the type of co-located housing envisaged by this Code Amendment for established areas of inner metropolitan Adelaide and Alexandrina Council.

Code Amendment Outcome

The Code Amendment addresses the above issues by promoting a new model of shared housing or 'co-located housing' for a uniquely inner Adelaide metropolitan and regional South Australian context.

4.3.3 Current impediments / barriers to Cohousing in Australia

There have been several articles written in recent years about the barriers to cohousing. This literature is of direct relevance to the co-located housing model being pursued through this Code Amendment given some of the similarities in the two housing models.

An article by the University of Wollongong published in 2019 (in the Urban Policy and Research Journal) has encapsulated some of these thoughts through use of the following phrase for cohousing:

"It's a great idea for other people"

However, it should be noted that most analysis / research (including the above article) has focused on the barriers to cohousing as a form of community living for seniors.

For example, a recent 12-month research project conducted by the Institute for Sustainable Futures at the University of Technology Sydney (UTS) and funded by the NSW Department of Family and Community Services Liveable Communities Grant and the NSW Office of Environment and Heritage examined the opportunities presented by cohousing for seniors in NSW, the existing barriers to uptake, and ideas for overcoming these barriers.

Some of the ideas flagged in this research included the following:

Barriers to acceptance:

- Image problem – cohousing is “housing for hippies” etc.
- Awareness of cohousing and its potential benefits is low.
- Resistance to concept of shared living.
- Ongoing governance of the property.
- Local planning restrictions.
- Securing finance.

Overall, the research and focus group sessions undertaken by the UTS in looking at barriers to acceptance concluded that cohousing is a nice idea that lacks a market with a common refrain in focus groups being that *“It’s a nice idea, but not for me”*.

However, one key trend that emerged out of UTS’s focus groups with seniors is that there were a small number of participants (10-20%) who were enthusiastic about the concept of cohousing. If this was translated to the general population, this could make a very significant contribution to meeting Australia’s current housing challenges, particularly for the senior population.

Ideas for overcoming these barriers:

- Increasing knowledge and raising awareness about cohousing.
- Bursting some of the myths about cohousing.
- More demonstration projects are needed to allow people to visualise what it would be like to live in cohousing.
- More needs to be done to link up the growing number of people who do want to live in cohousing (web platforms offer great potential here).
- Governments should do more to support cohousing through providing financial support, access to land for demonstration projects or ensuring that planning regulations / legislation facilitate cohousing type developments.

UTS also provided a submission to the recent Aged Care Royal Commission advocating cohousing as a solution for future aged housing provision.

It is considered that the above barriers to cohousing (and potential remedies) could also apply to co-located housing more generally (not just for seniors).

Code Amendment Outcome

While financial barriers to co-located housing are not a primary focus of this Code Amendment, there is a lot that can be achieved through providing an appropriate regulatory or planning framework which encourages co-located housing type development in an appropriate context. This is one of the key objectives of this Code Amendment.

It is also hoped that this Code Amendment, by providing design studies demonstrating the applicability of co-located housing models to different allotment sizes and configurations in the inner metropolitan Adelaide and Alexandrina Council context, will assist in:

- Increasing knowledge and general awareness of cohousing / co-located housing.
- Addressing some of the myths about cohousing / co-located housing.
- Allowing people to visualise what it would be like to live in cohousing / co-located housing.

What the approved Proposal to Initiate said the Code Amendment wouldn't address

In terms of some of the above listed barriers to cohousing / co-located housing, it should be acknowledged that the approved Proposal to Initiate indicated that this Code Amendment would not focus on investigating viability related to financing, ownership, land titling or profitability.

However, given the initial focus of investigations in this Code Amendment were on pursuing a 'no land division' approach for co-located housing (and reviewing the implications of this), matters such as financing, ownership and land titling did require further consideration in finalising the Code Amendment for engagement.

Initial investigations examining a 'no land division' approach therefore contemplated the use of company titling, where the development remains on a single title and the owners purchase shares, which provides them with exclusive ownership of a unit and shared ownership of common property.

However, use of company titles presented the following significant challenges:

- Banks may require higher deposits for construction.
- The finished value will be considered less because owners only own a share and not the actual property.
- Values are potentially lower and sales times slower because the other shareholders get to vet who buys or rents the share that's up for grabs.
- The difficulties reduce as the scale of the development gets smaller (less shareholders to have to appease).

Further advice was therefore sought from the Registrar-General's office on potential use of company titles, and it was confirmed that:

- While company titles still exist in South Australia, they are very complex and as a result are gradually being phased out.

- There are also company titles with cross leases which are also very complex.
- Mortgagees (lending institutions) are very reluctant to lend on either of these types of company titles.

It was therefore determined that limiting co-located housing to this titling arrangement would significantly reduce the feasibility and take-up of this form of housing product. The lack of ownership options could then hamper the Commission's ambition to successfully facilitate co-located housing to increase diversity and opportunities for ageing in place within established areas.

Code Amendment Outcome

Further investigations undertaken for the Code Amendment have determined that the most viable legal title for co-located housing is community titling because it allows land to be subdivided into individual, freehold title housing lots (an apartment, house, vacant lot) and collectively owned property (communal open space, BBQ area, edible garden, etc).

Registration of a community plan of subdivision automatically creates a governing body corporate, made up of all owners, and the use of common property and privately owned lots is regulated through by-laws. This legal structure allows residents to freely buy and sell their own homes, while simultaneously allowing the collective to create rules and obligations for community living.

Further information on community titles can be obtained by accessing the Legal Service Commission of South Australia's Guide on community titles at the following web page: Community Titles - A Legal Guide (lsc.sa.gov.au).

4.3.4 Review of Interstate approaches to cohousing / co-located housing (including recent planning reform initiatives)

Cohousing is an accepted alternative housing model in several Australian states as well as overseas and there are learnings here for the co-located housing model being pursued by this Code Amendment.

An early stumbling block for alternative forms of housing such as cohousing / co-located housing can be planning rules, which are often not readily adaptable to collaborative housing structures. Some very small projects – often involving extended families – take advantage of secondary dwelling allowances to turn single housing blocks into a form of collaborative housing.

In this context, the Commission considered it critical to undertake a review of recent interstate experience / case studies to:

- Determine the various types or models of cohousing, shared allotment, co-sited or co-located housing that exist.
- Examine what impediments (if any) exist to approving these developments.
- Review the steps undertaken by relevant interstate planning jurisdictions to remedy any issues identified.

It should be noted that alternative forms of housing like the co-located housing model were hard to find given that the model is new and has been developed for an inner metropolitan Adelaide or established residential area context. Notwithstanding

this, similar small scale alternative housing projects were found in New South Wales, the Australian Capital Territory and Western Australia which are outlined in further detail below.

Cohousing Case Studies - Australia

Several successful cohousing communities already exist across Australia in cities such as Melbourne, Sydney, Adelaide, Canberra, Hobart, and Perth.

While a variety of cohousing type projects are outlined below, it should be noted that the form / design that some of these cohousing communities take is not necessarily that which will be promoted / facilitated in the areas targeted by this Code Amendment. This is due to the sensitivities of the areas affected, in terms of heritage and character.

Cohousing Australia, which is a national community-run organisation, maintains a website that includes a map illustrating all current and proposed cohousing projects in Australia.

Tasmania

Cascade in South Hobart was Australia's first cohousing project established in 1992.

It is situated at an altitude 180 metres above sea level at the base of Kunanyi / Mount Wellington and comprises a mix of 14 private strata-titled small blocks and common property including:

- Common house.
- Common land that incorporates privately managed exclusive use areas.
- Car parks.

A third of the grounds, set on five to six suburban blocks, are set aside for food gardens and bush.

Cascade facilitates interaction by having cars off site and using the common house.

Victoria

Murandaka Cohousing Community in Heidelberg Heights was Melbourne's first Cohousing community established in 2011 and comprises 18 modern, sustainably designed apartments and 2 houses on 3,000m².

Residents share a common house, car park, bike shed, playground, workshop, vegetable garden, laundry, three spare study / bedrooms and a meeting room.

Murandaka residents pay rent that is generally capped at 25% of their disposable income. Body corporate fees cover shared bills and internet.

Residents pay their own utility bills, but these can be minimised by shared meals and using the air-conditioned common house during hot weather.

Other Melbourne Case Studies include:

- The Common's, Brunswick.
- The Dig, Frankston.

New South Wales (NSW)

As Australia's most populous state, there are many emerging forms / types of cohousing in NSW. This is likely to increase given recent state planning reforms in this space.

Some of the more interesting examples include the following case studies:

- The Benn family home in Balmain, Sydney (refer to **Figure 7** below) is an award winning example of cohousing undertaken on a limited scale and designed contextually to fit into the character of the established streetscape of Balmain.

Known as an 'intergenerational house', the Benn family home involved alterations and additions to two small workers cottages (each owned by different generations of the same family) but developed as a connected pair capable of supporting the independence of each of these families.

This model is appealing as a way of downsizing, or assisting children with their own housing challenges and is similar in many respects but not the same as the types of co-located housing envisaged by this Code Amendment for established inner metropolitan areas of Adelaide and established areas of Goolwa, Port Elliot and Strathalbyn in Alexandrina Council.

Figure 7: The Benn Family Home, Balmain

Source: www.lunchboxarchitect.com/featured/balmain-houses

At the other end of the cohousing scale is the Narara Ecovillage on the NSW Central Coast, which is an intergenerational residential community with a social, community sustainability focus surrounded by bushland 1 hour north of Sydney.

The Ecovillage will eventually accommodate some 150+ homes across 3 stages of development:

- Stage 1 under construction includes 42 standard blocks (averaging 550m²).
- Stage 2 is currently in the planning stage.

The community features shared ownership of land beyond lot boundaries, along with a range of other common facilities. Overall, approximately 12 hectares of land is zoned for residential development with another 12 hectares available for agriculture and common gardens. The remaining land includes native forest and bushland.

Australian Capital Territory (ACT)

Like the Benn family home in NSW, Stellulata Cohousing is another small cohousing model, consisting of 3 modest dwellings and 1 common house to be shared amongst the residents. The common house will be a shared space, allowing residents to gather, enjoy shared meals, entertain, or to accommodate a guest. The grounds will have a communal vegetable garden, together with private open space for each dwelling.

Stellulata has resulted from a group of recently retired friends who now wish to downsize and age in place. Together with the assistance of their architect, they have planned a small cohousing community where they can support each other, share resources to keep costs low and to minimise their ecological footprint.

Stellulata hope for this new housing typology to be replicable and be made available for people of all ages who enjoy a small cohousing lifestyle.

The ACT Government has selected this proposal as a Demonstration Housing Project to test whether the model will be suitable more generally in the Canberra community.

To assist this process along, the ACT Government has recently updated the Territory Plan to facilitate this development in Ainslie (refer to cohousing policy reform initiatives below for more detail on this policy reform process in the ACT).

South Australia

Christie Walk is a model ecological cohousing development in central Adelaide that was initiated by Urban Ecology Australia in 1999 as a demonstration project but not opened until 2006.

The development contains 27 dwellings (comprising a mix of single storey and 3-5 storeys) on approximately 2,000m² of land on Sturt Street, Adelaide.

Millers Corner is a new socially and ecologically sustainable intergenerational cohousing community on 6,800m² of land being built at Mount Barker in the Adelaide Hills.

The development is intended to comprise the following key features when complete:

- A common house (Forest House) co-owned by residents and providing shared facilities.
- A community garden and other communal open space.
- Shared car parking space.
- 11 allotments containing individual houses.
- 1 allotment containing an existing dwelling.
- 1 large allotment to accommodate 2-storey seniors cohousing home to accommodate up to 6 people aged 55/60+ or a person living with a disability.

Aldinga Arts Eco Village is a co-housing community that emerged from distinct aspirations: the arts, permaculture and environmental sustainability, and the desire to create a more cohesive community.

All the houses in this community are designed for energy efficiency.

As of 2021, the community has 310 residents on 181 allotments with the majority of these being owner-occupied and the largest demographic being those aged 45-69 years.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above interstate and local cohousing case studies.

Cohousing Policy Reform Initiatives – Australia

As an emerging form of new housing to cater for various household and demographic groups, cohousing (or similar forms of housing such as co-located housing) is currently being considered at the planning level in several jurisdictions across Australia.

The following review provides some examples of the different approaches taken regarding cohousing in Australia at the state level which have direct relevance to the co-located housing model being pursued by this Code Amendment:

New South Wales

State Environmental Planning Policies (SEPPs) in New South Wales (NSW) are environmental planning instruments that legislate development and planning issues on a state-wide level. SEPPs provide details of what use may be made of land, through dictating the permissibility and standards of certain types of developments. This is different to a Local Environmental Plan (LEP) that address planning controls for a local government area in NSW.

The new Housing State Environmental Planning Policy introduced in 2021 consolidates the following five existing housing-related policies:

- SEPP (Affordable Rental Housing) 2009.
- SEPP (Housing for Seniors and People with a Disability) 2004.
- SEPP No 70 – Affordable Housing.
- SEPP No 21 – Caravan Parks.
- SEPP No 36 – Manufactured Housing Estates.

The new Housing SEPP is proposed to incentivise the supply of affordable and diverse housing and introduces the following two new housing types to meet changing needs:

- Co-living housing.
- Independent housing units.

Co-living houses as defined by the new Housing SEPP include buildings or places that:

- Must provide a primary place of residence for all occupants.
- Have at least six private rooms, some or all of which may have private kitchen and bathrooms facilities.
- Provide occupants with a principal place of residence for at least three months.
- Have shared facilities, such as communal living room, bathroom, kitchen, or laundry, maintained by a managing agent, who provides management services 24 hours a day.

It is important to note that in NSW, co-living housing precludes the following types of housing / accommodation:

- Backpacker's accommodation.
- Boarding houses.
- Group homes.
- Hotel or motel accommodation.
- Senior's housing.
- Serviced apartment.

Co-living housing is also only encouraged in higher density zones where residential flat buildings or shop top housing is permitted. It is therefore not permissible in lower density residential areas.

The new Housing SEPP also imposes eleven non-discretionary development standards and ten standards for co-living housing that relate to floor space, solar access, communal spaces, landscaping, and parking requirements.

Most notably, each private room must have a gross floor area of at least 12m² for single occupants or 16m² for dual occupants. The development must also contain an appropriate workspace for the manager and if the housing exceeds 3 storeys, it must comply with the minimum separation distances prescribed in the NSW Apartment Design Guide.

A 10% density bonus will also apply to co-living housing to support the development industry in transitioning to these new provisions.

While the new Housing SEPP promotes co-living housing as being one solution to providing diverse and affordable housing in NSW, there have also been some criticisms levelled at the position taken with co-living housing in the new SEPP. These concerns primarily relate to the following two matters:

- Not allowing co-living housing to be built in low density residential zones greatly limits the potential to provide such housing in accessible areas close to transport, services, and employment.

- This new form of housing will be in direct competition with apartment buildings in those higher density areas where it is permitted and will likely not be pursued by the development industry.

The NSW government also announced in late 2023 further planning reforms to facilitate greater housing diversity (or missing middle housing) in established areas of greater metropolitan Sydney and other key regional areas to assist in meeting housing targets set by the Federal Government through the National Housing Accord. The proposed changes to planning legislation will be done in stages with the first changes introduced on 1 July 2024 through amendments to the Housing SEPP. One of the key reforms will be in relation to the greater use of dual occupancy forms of housing.

Australian Capital Territory (ACT)

The Territory Plan is a statutory document that currently guides all planning and development in the ACT and was introduced in 2008.

A variation to the Territory Plan (known as Variation 376) was proposed in early 2021 to facilitate a Cohousing demonstration development in Ainslie – the first of its kind in the ACT.

The following amendments were proposed to the Territory Plan:

- Amend the local Precinct Map and Code to add 'cohousing' as an additional merit assessable development.
- Limit the number of dwellings to a maximum of three and allows the dwellings to be unit titled (only a maximum of three dwellings can be unit titled).
- Amend the residential zones Multi Unit Housing Development Code to exclude cohousing from dwelling replacement provisions.

The key reasons for the draft variations were as follows:

- Increases housing choice by introducing a new type of housing development.
- The site (area 1090m²) is appropriate for the proposed development.
- The site is well located close to existing services in the Ainslie local centre and nearby Dickson group centre.
- Increases the supply of housing which is consistent with the aim of the ACT Planning Strategy to provide 70% of new housing within the existing urban footprint.
- Allows for testing and evaluation of the cohousing concept, which may influence future policy about housing choice.
- The site has good access to public transport.

After consultation in early 2021, Plan Variation 376 to the Territory Plan was approved on 17 November 2021 and now enables the proposed cohousing development at Ainslie to proceed to the design and development application stage.

A development application for the site was approved in April 2022 with construction of the project commencing in late 2023 with an estimated completion date of late 2024.

The Minister for Planning has also recently announced in May 2024 that further planning reforms in the ACT will be prioritised to encourage a greater degree of

missing middle housing to fill a gap in the current housing market. Housing in Canberra is dominated by either single-residential homes or high-density multi-unit housing. The reforms are also proposed to assist the ACT meet its share of National Cabinet's agreed target to build 1.2 million new well-located homes over 5 years, from 1 July 2024.

Western Australia

The City of Fremantle updated its local planning scheme (known as the 'Freo Alternative Local Planning Scheme Amendment No. 63') in 2019 to allow for the subdivision of larger residential blocks to create smaller independently owned houses with shared spaces / facilities.

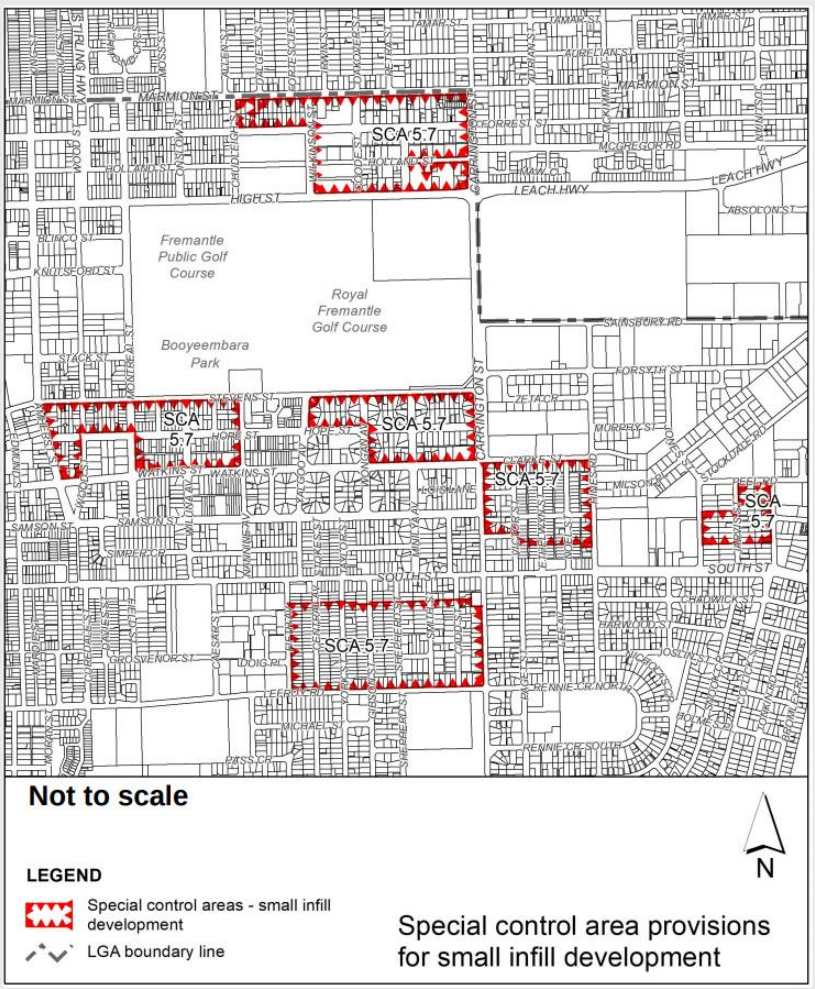
The Freo Alternative provisions were approved by the Western Australian Minister for Planning and Transport in February 2019 and were only applied in special control areas or specific sections of White Gum Valley, Hilton North, O'Connor, Beaconsfield, and Fremantle (**see areas identified in Figure 8 below**).

Before the amendment to the first planning scheme was finalised, the planning department of the City of Fremantle commissioned the Australian Urban Design Research Centre (AUDRC) to analyse the effects of the amendment on the dwelling typologies and neighbourhood characteristics. The research was designed to investigate ways to balance neighbourhood concerns about bulk, local demand for alternative housing options, good environmental outcomes, and cost/feasibility. As well as this, three local architects were engaged to test the limits of the requirements on a typical suburban block of 754m² to see how they would affect the suburban environment and local characteristics.

The AUDRC then provided feedback which resulted in a marginal increase of open space requirements. The council then voted to adopt these recommendations, which included:

- A minimum of 70 percent open space.
- A minimum 25 percent development site area for a deep planting zone that is uncovered, 50 percent of which is at the rear of the property with a minimum width of 4.5 metres.
- A minimum of one tree in the deep planting zone.

Figure 8: Spatial application of the Freo Alternative small housing policy in the City of Fremantle, Western Australia.



Source: www.fremantle.wa.gov.au/freo-alternative

Key aspects of the policy regime

In general, the Fremantle planning provisions addressed the following key matters:

- Only applied to lots larger than 600m².
- New dwelling(s) to have a maximum floor area of 120m².
- Maximum of three dwellings on lots of 750m² or less.
- Minimum of 30m² of outdoor living area per dwelling.
- Developments to have higher than standard energy efficiency ratings.
- 70% of the entire development site to be open space, with some variation allowed to permit 60% open space.
- At least one mature tree to be retained or planted.
- A maximum of one parking bay per dwelling.
- All developments to be referred to the City's Design Advisory Committee to consider design quality.
- Allotments between 600 and 750m² are allowed a maximum of 3 dwellings, including existing dwellings, while lots over 750m² will be allowed an additional dwelling for every 150m² more than 750m².

The new planning provisions also encouraged the creative adaptation of existing buildings (including the conversion of one single dwelling into multiple dwellings within the existing built form).

Given that there are many similarities between Fremantle and inner metropolitan Adelaide (in terms of needing to increase housing diversity / affordability in specific heritage / character neighbourhoods), the following comparison in **Table 1** has been undertaken on both housing models to highlight any key differences or similarities in approach:

Table 1: Comparison of the Freo Alternative and Future Living co-located housing models

Issue	Key similarities / differences in approach
Land division	The City of Fremantle 'Freo Alternative' policy is a land division-based model, and the approach is like the Future Living Code Amendment in facilitating a small-scale targeted approach to infill development sympathetic to the character of the established neighbourhood. However, there are some key differences as outlined in further detail below.
Adaptive reuse	There is a focus in both the 'Freo Alternative' and Future Living policy initiatives on adaptive reuse of existing housing as well as on retaining open space and urban tree canopy. While retention of the original housing is a key component of the Future Living / co-located housing model, this is more of an optional component of the 'Freo Alternative' policy initiative with various policy incentives provided in the Fremantle planning scheme to support retention of an original dwelling including a reduction in the overall open space requirement from 70 to 60% of the site.
Shared facilities	The 'Freo Alternative' policy approach seeks to promote fully independent dwellings with no requirement for shared facilities while the Future Living or co-located housing model mandates the sharing of communal open space and keeps the sharing of other facilities (including kitchen / living areas / laundry etc) open as a potential option. Communal driveways are accommodated in the 'Freo Alternative' policy while shared car parking areas are the preference of the Future Living / Co-located housing policy framework.

Issue	Key similarities / differences in approach
Open space requirements	Communal open space forms an important part of both housing initiatives, but the 'Freo Alternative' policy only seeks this as a minimum requirement when three or more dwellings are proposed. The 'Freo Alternative' policy initiative appears to seek a higher open space component than the Future Living Code Amendment (70% of the site to be retained as open space compared to a minimum 50% site coverage typically in zones where the Future Living Code Amendment will apply) but this can be reduced if an original dwelling is retained (see detail outlined above).
Floor space requirements	The 'Freo Alternative' sets a maximum floor space of 120m² for each new dwelling while no maximum is set for new co-located housing through the Future Living Code Amendment. The Future Living Code Amendment considers that such matters should not be quantified but be subject to a range of local character considerations through the performance assessment approach.
Assessment pathways	A dedicated deemed-to-satisfy assessment pathway applies to small scale infill development in the identified areas of Fremantle – this is different to the performance assessed approach to co-located housing favoured through the Future Living Code Amendment.

Current Status

A 5-year 'sunset clause' applied to the Freo Alternative provisions in the planning scheme meaning that these special provisions ceased to exist in the City's planning scheme as of 12 February 2024.

The City of Fremantle is currently investigating a new scheme amendment to extend the Freo Alternative provisions for another 7 years. This proposal was the subject of public consultation which concluded on 23 February 2024.

Now that the Freo Alternative provisions no longer apply, there has also been some criticism that this housing policy did not deliver on its key objectives and only resulted in the construction of 10 dwellings over the 5 year period. Key concerns identified with the policy included:

- The small spatial area where the policy applied.
- The minimum 600m² lot size requirement.
- The 120m² size requirement for new dwellings which resulted in the development of 3 bedroom / 2-bathroom houses only.

Some of the official reasons provided for the limited uptake and development oof these new small footprint housing provisions include the following:

- Project costs.
- Scarcity of suitable allotments.
- Impact of the COVID-19 pandemic on construction and economic conditions.

In this context, new developments have continued to offer large houses that do not suit small household sizes.

A decision on whether to extend the Freo Alternative provisions is expected to be made by the Western Australian Planning Commission and Minister for Planning towards the end of 2024.

It should also be acknowledged that the Western Australian Government has recently introduced and made operational in April 2024 the new Medium Density Code (Part C of the Residential Design Codes Volume 1 2024) which encourages greater infill development (in particular more missing middle housing) while mandating more trees and gardens (enhancement of the urban tree canopy through tree retention, new trees and provision of deep soil zones), more attractive streetscapes, and better designed homes with bigger rooms, better ventilation and natural light.

South Australia

As discussed earlier in this document, the Cohousing for Ageing Well Project (the Project) was the major precursor to this Code Amendment being initiated by the Commission.

The City of Burnside, City of Prospect, City of Unley, City of Campbelltown, Town of Walkerville (as part of the Eastern Region Alliance) all participated in the Project in partnership with the University of South Australia, the Office for Ageing Well, the Commission and the then Attorney-General's Department (now the Department for Housing and Urban Development).

One of the major objectives of the Project was to investigate how existing older houses in Adelaide might be altered and extended to create one or more additional dwellings on an existing site, to create socially cohesive cohousing arrangements for older residents wishing to age in place.

The Project, significant in its scope and broad in its application, explored for the first time a major gap in housing opportunities – the 'missing middle' of Adelaide's older suburbs.

The Project delivered a suite of innovative, flexible housing designs across a range of allotment sizes that enable older people to downsize to smaller housing options within their own community. Where the focus of the Project was on the provision of housing options for older residents, the underlying housing model is applicable to a broad cross-section of the community.

Further detail on the form that co-located housing development may take (on a wide range of residential sites) in the area affected by this Code Amendment are explored in section 4.3.6 below.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above interstate planning policy reforms in relation to small lot housing, cohousing, or other forms of shared housing.

However, the major driver for this Code Amendment being initiated by the Commission was the release of Cohousing for Ageing Well Project Final Report in August 2020 which recommended that the Code be amended to recognise cohousing (or a similar housing model) as a distinct development type.

Changes to the Code to recognise co-located housing as a separate defined class of development is therefore a key objective of the Code Amendment released for engagement.

4.3.5 Review of overseas approaches to missing middle housing (including recent planning reform initiatives)

The City of Victoria, British Columbia, Canada in late January 2023 approved its Missing Middle Housing Initiative for adoption in its planning legislation (zoning regulations bylaw no. 22045) following a process which commenced with early engagement back in November 2019.

The Missing Middle Housing Policy sets out the City of Victoria's expectations regarding the construction of missing middle housing forms in Traditional Residential areas and provides guidance for rezoning or variance requests for new missing middle developments.

The policy consolidates and updates 'missing middle' housing policies contained in neighbourhood plans.

Specific objectives of the policy are to:

- Improve options for families to stay in the city.
- Increase the supply and variety of housing.
- Support a 'car-light' lifestyle, public transit use, and walkable neighbourhood centres.
- Ensure that the look and feel of new missing middle housing developments suit the character of the neighbourhood, support social interaction, and foster a sense of place.
- Support conservation of heritage and re-use of character homes
- Support a healthy urban forest.
- Promote accessibility in the built environment.

The following regulations apply to heritage conserving infill which is similar to the co-located housing model being sought by the Future Living Code Amendment:

- Location and siting of buildings and uses – must not be located closer to any street, excluding a city lane, than the heritage registered building on the same allotment
- Building height – maximum is the greater of 7.6 metres or 80% of the height of the heritage registered building.

- Setbacks, projections – various including 4 metres from any street other than a city lane.
- Site coverage (maximum) and open space site (minimum) – 50% site coverage and 30% open space.
- Vehicle parking - no vehicle parking spaces are required for secondary dwelling units / car parking required for the original building including one to be allocated as an accessible parking space – the minimum number of vehicle parking spaces can be further reduced through the provision of various initiatives including a car share vehicle or if a public transit pass is provided for residents for a minimum five-year term for every dwelling unit etc.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above overseas planning reform initiative in relation to missing middle housing.

4.3.6 Cohousing / co-located design studies

The Cohousing for Ageing Well Project Final Report incorporated several design studies which tested what might be considered for typical allotments across four of the council areas subject to this Code Amendment (Unley, Burnside, Walkerville, and Prospect).

The sites considered for analysis included small (325m²), medium (530m²), large (675m²) and extra-large (920m²) allotments. Two of the allotments had rear lanes, one was a corner allotment, and the fourth site was land locked, with a single entry of the street.

While the four design studies included in the Final Report were applicable to areas beyond the four council areas identified, it was still considered important (as part of the current Code Amendment process) to refer to a fresh set of design studies to provide the following:

- Demonstration of a wider range of development scenarios where the application of a co-located housing model may be appropriate to address housing diversity in particular council areas.
- Assist the general community in visualising how co-located housing could be accommodated in many established suburbs of Adelaide and regional South Australia.

In this context, the book *'Bluefield Housing as Alternative Infill for the Suburbs'* released by Dr Damian Madigan in late 2023 (an electronic version of which is publicly accessible at https://bluefieldhousing.com.au/) provides a range of development scenarios / case studies for co-located housing which are directly applicable to all the council areas affected by this Code Amendment.

In particular, Part 3, Chapters 10-12 of this book provide a comparison of the following co-located housing design / development scenarios:

Single allotments

- Small allotment size – 325m².
- Medium allotment size – 530m²

- Large allotment size – 675m²
- Extra-large allotment size – 920m²

Double allotments

- Back-to-back allotments with 2 street frontages
- Side-by-side allotments
- Street and rear laneway frontage allotments

Multiple allotments

- Staged development.

Some of the above design / development scenarios have been reproduced into a separate fact / information sheet for engagement purposes.

Code Amendment Outcome

The book *'Bluefield Housing as Alternative Infill for the Suburbs'* demonstrates a series of possible co-located housing design / development scenarios relevant to this Code Amendment that have been prepared to demonstrate the following key principles:

- A whole-of-site approach to the development of co-located dwellings in conjunction with an existing dwelling (and subject to a community plan of subdivision / scheme description / by-laws to ensure that integrity of the housing model is preserved through any land division).
- No wholesale demolition of the existing house on the site, but rather its retention (as viewed from the primary street and, in the case of a corner allotment, the secondary street) and its alteration and extension.
- All existing housing to be considered, regardless of heritage status, age, or typology.
- Sharing of facilities with other accommodation is possible (but the ultimate degree of sharing to be determined by the residents).
- A reconsideration of private open space in favour of larger areas of shared space.
- Permitted overlooking within the integrated site, with the maintenance of existing privacy for neighbouring properties.
- Newly created dwellings not being subordinate to the existing dwelling but co-existing as an equal entity(s).

4.3.7 Holistic Planning Approach to Co-located housing

It is considered appropriate to review other planning instruments and mechanisms available under the Act to ensure measures are in place to achieve high quality development outcomes and provide for the ongoing management of co-located housing.

The following investigations have been undertaken:

- Consideration of whether 'cohousing', 'shared allotment', 'co-sited' or 'co-located' housing should be designated as a specific development type eligible for Local Design Review in the areas identified in this Code Amendment.

- Consideration of guidance material in the form of Practice Guidelines, advisory design guidelines and / or information sheets to assist in guiding the development of housing in appropriate locations.
- Consideration of a Practice Direction and associated model Community Title Scheme Description / By-laws to guide future co-located housing development in the areas specified by the Code Amendment.

Local Design Review Scheme

As part of the recent reforms to the State's planning system, a Local Design Scheme (the Scheme) was established by the Minister for Planning under section 121 of the Act and came into effect on 1 July 2021. The Scheme provides a consistent state-wide approach for councils to establish their own design panels and provide Design Review for locally assessed development proposals.

A Local Design Review Code Amendment undertaken by the Commission and deployed into the Code on 3 March 2022 has amended the Code to give effect to the Scheme. It has amended 'Part 5 – Specified matters and areas identified under the Act and Regulations' to specify classes of development eligible for design review.

The following classes of development identified in Table 2 below have been identified as being suitable for Local Design Review, subject to the context of an area where a design panel is established and the anticipated resourcing available to service the design panel:

Table 2: Classes of development identified as being suitable for Local Design Review

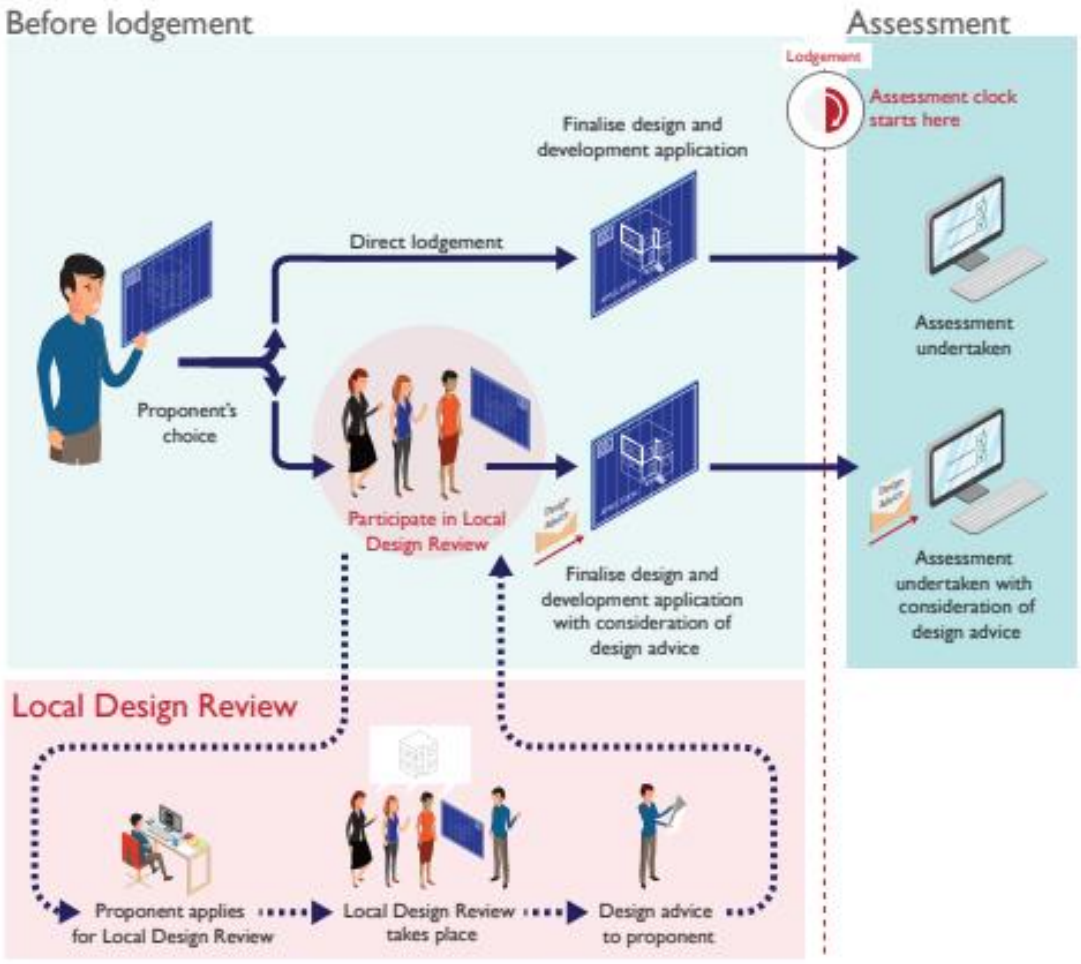
Location **Aligned with spatial layers within the Code**	**Class of Development**
All	• Buildings of 3 or more building levels. • Dwellings of a density exceeding medium net residential density (i.e., greater than 70 dwelling units per hectare). • Development which exceeds the maximum density or does not meet the minimum site area specified in the relevant DTS/DPF criteria. • Development which exceeds the maximum building height in levels specified in the relevant DTS/DPF criteria. • Development which encroaches into the public realm. • Development with a development cost exceeding $3 million. • Division of land for residential purposes creating 2 or more additional allotments.

Location Aligned with spatial layers within the Code	Class of Development
	• Construction of 3 or more dwellings. • Supported accommodation. • Student accommodation.
Historic Area Overlay Character Area Overlay Local Heritage Place Overlay Heritage Adjacency Overlay Hills Face Zone Significant Landscape Protection Overlay	• Any building (except an ancillary building).
Urban Corridor (Boulevard) Zone Urban Corridor (Main Street) Zone Urban Corridor (Living) Zone Urban Corridor (Business) Zone	• Development utilising incentives in 'Significant Development Sites' policy.
Activity Centre	• Buildings with a gross leasable floor area exceeding 1000m².
Master Planned Neighbourhood Zone Master Planned Township Zone	• Land division proposing more than 20 additional allotments. • Land division involving the creation of a public road or public open space.
Suburban Main Street Zone Township Main Street Zone	• Any building which is visible from the primary street frontage (except an ancillary building).

The Scheme allows a council to specify certain classes of development to be eligible for Local Design Review in their area. However, this process as shown in **Figure 10** below can only occur when a council registers to participate in the Scheme. Proponents of the eligible classes of development will then be able to

apply to that council to participate in Local Design Review and seek design advice on their development proposal.

Figure 10: Local Design Review within the planning process



Source: Local Design Review Scheme for South Australia – Consultation Guide June 2020

Code Amendment Outcome

Given that this Code Amendment will encourage co-located housing as a new form of shared housing in established areas of the Adelaide metropolitan and Alexandrina council areas with heritage and character context, it is likely that co-located housing could be included as a possible future class of development for consideration under Local Design Review.

However, the relevant council must first be registered under the Scheme (and have a Design Panel established) to identify the eligible classes of development. At this time, none of the six councils participating in this Code Amendment have been registered under the new Scheme, but this may change if the co-located housing policy outlined in this Code Amendment is endorsed by the Commission / affected councils and adopted by the Minister for Planning.

Preparation of relevant Guidance Material

Several local and state jurisdictions around Australia provide various guideline documents to assist proponents / organisations scope out and appropriately design proposals for low-medium to high density residential development before an application for planning approval is lodged.

As co-located housing is a relatively new form of housing and is proposed by this Code Amendment to fit into a uniquely Adelaide context, consideration needs to be given as to whether any associated guidance documents are required to assist any prospective investors / local planning authorities in designing or assessing such developments.

Such guidance documents may take the form of Fact Sheets, Advisory Design Guidelines, Practice Guidelines and / or information sheets to assist in guiding the development of co-located housing in appropriate locations.

In South Australia, the following three Advisory Guideline documents already apply to areas of distinct heritage and character (as defined under the Code) and seek to promote sensitive and contextually responsive adaptive reuse of valued buildings in these areas:

- Historic Area Overlay Design Advisory Guidelines
- Character Area Overlay Design Advisory Guidelines
- Style Identification Advisory Guidelines

Code Amendment Outcome

The following relevant documents have been released with the draft Code Amendment to identify the key stakeholders of interest (to be consulted directly), proposed engagement activities, proposed policy changes, and likely development outcomes:

- Engagement Plan.
- Community Information Fact Sheet.
- Frequently Asked Questions document
- Explanatory Guide for Co-located Housing (short and long form).

In addition, it is expected that a Practitioner's Guide may eventually be prepared by the councils affected that will explain what co-located housing is, outline the different forms of co-located housing envisaged and provide working examples of how co-located housing can be designed and developed to conform to different site area requirements, including any local character considerations.

This Practitioner's Guide could build upon and update the work already embedded within the final Cohousing for Ageing Well Final Report (August 2020) and the current investigations (including Explanatory Guide for consultation) and could be completed prior to any policy becoming operational in the six affected council areas.

Practice Direction, Regulations and model Community Title Scheme Description / By-laws

Associated with the above design guidelines / documents are proposed amendments to existing Practice Directions, Schedule 4 and 8 of the *Planning Development and Infrastructure (General) Regulations (2017)* and the preparation of associated Model Community Title Scheme Description / By-laws to guide the future development of co-located housing in the areas affected by this Code Amendment.

By-laws and scheme descriptions

The current *Community Titles Act 1996* (CTA) does not require a scheme description to apply to development involving six or less allotments (the most likely outcome from this Code Amendment process) but by-laws will apply to all schemes at different levels.

Template by-laws and a template scheme description have been prepared to support the co-located housing model envisaged by the Code Amendment. These documents seek to govern the operation and ongoing management of co-located housing developments, particularly the administration, management and control of common property.

Practice Direction 12 - Conditions

The Commission issues practice directions to specify procedural requirements under the Act. A series of practice directions already exist in relation to matters such as site contamination assessment, building envelope plans, the urban tree canopy off-set scheme and so on. This includes existing Practice Direction 12 which prescribes a set of conditions that a relevant authority must apply when assessing certain classes of development.

Amendments to existing Practice Direction 12 are proposed to ensure that the common and private areas forming part of any community title co-located housing development are maintained through a scheme description where more than six allotments are proposed, or in accordance with the approved plans where six or less allotments are proposed.

Regulations

Schedule 4 of the *Planning Development and Infrastructure (General) Regulations 2017* currently prescribes a list of development which is exempted from the definition of development and thereby not requiring development approval. This includes any fencing up to 2.1 metres in height, except in certain circumstances.

As co-located housing is to be designed to maintain maximum visibility between living areas and communal open space and therefore avoiding the use of internal fences, it is proposed to amend Schedule 4 to require all fencing in the following circumstances to require development approval:

- a fence in the Co-located Housing Overlay under the Planning and Design Code that is not located on a boundary with land outside of the subject co-located housing development.

Schedule 8 of the *Planning Development and Infrastructure (General) Regulations 2017* currently prescribes a list of information requirements that need to be provided with any plans lodged for assessment with the relevant planning authority.

Amendments are proposed to Schedule 8 to include a set of plan requirements for o-located housing to assist planning authorities in assessment and to ensure that co-located housing is developed and maintained as initially approved.

Code Amendment Outcome

The following relevant documents have been released with the draft Code Amendment to demonstrate that co-located housing is a new class of development with special requirements including a community governance structure:

- Updated Practice Direction 12 – Conditions 2020 – prescribing conditions that must be imposed by a relevant authority in relation to co-located housing.
- Anticipated changes to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations (2017)* to require development approval for all fences associated with co-located housing that is not located on a boundary with land outside of the subject co-located housing development.
- Anticipated changes to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations (2017)* to prescribe plan requirements for co-located housing.
- Model/template Community Scheme Description for co-located housing.
- Model/template Community By-laws for co-located housing.

The proposed updates to Practice Direction 12 and Schedule 4 and 8 will ensure that local councils have the power to enforce special provisions to ensure that co-located housing occurs in its envisaged form.

The Model Community Scheme Description / By-laws released for information as part of the engagement process are examples only and could be further nuanced to reflect any local character considerations.

4.3.8 Review of Phase Three (Urban Areas) Planning and Design Code Engagement Report (and issues identified during consultation)

Implementation of the Phase Three (Urban Areas) Code on 19 March 2021 resulted in a range of improvements to planning policy to support housing diversity, while recognising the changing aged demographics of our population including new definitions and policy specific to a range of housing types including ancillary accommodation, supported accommodation and retirement facilities.

In its 'Amendment for Phase Three (Urban Areas) Code Amendment Section 73(7) Engagement Report' to the Minister for Planning and Local Government, the Commission acknowledged the following further suggestions identified in submissions:

- Providing additional, diverse universally designed housing opportunities for older people to continue to live in their existing community and to 'age in place'.

- Exploring new models of housing outside of the traditional preference for detached dwellings on large allotments that can offer affordable, well-designed and well-located options for our shifting demographics and household types.
- Facilitate independent housing as well as provide a pathway for the sensitive delivery of small-scale affordable housing in established areas.

Code Amendment Outcome

The Code Amendment addresses the identified issues by providing a dedicated performance assessed pathway for co-located housing in specified areas, where the six affected councils are seeking to provide alternative housing options to facilitate 'ageing in place' and an alternative to traditional forms of senior's housing.

4.3.9 Planning and Design Code Review

As part of this Code Amendment, a series of policy review and refinement processes have been undertaken. These tasks relate to ensuring that the content contained in the Code is contemporary, meets community expectations and provides for co-located housing in appropriate locations.

Review of Code policy has focused on the following important considerations:

- provision of a dedicated 'performance assessed' pathway for co-located housing
- consideration of any new policy (including additional general development policies) that may be required to appropriately guide and encourage co-located housing in the defined spatial area.
- review of the existing Design in Urban Areas General Development Policies in relation to policies that apply to low rise residential development, including group dwellings and residential flat buildings.
- review the existing Transport, Access, and Parking General Development Policies (Table 1 and Table 2) in relation to car parking standards for low rise residential development.
- review existing land use and administrative definitions.

Performance Assessed Pathway for Co-located Housing

A performance assessed development approach to 'co-located housing' is recommended, with specific policy and performance outcomes around:

- The retention and reuse of existing housing stock.
- The preservation of the existing streetscape pattern and character.
- The retention of mature landscaping, with mandatory shared or communal open space to meet the needs of co-located housing occupants.
- The balance between privacy and overlooking, encouraging positive interaction between residents with living areas strategically placed off communal open space to provide passive surveillance across the site.
- Shared car parking areas, limiting the number of driveways.
- Community title land division approach with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.

The above policy requirements are addressed through the new Co-located Housing Overlay, which has been drafted to spatially apply to the Established Neighbourhood Zone in Alexandrina Council, the City of Burnside, Campbelltown, Unley, Prospect, and Town of Walkerville.

These policy initiatives are supported by policy in the Established Neighbourhood Zone, as well as a series of General Development Policies and other key Overlays within the Code. Of note are the following:

- Established Neighbourhood Zone
- Historic Area Overlay
- Character Area Overlay
- Urban Tree Canopy Overlay
- Design in Urban Areas General Development Policies
- Transport, Access, and Parking General Development Policies

Zone Policy Review

Established Neighbourhood Zone

The Established Neighbourhood Zone provides specific guidance on built form, with Desired Outcomes (DO) noting that development should:

'DO1 – … include a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns'

'DO 2 – Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers'.

The Established Neighbourhood Zone has been spatially applied to many residential areas of heritage and character in inner and outer metropolitan Adelaide, including areas of Alexandrina, Campbelltown, Prospect, Unley, Burnside, and Walkerville councils.

The Zone's Performance Outcomes (PO) also recognise the importance of minimising the impact of any new built form on the established character of the area, providing the following guiding policy:

'PO 2.2 – Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.'

'PO 3.1 – Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.'

'PO 4.1 – Buildings contribute to the prevailing character of the neighbourhood and complement the height of nearby buildings.'

Code Amendment Outcome

The Code Amendment does not intend to make any changes to assessment provisions in the Established Neighbourhood Zone.

Existing policies in the Established Neighbourhood Zone will supplement those provided by the new Co-located Housing Overlay, but will be overridden where there is a conflict with the Overlay policy.

Overlay Policy Review

The Historic Area Overlay and Character Area Overlay also apply to many residential areas which are located within the Established Neighbourhood Zone.

These Overlays provide additional detail about the attributes and desirable elements within a particular area that also need to be assessed when undertaking development.

Both Overlays also include Statements that identify the key attributes for a specific area and are defined council by council.

Another important aspect of the Historic Area Overlay is that approval is required for the demolition of buildings, which assists in the retention of valued built fabric and streetscapes within affected areas.

Code Amendment Outcome

The Code Amendment does not intend to make any changes to policy in either the Historic Area or Character Area Overlays.

Existing policy in both Overlays will supplement those provided by the proposed Co-located Housing Overlay and the Established Neighbourhood Zone.

In situations where the Co-located Housing Overlay applies to allotments / sites where the Historic Area and Character Area Overlays (or any other Overlay for that matter) also apply, then the policies contained in these Overlays will need to be considered collectively (and of equal importance) when considering the merits (or otherwise) of co-located housing development.

General Development Policies Review

The following two general policy modules were reviewed to ensure that there is adequate policy provided to assist assessment of co-located housing development where not specifically provided in the proposed Co-located Housing Overlay:

- Design in Urban Areas General Development Policies.
- Transport, Access and Parking General Development Policies.

Minor changes are proposed to be made to the Design in Urban Areas General Development Policies to include reference to ‘co-located housing’ in the heading of policy for ‘Group Dwellings, Residential Flat Buildings and Battle-axe Development’ as some (not all) of the policy located in this part of the module will also be relevant to co-located housing developments.

Minor changes are proposed to Table 1 – General Off-Street Car Parking requirements in the Transport, Access and Parking General Module to list co-located housing as a separate class of development with car parking provided at the following rates:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

Given that the availability of car parking for co-located housing is likely to be an issue of concern to some members of the local community, the Commission has also encouraged each participating council in this Code Amendment to also consider employing powers under the *Road Traffic Act 1961* to manage parking on local streets in a way that would complement the above allowances for co-located housing. This could include, amongst other things, car parking restrictions.

Code Amendment Outcome

The Code Amendment only intends to make minor changes to Design in Urban Areas and Transport, Access and Parking general development policy modules to complement the proposed Co-located Housing Overlay.

General Development Policies will supplement those provided by the Co-located Housing Overlay but will be overridden where there is any conflict with the Overlay policy.

An overview of the general development policies that will apply to the performance assessment of co-located housing (as opposed to other dwelling types) is outlined in **Attachment E** of this Code Amendment, which specifies the proposed changes to the Established Neighbourhood Zone Assessment Table 3 – Applicable Policies for Performance Assessed Development.

A quick snapshot illustrating the likely interaction of general, zone and overlay policy in the Code in relation to co-located housing is provided in **Table 3 below**:

Table 3: Interaction between General, Zone and Overlay policy for co-located housing in the Planning and Design Code

● **Policy applicable for co-located housing**

Policy	General Development Policies (e.g Design in Urban Areas / Land Division / Transport, Access and Parking)	Established Neighbourhood Zone	Co-located Housing Overlay	Historic Area / Character Area Overlays
Land Use and Intensity	●	●	●	●
Built Form and Character	●	●	●	●
Site Dimensions and Land Division	●	●	●	●
Site coverage		●		
Maximum Building Height		●		
Primary Street Setback		●		●
Secondary Street Setback		●		
Boundary Walls		●	●	

Policy	General Development Policies (e.g Design in Urban Areas / Land Division / Transport, Access and Parking)	Established Neighbourhood Zone	Co-located Housing Overlay	Historic Area / Character Area Overlays
Side Boundary Setback		●		
Rear Boundary Setback		●		
Internal Privacy and Overlooking	●		●	
Open Space	●		●	
Parking and Access	●		●	
Pedestrian Access	●		●	
Landscaping	●		●	●

Notes:

1. **In circumstances above where relevant policy in the General Development Policies, Zones or Overlays conflicts with each other, then the policy in the Overlay prevails. Overlay policies take precedence over other Code policies.**
2. **Site coverage, maximum building height and setback policy defaults to policy in the zone (there is no general policy or policy in the Overlay).**
3. **In situations where the Co-located Housing Overlay applies to allotments / sites where the Character Area or Historic Area Overlays also applies, then the policies contained in all three Overlays will need to be considered collectively (and of equal importance) when considering the merits (or otherwise) of co-located housing development.**

Land Use and Administrative Definitions Review

This Code Amendment intends to provide a separate land use definition for co-located housing as the existing definitions of 'Dwelling', 'Ancillary accommodation', 'Residential Flat Building', and 'Group Dwelling' do not adequately capture co-located housing and its different requirements / form.

The land use definition shown in **Attachment C** is proposed for inclusion in the Code to assist with policy interpretation and to facilitate development that is consistent with the suite of co-located housing policies.

Amendments are also proposed to be made to the definitions for 'group dwelling' and 'residential flat building' to ensure that 'co-located housing' is mutually exclusive from these two dwelling types.

Code Amendment Outcome

The Code Amendment addresses the above issues by providing a new co-located housing land use definition to support policy in the Co-located Housing Overlay and assist planning authorities with policy interpretation.

4.3.10 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Co-located Housing Overlay:

- Application of a new Co-located Housing Overlay to the Established Neighbourhood Zone in Alexandrina Council, the City of Unley, Prospect, Burnside, Campbelltown, and the Town of Walkerville to provide a performance assessed development approach to co-located housing (see affected area maps in **Attachment A**).
- Insert new Co-located Housing Overlay in Part 3 of the Code, as shown in **Attachment C**.

Performance Assessed pathway:

- Introduction of a new performance-assessed pathway for co-located housing in the Established Neighbourhood Zone, with tailored policy applicable for co-located housing, and additional policy for land division and fences (see Assessment Table changes in **Attachment E**).

Land Use Definitions:

- Inclusion of a new land use definition for 'co-located housing' in Part 7 of the Code, which clarifies co-located housing is distinct from other forms of housing such as ancillary accommodation, group dwellings and residential flat buildings (see Land Use Definition changes in **Attachment C**).
- Amendments are also proposed to be made to the definitions for 'group dwellings' and 'residential flat buildings' to ensure that 'co-located housing' is mutually exclusive from these two housing types.

General Development Policies:

- Minor change to the Design in Urban Areas General Development Policies to add ‘Co-located Housing’ in the heading of section ‘Group Dwellings, Residential Flat Buildings and Battle axe Development’.
- Amend Transport, Access and Parking General Development Policies - Table 1 – General Off-Street Car Parking Requirements to add car parking rates for co-located housing as follows:

Class of Development	**Car Parking Rate**
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

5. REFERENCES

- Advancing Cohousing for Seniors Project – Institute for Sustainable Futures, University of Technology Sydney
- Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan (Routledge, 2023)
- Cohousing for Ageing Well Project – Final Report (August 2020)
- Government of South Australia (2017 Update), The 30-Year Plan for Greater Adelaide
- Institute for Sustainable Futures (University of Technology Sydney), Kick-starting Cohousing for Older People – Literature Review, Submission to Aged Care Royal Submission
- Plan SA, Growth Management Program, Land Supply Report for Greater Adelaide (June 2021)
- South Australia's Plan for Ageing Well 2020-2025 (June 2020), Department for Health and Wellbeing
- State Planning Commission, 30-Year Plan for Greater Adelaide – 2017 Update Report Card 2020-21
- State Planning Commission, Planning for a New Retirement Future Symposium – What We Have Heard Report (2019)
- State Planning Commission, State Planning Policies (May 2019)
- State Planning Commission, People and Neighbourhoods Discussion Paper (September 2019)
- State Planning Commission, Amendment for Phase Three (Urban Areas) Code Amendment Section 73(7) Engagement Report (March 2021)

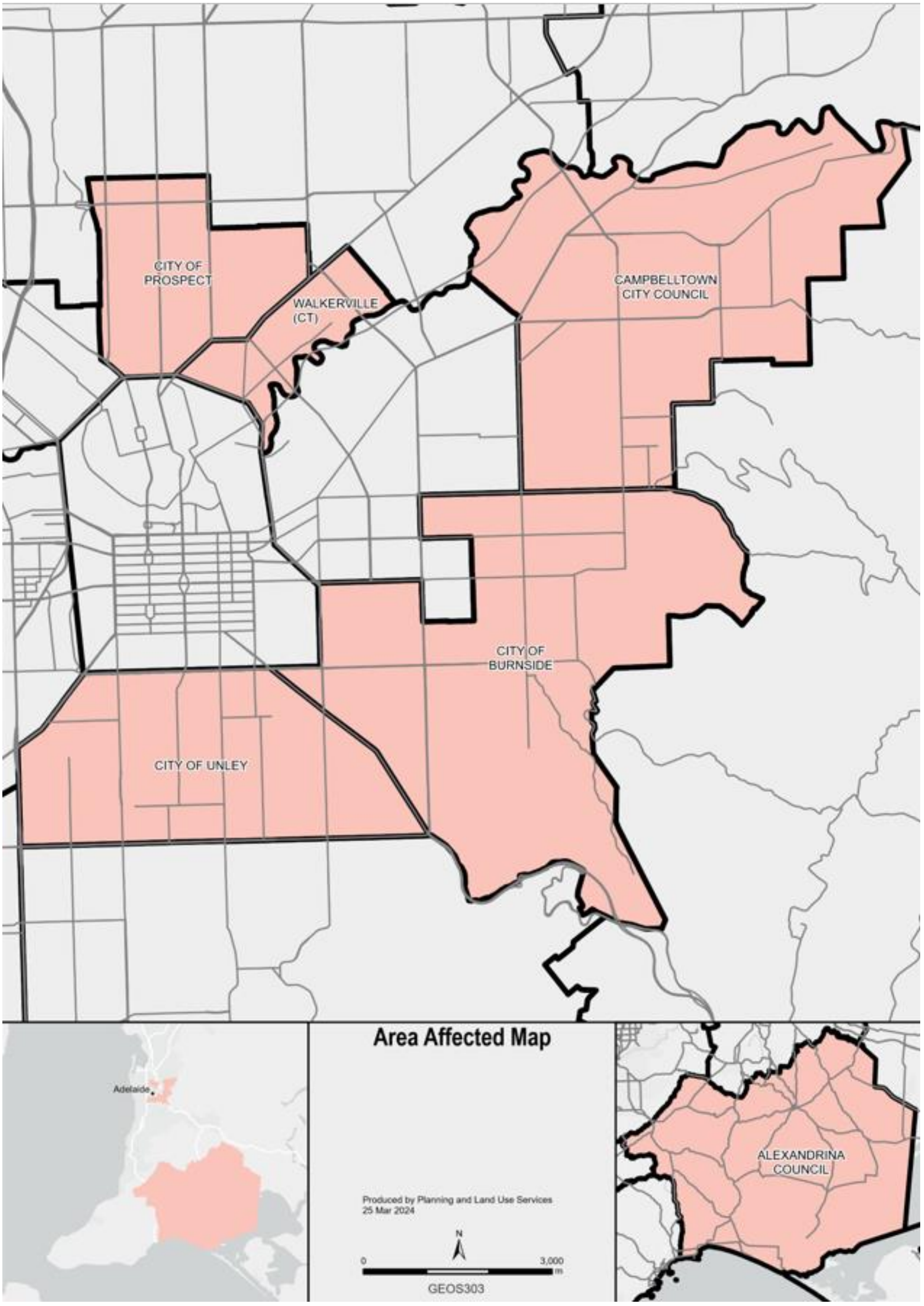
ATTACHMENT A – AFFECTED AREA MAPPING

Map 1 identifies the local government areas affected by this Code Amendment.

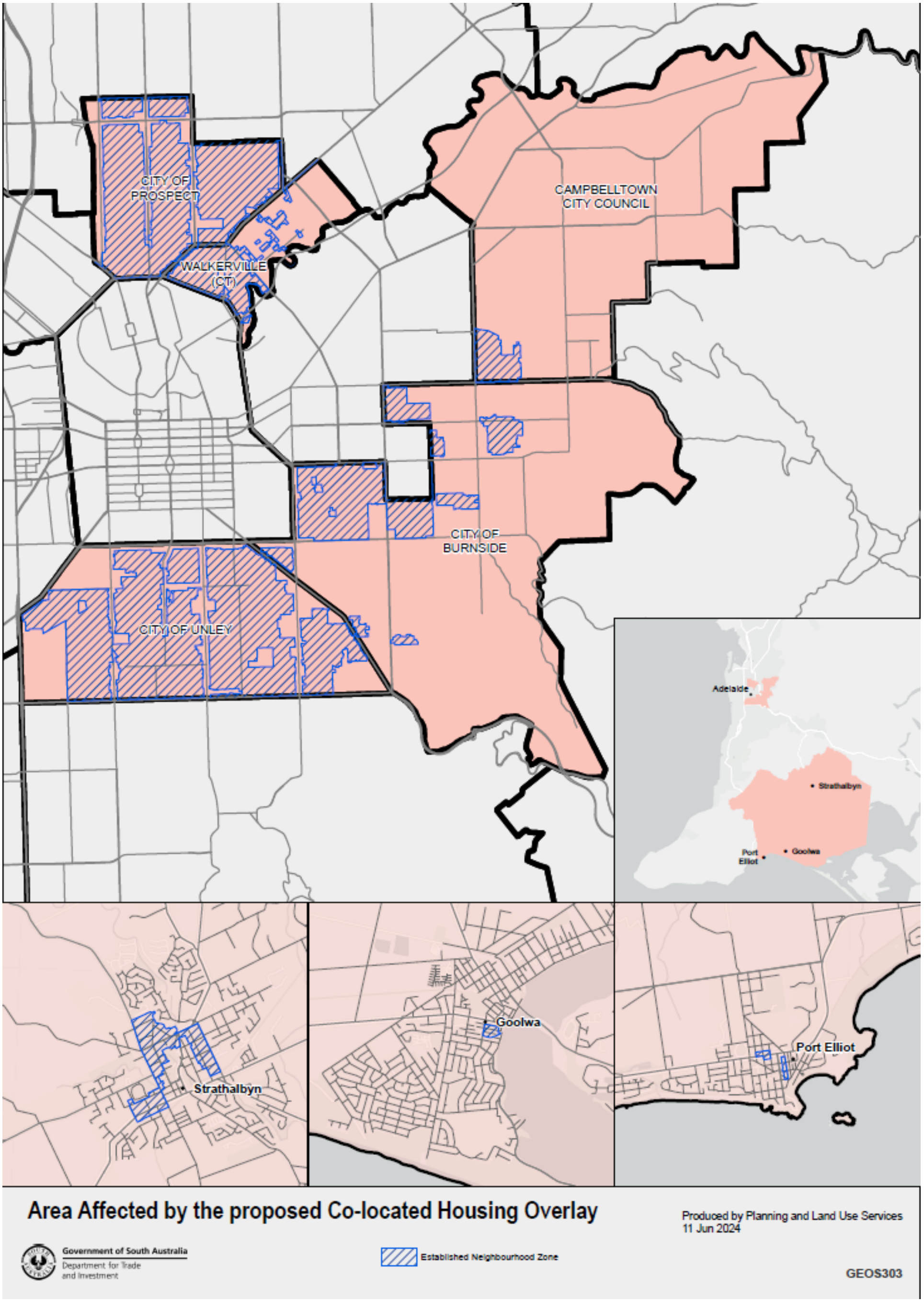
Map 2 identifies the locations of the Established Neighbourhood Zone affected by this Code Amendment.

Detailed mapping of the Established Neighbourhood Zone can be found on the SA Property and Planning Atlas at: sappa.plan.sa.gov.au

Map 1: Affected local government areas



Map 2: Affected Established Neighbourhood Zone



ATTACHMENT B – CURRENT CODE POLICY

The Established Neighbourhood Zone applies to areas affected by the Code Amendment. A copy of the assessment provisions of the Established Neighbourhood Zone is provided below (from Planning and Design Code version 2024.10).

No changes are proposed to the assessment provisions of the Established Neighbourhood Zone by this Code Amendment. The provisions of the new Co-Located Housing Overlay (shown in **Attachment C**) are proposed to be applied in conjunction with the existing relevant policies of the Established Neighbourhood Zone.

Several overlays also apply throughout the affected area. All existing overlays are to be retained and are not affected by this Code Amendment.

The most common overlays which apply in the areas affected by the Code Amendment include:

- Airport Building Heights (Regulated)
- Character Area
- Historic Area
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Urban Tree Canopy

Other overlays which may apply to allotments / sites within those areas affected by the Code Amendment:

- Advertising Near Signalised Intersections
- Affordable Housing
- Aircraft Noise Exposure
- Building Near Airfields
- Heritage Adjacency
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Local Heritage Place
- Major Urban Transport Routes
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: i. does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m² gross leasable floor area, whichever is the lesser ii. does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	i. the building is a State or Local Heritage Place ii. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. (c) is located more than 500m from an Activity Centre and satisfies one of the following: i. does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road ii. does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road (d) the development site abuts an Activity Centre and all the following are satisfied: i. it does not exceed 200m² gross leasable floor area (individually or combined, in a single building) ii. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m².
PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community	DTS/DPF 1.4 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road or Allotments/sites for residential purposes accord with the following: (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	[VIEW MINIMUM SITE AREA TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION] and (b) site frontages (or allotment frontages in the case of land division) are not less than: ***[VIEW MINIMUM FRONTAGE TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]*** In relation to DTS/DPF 2.1, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay (b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: i. private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space ii. car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site coverage	
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: ***[VIEW SITE COVERAGE TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]*** In instances where: (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: ***[VIEW MAXIMUM BUILDING HEIGHT TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]*** (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. (b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td>PO 4.2

Additions and alterations do not adversely impact on the streetscape character.</td><td>DTS/DPF 4.2

Additions and alterations:

(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street
. or
(b) meet all of the following:

i. do not include any development forward of the front façade building line
ii. where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</td></tr>
<tr><th colspan="2">Primary Street Setback</th></tr>
<tr><td>PO 5.1

Buildings are set back from primary street boundaries consistent with the existing streetscape.</td><td>DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:

<table>
<tr><th>Development Context</th><th>Minimum setback</th></tr>
<tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing</td><td>(a) Where the existing building shares the same primary street frontage – the setback of the existing building
(b) Where the existing building has a different primary</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td></td><td>
<table>
<tr><td>building is on a corner site.</td><td>street frontage - no DTS/DPF is applicable</td></tr>
<tr><td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>No DTS/DPF is applicable.</td></tr>
</table>

For the purposes of DTS/DPF 5.1:

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback
(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.</td></tr>
<tr><th colspan="2">Secondary Street Setback</th></tr>
<tr><td>PO 6.1

Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</td><td>DTS/DPF 6.1

Building walls are set back from the secondary street boundary (other than a rear laneway):

(a) no less than:

[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]

or

(b) 900mm, whichever is greater

or

(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</td></tr>
</table>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) ***[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]*** or (b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below: i. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height ii. side boundary walls do not: A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a	DTS/DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
low density suburban streetscape character.	the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary: (a) no less than: ***[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]*** (b) in all other cases (i.e., there is a blank field), then: i. where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm ii. for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level iii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space	DTS/DPF 9.1 Other than in relation to an access lane way, buildings are set back from the rear boundary at least: (a) 4m for the first building level (b) 6m for any second building level.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
(d) space for landscaping and vegetation.	
Appearance	
PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	DTS/DPF 10.1 Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
PO 10.2 The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.	DTS/DPF 10.2 None are applicable.
Ancillary buildings and structures	
PO 11.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 11.1 Ancillary buildings and structures: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are constructed, added to or altered so that they are situated at least i. 500mm behind the building line of the dwelling to which they are ancillary or ii. 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: i. is set back at least 5.5m from the boundary of the primary street

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td></td><td>ii. when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:
i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary
(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling
(i) have a roof height where no part of the roof is more than 5m above the natural ground level
(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.
(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
i. a total area as determined by the following table:
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>201-450</td><td>20%</td></tr>
</table>
</td></tr>
</table>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<table><tr><td>>450</td><td>25%</td></tr></table> ii. the amount of existing soft landscaping prior to the development occurring.
PO 11.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 11.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 11.3 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 11.3 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table> (c) are not constructed, added to or altered so that any part is situated: i. in front of any part of the building line of the main building to which it is ancillary or ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: i. is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the

applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building.	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any of the following (or of any combination of any of the following):	None specified.

(a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Note: Non-residential classes of development have been omitted from the table for clarity

ATTACHMENT C – PROPOSED CODE POLICY

1. (New) Co-located Housing Overlay

The new Co-located Housing Overlay is proposed to spatially apply over the Established Neighbourhood Zone in Alexandrina Council, the City of Prospect, City of Unley, City of Burnside, Town of Walkerville, and Campbelltown City Council.

The proposed new Overlay is set out below.

The Overlay should be read in conjunction with other relevant provisions of the Planning and Design Code. The relevant provisions which are proposed to apply to co-located housing are set out in the Assessment Table in **Attachment E.**

Part 3 – Overlays

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living	DTS/DPF 2.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	
PO 2.2 Co-located housing includes (as part of the application, or via a current existing development authorisation) a community title land division with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Amalgamation of sites is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.	DTS/DPF 2.3 None are applicable.
PO 2.4 Division of land providing for co-located housing will be taken to retain the historical pattern of land division in the locality (where applicable).	DTS/DPF 2.4 None are applicable.
Built Form and Character	
PO 3.1 Co-located housing features dwellings behind or integrated with one or more established dwellings which faces the primary street in a manner which preserves the existing streetscape pattern and character.	DTS/DPF 3.1 None are applicable.
PO 3.2 Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality.	DTS/DPF3.2 None are applicable.
PO 3.3 New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.	DTS/DPF 3.3 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 3.4 Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.	DTS/DPF 3.4 None are applicable.
PO 3.5 Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.	DTS/DPF 3.5 Side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
PO 4.1 Shared or communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.	DTS/DPF 4.1 Private open space is taken to be met for co-located housing if all the following are achieved: (a) an average minimum of 16m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80m² of communal open space, with a minimum dimension of 5m, is provided in a single location that is overlooked by a minimum of two dwellings (c) communal open space: (i) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	above ground level and a maximum transparency of 20% (ii) has a minimum dimension of 2.0m (iii) may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides (iv) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.
Internal Privacy and Overlooking	
PO 5.1 Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.	DTS/DPF 5.1 None are applicable.
PO 5.2 Co-located housing developments maintain visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site.	DTS/DPF 5.2 None are applicable.
PO 5.3 Bedrooms are oriented away from the large area(s) of communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.	DTS/DPF 5.3 None are applicable.
Parking and Access	
PO 6.1 Car parking is provided to meet the needs of co-located housing occupants.	DTS/DPF 6.1 One car parking space is provided per dwelling.
PO 6.2 Car parking is shared and established in a manner that maintains the existing primary streetscape and limits the number of additional driveway access points.	DTS/DPF 6.2 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 6.3 Existing driveways and manoeuvring areas are maintained to maximise landscaping and communal open space.	DTS/DPF 6.3 None are applicable.
Pedestrian Access	
PO 7.1 Pedestrian access to co-located housing from the primary street frontage is convenient and minimises disruption to the occupants of other co-located housing.	DTS/DPF 7.1 None are applicable.
Landscaping	
PO 8.1 Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping is used to soften the bulk, scale and visual appearance of new buildings and to minimise hard, impermeable on-site surface treatments.	DTS/DPF 8.2 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development, and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

2. Amendments to Land Use Definitions

Part 7 – Land Use Definitions

Drafting note:

Green text = new text

New definition

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-located housing	Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay: (a) that each occupy an allotment created under the *Community Titles Act 1996*; (b) that comprises at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and (c) that incorporates communal open space that is accessible to all dwellings; and (d) may also comprise other common areas and / or facilities for shared use by all occupants, including: i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities ii. shared laundry facilities iii. shared carparking.		Ancillary accommodation; Group dwelling; Residential flat building

Amendments to existing definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation but does not include a building that is part of co-located housing.		Co-located housing
Residential flat building	Means a single building in which there are 2 or more dwellings but does not include a building that is part of co-located housing.		Co-located housing; Group dwelling; Row dwelling; Semi-detached dwelling;

3. Amendments to Established Neighbourhood Zone

Amendments are proposed to Table 3 of the Established Neighbourhood Zone to identify the policies that are applicable to the assessment of co-located housing. Proposed tracked changes are shown in **Attachment E.**

No changes are proposed to the Assessment Provisions of the Established Neighbourhood Zone, nor any changes to other classification tables and procedural matters (i.e. Tables 1, 2, 4 and 5 of the Established Neighbourhood Zone remain unchanged).

4. Amendments to General Development Policies

1. Minor change to the Design in Urban Areas General Development Policies to add 'Co-located Housing' in the heading of section 'Group Dwellings, Residential Flat Buildings and Battle axe Development'.

2. Amend Transport, Access and Parking General Development Policies - Table 1 – General Off-Street Car Parking Requirements to add car parking rates for co-located housing as follows:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1: Integrated Planning ***Objective:*** *To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*	
SPP 1: Integrated Planning ***Objective*** *To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity, and sustainable future.*	The Code Amendment seeks to promote 'integrated planning' by allowing sites to be redeveloped to take advantage of established and well-serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.
SPP 2: Design Quality **Objective:** *To elevate the design quality of South Australia's built environment and public realm.*	
Policy 2.9 *Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.* ***Policy 2.11*** *Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.* **Policy 2.12** *Create design solutions for infill development that improves the relationship between building and public spaces, and the interface with neighbours.*	The Code Amendment promotes the delivery of quality and contemporary design strategies and outcomes for the development of the Affected Area.
SPP 3: Adaptive Reuse **Objective:** *The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.*	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
Policy 3.4 *Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.*	The Code Amendment will facilitate opportunities for the potential adaptive reuse of existing sites/housing, while offering opportunities to rejuvenate established neighbourhoods while allowing 'ageing in place' and the provision of smaller footprint dwellings.
SPP 5: Climate Change **Objective:** *Provide for development that is climate ready so that our economy, communities, and environment will be resilient to climate change impacts.*	
Policy 5.1 *Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability, and the use of public transport.*	The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable. The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character, retain mature landscaping and ensure commitment to tree planting as part of any development.
SPP 6: Housing Supply and Diversity **Objective:** *To promote the development of a well-serviced and sustainable housing and land choices where and when required.*	
Policy 6.6 *A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*	The Code Amendment seeks to facilitate the development of different forms of housing, including that which takes advantage of the locational advantages offered by established areas.
SPP 7: Cultural Heritage **Objective:** *To protect and conserve heritage places and areas for the benefit of our present and future generations.*	
Policy 7.1 *The sensitive and respectful use of our culturally and historically significant places.* **Policy 7.3** *Recognise and protect places and areas of acknowledged heritage value for future generations.* **Policy 7.4** *The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.*	The Code Amendment will further encourage the adaptive reuse of heritage buildings in the established areas affected by the Code Amendment.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 11: Strategic Transport Infrastructure **Objective:** *To integrate land use policies with existing and future transport infrastructure, services, and functions to preserve and enhance safe, efficient, and reliable connectivity for people and business.*	
Policy 11.5 *Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking, and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.*	The Code Amendment will support the development of additional forms of shared housing in established areas of Adelaide which are well connected to high frequency public transport services.

2. Regional Plans

The Regional Plan

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The investigations undertaken to date and outlined in this Code Amendment will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

The key policies and targets of the 30-Year Plan for Greater Adelaide (2017 Update) which are of most relevance to this Code Amendment are detailed in the below table.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
30 Year Plan for Greater Adelaide (2017 Update)	
Targets	
Target 1 – Containing our urban footprint and protecting our resources. 1.1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.	Spatial application of the Co-located Housing Overlay to established residential areas of five inner-metropolitan council areas affected will provide opportunities for a range of housing types and styles to be developed, to support projected growth and changing housing needs in inner metropolitan Adelaide.
Target 2 - 60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045.	
Target 3 - Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Target 4 - Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	
Target 6 – Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	
Policies	
Transit corridors, growth areas and activity centres	
Policy 1: Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2).	The Code Amendment will support the development of additional forms of shared housing in established areas of Adelaide which are well connected to high frequency public transport services.
Policy 2: Increase residential and mixed-use development in the walking catchment of: • strategic activity centres • appropriate transit corridors • strategic railway stations.	The Code Amendment seeks to promote 'integrated planning' by allowing sites to be redeveloped to take advantage of established and well-serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.
Design Quality	
Policy 26: Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate and provides a diversity of price points.	Spatial application of the Co-located Housing Overlay over the Established Neighbourhood Zone will provide opportunities to deliver co-located housing to meet changing needs and lifestyles in proximity to a range of existing services, facilities, and open space.
Policy 27: Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors, and existing detached housing precincts.	High quality design outlined in the Code Amendment will require all co-located housing to be 'cognisant' of the existing streetscape and limit the impact on surrounding established housing and gardens. Where there is permitted 'overlooking' within a co-located housing

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
	development, existing privacy specifications for neighbouring properties will remain. The type of co-located housing development sought by the Code Amendment is best described as low-rise, small-scale co-located housing or 'cohousing lite'.
Policy 30: Support the characteristics and identities of different neighbourhoods, suburbs, and precincts by ensuring development considers context, location, and place.	The proposal seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.
Heritage	
Policy 33: Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.	The Code Amendment will further encourage the adaptive reuse of heritage buildings in the established areas affected by the Code Amendment.
Policy 35: Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.	The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable. The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.
Housing mix, affordability and competitiveness	
Policy 37: Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including: • Ancillary dwellings such as granny flats, laneway, and mews housing. • Dependent accommodation such as nursing homes. • Assisted living accommodation. • Aged-specific accommodation such as retirement villages. • Small lot housing types.	The Code Amendment seeks to facilitate the development of alternative forms of smaller footprint housing for 'ageing in place' and 'intergenerational living', including that which takes advantage of the locational advantages offered by established areas.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Policy 38: Explore the evolution of existing housing in local heritage areas to provide ancillary residences that encourage ageing in place and enable the release of equity to owners whilst protecting heritage values.	The Code Amendment will facilitate opportunities for the potential adaptive reuse of existing sites/housing, while offering opportunities to rejuvenate established neighbourhoods while allowing 'ageing in place' and the provision of smaller footprint dwellings.
Policy 39: Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.	The Code Amendment seeks to facilitate the addition of more diverse housing choices, including alternative forms of small-lot housing for seniors which permit 'ageing in place' and allow 'intergenerational living'.
Health, wellbeing, and inclusion	
Policy 47: Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include: • Diverse housing options that support affordability. • Walkable connections to public transport and community infrastructure.	The Code Amendment seeks to promote 'integrated planning' by allowing sites to be redeveloped to take advantage of established and well serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.
Climate change	
Policy 107: Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.	The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable. The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.

3. Other Strategic Plans

The Code Amendment is also consistent with several other state and local strategic plans, as detailed below:

South Australia's Plan for Ageing Well 2020-2025

South Australia's Plan for Ageing Well 2020-2025 (the Plan) was released in June 2020 and outlines the State Government and community's vision and priorities for ageing well for all South Australians over this five-year time period.

The Plan has replaced the previous State Ageing Plan 'Prosperity through Longevity' that concluded in 2019 and builds on the significant work achieved under that Plan.

The Plan was informed by community consultation with 1,500 older people from diverse backgrounds and 400 people involved in co-creating the vision, priorities, and enablers for ageing well in South Australia.

The Plan's Strategic Priority 1: "Home and community – There is no place like home" includes three key themes of action:

1. Accessible supports that make existing homes more flexible to people's changing needs and wants over time.
2. Models and options to create homes that suit a greater diversity of needs and aspirations.
3. Affordable and accessible homes.

The Co-housing for Ageing Well Project undertaken over 2019-2020 is referenced as a case study for theme 2 above, which outlines a desired to provide new models of housing to suit the diversity of needs and aspirations.

Code Amendment Outcome

The Code Amendment aims to achieve the above outcomes by facilitating development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements for older residents wishing to stay living in their own home and community, and to provide housing that benefits a broader cross-section of the community.

City of Prospect Housing Diversity and Desirable Neighbourhoods Study

The Housing Diversity and Desirable Neighbourhoods Study (the Study) provides a roadmap that guides the City of Prospect's capacity to meet community expectations and emerging needs regarding character protection and future housing for local neighbourhoods.

The Study concluded that emerging housing needs catering for empty nesters, smaller households, affordable housing, long term rental, ageing in place, cultural diversity, millennial choices, intergenerational living, locational demands for schools, facilities and services and flexible living/working arrangements, can be provided in several ways, as follows while still retaining Prospect's streetscape qualities for its established residential areas:

- cohousing up to 70m² in area – infill housing that incorporates the existing dwelling in association with new accommodation situated on the same site as the existing dwelling.
- laneway / granny flat / ancillary housing up to 70m² in area – infill housing that retains and is ancillary of subordinate to the existing dwelling and emulates rear outbuildings in existing properties.
- cluster housing – housing concept that involves the grouping of small dwellings usually surrounding a common yard and situated on a large site or amalgamated site.
- small lot development – involves the creation of small to micro-lots of between 80 to 200m² and provides for semi-detached cottages and detached cottages.

Code Amendment Outcome

The Code Amendment aims to achieve the above outcomes by facilitating development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements for older residents wishing to stay living in their own home and community. It also seeks to provide greater housing choice beyond the traditional reliance on detached dwellings to accommodate ageing-in-place and intergenerational living.

Campbelltown Economic Development Plan 2024 (adopted February 2021)

The Economic Development Plan is one of the strategic management plans aligned to Council's Strategic Plan 2024.

The Economic Development Plan identifies the strengths, opportunities and gaps within the Council area that influence people's quality of life by improving liveability in the area through an economic development lens. The Plan is built around four (4) themes, including:

- Supporting job growth.
- Encouraging education.
- Embracing innovation.
- Improving living.

The 'Improving living' theme is the most relevant to this Code Amendment and the research undertaken here concludes that the ageing population in the City of Campbelltown together with a desire to 'age in place' is likely to create demand for different styles of housing accommodation, new private investment opportunities and new forms of infill development.

Code Amendment Outcome

The Code Amendment seeks to address the above council plan by providing greater housing choice beyond the traditional reliance on detached dwellings – to accommodate ageing-in-place and intergenerational living.

ATTACHMENT E – ESTABLISHED NEIGHBOURHOOD ZONES – CHANGES TO TABLE 3 - APPLICABLE POLICIES FOR PERFORMANCE ASSESSED DEVELOPMENT

Table 3 - Applicable Policies for Performance Assessed Development

Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions).

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
Co-located housing in the Co-located Housing Overlay	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Appearance PO 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] PO 31.2 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6 Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2 Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]		PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Land Use and Intensity] PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Co-located Housing Overlay [Built Form and Character] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Co-located Housing Overlay [Open Space] PO 4.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.1, PO 5.2, PO 5.3 Co-located Housing Overlay [Parking and Access] PO 6.1, PO 6.2 Co-located Housing Overlay [Pedestrian Access] PO 7.1 Co-located Housing Overlay [Landscaping] PO 8.1, PO 8.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1 Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design [All development [Fences and	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form]

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Walls]] PO 9.1		PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Land division	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10 Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1 Aircraft Noise Exposure Overlay [Land Division] PO 3.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Land Division] PO 5.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1 Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1 Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2 Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3 Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3 Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1		PO 1.1 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Dwelling Excision Overlay [Land Division] PO 1.1 Environment and Food Production Areas Overlay PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2	

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1 Hazards (Flooding) Overlay [Land Division] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Land Division] PO 2.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Land Division] PO 5.1 Historic Area Overlay [Ruins] PO 8.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Land Division Overlay [General] PO 1.1, PO 1.2 Local Heritage Place Overlay [Land Division] PO 4.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Ramsar Wetlands Overlay [Land Division] PO 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 State Heritage Area Overlay [Land Division] PO 4.1 State Heritage Place Overlay [Land Division] PO 4.1 State Significant Native Vegetation Areas Overlay [Land division] PO 2.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

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ATTACHMENT C – PROPOSED CODE POLICY

1. (New) Co-located Housing Overlay

The new Co-located Housing Overlay is proposed to spatially apply over the Established Neighbourhood Zone in Alexandrina Council, the City of Prospect, City of Unley, City of Burnside, Town of Walkerville, and Campbelltown City Council.

The proposed new Overlay is set out below.

The Overlay should be read in conjunction with other relevant provisions of the Planning and Design Code. The relevant provisions which are proposed to apply to co-located housing are set out in the Assessment Table in **Attachment E.**

Part 3 – Overlays

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living	DTS/DPF 2.1 None are applicable.

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	
PO 2.2 Co-located housing includes (as part of the application, or via a current existing development authorisation) a community title land division with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Amalgamation of sites is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.	DTS/DPF 2.3 None are applicable.
PO 2.4 Division of land providing for co-located housing will be taken to retain the historical pattern of land division in the locality (where applicable).	DTS/DPF 2.4 None are applicable.
Built Form and Character	
PO 3.1 Co-located housing features dwellings behind or integrated with one or more established dwellings which faces the primary street in a manner which preserves the existing streetscape pattern and character.	DTS/DPF 3.1 None are applicable.
PO 3.2 Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality.	DTS/DPF3.2 None are applicable.
PO 3.3 New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.	DTS/DPF 3.3 None are applicable.

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 3.4 Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.	DTS/DPF 3.4 None are applicable.
PO 3.5 Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.	DTS/DPF 3.5 Side boundary walls occur only on one side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
PO 4.1 Shared or communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.	DTS/DPF 4.1 Private open space is taken to be met for co-located housing if all the following are achieved: (a) an average minimum of 16m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80m² of communal open space, with a minimum dimension of 5m, is provided in a single location that is overlooked by a minimum of two dwellings (c) communal open space: (i) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	above ground level and a maximum transparency of 20% (ii) has a minimum dimension of 2.0m (iii) may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides (iv) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.
Internal Privacy and Overlooking	
PO 5.1 Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.	DTS/DPF 5.1 None are applicable.
PO 5.2 Co-located housing developments maintain visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site.	DTS/DPF 5.2 None are applicable.
PO 5.3 Bedrooms are oriented away from the large area(s) of communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.	DTS/DPF 5.3 None are applicable.
Parking and Access	
PO 6.1 Car parking is provided to meet the needs of co-located housing occupants.	DTS/DPF 6.1 One car parking space is provided per dwelling.
PO 6.2 Car parking is shared and established in a manner that maintains the existing primary streetscape and limits the number of additional driveway access points.	DTS/DPF 6.2 None are applicable.

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 6.3 Existing driveways and manoeuvring areas are maintained to maximise landscaping and communal open space.	DTS/DPF 6.3 None are applicable.
Pedestrian Access	
PO 7.1 Pedestrian access to co-located housing from the primary street frontage is convenient and minimises disruption to the occupants of other co-located housing.	DTS/DPF 7.1 None are applicable.
Landscaping	
PO 8.1 Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping is used to soften the bulk, scale and visual appearance of new buildings and to minimise hard, impermeable on-site surface treatments.	DTS/DPF 8.2 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development, and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

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2. Amendments to Land Use Definitions

Part 7 – Land Use Definitions

Drafting note:

Green text = new text

New definition

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-located housing	Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay: (a) that each occupy an allotment created under the *Community Titles Act 1996*; (b) that comprises at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and (c) that incorporates communal open space that is accessible to all dwellings; and (d) may also comprise other common areas and / or facilities for shared use by all occupants, including: i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities ii. shared laundry facilities iii. shared carparking.		Ancillary accommodation; Group dwelling; Residential flat building

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Amendments to existing definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation but does not include a building that is part of co-located housing.		Co-located housing
Residential flat building	Means a single building in which there are 2 or more dwellings but does not include a building that is part of co-located housing.		Co-located housing; Group dwelling; Row dwelling; Semi-detached dwelling;

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

3. Amendments to Established Neighbourhood Zone

Amendments are proposed to Table 3 of the Established Neighbourhood Zone to identify the policies that are applicable to the assessment of co-located housing. Proposed tracked changes are shown in **Attachment E.**

No changes are proposed to the Assessment Provisions of the Established Neighbourhood Zone, nor any changes to other classification tables and procedural matters (i.e. Tables 1, 2, 4 and 5 of the Established Neighbourhood Zone remain unchanged).

4. Amendments to General Development Policies

1. Minor change to the Design in Urban Areas General Development Policies to add 'Co-located Housing' in the heading of section 'Group Dwellings, Residential Flat Buildings and Battle axe Development'.

2. Amend Transport, Access and Parking General Development Policies - Table 1 – General Off-Street Car Parking Requirements to add car parking rates for co-located housing as follows:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

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ATTACHMENT E – ESTABLISHED NEIGHBOURHOOD ZONES – CHANGES TO TABLE 3 - APPLICABLE POLICIES FOR PERFORMANCE ASSESSED DEVELOPMENT

Table 3 - Applicable Policies for Performance Assessed Development

Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions).

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
Co-located housing in the Co-located Housing Overlay	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Appearance PO 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area]

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Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1 Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6 Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] PO 31.2 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5 Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6 Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2 Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1 Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]		PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Land Use and Intensity] PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Co-located Housing Overlay [Built Form and Character] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Co-located Housing Overlay [Open Space] PO 4.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.1, PO 5.2, PO 5.3 Co-located Housing Overlay [Parking and Access] PO 6.1, PO 6.2 Co-located Housing Overlay [Pedestrian Access] PO 7.1 Co-located Housing Overlay [Landscaping] PO 8.1, PO 8.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1

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Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		PO 12.1, PO 12.2 Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3 Site Contamination PO 1.1 Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6 Transport, Access and Parking [Vehicle Parking Rates] PO 5.1 Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3 Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1 Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1 Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1 Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1 Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3

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Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2 Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1 Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1 Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3 Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Hazards (Flooding) Overlay [Environmental Protection] PO 4.2 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Historic Area Overlay [Ruins] PO 8.1 Historic Shipwrecks Overlay [General] PO 1.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Interface Management Overlay [Land Use and Intensity] PO 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Dwelling Overlay PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Conservation Works] PO 7.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3 River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3 Scenic Quality Overlay [Land Use and Intensity] PO 1.1 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Landscaping] PO 3.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Stormwater Management Overlay PO 1.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Urban Tree Canopy Overlay PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
Fence	None	Clearance from Overhead Powerlines PO 1.1 Design [All development [Fences and	None	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form]

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Walls]] PO 9.1		PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4 River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4 Scenic Quality Overlay [Built Form and Character] PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.4 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7
Land division	Land Use and Intensity PO 1.1 Site Dimensions and Land Division PO 2.1, PO 2.2	Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2 Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7 Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10 Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1 Aircraft Noise Exposure Overlay [Land Division] PO 3.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Land Division] PO 5.1 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity]

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
		Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1 Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1 Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2 Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4 Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3 Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3 Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1		PO 1.1 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3 Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2 Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7 Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3 Dwelling Excision Overlay [Land Division] PO 1.1 Environment and Food Production Areas Overlay PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1 Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1 Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2

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Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5 Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3 Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4 Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2 Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3 Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3 Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6 Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1 Hazards (Flooding) Overlay [Land Division] PO 1.1 Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2 Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2 Heritage Adjacency Overlay [Land Division] PO 2.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Land Division] PO 5.1 Historic Area Overlay [Ruins] PO 8.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1 Key Railway Crossings Overlay [Access, Design and Function] PO 1.1 Limited Land Division Overlay [General] PO 1.1, PO 1.2 Local Heritage Place Overlay [Land Division] PO 4.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1 Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

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Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2 Native Vegetation Overlay [Land division] PO 2.1 Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1 Ramsar Wetlands Overlay [Land Division] PO 2.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1 River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2 River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3

Future Living Code Amendment – Amendment Instructions – For Community Engagement (extract from public engagement draft of the Code Amendment)

Class of Development	Applicable Policies			
	Zone	**General Development Policies**	**Subzone** (applies only in the area affected by the Subzone)	**Overlay** (applies only in the area affected by the Overlay)
				River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2 Significant Interface Management Overlay [Land Use and Intensity] PO 1.1 State Heritage Area Overlay [Land Division] PO 4.1 State Heritage Place Overlay [Land Division] PO 4.1 State Significant Native Vegetation Areas Overlay [Land division] PO 2.1 Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3 Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1 Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1 Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1 Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1 Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1 Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1 Urban Transport Routes Overlay [Access - Stormwater] PO 7.1 Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1 Urban Transport Routes Overlay [Public Road Junctions] PO 9.1

ENGAGEMENT PLAN

Future Living Code Amendment

Initiated by the State Planning Commission (the Designated Entity)

Contact details

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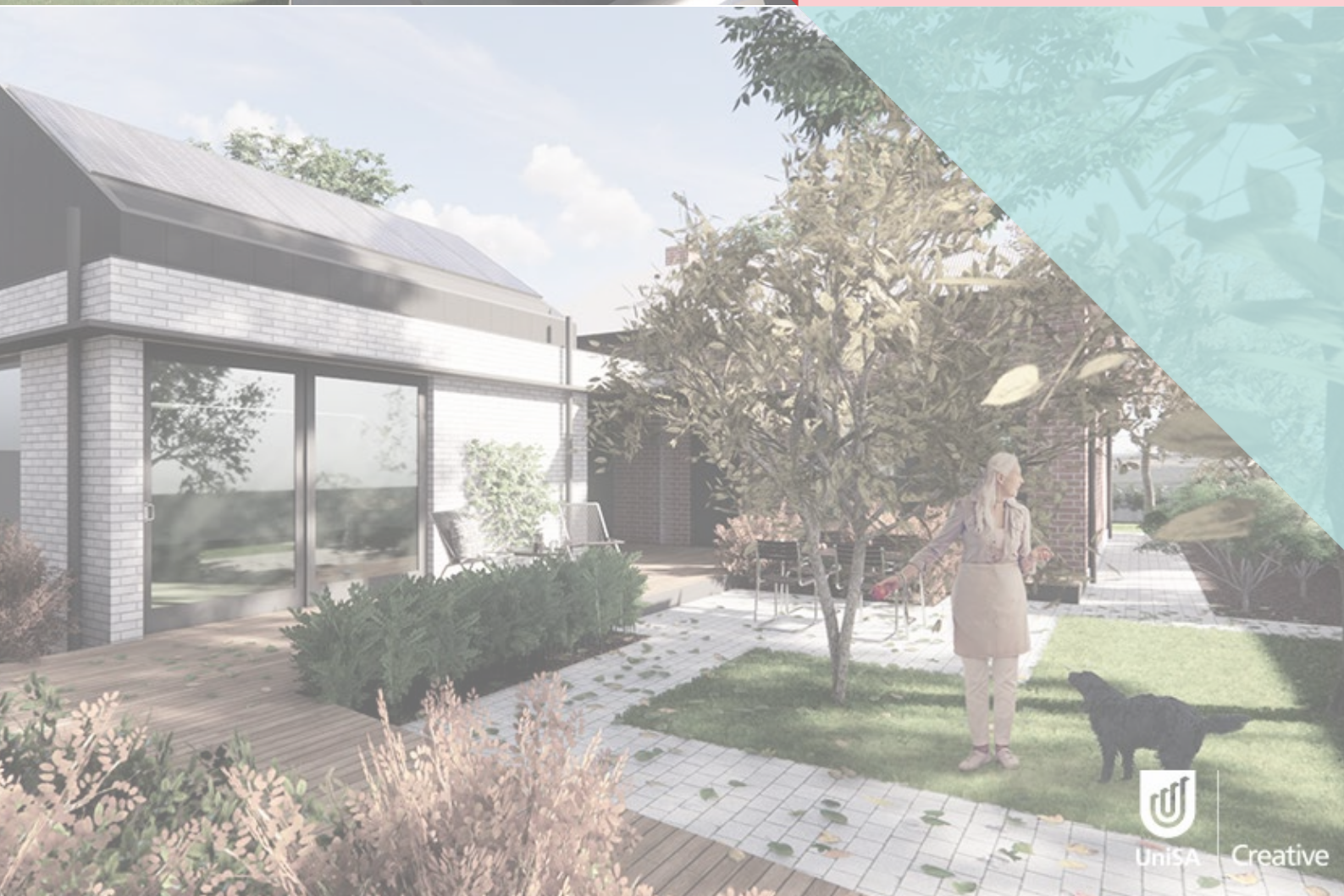


Background information

Overview

The South Australian Government, together with local government, has a role in ensuring a diverse range of housing types is provided within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development that foster community without impacting on the existing character and streetscape of established suburbs.

Initially conceived for older people wishing to downsize in their own community, co-located housing is expected to have appeal across a broad range of demographics.

The 'Cohousing for Ageing Well Project' 2019-2020

Momentum for this Code Amendment stems from the outcomes of the 'Planning for a New Retirement Future' Symposium held in 2018 and the 'Cohousing for Ageing Well Project' which concluded in August 2020.

The 'Cohousing for Ageing Well Project' was a collaboration between the University of South Australia, the Office for Ageing Well, the State Planning Commission and the Eastern Region Alliance which includes the City of Burnside, City of Prospect, City of Unley, Campbelltown City Council and Town of Walkerville.

A key recommendation of the project was amending the Planning and Design Code to recognise cohousing as a distinct development type. The Future Living Code Amendment does this by proposing to introduce a new 'Co-located Housing Overlay' into the Planning and Design Code.

The Future Living Code Amendment is being led by the State Planning Commission, with assistance provided by the Project Working Group for the 'Cohousing for Ageing Well Project'.

Demographic trends

Recent demographic data indicates that by 2036 one in three South Australian houses will have just one occupant, many of whom will be over the age of 65 and less able to maintain a large property by themselves.

The Future Living Code Amendment seeks to address this by enabling development in which existing older houses might be altered or extended to create socially cohesive cohousing arrangements for older residents wishing to stay living in their own home and community – often referred to as 'ageing in place'.

Co-located housing is also expected to appeal to other ages and demographics. Co-located housing could, for example, facilitate multi-generational living, whereby an existing home is modified so that members of an extended family have separate, private sleeping and living spaces but share a garden and laundry and are housed on the same community scheme arrangement. Co-located housing could also appeal to younger people interested in affordable, community-minded, and low carbon housing options.

Policy Framework

The Future Living Code Amendment seeks to facilitate delivering co-located housing that utilises intelligent design and the principal of 'adaptive re-use' to modify existing houses, thereby retaining the character and heritage of a place. The preservation of existing buildings and established landscapes is a key feature of this amendment.

The principles underpinning the types of co-located housing developments sought by the Future Living Code Amendment include:

- no wholesale demolition of existing houses but rather their retention, alteration and extension to create co-located housing
- high quality design specifications requiring cohousing developments to 'fit in' with the existing streetscape and limit the impact on surrouding established housing and gardens
- reconsideration of private gardens and open space in favour of larger areas of communcal garden and open space within the cohousing development
- reconsideration of some private amenities such as private laundries, rubbish bins, carparking and activity rooms in favour of communal amenities, where appropriate, within the co-located housing development
- permitted overlooking within the co-located housing development, with the maintenance of existing privacy for neighbouring properties
- all houses within the co-located housing development to be of similar stature and without the hierarchy of, for example, a house and a granny flat.

Affected Areas

The Future Living Code Amendment proposes that a new 'Co-located housing Overlay' is incorporated into the Planning and Design Code and be applied to established residential areas within six local council areas: Alexandrina Council, the City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and City of Prospect. Of these councils, five participated in the 'Cohousing for Ageing Well Project' from which much of the momentum for this Code Amendment arose.

While the Future Living Code Amendment currently only proposes to apply the new overlay to six council areas, there is potential to apply it to other parts of South Australia in the future, subject to the necessary investigations and engagement.

Figure 1 shows the land that is affected by the Code Amendment.

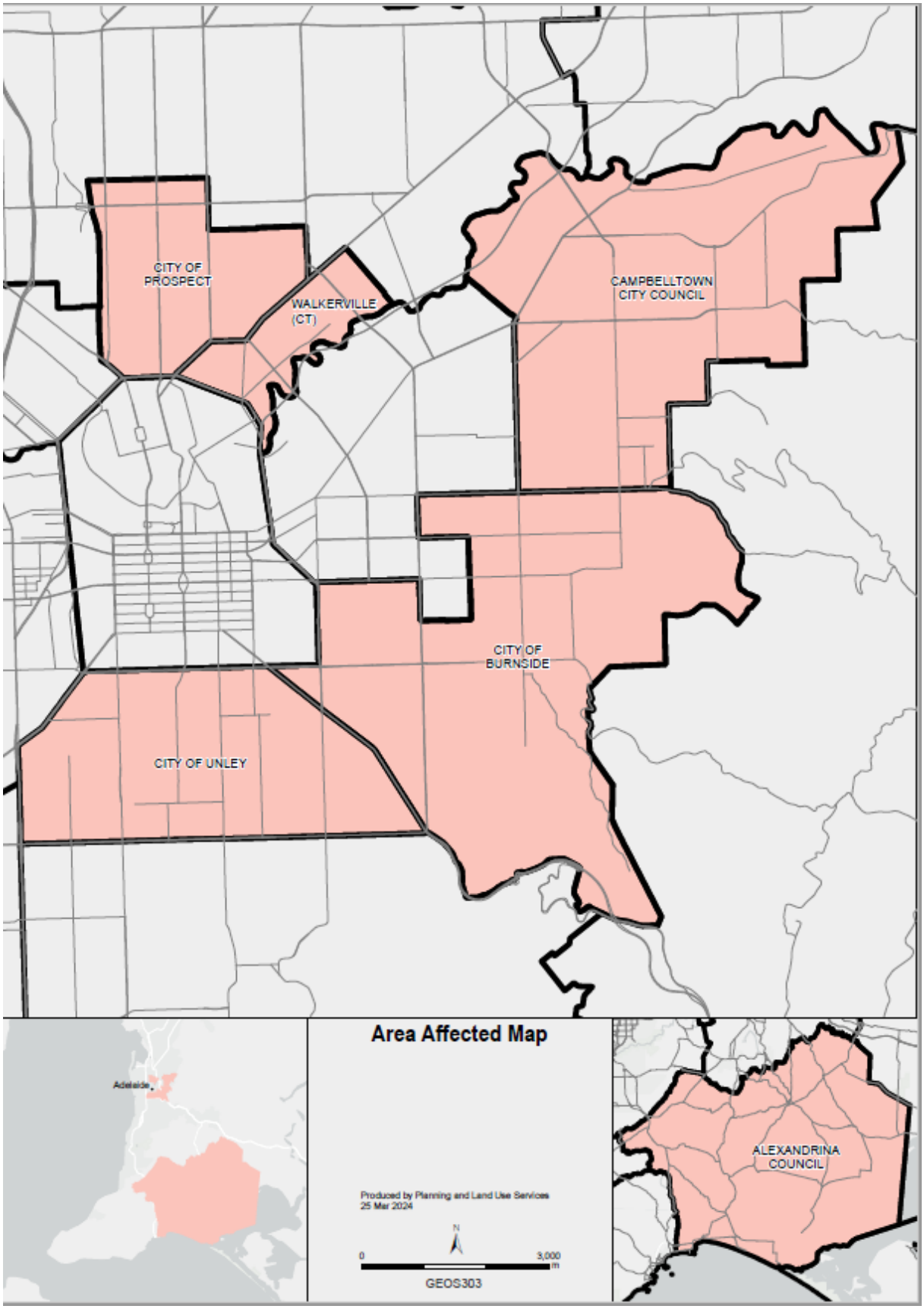
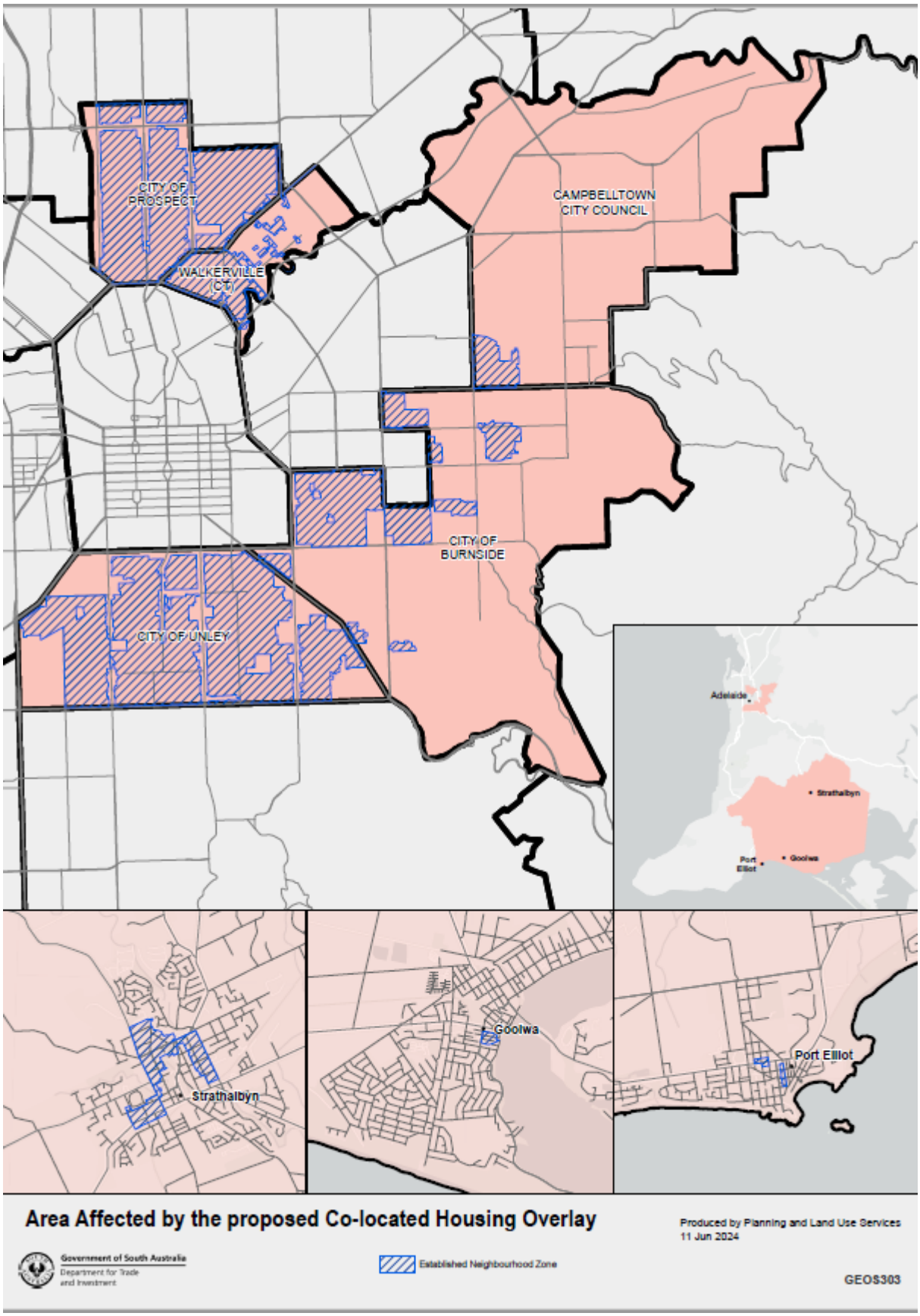


Figure 2 shows the spatial application of the new Co-located Housing Overlay to areas within these local government areas.



Prior Engagement

To date, no public engagement has been undertaken in relation to this Code Amendment.

As part of the 'Cohousing for Ageing Well Project' however, a cohousing design workshop was held in December 2019 with a group of 50 older residents from four of the participating council areas (Unley, Burnside, Prospect and Walkerville). The purpose of the workshop was to gain community input into the development of four potential cohousing designs for older people. The workshop was facilitated by the City of Unley and run by Dr Aaron Davis from UniSA's Match Studio.

During the workshop, residents were tasked with individually identifying the degrees of sharing they could imagine living with, and those that would be barriers or outright 'deal-breakers'.

At the conclusion of the workshop, it was summarised that the participants:

- were generally open to the principles of cohousing and could see the benefits when they were explained to them
- strongly supported a contextualised infill model that retained existing character housing and greenspace
- perceived benefits of cohousing extend beyond housing for older people, to housing for multi-generations of the same family as well as multiple generations of non-related people
- could see the social and financial benefits of creating an additional dwelling for renting to a younger person, couple or small family.

Project working group

The Commission has agreed that the already established 'Cohousing for Ageing Well Project' Project Working Group, which includes members from the five participating councils and the University of South Australia, should continue to be involved in progressing this Code Amendment by contributing to the following key stages going forward:

- Stage 1 – establishing management and governance framework.
- Stage 2 – initiating and preparing a draft Code Amendment.
- Stage 3 – community engagement and finalising the Code Amendment.

The five councils who participated in the 'Cohousing for Ageing Well Project' Project as well as Alexandrina Council, have also committed to partnering with the Commission to execute the engagement on this Code Amendment.

An engagement working group comprising of engagement representatives from all six councils and Commission/Planning and Land Use Services staff was formed to contribute to engagement planning.

Whilst the Commission will lead the engagement process and deliver a broad range of public communication materials and engagement activities, each individual council will support engaging with their local communities, including delivering any additional activities they identify as effective for engaging with their local communities on the Code Amendment.

Engagement purpose

The purpose of the engagement is to ensure that individuals, businesses, organisations and communities directly affected by and/or interested in the proposed Future Living Code Amendment are involved in the Code Amendment process and have an opportunity to contribute to finalising the Code Amendment for the Minister's consideration.

Engagement on the Future Living Code Amendment will:

- raise awareness that a Code Amendment is being prepared.
- provide information about what is proposed by the Code Amendment, including the location of where the proposed changes will apply.
- provide the opportunity for key stakeholders to identify issues and opportunities early, so that they can be considered in the preparation of the draft Code Amendment.
- enable stakeholders and the community to provide well informed, meaningful feedback on the Code Amendment for consideration prior to it being finalised and submitted to the Minister for Planning.
- meet statutory requirements as they relate to engagement on a Code Amendment.
- build relationships and a community of interest to support future activities (i.e., the development of co-located housing) in the affected areas.
- close the loop with stakeholders and community by informing them of the final version of the Code Amendment and its subsequent implementation (subject to Ministerial approval).

Engagement objectives

Based on the engagement purpose described above, the objectives of this engagement process are to:

- communicate and engage with affected residents, key stakeholders and interested community about the proposed Future Living Code Amendment in a timely and respectful manner.
- provide clear and accessible information about what the proposed Future Living Code Amendment seeks to achieve and what potential co-located housing developments would involve – this includes outlining the affected residential areas and providing example images of what co-located housing development could look like.
- demonstrate how co-located housing seeks to preserve the heritage and character of the affected suburbs and articulate how the Future Living Code Amendment supports 'adaptive re-use' to modify existing houses to retain the character of a place.
- build rapport and trust with resident and community groups within the affected areas in order to identify issues early and utilise these groups as distributors of information to the broader community.
- operate on a 'no surprises' approach, that ensures that important information is provided clearly, equitably and early to all stakeholders and interested community.

- Provide targeted opportunities for discussion, information provision and feedback that are most convenient to stakeholders and interested community, increasing the likelihood and quality of participation, and building trust and rapport.
- allow sufficient time for stakeholders and interested community to receive, consider and respond to information provided.
- maximise the opportunity for the media to be well informed, minimising reporting of inaccurate or biased reporting.

Scope of influence

Aspects of the project which stakeholders and the community can influence are:

- Issues and/or opportunities that should be considered in the preparation of this Code Amendment
- The policy underpinning this Code Amendment.

Aspects of the project which stakeholders and the community cannot influence are:

- General development policies in the Planning and Design Code (as it relates to state-wide policy)
- Standard policies and wording contained in zones and overlays in the Planning and Design Code (as it relates to state-wide policy).

Key messages

The following key messages will underpin the engagement regarding the Future Living Code Amendment. Additional key messages will be created for specific stakeholder communication collateral as required.

Key messages

- The State Planning Commission is seeking feedback on draft planning rules to enhance housing diversity for South Australians and provide more affordable options for different household types, life stages and lifestyle choices.
- The draft Future Living Code Amendment would introduce a new form of housing for community that allows more homes to be built without impacting the existing character and streetscape of established suburbs.
- The draft Future Living Code Amendment encourages existing houses to be retained, altered and extended to create co-located housing, rather than demolished and the site subdivided for multiple homes.
- The draft Future Living Code Amendment would apply to well-established neighbourhoods in six council areas within the Greater Adelaide region, and would create a model that could be applied to other areas of the state in the future.

- The co-located housing model incorporates communal, open gardens and shared facilities, which could include laundries, rubbish bins, carparking or activity rooms, to help build a sense of community.
- Each home that is part of the co-located housing development could be bought and sold separately, while the shared garden would be managed through community title.
- While this new form of housing was conceived for older people wishing to downsize in their own community, co-located housing is expected to appeal to a range of South Australians looking for affordable housing options.
- For more information and to share your feedback, visit the YourSAy website at www.yoursay.sa.gov.au/future-living

Supporting messages - background

- Momentum for this Code Amendment stems from the ‘Planning for a New Retirement Future’ Symposium held in 2018 and the ‘Cohousing for Ageing Well Project’, which concluded in August 2020.
- A key recommendation of the ‘Cohousing for Aging Well Project' was to amend the planning rules to recognise cohousing as a distinct type of development.
- The draft Future Living Code Amendment achieves this by proposing to introduce a new ‘Co-located Housing Overlay’ into the Planning and Design Code.

Supporting messages – about the draft Code Amendment

- Retaining existing buildings and established landscapes is a key feature of this amendment, preserving heritage, character and streetscape in established neighbourhoods.
- The new co-located housing model would help preserve mature trees and established gardens, as well as build a greater sense of community, by providing shared open space rather than small private gardens.
- Potential concerns such as on-street car parking and privacy for neighbours have been carefully considered in developing the new housing model and addressed through a range of designs that demonstrate how the model would work.
- This new form of housing is unique in that all houses within the co-located housing development are of similar stature, without the hierarchy of, for example, a house and a granny flat.
- The proposed planning rules for co-located housing complement and add to existing rules, such as building height limits and tree protections, to ensure streetscape, character and heritage are maintained through this new form of housing.
- This is a rare opportunity to introduce a new form of housing and South Australia is leading the way in developing this community focused model.
- Other states are interested in how the model works in South Australia and potentially adopting a similar model in the future.

- Creating greater diversity in the housing market and providing more affordable options for the community is one way the South Australian Government is taking action to tackle the housing crisis.
- The South Australian Government has worked in partnership with the University of South Australia, City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and City of Prospect to develop the draft Code Amendment.
- Alexandrina Council has also shown great interest in the draft Code Amendment's development and intend to apply the proposed new housing model in their council area.
- To read more about this proposed new housing model, *Bluefield Housing as Alternative Infill for the Suburbs*, a book published by Dr Damian Madigan from the University of South Australia, is available to view and download for free.

Localised key messages

Councils partnering with PLUS in delivering engagement for the draft Future Living Code Amendment have developed localised key messages, tailored to the specific interests and needs of their local communities.

These key messages are outlined in the localised engagement plans included in Appendix 1.

Issues and mitigations

Engagement processes for Code Amendments such as this can raise a range of issues and concerns, some of which will be out of scope.

Below is a list of anticipated issues and recommended mitigations for this engagement:

- **Issue:**

  A co-located housing model can be difficult to envisage and there is a risk that the community will misunderstand the intent of the code amendment. For example, the community may confuse co-located housing with small infill development such as replacing one home with two or three townhouses.

  Mitigation:

  Provide quality images of potential co-located housing designs, and tailored FAQs as part of the communication material so that people can picture the proposal and so that misunderstanding and negative responses are mitigated.

- **Issue:**

  People may be concerned about the potential for this code amendment - and subsequent co-located housing developments - to impact on the character, heritage and landscape of affected suburbs.

  Mitigation:

  Articulate how the Future Living Code Amendment seeks to facilitate development which utilises 'adaptive re-use' to modify existing houses and thereby retain the character of a place.

Emphasise that the preservation of existing buildings and mature trees and gardens is a key feature of this amendment. Highlight how the amendment will require co-located housing development to be constructed in a “flat hierarchy” - which means additional built structures cannot be significantly taller or larger than the original home.

- **Issue:**

  Misunderstanding about where the Code Amendment will apply. At present the amendment will only apply to the six participating councils areas. There is potential however for it to be applied to additional council areas in the future.

  Mitigation:

  Key messages highlighting the current proposed area for the draft Code Amendment, but the opportunity for other areas to adopt the new housing model in the future.

- **Issue:**

  This amendment may raise a number of questions from people as to how development, ownership and land titles will work on a co-located housing property.

  Mitigation:

  Develop a range of communication materials, including illustrated examples, to explain how the new housing model works.

  Provide opportunities for the community to find out more and ask questions in person, online and over the phone.

Stakeholder and community mapping

The following section identifies the stakeholders and communities that will be interested in and actively engaged in this consultation process.

It outlines anticipated interests, which assists in planning information and engagement activities that meet stakeholder needs and expectations.

It attributes three levels of engagement, which references the International Association for Public Participation (IAP2) public participation spectrum[1], and is outlined below.

- An INFORM level of engagement commits to providing information that helps stakeholders to understand the problem/issue, alternatives, opportunities or solutions. It commits to keeping stakeholders informed.
- A CONSULT level of engagement builds on the inform level to also seek feedback on the problem/issue and may include looking at options, alternatives, etc. It commits to keeping stakeholders informed and letting them know how their feedback was used.

[1] Adapted from International Association Spectrum of Pubic Participation (IAP2) https://iap2.org.au/wp-content/uploads/2020/01/2018_IAP2_Spectrum.pdf

- An INVOLVE level of engagement builds further to work directly with stakeholders to ensure that their views are consistently understood and considered. It commits to ensure stakeholder views are reflected in project outcomes and letting them know how this impacted on decision making.
- A COLLABORATE level of engagement commits to partnering with stakeholders at each step in the decision-making process including the development of alternatives and the identification of the preferred solution. It involves working together with stakeholders to formulate solutions and incorporate their advice and recommendations into decisions to the maximum extent possible.

Key Stakeholder and community mapping *subject to change as consultation progresses

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
Partner organisations in delivering community engagement				
City of Unley	HIGH	Contributing partner to the 'Cohousing for Ageing Well Project' and in developing the Future Living Code Amendment. The Code Amendment would directly affect their council area. Lead planning and delivering localised communication and engagement activities tailored to the interests and needs of their communities to ensure appropriate, accessible and equitable opportunities for their local communities to share feedback on the draft Code Amendment. Contribute to evaluating the engagement process against the Community Engagement Charter principles.	That they will be involved in the Code Amendment development, including the identification of preferred solutions. That their views and recommendations are incorporated to the maximum extent in the draft Code Amendment. That they have opportunities to provide input into high-level, overarching communication materials to inform community of the draft Code Amendment and support their engagement activities. That PLUS delivers overarching/broad communications and engagement activities to engage key stakeholders and the broader community in the consultation that align with and support their localised engagement activities. That PLUS leads engagement evaluation, incorporating their input to the maximum extent.	INVOLVE/COLLABORATE
Alexandrina Council	HIGH	AS ABOVE	AS ABOVE	INVOLVE/COLLABORATE
City of Burnside	HIGH	AS ABOVE	AS ABOVE	INVOLVE/COLLABORATE
City of Prospect	HIGH	AS ABOVE	AS ABOVE	INVOLVE/COLLABORATE
Campbelltown City Council	HIGH	AS ABOVE	AS ABOVE	INVOLVE/COLLABORATE
Town of Walkerville	HIGH	AS ABOVE	AS ABOVE	INVOLVE/COLLABORATE
University of South Australia	HIGH	Contributing partner to the 'Cohousing for Ageing Well Project' and in the development of the Future Living Code Amendment. Contribute towards developing communication materials to support engagement. Provide support for engagement activities coordinated by PLUS and council, if required.	AS ABOVE	INVOLVE/COLLABORATE
Other local government				
Local Government Association (LGA)	HIGH/MEDIUM	The LGA is a membership organisation that provides service and leadership relevant to the needs of member Councils in South Australia. It is for this reason that the LGA will have an interest in a policy issue such as	That they will be made aware of the Code Amendment, have an opportunity to participate in consultation, influence the outcome and be kept informed.	CONSULT/INVOLVE

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
		cohousing which is important to the Council areas affected by the Code Amendment.		
Elected Body/Members for the partnering council areas	HIGH	Elected Members will be interested in representing the views of their constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and the future of the affected area.	That they will be made aware of the Code Amendment, have an opportunity to contribute to the consultation, and be kept informed.	CONSULT
All other councils aside from the partner organisation councils	HIGH	Interested in how the Code Amendment may apply to their council areas in future.	That they will be made aware of the Code Amendment, have an opportunity to contribute to the consultation, and be kept informed.	CONSULT
Minister/MPs				
Minister for Planning	HIGH	Responsible for approving proposed Code Amendments	To be kept informed of engagement activities and presented with the final engagement report for his consideration in making his decision regarding adopting the Code Amendment.	DECISION MAKER
State Member (Adelaide) – Lucy Hood MP	HIGH	The State Member will have an interest in representing the views of her constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
State Member (Hartley) – Hon Vincent Tarzia MP	HIGH	The State Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
State Member (Morialta) – Hon John Gardner MP	HIGH	The State Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
State Member (Enfield) – Andrea Michaels MP	HIGH	The State Member will have an interest in representing the views of her constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
State Member (Bragg) – Jack Batty MP	HIGH	The State Member will have an interest in representing the views of her constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
State Member (Unley) – Hon David Pisoni MP	HIGH	The State Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
State Member (Badcoe) – Jayne Stinson MP	HIGH	The State Member will have an interest in representing the views of her constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Federal Member (Adelaide) – Steve Georganas MP	HIGH	The Federal Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Federal Member (Boothby) – Louise Miller-Frost MP	HIGH	The Federal Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Federal Member (Sturt) – James Stevens MP	HIGH	The Federal Member will have an interest in representing the views of his constituents who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Local community groups/organisations				
Burnside Residents Action Group (BRAG)	HIGH/MEDIUM	BRAG is a local residents association in Burnside which seeks to monitor the performance of their local Council and its decision making and has a key interest in the heritage and character of the Burnside Council area. BRAG will therefore have an interest in representing the views of local residents in Burnside who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Friends of the City of Unley Society (FOCUS)	HIGH/MEDIUM	FOCUS is a community group that has been established to protect the character of the City of Unley. FOCUS will therefore have an interest in representing the views of local residents in Unley who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Prospect Residents Association (PRA)	HIGH/MEDIUM	The PRA is the peak community residents' group in the City of Prospect and aims to maintain the character of Prospect, inform residents on issues and make representations on matters that affect the Prospect local government area and environs. The PRA will therefore have an interest in representing the views of local residents in Prospect who will have varied	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
		interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.		
Campbelltown Residents and Ratepayers Association Inc (CRRA)	HIGH/MEDIUM	The CRRA promotes the interests of the residents and ratepayers of Campbelltown. The CRRA will therefore have an interest in representing the views of local residents in Campbelltown who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Walkerville Residents Association (WRA)	HIGH/MEDIUM	The WRA aims to raise residents' awareness of preserving the village scale and ambience of Walkerville. The WRA will therefore have an interest in representing the views of local residents in Walkerville who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Other resident and community groups in the affected areas, identified by councils in localised engagement plans (Appendix 1)	HIGH	Resident and community groups in the affected areas are expected to have a high degree of interest in this amendment and what development will be enabled by it in their area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Organisations representing community interest groups				
Community Alliance SA	HIGH/MEDIUM	Community Alliance SA is an umbrella organisation representing a range of resident and community groups; and is dedicated to making the planning and development process accountable, transparent and sustainable, and that guarantees genuine community engagement. Community Alliance SA will therefore have an interest in representing the views of resident and community groups who will have varied interests and concerns (positive and negative) about this Code Amendment and future development of the affected area.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
SA Acting Living Coalition	HIGH/MEDIUM	SA Acting Living Coalition is a collaboration between key government and non-government organisations and its key purpose to advocate for and support the integration of active living principles into the built environment. They are likely to have a strong interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
Council on the Ageing SA	HIGH/MEDIUM	Council on the Ageing SA is the peak body promoting the rights, needs and interests of older South Australians and will have an interest in the provision of cohousing within the affected areas (particularly for older demographic groups).	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Cohousing Australia	HIGH/MEDIUM	Cohousing Australia is a national community run organisation containing members who play an active role in supporting individuals, forming groups, established communities, partner organisations, and the sector to diversity the housing market and support the development of more collaborative cohousing projects.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Aged Care Providers – Including ACH Group, ECH, Uniting, Estia Health, BUPA Care, Anglicare SA, Helping Hand, Uniting SA, Eldercare Inc and RSL Care Inc)	HIGH/MEDIUM	The range of Aged Care Providers listed here may have an interest in the provision of cohousing within the affected areas (particularly for older demographic groups).	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Established Cohousing developments and/or organisations in South Australia: • Christies Walk • Aldinga Eco Village • Miller's Corner • The Verge Cohousing Community	HIGH/MEDIUM	The four cohousing developments / organisations listed here are examples of existing / proposed cohousing projects in South Australia and will therefore likely have an interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
South Australian Retirement Villages Association Inc (SARVA)	HIGH/MEDIUM	SARVA is the peak community body representing the interests of all South Australians living in a retirement village and therefore may have an interest in the provision of cohousing within the affected areas (particularly for older demographic groups).	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Tiny Homes Association	MEDIUM	Interested in opportunities for housing diversity and potential opportunities for tiny homes.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Housing and construction industry peak bodies				
Relevant peak industry bodies: • Australian Institute of Architects • Australian Institute of Landscaped Architects • Housing Industry Association (SA Division) • Planning Institute of Australia (SA Division)	HIGH/MEDIUM	The various peak industry bodies listed here have an interest in the administration of the Planning and Design Code as well as promoting the future economic growth of South Australia and good sustainable development. They will therefore have an interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
• Property Council of Australia (SA Division) • Master Builders South Australia • South Australian Council of Social Service • Urban Development Institute of Australia (SA Division)				
South Australian Government agencies				
Office for Design and Architecture SA (ODASA)	HIGH	ODASA promotes the value of good design and advocates for high quality design across South Australia's built environments and will therefore have an interest in the provision of cohousing within the affected areas.	That they will be made aware of the Code Amendment, have an opportunity to participate in consultation, influence the outcome and be kept informed.	CONSULT/INVOLVE
Office for Ageing Well (SA Health)	HIGH	Area within SA Health that is responsible for the *Retirement Village Act 2016* as well as the State Plan for Ageing Well 2020-2025. Will be interested in the provision of cohousing within the affected areas for these reasons and due to its previous involvement in the 'Cohousing for Ageing Well Project'.	That they will be made aware of the Code Amendment, have an opportunity to contribute to the consultation, and be kept informed.	CONSULT
SA Heritage Council	HIGH/MEDIUM	The SA Heritage Council provides strategic advice on heritage related matters in the administration of the Planning and Design Code. The council is likely to have an interest in the provision of cohousing within the affected areas from the perspective of how this may impact on any heritage in these areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Green Adelaide	HIGH/MEDIUM	Green Adelaide is a strong advocate for retaining trees and increasing tree canopy across Greater Adelaide and will therefore have an interest in the impacts of the Code Amendment on these objectives in the areas affected.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Renewal SA	HIGH/MEDIUM	Renewal SA as an agency responsible for the strategic planning and development of several new housing/mixed use precincts across metropolitan Adelaide will have an interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Housing SA	HIGH/MEDIUM	Housing SA is the key government agency responsible for the delivery of aged care/retirement and social housing and will therefore have an interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback, should they wish to.	CONSULT
Department for Environment and Water (DEW)	HIGH/MEDIUM	DEW has an interest in removal of significant and regulated trees, and any impacts on state heritage items. They will therefore have an interest in the impacts of the Code Amendment on these objectives.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
SA Housing Authority	MEDIUM	The SA Housing Authority works with housing and homelessness sector and the broader community to provide better housing choices for South Australians. They will therefore have an interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Department for Health and Wellbeing (DHW)	MEDIUM	DHW are responsible for health in the community and may be interested in the impact of cohousing on public health.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Traditional Owners				
Kaurna Yerta Aboriginal Corporation	MEDIUM	Kaurna are the Traditional Owners in the majority of the areas affected by the Code Amendment. Therefore they may be interested in the change of use and amenity proposed by the Code Amendment.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Ngarrindjeri	MEDIUM	Ngarrindjeri are the Traditional Owners of the lands and waters affected by the Code Amendment in the Alexandrina Council area. Therefore they may be interested in the change of use and amenity proposed by the Code Amendment.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Community				
Landowners and residents in affected areas	HIGH	Landowners and residents in the affected areas are expected to have a high degree of interest in this amendment regarding what development will be enabled by it in the affected area and how it could affect their property, streetscape, neighbourhood, and local community.	That they are fully informed with all available information and are given an opportunity to provide feedback should they wish to.	CONSULT
Attendees of Cohousing for Ageing Well project workshop held in December 2019	HIGH/MEDIUM?	Up to 50 people attended a workshop facilitated by the City of Unley in December 2019 to gain community input into the development of four potential cohousing designs as part of the 'Cohousing for Ageing Well Project'. It is for this reason that this group of people will likely have a strong interest in the provision of cohousing within the affected areas.	That they are fully informed with all available information and are given an opportunity to provide feedback, should they wish to.	CONSULT
Broader Adelaide community	MEDIUM	The broader Adelaide community may have a range of varied interests in this Code Amendment and potential future cohousing development. These include: • delivering more diverse and affordable housing options • impacts on heritage • impacts on streetscape and landscape • impacts on parking/travel times • how this is different to other housing options	That information is made easily available and that they and are given an opportunity to provide feedback should they wish to.	CONSULT

Stakeholder	Level of interest in the project	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement
Media				
State-wide media	HIGH/MEDIUM	The media may have an interest in covering issues surrounding potential future cohousing development, including the views of stakeholder and the community.	That information is made easily available and a PlanSA spokesperson is available for comment.	INFORM

Applying the Charter principles *subject to change as consultation progresses

Stakeholder	Engagement technique
Partner organisations in delivering community engagement	• Regular Project Working Group meetings • Community engagement meetings with PLUS engagement team and all partner council engagement representatives • Direct communication with key planning and engagement contacts including via email and phone • Communications materials to be provided to partner organisations, including: - over-arching key messages - fact sheets, FAQs and guides - social media assets - content for draft letter to affected landholders if identified as effective tactic in council's localised engagement plan and requested by councils - images - links to PlanSA news story and YourSAy consultation webpages • Letter/email from SPC Chair notifying outcome of consultation and final decision
Elected members of partner organisation councils	• Letter/email to Mayors from SPC Chair providing information and inviting participation in engagement • Briefings from partner organisation council staff (support from PLUS & Uni SA if required) • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage • Letter/email from SPC Chair notifying outcome of consultation and final decision • Engagement activities as per council's localised engagement plan (Appendix 1)
Local Government Association (LGA)	• Briefing ahead of public consultation launch • Letter/email to Chief Executive from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • Presentation at regular Policy Forum/Planning User Forum • Planning Ahead article • Letter/email from SPC Chair notifying outcome of consultation and final decision
All other councils aside from the partner organisation councils	• Letter/email to Chief Executive from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • Presentation at regular Policy Forum/Planning User Forum • Online information session • Planning Ahead article • Letter/email from SPC Chair notifying outcome of consultation and final decision
Minister for Planning	• Letter from SPC Chair notifying of start of consultation

Stakeholder	Engagement technique
	• Briefings as required • Direct communications with Ministerial advisors
MPs	• Letter/email from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage • Briefings if requested • Letter/email from SPC Chair notifying outcome of consultation and final decision
Housing and construction industry peak bodies	• Briefing prior to public consultation • Letter/email to Chief Executive from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • Presentation at Policy Forum/Planning User Forum • Planning Ahead article • Letter/email from SPC Chair notifying outcome of consultation and final decision
South Australian Government agencies	• Letter/email to key contact from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • Presentation at Policy Forum/Planning User Forum • Online information session • Letter/email from SPC Chair notifying outcome of consultation and final decision
Organisations representing community interest groups	• Letter/email from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Online information session • Letter/email from SPC Chair notifying outcome of consultation and final decision
Local community groups/organisations identified in key stakeholder and community mapping	• Letter/email from SPC Chair providing information and inviting participation in engagement • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Online information session • Engagement activities as per council's localised engagement plan (Appendix 1) • Letter/email SPC Chair notifying outcome of consultation and final decision
Additional local community groups/organisations listed in councils' localised engagement plans	• Engagement activities as per council's localised engagement plan (Appendix 1) • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Online information session • Social media posts on PlanSA, SPC, YourSAy and council platforms • Articles in PLUS, YourSAy and council managed publications, including e-newsletters • Media coverage
Traditional Owners - Kaurna - Ngarrindjeri	• Letter/email from PLUS Executive Director providing information and inviting participation in engagement • Briefings as requested • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Letter/email from PLUS Executive Director notifying outcome of consultation and final decision

Stakeholder	Engagement technique
	• Ngarridindjeri engagement activities as per Alexandrina Council's localised engagement plan (Appendix 1)
Landowners and residents in affected areas	• Media coverage • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Articles in PLUS, YourSAy and council managed publications, including e-newsletters • Social media posts on PlanSA, SPC, YourSAy and council platforms • Display at council offices • Online information session • Via local community groups/organisations • Additional tactics tailored to meet the interests and needs of local communities developed by councils (see localised engagement plans, Appendix 1)
Attendees of Cohousing for Ageing Well project workshop held in December 2019	• All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation webpage and online survey • Online information session • Engagement activities as per council's localised engagement plan (Appendix 1) • TBC, letter/email from Unley Council notifying them of the consultation and final decision, including consultation outcomes
Media	• Media release at launch of consultation • Media release when decision is made regarding adopting the Code Amendment • Media interviews Minister for Planning/PLUS spokesperson as requested
Wider SA public	• Media coverage • All relevant information on the PlanSA portal, including PlanSA contact details for enquiries • YourSAy consultation website and online survey • Social media posts on PlanSA, SPC, YourSAy and council platforms • Articles in PLUS and YourSAy e-newsletters • Online information session • Hard copy of draft Code Amendment available to view at PlanSA office

Staging your engagement *subject to change as consultation progresses

Stage	Objective	Stakeholders	Level of engagement	By when
1.Pre-engagement	Liaise with Project Working Group members to confirm project approach	'Cohousing for Ageing Well Project' Project Working Group	COLLABORATE	Completed
1.Pre-engagement	Establish engagement working group with partnering councils to confirm engagement approach and execution	Engagement representatives from City of Unley, City of Burnside, City of Prospect, Town of Walkerville, Alexandrina Council and City of Campbelltown	COLLABORATE	Mid-June
1.Pre-engagement	Undertake pre-consultation briefings with key stakeholders	LGA Housing and construction industry peak bodies	INFORM/CONSULT	July
1. Pre-engagement	Pre-engagement briefing to key decision makers	Minister and/or Executives requiring a pre-engagement briefing	INFORM	Prior to public consultation
2. Public Consultation	The public consultation period for this Code Amendment will run for a total of 12 weeks. Consultation on the Code Amendment will provide an opportunity for affected or interested people/organisations to be made aware of the Code Amendment, have an opportunity to participate and influence the outcome.	All stakeholders, Traditional Owners and interested community	INFORM/CONSULT	Mid-August to mid-November
3: Review feedback	Review and summarise consultation feedback and prepare an engagement report and instructions for Ministerial decision.	All stakeholders, Traditional Owners and interested community	N/A	Early-December
4: Engagement evaluation	Gain feedback on the engagement process and how it met engagement charter principles, and identify opportunities to improve future engagement	Engagement participants	INFORM/CONSULT	Early-December (2 weeks)
5: Inform of outcome	Inform stakeholders of the outcome of the Code Amendment.	All stakeholders, Traditional Owners and interested community	INFORM	When outcome of Code Amendment is known

Planning your engagement approach *subject to change as consultation progresses

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing	Who's responsible? *	Resources required *
1.Pre-engagement	Meetings	COLLABORATE • confirm engagement approach including collateral and activities	'Cohousing for Ageing Well Design Research Project' Project Working Group	Completed	DTI and council	
1.Pre-engagement	Meetings	COLLABORATE • confirm engagement approach including collateral and activities	Engagement representatives from Alexandrina Council, City of Unley, City of Burnside, City of Prospect, Town of Walkerville and City of Campbelltown	Mid-June	DTI and council	
1.Pre-engagement	Briefing	INFORM/CONSULT • brief LGA and gain feedback ahead of public consultation	LGA	3 July	DTI	
1.Pre-engagement	Briefing	INFORM/CONSULT • brief key industry bodies and gain feedback ahead of public consultation	Housing and construction industry peak bodies	29 July	DTI	
1.Pre-engagement	Briefing	INFORM	Council officers and/or executives requiring a pre-engagement briefing	July/early August	DTI and council	
1.Pre-engagement	Briefing	INFORM	Minister and/or Executives requiring a pre-engagement briefing	July/early August	DTI	
2: Public consultation	Media release	INFORM	Media (and by extension all stakeholders and the wider SA public)	15 August: launch of consultation	Minister's office and DTI with input from council	
2: Public consultation	Send letters/emails	INFORM/CONSULT • advise of project and consultation and invite feedback/participation	Key stakeholders, including Traditional Owners	15 August: launch of consultation	DTI and council	
2: Public consultation	PlanSA content: • news story • carousel • consultation page Council website content YourSAy consultation webpage and survey	INFORM/CONSULT • provide information on the project and invite feedback/participation in consultation	Key stakeholders Traditional Owners Interested community within affected council areas Wider SA public	15 August: launch of consultation	DTI and council	

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing	Who's responsible? *	Resources required *
2: Public consultation	Social media posts Articles in PlanSA and council newsletters	INFORM/CONSULT • provide information on the project and invite feedback/participation in consultation	Key stakeholders Interested community within affected council areas Wider SA public	15 August: launch of consultation and during consultation period	DTI and council	
2: Public consultation	Hardcopy displays at PlanSA and council offices	INFORM • Provide information on the project and how to provide feedback	Interested community	15August: launch of consultation	DTI and councils	
2: Public consultation	Presentation/display – TBC	INFORM/CONSULT • Potentional for a presentation/display at relevant industry conference	TBC	During consultation period – TBC (LGA Conference maybe Oct/Nov)	DTI, council and Project Working Group	
2: Public consultation	Policy Forum/Planning User Forum	INFORM • Presentation outlining proposed Code Amendment and how to provide feedback	Planning staff from all councils Industry stakeholders State agency stakeholders	During consultation period	DTI	
2: Public consultation	Virtual community information sessions via Zoom	INFORM/CONSULT • provide information on the project and invite feedback/participation in consultation	All stakeholders and interested community	19 September and 1 October (additional sessions may be delivered if required)	DTI	
2: Public consultation	Meetings Phone calls Emails	INFORM/CONSULT • respond to stakeholder questions and issues as they arise	Stakeholders as required	Throughout consultation period	DTI and councils	
2: Public consultation	Localised engagement activities delivered by councils, tailored to their local communities (see Appendix 1) Councils to consider letter to landowners/residents in affected area within their council at launch	INFORM/CONSULT • provide information on the project and invite feedback/participation in consultation	Local communities within affected council areas	Throughout consultation period	Councils (Letter drafted by DTI and distributed by council, if required)	

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing	Who's responsible? *	Resources required *
2: Public consultation	PlanSA email and phone number for community enquiries	INFORM/CONSULT • provide information on the project and invite feedback/participation in consultation • record feedback provided via these chanels	Interested community	Throughout consultation	DTI	
3. Review feedback	Review and collate feedback Prepare initial 'what we heard' summary	INFORM • provide initial feedback on key engagement activities, topics of feedback and next steps	All stakeholders and interested community Those who submitted feedback	ASAP following consultation period (By early December)	DTI	
3. Review feedback	Detailed analysis of feedback and responses Prepare engagement report and submit to Minister	INFORM • share details of all feedback received and how it was responded to in finalising the Code Amendment	The Minister for Planning All stakeholders and interested community	Following consultation period	DTI with input from councils	
4: Evaluate engagement	Engagement evaluation form at community events/information sessions	CONSULT • gain feedback on the engagement process and how it met engagement charter principles • identify opportunities to improve future engagement	Attendees at localised community events	During consultation period	Councils	
4: Evaluate engagement	Engagement evaluation survey	CONSULT • gain feedback on the engagement process and how it met engagement charter principles • identify opportunities to improve future engagement	Those who participated in the consultation process	ASAP following consultation period (Distribute by early December, open for 2 weeks)	DTI	
5: Inform of outcome	PlanSA website updated with Minister's decision and supporting information as well as the engagement report and all submissions	INFORM • provide information on Minister's decision and report back on 'what was heard' during the consultation period	All stakeholders	TBC	DTI	

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing	Who's responsible? *	Resources required *
5: Inform of outcome	Council websites updated with links to PlanSA portal	INFORM • provide information on Minister's decision and report back on 'what was heard' during the consultation period	All stakeholders	TBC	Council	
5: Inform of outcome	Email/letter to consultation participants and key stakeholders	INFORM • provide information on Minister's decision and report back on 'what was heard' during the consultation period	All consultation participants and key stakeholders	TBC	DTI	
5: Inform of outcome	Broad communication of outcomes via: Media release Social media posts Newsletter articles YourSAy website	INFORM • provide information on Minister's decision and report back on what was heard during the consultation period	All stakeholders	TBC	DTI	
5: Inform of outcome	Localised communication of outcomes via: Social media posts Newsletter articles Additional activities as per localised engagement plans (Appendix 1)	INFORM • provide information on Minister's decision and report back on what was heard during the consultation period	All stakeholders	TBC	Council (DTI to provide information)	

*this information does not need to be provided to the Minister

Applying the Charter principles in practice

Charter principle	**How does your engagement approach/activities reflect this principle in action?**
Engagement is genuine	• Engagement seeks input early to help shape the proposal • Targeted at a wide range of stakeholders using a range of methods that are best targeted to making participation convenient • Timelines sufficient for people to hear/see the opportunity to have a say and participate in the engagement • Easy-to-understand information to help audiences understand why it is relevant to them, what it means for land use and built form outcomes 'on the ground' and how they can have their say • An engagement report will be prepared in accordance with section 73(7) of the PDI Act, outlining what was heard and how it was responded to and the evaluation of engagement. This will be published on the PlanSA portal
Engagement is inclusive and respectful	• Engagement seeks input early to help shape the proposal • Targeted at a wide range of stakeholders using a range of methods that are best targeted to making participation convenient • Efforts to be made to ensure that those most affected or interested are aware of the proposed amendment and engaged through the most direct means possible e.g. direct letters and meetings • Timelines sufficient for people to hear/see the opportunity to have a say and participate in the engagement • Easy-to-understand information to help audiences understand why it is relevant to them, what it means for land sue and built form outcomes 'on the ground' and how they can have their say • All comments and views are captured and considered
Engagement is fit for purpose	• A broad range of activities offered in a mix of ways, to reach a wide range of stakeholders • Stakeholders directly impacted will be targeted directly by the engagement (i.e. letters, meetings) • Stakeholders with specific interests will be directly communicated with • The general public will be informed through several mechanisms to maximise reach
Engagement is informed and transparent	• Information clearly articulates key areas of interest, what we are gathering feedback on, how participants can get involved and how feedback will be used • What the community can influence and not influence is clearly outlined • Information materials will be presented in easy-to-understand language and format, use visual tools and/or scenarios where possible to explain information and will not assume prior knowledge • Submissions will be acknowledged and advised of next steps in the process • An engagement report will be provided to participants and made publicly available
Engagement is reviewed and improved	• Measures of success are identified and will be evaluated at the conclusion of the engagement, and at each stage of engagement if required • Any issues raised about the engagement during the process will be considered and action will be taken if appropriate • As the engagement plan is implemented, debriefs will occur after key engagement activities to determine if any changes are required

Measuring success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator [2]	Evaluation tool [3] Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	• People had faith and confidence in the engagement process.	Community	I feel the engagement **genuinely sought** my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	• Affected and interested people had the opportunity to participate and be heard.	Community	I am **confident my views were heard** during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The **engagement reached** those identified as community of interest.	• Representatives from most community groups participated in the engagement • Representatives from some community groups participated in the engagement • There was little representation of the community groups in engagement.	Identified by Project Lead
3	Principle 3: Engagement is fit for purpose	• People were effectively engaged and satisfied with the process. • People were clear about the proposed change and how it would affect them.	Community	I was given sufficient **information** so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an **adequate opportunity to be heard**	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	• All relevant information was made available and people could access it. • People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community	I felt **informed** about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	• The engagement was reviewed and improvements recommended.	Project Lead	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement	• Reviewed and recommendations made • Reviewed but no system for making recommendations • Not reviewed	Identified by Project Lead
6	Engagement occurs early	• Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence.	Project Lead	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme	• Engaged when there was opportunity for input into scoping • Engaged when there was opportunity for input into first draft • Engaged when there was opportunity for minor edits to final draft • Engaged when there was no real opportunity for input to be considered	Identified by Project Lead

#	Charter criteria	Charter performance outcomes	Respondent	Indicator [2]	Evaluation tool [3] Exit survey / follow-up survey	Measuring success of project engagement
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	• Engagement contributed to the substance of a plan or resulted in changes to a draft.	Project Lead	Engagement **contributed to the substance of the final plan**	• In a significant way • In a moderate way • In a minor way • Not at all	Identified by Project Lead
8	Engagement includes 'closing the loop'	• Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement	Project Lead	Engagement **provided feedback to community about outcomes** of engagement	• Formally (report or public forum) • Informally (closing summaries) • No feedback provided	Identified by Project Lead
9	Charter is valued and useful	• Engagement is facilitated and valued by planners	Project Lead	Identify **key strength** of the Charter and Guide Identify **key challenge** of the charter and Guide		Identified by Project Lead

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Summarise feedback received in a 'what we heard' summary, outlining the engagement process, key topics of feedback received and next steps in finalising the Code Amendment, to be provided to participants along with the evaluation survey (NB: A register will be kept of all participants, ranging from those who lodge formal submissions to those who make telephone enquiries during the engagement period so they can be kept informed of the project and engagement outcomes)	Representative of the Designated Entity	As soon as practicable post-consultation
Provide a cross-section of participants with an opportunity to participate in an engagement evaluation survey to inform the Engagement Report	Representative of the Designated Entity	As soon as practicable post-consultation
Prepare an Engagement Report and make it available to stakeholders and the community	Representative of the Designated Entity	Post decision by the Minister
Publish the Engagement Report on the PlanSA website (mandatory)	Planning and Land Use Services	Post decision by the Minister
Broad communications to inform interested community of outcomes	Planning and Land Use Services	Post decision by the Minister
Localised communications to notify interested community in affected area of outcomes, as outlined in localised engagement plans (see Appendix 1)	Councils	Post decision by the Minister

Appendix 1: Councils' localised engagement plans

1. Alexandrina Council
2. City of Burnside
3. City of Campbelltown
4. City of Prospect
5. City of Unley
6. Town of Walkerville

Community Engagement Plan

Future Living Code Amendment

Alexandrina Council

Engagement Plan

1 What?

The State Government together with local government has a role in ensuring the provision of a diverse range of housing types within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission (the Commission) has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016 (the Act).*

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development within the Established Neighbourhood Zones but without impacting on the existing character and streetscape of suburbs within this Zone.

Attachment A illustrates the locations of the Established Neighbourhood zoned areas within Alexandrina Council.

The Future Living Code Amendment will encompass the following documents:

- Future Living Code Amendment
- Future Living Code Amendment Engagement Plan
- Explanatory Information Guide on Co-located Housing
- Community Information Fact Sheet
- FAQs
- Changes to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations 2017*
- Changes to *Practice Direction 12 (Conditions)*
- Community Scheme Description model
- Community Scheme By-laws model.

2 When?

Milestones	Dates
Decision to proceed to community engagement	4 July 2024 by State Planning Commission
Community engagement dates	15 August 2024 until 7 November 2024

Community Drop-in session	• Two (2) Drop in sessions to be held late September 2024 at:
	  ○ Meeting Room, Council Library, Strathalbyn
	  ○ RSL Institute at Port Elliot

Consultation analysis	Consultation reports will be provided Monday following the consultation closing date
Council Member Notification once released for consultation	Via Portal Update
Council Meeting with feedback	16 December 2024 Council Meeting

3 Who?

The following is a list of key stakeholders for Alexandrina Council (in addition to those identified by Councils in other affected LGAs and the key stakeholders identified by the Minister for Planning):

Residents & Ratepayers (tick those that apply)
☒ General Residents & Ratepayers
☒ Directly Affected Property Owners / Business Owners
☒ Other**:** Any interested party via written/email submission
Community groups, networks & organisations (tick those that apply)
☒ State and Federal Members (as relevant to Alexandrina Council area)
☒ Ngarrindjeri Regional Authority
☒ Ngarrindjeri Aboriginal Corporation
☒ Community Residents Groups (see below for list)
Business / other Committee (tick those that apply)
☒ Heritage Advisory Committee
Progress, Resident & Ratepayer Associations
☒ Port Elliot Town and Foreshore Association
☒ Ratalang Basham Beach and Horseshoe Bay Advisory Committee
☐ Middleton Town and Foreshore Association
☐ Clayton Bay Community Association
☐ Mount Compass Community Association
☐ Milang and District Community Association Incorporated
☒ Goolwa District Ratepayers and Residents Association Inc
☒ Cittaslow Goolwa

4 How?

4.4 Listening Tools

In addition to the YourSAy survey questions available via the PlanSA website, the following additional localised listening tools will be available:

Listening Tools	Description	Examples of what we'll be asking
Written submissions	To provide opportunity for people who prefer a more traditional method of	We will encourage written submissions for people who prefer this method.

	communicating with Council, we will welcome written submissions. These can be submitted by post, email or handed in to the Council Office and then forwarded to PLUS. Hard copy surveys will be available at the Goolwa and Strathalbyn Office.	
Community Drop in Session	To provide opportunity for people to meet with Council staff and discuss and ask questions regarding the proposed policy amendments	We will encourage community members to attend a forum to gain more information about the proposal.

4.5 Communication Tools

In addition to information posted on the Plan SA Portal, the following communications tools will be used for the Alexandrina Community:

Audience	Method	Responsibility	Action	Timeframe
Residents & Ratepayers **State and Federal Members** **Traditional Owner Groups** **Community Residents Groups**	Website	Communications Advisor	Latest news article on home page of corporate website, referring further information to Plan SA website	From 15 August 2024 until 7 November 2024
	Social media	Communications Advisor	Advising start of consultation and reminder before closing. 'Prompt' article	From 15 August 2024 with 'prompt' prior to 7

			midway through consultation.	November 2024
	Local Displays – Council Office, library, community noticeboards	Communications Advisor	Notice to be placed on Council display boards including promotion of ways to get involved. Hard copies of Code Amendment package and survey questions to be made available at Council offices/libraries	From 15 August 2024 until 7 November 2024
	Direct mail out	Council Strategic Development Unit	Affected Property Owners directly notified of the policy change	From 15 August 2024 (with residents provided until 7 November 2024 for feedback)
	The Fleurieu Sun and The Southern Argus	Communications Advisor	Public Notice in The Fleurieu Sun and the Southern Argus	TBC
	My Say Subscribers	Communications Advisor	Email information and a link to submission page on PlanSA website	5 August 2024
	Community Drop in sessions	Team Leader Planning Policy PLUS representative	To enable a community member to have a face-to-face discussion and	To be held late September 2024

			ask any questions regarding the proposed amendments	
Internal Staff	Email	Team Leader, Planning Policy	Provide information to relevant staff with key information on consultation	From 15 August 2024 until 7 November 2024
Council Members	Briefings / Meetings	Manager, Strategic Development / Team Leader Planning Policy	Provide Portal Update prior to consultation; follow up with a formal Council Report for Council Meeting after consultation ends	Prior to 15 August 2024 for Portal Update Council Meeting 16 December 2024 for consideration of feedback from community
Heritage Advisory Committee	Meeting (TBC)	Team Leader, Planning Policy	Heritage Advisory Committee Report	As soon as possible

5 YourSAy Page

The YourSAy website and survey will be set up by PLUS. Information on the Future Living Code Amendment will be posted on Alexandrina Council's website, with residents redirected to YourSAy to complete the survey.

6 Reporting

All written/email submissions received by Council will be recorded and allocated to the Planning Policy team to collate and include within the submissions attachment to the Council Report following consultation. Any submissions will also be forwarded to PLUS.

A record of attendees at the community drop-in sessions will also be provided to PLUS, together with any survey that is completed on the day of the drop-in session.

Key themes that emerge from the submissions received (all methods of engagement) are identified and included in the Council Report, a copy of which is forwarded to PLUS.

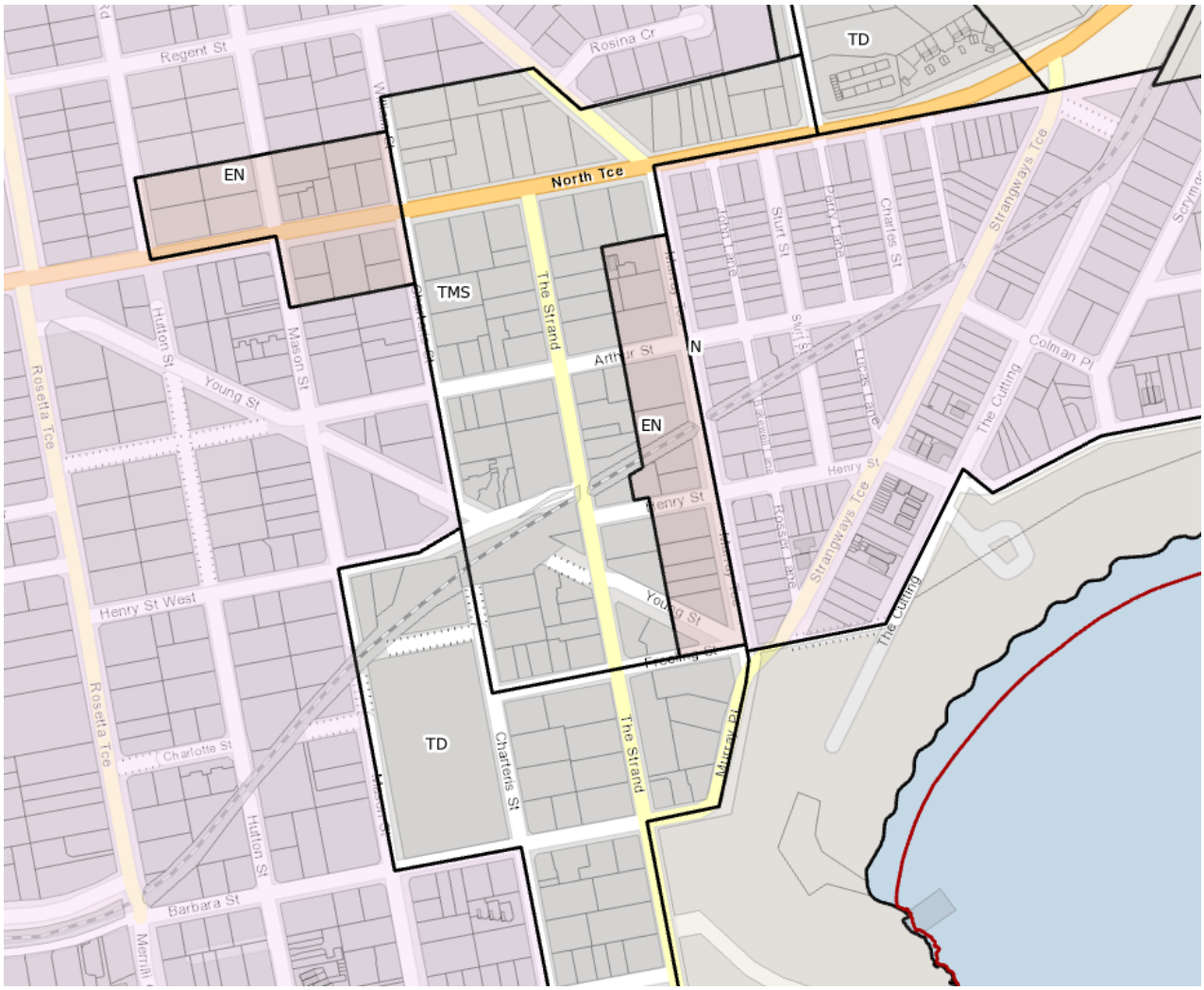
The Reports to Council will be public documents, available on Council's website after release.

7 Risk Mitigation

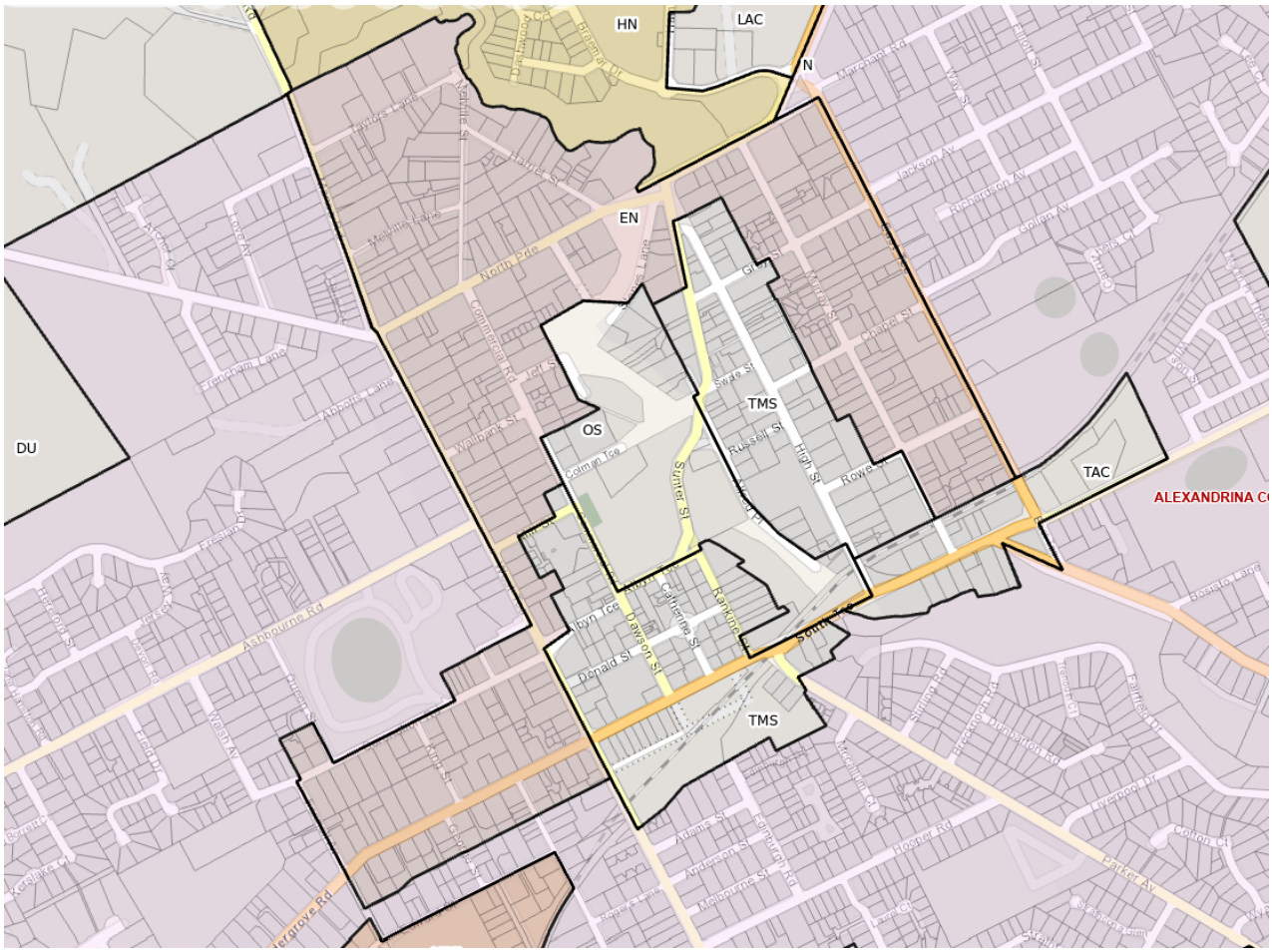
What could go wrong?	How can we reduce the likelihood of this happening?
Reputation /community expectation	• Clear communications of ways to be involved and provide feedback.
Nobody gets involved	• Offer a variety of ways to join the conversation – quick responses versus opportunity for deeper conversation; offline and online. • Engagement Plan will be followed.
The process gets hijacked by a single-issue campaign	• Make a concerted effort to reach a broad representation of people who live, work and play in the district.

Attachment A – Established Neighbourhood Zoned areas within Alexandrina Council (identified as **EN** on the maps below)

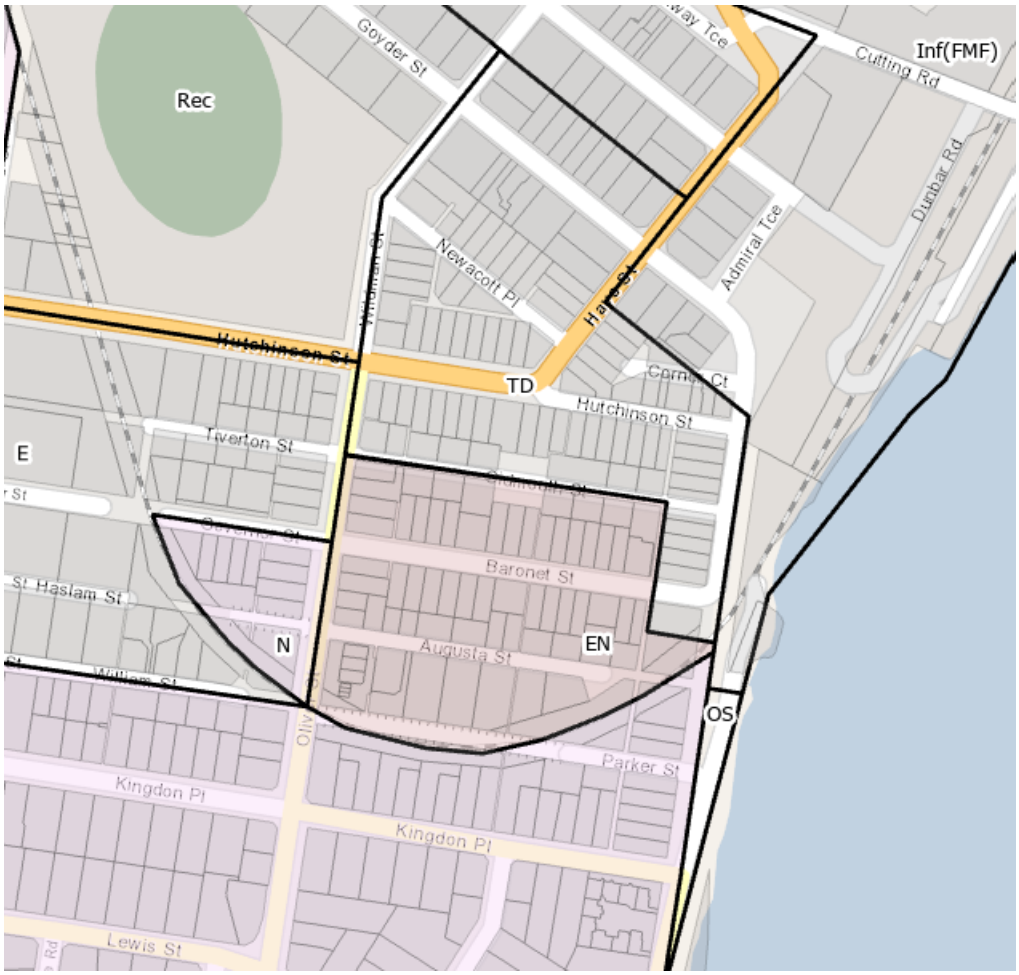
Port Elliot township



Strathalbyn township



Goolwa township



Community Engagement Plan

Future Living Code Amendment

City of Burnside

Engagement Plan

1 What?

The State Government together with Local Government has a role in ensuring the provision of a diverse range of housing types within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission (the Commission) has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016 (the Act).*

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development within the Established Neighbourhood Zones, but without impacting on the existing character and streetscape of suburbs within this Zone.

2 When?

Milestones	Dates
Council will encourage the community to engage with the Future Living Code Amendment engagement through: - **social media;** - **eNews;** - **Focus magazine insert*; and** - **posters in Council centres.**	9 am Thursday 15 August 2024 to 5 pm Thursday 7 November 2024
Community engagement drop-in information session	Thursday 19 September 2024, 5 pm – 6 pm Library in Civic Centre
Engagement reporting	Engagement data will be collated and provided to PlanSA within the month following the engagement close date

*pending receipt of artwork of one-page flyer from PlanSA by Friday 9 August 2024

3 Who?

The following is a list of key stakeholders for City of Burnside:

Stakeholders
☒ Ratepayers, residents ☒ Council Members, Council Administration ☒ State and Federal Members (as relevant to City of Burnside area) ☒ East Residents' Association ☒ Aged Care/Disability Providers ☒ Not-for-profit social housing/residential developers

4 Communication Tools

In addition to information posted on the PlanSA Portal, the following communications tools will be used for the City of Burnside community:

Method	Responsibility	Action	Timeframe
Social media and eNews	CoB Digital Marketing Officer CoB Communications Officer	Advising start of consultation and reminder before closing	Thursday 15 August 2024 to Thursday 7 November 2024
Insert in quarterly newsletter	PlanSA to provide 23,500 copies CoB Communications Officer to manage insert logistics	Insert of 1 page A4 simple summary of the Future Living Code Amendment into Spring Focus; distributed to every property in the city on 1 September	PlanSA to provide artwork by Friday 9 August 2024
Posters in Civic and Community Centres	CoB Administration Officer	Posters to be placed within the Civic & Community Centre	Thursday 15 August 2024 to Thursday 7 November 2024
Drop-in Information session	Alison Cusack Plan SA representatives	City of Burnside will provide location, promote the event, have flyers and posters available. PlanSA to provide team members to address questions	Thursday 19 September 2024, 5 pm – 6 pm Civic Centre

City of Campbelltown

Community Engagement Plan – Future Living Code Amendment

What are we consulting on?

The South Australian Government, together with local government, has a role in ensuring a diverse range of housing types is provided within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development that foster community within the Established neighbourhood zone without impacting on the existing character and streetscape of the zone.

Who are we consulting?

The following stakeholders within the City of Campbelltown would be consulted:

1. Residents and Ratepayers
2. City of Campbelltown staff
3. City of Campbelltown Elected Members

How will we communicate with them?

Further to the platforms used by PLUS, the City of Campbelltown will utilise the following communication tools:

Audience	Tool	Responsibility	Action
Residents and Ratepayers	Website Social Media Drop in Session	Manager Planning Services	Information provided to key stakeholders documents and information directing stakeholder to be involved
CoC staff	Working Group	Manager Planning Services	Working group coordinated to review information during consultation
CoC Elected Members	Briefings/Meetings	Manager Planning Services	Provide briefing or reports to Council as required

How will we receive feedback?

Tool	Description	Feedback
Council Website	Website will provide information on process	Feedback received will be forwarded to PLUS
Written Submissions	Written submissions can be submitted by post, email or over the counter at the Civic Centre.	Feedback received will be forwarded to PLUS
Drop in Session	An opportunity to meet with staff and discuss/ask questions regarding the proposed amendment	Feedback received will be summarised and provided to PLUS

Supporting Documents:

1. PLUS Engagement Plan
2. Community Information Fact Sheet
3. FAQ's document
4. Housing Typology Fact Sheet
5. Explanatory Guide for Co-located Housing (full version)
6. A Short Guide to Co-located Housing
7. Templated Community Title scheme description
8. Templated Community Title by-laws.

2024

Future Living Code Amendment

COMMUNITY ENGAGEMENT PLAN

CITY OF PROSPECT

Future Living Code Amendment
Community Engagement Plan

1. PROJECT BACKGROUND

The State Government, together with local government, has a role in ensuring the provision of a diverse range of housing types within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

To enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission (the Commission) has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development, and Infrastructure Act 2016 (the Act).*

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development within the Established Neighbourhood Zones, but without impacting on the existing character and streetscape of suburbs within this Zone.

2. COMMUNITY ENGAGEMENT TIMELINE

Milestones	Dates
Council will encourage the community to engage with the PlanSA Government consultation through: - **Council's website** - **Engagement Hub website with project information and linking to PlanSA portal/survey** - **Our social media channels** - **Your Prospect monthly e-newsletter** - **Posters and digital signage at Payinthi (128 Prospect Road, Prospect) and Vine St Noticeboard**	From 8.30am, Thursday 15 August 2024, and closing 5pm, Thursday 7 November 2024
Community engagement drop-in session in collaboration with Town of Walkerville	Monday 28 October 2024
Consultation analysis	Throughout the consultation period we will actively encourage community members to visit PlanSA's website to take the survey directly. Any feedback we receive will be collated and provided to PlanSA within the month following the consultation close date.

3. STAKEHOLDERS

The following is a list of key stakeholders for City of Prospect:

- Residents and ratepayers
- Business owners
- State and Federal Members (as relevant to City of Prospect)
- Elected Members for City of Prospect
- Prospect Local History Group
- Prospect Residents Association

4. COMMUNICATION TACTICS

In addition to information posted on the PlanSA Portal, the following communications tactics will be used for the community of City of Prospect:

Method	Responsibility	Description	Timeframe
Council's website	Web & Digital Media Officer	Summary of public consultation page with link to Engagement Hub	Thursday 15 August to Thursday 7 November
Council's Engagement Hub	Community Engagement Officer		Thursday 15 August to Thursday 7 November
Social media	Communications Officer		Week commencing Monday 2 September
Your Prospect eNews	Communications Officer		Wednesday 24 August
Posters	Community Engagement Officer		Week commencing Monday 19 August
Drop-in session with Town of Walkerville	City of Prospect - Manager Development and Regulatory Services & Town of Walkerville -Manager Planning & Community Safety	Joint drop-in session with Town of Walkerville to provide information to stakeholders in regard to the Future Living Code Amendment	Monday, 28 October 2024

What are we consulting on?

The South Australian Government, together with local government, has a role in ensuring a diverse range of housing types is provided within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development that foster community without impacting on the existing character and streetscape of established suburbs.

Who are we consulting?

The following stakeholders within the City of Unley would be consulted:

1. Residents and Ratepayers
2. Business and Economic Development Advisory Group
3. City of Unley staff
4. City of Unley Elected Members
5. Community Groups:
    a. FOCUS
    b. Tree Action Group

How will we communicate with them?

Further to the platforms used by PLUS, the City of Unley will utilise the following communication tools:

Audience	Tool	Responsibility	Action
Residents and Ratepayers Community Groups	Website – Your Say Social Media Local Displays	Media and Communications Officer	Information provided to key documents and information directing stakeholder to be involved
BEDAC	Report	Manager Development and Regulatory	Provide report to quarterly meeting
CoU staff	Working Group	Manager Development and Regulatory	Working group coordinated to review information during consultation
CoU Elected Members	Briefings/Meetings	Manager Development and Regulatory	Provide briefing or reports to Council as required

Civic Centre 181 Unley Road
Unley, South Australia 5061
Postal PO Box 1
Unley, South Australia 5061
Telephone (08) 8372 5111
Facsimile (08) 8271 4886
pobox1@unley.sa.gov.au
unley.sa.gov.au

How will we receive feedback?

Tool	Description	Feedback
Your Say Unley	Your Say Unley website will provide information on process	Feedback received will be forwarded to PLUS
Written Submissions	Written submissions can be submitted by post, email or over the counter at the Civic Centre.	Feedback received will be forwarded to PLUS
Community Focus Group	An opportunity to meet with staff and discuss/ask questions regarding the proposed amendment	Feedback received will be summarised and provided to PLUS

Supporting Documents:

1. PLUS Engagement Plan
2. Community Information Fact Sheet
3. FAQ's document
4. Housing Typology Fact Sheet
5. Explanatory Guide for Co-located Housing (full version)
6. A Short Guide to Co-located Housing
7. Templated Community Title scheme description
8. Templated Community Title by-laws.

Community Engagement Plan

Future Living Code Amendment

Town of Walkerville

Engagement Plan

1 What?

The State Government together with Local Government has a role in ensuring the provision of a diverse range of housing types within residential areas to provide choice for different household types, life stages and lifestyle choices. This objective is embedded in State Planning Policies and Regional Plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

As a way to enhance housing diversity for South Australia's ageing population and other demographic groups, the State Planning Commission (the Commission) has initiated the Future Living Code Amendment in accordance with Section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016 (the Act).*

The proposed Future Living Code Amendment seeks to enable new forms of co-located housing development within the Established Neighbourhood Zones, but without impacting on the existing character and streetscape of suburbs within this Zone.

2 When?

Milestones	Dates
Council will encourage the community to engage with the PlanSA Government consultation through: - **social media;** - **Weekly Round Up; and** - **posters in the Civic & Community Centre**	Between 9am on Thursday, 15 August 2024, and 5pm on Thursday, 7 November 2024
Community engagement drop-in session in collaboration with City of Prospect	Monday, 28 October 2024
Consultation analysis	Engagement data will be collated and provided to PlanSA within the month following the consultation close date

3 Who?

The following is a list of key stakeholders for Town of Walkerville:

Residents & ratepayers (tick those that apply)
☒ General residents and ratepayers
☒ Business owners
☒ State and Federal Members (as relevant to Town of Walkerville area)
☒ Walkerville Residents' Association

4 Communication Tools

In addition to information posted on the PlanSA Portal, the following communications tools will be used for the Town of Walkerville community:

Method	Responsibility	Action	Timeframe
Social media	Communications & Engagement Officer	Advising start of consultation and reminder before closing	Between 9am on Thursday, 15 August 2024, and 5pm on Thursday, 7 November 2024
Weekly newsletter	Communications & Engagement Officer	To run information about the Future Living Code Amendment in Council's weekly newsletter – the *Weekly Round Up* – throughout the course of the PlanSA consultation	Between 9am on Thursday, 15 August 2024, and 5pm on Thursday, 7 November 2024
Posters in Civic & Community Centre	Communications & Engagement Officer	Posters to be placed within the Civic & Community Centre	Between 9am on Thursday, 15 August 2024, and 5pm on Thursday, 7 November 2024
Drop-in session with City of Prospect	Town of Walkerville -Manager Planning & Community Safety & City of Prospect - Manager Development and Regulatory Services	Work jointly with City of Prospect to provide information to stakeholders in regard to the Future Living Code Amendment	Monday, 28 October 2024