

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.

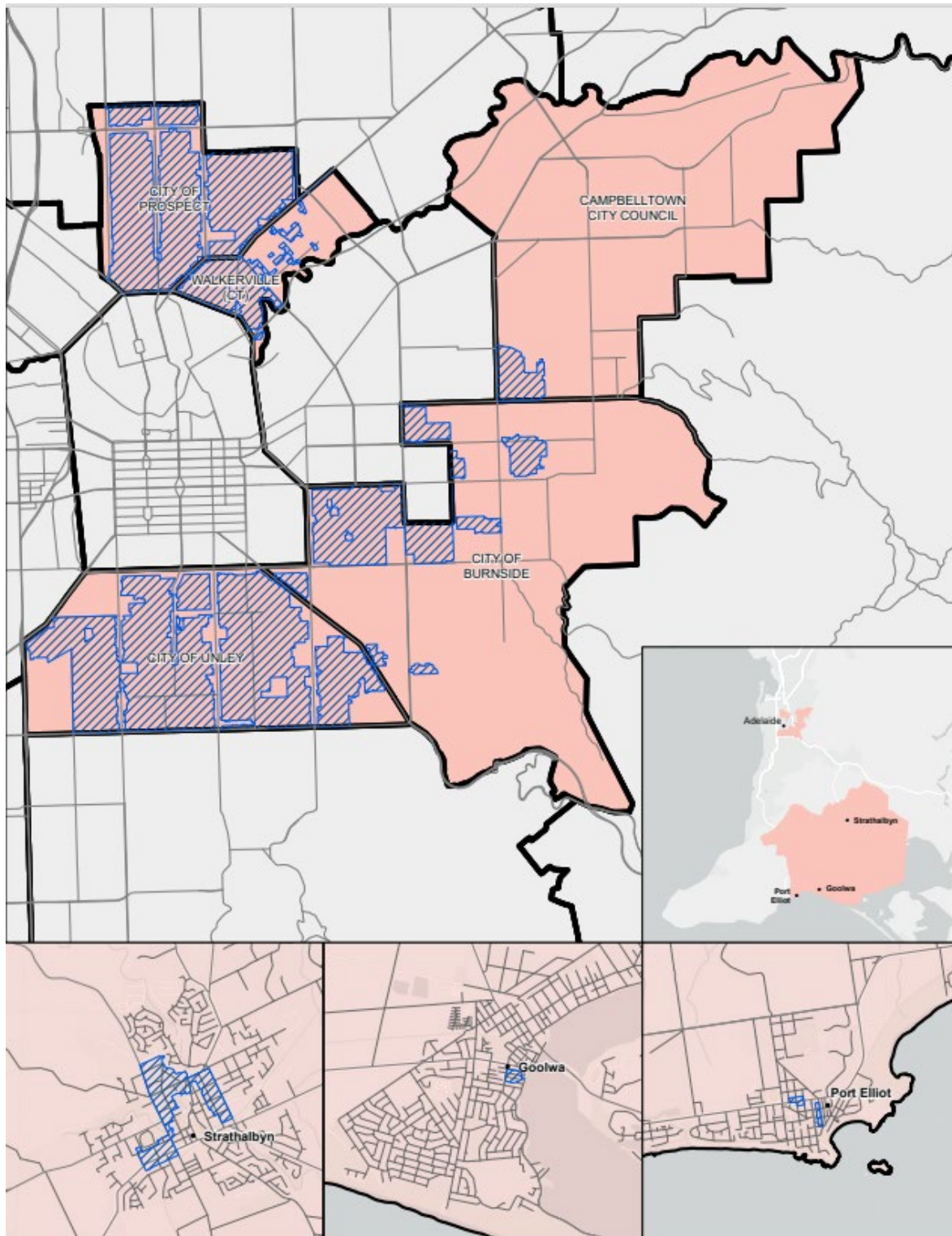
Hard copies of the draft Code Amendment can be viewed at Alexandrina Council, City of Unley, City of Burnside, City of Prospect, Campbelltown City Council and Town of Walkerville offices and the PlanSA office at level 10, 83 Pirie Street, Adelaide.

For more information, contact PlanSA via:

- telephone: 1800 752 664
- email: plansa@sa.gov.au
- website: plan.sa.gov.au/en/ca/future-living

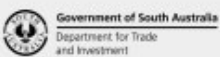
Draft Future Living Code Amendment – Zones Affected by Policy Changes

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:



Area Affected by the proposed Co-located Housing Overlay

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Government of South Australia
Department for Trade
and Investment



GEOS303

