

# Updating the definitions of ancillary and student accommodation

## About the proposed changes

To help provide a more diverse range of housing options for South Australians, changes have been proposed to the definitions for “ancillary accommodation” and “student accommodation” in the Planning and Design Code.

These proposed changes will allow ancillary and student accommodation to be self-contained, meaning they can have their own bathroom/kitchen/laundry.

Other aspects of the definitions remain unchanged, which means that ancillary accommodation must still be subordinate to a main dwelling with floor area limitations. Student accommodation must still incorporate common facilities for shared use by students.

The proposed changes are a response to the state’s current housing crisis and will allow more flexibility to provide smaller housing choices for the South Australian community.

Feedback was invited on the draft Code Amendment from 29 February to 15 April 2024.

## What we heard

A total of 110 submissions were received from industry, councils, government agencies and the community. These submissions have now been reviewed, providing a range of feedback and comments on more than 300 topics relating to ancillary and student accommodation.

The most popular topics of feedback relating to the definitions included:

- the number of ancillary accommodation buildings allowed per allotment
- querying the need to be connected to all of the main dwelling’s utilities and services in all circumstances
- the desire to increase the distance that ancillary accommodation can be located from the main dwelling to more than 20 m in Rural zones
- improvements to clarify/improve definition wording.

Key topics of feedback that relate to the associated policy included:

- requests to increase the allowable size of ancillary accommodation (number of bedrooms and floor area)

- concerns that additional dwellings will increase traffic congestion on streets and requests for additional on-site car parking
- private open space needs and protecting against increased pressures on public open space
- a call for standards to ensure equity, quality and affordability for all South Australians
- protecting against future subdivision
- ensuring appropriate amenity, given anticipated increases in density.

Feedback demonstrated strong support for the proposed Code Amendment and anticipated benefits, including increasing affordability and quality of living, opportunities for aging in place, offering better land use opportunities, removing red tape and potentially easing student housing pressures.

## Engagement activities

The following engagement opportunities provided information and gathered feedback from the community and stakeholders:

- an online information session on 19 March, open to everyone and attended by 43 people
- YourSAy consultation website and survey, with 75 survey responses submitted by community and interest groups
- PlanSA website and online submission form/email address, with 35 responses submitted, mostly from councils, state agencies and industry.

These engagement activities were promoted through the media, social media, Planning Ahead e-newsletter and letters to councils, state government agencies and industry.

## Next steps

All feedback is now being collated and considered in greater detail in updating the land use definitions for ancillary and student accommodation to reflect current housing needs in South Australia.

An engagement report is now being prepared, which includes a summary of written submissions and feedback received, how these were considered and proposed updates to the draft Code Amendment that was released for consultation. Once complete this report will be provided to the Minister 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.

## More information

Contact: PlanSA

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Email: [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)

Visit YourSAy: [yoursay.sa.gov.au/ancillary-student-accommodation-code-amendment](https://yoursay.sa.gov.au/ancillary-student-accommodation-code-amendment)

Visit PlanSA: [plan.sa.gov.au](https://plan.sa.gov.au)