

PRACTICE GUIDELINE 3

Communal Recreation

Spaces and Shared Facilities



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This Practice Guideline is issued by the State Planning Commission under section 43 of the *Planning, Development and Infrastructure Act 2016*.

Introduction

Section 43(1) of the Act allows the Commission, with the approval of the Minister responsible for administering the Act, to make practice guidelines with respect to the interpretation, use or application of the Planning Rules or the Building Rules (as those terms are defined under the Act).

Practice Guideline

Part 1 – Preliminary

1 – Citation

This Practice Guideline may be cited as *Practice Guideline 3 - Communal Recreation Spaces and Shared Facilities*.

2 – Commencement of operation

This Practice Guideline will come into operation on the day on which it is published on the SA Planning Portal.

3 – Object of Practice Guideline

The object of this Practice Guideline is to assist with the interpretation of policies in the Planning and Design Code regarding the design of communal recreation spaces and shared facilities for co-living and student accommodation developments.

4 – Interpretation

Act means the *Planning, Development and Infrastructure Act 2016*.

Code means the Planning and Design Code.

Commission means State Planning Commission.

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*.

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Part 2 – Co-Living and Student Accommodation

5 – Background

Co-Living and student accommodation are land use terms used in the Code. They are defined in *Part 7 – Land Use Definitions* in the Code as follows:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-living	Means a building used for residential accommodation that: (a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use; and (b) includes common facilities for shared use including: i. shared cooking facilities and/or the provision of meals; ii. common rooms and recreation areas; iii. shared laundry facilities or a laundry service; or iv. shared bathroom facilities.		Ancillary accommodation; Co-located housing; Dwelling
Student Accommodation	Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by		

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Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	student occupants such as: <ul style="list-style-type: none"> (a) shared cooking facilities and/or the provision of meals; (b) common rooms and recreation areas; (c) shared laundry facilities or a laundry service; or (d) shared bathroom facilities. 		

The Code contains policy in the Design General Development Policies and Design in Urban Areas General Development Policies to guide the provision of common recreation spaces and shared facilities for co-living and student accommodation.

6 – Relevant Policy Provisions

The guidance within this Practice Guideline set out in Column B is applicable to policy provisions within the Planning and Design Code referenced in Column A in the table below.

Column A Planning and Design Code Policy	Column B Policy Guidance
Communal Indoor Recreation Space	
PO 31.9 Co-living provides communal indoor recreation space(s) which: <ul style="list-style-type: none"> (a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site 	At least 1 communal indoor recreation space adequately sized to cater for 40% of all co-living residents and 15% of self-contained residents at one time. If accessible only by stairs, communal indoor recreation space should be no more than 1 floor from the co-living residents it services.



<p>(b) are conveniently accessed by residences</p> <p>(c) are located adjacent to communal open space, where practicable</p> <p>(d) are designed to maximise solar access to windows in winter months.</p> <p>PO 41.3</p> <p>Student accommodation provides communal indoor recreation space(s) which:</p> <p>(a) are of a size and layout to cater for co-living residents, as well as any dwellings on the same site</p> <p>(b) are conveniently accessed by residences</p> <p>(c) are located adjacent to communal open space, where practicable</p> <p>(d) are designed to maximise solar access to windows in winter months.</p>	<p>If accessible by lift, communal indoor recreation space should be no more than 4 floors from the co-living residents it services.</p> <p>At least one communal indoor recreation space should be adjacent to communal outdoor space.</p> <p>Communal indoor recreation space should be co-located with communal dining space and shared kitchen(s).</p> <p>At least one communal indoor recreation space should receive a minimum 3 hours direct solar access to its windows on 21 June.</p>
<p>Shared Kitchen, Bathroom and Laundry Facilities</p>	
<p>PO 31.10</p> <p>Co-living provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <p>(a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their private residence</p> <p>(b) are conveniently accessed by the residences they service</p>	<p>Shared kitchen facilities</p> <p>At least 1 shared kitchen space that is to be used solely for the preparation of food, adequately sized to cater for 40% of all co-living residents to cook a meal at one time.</p> <p>Provision of cooking appliances (oven and cooktop) to cater for 10% of co-living residents to use at one time, i.e:</p> <p>1x full size oven per 10 co-living residents</p> <p>1x 4 burner cooktop per 10 co-living residents.</p> <p>Provision of microwave oven to cater for 20% of all co-living residents to use at one time, i.e: 1x microwave oven per 5 co-living residents.</p>



<p>(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.</p> <p>PO 41.4</p> <p>Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none">(a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence(b) are conveniently accessed by the residences they service(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	<p>Provision of refrigeration: 100L per co-living resident, provided either in the resident's room or within the communal kitchen servicing that resident.</p> <p>Adequate provision of kitchen sink(s) to cater for the number of residents that the kitchen space is servicing, even in instances where dedicated dishwasher appliances are provided.</p> <p>If accessible only by stairs, shared kitchens should be no more than 1 floor from the co-living residents it services.</p> <p>If accessible by lift, shared kitchens should be no more than 4 floors from the co-living residents it services.</p> <p>Where more than 1 shared kitchen is provided, at least 1 shared kitchen should be co-located with communal dining space.</p> <p>Shared kitchens should be co-located with communal indoor recreation space.</p> <p>Shared bathroom facilities</p> <p>Location:</p> <p>In a low rise development (<=2 storeys), no more than 1 floor from the residents it services</p> <p>In a medium or high rise development, on the same floor as the residents it services.</p> <p>Provision:</p> <ul style="list-style-type: none">1x bath or shower provided per 10 co-living residents1x toilet provided per 10 co-living residents1x washbasin provided per 10 co-living residents <p>Shared laundries</p> <p>Capacity for 10% of residents who do not have private laundry facilities to use shared laundry facilities at one time, i.e:</p> <ul style="list-style-type: none">1 x trough or basin with hot and cold water with plumbed washing machine installed directly adjacent for every 10 or fewer residents without private laundry facilities (co-living and self-contained residents) <p>Either: adjacent or directly accessible to a drying area with clothes line,</p>
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	OR 1x dedicated tumble dryer for every 10 or fewer residents (co-living and self contained residents)
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Issued by the State Planning Commission on [INSERT DATE]

Note: This Practice Guideline commences operation in accordance with 'Part 2 – Commencement of operation'.

Versions

Version 1: Commenced operation on [INSERT DATE]

DRAFT FOR CONSULTATION