

About Housing numbers

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Applicants proposing new housing are now required to include information on the number type and number of proposed dwellings whilst completing a development application.

The **Housing numbers** section shows when element 'New Housing' is selected and/or refined to one or more of the following development activities.
Excludes 'Temporary accommodation in an area affected by bushfire'.

Development activity
New Housing
Ancillary Accommodation
Dwelling
Detached dwelling
Dwelling within the limited Dwelling overlay
Dwelling or residential flat building undertaken by <ol style="list-style-type: none"> The South Australian Housing Trust either individually or jointly with other persons or bodies, or Registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority
Group Dwelling
Row Dwelling
Residential Flat Building
Retirement facility
Semi-detached Dwelling
Student accommodation
Supported accommodation

Included instructions

- [Completing the housing numbers](#)
- [Completing the housing numbers by development activity](#)

Related instructions

The below instructions are available from [Submit an application | PlanSA](#).

- [Submit a development application](#)
- [Submit application for council development](#)
- [Submit a Crown and essential infrastructure development application](#)

Completing the housing numbers

No. of proposed dwellings

Enter the total number of proposed dwellings to be created by the number of proposed residential buildings. Unless the development activity is one or more of the following then capturing the number of proposed dwellings is not applicable.

- Ancillary accommodation
- Supported accommodation
- Student accommodation

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of proposed rooms *	No. of dwellings for affordable housing *
Ancillary accommodation				
Supported accommodation				
Student accommodation				

No. of proposed residential buildings

Enter the total number of proposed residential buildings creating the proposed number of dwellings. Unless the development activity is a 'Detached Dwelling' or 'Group Dwelling' then the number of proposed residential buildings will automatically populate with the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Group dwelling	1	1	
Detached dwelling	1	1	

Detached Dwelling
Number of residential buildings will automatically populate equal to the number of proposed dwellings.

No. of proposed rooms

Enter the total number of proposed rooms created by the total number of proposed residential buildings only when the development activity is 'Student accommodation' and/or 'Supported accommodation'; else the number of proposed rooms is hidden.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of proposed rooms *	No. of dwellings for affordable housing *
Student accommodation		1	500	
Supported accommodation		1	10	

No. of dwellings for affordable housing

A proposed location within the Affordable Housing overlay and meets the development relevant criteria for 'affordable housing' the ability to record the number of dwellings for affordable housing is available.

Housing Numbers

Affordable housing overlay applies to this application
 The proposed location and development meet the relevant criteria for 'affordable housing' as determined by the Minister responsible for the South Australian Housing Trust Act 1995 under Regulation 4 of the South Australian Housing Trust Regulations 2010.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing			

Proposed location is not in the affordable housing overlay

When the proposed location is not within the Affordable Housing overlay the ability to indicate if the proposed development will include or not include affordable housing is available.

Housing Numbers
 Does the proposed development include affordable housing? *

Yes

No

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing			

If the 'new housing' element is refined to one or more of the following development activities, capturing the affordable housing numbers is not applicable.

- Ancillary accommodation
- Retirement facility
- Student accommodation
- Supported accommodation

When the proposed location is not within the Affordable Housing overlay and is one or more of the above development activities, then the question 'Does the proposed development include affordable housing?' is hidden and the field for **No. of dwellings for affordable housing** is disabled.

Housing Numbers

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of proposed rooms *	No. of dwellings for affordable housing *
Student accommodation				
Supported accommodation				
Ancillary accommodation				
Retirement facility				

1. Selecting **Yes**, the associated field is enabled and requires a value.

Housing Numbers

Does the proposed development include affordable housing? *

- Yes
 No

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing	<input type="text"/>	<input type="text"/>	<input type="text"/>

2. Selecting **No**, the associated field remains disabled.

Housing Numbers

Does the proposed development include affordable housing? *

- Yes
 No

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing	<input type="text"/>	<input type="text"/>	<input type="text"/>

Completing the housing numbers by development activity

3. Complete the housing numbers as follows.

New Housing – default

Complete the mandatory housing numbers as follows:

- No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing	1	1	0

How to...

Complete housing numbers for a proposed new housing development

Does not include affordable housing

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Applies for all development activities. When the property location is not in the affordable housing overlay and answered 'no' the proposed development does not include affordable housing.

a. No. of dwellings for affordable housing is disabled.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
New housing	1	1	

Mandatory field error

If a value has not been provided and select to move to the next page, the field missing a value is outlined.

Detached dwelling	1	1	
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Detached Dwelling
Number of residential buildings will automatically populate equal to the number of proposed dwellings.

A value is required

To resolve the error, enter a value in the field. The below example, a value of zero entered (allowed) for the **No. of dwellings for affordable housing** field.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Ancillary accommodation		1	
Detached dwelling	1	1	0

Detached Dwelling
Number of residential buildings will automatically populate equal to the number of proposed dwellings.

Multiple refinement of a 'new housing' element

When a 'new housing' element is refined to multiple development activities, for example ancillary accommodation and detached dwelling both activities are visible and require values provided for each.

Complete the mandatory housing numbers as follows for each development activity.

- a. **No. of proposed dwellings** provide the total number of dwellings.
- d. **No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- c. **No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Ancillary accommodation		1	
Detached dwelling	1	1	0

Detached Dwelling
Number of residential buildings will automatically populate equal to the number of proposed dwellings.

Student accommodation and Supported accommodation

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** is always disabled (not applicable).
- b. **No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- c. **No. of proposed rooms** provide the total number of rooms.
- d. **No. of dwellings for affordable housing** is always disabled (not applicable).

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of proposed rooms *	No. of dwellings for affordable housing *
Student accommodation		1	500	
Supported accommodation		1	10	

How to...

Complete housing numbers for a proposed new housing development

Ancillary accommodation

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** is disabled (not applicable).
- b. **No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- c. **No. of dwellings for affordable housing** is always disabled (not applicable).

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Ancillary accommodation		1	

Detached dwelling

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- b. **No. of proposed residential buildings** is disabled and automatically populates a value equal to the number of dwellings.
- c. **No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Detached dwelling	1	1	0

Detached Dwelling
Number of residential buildings will automatically populate equal to the number of proposed dwellings.

Dwelling

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- b. **No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- c. **No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Dwelling	1	1	0



How to...

Complete housing numbers for a proposed new housing development

Dwelling with the limited dwelling overlay

Complete the mandatory housing numbers as follows.

- No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Dwelling within the Limited Dwelling Overlay	1	1	0

Dwelling or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

Complete the mandatory housing numbers as follows.

- No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings.

For example, of the 15 proposed dwellings 2 of the 15 is for affordable housing. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Dwelling or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	15	1	2

How to...

Complete housing numbers for a proposed new housing development

Group dwelling

Complete the mandatory housing numbers as follows.

- No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- No. of proposed residential buildings** is disabled and automatically populates a value equal to the number of dwellings.
- No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Group dwelling	3	3	1

Row dwelling

An information message shows for a 'row dwelling' with a definition and an example on how to complete the housing numbers.

Complete the mandatory housing numbers as follows.

- No. of proposed dwellings** provide the total number of dwellings. The value must be 3 (three) or more per number of proposed residential buildings.

For example, 6 dwellings and 2 residential buildings.

- No. of proposed residential buildings** provide the total number of residential buildings, excluding any outbuildings or non-residential buildings. The value must be greater than 1 (one) in accordance with the number of dwellings i.e. for every 3 dwellings there must be 1 residential building.
- No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings.

For example, of the 6 proposed dwellings 2 of the 6 is for affordable housing. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Row dwelling	6	2	2

Row Dwelling definition

A dwelling:

- occupying its own site and has 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; and
- comprising one (1) of three (3) or more dwellings erected side by side, joined together and forming, by themselves, a single building.

The proposed number of dwellings must be 3 or more per number of buildings, for example 3 dwellings - 1 building or 6 dwellings - 2 buildings.

Semi-detached dwelling

An information message shows for a 'semi-detached dwelling' with a definition and an example on how to complete the housing numbers.

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** provide the total number of dwellings. The minimum value of 2 (two) or more (cannot be an odd number), per number of proposed residential buildings.

For example, 2 dwellings and 1 residential building.

- b. **No. of proposed residential buildings** provide the total number of residential buildings, excluding any outbuildings or non-residential buildings. The value must be greater than 1 (one) in accordance with the number of dwellings i.e. for every 2 dwellings there must be 1 building.
- c. **No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from total number of proposed dwellings. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Semi-detached dwelling	2	1	0

Semi-detached dwelling definition
A dwelling:

- occupying its own site and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and
- comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.

Cannot have an odd number of dwellings and for every 1 building there must be 2 dwellings.

Retirement facility

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** provide the total number of dwellings. The value must be one (1) or greater.
- b. **No. of proposed residential buildings** provide the total number of residential dwellings, excluding any outbuildings or non-residential buildings. The value must be one (1) or greater.
- c. **No. of dwellings for affordable housing** is always disabled (not applicable).

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Retirement facility	40	2	

Residential flat building

An information message shows for a 'residential flat building' with a definition and an example on how to complete the housing numbers.

Complete the mandatory housing numbers as follows.

- a. **No. of proposed dwellings** provide the total number of dwellings. The minimum value of 2 (two) or more, per number of proposed residential buildings.

For example, 4 dwellings and 2 residential buildings.

- b. **No. of proposed residential buildings** provide the total number of residential buildings, excluding any outbuildings or non-residential buildings. The value must be greater than 1 (one) in accordance with the number of dwellings i.e. for every 2 dwellings there must be 1 residential building.
- c. **No. of dwellings for affordable housing** provide the number of dwellings for affordable housing apportioned from the total number of proposed dwellings.

For example, of the 4 proposed dwellings 1 of the 4 is for affordable housing. A zero (0) value is allowed, and the number must not be greater than the number of proposed dwellings.

Development activity	No. of proposed dwellings *	No. of proposed residential buildings *	No. of dwellings for affordable housing *
Residential flat building	4	2	1

Residential Flat Building definition

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.

- Minimum dwellings are 2
- e.g. 1 building - 2 dwellings (minimum) or 2 buildings - 4 dwellings (minimum) and so on...