

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 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.

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
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