

FOR CONSULTATION

Future Living Code Amendment by the State Planning Commission

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HAVE YOUR SAY

This Code Amendment has been released for engagement from **15 August to 7 November 2024**.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Via the YourSAy website at yoursay.sa.gov.au/future-living
- Completing an online submission via the PlanSA portal at [PlanSA online submission form](#)
- Providing a written submission by email to:
Email: plansasubmissions@sa.gov.au
(subject: Submission – Future Living Code Amendment)
- Providing a written submission by post to:
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at: yoursay.sa.gov.au/future/living.

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA portal](#).

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of bushfire hazard.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with policy in an overlay, the overlay policy trumps the zone policy.

Overlays contain a procedural matters table which sets out any referral required for particular developments in that overlay.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main spatial building blocks of the Code and apply to all areas of the state.

The same zone should apply to similar areas. For example, an Urban Activity Centre Zone applying to Westfield Marion Shopping Centre also applies to similar centres like Westfield Tea Tree Plaza Shopping Centre.

Each zone includes policies which describe the types of development that are envisaged in that zone. Classification tables within the zone assign how particular types of developments are assessed against policies in the Code (calling up policies from overlays, zones, subzones or general development policies) and which assessment pathway they will follow. Procedural matters tables also set out which types of developments need to be publicly notified.

1.4 Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

Unlike overlays, zones and subzones, general development policies are not applied based on the location of a proposed development, but rather the type or class of development proposed.

1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. The State Planning Commission (the Commission) may initiate an amendment to the Code and undertake a Code Amendment process.

The Future Living Code Amendment (the Code Amendment) was initiated by the Commission on 5 October 2021.

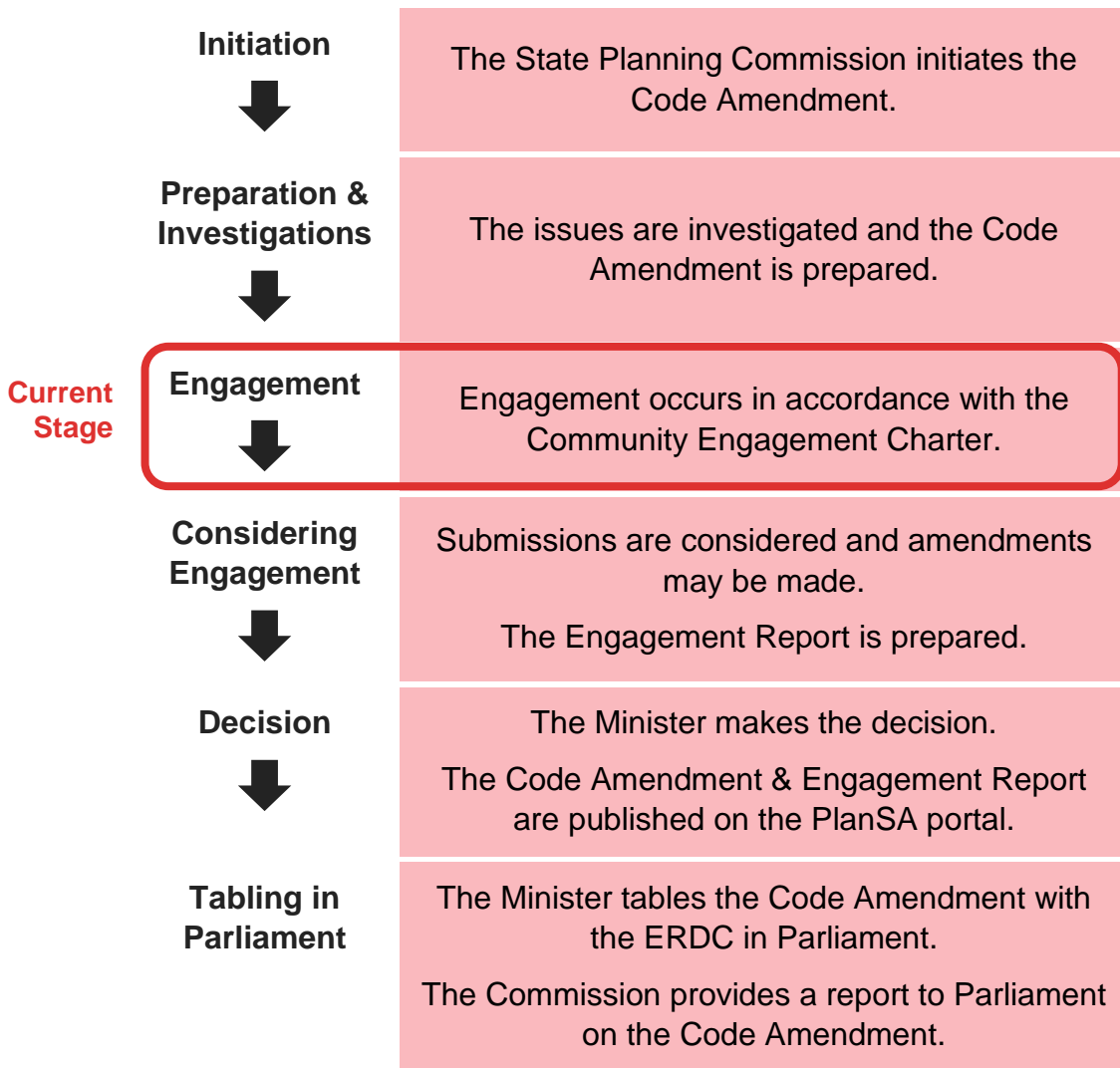
An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Code Amendment can be downloaded from: plan.sa.gov.au/en/ca/future-living

The Commission is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

As designated entity for this Code Amendment, the Commission has undertaken investigations and will run the engagement process, with assistance from participating councils. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1**.

Figure 1. Summary of the Code Amendment process



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

The Future Living Code Amendment (the Code Amendment) seeks to enhance housing diversity in Adelaide’s established suburbs. An alternative to infill housing, a new form of shared housing or ‘co-located housing’ is proposed which requires an existing house to be retained, repurposed and added to, providing high-quality designed dwellings surrounding communal open space. Mature vegetation will be retained, and existing streetscape character preserved, while providing a range of smaller housing options.

The proposed co-located housing model seeks to deliver critical housing options for smaller household types, responding to the ageing demographics of the State’s population. Co-located housing provides not only solutions for aging-in-place, but also multi-generational living and affordable housing options for all demographic groups.

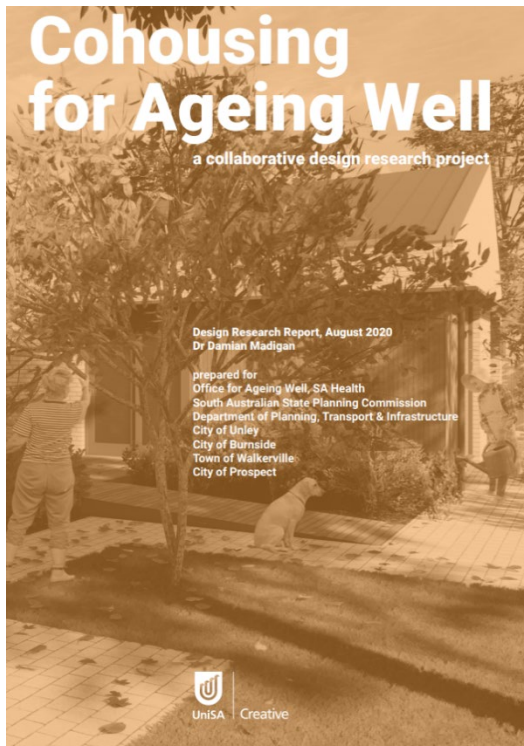
Co-located housing is proposed to be available in established suburbs where standard infill housing isn't appropriate. These developments must respond to the neighbourhood's existing context, including the protection of historic and character values, and incorporate high design quality.

Co-located housing is anticipated to deliver the following attributes and design/siting outcomes:

- No wholesale demolition of the existing house on the site, but rather its retention, alteration, and extension.
- Reconsideration of private open space in favour of larger areas of shared space.
- Permitted overlooking within the allotment, with the maintenance of existing privacy for neighbouring properties.
- Newly created dwellings not being subordinate to the existing dwelling, but rather creating a flat hierarchy of dwellings sharing the one site.
- Accommodating different age groups and household types.

The Code Amendment will also assist in the delivery of outcomes from the following State Planning Commission (the Commission) initiatives:

- ['Planning for a New Future' Symposium](#)
- [Cohousing for Ageing Well Project](#)
- [Feedback from the Phase Three \(Urban Areas\) Code Amendment](#)



The Amendment will also assist in addressing the ‘missing middle’ of housing illustrated below from The 30 Year Plan for Greater Adelaide (2017 Update):

Figure 1: Missing Middle of Housing



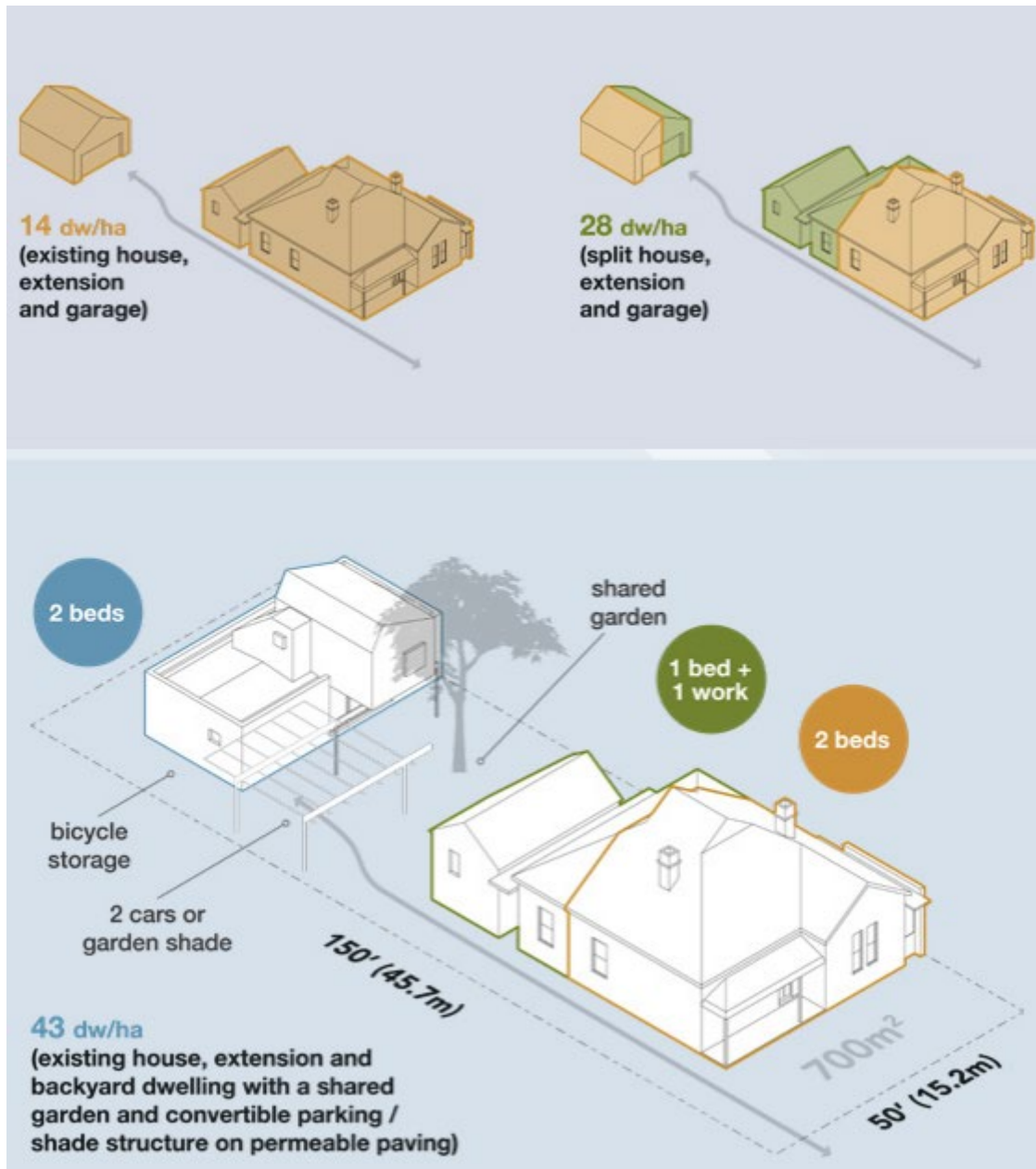
Source: The 30-Year Plan for Greater Adelaide (2017 Update)

The Commission’s People and Neighbourhoods Discussion Paper released in 2019 (as a precursor to the implementation of the Phase Three Planning and Design Code) describes this ‘missing middle’ as:

‘an identified policy gap of low-rise medium density housing options including dual occupancies, terrace houses, multi-dwelling houses and manor houses. Such offerings straddle the gap between low density single dwellings at one end of the housing spectrum and high-density apartments at the other.’

A Case Study undertaken by Dr Damian Madigan as part of this Discussion Paper concluded that there is an opportunity *‘to create a uniquely Adelaidean form of missing middle housing in our established character areas by sensitively altering and expanding some of our earlier housing in a familiar manner’*:

Figure 2: Opportunities for Adelaide's 'Missing Middle'



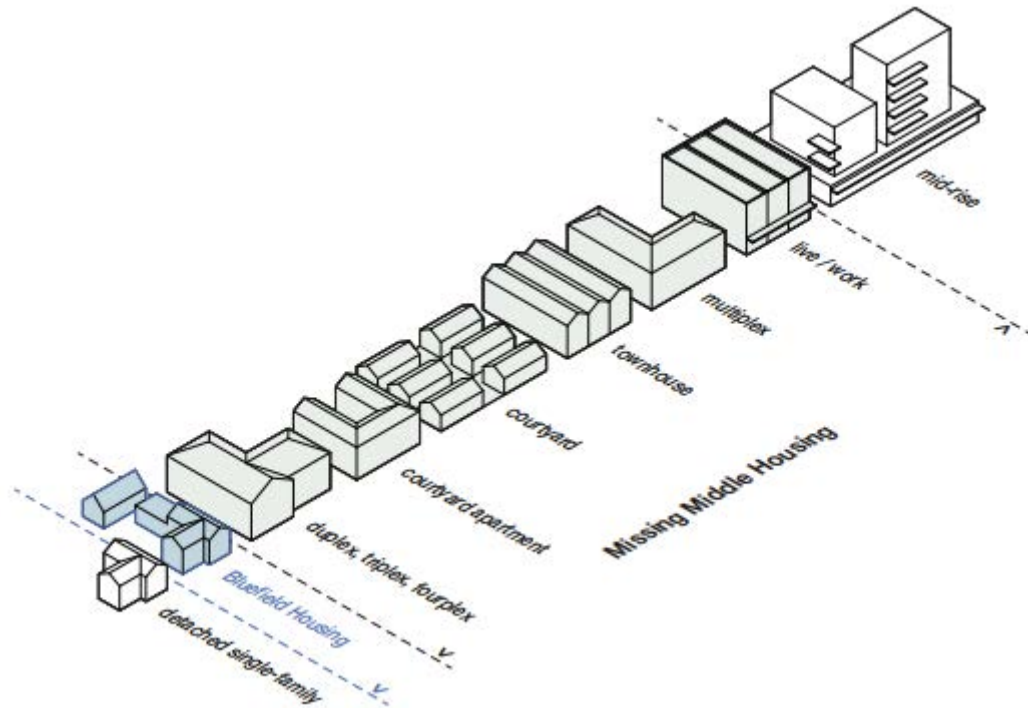
Source: [People and Neighbourhoods Discussion Paper, State Planning Commission \(September 2019\), Case Study - page 19](#)

The purpose of this Code Amendment is therefore to pursue a uniquely Adelaidean form of 'missing middle' housing (co-located housing) to provide diverse housing options that are:

- universally designed
- affordable
- support 'ageing in place'
- reflect the changing needs of our community, including our shifting demographics and household types.

Figure 3 below illustrates where co-located housing (or "Bluefield" housing) fits within the missing middle housing spectrum as described above:

Figure 3: Co-located housing and the 'Missing Middle Housing' spectrum



Source: [Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan \(Routledge, 2023\)](#)

Expert Panel for the Planning System Implementation Review (Expert Panel) – Final Report and Recommendations

This Code Amendment will also assist in the delivery of some of the recommendations outlined in the [Final Report of the Expert Panel](#) (released by the Minister for Planning in April 2023).

The Expert Panel was set up by the current government in 2022 to undertake a review of the planning legislation (the *Planning, Development, and Infrastructure Act 2016*) and the Planning and Design Code (the Code) which was brought into effect in 2021, to ensure planning decisions encourage a more liveable, competitive, and sustainable long-term growth strategy for Greater Adelaide and the regions.

The scope of the Expert Panel's work included a review of the Code and statutory instruments as it related to matters such as residential infill policy, trees, character, heritage, and car parking. All the above issues were a particular focus of the Expert Panel's review and submissions it received from the community and other stakeholders (including councils) during consultation.

The Expert Panel has outlined the following recommendations which are of relevance to this Code Amendment:

Heritage

- To facilitate greater adaptive reuse of heritage places, the Code should include a broader range of possible land uses for heritage places than those listed in the relevant zone or subzone (recommendation no. 33).

Character

- The State Government, through Planning Land Use Services, prepare a template set of design guidelines for character and historic areas (recommendation no. 30).
- The Expert Panel supports the State Planning Commission's proposal to require a replacement building to be approved prior to demolition being able to occur in Character Areas (recommendation no. 31).

Trees

- The State Government investigate the use of tree canopy as a measure of tree protection (early recommendation to the government).
- The Code policy should support design innovation to enable the retention of trees (recommendation no. 37).
- The State Government investigate what opportunities and mechanisms are available to encourage tree retention and planting on private land (recommendation no. 44).

Residential infill

- General infill design guidelines should be prepared in conjunction with industry to demonstrate and promote different styles and types of infill development (recommendation no. 45)
- A basic landscaping plan should be provided for all infill developments to document how the soft landscaping requirements of the Code are to be adhered to (recommendation no. 49)

The Future Living Code Amendment complements the above key recommendations of the Expert Panel by:

- Supporting the retention, alteration and extension of existing houses, including those in the Historic Area Overlay, to create co-located housing.
- Encouraging developers, landowners, and any other interested parties to utilise intelligent design and the principal of 'adaptive reuse' to modify original houses and incorporate them into the co-located housing design.
- Focusing on high quality design specifications requiring co-located housing developments to:
 - retain existing tree canopy, mature gardens and be 'cognisant' of maintaining the existing streetscape and limiting the impact on surrounding established housing and gardens.
 - provide shared communal open space, landscaping and pedestrian pathways and minimise the use of traditional car parking / driveway areas.

2.2 Affected Area

The area subject to investigation by the proposed amendment is described as follows:

- Alexandrina Council area (added following initiation in 2021)

- City of Burnside Council area
- City of Campbelltown Council area
- City of Prospect Council area
- City of Unley Council area
- Town of Walkerville Council area

Those parts of the six affected local government areas located in the Established Neighbourhood Zone are proposed to be affected by this Code Amendment.

Map 1 in **Attachment A** illustrates the council areas affected by the Code Amendment, while Map 2 in **Attachment A** illustrates the extent of the area in each council affected by the proposed Co-located Housing Overlay.

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Established Neighbourhood Zone currently applies to the affected area. No changes are proposed to the assessment provisions of the Established Neighbourhood Zone, as set out in **Attachment B**.

Several overlays also apply throughout the affected area. All existing overlays are to be retained and are not affected by this Code Amendment.

Most common overlays which apply in the areas affected by the Code Amendment include:

- Airport Building Heights (Regulated)
- Character Area
- Historic Area
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Urban Tree Canopy

Other overlays which may apply to allotments / sites within those areas affected by the Code Amendment include:

- Advertising Near Signalised Intersections
- Affordable Housing
- Aircraft Noise Exposure
- Building Near Airfields
- Heritage Adjacency
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Local Heritage Place
- Major Urban Transport Routes
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes

2.3.2 Proposed Code Policy

The Code Amendment proposes the following key changes:

- Introduction of a new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- Introduction of a dedicated 'performance assessed' pathway for co-located housing in the affected area.
- Introduction of a new 'co-located housing' land use definition to assist relevant planning authorities with policy interpretation.
- Additions to general development policies to add car parking rates for co-located housing.

Further details of proposed policy changes are set out in section **4.3.10** and **Attachment C** of this document.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- Engagement is genuine.
- Engagement is inclusive and respectful.
- Engagement is fit for purpose.
- Engagement is informed and transparent.
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter.

For more information on the Community Engagement Charter please visit the PlanSA portal: plan.sa.gov.au/en/engagement-charter.

Engagement for this Code Amendment is focused on providing information to all relevant stakeholders and ensuring they have an opportunity to provide feedback. A summary of the engagement that is occurring for this Amendment is as follows:

- Code Amendment Portal (via the PlanSA portal)
- YourSAy consultation website
- Letters to the councils affected by the Code Amendment
- Letters to industry stakeholders
- Letters to relevant government agencies
- Social media campaign
- Newsletter articles

Staff from the Commission and councils affected by the Code Amendment are available to discuss this Code Amendment and answer any questions.

3.2 Engagement Already Undertaken

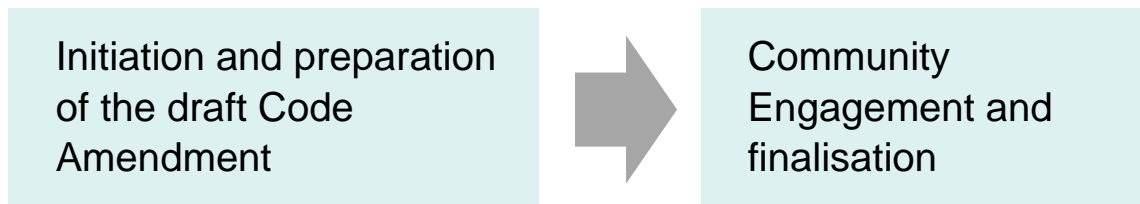
To date, no formal public engagement has been undertaken in relation to this Code Amendment.

However, informal early engagement has been undertaken with several key stakeholders (including the City of Unley, Town of Walkerville, City of Campbelltown, City of Burnside and City of Prospect, the Local Government Association and the Office for Ageing Well – Department of Health and Wellbeing) in the process of undertaking the ‘Cohousing for Ageing Well Project’. This Project, jointly funded by these organisations and the then Attorney-General’s Department (now the Department for Housing and Urban Development), involved non-statutory early engagement and related to the outputs directly stemming from this Project.

Older residents from four of the above council areas (Unley, Burnside, Prospect and Walkerville) participated in a cohousing design community workshop on 6 December 2019 as part of this Project to provide input and inform the development of four detailed cohousing design studies. These studies were then included in the [final report](#) of the ‘Cohousing for Ageing Well Project’ to illustrate cohousing design principles.

Code Amendment Project Working Group

Upon initiation of the Code Amendment, the Commission agreed that the already established ‘Cohousing for Ageing Well Project’ Working Group should continue to be involved in progressing this Code Amendment by contributing to the following key stages of the Code Amendment process:



The Working Group comprised members from the five original participating councils (and more recently Alexandrina Council), the University of South Australia and the Department for Trade and Investment (now the Department for Housing and Urban Development).

The six participating councils have committed to partnering with the Commission to undertaking formal engagement on this Code Amendment.

A Working Group comprising engagement representatives from all six councils and Commission / Department staff was formed to contribute to the drafting of an Engagement Plan for the Code Amendment.

Whilst the Commission is leading the engagement process, each individual council is responsible for undertaking engagement with their local communities on this Code Amendment.

The Working Group has contributed to the preparation of the new Co-located Housing Overlay policy, new land use definition, the draft Code Amendment and other associated documents now released for engagement.

3.3 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the PlanSA portal at plan.sa.gov.au/en/codeamendments
- Providing a written submission by email to:
Email: plansasubmissions@sa.gov.au
(subject: Submission – Future Living Code Amendment)
- Providing a written submission by post to:
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001.

There are also public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at: yoursay.sa.gov.au/future/living.

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

3.4 What changes to the Code Amendment can my feedback influence?

Aspects of the project which stakeholders and the community *can influence* are:

- Issues and/or opportunities that should be considered in the preparation of the Code Amendment.
- The Code's spatial layers and policy relating to co-located housing, as it applies to land within the Affected Area.

3.5 What will happen with my feedback?

The Commission is committed to undertaking engagement in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Commission when determining whether the proposed Code Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal when a final decision is made by the Minister for Planning. Personal addresses, email and phone numbers will not be published however company details will be.

The Commission will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during engagement and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.6 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

Infrastructure and Services

The Affected Area is in established residential areas of inner metropolitan Adelaide and Alexandrina Council and as such, is well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Should augmentation of these services be required to accommodate future land uses, the Act and the Code provide appropriate exemptions and policy guidance within the General Development Policies to facilitate a detailed assessment.

Integrated Transport

The Code Amendment seeks to introduce a new form of shared housing into established areas of metropolitan Adelaide and areas of Alexandrina Council, including Goolwa and Strathalbyn. Such areas are typically well serviced by existing transport services including local bus, road, and bike networks.

Co-located housing development (unlike other forms of residential infill) is not expected to result in any significant modification to local road networks given the primary intent of these forms of development is to limit impacts on the existing streetscape – by reducing the need for additional crossovers and access points to local streets etc.

In addition, any car parking or access associated with co-located housing developments may be required to be provided in the one location and coordinated so that only one access point to local streets is required.

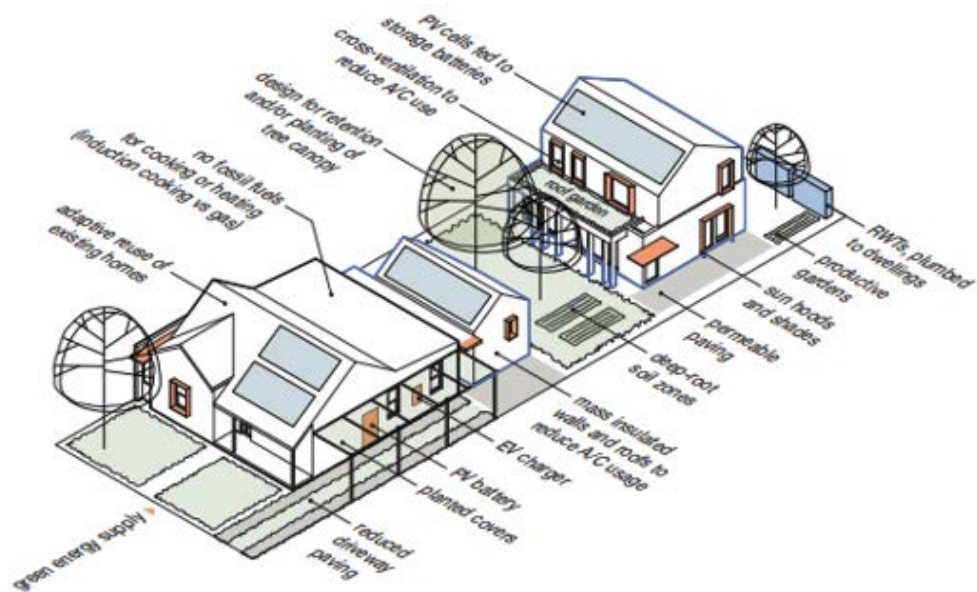
The content contained within applicable overlays and general development policies of the Code provide appropriate policy guidance and control to facilitate a detailed assessment of future development in this respect.

Environmental Impacts

It is anticipated that residents of co-located housing will have the opportunity to be actively engaged in the design and management of their residence. This enables residents concerned about the impacts of housing on society and the environment to promote sustainability outcomes.

Co-located housing also provides the opportunity for higher density, yet family oriented, socially and sustainable development. Some of the sustainability principles of co-located housing are illustrated in **Figure 4 below**:

Figure 4: Co-located housing – carbon neutral design principles



Source: [Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan \(Routledge, 2023\)](#)

Typically, co-located housing sites will be within easy access of public transportation and walking distance from many services.

Co-located housing can also result in saving energy and reducing waste due to the nature of communal / shared living arrangements.

The nature of co-located housing as promoted by this Code Amendment seeks to adaptively reuse existing buildings rather than wholesale demolition and seeks to retain mature landscape and / or establish deep soil space for new tree plantings.

In this context, the Code Amendment will seek to provide appropriate separation between buildings on a site. This will provide for an appropriate deep soil zone for a medium or large tree (existing or new planting).

Maximum site coverage, minimum soft landscaping areas and minimum communal open space requirements will also apply under the new Co-located Housing Overlay (and underlying zone and general development policies) to limit excessive building footprint.

Existing content contained within other applicable overlays (the Regulated and Significant Tree Overlay and the Urban Tree Canopy Overlay, etc.) and general development policies of the Code (soft landscaping requirements) provide appropriate policy guidance and control to facilitate a detailed assessment of future development in this respect.

Land supply and demand

The [latest population projections for South Australia](#) indicate that the following demographic trends are likely to influence urban development in Adelaide and South Australia over the next 30 years:

- The State’s population aged 65-79 years (active retirees) is expected to increase by over 77,000 (a 30% increase) by 2051.
- The State’s population aged 80+ years is expected to increase by over 134,000 (a 146% increase) by 2051.
- The number of people per household will continue to decline and lone person households are projected to show the greatest increase over the next 30 years.
- Over 57% of households in South Australia currently have only one or two residents.
- Lone person households, single-parent and couple-without children families have all increased over the past two decades due to ageing, the increasing number of overseas students and increases in family breakdowns.

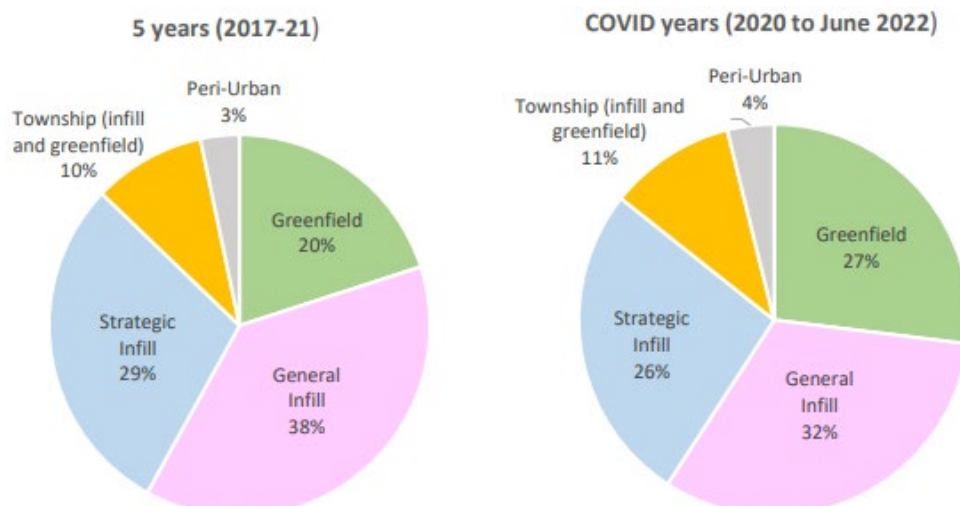
Code Amendment Outcome

The Future Living Code Amendment seeks to address emerging / established demographic trends by enabling development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements. This could apply to a range of demographic groups and household types but may be particularly suitable for older residents wishing to stay living in their own home or community – often referred to as ‘ageing-in-place’. Co-located housing could, for example, also be available to facilitate multi-generational living, whereby an existing home is modified so that members of an extended family have separate, private sleeping and living spaces but share a communal garden space.

Development patterns and trends

There has been a gradual transition to greater infill development within the established urban area of greater metropolitan Adelaide over the period 2017-2021 rather than new greenfield development on the outer fringes of our major urban centres. This is evidenced by the graph provided below from the most recent land supply report provided for Greater Adelaide:

Figure 5: Net dwelling increase by land supply type, Greater Adelaide 2017 – June 2022



Source: [Land Supply Report for Greater Adelaide, July 2023](#)

However, it is acknowledged that there has been a recent trend back to greenfield development during the covid years (the period from early 2020 to June 2022) as also shown in the above graph. This was largely due to several factors including lifestyle changes resulting from the pandemic as well as the impact of the Federal Government's Home Builder stimulus package. It is not clear yet whether this trend will continue or is a short-term shift in land supply preference.

The 30 Year Plan for Greater Adelaide (2017 Update) has set a target of 85% of all new housing in Metropolitan Adelaide being built within established urban areas by 2045.

The latest [report card on the 30 Year Plan](#) indicates that the above target is on track to being met.

However, it should also be acknowledged that the current State Government has softened its view on the 85:15 split for infill versus greenfield housing. Notwithstanding this, there is still a preference for future housing to be located to maximise current and planned infrastructure investment (which is by default in infill areas).

In this context, the GARP which is expected to be released for engagement in late 2024 will promote a range of housing land supply types (both greenfield and infill) to facilitate choice. Within all land supply types, housing diversity will be encouraged to better align to the need and preferences of diverse communities.

The GARP will also promote the concept of 'Living Locally' which reflects that development and urban renewal should create walkable, connected neighbourhoods and reduce the need for car journeys.

Some other recent development patterns / trends observed in Metropolitan Adelaide include:

- a move away from detached, single storey dwellings.
- an increase in the number of other alternate dwelling types, including apartments, townhouses, semi-detached dwellings, row, and terrace housing.
- a gradual move to the development of two-storey housing.

The above trends are a result of a change in policy settings at the national, state, and local level, a result of demographic shifts to smaller households, and a wider range of housing built on smaller allotments (**refer to Figure 6 below for international comparison**).

Figure 6: Household structure and general demographic trends - an international comparison

Household Size 1960-61 vs today
(the average number of people per dwelling)

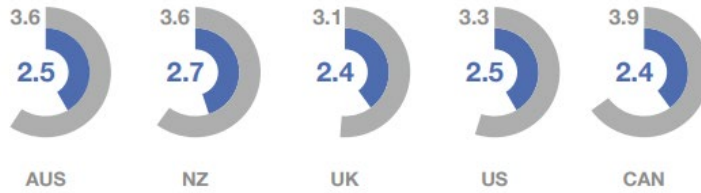


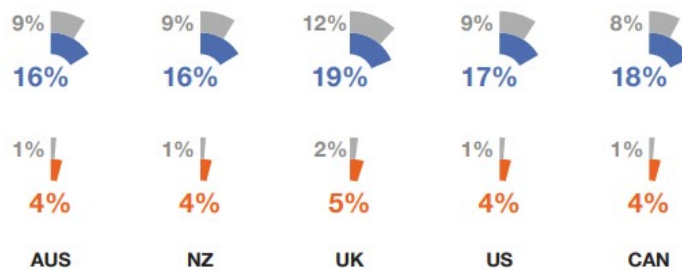
Fig 1.2 - Household Size 1960-61 vs today.ai

One-person Households 1960-61 vs today
(as a percentage of all households)



Fig 1.3 - One Person Households 1960-61 vs today.ai

Percentage of People Aged 65+ and 80+ today vs 1960
(as a percentage of the population)



Source: [Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan \(Routledge, 2023\)](#)

Community engagement on a new Regional Plan for Greater Adelaide ‘the Greater Adelaide Regional Plan’ (GARP) commenced in late 2023 with the release of a [Discussion Paper](#) for community and stakeholder feedback between August – November 2023.

Future directions to guide ‘missing middle’ forms of housing is likely to form a prominent part of this current review process, including the draft GARP due to be released for engagement in late 2024.

Code Amendment Outcome

The Future Living Code Amendment seeks to address the above emerging change / transition to housing products tailored for different demographic groups by facilitating the development of co-located housing / shared housing.

Recent development / demographic trends by Council area

The following recent development / demographic trends are evident in the council areas which are subject to this Code Amendment:

City of Prospect

[Demographic / housing research](#) undertaken for the City of Prospect indicates that:

- Local population density (persons per area) satisfies state targets (3,000 people per square km), but that future trends suggest a mismatch requiring greater housing choice beyond traditional reliance on detached dwellings – this includes accommodating ageing in place and intergenerational living.
- Any additional housing gaps in Prospect can be addressed by a more targeted and sensitive approach to infill housing within residential neighbourhoods.
- Cohousing is a means of permitting small-scale sensitive infill housing in older suburbs while increasing the diversity of housing stock.
- There is community acceptance for quality designed housing that is adaptable and provides choice to meet emerging trends.

The above study looked at the potential for the following alternative types of housing within Prospect to address emerging trends:

- Co-located housing – infill housing that incorporates the existing dwelling in association with new accommodation situated on the same site as the existing dwelling.
- Laneway / granny flat / ancillary housing up to 70m² in area – infill housing that retains and is ancillary of subordinate to the existing dwelling and emulates rear outbuildings in existing properties.
- Cluster housing – a housing concept that involves the grouping of small dwellings usually surrounding a common yard and situated on a large site or amalgamated site.
- Small lot development – involves the creation of small to micro-lots and provides for semi-detached cottages and detached cottages.

A [community profile](#) provided for the City of Prospect indicates the following key trends in the council area between 2016 and 2021:

- Significant increase in the population aged between 65 to 79 years (greater than the metropolitan average).

- Couples with children comprise the greater percentage of households (31.6%) and this share has stayed the same over the 5-year period (and is higher than the metropolitan average) but lone person households still comprise 26.4% of all households (but this share has decreased since 2016).
- The predominant housing type is still detached dwellings but 34.8% of dwellings in Prospect are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Unley

A [community profile](#) provided on the City of Unley's website indicates the following key trends in the council area between 2016 and 2021:

- Significant increase in the population aged between 65 to 79 and 85+ years (higher than the metropolitan average).
- Lone person households comprise the greater percentage of households (29.4%), but this share has only slightly increased over the 5-year period (and is significantly higher than the metropolitan average).
- The predominant housing type is still detached dwellings but 42.9% of dwellings in Unley are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Campbelltown

The latest [Economic Development Plan](#) adopted by the City of Campbelltown in early 2021 outlines the following key demographic / economic trends in the council area:

- Persons aged 65+ years comprise 21% of the city's population in 2016 (compared to 17% in greater Adelaide).
- Lone person households comprise 25.9% of all households in the city.
- The proportion of 'active retirees' in the city is projected to increase dramatically going forward, with the real pressure for aged care impacting in the late 2020's.

The research undertaken here also concludes that the ageing population in the City of Campbelltown together with a desire to 'age in place' is likely to create demand for different styles of housing accommodation, new private investment opportunities and new forms of infill development.

A [community profile](#) provided for the City of Campbelltown also indicates the following key demographic trends in the council area between 2016 and 2021:

- A decrease in the population aged between 65 to 79 years (greater than the metropolitan average) with a slight increase in the population aged 80+ years.
- Couples with children comprise the greater percentage of households (31.6%) and this share has slightly declined over the 5-year period (but is higher than the metropolitan average) but lone person households still comprise 26.3% of all households (but this share has increased significantly since 2016).

- The predominant housing type is still detached dwellings but 27.3% of dwellings in Campbelltown are medium to high density (compared to 26.1% in greater Adelaide) and this share has increased over the 5-year period.

City of Burnside

A [community profile](#) provided on the City of Burnside's website indicates the following key trends have occurred between 2016 and 2021:

- Significant increase in the population aged 65+ years except the age group 65-69 (with each age category higher than the metropolitan average).
- Couples with children comprise the greater percentage of households (33.8%) and this share has increased over the 5-year period (and is higher than the metropolitan average) but lone person households still comprise 26.4% of all households (but this share has decreased since 2016).
- The predominant housing type is still detached dwellings but 34.4% of dwellings in Burnside are medium to high density (compared to 26.1% in greater Adelaide) and this share has slightly increased over the 5-year period.

Town of Walkerville

A [community profile](#) provided for the Town of Walkerville indicates the following key demographic trends have occurred between 2016 and 2021:

- Largest age group is 50-54 years (this has increased since 2016) and there have been significant increases in the age groups 65-69, 70-74 and 80-84 years.
- Lone person households comprise 28.9% of all households (higher than the metropolitan average) which has decreased since 2016.
- The predominant housing type is still detached dwellings but 36.4% of dwellings in Walkerville are medium to high density (compared to 26.1% in greater Adelaide) and this share has decreased slightly since 2016.

Alexandrina Council

A [community profile](#) provided for Alexandrina Council indicates the following key demographic trends have occurred between 2016 and 2021:

- Largest age group is 70-74 years (this has increased since 2016) and there have been significant increases in the age groups 60-64, 75-79 and 80-84 years.
- Lone person households comprise 28.5% of all households (slightly lower than the regional SA average) which has increased since 2016.
- The predominant housing type is still detached dwellings (92.6%) with only 6.1% of dwellings in Alexandrina being of medium density (compared to 10.6% in regional SA and 26% in greater Adelaide) but this share has increased since 2016.

The above analysis (particularly for Burnside, Prospect, Walkerville, and Unley) shows that there is a disconnect between the continued ageing of the population in these council areas and a decrease in lone person households due to lack of suitable housing to accommodate people that fall into these age groups through ageing in place.

Code Amendment Outcome

The Future Living Code Amendment seeks to address the above council development / demographic trends by providing greater housing choice beyond the traditional reliance on detached dwellings – to accommodate ageing-in-place and intergenerational living.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals, and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for development in the Mount Lofty Ranges Water Supply Catchment). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the [PlanSA portal](#) for more information on the Commission's program for implementing Regional Plans throughout South Australia.

A new Greater Adelaide Regional Plan is proposed to be released for engagement in late 2024 - the first step in this process being the release of a [Discussion Paper](#) for community and stakeholder feedback between August – November 2023.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the current Regional Plan as shown in **Attachment D**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Planning for a New Retirement Future Symposium – What We Have Heard Report (2019)

'Planning for a New Retirement Future' was a key discussion theme within a wide policy conversation about housing diversity that the Commission had with industry and the community when developing the first iteration of the Code in 2019.

As part of this conversation, the Commission held a 'Planning for a New Retirement Future' event – the outcomes of which were documented in a [What We Heard Report](#).

The main outcomes of the Report for the Code were:

- Ensure land use definitions are updated and that clear and consistent development assessment pathways are established for aged care and retirement living development.
- Ensure policy consistency across all council areas and provide options for housing flexibility to meet the needs and aspirations of older residents.
- Ensure policy is less prescriptive and more performance-based and ensure that policy is reviewed regularly to keep pace with changing needs and demand.
- Review restrictions relating to proposals for more than one home on an allotment.
- Enhance the role of design and consider the possibility of including universal design principles in the Code.

Code Amendment Outcome

The Future Living Code Amendment has been prepared cognisant of the outcomes / issues documented at this Symposium, by providing a dedicated performance assessed pathway (with design emphasis) for new co-located housing / shared housing development in the council areas identified.

Land use and administrative definitions have also been reviewed and it is proposed that a new co-located housing land use definition be included in the Code to assist in policy interpretation.

People and Neighbourhoods Discussion Paper (September 2019)

The Commission's [People and Neighbourhoods Discussion Paper](#) released in 2019 proposed a range of options to support housing diversity and preferences by facilitating a range of housing types in established areas such as retirement and aged care accommodation as well as small self-contained units.

The Discussion Paper concluded that:

- New models of housing need to be pursued that can offer affordable, well-designed, and sustainable accommodation options.

- Land use definitions in the current system can provide a barrier to the development of small-scale accommodation in established areas.
- There is a limited supply of opportunities to support retirement living in established areas due to growing demand, changing housing preferences and limited land supply.

The Discussion Paper therefore suggested that the Code should not limit housing choice but rather provide appropriate policies to manage the design of different dwelling types and provide appropriate pathways to ensure more complex developments undergo a more rigorous assessment.

The Discussion Paper also includes a 'Missing Middle Housing Case Study' which was a precursor to the Cohousing for Ageing Well Design Project and this Code Amendment.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by providing:

- A new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- A dedicated performance assessed pathway for co-located housing in the areas identified.
- A new co-located housing land use definition to assist planning authorities with policy interpretation.

Cohousing for Ageing Well Project – Final Report (August 2020)

The [Cohousing for Ageing Well Project](#) investigated how existing older houses in Adelaide might be altered and extended to create one or more additional dwellings on an existing site, to create socially cohesive cohousing arrangements for older residents wishing to age in place.

The Final Report explored a major gap in housing opportunities – the 'missing middle' of Adelaide's older suburbs by outlining a series of development scenarios for cohousing on typical allotment sizes (e.g., 325m², 530m², 675m² and 920m²) within the Unley, Burnside, Walkerville, and Prospect Council areas.

A key recommendation of the project and final report is that the Code be amended to recognise cohousing as a distinct development type.

The Cohousing for Ageing Well Project Team also provided a detailed submission on the Code outlining how it should be amended to provide recognition and support for co-housing.

Key recommendations outlined in the submission included:

- Inserting a new cohousing definition in the Land Use Definitions.
- Inserting into identified 'Neighbourhood' zones the term 'Cohousing Accommodation' along with a new sub-heading of 'Cohousing Accommodation' and associated policy.
- Pursuing a 'Performance Assessed' Development approach to 'Co-housing Accommodation' in the Code.

The submission also recommended that:

- Applicants should be incentivised to provide cohousing through increased density allowances and / or reduced car parking requirements in the Code.
- All existing types of housing should be used as a model for cohousing accommodation, regardless of heritage status, age, or typology.
- Model based upon outcome maintaining established built form and pattern and typical design criteria for a dwelling and outbuildings.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by providing:

- A new Co-located Housing Overlay to spatially apply over the Established Neighbourhood Zone in the six affected council areas.
- A dedicated performance assessed pathway for co-located housing in the areas identified.
- A new co-located housing land use definition, ensuring retention of the existing dwelling is required for co-located housing developments.

Amendment for Phase Three (Urban Areas) Code Amendment Section 73(7) Engagement Report

A significant number of issues concerning housing diversity, aged accommodation, seniors housing and the like were raised through feedback on the Phase Three Code, as summarised in the [Phase Three \(Urban Areas\) Planning and Design Code Amendment Engagement Report](#).

Code Amendment Outcome

The Code Amendment addresses some of the above issues by providing a dedicated performance assessed pathway for co-located housing in identified areas where the participating councils are seeking to provide alternative housing options to facilitate 'ageing-in-place' and an alternative to traditional forms of seniors housing.

Productivity Commission Research Paper – 'Housing Decisions of Older Australians' (released 1 December 2015)

The [Productivity Commission's Research Paper](#) concludes that there is desire for older people to 'age in place' and remain in their local community. It also concludes that older Australians will not downsize during their retirement due to the lack of suitable downsizing options.

Code Amendment Outcome

The Code Amendment addresses the issues identified by providing scope for the provision of alternative housing options for seniors to 'age-in-place' in the identified council areas.

There will be opportunities for additional councils to apply this approach through future Code Amendments.

Cohousing Research Project conducted by the Institute for Sustainable Futures at the University of Technology Sydney (funded by an NSW Department of Family and Community Services Liveable Communities Grant)

The above [research project](#) examined the opportunities presented by cohousing for seniors in NSW, including the existing barriers to uptake, and provided ideas for overcoming these barriers.

One key trend that emerged out of this research with senior's groups is that approximately 10-20% of these groups who were surveyed were enthusiastic about the concept of cohousing. If this result was applied to the general population, this could make a very significant contribution to meeting Australia's current housing challenges, particularly for the senior population.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the work / research undertaken as part of this project.

4.2 Infrastructure planning

The Affected Area is in established residential areas of inner metropolitan Adelaide and Alexandrina Council and as such, is well serviced by existing infrastructure including:

- water
- sewer
- gas
- electricity
- telecommunications.

Further confirmation will be provided by utility providers as part of consultation on the Code Amendment.

Should augmentation of these services be required to accommodate co-located housing, the Act and the Code provide appropriate exemptions and policy guidance within the General Development Policies to facilitate a detailed assessment.

Code Amendment Outcome

- Further analysis of infrastructure capacity and augmentation requirements will be undertaken as part of the development assessment process.
- Notwithstanding this, given the availability of infrastructure in the identified Established Neighbourhood Zones where co-located housing is proposed to be accommodated, serviceability is not anticipated to be a constraint.

4.3 Investigations

- The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister for Planning in the Proposal to Initiate.
- In addition to the assessment described in Part 4.1 above, the following investigations have been undertaken to inform this Code Amendment:

4.3.1 What is Co-located Housing and how is it different to Cohousing?

Before considering the model of co-located housing proposed through this Code Amendment, it is important to first consider the concept of 'cohousing' which is a more established but slightly different housing model to what is being sought, and which provides some learnings for this Code Amendment.

The idea of cohousing originated in Denmark in the 1960's. From Scandinavia, the concept / housing model spread to other parts of Europe, on to North America (where it is extremely popular), and then to New Zealand and Australia.

The cohousing model typically involves a group of dwellings sharing, among other things, a common house.

Homes are private but residents share things such as gardens, playgrounds, and laundries. A car park keeps the grounds car-free so that children can play safely, and adults can socialise.

Despite huge diversity in the size, density and design of cohousing, there are some common characteristics:

- First, the future residents are typically involved in the design process to ensure the final building meets their needs.
- Second, the design includes some mix of private dwellings and shared spaces and encourages community interaction. Shared spaces can be minimal as a garden or laundry, or as extensive as a common kitchen, lounge, and guest facilities.
- Third, the residents are usually actively involved in the governance of the property.

From reviewing various articles online, it appears that those people who live or support the concept of cohousing believe that cohousing offers the following advantages:

- More meaningful relationships with neighbours.
- A feeling of belonging, in that you're part of a community.
- Reduces loneliness and isolation by connecting you with others.
- A collaborative culture of sharing and caring.

- Maintenance tasks are divided among the community.
- Decisions affecting the community are based on the consensus.
- You still have privacy, as well as the support of your neighbours as needed.
- Reduces household bills, as expenses for shared space are divided between residents.
- Depending on your community, it may be less expensive than other housing options.

Cohousing type initiatives are now emerging in many parts of Australia, reinvigorating the concept of community. Seniors' cohousing (for example) has been suggested as an alternative to aged care or retirement villages for those wishing to age-in-place.

Use of the term 'Co-located' instead of 'Cohousing'

A co-located housing model (which is 'cohousing lite') has been developed through this Code Amendment to apply to a particular inner metropolitan Adelaide and regional South Australia context and proposes to apply the following key principles:

- A whole-of-site approach to be undertaken to the development of co-located dwellings in conjunction with an existing dwelling (and subject to a detailed community plan of subdivision / scheme description / by-laws to ensure that integrity of the housing model is preserved through any land division).
- No wholesale demolition of the existing house on the site, but rather its retention (as viewed from the primary street and, in the case of a corner allotment, the secondary street) and its alteration and extension.
- All existing housing to be considered, regardless of heritage status, age or typology.
- Sharing of facilities with other accommodation is possible (but the ultimate degree of sharing to be determined by the residents).
- New dwellings are not subordinate to the existing dwelling and co-exist as an equal entity(s).

In simple terms, the co-located housing model being pursued by this Code Amendment is not cohousing (as it involves various degrees of sharing of facilities), and it is an alternative to the typical knock-down-rebuild developments that occur in many inner and middle metropolitan Adelaide suburbs.

The [final Cohousing for Ageing Well Project Report](#) released in August 2020 also acknowledged the limitations of using the established term 'cohousing' for the proposed co-located housing model by highlighting the following matters for discussion / further review:

What is Cohousing (page 9 of the report):

“The four design propositions of this Cohousing for Ageing Well project display a range of sharing, but on a vastly reduced scale. Ranging from a full common-house model down to simply sharing the garden, cohousing in this model takes the form of what might be described as cohousing 'lite'. Footnote 10 on this page points to 'cohousing lite' as a term used in UK research for when cohousing elements are included in normative developments, as is the case here.”

A New Housing Definition (page 18):

“As the project attempts to transition a large established cohousing model to a much smaller single allotment scale, and to do so in an established suburban setting, it may be that ‘cohousing’ is ultimately the wrong (or at least a misleading) term for this new infill model. Where a traditional cohousing development would see many dwellings accommodated across very large allotments with a large common house and associated shared facilities, this Cohousing for Ageing Well project seeks to create sensitive 2-for-1 or 3-for-1 infill housing designed in the spirit of cohousing. While something like a shared laundry may free space in individual dwellings and shared parking and garden space might increase amenity and foster resident connectivity, ultimately it remains for the proponents to develop the operational model, site design and dwelling designs appropriate for their needs, the site, and the neighbourhood context. It may be that ‘cohousing’ becomes increasingly misleading or irrelevant as the model develops. How best to label the model has therefore been debated during the life of the project, particularly in relation to the project group’s response to the South Australian State Government’s draft Planning and Design Code (the Code).”

What co-located housing isn’t?

It should be noted then that the alternative housing forms being considered by this Code Amendment are also not ‘tiny houses’, ‘granny flats’, nor ‘ancillary accommodation’.

Although small, the alternative cohousing / co-located housing models to be reviewed are differentiated from the above housing forms by both their size and amenity. As outlined above, they are also to be dwellings of equal hierarchy with others on the site.

Code Amendment Outcome

The Code Amendment addresses the above issues identified by:

- Encouraging a new form of shared housing ‘co-located housing’ that is different to other small housing types such as granny flats.
- Providing supportive planning policy through the spatial application of a new Co-located Housing Overlay.
- Providing a dedicated performance assessed pathway for co-located housing in the areas identified.
- Providing a new co-located housing land-use definition to assist planning authorities with policy interpretation.

4.3.2 Existing Cohousing Models

Most forms of cohousing in Australia are either strata or community titled. While this Code Amendment does provide a review of ownership or titling issues associated with co-located housing (see section 4.3.3), it is also important to provide a brief overview of the various cohousing models that are currently available in Australia and overseas.

The following three different cohousing models have been identified in research conducted by the Institute for Sustainable Futures at UTS and funded by the NSW Department of Family and Community Services Liveable Communities Grant and the NSW Office of Environment and Heritage:

- **Deliberative development**, where the building designer actively enables participation by future residents in the design of a multi-unit building that they will eventually live in. Breathe Architecture pioneered this approach with [The Commons](#) in Melbourne, and [Nightingale Housing](#) is helping the idea to spread.
- **Co-operative tenancy**, where residents form a housing co-operative to manage their tenancy of a building. [Common Equity](#) is the leading proponent of this model in NSW, with 39 housing co-operatives established. This model is particularly attractive for private tenants, who are especially vulnerable to financial problems and social isolation.
- **Small-scale co-housing**, where an existing single dwelling is renovated to accommodate one to three dwellings. The [Benn family home](#) is a great example. This model is appealing as a way of downsizing or assisting children with their own housing challenges.

The **small-scale cohousing model** outlined above is most like the type of co-located housing envisaged by this Code Amendment for established areas of inner metropolitan Adelaide and Alexandrina Council.

Code Amendment Outcome

The Code Amendment addresses the above issues by promoting a new model of shared housing or 'co-located housing' for a uniquely inner Adelaide metropolitan and regional South Australian context.

4.3.3 Current impediments / barriers to Cohousing in Australia

There have been several articles written in recent years about the barriers to cohousing. This literature is of direct relevance to the co-located housing model being pursued through this Code Amendment given some of the similarities in the two housing models.

An article by the University of Wollongong published in 2019 (in the Urban Policy and Research Journal) has encapsulated some of these thoughts through use of the following phrase for cohousing:

"It's a great idea for other people"

However, it should be noted that most analysis / research (including the above article) has focused on the barriers to cohousing as a form of community living for seniors.

For example, a recent [12-month research project](#) conducted by the Institute for Sustainable Futures at the University of Technology Sydney (UTS) and funded by the NSW Department of Family and Community Services Liveable Communities Grant and the NSW Office of Environment and Heritage examined the opportunities presented by cohousing for seniors in NSW, the existing barriers to uptake, and ideas for overcoming these barriers.

Some of the ideas flagged in this research included the following:

Barriers to acceptance:

- Image problem – cohousing is “housing for hippies” etc.
- Awareness of cohousing and its potential benefits is low.
- Resistance to concept of shared living.
- Ongoing governance of the property.
- Local planning restrictions.
- Securing finance.

Overall, the research and focus group sessions undertaken by the UTS in looking at barriers to acceptance concluded that cohousing is a nice idea that lacks a market with a common refrain in focus groups being that *“It’s a nice idea, but not for me”*.

However, one key trend that emerged out of UTS’s focus groups with seniors is that there were a small number of participants (10-20%) who were enthusiastic about the concept of cohousing. If this was translated to the general population, this could make a very significant contribution to meeting Australia’s current housing challenges, particularly for the senior population.

Ideas for overcoming these barriers:

- Increasing knowledge and raising awareness about cohousing.
- Bursting some of the myths about cohousing.
- More demonstration projects are needed to allow people to visualise what it would be like to live in cohousing.
- More needs to be done to link up the growing number of people who do want to live in cohousing (web platforms offer great potential here).
- Governments should do more to support cohousing through providing financial support, access to land for demonstration projects or ensuring that planning regulations / legislation facilitate cohousing type developments.

UTS also provided a [submission](#) to the recent Aged Care Royal Commission advocating cohousing as a solution for future aged housing provision.

It is considered that the above barriers to cohousing (and potential remedies) could also apply to co-located housing more generally (not just for seniors).

Code Amendment Outcome

While financial barriers to co-located housing are not a primary focus of this Code Amendment, there is a lot that can be achieved through providing an appropriate regulatory or planning framework which encourages co-located housing type development in an appropriate context. This is one of the key objectives of this Code Amendment.

It is also hoped that this Code Amendment, by providing design studies demonstrating the applicability of co-located housing models to different allotment sizes and configurations in the inner metropolitan Adelaide and Alexandrina Council context, will assist in:

- Increasing knowledge and general awareness of cohousing / co-located housing.
- Addressing some of the myths about cohousing / co-located housing.
- Allowing people to visualise what it would be like to live in cohousing / co-located housing.

What the approved Proposal to Initiate said the Code Amendment wouldn't address

In terms of some of the above listed barriers to cohousing / co-located housing, it should be acknowledged that the approved Proposal to Initiate indicated that this Code Amendment would not focus on investigating viability related to financing, ownership, land titling or profitability.

However, given the initial focus of investigations in this Code Amendment were on pursuing a 'no land division' approach for co-located housing (and reviewing the implications of this), matters such as financing, ownership and land titling did require further consideration in finalising the Code Amendment for engagement.

Initial investigations examining a 'no land division' approach therefore contemplated the use of company titling, where the development remains on a single title and the owners purchase shares, which provides them with exclusive ownership of a unit and shared ownership of common property.

However, use of company titles presented the following significant challenges:

- Banks may require higher deposits for construction.
- The finished value will be considered less because owners only own a share and not the actual property.
- Values are potentially lower and sales times slower because the other shareholders get to vet who buys or rents the share that's up for grabs.
- The difficulties reduce as the scale of the development gets smaller (less shareholders to have to appease).

Further advice was therefore sought from the Registrar-General's office on potential use of company titles, and it was confirmed that:

- While company titles still exist in South Australia, they are very complex and as a result are gradually being phased out.

- There are also company titles with cross leases which are also very complex.
- Mortgagees (lending institutions) are very reluctant to lend on either of these types of company titles.

It was therefore determined that limiting co-located housing to this titling arrangement would significantly reduce the feasibility and take-up of this form of housing product. The lack of ownership options could then hamper the Commission's ambition to successfully facilitate co-located housing to increase diversity and opportunities for ageing in place within established areas.

Code Amendment Outcome

Further investigations undertaken for the Code Amendment have determined that the most viable legal title for co-located housing is community titling because it allows land to be subdivided into individual, freehold title housing lots (an apartment, house, vacant lot) and collectively owned property (communal open space, BBQ area, edible garden, etc).

Registration of a community plan of subdivision automatically creates a governing body corporate, made up of all owners, and the use of common property and privately owned lots is regulated through by-laws. This legal structure allows residents to freely buy and sell their own homes, while simultaneously allowing the collective to create rules and obligations for community living.

Further information on community titles can be obtained by accessing the Legal Service Commission of South Australia's Guide on community titles at the following web page: [Community Titles - A Legal Guide \(lsc.sa.gov.au\)](http://lsc.sa.gov.au).

4.3.4 Review of Interstate approaches to cohousing / co-located housing (including recent planning reform initiatives)

Cohousing is an accepted alternative housing model in several Australian states as well as overseas and there are learnings here for the co-located housing model being pursued by this Code Amendment.

An early stumbling block for alternative forms of housing such as cohousing / co-located housing can be planning rules, which are often not readily adaptable to collaborative housing structures. Some very small projects – often involving extended families – take advantage of secondary dwelling allowances to turn single housing blocks into a form of collaborative housing.

In this context, the Commission considered it critical to undertake a review of recent interstate experience / case studies to:

- Determine the various types or models of cohousing, shared allotment, co-sited or co-located housing that exist.
- Examine what impediments (if any) exist to approving these developments.
- Review the steps undertaken by relevant interstate planning jurisdictions to remedy any issues identified.

It should be noted that alternative forms of housing like the co-located housing model were hard to find given that the model is new and has been developed for an inner metropolitan Adelaide or established residential area context. Notwithstanding

this, similar small scale alternative housing projects were found in New South Wales, the Australian Capital Territory and Western Australia which are outlined in further detail below.

Cohousing Case Studies - Australia

Several successful cohousing communities already exist across Australia in cities such as Melbourne, Sydney, Adelaide, Canberra, Hobart, and Perth.

While a variety of cohousing type projects are outlined below, it should be noted that the form / design that some of these cohousing communities take is not necessarily that which will be promoted / facilitated in the areas targeted by this Code Amendment. This is due to the sensitivities of the areas affected, in terms of heritage and character.

Cohousing Australia, which is a national community-run organisation, maintains a website that includes a map illustrating all current and proposed cohousing projects in Australia.

Tasmania

[Cascade](#) in South Hobart was Australia's first cohousing project established in 1992.

It is situated at an altitude 180 metres above sea level at the base of Kunanyi / Mount Wellington and comprises a mix of 14 private strata-titled small blocks and common property including:

- Common house.
- Common land that incorporates privately managed exclusive use areas.
- Car parks.

A third of the grounds, set on five to six suburban blocks, are set aside for food gardens and bush.

Cascade facilitates interaction by having cars off site and using the common house.

Victoria

[Murandaka Cohousing Community](#) in Heidelberg Heights was Melbourne's first Cohousing community established in 2011 and comprises 18 modern, sustainably designed apartments and 2 houses on 3,000m².

Residents share a common house, car park, bike shed, playground, workshop, vegetable garden, laundry, three spare study / bedrooms and a meeting room.

Murandaka residents pay rent that is generally capped at 25% of their disposable income. Body corporate fees cover shared bills and internet.

Residents pay their own utility bills, but these can be minimised by shared meals and using the air-conditioned common house during hot weather.

Other Melbourne Case Studies include:

- [The Common's, Brunswick.](#)
- [The Dig, Frankston.](#)

New South Wales (NSW)

As Australia's most populous state, there are many emerging forms / types of cohousing in NSW. This is likely to increase given recent state planning reforms in this space.

Some of the more interesting examples include the following case studies:

- The [Benn family home](#) in Balmain, Sydney (refer to **Figure 7** below) is an award winning example of cohousing undertaken on a limited scale and designed contextually to fit into the character of the established streetscape of Balmain.

Known as an 'intergenerational house', the Benn family home involved alterations and additions to two small workers cottages (each owned by different generations of the same family) but developed as a connected pair capable of supporting the independence of each of these families.

This model is appealing as a way of downsizing, or assisting children with their own housing challenges and is similar in many respects but not the same as the types of co-located housing envisaged by this Code Amendment for established inner metropolitan areas of Adelaide and established areas of Goolwa, Port Elliot and Strathalbyn in Alexandrina Council.

Figure 7: The Benn Family Home, Balmain



Source: www.lunchboxarchitect.com/featured/balmain-houses

At the other end of the cohousing scale is the [Narara Ecovillage](#) on the NSW Central Coast, which is an intergenerational residential community with a social, community sustainability focus surrounded by bushland 1 hour north of Sydney.

The Ecovillage will eventually accommodate some 150+ homes across 3 stages of development:

- Stage 1 under construction includes 42 standard blocks (averaging 550m²).
- Stage 2 is currently in the planning stage.

The community features shared ownership of land beyond lot boundaries, along with a range of other common facilities. Overall, approximately 12 hectares of land is zoned for residential development with another 12 hectares available for agriculture and common gardens. The remaining land includes native forest and bushland.

Australian Capital Territory (ACT)

Like the Benn family home in NSW, [Stellulata Cohousing](#) is another small cohousing model, consisting of 3 modest dwellings and 1 common house to be shared amongst the residents. The common house will be a shared space, allowing residents to gather, enjoy shared meals, entertain, or to accommodate a guest. The grounds will have a communal vegetable garden, together with private open space for each dwelling.

Stellulata has resulted from a group of recently retired friends who now wish to downsize and age in place. Together with the assistance of their architect, they have planned a small cohousing community where they can support each other, share resources to keep costs low and to minimise their ecological footprint.

Stellulata hope for this new housing typology to be replicable and be made available for people of all ages who enjoy a small cohousing lifestyle.

The ACT Government has selected this proposal as a Demonstration Housing Project to test whether the model will be suitable more generally in the Canberra community.

To assist this process along, the ACT Government has recently updated the Territory Plan to facilitate this development in Ainslie (refer to cohousing policy reform initiatives below for more detail on this policy reform process in the ACT).

South Australia

[Christie Walk](#) is a model ecological cohousing development in central Adelaide that was initiated by Urban Ecology Australia in 1999 as a demonstration project but not opened until 2006.

The development contains 27 dwellings (comprising a mix of single storey and 3-5 storeys) on approximately 2,000m² of land on Sturt Street, Adelaide.

[Millers Corner](#) is a new socially and ecologically sustainable intergenerational cohousing community on 6,800m² of land being built at Mount Barker in the Adelaide Hills.

The development is intended to comprise the following key features when complete:

- A common house (Forest House) co-owned by residents and providing shared facilities.
- A community garden and other communal open space.
- Shared car parking space.
- 11 allotments containing individual houses.
- 1 allotment containing an existing dwelling.
- 1 large allotment to accommodate 2-storey seniors cohousing home to accommodate up to 6 people aged 55/60+ or a person living with a disability.

[Aldinga Arts Eco Village](#) is a co-housing community that emerged from distinct aspirations: the arts, permaculture and environmental sustainability, and the desire to create a more cohesive community.

All the houses in this community are designed for energy efficiency.

As of 2021, the community has 310 residents on 181 allotments with the majority of these being owner-occupied and the largest demographic being those aged 45-69 years.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above interstate and local cohousing case studies.

Cohousing Policy Reform Initiatives – Australia

As an emerging form of new housing to cater for various household and demographic groups, cohousing (or similar forms of housing such as co-located housing) is currently being considered at the planning level in several jurisdictions across Australia.

The following review provides some examples of the different approaches taken regarding cohousing in Australia at the state level which have direct relevance to the co-located housing model being pursued by this Code Amendment:

New South Wales

State Environmental Planning Policies (SEPPs) in New South Wales (NSW) are environmental planning instruments that legislate development and planning issues on a state-wide level. SEPPs provide details of what use may be made of land, through dictating the permissibility and standards of certain types of developments. This is different to a Local Environmental Plan (LEP) that address planning controls for a local government area in NSW.

The new [Housing State Environmental Planning Policy](#) introduced in 2021 consolidates the following five existing housing-related policies:

- SEPP (Affordable Rental Housing) 2009.
- SEPP (Housing for Seniors and People with a Disability) 2004.
- SEPP No 70 – Affordable Housing.
- SEPP No 21 – Caravan Parks.
- SEPP No 36 – Manufactured Housing Estates.

The new Housing SEPP is proposed to incentivise the supply of affordable and diverse housing and introduces the following two new housing types to meet changing needs:

- Co-living housing.
- Independent housing units.

Co-living houses as defined by the new Housing SEPP include buildings or places that:

- Must provide a primary place of residence for all occupants.
- Have at least six private rooms, some or all of which may have private kitchen and bathrooms facilities.
- Provide occupants with a principal place of residence for at least three months.
- Have shared facilities, such as communal living room, bathroom, kitchen, or laundry, maintained by a managing agent, who provides management services 24 hours a day.

It is important to note that in NSW, co-living housing precludes the following types of housing / accommodation:

- Backpacker's accommodation.
- Boarding houses.
- Group homes.
- Hotel or motel accommodation.
- Senior's housing.
- Serviced apartment.

Co-living housing is also only encouraged in higher density zones where residential flat buildings or shop top housing is permitted. It is therefore not permissible in lower density residential areas.

The new Housing SEPP also imposes eleven non-discretionary development standards and ten standards for co-living housing that relate to floor space, solar access, communal spaces, landscaping, and parking requirements.

Most notably, each private room must have a gross floor area of at least 12m² for single occupants or 16m² for dual occupants. The development must also contain an appropriate workspace for the manager and if the housing exceeds 3 storeys, it must comply with the minimum separation distances prescribed in the NSW Apartment Design Guide.

A 10% density bonus will also apply to co-living housing to support the development industry in transitioning to these new provisions.

While the new Housing SEPP promotes co-living housing as being one solution to providing diverse and affordable housing in NSW, there have also been some criticisms levelled at the position taken with co-living housing in the new SEPP. These concerns primarily relate to the following two matters:

- Not allowing co-living housing to be built in low density residential zones greatly limits the potential to provide such housing in accessible areas close to transport, services, and employment.

- This new form of housing will be in direct competition with apartment buildings in those higher density areas where it is permitted and will likely not be pursued by the development industry.

The NSW government also announced in late 2023 further planning reforms to facilitate greater housing diversity (or missing middle housing) in established areas of greater metropolitan Sydney and other key regional areas to assist in meeting housing targets set by the Federal Government through the National Housing Accord. The [proposed changes to planning legislation](#) will be done in stages with the first changes introduced on 1 July 2024 through amendments to the Housing SEPP. One of the key reforms will be in relation to the greater use of dual occupancy forms of housing.

Australian Capital Territory (ACT)

The [Territory Plan](#) is a statutory document that currently guides all planning and development in the ACT and was introduced in 2008.

A variation to the Territory Plan (known as Variation 376) was proposed in early 2021 to facilitate a Cohousing demonstration development in Ainslie – the first of its kind in the ACT.

The following amendments were proposed to the Territory Plan:

- Amend the local Precinct Map and Code to add ‘cohousing’ as an additional merit assessable development.
- Limit the number of dwellings to a maximum of three and allows the dwellings to be unit titled (only a maximum of three dwellings can be unit titled).
- Amend the residential zones Multi Unit Housing Development Code to exclude cohousing from dwelling replacement provisions.

The key reasons for the draft variations were as follows:

- Increases housing choice by introducing a new type of housing development.
- The site (area 1090m²) is appropriate for the proposed development.
- The site is well located close to existing services in the Ainslie local centre and nearby Dickson group centre.
- Increases the supply of housing which is consistent with the aim of the ACT Planning Strategy to provide 70% of new housing within the existing urban footprint.
- Allows for testing and evaluation of the cohousing concept, which may influence future policy about housing choice.
- The site has good access to public transport.

After consultation in early 2021, Plan Variation 376 to the Territory Plan was approved on 17 November 2021 and now enables the proposed cohousing development at Ainslie to proceed to the design and development application stage.

A development application for the site was approved in April 2022 with [construction of the project](#) commencing in late 2023 with an estimated completion date of late 2024.

The Minister for Planning has also [recently announced](#) in May 2024 that further planning reforms in the ACT will be prioritised to encourage a greater degree of

missing middle housing to fill a gap in the current housing market. Housing in Canberra is dominated by either single-residential homes or high-density multi-unit housing. The reforms are also proposed to assist the ACT meet its share of National Cabinet's agreed target to build 1.2 million new well-located homes over 5 years, from 1 July 2024.

Western Australia

The City of Fremantle updated its local planning scheme (known as the '[Freo Alternative Local Planning Scheme Amendment No. 63](#)') in 2019 to allow for the subdivision of larger residential blocks to create smaller independently owned houses with shared spaces / facilities.

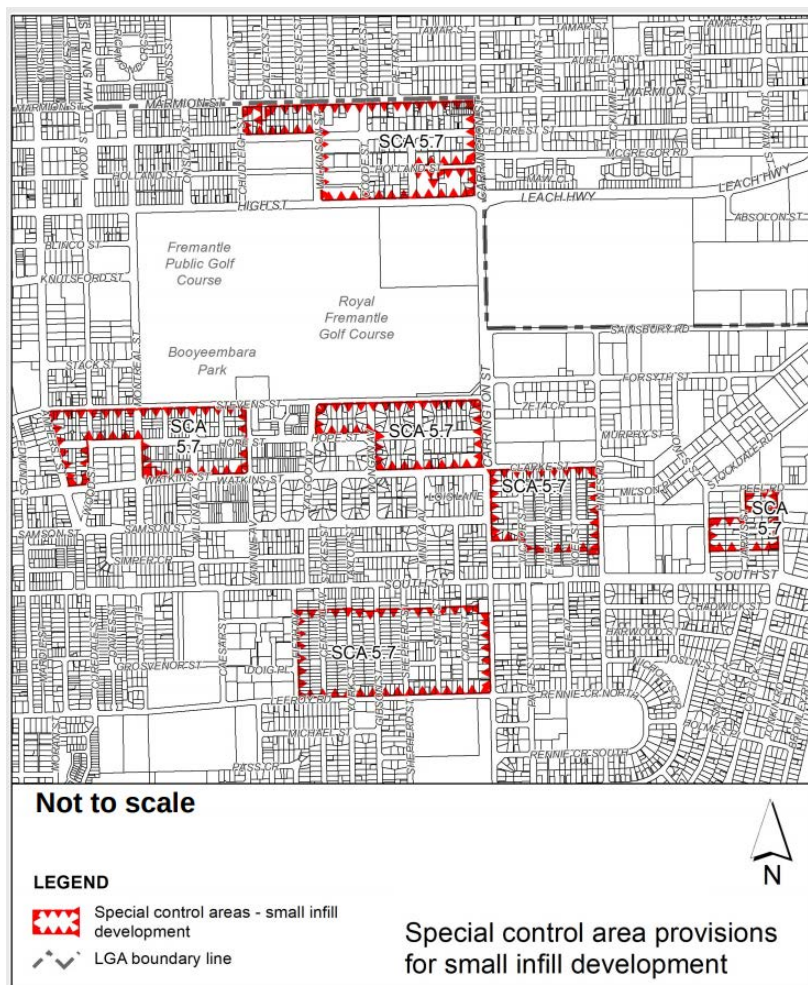
The Freo Alternative provisions were approved by the Western Australian Minister for Planning and Transport in February 2019 and were only applied in special control areas or specific sections of White Gum Valley, Hilton North, O'Connor, Beaconsfield, and Fremantle (**see areas identified in Figure 8 below**).

Before the amendment to the first planning scheme was finalised, the planning department of the City of Fremantle commissioned the Australian Urban Design Research Centre (AUDRC) to analyse the effects of the amendment on the dwelling typologies and neighbourhood characteristics. The research was designed to investigate ways to balance neighbourhood concerns about bulk, local demand for alternative housing options, good environmental outcomes, and cost/feasibility. As well as this, three local architects were engaged to test the limits of the requirements on a typical suburban block of 754m² to see how they would affect the suburban environment and local characteristics.

The AUDRC then provided feedback which resulted in a marginal increase of open space requirements. The council then voted to adopt these recommendations, which included:

- A minimum of 70 percent open space.
- A minimum 25 percent development site area for a deep planting zone that is uncovered, 50 percent of which is at the rear of the property with a minimum width of 4.5 metres.
- A minimum of one tree in the deep planting zone.

Figure 8: Spatial application of the Freo Alternative small housing policy in the City of Fremantle, Western Australia.



Source: www.fremantle.wa.gov.au/freo-alternative

Key aspects of the policy regime

In general, the Fremantle planning provisions addressed the following key matters:

- Only applied to lots larger than 600m².
- New dwelling(s) to have a maximum floor area of 120m².
- Maximum of three dwellings on lots of 750m² or less.
- Minimum of 30m² of outdoor living area per dwelling.
- Developments to have higher than standard energy efficiency ratings.
- 70% of the entire development site to be open space, with some variation allowed to permit 60% open space.
- At least one mature tree to be retained or planted.
- A maximum of one parking bay per dwelling.
- All developments to be referred to the City's Design Advisory Committee to consider design quality.
- Allotments between 600 and 750m² are allowed a maximum of 3 dwellings, including existing dwellings, while lots over 750m² will be allowed an additional dwelling for every 150m² more than 750m².

The new planning provisions also encouraged the creative adaptation of existing buildings (including the conversion of one single dwelling into multiple dwellings within the existing built form).

Given that there are many similarities between Fremantle and inner metropolitan Adelaide (in terms of needing to increase housing diversity / affordability in specific heritage / character neighbourhoods), the following comparison in **Table 1** has been undertaken on both housing models to highlight any key differences or similarities in approach:

Table 1: Comparison of the Freo Alternative and Future Living co-located housing models

Issue	Key similarities / differences in approach
Land division	<p>The City of Fremantle 'Freo Alternative' policy is a land division-based model, and the approach is like the Future Living Code Amendment in facilitating a small-scale targeted approach to infill development sympathetic to the character of the established neighbourhood. However, there are some key differences as outlined in further detail below.</p>
Adaptive reuse	<p>There is a focus in both the 'Freo Alternative' and Future Living policy initiatives on adaptive reuse of existing housing as well as on retaining open space and urban tree canopy.</p> <p>While retention of the original housing is a key component of the Future Living / co-located housing model, this is more of an optional component of the 'Freo Alternative' policy initiative with various policy incentives provided in the Fremantle planning scheme to support retention of an original dwelling including a reduction in the overall open space requirement from 70 to 60% of the site.</p>
Shared facilities	<p>The 'Freo Alternative' policy approach seeks to promote fully independent dwellings with no requirement for shared facilities while the Future Living or co-located housing model mandates the sharing of communal open space and keeps the sharing of other facilities (including kitchen / living areas / laundry etc) open as a potential option.</p> <p>Communal driveways are accommodated in the 'Freo Alternative' policy while shared car parking areas are the preference of the Future Living / Co-located housing policy framework.</p>

Issue	Key similarities / differences in approach
Open space requirements	<p>Communal open space forms an important part of both housing initiatives, but the 'Freo Alternative' policy only seeks this as a minimum requirement when three or more dwellings are proposed.</p> <p>The 'Freo Alternative' policy initiative appears to seek a higher open space component than the Future Living Code Amendment (70% of the site to be retained as open space compared to a minimum 50% site coverage typically in zones where the Future Living Code Amendment will apply) but this can be reduced if an original dwelling is retained (see detail outlined above).</p>
Floor space requirements	<p>The 'Freo Alternative' sets a maximum floor space of 120m² for each new dwelling while no maximum is set for new co-located housing through the Future Living Code Amendment.</p> <p>The Future Living Code Amendment considers that such matters should not be quantified but be subject to a range of local character considerations through the performance assessment approach.</p>
Assessment pathways	<p>A dedicated deemed-to-satisfy assessment pathway applies to small scale infill development in the identified areas of Fremantle – this is different to the performance assessed approach to co-located housing favoured through the Future Living Code Amendment.</p>

Current Status

A 5-year 'sunset clause' applied to the Freo Alternative provisions in the planning scheme meaning that these special provisions ceased to exist in the City's planning scheme as of 12 February 2024.

The City of Fremantle is currently investigating a [new scheme amendment](#) to extend the Freo Alternative provisions for another 7 years. This proposal was the subject of public consultation which concluded on 23 February 2024.

Now that the Freo Alternative provisions no longer apply, there has also been some [criticism](#) that this housing policy did not deliver on its key objectives and only resulted in the construction of 10 dwellings over the 5 year period. Key concerns identified with the policy included:

- The small spatial area where the policy applied.
- The minimum 600m² lot size requirement.
- The 120m² size requirement for new dwellings which resulted in the development of 3 bedroom / 2-bathroom houses only.

Some of the official reasons provided for the limited uptake and development of these new small footprint housing provisions include the following:

- Project costs.
- Scarcity of suitable allotments.
- Impact of the COVID-19 pandemic on construction and economic conditions.

In this context, new developments have continued to offer large houses that do not suit small household sizes.

A decision on whether to extend the Freo Alternative provisions is expected to be made by the Western Australian Planning Commission and Minister for Planning towards the end of 2024.

It should also be acknowledged that the Western Australian Government has recently introduced and made operational in April 2024 the [new Medium Density Code \(Part C of the Residential Design Codes Volume 1 2024\)](#) which encourages greater infill development (in particular more missing middle housing) while mandating more trees and gardens (enhancement of the urban tree canopy through tree retention, new trees and provision of deep soil zones), more attractive streetscapes, and better designed homes with bigger rooms, better ventilation and natural light.

South Australia

As discussed earlier in this document, the Cohousing for Ageing Well Project (the Project) was the major precursor to this Code Amendment being initiated by the Commission.

The City of Burnside, City of Prospect, City of Unley, City of Campbelltown, Town of Walkerville (as part of the Eastern Region Alliance) all participated in the Project in partnership with the University of South Australia, the Office for Ageing Well, the Commission and the then Attorney-General's Department (now the Department for Housing and Urban Development).

One of the major objectives of the Project was to investigate how existing older houses in Adelaide might be altered and extended to create one or more additional dwellings on an existing site, to create socially cohesive cohousing arrangements for older residents wishing to age in place.

The Project, significant in its scope and broad in its application, explored for the first time a major gap in housing opportunities – the 'missing middle' of Adelaide's older suburbs.

The Project delivered a suite of innovative, flexible housing designs across a range of allotment sizes that enable older people to downsize to smaller housing options within their own community. Where the focus of the Project was on the provision of housing options for older residents, the underlying housing model is applicable to a broad cross-section of the community.

Further detail on the form that co-located housing development may take (on a wide range of residential sites) in the area affected by this Code Amendment are explored in section 4.3.6 below.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above interstate planning policy reforms in relation to small lot housing, cohousing, or other forms of shared housing.

However, the major driver for this Code Amendment being initiated by the Commission was the release of Cohousing for Ageing Well Project [Final Report](#) in August 2020 which recommended that the Code be amended to recognise cohousing (or a similar housing model) as a distinct development type.

Changes to the Code to recognise co-located housing as a separate defined class of development is therefore a key objective of the Code Amendment released for engagement.

4.3.5 Review of overseas approaches to missing middle housing (including recent planning reform initiatives)

The City of Victoria, British Columbia, Canada in late January 2023 approved its Missing Middle Housing Initiative for adoption in its planning legislation ([zoning regulations bylaw no. 22045](#)) following a process which commenced with early engagement back in November 2019.

The Missing Middle Housing Policy sets out the City of Victoria's expectations regarding the construction of missing middle housing forms in Traditional Residential areas and provides guidance for rezoning or variance requests for new missing middle developments.

The policy consolidates and updates 'missing middle' housing policies contained in neighbourhood plans.

Specific objectives of the policy are to:

- Improve options for families to stay in the city.
- Increase the supply and variety of housing.
- Support a 'car-light' lifestyle, public transit use, and walkable neighbourhood centres.
- Ensure that the look and feel of new missing middle housing developments suit the character of the neighbourhood, support social interaction, and foster a sense of place.
- Support conservation of heritage and re-use of character homes
- Support a healthy urban forest.
- Promote accessibility in the built environment.

The following regulations apply to heritage conserving infill which is similar to the co-located housing model being sought by the Future Living Code Amendment:

- Location and siting of buildings and uses – must not be located closer to any street, excluding a city lane, than the heritage registered building on the same allotment
- Building height – maximum is the greater of 7.6 metres or 80% of the height of the heritage registered building.

- Setbacks, projections – various including 4 metres from any street other than a city lane.
- Site coverage (maximum) and open space site (minimum) – 50% site coverage and 30% open space.
- Vehicle parking - no vehicle parking spaces are required for secondary dwelling units / car parking required for the original building including one to be allocated as an accessible parking space – the minimum number of vehicle parking spaces can be further reduced through the provision of various initiatives including a car share vehicle or if a public transit pass is provided for residents for a minimum five-year term for every dwelling unit etc.

Code Amendment Outcome

The Code Amendment has been prepared cognisant of the above overseas planning reform initiative in relation to missing middle housing.

4.3.6 Cohousing / co-located design studies

The Cohousing for Ageing Well Project [Final Report](#) incorporated several design studies which tested what might be considered for typical allotments across four of the council areas subject to this Code Amendment (Unley, Burnside, Walkerville, and Prospect).

The sites considered for analysis included small (325m²), medium (530m²), large (675m²) and extra-large (920m²) allotments. Two of the allotments had rear lanes, one was a corner allotment, and the fourth site was land locked, with a single entry of the street.

While the four design studies included in the Final Report were applicable to areas beyond the four council areas identified, it was still considered important (as part of the current Code Amendment process) to refer to a fresh set of design studies to provide the following:

- Demonstration of a wider range of development scenarios where the application of a co-located housing model may be appropriate to address housing diversity in particular council areas.
- Assist the general community in visualising how co-located housing could be accommodated in many established suburbs of Adelaide and regional South Australia.

In this context, the book *'Bluefield Housing as Alternative Infill for the Suburbs'* released by Dr Damian Madigan in late 2023 (an electronic version of which is publicly accessible at <https://bluefieldhousing.com.au/>) provides a range of development scenarios / case studies for co-located housing which are directly applicable to all the council areas affected by this Code Amendment.

In particular, Part 3, Chapters 10-12 of this book provide a comparison of the following co-located housing design / development scenarios:

Single allotments

- Small allotment size – 325m².
- Medium allotment size – 530m²

- Large allotment size – 675m²
- Extra-large allotment size – 920m²

Double allotments

- Back-to-back allotments with 2 street frontages
- Side-by-side allotments
- Street and rear laneway frontage allotments

Multiple allotments

- Staged development.

Some of the above design / development scenarios have been reproduced into a separate fact / information sheet for engagement purposes.

Code Amendment Outcome

The book *'Bluefield Housing as Alternative Infill for the Suburbs'* demonstrates a series of possible co-located housing design / development scenarios relevant to this Code Amendment that have been prepared to demonstrate the following key principles:

- A whole-of-site approach to the development of co-located dwellings in conjunction with an existing dwelling (and subject to a community plan of subdivision / scheme description / by-laws to ensure that integrity of the housing model is preserved through any land division).
- No wholesale demolition of the existing house on the site, but rather its retention (as viewed from the primary street and, in the case of a corner allotment, the secondary street) and its alteration and extension.
- All existing housing to be considered, regardless of heritage status, age, or typology.
- Sharing of facilities with other accommodation is possible (but the ultimate degree of sharing to be determined by the residents).
- A reconsideration of private open space in favour of larger areas of shared space.
- Permitted overlooking within the integrated site, with the maintenance of existing privacy for neighbouring properties.
- Newly created dwellings not being subordinate to the existing dwelling but co-existing as an equal entity(s).

4.3.7 Holistic Planning Approach to Co-located housing

It is considered appropriate to review other planning instruments and mechanisms available under the Act to ensure measures are in place to achieve high quality development outcomes and provide for the ongoing management of co-located housing.

The following investigations have been undertaken:

- Consideration of whether 'cohousing', 'shared allotment', 'co-sited' or 'co-located' housing should be designated as a specific development type eligible for Local Design Review in the areas identified in this Code Amendment.

- Consideration of guidance material in the form of Practice Guidelines, advisory design guidelines and / or information sheets to assist in guiding the development of housing in appropriate locations.
- Consideration of a Practice Direction and associated model Community Title Scheme Description / By-laws to guide future co-located housing development in the areas specified by the Code Amendment.

Local Design Review Scheme

As part of the recent reforms to the State’s planning system, a Local Design Scheme (the Scheme) was established by the Minister for Planning under section 121 of the Act and came into effect on 1 July 2021. The Scheme provides a consistent state-wide approach for councils to establish their own design panels and provide Design Review for locally assessed development proposals.

A Local Design Review Code Amendment undertaken by the Commission and deployed into the Code on 3 March 2022 has amended the Code to give effect to the Scheme. It has amended ‘Part 5 – Specified matters and areas identified under the Act and Regulations’ to specify classes of development eligible for design review.

The following classes of development identified in Table 2 below have been identified as being suitable for Local Design Review, subject to the context of an area where a design panel is established and the anticipated resourcing available to service the design panel:

Table 2: Classes of development identified as being suitable for Local Design Review

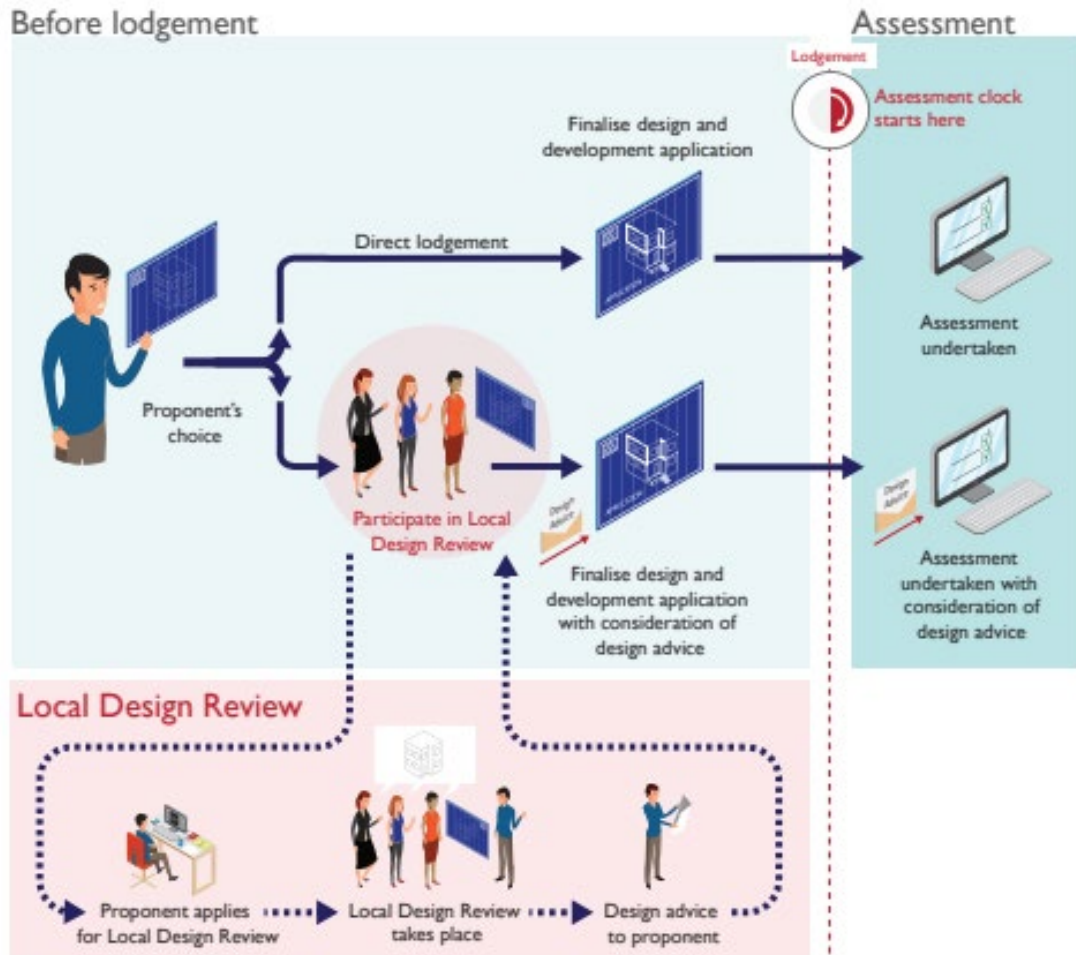
Location Aligned with spatial layers within the Code	Class of Development
All	<ul style="list-style-type: none"> • Buildings of 3 or more building levels. • Dwellings of a density exceeding medium net residential density (i.e., greater than 70 dwelling units per hectare). • Development which exceeds the maximum density or does not meet the minimum site area specified in the relevant DTS/DPF criteria. • Development which exceeds the maximum building height in levels specified in the relevant DTS/DPF criteria. • Development which encroaches into the public realm. • Development with a development cost exceeding \$3 million. • Division of land for residential purposes creating 2 or more additional allotments.

Location Aligned with spatial layers within the Code	Class of Development
	<ul style="list-style-type: none"> • Construction of 3 or more dwellings. • Supported accommodation. • Student accommodation.
Historic Area Overlay Character Area Overlay Local Heritage Place Overlay Heritage Adjacency Overlay Hills Face Zone Significant Landscape Protection Overlay	<ul style="list-style-type: none"> • Any building (except an ancillary building).
Urban Corridor (Boulevard) Zone Urban Corridor (Main Street) Zone Urban Corridor (Living) Zone Urban Corridor (Business) Zone	<ul style="list-style-type: none"> • Development utilising incentives in 'Significant Development Sites' policy.
Activity Centre	<ul style="list-style-type: none"> • Buildings with a gross leasable floor area exceeding 1000m².
Master Planned Neighbourhood Zone Master Planned Township Zone	<ul style="list-style-type: none"> • Land division proposing more than 20 additional allotments. • Land division involving the creation of a public road or public open space.
Suburban Main Street Zone Township Main Street Zone	<ul style="list-style-type: none"> • Any building which is visible from the primary street frontage (except an ancillary building).

The Scheme allows a council to specify certain classes of development to be eligible for Local Design Review in their area. However, this process as shown in **Figure 10** below can only occur when a council registers to participate in the Scheme. Proponents of the eligible classes of development will then be able to

apply to that council to participate in Local Design Review and seek design advice on their development proposal.

Figure 10: Local Design Review within the planning process



Source: Local Design Review Scheme for South Australia – Consultation Guide June 2020

Code Amendment Outcome

Given that this Code Amendment will encourage co-located housing as a new form of shared housing in established areas of the Adelaide metropolitan and Alexandrina council areas with heritage and character context, it is likely that co-located housing could be included as a possible future class of development for consideration under Local Design Review.

However, the relevant council must first be registered under the Scheme (and have a Design Panel established) to identify the eligible classes of development. At this time, none of the six councils participating in this Code Amendment have been registered under the new Scheme, but this may change if the co-located housing policy outlined in this Code Amendment is endorsed by the Commission / affected councils and adopted by the Minister for Planning.

Preparation of relevant Guidance Material

Several local and state jurisdictions around Australia provide various guideline documents to assist proponents / organisations scope out and appropriately design proposals for low-medium to high density residential development before an application for planning approval is lodged.

As co-located housing is a relatively new form of housing and is proposed by this Code Amendment to fit into a uniquely Adelaide context, consideration needs to be given as to whether any associated guidance documents are required to assist any prospective investors / local planning authorities in designing or assessing such developments.

Such guidance documents may take the form of Fact Sheets, Advisory Design Guidelines, Practice Guidelines and / or information sheets to assist in guiding the development of co-located housing in appropriate locations.

In South Australia, the following three Advisory Guideline documents already apply to areas of distinct heritage and character (as defined under the Code) and seek to promote sensitive and contextually responsive adaptive reuse of valued buildings in these areas:

- [Historic Area Overlay Design Advisory Guidelines](#)
- [Character Area Overlay Design Advisory Guidelines](#)
- [Style Identification Advisory Guidelines](#)

Code Amendment Outcome

The following relevant documents have been released with the draft Code Amendment to identify the key stakeholders of interest (to be consulted directly), proposed engagement activities, proposed policy changes, and likely development outcomes:

- Engagement Plan.
- Community Information Fact Sheet.
- Frequently Asked Questions document
- Explanatory Guide for Co-located Housing (short and long form).

In addition, it is expected that a Practitioner's Guide may eventually be prepared by the councils affected that will explain what co-located housing is, outline the different forms of co-located housing envisaged and provide working examples of how co-located housing can be designed and developed to conform to different site area requirements, including any local character considerations.

This Practitioner's Guide could build upon and update the work already embedded within the final Cohousing for Ageing Well Final Report (August 2020) and the current investigations (including Explanatory Guide for consultation) and could be completed prior to any policy becoming operational in the six affected council areas.

Practice Direction, Regulations and model Community Title Scheme Description / By-laws

Associated with the above design guidelines / documents are proposed amendments to existing Practice Directions, Schedule 4 and 8 of the *Planning Development and Infrastructure (General) Regulations (2017)* and the preparation of associated Model Community Title Scheme Description / By-laws to guide the future development of co-located housing in the areas affected by this Code Amendment.

By-laws and scheme descriptions

The current *Community Titles Act 1996* (CTA) does not require a scheme description to apply to development involving six or less allotments (the most likely outcome from this Code Amendment process) but by-laws will apply to all schemes at different levels.

Template by-laws and a template scheme description have been prepared to support the co-located housing model envisaged by the Code Amendment. These documents seek to govern the operation and ongoing management of co-located housing developments, particularly the administration, management and control of common property.

Practice Direction 12 - Conditions

The Commission issues [practice directions](#) to specify procedural requirements under the Act. A series of practice directions already exist in relation to matters such as site contamination assessment, building envelope plans, the urban tree canopy off-set scheme and so on. This includes existing [Practice Direction 12](#) which prescribes a set of conditions that a relevant authority must apply when assessing certain classes of development.

Amendments to existing Practice Direction 12 are proposed to ensure that the common and private areas forming part of any community title co-located housing development are maintained through a scheme description where more than six allotments are proposed, or in accordance with the approved plans where six or less allotments are proposed.

Regulations

Schedule 4 of the *Planning Development and Infrastructure (General) Regulations 2017* currently prescribes a list of development which is exempted from the definition of development and thereby not requiring development approval. This includes any fencing up to 2.1 metres in height, except in certain circumstances.

As co-located housing is to be designed to maintain maximum visibility between living areas and communal open space and therefore avoiding the use of internal fences, it is proposed to amend Schedule 4 to require all fencing in the following circumstances to require development approval:

- a fence in the Co-located Housing Overlay under the Planning and Design Code that is not located on a boundary with land outside of the subject co-located housing development.

Schedule 8 of the *Planning Development and Infrastructure (General) Regulations 2017* currently prescribes a list of information requirements that need to be provided with any plans lodged for assessment with the relevant planning authority.

Amendments are proposed to Schedule 8 to include a set of plan requirements for o-located housing to assist planning authorities in assessment and to ensure that co-located housing is developed and maintained as initially approved.

Code Amendment Outcome

The following relevant documents have been released with the draft Code Amendment to demonstrate that co-located housing is a new class of development with special requirements including a community governance structure:

- Updated Practice Direction 12 – Conditions 2020 – prescribing conditions that must be imposed by a relevant authority in relation to co-located housing.
- Anticipated changes to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations (2017)* to require development approval for all fences associated with co-located housing that is not located on a boundary with land outside of the subject co-located housing development.
- Anticipated changes to Schedule 8 of the *Planning, Development and Infrastructure (General) Regulations (2017)* to prescribe plan requirements for co-located housing.
- Model/template Community Scheme Description for co-located housing.
- Model/template Community By-laws for co-located housing.

The proposed updates to Practice Direction 12 and Schedule 4 and 8 will ensure that local councils have the power to enforce special provisions to ensure that co-located housing occurs in its envisaged form.

The Model Community Scheme Description / By-laws released for information as part of the engagement process are examples only and could be further nuanced to reflect any local character considerations.

4.3.8 Review of Phase Three (Urban Areas) Planning and Design Code Engagement Report (and issues identified during consultation)

Implementation of the Phase Three (Urban Areas) Code on 19 March 2021 resulted in a range of improvements to planning policy to support housing diversity, while recognising the changing aged demographics of our population including new definitions and policy specific to a range of housing types including ancillary accommodation, supported accommodation and retirement facilities.

In its [‘Amendment for Phase Three \(Urban Areas\) Code Amendment Section 73\(7\) Engagement Report’](#) to the Minister for Planning and Local Government, the Commission acknowledged the following further suggestions identified in submissions:

- Providing additional, diverse universally designed housing opportunities for older people to continue to live in their existing community and to ‘age in place’.

- Exploring new models of housing outside of the traditional preference for detached dwellings on large allotments that can offer affordable, well-designed and well-located options for our shifting demographics and household types.
- Facilitate independent housing as well as provide a pathway for the sensitive delivery of small-scale affordable housing in established areas.

Code Amendment Outcome

The Code Amendment addresses the identified issues by providing a dedicated performance assessed pathway for co-located housing in specified areas, where the six affected councils are seeking to provide alternative housing options to facilitate 'ageing in place' and an alternative to traditional forms of senior's housing.

4.3.9 Planning and Design Code Review

As part of this Code Amendment, a series of policy review and refinement processes have been undertaken. These tasks relate to ensuring that the content contained in the Code is contemporary, meets community expectations and provides for co-located housing in appropriate locations.

Review of Code policy has focused on the following important considerations:

- provision of a dedicated 'performance assessed' pathway for co-located housing
- consideration of any new policy (including additional general development policies) that may be required to appropriately guide and encourage co-located housing in the defined spatial area.
- review of the existing Design in Urban Areas General Development Policies in relation to policies that apply to low rise residential development, including group dwellings and residential flat buildings.
- review the existing Transport, Access, and Parking General Development Policies (Table 1 and Table 2) in relation to car parking standards for low rise residential development.
- review existing land use and administrative definitions.

Performance Assessed Pathway for Co-located Housing

A performance assessed development approach to 'co-located housing' is recommended, with specific policy and performance outcomes around:

- The retention and reuse of existing housing stock.
- The preservation of the existing streetscape pattern and character.
- The retention of mature landscaping, with mandatory shared or communal open space to meet the needs of co-located housing occupants.
- The balance between privacy and overlooking, encouraging positive interaction between residents with living areas strategically placed off communal open space to provide passive surveillance across the site.
- Shared car parking areas, limiting the number of driveways.
- Community title land division approach with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.

The above policy requirements are addressed through the new Co-located Housing Overlay, which has been drafted to spatially apply to the Established Neighbourhood Zone in Alexandrina Council, the City of Burnside, Campbelltown, Unley, Prospect, and Town of Walkerville.

These policy initiatives are supported by policy in the Established Neighbourhood Zone, as well as a series of General Development Policies and other key Overlays within the Code. Of note are the following:

- Established Neighbourhood Zone
- Historic Area Overlay
- Character Area Overlay
- Urban Tree Canopy Overlay
- Design in Urban Areas General Development Policies
- Transport, Access, and Parking General Development Policies

Zone Policy Review

Established Neighbourhood Zone

The Established Neighbourhood Zone provides specific guidance on built form, with Desired Outcomes (DO) noting that development should:

‘DO1 – ... include a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns’

‘DO 2 – Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers’.

The Established Neighbourhood Zone has been spatially applied to many residential areas of heritage and character in inner and outer metropolitan Adelaide, including areas of Alexandrina, Campbelltown, Prospect, Unley, Burnside, and Walkerville councils.

The Zone’s Performance Outcomes (PO) also recognise the importance of minimising the impact of any new built form on the established character of the area, providing the following guiding policy:

‘PO 2.2 – Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.’

‘PO 3.1 – Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.’

‘PO 4.1 – Buildings contribute to the prevailing character of the neighbourhood and complement the height of nearby buildings.’

Code Amendment Outcome

The Code Amendment does not intend to make any changes to assessment provisions in the Established Neighbourhood Zone.

Existing policies in the Established Neighbourhood Zone will supplement those provided by the new Co-located Housing Overlay, but will be overridden where there is a conflict with the Overlay policy.

Overlay Policy Review

The Historic Area Overlay and Character Area Overlay also apply to many residential areas which are located within the Established Neighbourhood Zone.

These Overlays provide additional detail about the attributes and desirable elements within a particular area that also need to be assessed when undertaking development.

Both Overlays also include Statements that identify the key attributes for a specific area and are defined council by council.

Another important aspect of the Historic Area Overlay is that approval is required for the demolition of buildings, which assists in the retention of valued built fabric and streetscapes within affected areas.

Code Amendment Outcome

The Code Amendment does not intend to make any changes to policy in either the Historic Area or Character Area Overlays.

Existing policy in both Overlays will supplement those provided by the proposed Co-located Housing Overlay and the Established Neighbourhood Zone.

In situations where the Co-located Housing Overlay applies to allotments / sites where the Historic Area and Character Area Overlays (or any other Overlay for that matter) also apply, then the policies contained in these Overlays will need to be considered collectively (and of equal importance) when considering the merits (or otherwise) of co-located housing development.

General Development Policies Review

The following two general policy modules were reviewed to ensure that there is adequate policy provided to assist assessment of co-located housing development where not specifically provided in the proposed Co-located Housing Overlay:

- Design in Urban Areas General Development Policies.
- Transport, Access and Parking General Development Policies.

Minor changes are proposed to be made to the Design in Urban Areas General Development Policies to include reference to 'co-located housing' in the heading of policy for 'Group Dwellings, Residential Flat Buildings and Battle-axe Development' as some (not all) of the policy located in this part of the module will also be relevant to co-located housing developments.

Minor changes are proposed to Table 1 – General Off-Street Car Parking requirements in the Transport, Access and Parking General Module to list co-located housing as a separate class of development with car parking provided at the following rates:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

Given that the availability of car parking for co-located housing is likely to be an issue of concern to some members of the local community, the Commission has also encouraged each participating council in this Code Amendment to also consider employing powers under the *Road Traffic Act 1961* to manage parking on local streets in a way that would complement the above allowances for co-located housing. This could include, amongst other things, car parking restrictions.

Code Amendment Outcome

The Code Amendment only intends to make minor changes to Design in Urban Areas and Transport, Access and Parking general development policy modules to complement the proposed Co-located Housing Overlay.

General Development Policies will supplement those provided by the Co-located Housing Overlay but will be overridden where there is any conflict with the Overlay policy.

An overview of the general development policies that will apply to the performance assessment of co-located housing (as opposed to other dwelling types) is outlined in **Attachment E** of this Code Amendment, which specifies the proposed changes to the Established Neighbourhood Zone Assessment Table 3 – Applicable Policies for Performance Assessed Development.

A quick snapshot illustrating the likely interaction of general, zone and overlay policy in the Code in relation to co-located housing is provided in **Table 3 below**:

Table 3: Interaction between General, Zone and Overlay policy for co-located housing in the Planning and Design Code

● Policy applicable for co-located housing

Policy	General Development Policies (e.g Design in Urban Areas / Land Division / Transport, Access and Parking)	Established Neighbourhood Zone	Co-located Housing Overlay	Historic Area / Character Area Overlays
Land Use and Intensity	●	●	●	●
Built Form and Character	●	●	●	●
Site Dimensions and Land Division	●	●	●	●
Site coverage		●		
Maximum Building Height		●		
Primary Street Setback		●		●
Secondary Street Setback		●		
Boundary Walls		●	●	

Policy	General Development Policies (e.g Design in Urban Areas / Land Division / Transport, Access and Parking)	Established Neighbourhood Zone	Co-located Housing Overlay	Historic Area / Character Area Overlays
Side Boundary Setback		●		
Rear Boundary Setback		●		
Internal Privacy and Overlooking	●		●	
Open Space	●		●	
Parking and Access	●		●	
Pedestrian Access	●		●	
Landscaping	●		●	●

Notes:

1. In circumstances above where relevant policy in the General Development Policies, Zones or Overlays conflicts with each other, then the policy in the Overlay prevails. Overlay policies take precedence over other Code policies.
2. Site coverage, maximum building height and setback policy defaults to policy in the zone (there is no general policy or policy in the Overlay).
3. In situations where the Co-located Housing Overlay applies to allotments / sites where the Character Area or Historic Area Overlays also applies, then the policies contained in all three Overlays will need to be considered collectively (and of equal importance) when considering the merits (or otherwise) of co-located housing development.

Land Use and Administrative Definitions Review

This Code Amendment intends to provide a separate land use definition for co-located housing as the existing definitions of 'Dwelling', 'Ancillary accommodation', 'Residential Flat Building', and 'Group Dwelling' do not adequately capture co-located housing and its different requirements / form.

The land use definition shown in **Attachment C** is proposed for inclusion in the Code to assist with policy interpretation and to facilitate development that is consistent with the suite of co-located housing policies.

Amendments are also proposed to be made to the definitions for 'group dwelling' and 'residential flat building' to ensure that 'co-located housing' is mutually exclusive from these two dwelling types.

Code Amendment Outcome

The Code Amendment addresses the above issues by providing a new co-located housing land use definition to support policy in the Co-located Housing Overlay and assist planning authorities with policy interpretation.

4.3.10 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Co-located Housing Overlay:

- Application of a new Co-located Housing Overlay to the Established Neighbourhood Zone in Alexandrina Council, the City of Unley, Prospect, Burnside, Campbelltown, and the Town of Walkerville to provide a performance assessed development approach to co-located housing (see affected area maps in **Attachment A**).
- Insert new Co-located Housing Overlay in Part 3 of the Code, as shown in **Attachment C**.

Performance Assessed pathway:

- Introduction of a new performance-assessed pathway for co-located housing in the Established Neighbourhood Zone, with tailored policy applicable for co-located housing, and additional policy for land division and fences (see Assessment Table changes in **Attachment E**).

Land Use Definitions:

- Inclusion of a new land use definition for 'co-located housing' in Part 7 of the Code, which clarifies co-located housing is distinct from other forms of housing such as ancillary accommodation, group dwellings and residential flat buildings (see Land Use Definition changes in **Attachment C**).
- Amendments are also proposed to be made to the definitions for 'group dwellings' and 'residential flat buildings' to ensure that 'co-located housing' is mutually exclusive from these two housing types.

General Development Policies:

- Minor change to the Design in Urban Areas General Development Policies to add 'Co-located Housing' in the heading of section 'Group Dwellings, Residential Flat Buildings and Battle axe Development'.
- Amend Transport, Access and Parking General Development Policies - Table 1 – General Off-Street Car Parking Requirements to add car parking rates for co-located housing as follows:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

5. REFERENCES

- [Advancing Cohousing for Seniors Project – Institute for Sustainable Futures, University of Technology Sydney](#)
- [Bluefield Housing as Alternative Infill for the Suburbs, Dr Damian Madigan \(Routledge, 2023\)](#)
- [Cohousing for Ageing Well Project – Final Report \(August 2020\)](#)
- [Government of South Australia \(2017 Update\), The 30-Year Plan for Greater Adelaide](#)
- [Institute for Sustainable Futures \(University of Technology Sydney\), Kick-starting Cohousing for Older People – Literature Review, Submission to Aged Care Royal Submission](#)
- [Plan SA, Growth Management Program, Land Supply Report for Greater Adelaide \(June 2021\)](#)
- [South Australia’s Plan for Ageing Well 2020-2025 \(June 2020\), Department for Health and Wellbeing](#)
- [State Planning Commission, 30-Year Plan for Greater Adelaide – 2017 Update Report Card 2020-21](#)
- [State Planning Commission, Planning for a New Retirement Future Symposium – What We Have Heard Report \(2019\)](#)
- [State Planning Commission, State Planning Policies \(May 2019\)](#)
- [State Planning Commission, People and Neighbourhoods Discussion Paper \(September 2019\)](#)
- [State Planning Commission, Amendment for Phase Three \(Urban Areas\) Code Amendment Section 73\(7\) Engagement Report \(March 2021\)](#)

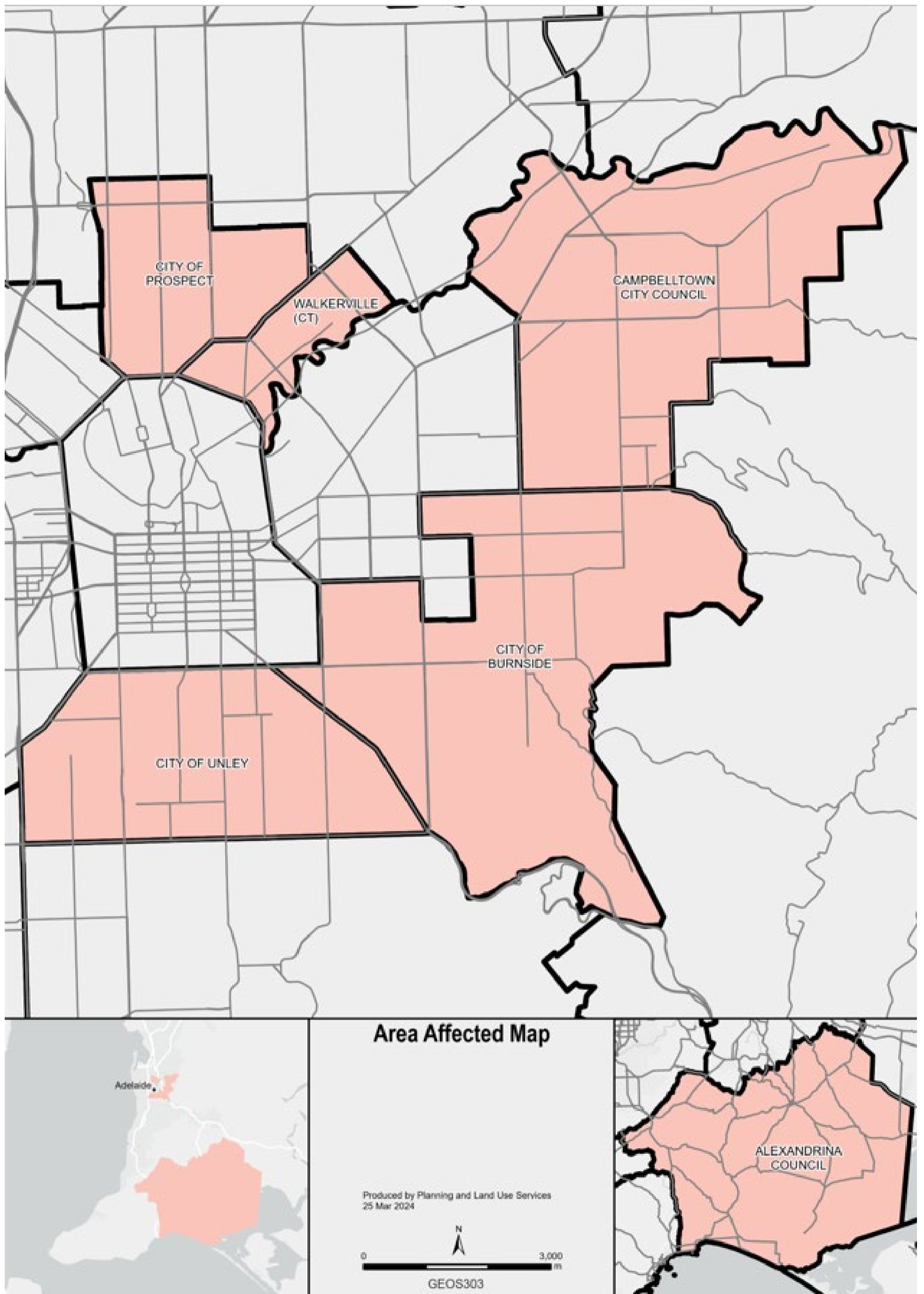
ATTACHMENT A – AFFECTED AREA MAPPING

Map 1 identifies the local government areas affected by this Code Amendment.

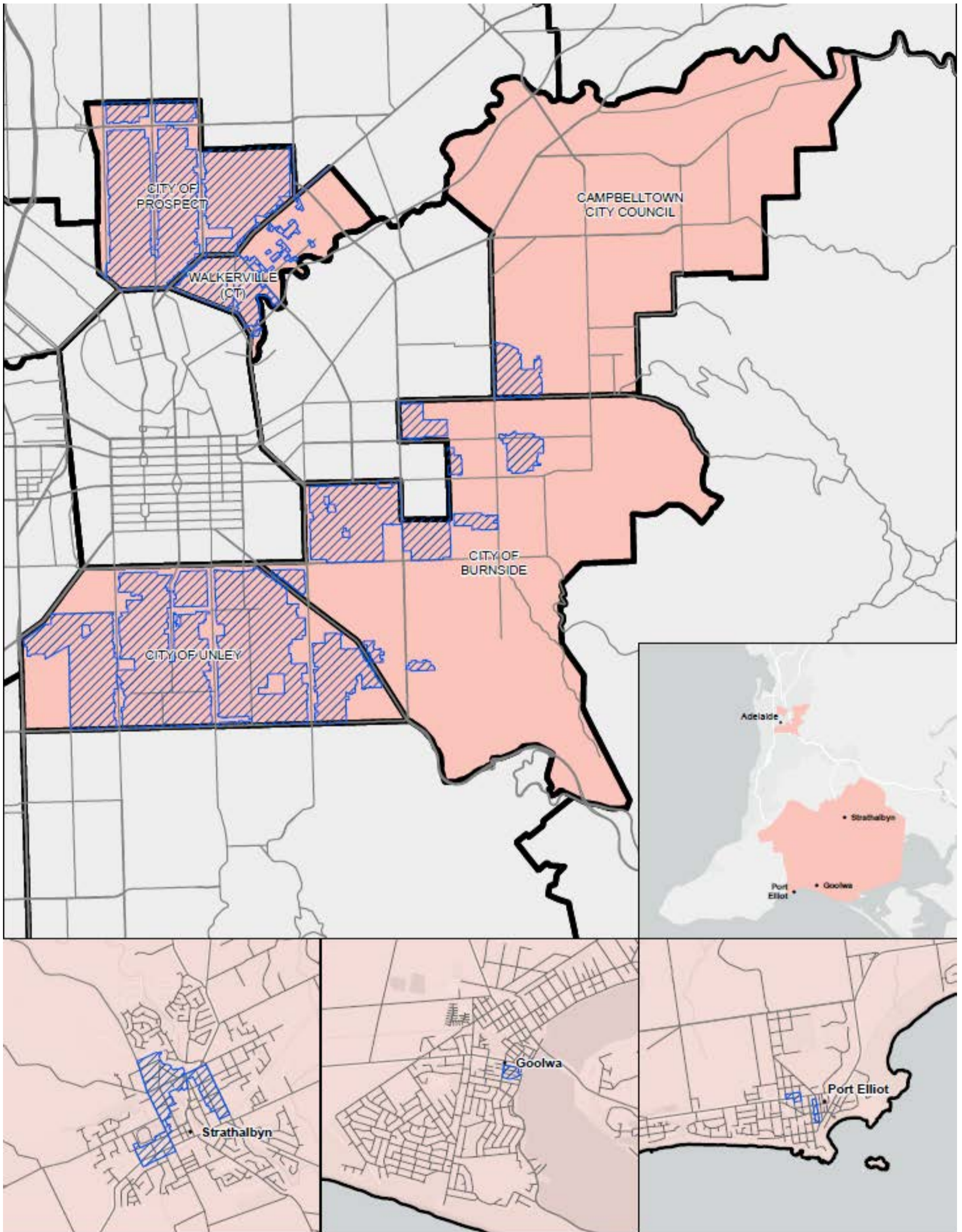
Map 2 identifies the locations of the Established Neighbourhood Zone affected by this Code Amendment.

Detailed mapping of the Established Neighbourhood Zone can be found on the SA Property and Planning Atlas at: sappa.plan.sa.gov.au

Map 1: Affected local government areas

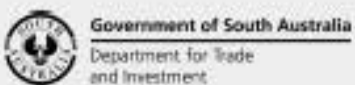


Map 2: Affected Established Neighbourhood Zone



Area Affected by the proposed Co-located Housing Overlay

Produced by Planning and Land Use Services
11 Jun 2024



 Established Neighbourhood Zone

GEOS303

ATTACHMENT B – CURRENT CODE POLICY

The Established Neighbourhood Zone applies to areas affected by the Code Amendment. A copy of the assessment provisions of the Established Neighbourhood Zone is provided below (from Planning and Design Code version 2024.10).

No changes are proposed to the assessment provisions of the Established Neighbourhood Zone by this Code Amendment. The provisions of the new Co-Located Housing Overlay (shown in **Attachment C**) are proposed to be applied in conjunction with the existing relevant policies of the Established Neighbourhood Zone.

Several overlays also apply throughout the affected area. All existing overlays are to be retained and are not affected by this Code Amendment.

The most common overlays which apply in the areas affected by the Code Amendment include:

- Airport Building Heights (Regulated)
- Character Area
- Historic Area
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Urban Tree Canopy

Other overlays which may apply to allotments / sites within those areas affected by the Code Amendment:

- Advertising Near Signalised Intersections
- Affordable Housing
- Aircraft Noise Exposure
- Building Near Airfields
- Heritage Adjacency
- Hazards (Flooding – Evidence Required)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Local Heritage Place
- Major Urban Transport Routes
- State Heritage Place
- Traffic Generating Development
- Urban Transport Routes

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> i. does not exceed 30% of the total floor area of the associated dwelling (excluding any garage or carport) or 50m² gross leasable floor area, whichever is the lesser ii. does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<ul style="list-style-type: none"> i. the building is a State or Local Heritage Place ii. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes. <p>(c) is located more than 500m from an Activity Centre and satisfies one of the following:</p> <ul style="list-style-type: none"> i. does not exceed 100m² gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road ii. does not exceed 200m² gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road <p>(d) the development site abuts an Activity Centre and all the following are satisfied:</p> <ul style="list-style-type: none"> i. it does not exceed 200m² gross leasable floor area (individually or combined, in a single building) ii. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m².
<p>PO 1.3</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>centres, places of worship, child care facilities and other health and welfare services</p> <p>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</p> <p>(d) open space and recreation facilities.</p>	
<p>PO 1.5</p> <p>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.5</p> <p>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
<p>PO 2.1</p> <p>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.</p>	<p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <ul style="list-style-type: none"> (a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<p>[VIEW MINIMUM SITE AREA TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</p> <p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <p>[VIEW MINIMUM FRONTAGE TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</p> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(b) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <ul style="list-style-type: none"> i. private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space ii. car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Site coverage	
<p>PO 3.1</p> <p>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1</p> <p>Development does not result in site coverage exceeding:</p> <p>[VIEW SITE COVERAGE TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</p> <p>In instances where:</p> <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
Building Height	
<p>PO 4.1</p> <p>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.</p>	<p>DTS/DPF 4.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <ul style="list-style-type: none"> (a) the following: <p>[VIEW MAXIMUM BUILDING HEIGHT TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</p> <ul style="list-style-type: none"> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. <p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development. (b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
<p>PO 4.2</p> <p>Additions and alterations do not adversely impact on the streetscape character.</p>	<p>DTS/DPF 4.2</p> <p>Additions and alterations:</p> <p>(a) are fully contained within the roof space of a building with no external alterations made to the building elevation facing the primary street or</p> <p>(b) meet all of the following:</p> <p>i. do not include any development forward of the front façade building line</p> <p>ii. where including a second or subsequent building level addition, does not project beyond a 45 degree angle measured from ground level at the building line of the existing building.</p>								
Primary Street Setback									
<p>PO 5.1</p> <p>Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1" data-bbox="730 1131 1417 2065"> <thead> <tr> <th data-bbox="730 1131 1082 1193">Development Context</th> <th data-bbox="1082 1131 1417 1193">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1193 1082 1442">There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td> <td data-bbox="1082 1193 1417 1442">The average setback of the existing buildings.</td> </tr> <tr> <td data-bbox="730 1442 1082 1765">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td> <td data-bbox="1082 1442 1417 1765">The setback of the existing building.</td> </tr> <tr> <td data-bbox="730 1765 1082 2065">There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing</td> <td data-bbox="1082 1765 1417 2065"> <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary</p> </td> </tr> </tbody> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary</p>
Development Context	Minimum setback								
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.								
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.								
There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing	<p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary</p>								

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
	building is on a corner site.	street frontage - no DTS/DPF is applicable
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.
	<p>For the purposes of DTS/DPF 5.1:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.</p>	
Secondary Street Setback		
<p>PO 6.1</p> <p>Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 6.1</p> <p>Building walls are set back from the secondary street boundary (other than a rear laneway):</p> <p>(a) no less than:</p> <p><i>[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</i></p> <p>or</p> <p>(b) 900mm, whichever is greater</p> <p>or</p> <p>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</p>	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.
Boundary Walls	
<p>PO 7.1</p> <p>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</p> <p>(a)</p> <p><i>[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</i></p> <p>or</p> <p>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <ul style="list-style-type: none"> i. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height ii. side boundary walls do not: <ul style="list-style-type: none"> A. exceed 3.2m in wall height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a</p>	<p>DTS/DPF 7.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
low density suburban streetscape character.	the minimum distance identified in Established Neighbourhood Zone DTS/DPF 8.1.
Side Boundary Setback	
<p>PO 8.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1</p> <p>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</p> <p>(a) no less than:</p> <p><i>[VIEW MINIMUM SIDE BOUNDARY SETBACK TECHNICAL AND NUMERIC VARIATIONS ON SAPPA IN THE RELEVANT LOCATION]</i></p> <p>(b) in all other cases (i.e., there is a blank field), then:</p> <ul style="list-style-type: none"> i. where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm ii. for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level iii. for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <p>(a) 4m for the first building level</p> <p>(b) 6m for any second building level.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
(d) space for landscaping and vegetation.	
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <ul style="list-style-type: none"> (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
Ancillary buildings and structures	
<p>PO 11.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 11.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are constructed, added to or altered so that they are situated at least <ul style="list-style-type: none"> i. 500mm behind the building line of the dwelling to which they are ancillary or ii. 900mm from a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> i. is set back at least 5.5m from the boundary of the primary street

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
	<p>ii. when facing a primary street or secondary street has a total door/opening not exceeding 7m or 30% of the site frontage (whichever is the lesser) when facing a primary street or secondary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 8m unless:</p> <p>i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</p> <p>ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary not exceeding 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end), and where located to the side of the associated dwelling, have a wall height or post height no higher than the wall height of the associated dwelling</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour.</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>i. a total area as determined by the following table:</p> <table border="1" data-bbox="842 1599 1453 2018"> <thead> <tr> <th data-bbox="842 1599 1235 1809">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1235 1599 1453 1809">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 1809 1235 1872"><150</td> <td data-bbox="1235 1809 1453 1872">10%</td> </tr> <tr> <td data-bbox="842 1872 1235 1944">150-200</td> <td data-bbox="1235 1872 1453 1944">15%</td> </tr> <tr> <td data-bbox="842 1944 1235 2018">201-450</td> <td data-bbox="1235 1944 1453 2018">20%</td> </tr> </tbody> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site								
<150	10%								
150-200	15%								
201-450	20%								

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature							
	>450	25%						
<p>PO 11.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 11.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>							
<p>PO 11.3</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 11.3</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1" data-bbox="826 1160 1310 1352"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m²</td> <td>60m²</td> </tr> <tr> <td>>500m²</td> <td>80m²</td> </tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>i. in front of any part of the building line of the main building to which it is ancillary</p> <p style="text-align: center;">or</p> <p>ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>i. is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p>		Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area							
≤500m ²	60m ²							
>500m ²	80m ²							

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<ul style="list-style-type: none"> i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p>
Advertisements	
<p>PO 12.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 12.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</p>

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the

applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any of the following (or of any combination of any of the following):	None specified.

<ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	
6. Demolition.	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Note: Non-residential classes of development have been omitted from the table for clarity

ATTACHMENT C – PROPOSED CODE POLICY

1. (New) Co-located Housing Overlay

The new Co-located Housing Overlay is proposed to spatially apply over the Established Neighbourhood Zone in Alexandrina Council, the City of Prospect, City of Unley, City of Burnside, Town of Walkerville, and Campbelltown City Council.

The proposed new Overlay is set out below.

The Overlay should be read in conjunction with other relevant provisions of the Planning and Design Code. The relevant provisions which are proposed to apply to co-located housing are set out in the Assessment Table in **Attachment E**.

Part 3 – Overlays

Co-located Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Co-located housing integrated within and amongst existing housing stock to cater for a variety of household structures, including aging in place, whilst maintaining existing dwellings, streetscape character, and neighbourhood amenity.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Co-located housing established to support variety in housing options.	DTS/DPF 1.1 None are applicable.
Site Dimensions and Land Division	
PO 2.1 Sites for co-located housing are of a suitable size to accommodate the intended number of dwellings, common facilities for shared use (which may include a kitchen, dining / living	DTS/DPF 2.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
room and laundry), shared car parking, communal open space, soft landscaping areas and retention of existing mature vegetation.	
<p>PO 2.2</p> <p>Co-located housing includes (as part of the application, or via a current existing development authorisation) a community title land division with a community scheme description (if applicable) and by-laws that address the tenure, access, functional and operational management matters of co-located housing.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Amalgamation of sites is encouraged to achieve improved design outcomes for co-located housing including improved solar orientation of housing, increased soft landscaping and greater retention of tree canopy.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Division of land providing for co-located housing will be taken to retain the historical pattern of land division in the locality (where applicable).</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
Built Form and Character	
<p>PO 3.1</p> <p>Co-located housing features dwellings behind or integrated with one or more established dwellings which faces the primary street in a manner which preserves the existing streetscape pattern and character.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Co-located housing incorporates form, height, scale, spacing and design that complements the prevailing streetscape character of the locality.</p>	<p>DTS/DPF3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>New building(s) accommodating dwelling(s) for co-located housing have footprint(s) which minimise bulk and scale impacts on adjoining residential properties and retains areas for landscaping and communal open space.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 3.4</p> <p>Co-located housing dwellings are separated from other buildings and boundaries within the site to facilitate the provision of open space, retention of deep root zones for trees, reduce the visual impact of buildings, and provide an attractive outlook and access to light and ventilation from both within and external to the development site.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Co-located housing boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.</p>	<p>DTS/DPF 3.5</p> <p>Side boundary walls occur only on one side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 8m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Open Space	
<p>PO 4.1</p> <p>Shared or communal open space is provided to meet the needs of co-located housing occupants, in a manner that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Private open space is taken to be met for co-located housing if all the following are achieved:</p> <ul style="list-style-type: none"> (a) an average minimum of 16m² of communal open space is provided per co-located housing dwelling for shared use by all occupants (b) 80m² of communal open space, with a minimum dimension of 5m, is provided in a single location that is overlooked by a minimum of two dwellings (c) communal open space: <ul style="list-style-type: none"> (i) is obscured or screened from public view (external to the site) by siting or the use of vegetation, buildings, or other similar structures with a minimum height of 1.8m

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<p>above ground level and a maximum transparency of 20%</p> <p>(ii) has a minimum dimension of 2.0m</p> <p>(iii) may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides</p> <p>(iv) does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways, or vehicle parking areas.</p>
Internal Privacy and Overlooking	
<p>PO 5.1</p> <p>Co-located housing encourages positive interaction between residents with the living areas of dwellings strategically placed off communal open space to create strong connections between inside and out and to provide passive surveillance across the site.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Co-located housing developments maintain visibility between living areas and communal open space, avoiding internal fencing and other obstructions to promote passive surveillance across the site.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Bedrooms are oriented away from the large area(s) of communal open space and are instead provided with views of, and access to smaller areas of outdoor private open space.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Parking and Access	
<p>PO 6.1</p> <p>Car parking is provided to meet the needs of co-located housing occupants.</p>	<p>DTS/DPF 6.1</p> <p>One car parking space is provided per dwelling.</p>
<p>PO 6.2</p> <p>Car parking is shared and established in a manner that maintains the existing primary streetscape and limits the number of additional driveway access points.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 6.3</p> <p>Existing driveways and manoeuvring areas are maintained to maximise landscaping and communal open space.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
Pedestrian Access	
<p>PO 7.1</p> <p>Pedestrian access to co-located housing from the primary street frontage is convenient and minimises disruption to the occupants of other co-located housing.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Landscaping	
<p>PO 8.1</p> <p>Co-located housing retains mature landscaping throughout the site in order to maintain the existing character of the locality and enhance resident amenity.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Landscaping is used to soften the bulk, scale and visual appearance of new buildings and to minimise hard, impermeable on-site surface treatments.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development, and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

2. Amendments to Land Use Definitions

Part 7 – Land Use Definitions

Drafting note:

Green text = new text

New definition

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
<p>Co-located housing</p>	<p>Means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay:</p> <ul style="list-style-type: none"> (a) that each occupy an allotment created under the <i>Community Titles Act 1996</i>; (b) that comprises at least one or more established dwellings facing a primary street that may be sensitively altered and / or extended as part of the co-located housing development to accommodate additional dwellings; and (c) that incorporates communal open space that is accessible to all dwellings; and (d) may also comprise other common areas and / or facilities for shared use by all occupants, including: <ul style="list-style-type: none"> i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities ii. shared laundry facilities iii. shared carparking. 		<p>Ancillary accommodation;</p> <p>Group dwelling;</p> <p>Residential flat building</p>

Amendments to existing definitions

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without 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 but does not include a building that is part of co-located housing.		Co-located housing
Residential flat building	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.		Co-located housing; Group dwelling; Row dwelling; Semi-detached dwelling;

3. Amendments to Established Neighbourhood Zone

Amendments are proposed to Table 3 of the Established Neighbourhood Zone to identify the policies that are applicable to the assessment of co-located housing. Proposed tracked changes are shown in **Attachment E**.

No changes are proposed to the Assessment Provisions of the Established Neighbourhood Zone, nor any changes to other classification tables and procedural matters (i.e. Tables 1, 2, 4 and 5 of the Established Neighbourhood Zone remain unchanged).

4. Amendments to General Development Policies

1. Minor change to the Design in Urban Areas General Development Policies to add 'Co-located Housing' in the heading of section 'Group Dwellings, Residential Flat Buildings and Battle axe Development'.
2. Amend Transport, Access and Parking General Development Policies - Table 1 – General Off-Street Car Parking Requirements to add car parking rates for co-located housing as follows:

Class of Development	Car Parking Rate
Co-located Housing	1 space per dwelling 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 1: Integrated Planning</p> <p>Objective: <i>To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</i></p>	
<p>SPP 1: Integrated Planning</p> <p>Objective <i>To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity, and sustainable future.</i></p>	<p>The Code Amendment seeks to promote ‘integrated planning’ by allowing sites to be redeveloped to take advantage of established and well-serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.</p>
<p>SPP 2: Design Quality</p> <p>Objective: <i>To elevate the design quality of South Australia’s built environment and public realm.</i></p>	
<p>Policy 2.9 <i>Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i></p> <p>Policy 2.11 <i>Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.</i></p> <p>Policy 2.12 <i>Create design solutions for infill development that improves the relationship between building and public spaces, and the interface with neighbours.</i></p>	<p>The Code Amendment promotes the delivery of quality and contemporary design strategies and outcomes for the development of the Affected Area.</p>
<p>SPP 3: Adaptive Reuse</p> <p>Objective: <i>The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.</i></p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>Policy 3.4 <i>Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.</i></p>	<p>The Code Amendment will facilitate opportunities for the potential adaptive reuse of existing sites/housing, while offering opportunities to rejuvenate established neighbourhoods while allowing 'ageing in place' and the provision of smaller footprint dwellings.</p>
<p>SPP 5: Climate Change</p> <p>Objective: <i>Provide for development that is climate ready so that our economy, communities, and environment will be resilient to climate change impacts.</i></p>	
<p>Policy 5.1 <i>Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability, and the use of public transport.</i></p>	<p>The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable. The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character, retain mature landscaping and ensure commitment to tree planting as part of any development.</p>
<p>SPP 6: Housing Supply and Diversity</p> <p>Objective: <i>To promote the development of a well-serviced and sustainable housing and land choices where and when required.</i></p>	
<p>Policy 6.6 <i>A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p>	<p>The Code Amendment seeks to facilitate the development of different forms of housing, including that which takes advantage of the locational advantages offered by established areas.</p>
<p>SPP 7: Cultural Heritage</p> <p>Objective: <i>To protect and conserve heritage places and areas for the benefit of our present and future generations.</i></p>	
<p>Policy 7.1 <i>The sensitive and respectful use of our culturally and historically significant places.</i></p> <p>Policy 7.3 <i>Recognise and protect places and areas of acknowledged heritage value for future generations.</i></p> <p>Policy 7.4 <i>The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.</i></p>	<p>The Code Amendment will further encourage the adaptive reuse of heritage buildings in the established areas affected by the Code Amendment.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 11: Strategic Transport Infrastructure</p> <p>Objective: <i>To integrate land use policies with existing and future transport infrastructure, services, and functions to preserve and enhance safe, efficient, and reliable connectivity for people and business.</i></p>	
<p>Policy 11.5 <i>Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking, and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.</i></p>	<p>The Code Amendment will support the development of additional forms of shared housing in established areas of Adelaide which are well connected to high frequency public transport services.</p>

2. Regional Plans

The Regional Plan

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The investigations undertaken to date and outlined in this Code Amendment will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

The key policies and targets of the 30-Year Plan for Greater Adelaide (2017 Update) which are of most relevance to this Code Amendment are detailed in the below table.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>30 Year Plan for Greater Adelaide (2017 Update)</p>	
<p>Targets</p>	
<p>Target 1 – Containing our urban footprint and protecting our resources.</p> <p>1.1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.</p>	<p>Spatial application of the Co-located Housing Overlay to established residential areas of five inner-metropolitan council areas affected will provide opportunities for a range of housing types and styles to be developed, to support projected growth and changing housing needs in inner metropolitan Adelaide.</p>
<p>Target 2 - 60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045.</p>	
<p>Target 3 - Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.</p>	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Target 4 - Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	
Target 6 – Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	
Policies	
<i>Transit corridors, growth areas and activity centres</i>	
<p>Policy 1:</p> <p>Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2).</p>	<p>The Code Amendment will support the development of additional forms of shared housing in established areas of Adelaide which are well connected to high frequency public transport services.</p>
<p>Policy 2:</p> <p>Increase residential and mixed-use development in the walking catchment of:</p> <ul style="list-style-type: none"> • strategic activity centres • appropriate transit corridors • strategic railway stations. 	<p>The Code Amendment seeks to promote ‘integrated planning’ by allowing sites to be redeveloped to take advantage of established and well-serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.</p>
<i>Design Quality</i>	
<p>Policy 26:</p> <p>Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide’s changing housing needs, reflects its character and climate and provides a diversity of price points.</p>	<p>Spatial application of the Co-located Housing Overlay over the Established Neighbourhood Zone will provide opportunities to deliver co-located housing to meet changing needs and lifestyles in proximity to a range of existing services, facilities, and open space.</p>
<p>Policy 27:</p> <p>Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors, and existing detached housing precincts.</p>	<p>High quality design outlined in the Code Amendment will require all co-located housing to be ‘cognisant’ of the existing streetscape and limit the impact on surrounding established housing and gardens.</p> <p>Where there is permitted ‘overlooking’ within a co-located housing</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
	<p>development, existing privacy specifications for neighbouring properties will remain.</p> <p>The type of co-located housing development sought by the Code Amendment is best described as low-rise, small-scale co-located housing or 'cohousing lite'.</p>
<p>Policy 30:</p> <p>Support the characteristics and identities of different neighbourhoods, suburbs, and precincts by ensuring development considers context, location, and place.</p>	<p>The proposal seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.</p>
<i>Heritage</i>	
<p>Policy 33:</p> <p>Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p>	<p>The Code Amendment will further encourage the adaptive reuse of heritage buildings in the established areas affected by the Code Amendment.</p>
<p>Policy 35:</p> <p>Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.</p>	<p>The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable.</p> <p>The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.</p>
<i>Housing mix, affordability and competitiveness</i>	
<p>Policy 37:</p> <p>Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> • Ancillary dwellings such as granny flats, laneway, and mews housing. • Dependent accommodation such as nursing homes. • Assisted living accommodation. • Aged-specific accommodation such as retirement villages. • Small lot housing types. 	<p>The Code Amendment seeks to facilitate the development of alternative forms of smaller footprint housing for 'ageing in place' and 'intergenerational living', including that which takes advantage of the locational advantages offered by established areas.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Policy 38:</p> <p>Explore the evolution of existing housing in local heritage areas to provide ancillary residences that encourage ageing in place and enable the release of equity to owners whilst protecting heritage values.</p>	<p>The Code Amendment will facilitate opportunities for the potential adaptive reuse of existing sites/housing, while offering opportunities to rejuvenate established neighbourhoods while allowing 'ageing in place' and the provision of smaller footprint dwellings.</p>
<p>Policy 39: Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.</p>	<p>The Code Amendment seeks to facilitate the addition of more diverse housing choices, including alternative forms of small-lot housing for seniors which permit 'ageing in place' and allow 'intergenerational living'.</p>
<p><i>Health, wellbeing, and inclusion</i></p>	
<p>Policy 47:</p> <p>Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • Diverse housing options that support affordability. • Walkable connections to public transport and community infrastructure. 	<p>The Code Amendment seeks to promote 'integrated planning' by allowing sites to be redeveloped to take advantage of established and well serviced locations in proximity to high frequency public transport to facilitate the addition of more diverse housing choices, including alternative forms of housing for seniors such as co-located housing.</p>
<p><i>Climate change</i></p>	
<p>Policy 107:</p> <p>Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>	<p>The Code Amendment seeks to facilitate the development of alternative housing accommodation which is sustainable.</p> <p>The proposal also seeks to retain and reuse existing housing stock, maintain and or improve local streetscape character and retain mature landscaping.</p>

3. Other Strategic Plans

The Code Amendment is also consistent with several other state and local strategic plans, as detailed below:

South Australia's Plan for Ageing Well 2020-2025

[South Australia's Plan for Ageing Well 2020-2025 \(the Plan\)](#) was released in June 2020 and outlines the State Government and community's vision and priorities for ageing well for all South Australians over this five-year time period.

The Plan has replaced the previous State Ageing Plan 'Prosperity through Longevity' that concluded in 2019 and builds on the significant work achieved under that Plan.

The Plan was informed by community consultation with 1,500 older people from diverse backgrounds and 400 people involved in co-creating the vision, priorities, and enablers for ageing well in South Australia.

The Plan's Strategic Priority 1: "Home and community – There is no place like home" includes three key themes of action:

1. Accessible supports that make existing homes more flexible to people's changing needs and wants over time.
2. Models and options to create homes that suit a greater diversity of needs and aspirations.
3. Affordable and accessible homes.

The Co-housing for Ageing Well Project undertaken over 2019-2020 is referenced as a case study for theme 2 above, which outlines a desired to provide new models of housing to suit the diversity of needs and aspirations.

Code Amendment Outcome

The Code Amendment aims to achieve the above outcomes by facilitating development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements for older residents wishing to stay living in their own home and community, and to provide housing that benefits a broader cross-section of the community.

City of Prospect Housing Diversity and Desirable Neighbourhoods Study

The Housing Diversity and Desirable Neighbourhoods Study (the Study) provides a roadmap that guides the City of Prospect's capacity to meet community expectations and emerging needs regarding character protection and future housing for local neighbourhoods.

The Study concluded that emerging housing needs catering for empty nesters, smaller households, affordable housing, long term rental, ageing in place, cultural diversity, millennial choices, intergenerational living, locational demands for schools, facilities and services and flexible living/working arrangements, can be provided in several ways, as follows while still retaining Prospect's streetscape qualities for its established residential areas:

- cohousing up to 70m² in area – infill housing that incorporates the existing dwelling in association with new accommodation situated on the same site as the existing dwelling.
- laneway / granny flat / ancillary housing up to 70m² in area – infill housing that retains and is ancillary of subordinate to the existing dwelling and emulates rear outbuildings in existing properties.
- cluster housing – housing concept that involves the grouping of small dwellings usually surrounding a common yard and situated on a large site or amalgamated site.
- small lot development – involves the creation of small to micro-lots of between 80 to 200m² and provides for semi-detached cottages and detached cottages.

Code Amendment Outcome

The Code Amendment aims to achieve the above outcomes by facilitating development in which existing older houses might be altered or extended to create socially cohesive co-located housing arrangements for older residents wishing to stay living in their own home and community. It also seeks to provide greater housing choice beyond the traditional reliance on detached dwellings to accommodate ageing-in-place and intergenerational living.

Campbelltown Economic Development Plan 2024 (adopted February 2021)

The Economic Development Plan is one of the strategic management plans aligned to Council's Strategic Plan 2024.

The Economic Development Plan identifies the strengths, opportunities and gaps within the Council area that influence people's quality of life by improving liveability in the area through an economic development lens. The Plan is built around four (4) themes, including:

- Supporting job growth.
- Encouraging education.
- Embracing innovation.
- Improving living.

The 'Improving living' theme is the most relevant to this Code Amendment and the research undertaken here concludes that the ageing population in the City of Campbelltown together with a desire to 'age in place' is likely to create demand for different styles of housing accommodation, new private investment opportunities and new forms of infill development.

Code Amendment Outcome

The Code Amendment seeks to address the above council plan by providing greater housing choice beyond the traditional reliance on detached dwellings – to accommodate ageing-in-place and intergenerational living.

ATTACHMENT E – ESTABLISHED NEIGHBOURHOOD ZONES – CHANGES TO TABLE 3 - APPLICABLE POLICIES FOR PERFORMANCE ASSESSED DEVELOPMENT

Table 3 - Applicable Policies for Performance Assessed Development

Changes envisaged by the Future Living Code Amendment are outlined in track changes below (~~red text~~ for deletions, green text for insertions).

Only those classes of development (i.e. table rows) proposed to be amended by the Code Amendment are shown in the table below, for clarity.

The following table identifies the policies that are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Co-located housing in the Co-located Housing Overlay	Land Use and Intensity PO 1.1 Site coverage PO 3.1 Building Height PO 4.1 Primary Street Setback PO 5.1 Secondary Street Setback PO 6.1 Side Boundary Setback PO 8.1 Rear Boundary Setback PO 9.1 Appearance PO 10.1, PO 10.2	Clearance from Overhead Powerlines PO 1.1 Design in Urban Areas [All Development [On-site Waste Treatment Systems]] PO 6.1 Design in Urban Areas [All Development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5 Design in Urban Areas [All Development [Overlooking / Visual Privacy (low rise buildings)]] PO 10.1, PO 10.2 Design in Urban Areas [All Development [Site Facilities / Waste Storage (excluding low rise residential development)]] PO 11.1, PO 11.2, PO 11.3, PO 11.4, PO 11.5 Design in Urban Areas [All residential development [Front elevations and passive surveillance]] PO 17.1, PO 17.2 Design in Urban Areas [All residential development [Outlook and Amenity]] PO 18.1, PO 18.2 Design in Urban Areas [Residential Development - Low Rise [External appearance]] PO 20.1, PO 20.2, PO 20.3	None	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3 Affordable Housing Overlay [Built Form and Character] PO 2.1 Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2 Affordable Housing Overlay [Movement and Car Parking] PO 4.1 Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5 Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2 Character Preservation District Overlay [Land Use and Intensity] PO 1.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area]

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development - Low Rise [Landscaping]] PO 22.1</p> <p>Design in Urban Areas [Residential Development - Low Rise [Car parking, access and manoeuvrability]] PO 23.1, PO 23.2, PO 23.3, PO 23.4, PO 23.5, PO 23.6</p> <p>Design in Urban Areas [Residential Development - Low Rise [Waste storage]] PO 24.1</p> <p>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Amenity]] PO 31.2</p> <p>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Communal Open Space]] PO 32.1, PO 32.2, PO 32.3, PO 32.4, PO 32.5</p> <p>Design in Urban Areas [Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Site Facilities / Waste Storage]] PO 35.1, PO 35.2, PO 35.3, PO 35.4, PO 35.5, PO 35.6</p> <p>Design in Urban Areas [Co-Located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development [Water sensitive urban design]] PO 36.1, PO 36.2</p> <p>Design in Urban Areas [Laneway Development [Infrastructure and Access]] PO 44.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]</p>		<p>PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Co-located Housing Overlay [Land Use and Intensity] PO 1.1</p> <p>Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3</p> <p>Co-located Housing Overlay [Built Form and Character] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Co-located Housing Overlay [Open Space] PO 4.1</p> <p>Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.1, PO 5.2, PO 5.3</p> <p>Co-located Housing Overlay [Parking and Access] PO 6.1, PO 6.2</p> <p>Co-located Housing Overlay [Pedestrian Access] PO 7.1</p> <p>Co-located Housing Overlay [Landscaping] PO 8.1, PO 8.2</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] PO 3.1, PO 3.5, PO 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>		<p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Fence	None	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Fences and</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Walls]] PO 9.1		PO 1.1 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Ancillary Development] PO 4.4 Coastal Flooding Overlay PO 1.1 Co-located Housing Overlay [Internal Privacy and Overlooking] PO 5.2 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Road Widening Overlay [Future Road Widening] PO 1.1 Gateway Overlay [Landscaping] PO 3.3 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1 Hazards (Flooding) Overlay [Flood Resilience] PO 3.6 Heritage Adjacency Overlay [Built Form] PO 1.1 Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Ancillary development] PO 4.4 Historic Shipwrecks Overlay [General] PO 1.1 Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5 Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1 Marine Parks (Managed Use) Overlay [Land Use] PO 1.1 Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.4</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7</p>
Land division	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 2.2</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10</p> <p>Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6</p>	None	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Aircraft Noise Exposure Overlay [Land Division] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity]</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1</p>		<p>PO 1.1</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Co-located Housing Overlay [Site Dimensions and Land Division] PO 2.1, PO 2.2, PO 2.3</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1</p> <p>Environment and Food Production Areas Overlay PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6</p> <p>Hazards (Bushfire - Urban Interface) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 2.1</p> <p>Hazards (Flooding) Overlay [Land Division] PO 1.1</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Land Division] PO 2.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Land Division] PO 5.1</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Land Division Overlay [General] PO 1.1, PO 1.2</p> <p>Local Heritage Place Overlay [Land Division] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land Division] PO 5.1, PO 5.2</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
			<p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p>