

# CO-LOCATED HOUSING

## An Explanatory Guide

Released in association  
with engagement on the  
State Planning  
Commission's Future  
Living Code Amendment

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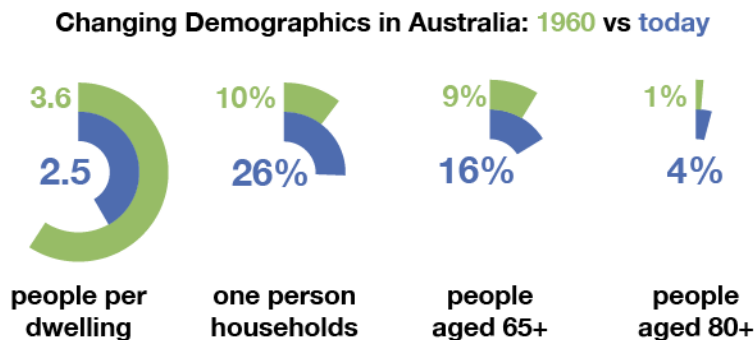


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## Background: from greenfield to bluefield

It is well-understood that there are many housing pressures in Australia, and Adelaide is not immune. Beyond the financial pressures of housing, we face challenges relating to demographics, the evolving make-up of our households, how we age within our communities, and how we gain access to those communities in the first instance. In simple terms, we need to increase our housing supply and we need to do this in a way that also increases the variety of our housing types. This means creating housing of different sizes and price points for both purchase and rent.



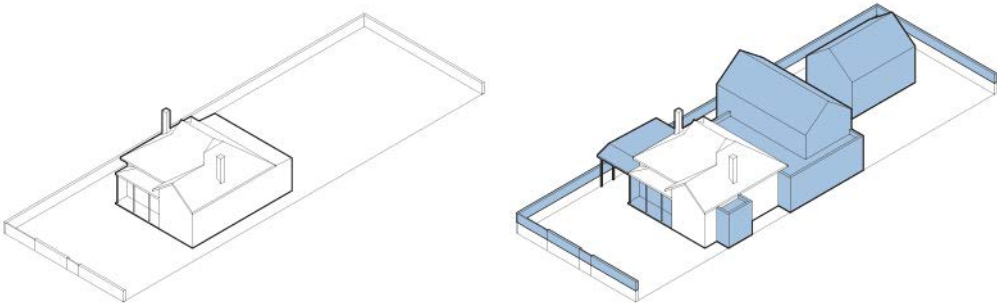
Significantly, it also means looking for new housing opportunities in areas we may not have looked in the past. Traditionally, there have been three main areas where new housing supply is created:

- **Greenfields:** this is open space often found on the fringes of the metropolitan area, but sometimes within it, that is developed for the first time for housing estates or new suburbs.
- **Brownfields:** these are large industrial or commercial sites that are no longer needed for their original purpose and are redeveloped for residential use, sometimes at a medium- to high-density scale.
- **Greyfields:** these are older suburbs where the housing stock is ageing, generally not highly valued for retention, and is therefore subject to knock-down-rebuild minor infill. This often sees allotments amalgamated to form multi-unit developments, or single allotments subdivided to create two or more dwellings where there was previously one.

Each of these three development forms has their role to play in increasing housing supply, and each shares a common goal: to consolidate where new houses are created so that many older suburbs – particularly those with heritage and character traits – can remain largely unchanged.

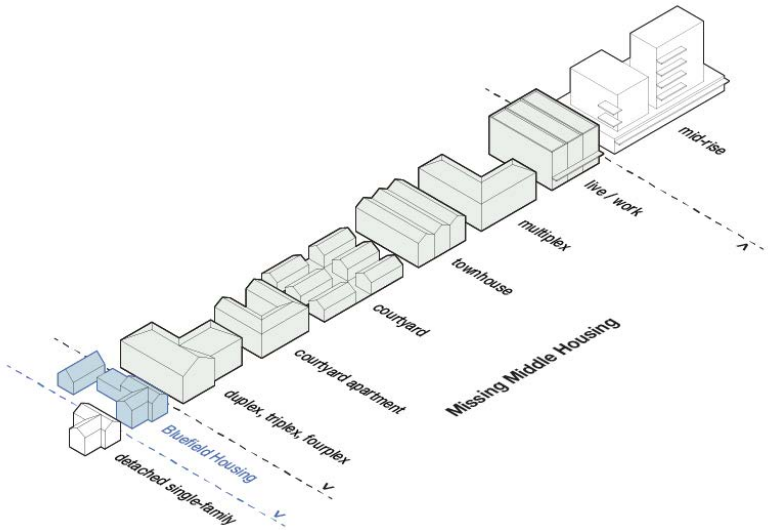
However, while green-, brown-, and greyfield locations continue to add new housing and evolve our city, we know that older suburbs continue to change too. This is seen when older houses are adapted or demolished and replaced with single-family homes that are often larger than the original. Change is also seen when houses are replaced with two or more semi-detached homes, each of which can often be as large as the single-family home it helped replace. This form of development has its part to play in creating more houses in well-serviced areas. However, such housing often only increases the number of houses, and not the variety of housing types that can offer different price points within the neighbourhood.

These older suburbs, which see incremental change over time, can be defined as the **Bluefields**: older suburbs and neighbourhoods that often have a sense of traditional character, and where knock-down-rebuild activity can start to alter that character of the area. However, they are also the places where incremental change has been undertaken since their creation, through internal alterations and external additions. These building anomalies have been accepted for years, as we have altered the bluefields to create ensuite bathrooms, garages and carports, home offices, and large open plan kitchen, dining and living areas.



Commonly accepted changes to older single-family homes in bluefield suburbs.

There is no suggestion that such building activity is wrong or should be stopped or even slowed. But in addition to using alterations and additions to make single houses bigger, what if we could allow property owners to make such changes to create additional small-footprint housing that is co-located together on the allotment? Put simply, what if we could build the same amount of material, but configure it differently to make more housing? This has the potential to extend the so-called 'Missing Middle' housing spectrum, where sensitive low-rise infill housing in the bluefields has the potential to add to an increasingly diverse and necessary housing mix.



To progress this idea and investigate the necessary potential changes to South Australia’s Planning and Design Code, in October 2021 the State Planning Commission initiated the Future Living Code Amendment. Its aim was to enhance housing diversity in older suburbs by providing housing options for smaller household types. This responds to the ageing demographics of the state’s population by providing greater opportunities for ageing in place.

It also opens more affordable housing opportunities for other members of the community, particularly for suburbs and neighbourhoods facing increasing levels of unaffordability. While co-located housing developments may not prove to be ‘affordable’ by definition (generally defined as housing costs that sit at no more than 30% of the occupants’ income), the introduction of smaller-footprint homes that share an allotment has the potential to introduce more affordable housing options than a neighbourhood currently offers.

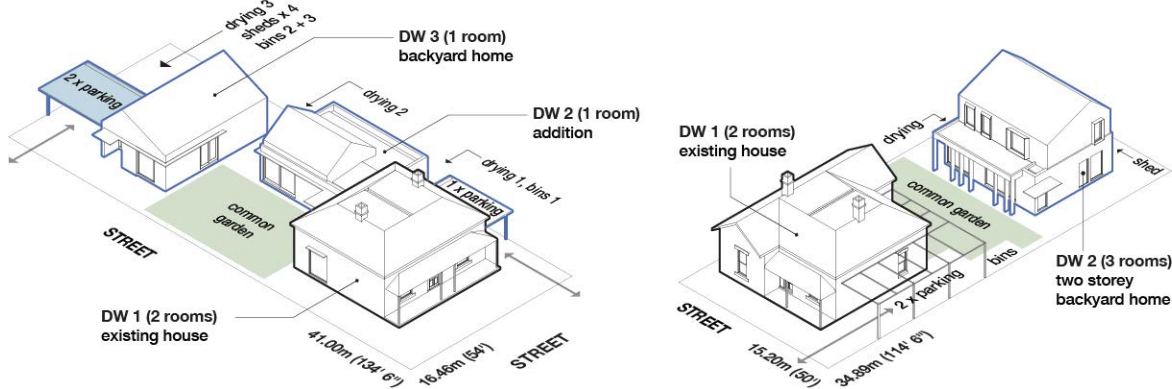
This Explanatory Guide provides a summary of some of the key considerations for a new co-located housing development and should be read in conjunction with the proposed policy amendments outlined in the Future Living Code Amendment (and associated documents), which have been released for community and stakeholder engagement from 15 August to 7 November 2024.

**What is ‘co-located’ housing?**

In simple terms, co-located housing is a new form of housing that looks and feels much like a single-family home but operates legally and financially like a small group of units.

By definition, co-located housing means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay:

- a) that each occupy an allotment created under the *Community Titles Act 1996*;
- 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:
  - i. a common building that includes facilities such as a shared kitchen, dining and / or living facilities
  - ii. shared laundry facilities
  - iii. shared carparking.



Examples of two different approaches to co-located housing using attached and detached dwelling additions.



The existing dwelling that gets incorporated into the co-located housing development may be internally altered and/or extended to accommodate additional dwellings under the same roof of that existing dwelling, or as extensions to it.

Where the existing house is not divided into multiple dwellings, it is likely that it will require some form of internal alterations to bring it up to the same accommodation standard as the new housing created, and/or to allow its configuration to better address the shared garden.

Co-located housing is not housing that breaks up the block into smaller pieces. It is therefore neither a group dwelling (for example, units with no relation to each other) or a residential flat building (for example, a single apartment building containing multiple dwellings).

## What sets co-located housing apart

Co-located housing follows seven design principles and ambitions which together distinguish it from existing forms of housing.

1. **Facilitate Sharing:** co-located housing is strategically designed to facilitate and encourage sharing among residents. Beyond being a spatially efficient way of developing single residential allotments, it is a way of developing a small community of residents who are looking for more socially connected ways of living. Sharing can be as simple as carefully arranging the homes around a central garden space that each dwelling faces.
2. **Co-locate to Avoid Traditional Land Division:** where many existing forms of suburban intensification rely on subdividing the block into the minimum legal allotment size for that zone, co-located housing uses Community Titling coupled with tailored land use rules to respond to the prevailing pattern of the neighbourhood. Determining the suitability of a block for a co-located housing development is not determined by its size, but by the applicant's ability to demonstrate a positive outcome. As such, any sized block in the Co-Located Housing Overlay could be considered for redevelopment, however not all blocks will end up being suitable once all factors are considered.
3. **Retain and Adapt the Original Housing:** rather than considering a block as a blank canvas, or the developable land as simply being the left-over backyard space behind an existing house, the house itself is designed as the starting point of the development. This will require it to be integrated holistically into the development as one of the co-located dwellings.
4. **Use the Prevailing Pattern of Alterations and Additions:** just as existing neighbourhood housing is internally modified, extended with attached additions, and made larger with detached backyard building elements, new co-located housing is created using the same strategies. Additional dwellings can be created by dividing the existing house, and/or adding to it, and/or adding a detached backyard home.
5. **Create Housing in a Flat Hierarchy:** where ancillary accommodation such as ADUs and granny flats are 'accessories' to a 'main' dwelling and must be designed as visually and functionally subordinate to it, the dwellings in a co-located housing development exist in a flat hierarchy, regardless of whether they are the existing home on the site or new buildings. While some of the homes may be larger than others on the site, they will all be designed together as an integrated whole.
6. **Arrange Housing Around Shared Landscape:** co-located housing is arranged around at least one shared high-amenity garden in a unified design. Existing mature trees should be incorporated, but where this is not possible, at least one deep-root soil zone must be created to enable the planting of at least one medium or large tree.

7. **Design for Social, Financial and Environmental Sustainability:** co-located housing is designed to diversify the neighbourhood's existing housing choices. This means designing for social interaction within the site, creating smaller housing options that provide more affordable purchase and rental homes than might otherwise be available, and integrating sustainable design principles that reduce running costs and the reliance on active heating and cooling systems.

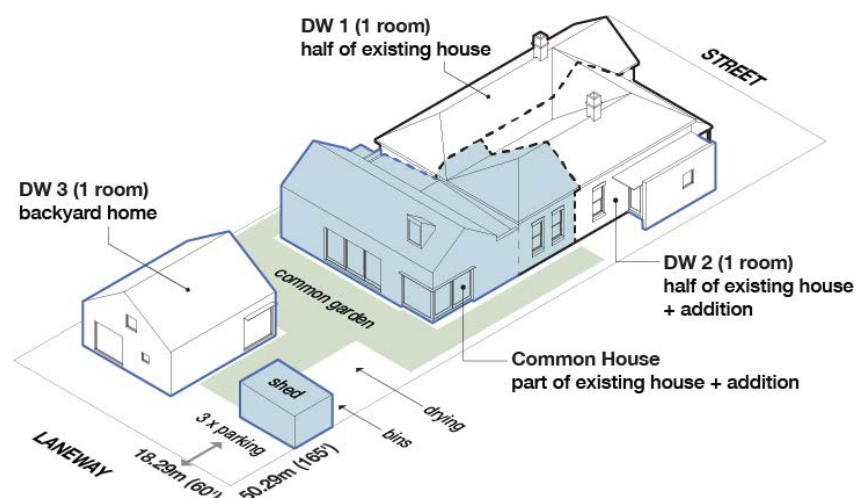
## Sharing

It may be that a co-located housing development is designed for multiple generations of the same family, or for older residents wishing to downsize on their block while renting or selling an extra home they create. It may be that a group of friends develop a property together for financial or social benefit, or perhaps an established housing provider undertakes a development to diversify their existing offerings. In any co-located housing scheme, the residents will be pre-disposed to sharing the block, but how much or little they share is up to them. This should be determined up-front during the design process and before planning approval is granted.

In every co-located housing development, the major communal open space will be shared by all dwellings on the site. This means providing equitable access from each dwelling to a high-amenity backyard space. In an ideal scenario, each dwelling will have direct access to this space from a living area, but this may not always be possible. Each co-located scheme will be different, with applications assessed on their merits.

When it comes to the dwellings themselves, the residents can decide whether their homes are going to be completely independent, with no shared facilities, or whether some forms of shared spaces are provided. This may be as little as shared storage and/or a shared laundry that frees up space in the individual dwellings. It may be as much as a common house that contains a large kitchen, dining, and living area, along with a shared guest bedroom to be used by visitors on a roster basis.

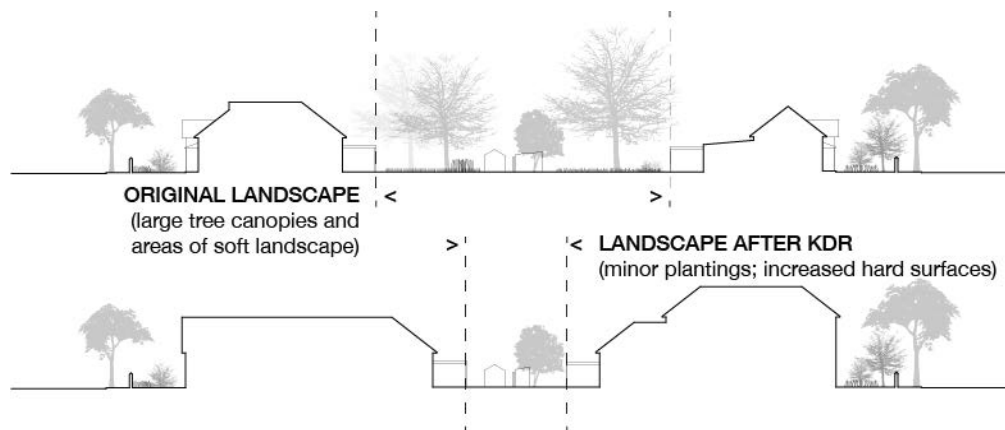
What is important is that regardless of the agreed level of sharing, each dwelling is self-contained with its own private sleeping, bathing, living, dining, and cooking spaces. Any shared building elements in a co-located housing scheme should be thought of as extras that make the dwellings better, not as replacements for things every home should have.



An example of a co-located housing scheme with a rear lane, consisting of three fully independent dwellings plus a shared Common House containing a large laundry, kitchen, dining space, living space and study/guest bedroom

## A focus on landscape and tree canopies

In a typical knock-down-rebuild housing development, the landscape is often collateral damage. Trees that have taken decades to establish are regularly lost and due to a lack of both space and time they cannot simply be replaced. Meanwhile, soft landscaping that would have traditionally taken up large areas of front and back yards is given over to the hard roof and paving surfaces of growing housing footprints.



As older suburbs are redeveloped through knock-down-rebuild (KDR), mature landscape is often lost in the process.

When mature landscape is lost to development there is an obvious reduction of landscape character and the 'leafiness' of the suburbs. This loss is felt within the development boundaries, where views to larger gardens are replaced with views to courtyards, but also outside the development, where tall tree canopies visible within the local area are lost. But beyond this loss of landscape character, there is a cumulative environmental effect. Replacing shade and soft ground cover with hard built surfaces contributes to the urban heat island effect, which increases local microclimate temperatures, increases the reliance on air-conditioning, increases stormwater run-off, and reduces the amount of stormwater feeding into the water table. Also lost is habitat for birds and wildlife, as urban tree corridors become interrupted or lost altogether.

Retaining mature landscape and soft ground cover works to mitigate such negative consequences of knock-down-rebuild development, but there are social benefits as well. When space is given over to landscape and the new housing is designed to strategically address it, it can make smaller homes feel larger, by extending views out of the dwelling and across the garden. Larger shared open space also acts as a gathering place for residents and a place for individual residents to sit outside of the home. Meanwhile, it provides opportunities for active gardening and for having or keeping pets, which can be so important for health, wellbeing and keeping active at home.

For these reasons, successful co-located housing does more than simply fit multiple homes on the one site; it designs the development from boundary to boundary such that the housing is holistically considered with the landscape in a unified design.





Three co-located dwellings sharing a single garden:  
an existing renovated home (right), a new home created as an addition (centre),  
and a new backyard home (left).

## Land titling and regulations

The co-located housing model has been created to allow the creation of multiple homes in a way that shares the block rather than splitting it into smaller parts with little or no integration. This has the potential to allow blocks that would otherwise not qualify for traditional subdivision to still add additional housing. There needs to be a way of ensuring that this new model does not simply become a way of creating undesirable small blocks within the block.

The solution is to convert the property title to a Community Title. Under the *Community Titles Act 1996* (SA), a Community Title requires By-laws (Rules), and a Scheme Description where more than 6 allotments are proposed. These documents can outline the purpose of the development, the ethos behind its establishment and the rules by which it can operate and be changed (or not changed) in the future. These important documents act as a safeguard to ensure that the co-located housing scheme as designed and approved maintains its integrity and is not later converted into inappropriate or illegal small, privatised homes.

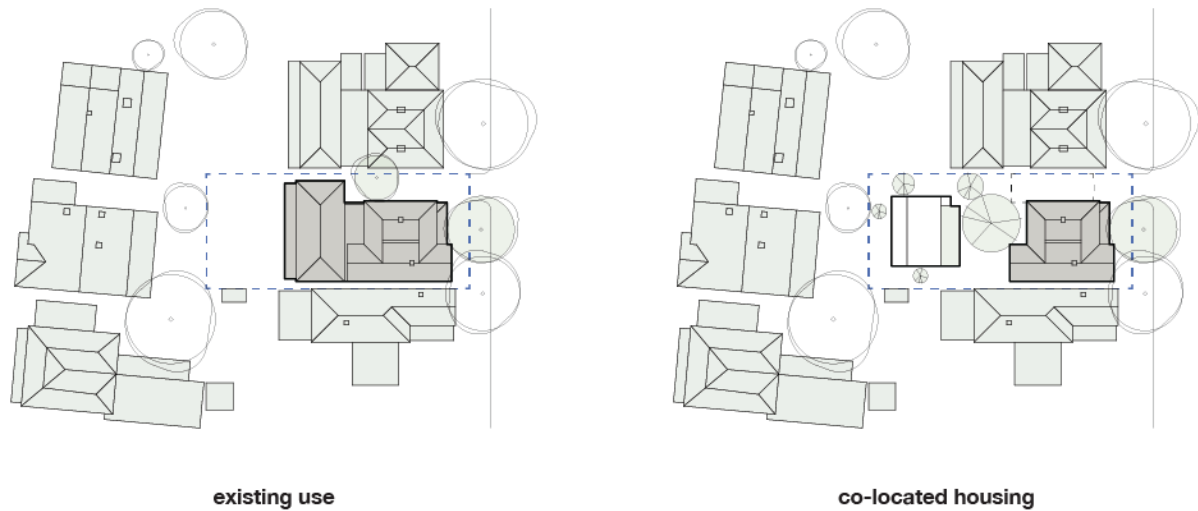
Importantly, setting up a co-located housing development on a Community Title enables each dwelling to be independently rented, sold or purchased, unlike an ancillary dwelling or 'granny flat'.

## What will co-located housing look like?

Although a new form of development, co-located housing will appear very similar to existing single-family homes. This is due to three main facts:

- The first is that the existing house facing the street is retained and incorporated into the development.
- The second is that the new dwellings are created either as internal alterations, by extensions, or by the addition of a detached backyard home. Each of these is a standard form of existing low-rise suburban development.
- The third is the requirement for co-located housing to be arranged around backyard open space.

Together, these requirements will mean that co-located housing will occupy about the same amount of the block as existing single-family houses do now, while the buildings will be of a similar height and scale.



An existing single-family home with additions (left), and the same home redeveloped as a co-located housing scheme (right). Although adding an additional home, the site coverage remains the same and is consistent with the existing neighbourhood pattern of development.

Amenity in a co-located housing scheme is achieved by carefully considering site coverage, by retaining large areas of the block for a shared garden, and by not fencing the dwellings into courtyards.

Further examples of what a co-located housing development may look like are provided at the end of this Guide in **Appendix 1**.

## The assessment process for co-located housing

Although co-located housing follows a consistent set of planning and design principles, each will be unique. Each application will require a tailored design and its own evaluation based on the size and shape of the block, the size and nature of the existing house and landscape, the number and types of new dwellings being added, the nature and extent of sharing across the site and the local context. Because of this, there is no 'Deemed to Satisfy' tick-a-box approval system. Each proposal will be assessed on its merits, subject to a performance assessment. This assessment will be undertaken in consideration of the additional housing being provided, the overall coherence and function of the scheme, and the desired built and performance outcomes for the Zone in which the proposal is located (the Established Neighbourhood Zone).

Being merit-assessed, each proposal may be reviewed by a Local Design Review Panel (the Panel) at the local Council, where a Panel exists. Aside from assessing the physical aspects of the scheme, the Panel would also review the proposed Community Title Scheme Description and By-Laws to determine if the application has sufficient safeguards in place to ensure that the proposed co-located model works as intended once operational. There will also be additional development assessment plan requirements for co-located housing set out in Schedule 8 of the *Planning, Development, and Infrastructure (General) Regulations 2017*.



A co-located housing scheme designed holistically from boundary to boundary for amenity and functionality. It is drawn in such a way that it describes the function and amenity within each dwelling, and across the block.

## Does my property qualify?

If your property is located within an Established Neighbourhood Zone in either Alexandrina, Unley, Burnside, Walkerville, Prospect, or Campbelltown Councils, you may be able to undertake a co-located housing development in future, subject to this Code Amendment being endorsed for adoption (following the current engagement process and the Commission's and the Minister for Planning's consideration of submissions during this engagement).

If these policy changes are adopted and then brought into effect, then any proposal for co-located housing would need to be assessed and be subject to a separate planning approval process.

In the meantime, you can check whether your property is located in the Established Neighbourhood Zone of one of the six councils listed by visiting the South Australian Property and Planning Atlas (SAPPA) at [sappa.plan.sa.gov.au](http://sappa.plan.sa.gov.au). Here you can search for your address, then select 'Planning Zones & Overlays'. This will list the property's zone while additional links can provide the current Planning and Design Code zoning rules that apply. Alternatively, you can visit your local council to get zoning information. Please note that the proposed policy changes for co-located housing will not be available on SAPPA until and unless these changes are finalised and adopted through the current Code Amendment process, which could occur in 2025.

Over time, other council areas may adopt co-located housing in their own Established Neighbourhood Zones. It may also be that, after a sufficient period of establishing this new form of housing, the model is made available in other zones, such as the General Neighbourhood Zone.

## Frequently Asked Questions

### **What can I expect if a co-located housing development is proposed next to me in future?**

As a neighbour of a co-located housing scheme, you can expect the development to be around the same size as alterations and additions to a single-family home, and to occupy around the same amount of the site. You can also expect to see existing mature trees retained on the site, or at least one new medium or large tree planted in a newly created garden area. You can also expect the streetscape to remain unchanged, as any street-facing changes to the existing house will be internal.

Because co-located houses are small, you can expect to have a similar number of neighbours as you might find in a large single-family home, all of whom are expected to have a commitment to smaller-footprint shared living in the suburbs.

### **Will co-located housing in my street impact the established streetscape, heritage and tree canopy?**

The co-located housing model has been developed specifically to provide an alternative to traditional knock-down-rebuild infill in the suburbs and the associated loss of local built and landscape character that often accompanies it. At the very heart of the Future Living Code Amendment is the desire to preserve original homes, established gardens, tree canopy and streetscape, while increasing housing choices in suburbs where this may be limited.

### **Is there a minimum block size?**

Unlike a typical infill subdivision, where blocks can only be subdivided into lots of a stipulated minimum size, there is no mandated minimum lot size for co-located housing. As such, any block in a qualifying Zone can be considered for redevelopment. In all cases, the onus will be on the applicant to demonstrate that the block can support a co-located housing development, that the design will not unduly impact on the amenity of adjacent blocks and that the development as a whole will contribute positively to the neighbourhood.

### **What about cars, bins and laundry?**

As part of the planning application process, each co-located housing proposal will have to demonstrate that rubbish bins, washing lines and car parking are located so that maximum

amenity is achieved for those living in the development and around it. This will require the applicant to provide a detailed site plan that resolves the location of these elements and demonstrates that these important features work before approval can be granted.

Some applicants may propose providing little or no car parking on the site based on the mix of residents and/or proximity to public transport and local services. Car parking provisions will be assessed on a case-by-case basis relative to the nature of the scheme's design and the capacity of the local area to accommodate different types of parking and transport.

### **Can I fence my co-located home?**

Each co-located housing development relies on sharing the block instead of privatising it and residents must be able to move freely across the site, particularly from their private dwelling to the shared garden(s) and facilities, and from one dwelling to another. As such, internal fencing of individual dwellings that segregates them from the rest of the site will not be approved in any co-located housing application. In addition, to gain planning approval, the Community Title Scheme Description and By-laws will need to be written so that individual dwellings cannot be fenced-off in the future.

This is an important requirement of co-located housing to stop it being used as a de-facto unit development on properties that would otherwise not qualify for group dwellings. Individual privacy between dwellings will be important, however, and careful consideration will need to be given in the planning application design to ensure that the privacy of occupants is maximised. This can be achieved through the way the dwellings are sited on the block and oriented in relation to each other and any shared facilities likely to be accessed by other residents. Where necessary, privacy screening can be achieved through plantings and/or through built screens, which will be assessed at the time of application.

### **I have an existing granny flat. Can I convert this and my existing home to a co-located housing development?**

If this Code Amendment is adopted and your property is located in a Zone identified for future co-located housing, you may be able to convert your existing ancillary accommodation (often referred to as a 'granny flat') subject to gaining planning approval and building consent. This will require a full planning application, as you will need to demonstrate that the entire property, including the existing house, garden and shared facilities function holistically and comply with the relevant desired built and performance outcomes applicable for co-located housing outlined under the Planning and Design Code.

### **Can I sell or rent a co-located home individually?**

Yes! This new policy is being created to allow individual dwellings in a co-located development to be individually rented or owned. This is key to the model being able to diversify the housing choices within established neighbourhoods. The ability for each dwelling to be rented or sold is the reason a Community Title approach has been proposed for this model of housing.

### **What about plumbing and electrical services?**

Because each co-located dwelling will form part of a Community Title, services will function like those of a unit development. Each dwelling will need to have its own independent electricity/gas meter and supply, while any common-area lighting will be shared by the Community Corporation (the Corporation). Sewer and water connections will also be shared by the Corporation.



## Do banks give loans on co-located housing?

Tying a co-located housing development to the creation of a Community Title is a way of allowing each dwelling to be individually owned. The intention of this is to open opportunities for individual mortgages to be taken out over each dwelling and over a share of any common facilities. Property owners will need to seek their own advice from their lenders on the types of loans available for a co-located development, or for the purchase of individual co-located homes once a development is complete.

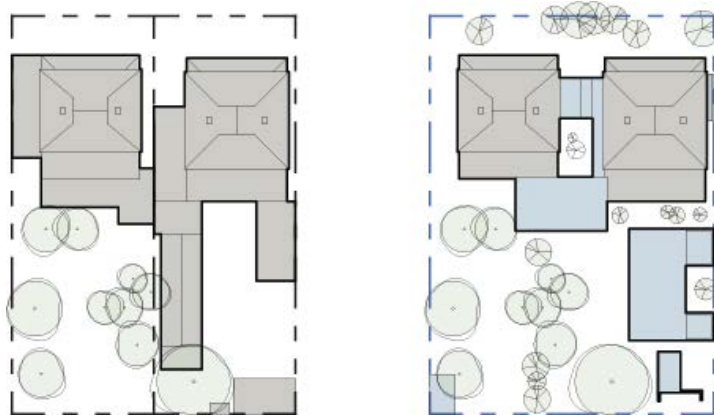
## Who sets the rules for living in a co-located housing development?

The property owners themselves set the rules for how they wish to operate their co-located housing development. This is determined before and/or during the design process and includes decisions around what is shared, what the rules of sharing are and whether pets will be allowed. These decisions are captured in the Community Title By-laws and form part of the planning application that gets assessed by the local planning authority (in most instances your local council).

New residents who join the co-located housing scheme, either as owner-occupiers or tenants, do so knowing the established rules and agreeing to abide by them. Like any Community Scheme, rules can be amended over time as the needs of the group change, with any changes that affect the existing planning approval requiring further review and re-approval by the local council.

## Can a co-located housing development be done on more than one block?

The simple answer is yes. Just as there is no minimum block size at which a co-located housing scheme will be considered, there is no maximum either. This opens the opportunity for the model to be undertaken on two or more consolidated lots.



An example of two neighbouring blocks (left), converted to a new co-located housing scheme (right). Car parking is consolidated at the rear of the block, accessed via one of the two existing driveways.

## What drawings will I need to include in a planning application?

The planning application for a co-located housing development will require a similar suite of drawings as other forms of housing development. However, due to the way in which co-located houses share the block, and the fact that you will most likely be applying to create

more dwellings than would be allowed in other forms of site development, the drawings will need to clearly demonstrate functionality and amenity within the development itself and as it relates to neighbours. As such, in addition to common design drawings showing the buildings' heights, setbacks, massing and materials, the drawings will need to describe and demonstrate the following:

- Site Plan: showing the footprints of the dwellings on the site and of the immediate neighbours.
- Site Plan: showing how the site is used, including common outdoor areas, private outdoor areas, any existing tree(s) to be retained, any new tree(s) to be planted, areas of soft landscape, paths/paving, car parking, rubbish bins and washing lines.
- Floor Plan(s): showing fixed and loose furniture that demonstrates functionality and amenity.

The combined site plan/floor plan included in this guide is an example of the type of detailed plan required to describe the functionality and amenity for both the dwellings and the site.

### Further reading

You can get more information about the introduction of co-located housing into the South Australian Planning and Design Code at [plan.sa.gov.au/en/ca/future-living](http://plan.sa.gov.au/en/ca/future-living).

To assist those thinking of setting up a co-located housing development, and to make the creation of a Community Title easier, the State Planning Commission has developed templates for a Community Title Scheme Description and for By-Laws. These have been tailored to the new co-located housing model and can be downloaded at [plan.sa.gov.au/en/ca/future-living](http://plan.sa.gov.au/en/ca/future-living).

Information on Community Titles can be found on the Legal Services Commission website at [lawhandbook.sa.gov.au/ch23s07s02.php](http://lawhandbook.sa.gov.au/ch23s07s02.php).

For information on the Local Design Review Scheme, visit the Office for Design and Architecture SA's website at [www.odasa.sa.gov.au/local-design-review/](http://www.odasa.sa.gov.au/local-design-review/).

The information provided in this guide comes from the book *Bluefield Housing as Alternative Infill for the Suburbs*. As well as expanding on the topics discussed here, the book provides example co-located housing designs for single blocks, dual blocks and for multiple allotments. It also provides co-location design tactics for the block, and design strategies for liveability and amenity in the co-located homes. The eBook is Open Access and free to download at [www.routledge.com](http://www.routledge.com).

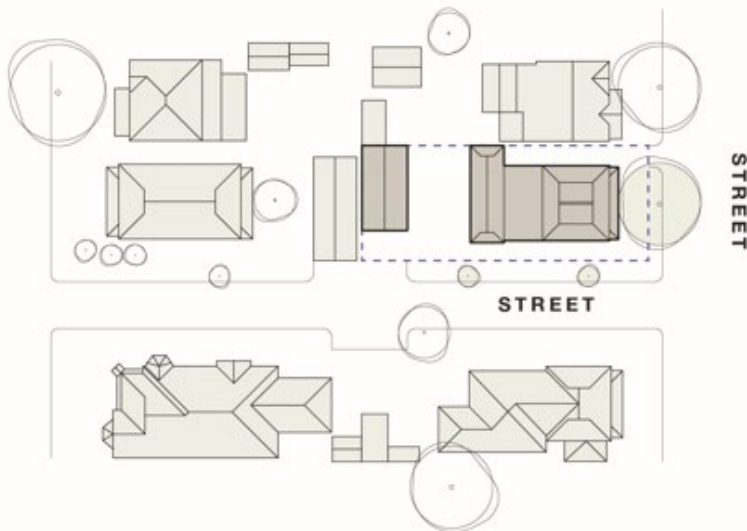
## Appendix 1 - Examples of co-located housing developments

The design / development scenarios provided below have been reproduced with the permission of Dr Damian Madigan and have been extracted from Part 3, Chapters 10-12 of the book 'Bluefield Housing as Alternative Infill for the Suburbs' released in late 2023.

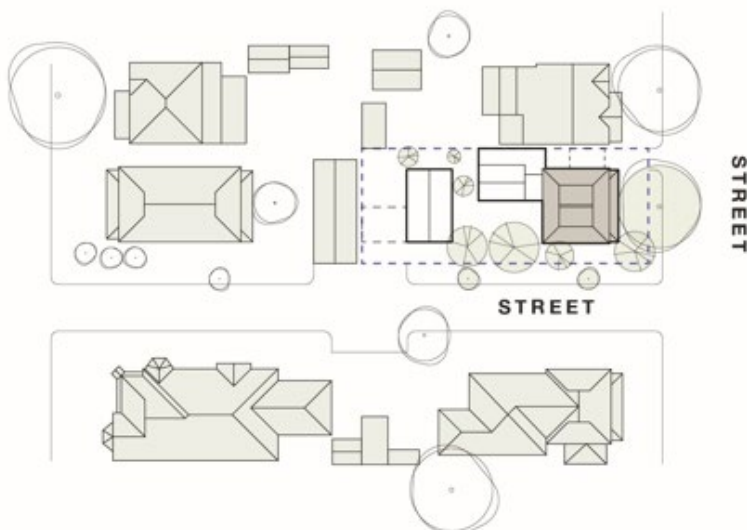
The below examples are hypothetical in nature and are intended to provide a general understanding of how co-located housing might be designed. The nature of each development site will be different, and the suitability of a proposal will be subject to assessment by the relevant authority against the policies in the Planning and Design Code.

### 675m<sup>2</sup> corner allotment

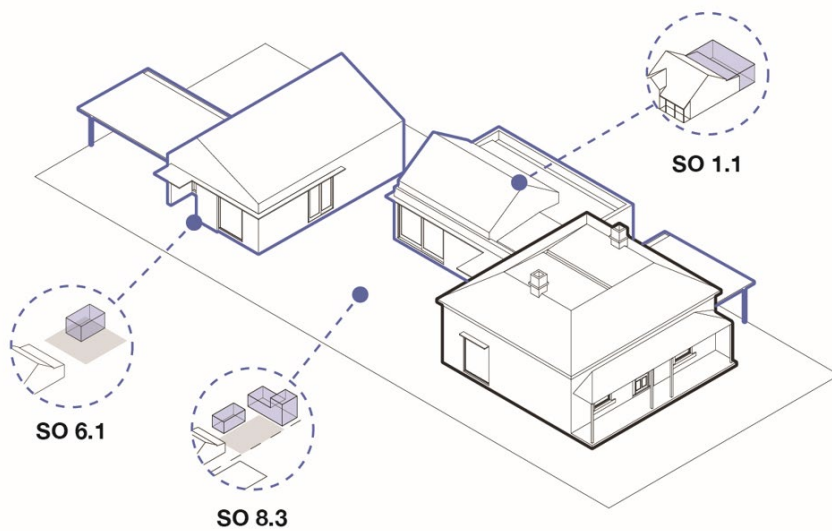
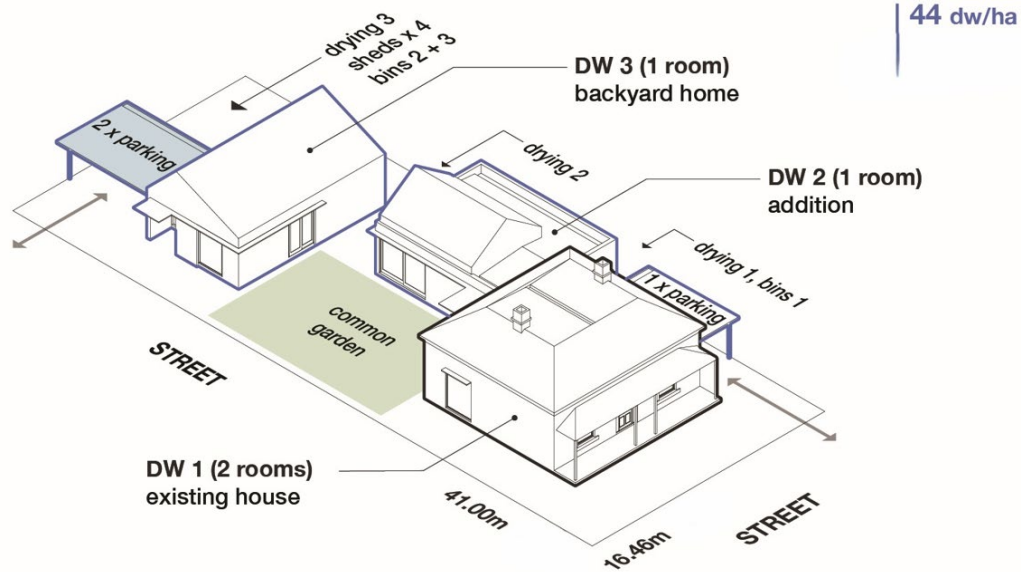
BAU	675 m <sup>2</sup>	1 dwelling 2 cars	15 dw/ha	48% site cover
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Bluefield	675 m <sup>2</sup>	3 dwellings 3 cars for 4 BR	44 dw/ha	38% site cover
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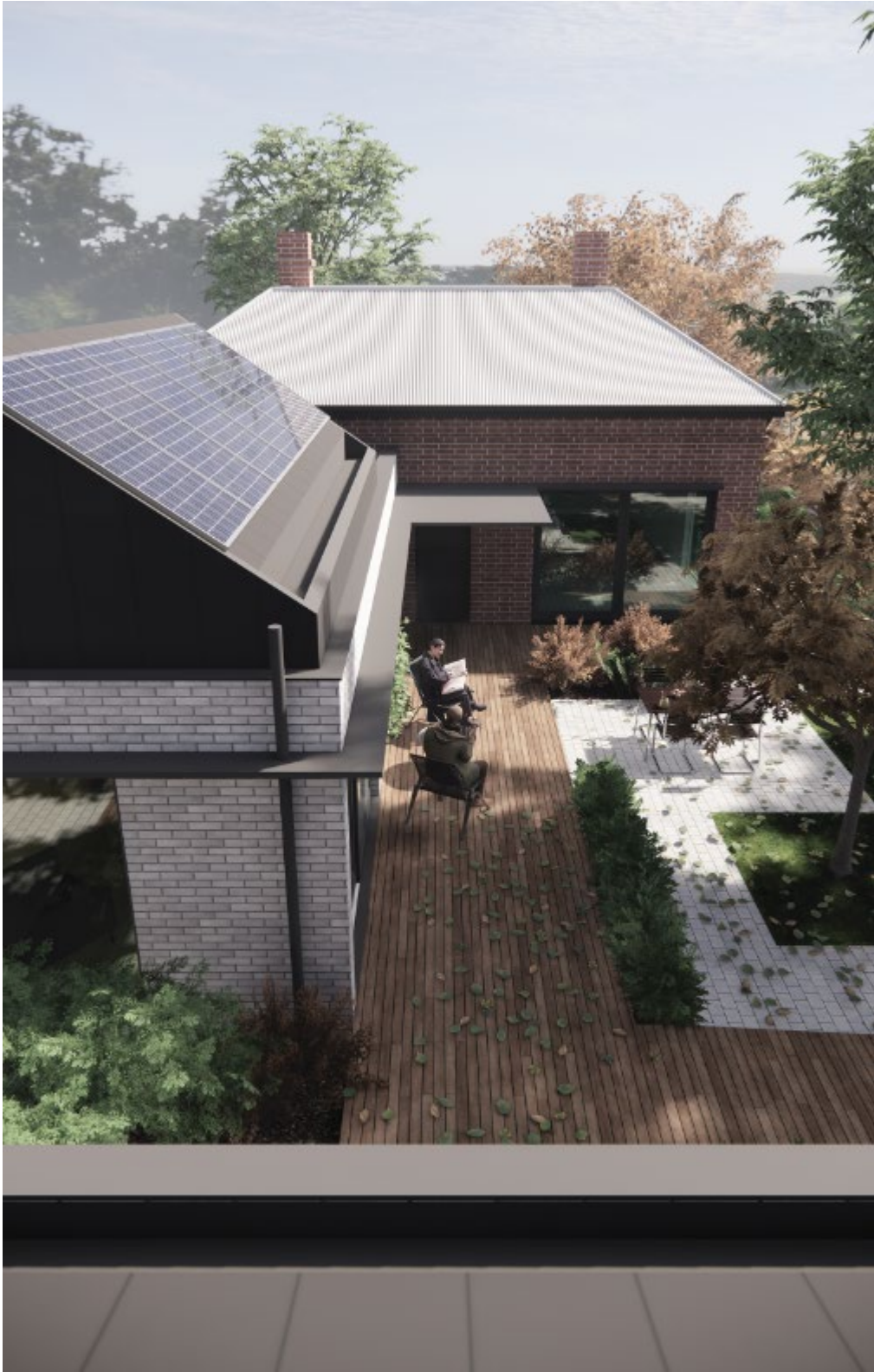
<b>Existing</b>	48% site coverage, 1 dwelling 15 dwellings per hectare (675m <sup>2</sup> per dwelling)
<b>Proposed (co-located housing)</b>	38% site coverage, 3 dwellings 44 dwellings per hectare (225m <sup>2</sup> per dwelling) <sup>i</sup>
<b>Bedrooms</b>	4
<b>Car Parking</b>	3
<b>Sharing</b>	main garden
<b>Dwelling 1</b>	95m <sup>2</sup> floor area, 2 bedrooms (renovated existing home)
<b>Dwelling 2</b>	68m <sup>2</sup> floor area, 1 bed room (single-storey rear addition)
<b>Dwelling 3</b>	67m <sup>2</sup> floor area, 1 bedroom (single-storey backyard home)



Large  
Suburban  
Operations

<b>Layout</b>	SO 1.1: rear addition, single SO 6.1: yard addition, single SO 8.3: yard arrangement, clustered
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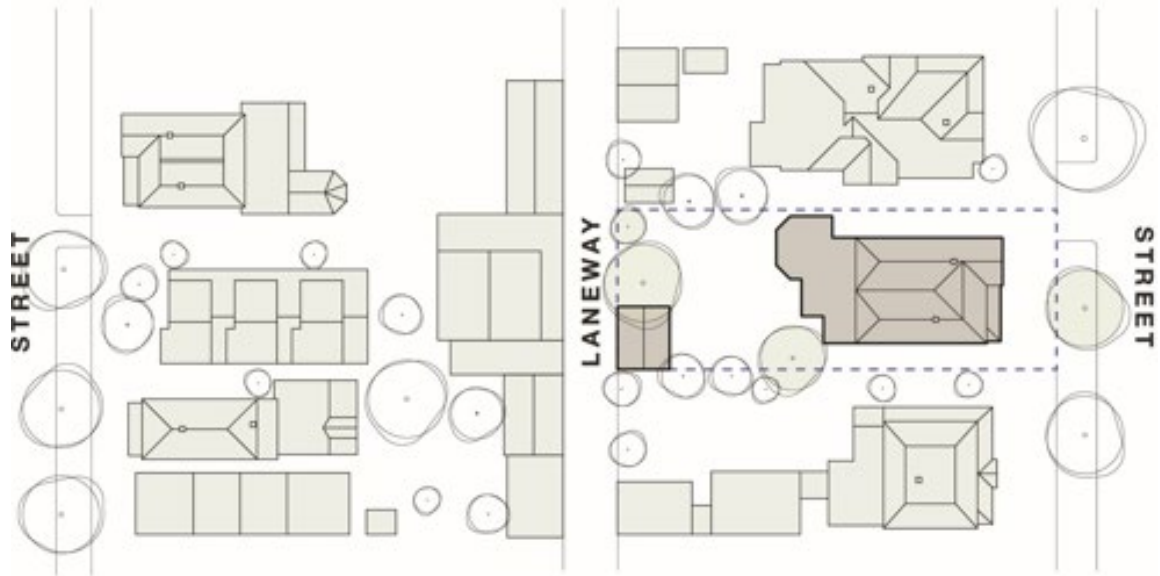




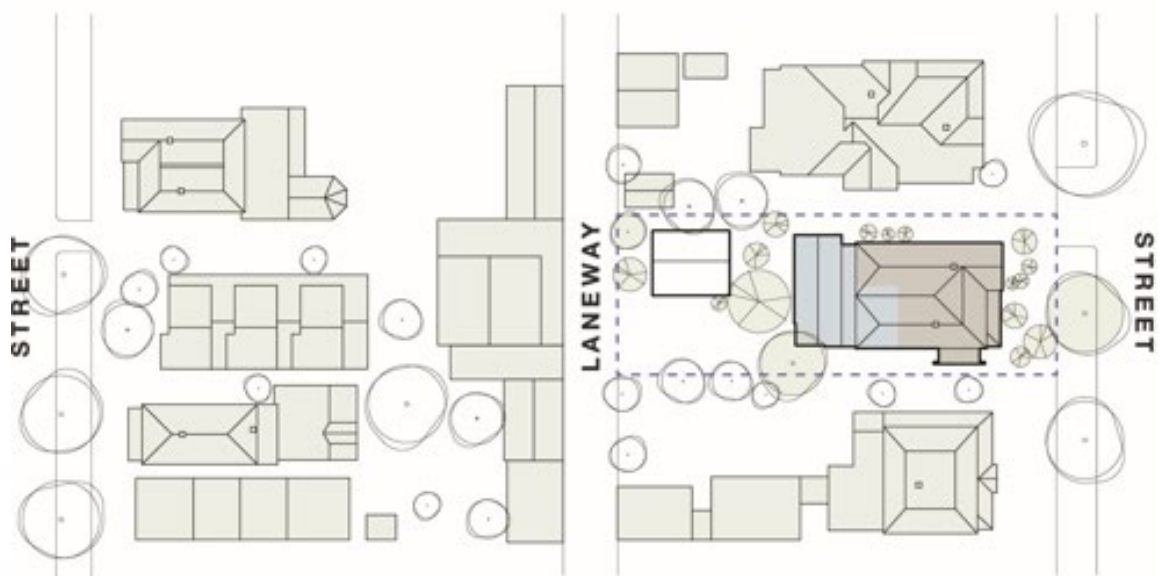


**920m<sup>2</sup> allotment abutting rear laneway**

<b>BAU</b>	<b>920 m<sup>2</sup></b>	<b>1 dwelling</b> <b>2 cars</b>	<b>11 dw/ha</b>	<b>38% site cover</b>
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<b>Bluefield</b>	<b>920 m<sup>2</sup></b>	<b>3-4 dwellings</b> <b>3-5 cars for 4 BR</b>	<b>33-43 dw/ha</b>	<b>39% site cover</b>
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**Existing** 38% site coverage, 1 dwelling  
11 dwellings per hectare (920m<sup>2</sup> per dwelling)

**Proposed (co-located housing)** 39% site coverage, 3 to 4 dwellings  
33 to 43 dwellings per hectare (307 to 230m<sup>2</sup> per dwelling)

**Bedrooms** 4 bedrooms

**Car Parking** 3-5 spaces

**Sharing** main garden, car parking, clothes drying, bin enclosure, shed

**Dwelling 1** 78m<sup>2</sup> floor area, 1 bedroom (half of renovated existing home)

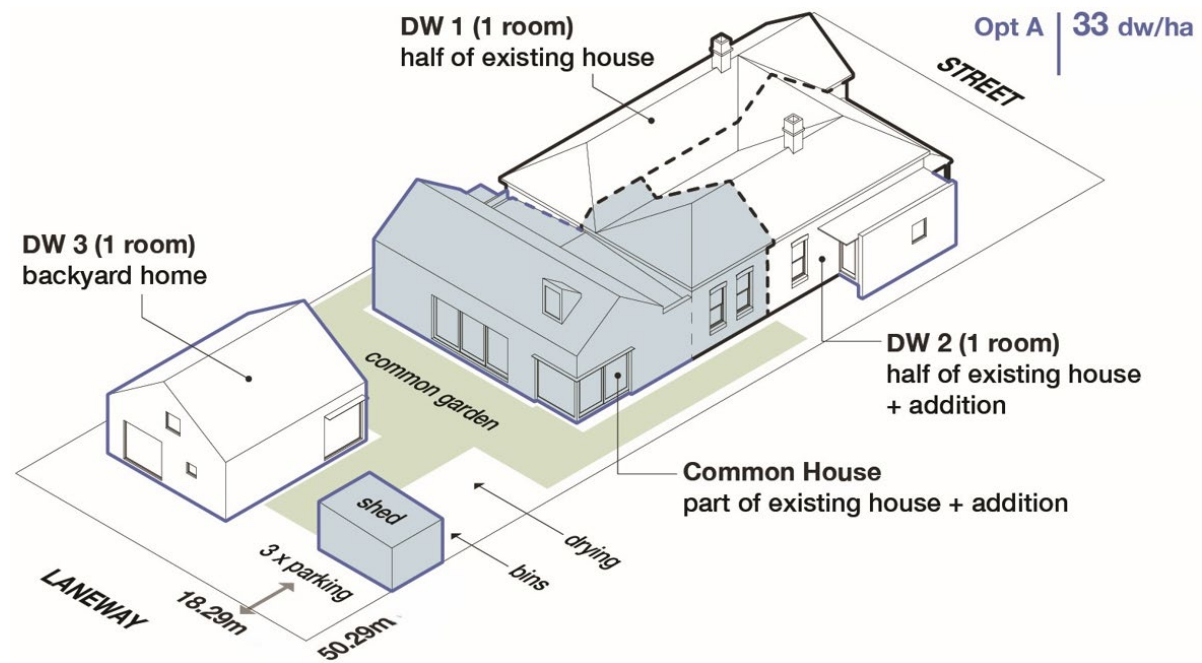
**Dwelling 2** 78m<sup>2</sup> floor area, 1 bedroom (half of renovated existing home plus side pod)

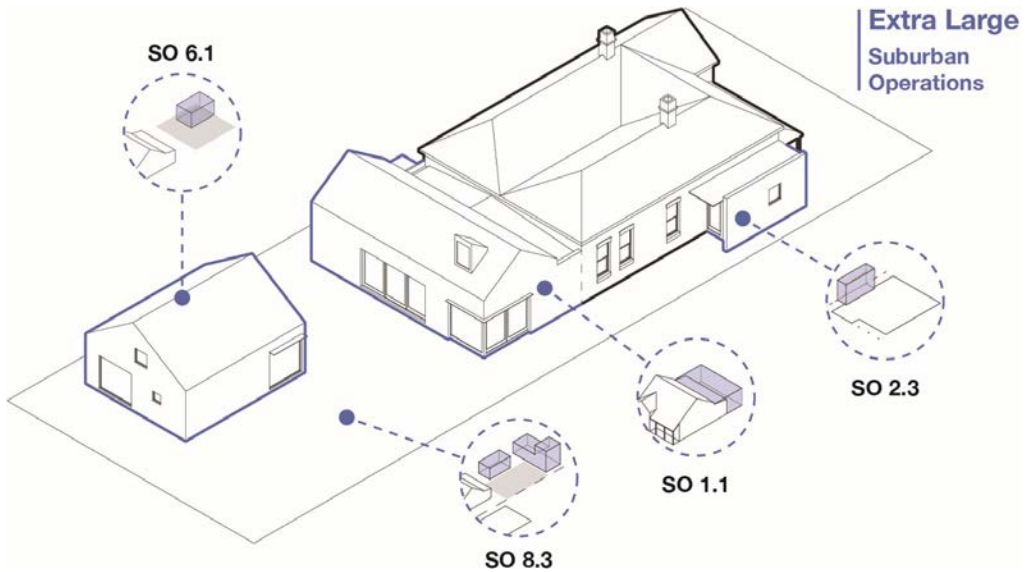
**Dwelling 3** 66m<sup>2</sup> floor area, 1 bedroom (single-storey backyard home)

or alternatively

**Option A: Common House** with shared kitchen, dining, living, laundry, bathroom, guest room

**Option B: Dwelling 4** 122m<sup>2</sup> floor area, 1 bedroom (renovated existing home + addition)





- Layout**
- SO 1.1: rear addition, single
  - SO 2.3: 1.5m side pod
  - SO 6.1: yard addition, single
  - SO 8.3: yard arrangement, clustered



## Glossary of Terms

**Accessory Dwelling Unit (ADU)** – see Ancillary Accommodation

**Ancillary Accommodation (e.g., ADU, ‘Granny Flat’)** – means accommodation that:

- (a) is located on the same allotment as an existing dwelling; and
- (b) can be (but not need be) a self-contained residence; and
- (c) contains no more than 2 bedrooms or rooms or areas capable of being used as a bedroom; and
- (d) is subordinate to and does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling.

**Code Amendment** – A Code Amendment is a proposal to change the policies, rules or mapping within the Planning and Design Code.

**Communal Open Space** – means open space shared by more than one dwelling but is not publicly accessible. It excludes any of the following:

- (a) private open space
- (b) public rights of way
- (c) private streets
- (d) parking areas and driveways
- (e) service and storage areas
- (f) land with a minimum dimension less than 2 metres.

**Community Title** – means evidence of ownership of a lot in a community plan which is determined by surveyed land measurements and are unlimited in height and depth, unless otherwise specified on the plan. The plan must have an area of common property for the which a Community Corporation is responsible.

**Community Scheme By-laws** – means the compulsory document for all community title schemes which sets out the obligations of the Community Corporation in administering the scheme and are the rules by which the scheme is to be run. The original by-laws document is held at the Lands Titles Office and may be varied by a special resolution at a meeting of the Community Corporation.

**Community Scheme Description** – means the compulsory document (optional for development comprising 6 or less allotments) that must be lodged with the plan of community division, and which provides a description of the nature of the scheme to which the relevant planning authority has given its approval. The scheme description is filed with the community plan in the Lands Titles Office.

**Deep-root soil zone** – means areas that are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of buildings.

**Desired Outcome** – means the policy type (outlined in the Planning and Design Code) which aids in the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.

**Established Neighbourhood Zone** – means a zone established by the Planning and Design Code which envisages a range of housing types that respond to housing preferences, with any new buildings to be sympathetic to the predominant built form character and

development patterns. The zone typically applies to residential areas where the predominant streetscape character and prevailing development pattern should be maintained. Often applied in conjunction with the Historic Area Overlay or Character Area Overlay.

**Granny flat** – see Ancillary Accommodation.

**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 site without a frontage to a public road or to a road proposed in a plan of division that is the subject of a current development approval.

**Knock-down-rebuild (KDR)** – is a type of development where an existing building is demolished in its entirety. Often, all trees and landscape will also be removed, resulting in a fully cleared site.

**Local Design Review Scheme** – provides a consistent state-wide approach for South Australian councils to provide Design Review for locally assessed development proposals with the aim of supporting high-quality design, improving access to independent and expert advice early in the planning and design process, supporting consistent and informed planning decisions, facilitating collaboration between allied professionals and supporting the state's planning system to meet objects and principles in the PDI Act.

**Microclimate** – means temperature and comfort conditions of a particular place that are different to the conditions of the larger area within which it sits. Examples are a house in a street or a local neighbourhood in a suburb that are cooler in summer than their neighbours because they have more trees and soft landscape.

**Performance Outcome** – means a policy type (outlined in the Planning and Design Code) which is used in assessment of a Performance Assessed or Restricted development application. Performance outcomes are designed to facilitate assessment on merit according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

**Planning and Design Code** – is a statutory instrument under the *Planning, Development, and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia.

**Planning, Development, and Infrastructure Act 2016 (the Act)** – the Act establishes a new planning and development scheme to replace the previous scheme operating under the Development Act. This Act also provides for infrastructure planning, implementation, and funding.

**Residential Flat Building** – means a single building in which there are 2 or more dwellings.

**Schedule 8 of the Act** – refers to requirements for plans lodged as part of the development application/assessment process.

**Soft landscaping** – means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include artificial turf or any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.

**South Australian Planning Property Atlas** – means the publicly available map-based application that can be used to view land administration boundaries and access land information such as plan references, parcel numbers, certificates of title, valuation numbers, addresses, Planning and Design Code zoning, land division applications and heritage places etc.



**State Planning Commission** – is South Australia’s principal planning advisory and development assessment body that provides advice and makes recommendations on the administration of the Act.

**Torrens Title** – is a single certificate of title for an allotment of land. It is the most common type of title in South Australia.

**Urban Heat Island (UHI) effect** – is a condition where one part of a place is hotter than surrounding areas due to factors such as increased hard surfaces, reduced soft landscape and tree canopies, and high levels of human activity. This results in increased temperatures during the day that do not drop as quickly or as much during the night as they otherwise would.

## Credits

Zoning and Policy authoring has been written by Planning and Land Use Services (PLUS) in the South Australian Department for Housing and Urban Development. This work has been undertaken in collaboration with the Future Living Code Amendment Working Group, consisting of planning and community services staff from Alexandrina Council, the City of Unley, City of Burnside, Town of Walkerville, City of Prospect, and City of Campbelltown and Dr Damian Madigan. Land titling advice during this process was provided by the Office of the Valuer-General.

Demographic data sources: Household Size and One-person Households: Australian Bureau of Statistics, 1960, 1961, and 2021; People Aged 65+ and 80+: World Bank, World Population Prospects 2020.

This Co-located Housing Explanatory Guide has been written and illustrated by Dr Damian Madigan from the University of South Australia on behalf of the State Planning Commission. Images are taken from his book *Bluefield Housing as Alternative Infill for the Suburbs* (Routledge, 2023), and used with permission.

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<sup>i</sup> Measures for site area per dwelling are clarified in Chapter 9 of *Bluefield Housing as Alternative Infill for the Suburbs*. An equivalent average site area per dwelling figure is provided for the bluefield schemes as a comparison measure against normative minimum lot size requirements for a traditional subdivision. This allows the reader to make quantitative and qualitative comparisons of the two models relative to local zoning rules around minimum lot size.