

Changing the definition of ancillary and student accommodation

To help provide a more diverse and affordable range of housing options, the South Australian government is proposing to change the existing Planning and Design Code definitions for “ancillary accommodation” (often referred to as granny flats) and “student accommodation”.

The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia. Sometimes the Code is amended to better serve the community.

What is changing and why?

The proposed changes will allow ancillary and student accommodation to be self-contained. This means they can have their own bathroom, kitchen and laundry.

The changes are a response to the state’s current housing crisis and are expected to increase rental stock and housing diversity. They also aim to provide more affordable housing options for the South Australian community.

Other aspects of the definitions will remain unchanged. This means that ancillary accommodation must still be subordinate to a main dwelling and have limited floor area. Student accommodation must still incorporate common facilities for shared use by students.

The proposed amendment complements recent changes to the planning regulations that ensure homeowners can lease ancillary accommodation (such as granny flats) to anyone they choose. This has enabled a greater number of granny flats to be made available to the rental market.

When will the change occur?

The draft Code Amendment will come into effect on an interim basis on the same day as it is released for public consultation (29 February 2024), known as ‘early commencement’.

The early commencement process is used when the Minister considers that the immediate application of the policy changes is necessary in the interests of orderly and proper development, and to counter applications for undesirable development ahead of the outcome of consideration of this Code Amendment by the Minister.

How can I have my say?

To learn more and provide your feedback on the proposed changes, visit yoursay.sa.gov.au/ancillary-student-accommodation-code-amendment during the 6-week consultation period from 29 February 2024 to 15 April 2024.

