

Accommodation Diversity Code Amendment

Online information session
11 February 2025



Government of South Australia

Department for Housing
and Urban Development

Statement of Acknowledgement (Kurna – Adelaide)

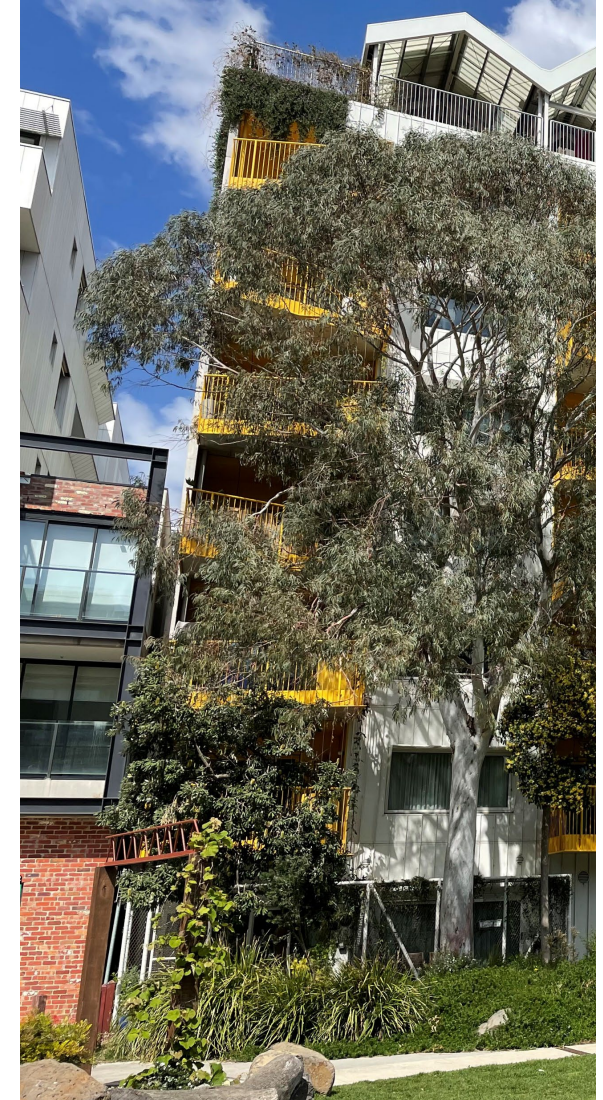
We acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

We also pay respects to the cultural authority of Aboriginal people visiting/attending from other areas of South Australia/Australia.

Agenda

1. *Welcome and introductory remarks (5 mins)*
2. *Scope and background (10 mins)*
3. *Key Aspects of the Code Amendment (20 mins)*
 - *Apartment Amenity*
 - *Co-living*
 - *Student accommodation*
 - *Retirement facilities/supported accommodation*
4. *Engagement/next steps (5 mins)*
5. *Questions (20 mins)*
6. *Close*



Code Amendment Scope

Initiated by the State Planning Commission on 1 May 2024

The Accommodation Diversity Code Amendment proposed to:

- review apartment-type housing typologies – including student accommodation, residential flat buildings and build-to-rent (BTR) housing - to identify where distinct land use definitions and policy are needed
- consider policy applying to apartment-type housing to provide greater flexibility in design requirements, while ensuring appropriate amenity standards and design quality for smaller apartments
- ensure student accommodation policy is up to date and contemporary, and appropriately guides the provision of common areas and facilities
- ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and are not unreasonably constrained by building height criteria in strategic locations

PROPOSAL TO INITIATE AN AMENDMENT
TO THE PLANNING & DESIGN CODE

Accommodation Diversity Code Amendment
By the State Planning Commission (the Designated Entity)

Contact details:
PlanSA
Email: plansa@sa.gov.au
Phone: 1800 752 664

 (Signature)
CHAIR, STATE PLANNING COMMISSION

Date: 1/05/2024

This Proposal to Initiate document forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(a) of the *Planning, Development and Infrastructure Act 2016*.

 PlanSA  Government of South Australia
Department for Trade and Investment

Key areas of change

Apartment Design

Additional flexibility:

- minimum room dimension instead of total floor area
- specify rate of communal open space (COS)

Co-living

- New land use definition
- New performance assessed pathway
- New metrics for car parking, POS, COS, room dimensions, storage

- Policy guiding design of communal indoor recreation spaces and shared facilities
- Practice guideline on communal recreation spaces and shared facilities

Student accommodation

- Maintain definition
- Specify rates of POS or COS

Retirement/ supported accommodation

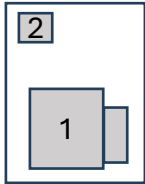
New Overlay providing sites over 1ha:

- additional building height
- larger commercial tenancies

Enhance communal open space policy

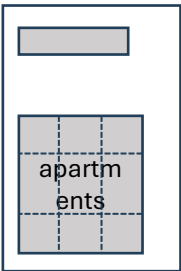
Housing typologies

Ancillary accommodation



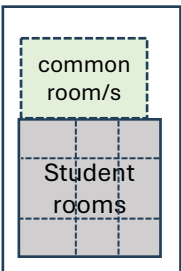
“Granny flat”
2 bed/70m² max.
Shared utilities
Cannot be subdivided

Residential flat building



Building with 2+ dwellings
No requirement for shared
open space or facilities
Individual titles

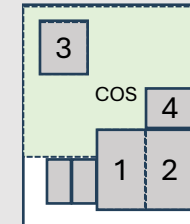
Student accommodation



Dormitory accommodation for
students
Can be self-contained or rely on
shared facilities
Includes common facilities for
shared use (e.g. kitchen,
common room, laundry,
bathroom)

Future Living Code Amendment

Co-located housing

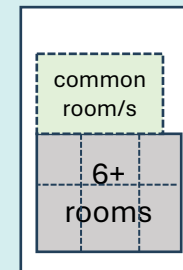


Only where the Co-located
Housing Overlay applies
Existing house retained
Communal open space
(COS) provided
No maximum floor area
Individual titles



Accommodation Diversity Code Amendment

Co-living



6+ private residences
Do not have a full
kitchen/bathroom (not self-
contained)
Includes common facilities
for shared use (e.g. kitchen,
common room, laundry,
bathroom)

Apartment amenity

Minimum habitable room dimensions

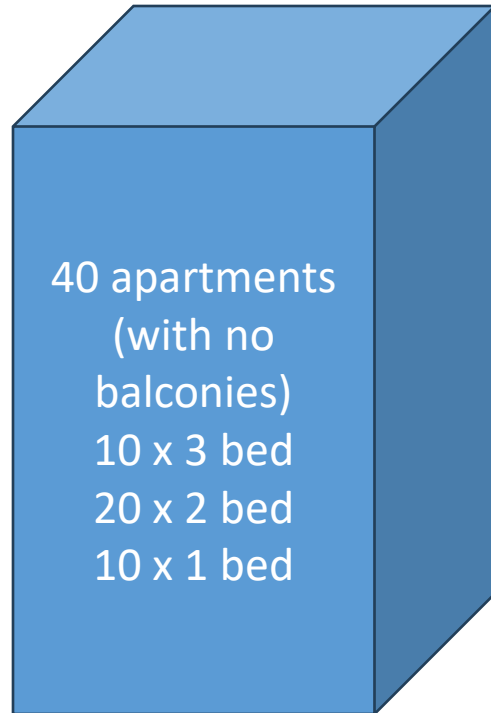
- Minimum apartment floor area sizes replaced with minimum habitable room dimensions –
 - **Living area** – 3.3m for studio and 1 bedroom dwelling; 3.6m for 2+ bedroom dwelling
 - **Bedrooms:** 3.0m for main bedroom, 2.5m for secondary bedroom

Communal Open Space

- A new, lower rate for the provision of communal open space (COS) where substituted for private open space (POS) -
 - Equivalent POS rate for first five largest dwellings + 4m² for each additional dwelling
 - Capped at 250m²



Communal open space – apartments example



Existing POS rates:

- Studio: 4m^2 / minimum dimension 1.8m
- 1 bedroom dwelling: 8m^2 / minimum dimension 2.1m
- 2 bedroom dwelling: 11m^2 / minimum dimension 2.4m
- 3+ bedroom: 15m^2 / minimum dimension 2.6m

Proposed COS rates:

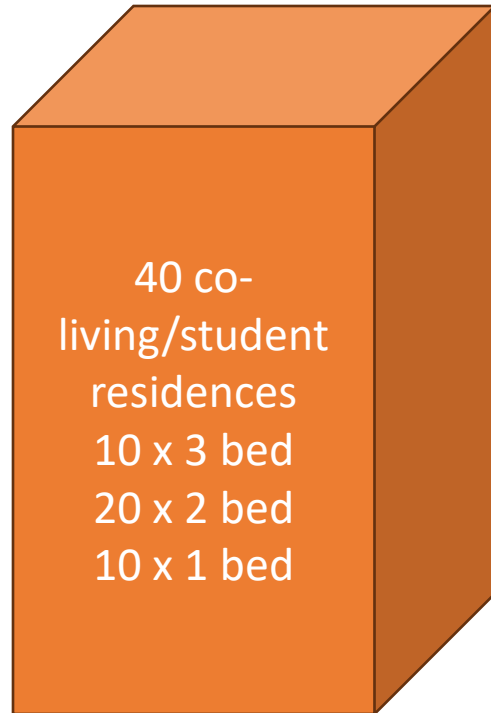
5 largest dwellings	$5 \times (3 \text{ bed rate of } 15\text{m}^2) = 75\text{m}^2$
+ 4m^2 per additional dwelling	$4\text{m}^2 \times 35 \text{ dwellings} = 140\text{m}^2$
Total:	215m^2 COS

- New definition for co-living
- Performance assessed pathways in zones generally supportive of residential infill
- New policy for co-living including:
 - provision of shared facilities (kitchens/dining space, bathrooms, laundries) and communal indoor recreation space
 - minimum habitable room dimensions (3m for living area / studio, 2.5m for separate bedroom)
 - provision of POS at a rate of 2.5m² per bedroom, or 2.5m² of COS per residence in lieu of POS
 - car parking provision - 0.5 spaces per bedroom, 0.25 spaces per bedroom in designated areas (e.g. urban corridor zones), or no requirement in the city centre
 - storage of 4m³ per bedroom

Land Use Term	Definition	Excludes
Co-living	<p>Means a building or part of building used for residential accommodation that:</p> <p>(a) contains 6 or more private residences that do not include either a full kitchen (provision for a sink, fixed oven, food preparation area and full-sized fridge) for its exclusive use or a full bathroom (provision for a bath or shower, toilet, and a wash basin) for its exclusive use</p> <p>(b) includes common facilities for shared use by occupants such as:</p> <ul style="list-style-type: none"> i. shared cooking facilities and/or the provision of meals; ii. common rooms and recreation areas; iii. shared laundry facilities or a laundry service; or iv. shared bathroom facilities. 	<p>Ancillary accommodation</p> <p>Co-located housing</p> <p>Dwelling</p> <p>Student accommodation</p>

- New policy on shared facilities and communal open space - essentially the same as is proposed for co-living
- Provision of POS at a rate of 2.5m^2 per bedroom
- Or 2.5m^2 COS per residence in lieu of POS

Communal open space – Co-living/student example



Proposed POS rates:

2.5m² per bedroom:

$$2.5 \times (30 + 40 + 10) = 200\text{m}^2$$

Proposed COS rates:

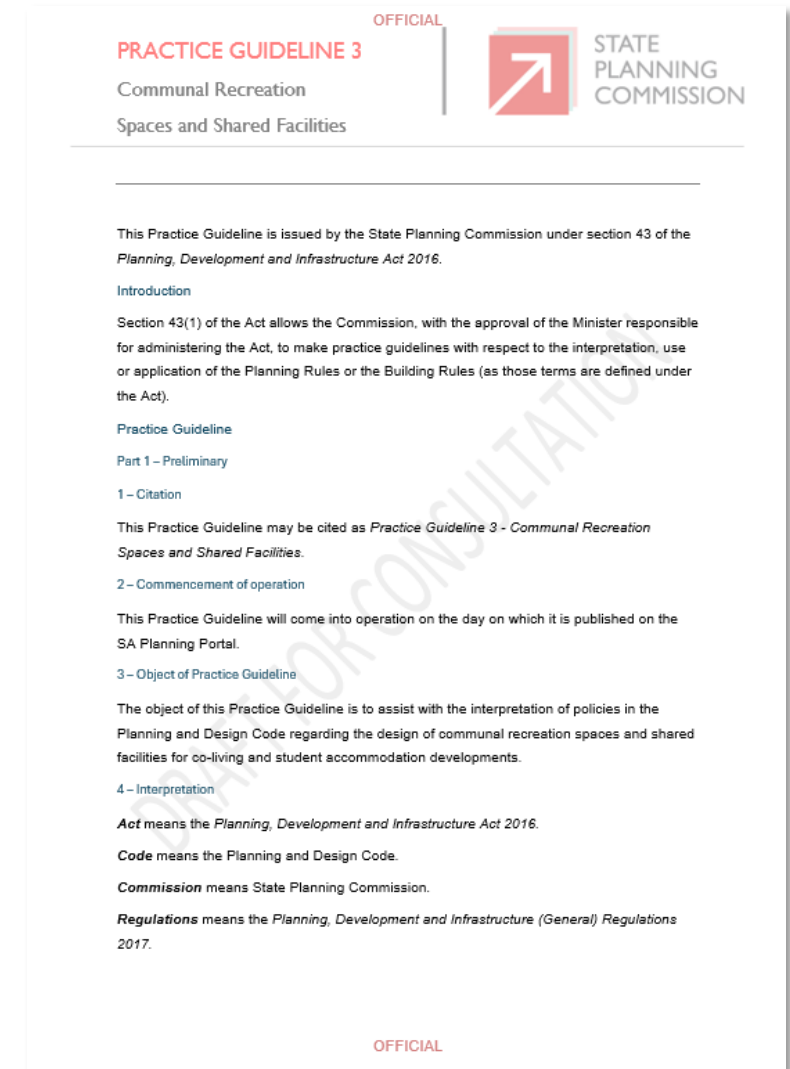
2.5m² per residence:

$$2.5 \times 40 = 100\text{m}^2$$



Practice guideline on shared facilities

- New Practice Guideline – Communal Recreation Spaces and Shared Facilities
- Provides detailed guidance and examples on how to interpret POs guiding indoor recreation spaces, kitchens, dining, bathrooms and laundries, for example:
 - ‘conveniently accessed by residences’ = not more than 1 floor via stairs, not more than 4 floors via lift (or same floor for bathrooms)
 - ‘maximise solar access’ = 3 hours direct sunlight on 21 June
 - kitchen of size to cater for residents = 1 oven / 10 residents, 1 microwave / 5 residents, etc
 - bathroom of size to cater for residents = 1 bath, toilet and shower per 10 residents
 - laundry of size to cater for residents = 1 washing machine and drying facility / 10 residents
- Applies to both co-living and student accommodation



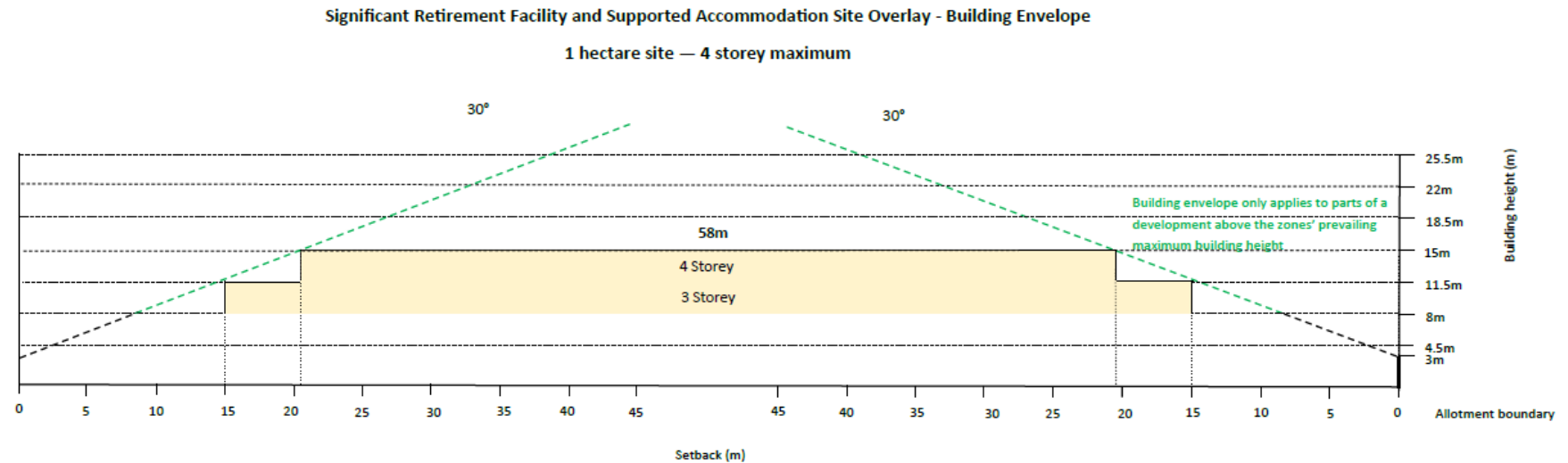
Retirement facilities / supported accommodation

- New “Significant Retirement Facilities and Supported Accommodation Sites Overlay”
- Applied over suburban neighbourhood type zones (approximately 86% of facilities are located in these zones)
- Allows for increased building height for supported accommodation and retirement facilities on very large sites (above one hectare in size):
 - on sites between 10,000m² and 20,000m² in area – maximum building height of up to 4 levels / 15 metres
 - on sites greater than 20,000m² in area – maximum building height up to 6 levels / 22 metres
- Includes 30-degree building envelope applying from all allotment boundaries – applies above the zone’s prevailing building height
- Supports compatible subordinate non-residential uses – e.g. café or consulting rooms for allied health services – up to 450m² GLFA utilising the facility’s car parking

Building Envelope

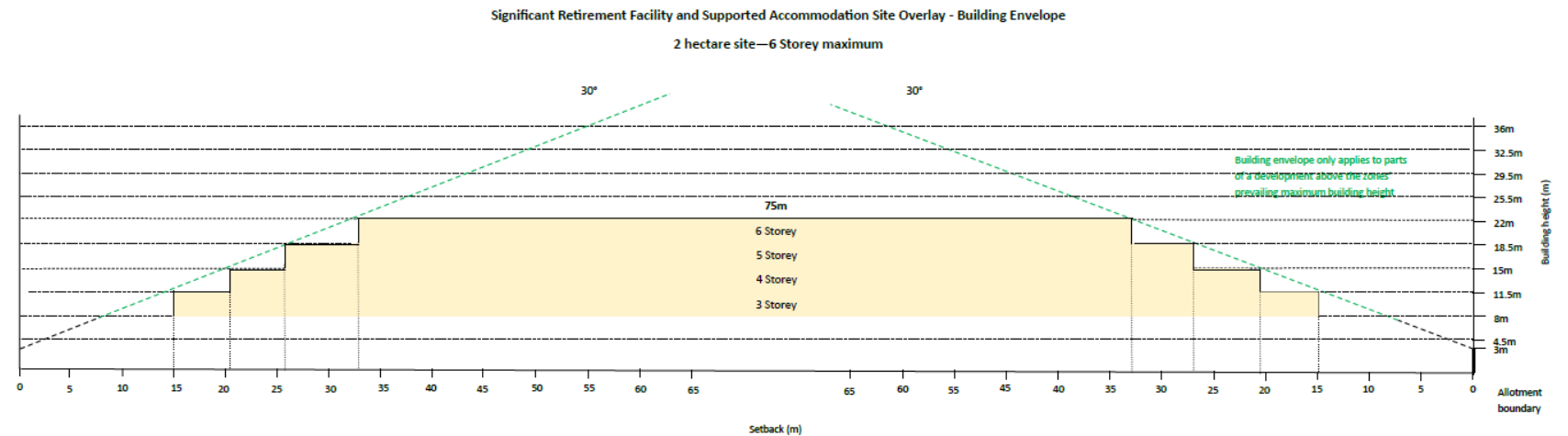
1ha – 2ha Site

- 4 storeys
- 58m upper level floor plate on 100m x 100m site



2ha+ Site

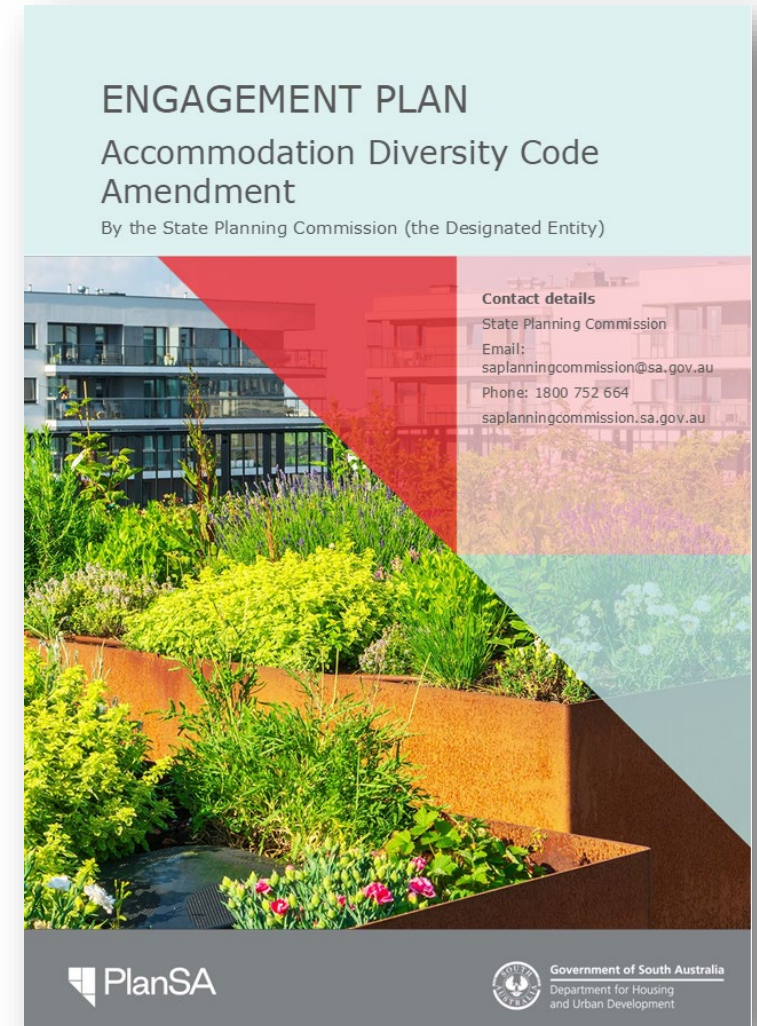
- 6 storeys
- 75m upper level floor plate on 142m x 143m site



Note: The building envelope policy only applies to parts of a development above a zone's prevailing building height policy, below which its front, side and rear setback policy still applies

Engagement

- A 12-week engagement period has been provided to give stakeholders time to consider and respond to the Code Amendment over the Christmas break
- Engagement commenced on the Code Amendment on 5 December 2024, and concludes on **27 February 2025**
- Feedback can be emailed to plansasubmissions@sa.gov.au, via YourSAy yoursay.sa.gov.au/accommodation-diversity or online at plan.sa.gov.au/have_your_say/code-amendments
- Code Amendment intended to be finalised by Q2 2025



Questions

- Enter into Q&A
- Or raise hand



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