

# Updating planning rules to increase accommodation diversity

## About the proposed changes

The State Planning Commission's [Accommodation Diversity Code Amendment](#) proposes improvements to planning rules to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement facilities and supported accommodation across the state.

Key features of the draft Code Amendment released for consultation in December 2024 included proposing:

- more flexibility in apartment design by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- introducing a new form of 'co-living' accommodation for residences that rely on shared kitchen or bathroom facilities
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation
- allowing increased building height up to 4-6 storeys for large retirement facilities and supported accommodation developments to respond to the significant demand of an ageing population for suitable housing within our communities.

Feedback was also sought on a draft practice guideline for co-living and student accommodation outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

The proposed changes aim to make it easier to build much needed housing for South Australians.

From 5 December 2024 to 27 February 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft Code Amendment.

Providing greater flexibility for and increasing the number of apartment-style homes that can be built is part of the South Australian Government's [Housing Roadmap](#) to address the need for more homes for South Australians.

## What we heard

More than 420 submissions were received from community members, councils, industry bodies, community advocacy organisations and state government agencies.

Submissions provided a range of feedback and comments on a wide range of topics.

The main topics of feedback regarding co-living and student accommodation were:

- concern about shared toilets and bathrooms in co-living accommodation
- requests for increased on-site car parking for co-living accommodation
- requests from industry for reduced rates of communal/private open space for student accommodation
- concern that the [Draft Practice Guideline – Communal Recreational Spaces and Shared Facilities](#) is too prescriptive.

The main topics of feedback regarding retirement facilities and supported accommodation were:

- concerns from community and a number of councils about 4 to 6 storey building heights, particularly in the Established Neighbourhood Zone
- concerns about associated commercial floor area allowances and on-site car parking
- requests from industry to decrease the 1-hectare threshold for 4 to 6 storey building heights, with concerns the policy addressing interfaces with neighbouring residences is too restrictive.

All feedback and topics raised will be considered in finalising the Accommodation Diversity Code Amendment.

It is noted that about 340 community submissions were received following concerns raised via radio interviews and social media during the last two days of consultation. This unfortunately provided incorrect information about proposed changes to the planning rules regarding shared facilities and incorrectly indicated increased building height was proposed in all residential areas for all housing types. The proposal to allow 4 to 6 storey building height only applied to large (more than 1 hectare) retirement facilities and supported accommodation developments.

## Engagement activities

The following engagement activities provided information to, and gathered feedback from, the community and stakeholders:

- YourSAy consultation website and online survey – 83% of responses submitted, mostly from community and community interest groups
- PlanSA email address – 14% of responses submitted, mostly from councils, state agencies, industry bodies, community representative organisations and advocacy groups

- PlanSA website and online submission form – 4% of responses submitted, mostly from community and councils
- 2 public online community information sessions, providing information and an opportunity to ask questions – attended by more than 60 people
- targeted briefings and online forums for planning and industry professionals.

The consultation was promoted through media, social media, Planning Ahead and YourSAY e-newsletters, and notifications to PlanSA Code Amendments and PLUS Eventbrite subscribers.

Letters were sent directly to state and local government agencies, MPs, peak retirement living, student accommodation, planning and development industry bodies and community interest and advocacy organisations, informing them of the consultation and inviting their feedback.

## Next steps

All feedback is now being collated and considered in greater detail in amending and updating the Accommodation Diversity Code Amendment to be submitted to the Minister for Planning.

An engagement report is being prepared, which will include a summary of written submissions and feedback received, how these were considered, and proposed updates to the draft Accommodation Diversity Code Amendment released for consultation in response to feedback received.

Once completed, this report will be provided to the Minister to enable a final decision on the Code Amendment.

The engagement report, along with the outcome of the Accommodation Diversity Code Amendment and any further updates, will be published on the YourSAY and PlanSA websites.

## More information

Contact: PlanSA  
Phone: 1800 752 664  
Email: [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)  
Visit YourSAY: [yoursay.sa.gov.au/accommodation-diversity](https://yoursay.sa.gov.au/accommodation-diversity)  
Visit PlanSA: [plan.sa.gov.au/en/ca/accommodation-diversity](https://plan.sa.gov.au/en/ca/accommodation-diversity)