



Co-located Housing How to Guide

September 2025



Contents

What is 'co-located' housing?.....	3
What sets co-located housing apart from other typical housing types	5
Sharing	7
A focus on landscape and tree canopies.....	8
Land titling and regulations	10
What will co-located housing look like?	11
The development assessment process	12
Does my property qualify?.....	15
Frequently Asked Questions (to assist with preparing a development application for co-located housing).....	16
Useful links	20
Further reading	21
Further contacts.....	22
Appendix 1 - Examples of potential co-located housing development scenarios	23
Appendix 2 – Areas of Alexandrina, Burnside, Campbelltown, Unley and Walkerville Councils where co-located housing policy currently applies (as of 25 September 2025)	29
Glossary of Terms.....	34
Credits	37

Version	Last updated
1	25 Sep 2025

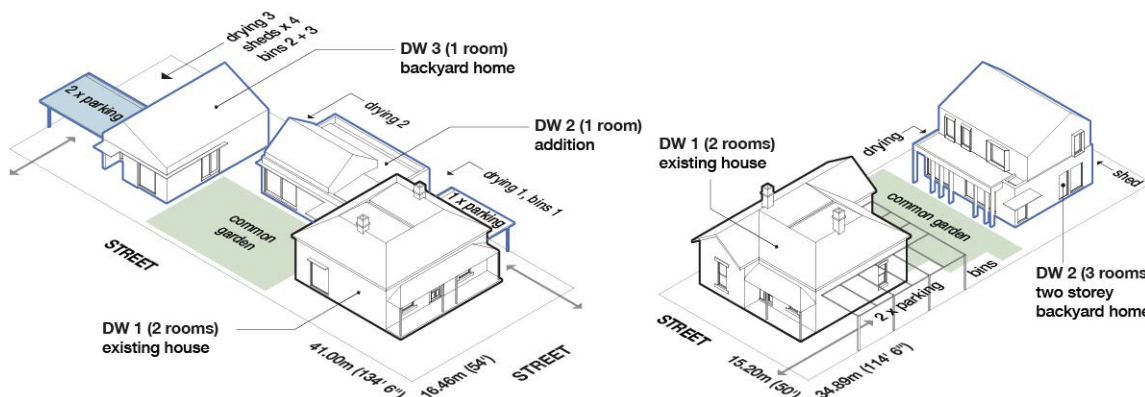
This 'How to Guide' provides a summary of some of the key considerations for a new co-located housing development and should be read in conjunction with the policy that applies to co-located housing outlined in the Planning and Design Code (and associated documents).

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 in the Planning and Design Code, co-located housing means a group of 2 or more dwellings contained on land within the Co-located Housing Overlay that:

- (a) each occupy an allotment created under the *Community Titles Act 1996* and are subject to a community scheme description;
- (b) comprises and retains (with or without alteration / modification) all established dwellings on the site of the proposed development; and
- (c) incorporates communal open space that is accessible to all dwellings within the site of the proposed development; and
- (d) may also comprise other common areas and / or facilities for shared use by all occupants, including (but not limited to):
 - 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(s) 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(s) 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 from other typical housing types

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 allotment 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. The suitability of an allotment for a co-located housing development is not determined by size, but by the applicant's ability to demonstrate a positive outcome. As such, an allotment of any size in the Co-Located Housing Overlay could be considered for redevelopment, however not all allotments will necessarily be suitable once all factors are considered.
3. **Retain and adapt the original housing:** Rather than considering an allotment as a blank canvas, or the developable land as simply being the left-over backyard space behind an existing house, co-located housing considers the existing house 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 or extending the existing house 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 dwelling on the site or new buildings. While some dwellings may be larger than others on the site, they are 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.

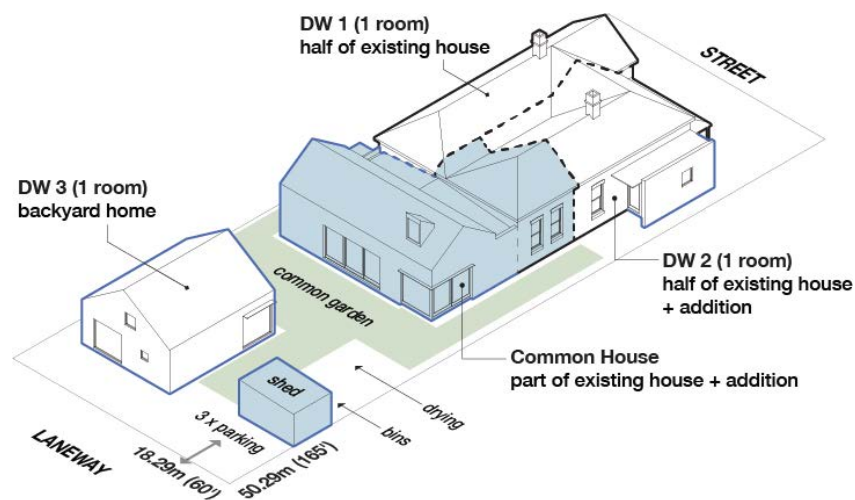
Sharing

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 rooms/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.

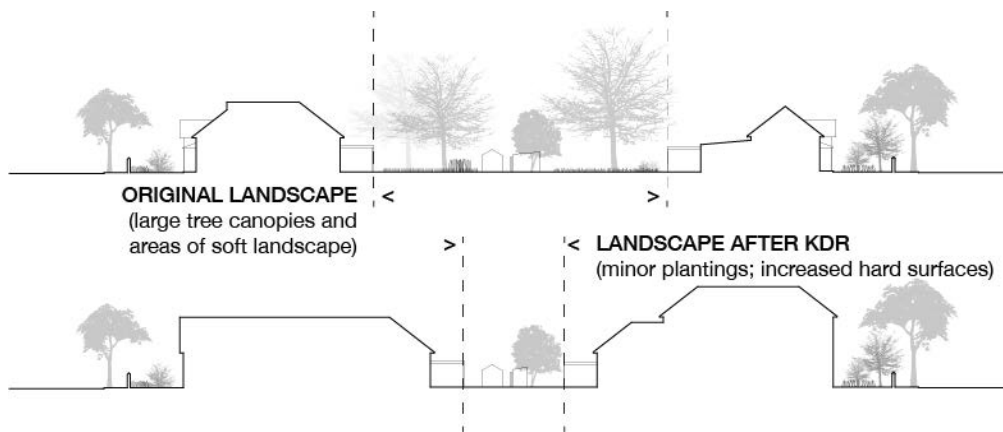
What is important is that, regardless of the agreed level of sharing, each dwelling is self-contained with its own private sleeping, bathing, living, dining, and cooking spaces. Any shared building elements in a co-located housing scheme should be thought of as extras that make the dwellings more appealing, 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, increasing local microclimate temperatures and reliance on air-conditioning, whilst simultaneously increasing stormwater run-off, reducing 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.

Whilst retaining mature landscape and soft ground cover works to mitigate such negative consequences of knock-down-rebuild development, this can also bring social benefits. When space is given over to landscape that is strategically addressed by the design of new housing, smaller homes can feel larger by extending views from the dwelling across the garden. Larger shared open space also acts as a gathering place for residents and allows individual residents to sit outside of the home. Meanwhile, it provides opportunities for active gardening and for having pets, which can benefit 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 entire development site so 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 developed to allow the creation of multiple homes in a way that shares the allotment, rather than splitting it into smaller parts with little or no integration. This can enable additional housing to be constructed on allotments that would otherwise not qualify for traditional subdivision. It is important however, to ensure that this new model of shared housing does not simply become a way of creating undesirable small allotments in place of the original.

The solution is to convert the property title to a Community Title. 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'.

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. Recent amendments made through the *Planning, Development and Infrastructure (General) (Co-located Housing and Schedule 6) Amendment Regulations 2025* (brought into operation on 25 September 2025) now require that all co-located housing developments (regardless of size) provide a draft community scheme description to be lodged along with the planning consent application for co-located housing.

The community scheme description is an essential document that will be required to enable the relevant planning authority to appropriately assess any plans lodged for co-located housing development (e.g. land division / land use applications).

It will not be mandatory to provide a draft of the community by-laws along with the planning application for assessment by the relevant planning authority. However, the by-laws must be drafted by the applicant at the time of creating the scheme under the *Community Titles Act 1996*. The by-laws must cover the administration, management and control of the common property; must regulate the use and enjoyment of common property; and must regulate the use and enjoyment of any community lots to give effect to the approved scheme description.

More information on community titles, scheme descriptions and by-laws are available in the [Legal Services Commission handbook](#).

Role of the community scheme description in the development application process

The community scheme description will assist the relevant planning authority in the assessment process by outlining 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. This important document acts 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. It is also an important document to capture the intention of the development for the applicants and their ambitions for their project once it is completed. The community scheme description can therefore be both an aspirational and protective document.

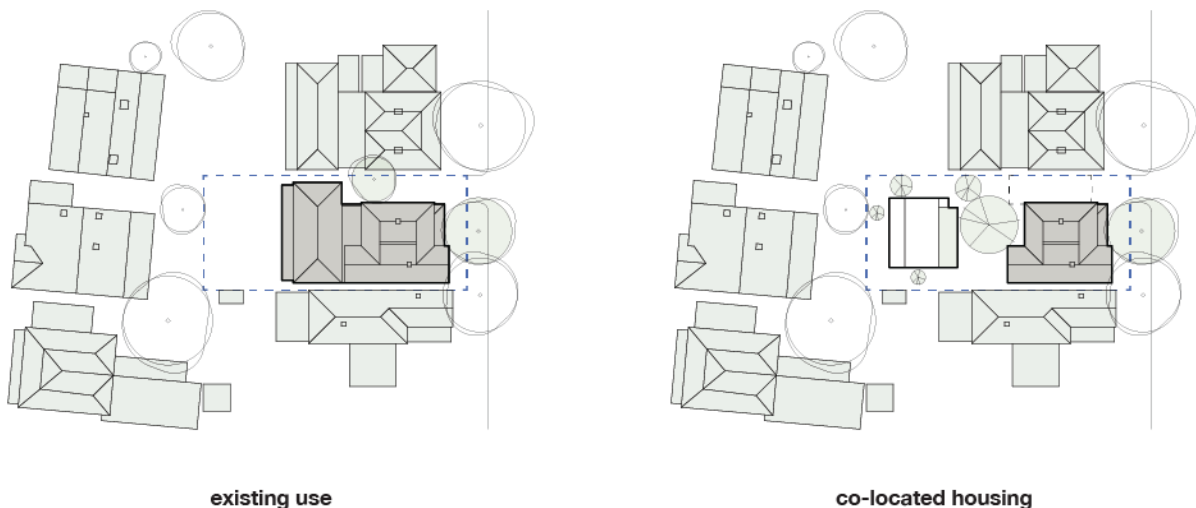
Template community scheme descriptions (and by-laws) for co-located housing development can be accessed on the [PlanSA portal](#). These templates are examples only but can be used as the basis for drafting both documents to reflect the specific nature of the development being proposed for a particular locality / site context.

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 existing house(s) facing the street or within the existing allotment is retained and incorporated into the development.
- 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.
- Co-located housing is arranged around backyard open space.

Together, these requirements will mean that co-located housing may occupy about the same amount of the block as existing single-family houses do now, while the buildings will be of a complementary 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 smaller, privatised 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 development assessment process

Although co-located housing follows a consistent set of planning policies, set out in the Co-located Housing Overlay, each development will be unique due to varying local character considerations and the number of dwellings being proposed on the block.

In this context, each development 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 will be no 'Deemed to Satisfy' tick-a-box approval process for co-located housing. Each proposal will be assessed on its merits, subject to a performance assessment by the relevant planning authority. This assessment will consider the additional housing being provided, the overall coherence and function of the community scheme, and the relevant desired outcomes and performance outcomes in the Planning and Design Code, in particular those in the Co-located Housing Overlay and the Established Neighbourhood Zone.

Documentation that will need to be provided with any development application for co-located housing is set out in Schedule 8 of *Planning Development and Infrastructure (General) Regulations 2017* and can be accessed in the [development application checklist](#).

The following plan requirements are specifically for co-located housing, in addition to those requirements outlined for all new dwellings and alterations / additions:

Information requirements for applications seeking planning consent for co-located housing

- (1) An application seeking planning consent for a co-located housing development must be accompanied by—
 - (a) a site plan, drawn to scale, including appropriate bar and ratio scales, showing—
 - (i) the footprints of the dwellings on the site and those of any dwellings on immediately adjoining land that is not part of the co-located housing;
 - (ii) the location of any common outdoor areas, private outdoor areas, shared car parking spaces, rubbish bin storage, washing lines or other shared facilities;
 - (iii) if any existing buildings or structures are to be removed or demolished to accommodate the proposed development—the current location of those buildings or structures; and
 - (b) a community scheme description in relation to the proposed co-located housing contemplated by the co-located housing development, which must include the following information:
 - (i) the name of the co-located housing;

- (ii) an identification of the proposed community parcel and the lots and common property into which the parcel is to be divided under the [Community Titles Act 1996](#);
 - (iii) a description of the purpose or purposes for which the lots and common property may be used;
 - (iv) the standard of buildings and other improvements (if any) to be, or which may be, erected on or made to the lots or common property, and the time expected for their completion;
 - (v) a description of the nature and scope of any improvements to be made to the community lots and common property;
 - (vi) any other important features of the scheme; and
- (c) a floor plan drawn to scale of all dwellings that form part of the co-located housing contemplated by the co-located housing development, showing the location or proposed location of fixed and loose furniture.



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.

The planning consent application for a co-located housing development will therefore 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 that co-located housing will typically seek to create more dwellings than would typically be allowed, the drawings will need to clearly demonstrate functionality and amenity within the development itself and as it relates to neighbours.

The combined site plan/floor plan included above 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.

Land division and built form to be lodged together for assessment purposes

Given the integrated nature of co-located housing, it is critical that the community title land division application is lodged and considered by the relevant planning authority together with the associated built form (land use) application to create co-located housing. This will enable the relevant planning authority to assess a co-located housing proposal holistically, to confirm that the allotments are suitable for their intended use, and that the application meets the definition of 'co-located housing' in the Planning and Design Code.

Does my property qualify?

If your property is located within an area of the Established Neighbourhood Zone in the Alexandrina, Unley, Burnside, Walkerville, or Campbelltown Council areas where the Co-located Housing Overlay policy applies (refer to area affected maps in **Appendix 2**), then you may be able to undertake a co-located housing development subject to assessment and approval by the relevant authority.

To check whether your property is located in the Established Neighbourhood Zone of one of the five councils listed (and subject to co-located housing policy), you can visit the South Australian Property and Planning Atlas (SAPPA) at sappa.plan.sa.gov.au. Here you can search for your address, then select 'Planning Zones & Overlays'. This will list the property's zone and applicable overlays, 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.

A series of Area Affected Maps is included with this guide (refer to **Appendix 2**) to provide a quick snapshot of where the co-located housing policy currently applies in each of the five affected council areas.

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.

Frequently Asked Questions (to assist with preparing a development application for co-located housing)

Do the land division and land use components of co-located housing need to be submitted (for assessment) and considered by the relevant planning authority at the same time?

Yes.

For land division for co-located housing to be approved by council, it must be evidenced that the resultant allotments are going to be used for co-located housing and not for other types of housing. This is because the minimum lot size and frontage criteria that apply to other types of housing in the Established Neighbourhood Zone do not apply to co-located housing (see Q&A below).

For council to approve an application for land division, it would be necessary to show that the allotments are suitable for their intended use, by lodging plans for the proposed buildings in the form of co-located housing. This would also confirm the design and function of common property as communal open space, shared car parking areas, etc.

For an application for built form (land use) for co-located housing to be approved, it must be accompanied by a scheme description, which must be lodged through the associated community title land division application.

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, in a way that satisfies the desired outcomes and performance outcomes in the Co-located Housing Overlay.

What about cars, bins and laundry?

As part of the planning application process, each co-located housing proposal will have to demonstrate that suitable areas for rubbish bins, washing lines and car parking are provided. This will require the applicant to provide a detailed site plan that identifies the location of these shared facilities.

How is car parking different for co-located housing?

The intent of co-located housing is to limit car parking, relying on shared car parking areas rather than individual car parking and driveway space.

Car parking arrangements should therefore maintain the primary streetscape and limit the number of additional driveway access points, as well as maintaining existing driveways and manoeuvring areas to maximise landscaping and communal open space.

A maximum of one car parking space would be allocated per 1–2-bedroom co-located dwelling, with two car parking spaces provided per 3+ bedroom co-located dwelling.

However, car parking requirements for co-located housing will need to be assessed on a case-by-case basis at the time of application, taking into consideration a range of factors, such as the:

- nature of the co-located housing (likely number of occupants)
- proximity to public transport and local services
- capacity of a local area to accommodate different types of parking and transport.

How much communal open space would be provided as part of a typical co-located housing development?

The current planning rules aim to ensure shared or communal open space meets the needs of co-located housing occupants, in a way that encourages interaction between occupants and provides privacy from public view while complementing streetscape character.

The amount of communal open space provided will depend on the site and the number of co-located houses being developed. However, the Co-located Housing Overlay planning rules specify the following quantitative criteria for communal open space:

- a minimum of 24 m² of communal open space is provided per co-located housing dwelling for shared use by all occupants; and
- 80% of the total communal open space is provided in a single location that is overlooked by a minimum of two co-located dwellings and has a minimum dimension of 5 metres.

The overlay policy also specifies that communal open space may include verandahs, alfrescos, balconies, terraces and decks where not enclosed on all sides.

Communal open space does not include any areas used for rubbish bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.

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 be strongly discouraged in any co-located housing development application. In addition, to gain planning approval, the Community Title scheme description will also need to specify that fencing is not permitted.

This is an important requirement of co-located housing to stop it being used as a de-facto unit development 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 natural means such as the placement of trees and shrubs.

Should internal fencing be proposed within a co-located housing development after the initial approval, this will require planning approval by the relevant planning authority. The proposal would need to satisfy policies which seek to ensure that co-located housing development maintains visibility between living areas and communal open space, avoiding solid fencing and other obstructions to promote passive surveillance across the site.

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

If 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 outcomes and performance outcomes applicable for co-located housing outlined in the Planning and Design Code.

Is it possible that an existing dwelling could be demolished to provide co-located housing on the allotment?

No.

One of the key defining features of co-located housing is that it must 'comprise 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'.

Therefore any proposal to demolish and replace an original house cannot be classified as co-located housing.

It's noted that there is building demolition control in Historic Areas, which commonly applies to the Established Neighbourhood Zone where the Co-Located Housing Overlay applies.

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 adopted 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 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 co-located housing, or for the purchase of individual co-located homes once a development is complete.

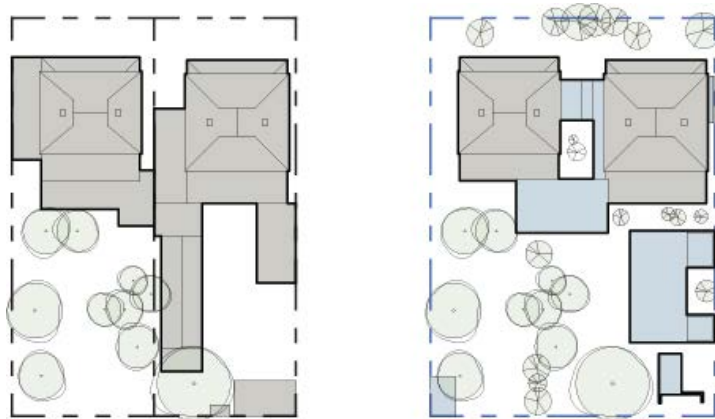
Who sets the rules for living in a co-located housing development?

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 scheme description and the associated by-laws. A Community scheme description forms a mandatory 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 captured in the scheme description and by-laws 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?

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.

Useful links

The following links provide useful information which will assist you in preparing a development application for co-located housing:

- plan.sa.gov.au/development_applications/getting_approval/the_approval_process/why_you_need_approval
- plan.sa.gov.au/development_applications/getting_approval/the_approval_process/getting_professional_help
- plan.sa.gov.au/development_applications/getting_approval/how_applications_are_assessed_rules_that_apply
- plan.sa.gov.au/development_applications/lodge_an_application/find_out_where_to_lodge
- plan.sa.gov.au/development_applications/before_you_lodge/development_application_checklist
- plan.sa.gov.au/accredited_professionals_register
- plan.sa.gov.au/about/support_library#submit_an_application
- plan.sa.gov.au/development_applications/lodge_an_application

Before preparing a development application (land division and land use) for co-located housing, it may be beneficial to first meet with your local council planner and discuss any plans for co-located housing on your property or other sites. This is due to the local contextual / character considerations that will be considered in the planning assessment.

A preliminary meeting with council staff may also assist you in determining what is required to be submitted with your development application, which may then help with ensuring a more successful outcome for your application.

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-part1 and plan.sa.gov.au/en/ca/future-living-part2.

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 accessed by going to the [PlanSA portal](#).

General information on Community Titles can be found on the [Legal Services Commission website](#).

The information provided in this guide has been adapted 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.

Further contacts

For further information in relation to what is required for a co-located housing development application in your local council area, please contact the following councils for further information:

- Alexandrina Council
Phone: (08) 8555 7000 (ask to speak to the Development Assessment Team)
Email: alex@alexandrina.sa.gov.au
Post: PO Box 21, Goolwa SA 5124
- City of Burnside
Phone: (08) 8366 4200 (ask to speak to the Development Assessment Team)
Email: burnside@burnside.sa.gov.au
Post: PO Box 9, Glenside SA 5065
- City of Campbelltown
Phone: (08) 8366 9222 (ask to speak to the Development Assessment Team)
Email: mail@campbelltown.sa.gov.au
Post: 172 Montacute Road, Rostrevor SA 5073
- City of Unley
Phone: (08) 8372 5111 (ask to speak to the Development Assessment Team)
Email: pobox1@unley.sa.gov.au
Post: PO Box 1, Unley SA 5061
- Town of Walkerville
Phone: (08) 8342 7100 (ask to speak to the Development Assessment Team)
Email: walkerville@walkerville.sa.gov.au
Post: PO Box 55, Walkerville SA 5081

The above councils may prepare their own fact sheets / guides over time to assist you with preparing a development application for co-located housing in your council area.

You can also contact PlanSA if you have any other questions regarding how to lodge co-located housing development applications (land division and land use) electronically on the PlanSA portal.

PlanSA

Complete: [Support request form](#)

Email: PlanSA@sa.gov.au

Phone: 1800 752 664

Post: GPO Box 1815 Adelaide SA 5001

If you live in an area where co-located housing policy currently doesn't apply, please contact either PlanSA or your local council to learn more about the process for policy changes in your area.

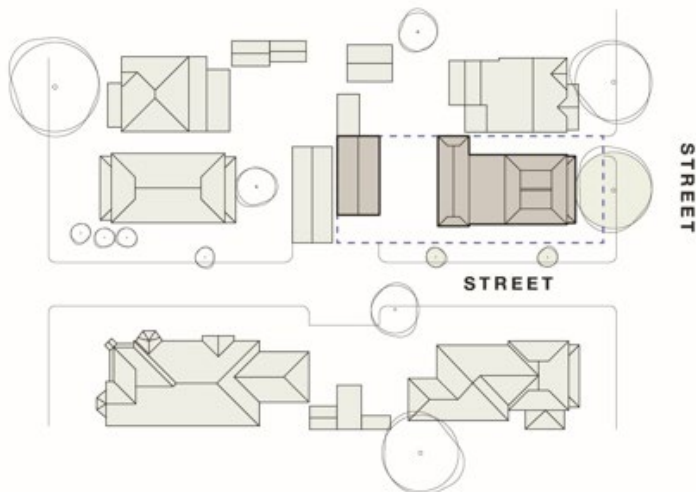
Appendix 1 - Examples of potential co-located housing development scenarios

The development scenarios provided below have been reproduced with the permission of Associate Professor Damian Madigan and have been extracted from Part 3, Chapters 10-12 of the book 'Bluefield Housing as Alternative Infill for the Suburbs'.

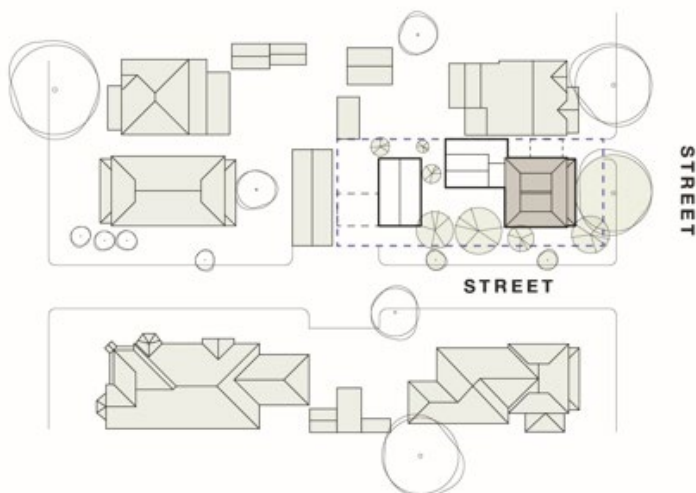
The below examples are hypothetical in nature and are intended to provide a general understanding of how co-located housing might be designed. The nature of each development site will be different, and the suitability of a proposal will be subject to assessment by the relevant authority against the policies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

675m² corner allotment

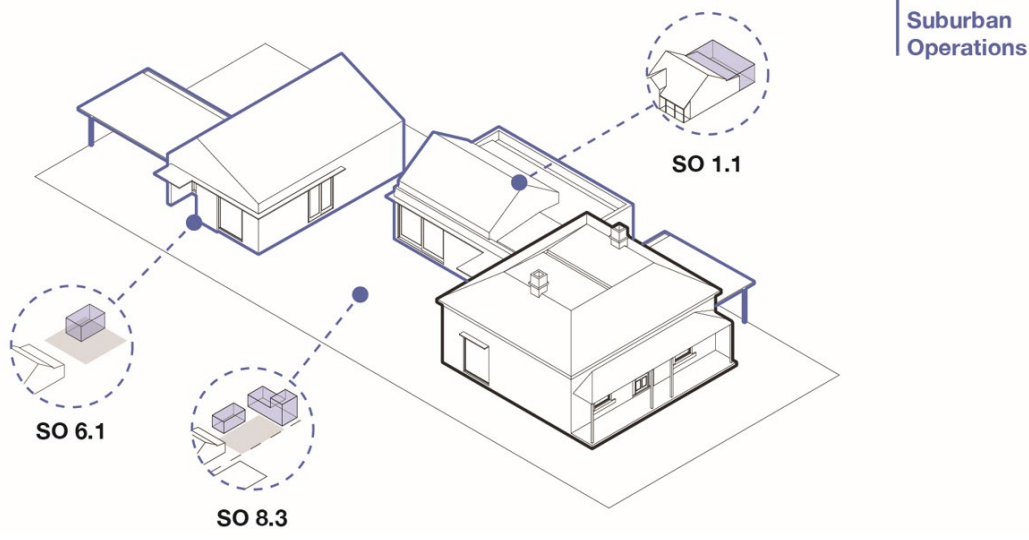
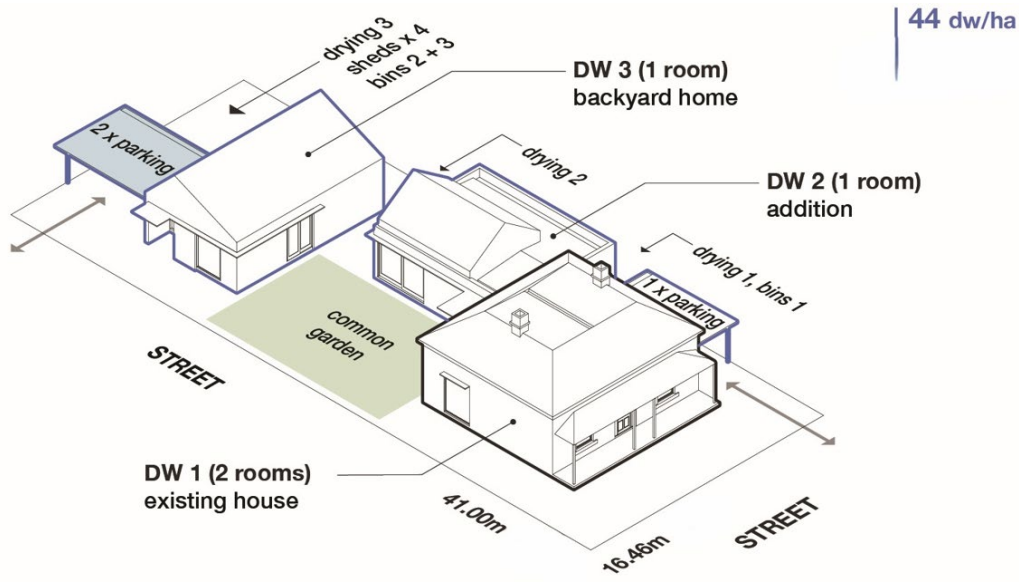
BAU	675 m ²	1 dwelling 2 cars	15 dw/ha	48% site cover
-----	--------------------	----------------------	----------	----------------



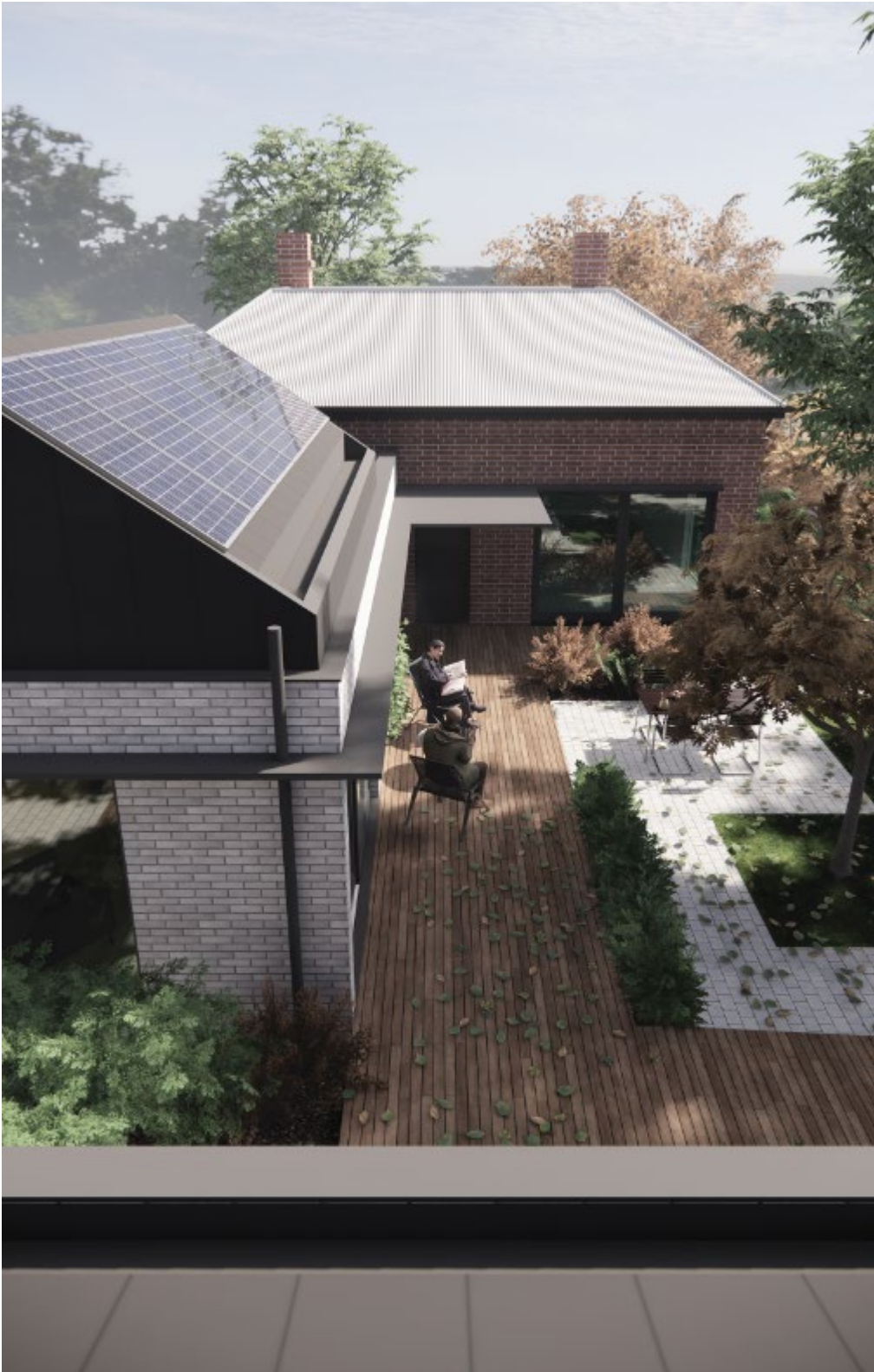
Bluefield	675 m ²	3 dwellings 3 cars for 4 BR	44 dw/ha	38% site cover
-----------	--------------------	--------------------------------	----------	----------------



Existing	48% site coverage, 1 dwelling 15 dwellings per hectare (675m ² per dwelling)
Proposed (co-located housing)	38% site coverage, 3 dwellings 44 dwellings per hectare (225m ² per dwelling)
Bedrooms	4
Car Parking	3
Sharing	main garden
Dwelling 1	95m ² floor area, 2 bedrooms (renovated existing home)
Dwelling 2	68m ² floor area, 1 bed room (single-storey rear addition)
Dwelling 3	67m ²

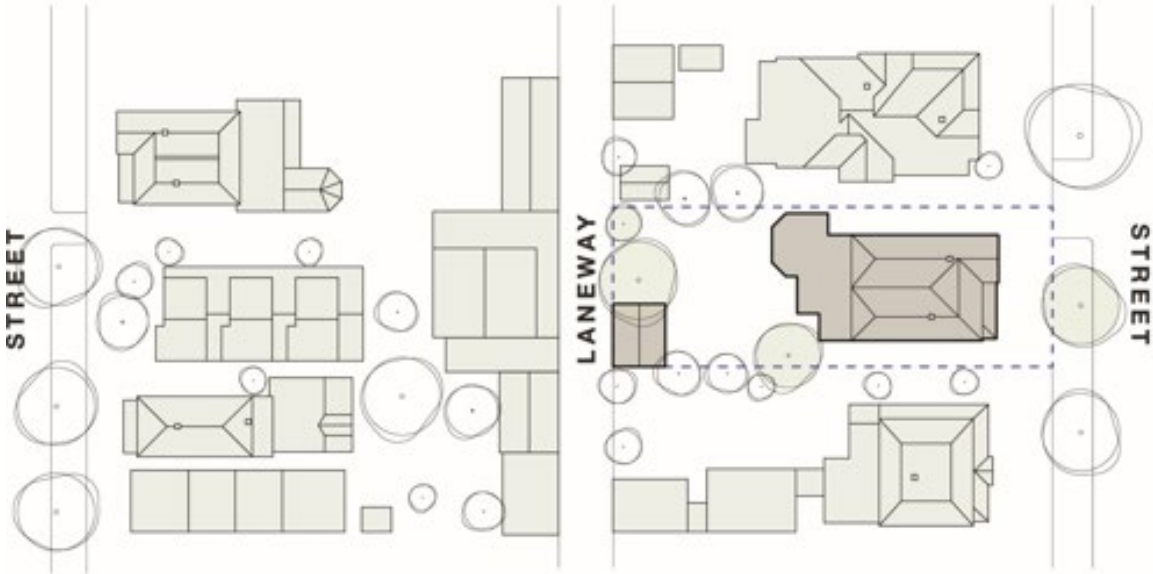


Layout SO 1.1: rear addition, single
SO 6.1: yard addition, single
SO 8.3: yard arrangement, clustered

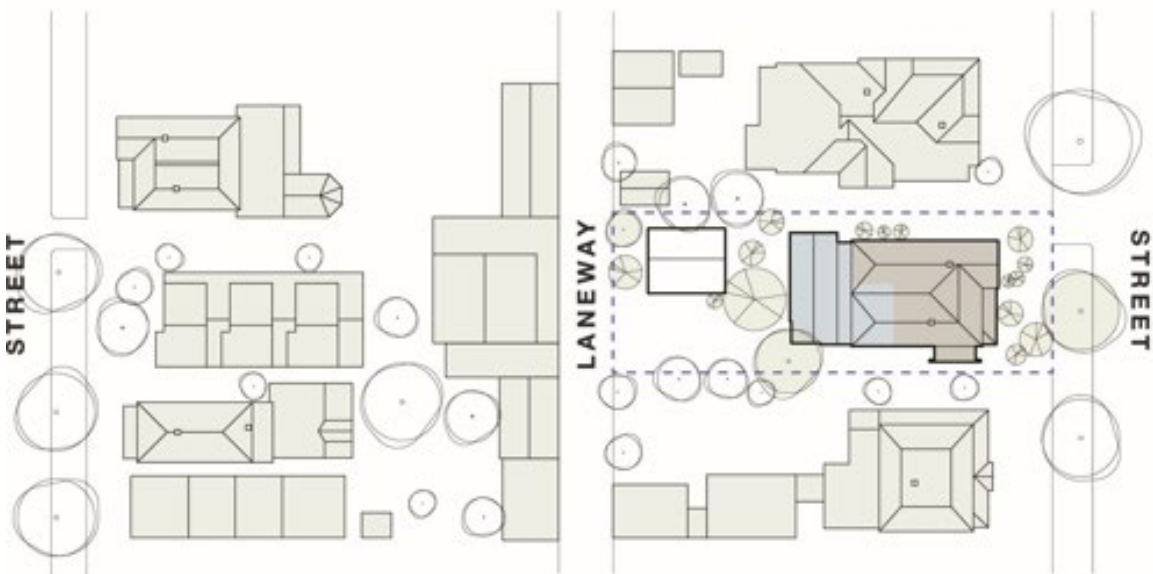


920m² allotment abutting rear laneway

BAU | 920 m² | 1 dwelling | 11 dw/ha | 38% site cover
 | 2 cars



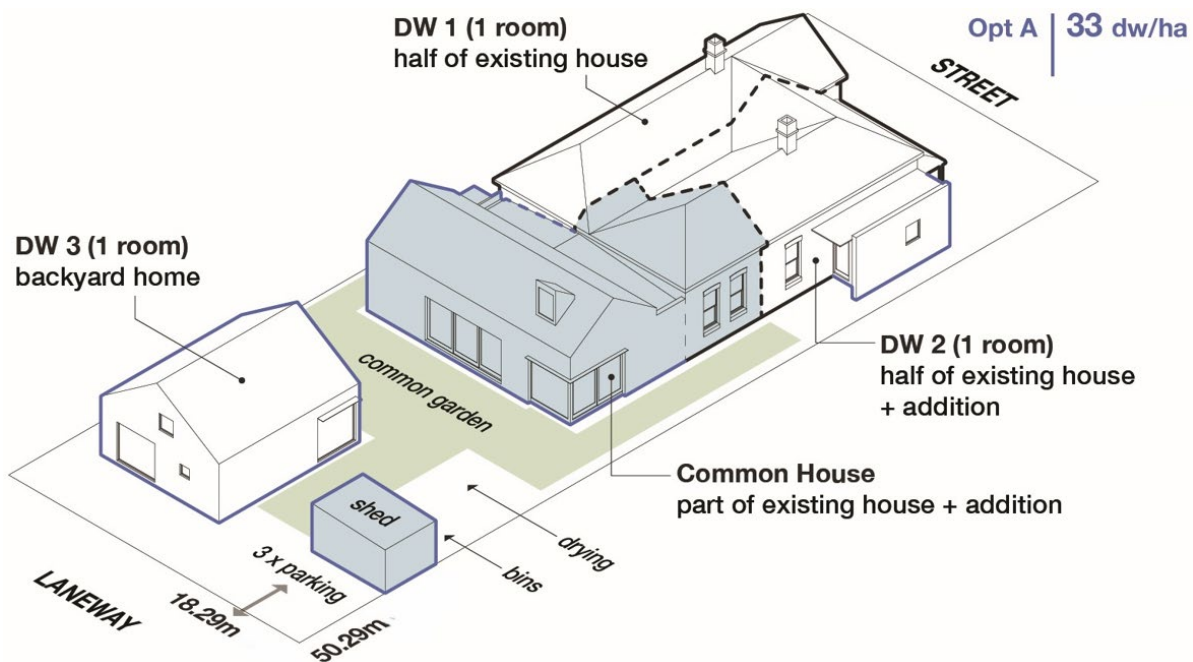
Bluefield | 920 m² | 3-4 dwellings | 33-43 dw/ha | 39% site cover
 | 3-5 cars for 4 BR

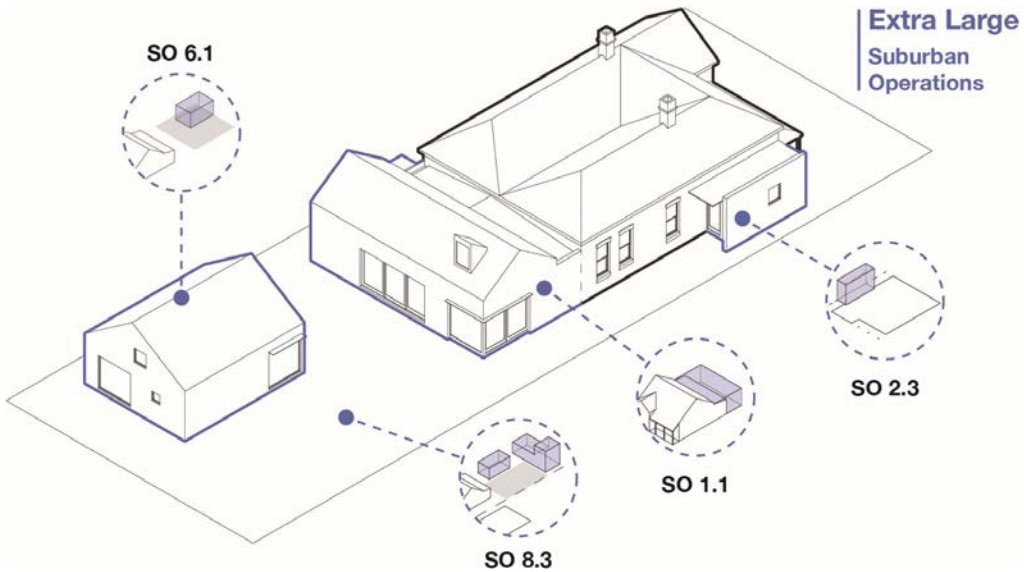


Existing	38% site coverage, 1 dwelling 11 dwellings per hectare (920m ² per dwelling)
Proposed (co-located housing)	39% site coverage, 3 to 4 dwellings 33 to 43 dwellings per hectare (307 to 230m ² per dwelling)
Bedrooms	4 bedrooms
Car Parking	3-5 spaces
Sharing	main garden, car parking, clothes drying, bin enclosure, shed
Dwelling 1	78m ² floor area, 1 bedroom (half of renovated existing home)
Dwelling 2	78m ² floor area, 1 bedroom (half of renovated existing home plus side pod)
Dwelling 3	66m ² 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 ² 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



Appendix 2 – Areas of Alexandrina, Burnside, Campbelltown, Unley and Walkerville Councils where co-located housing policy currently applies (as of 25 September 2025)

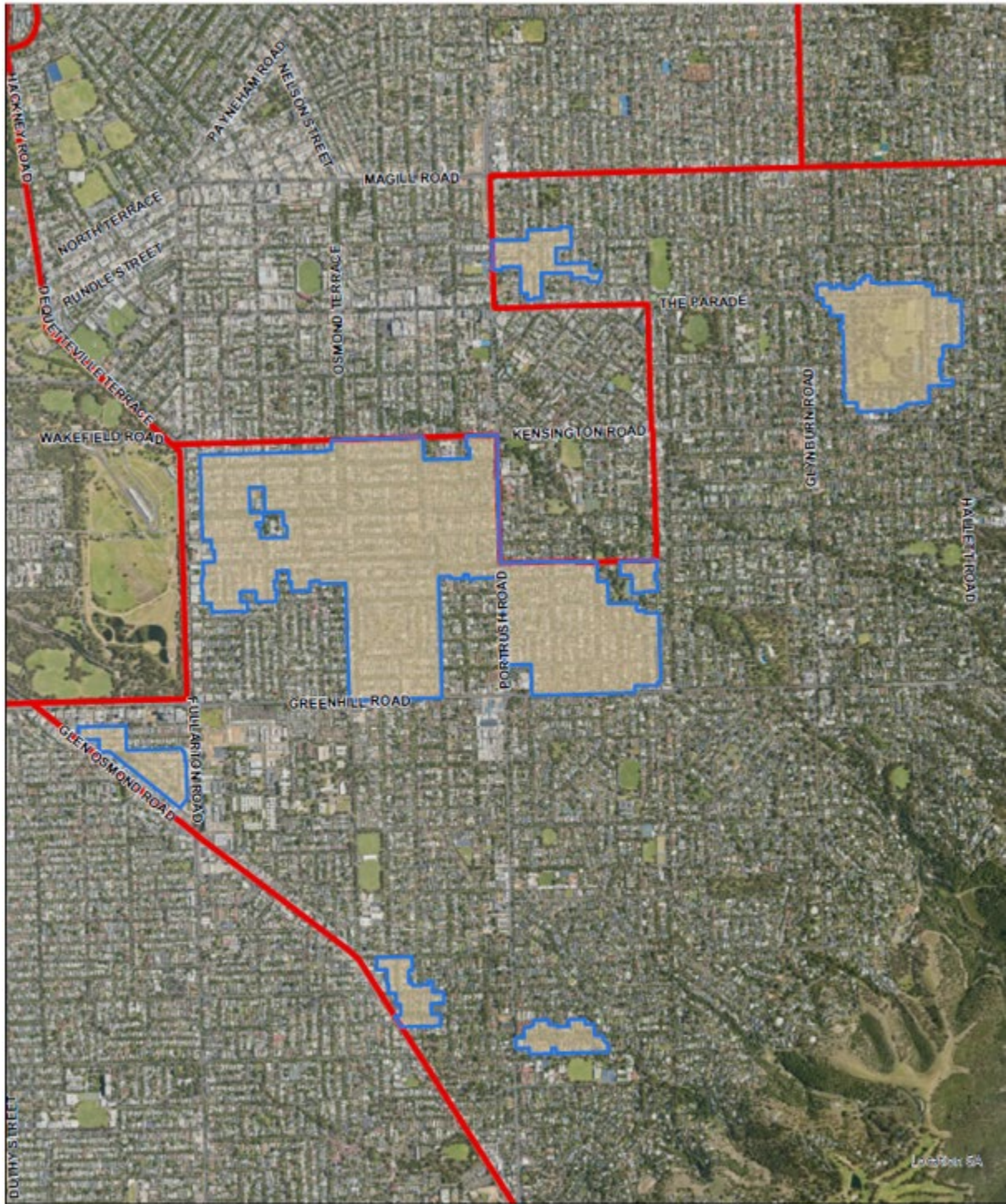


Alexandrina Council

- Co-located Housing Overlay
- Affected Area

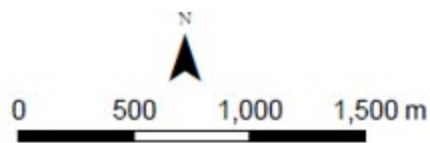


GDSA 1035

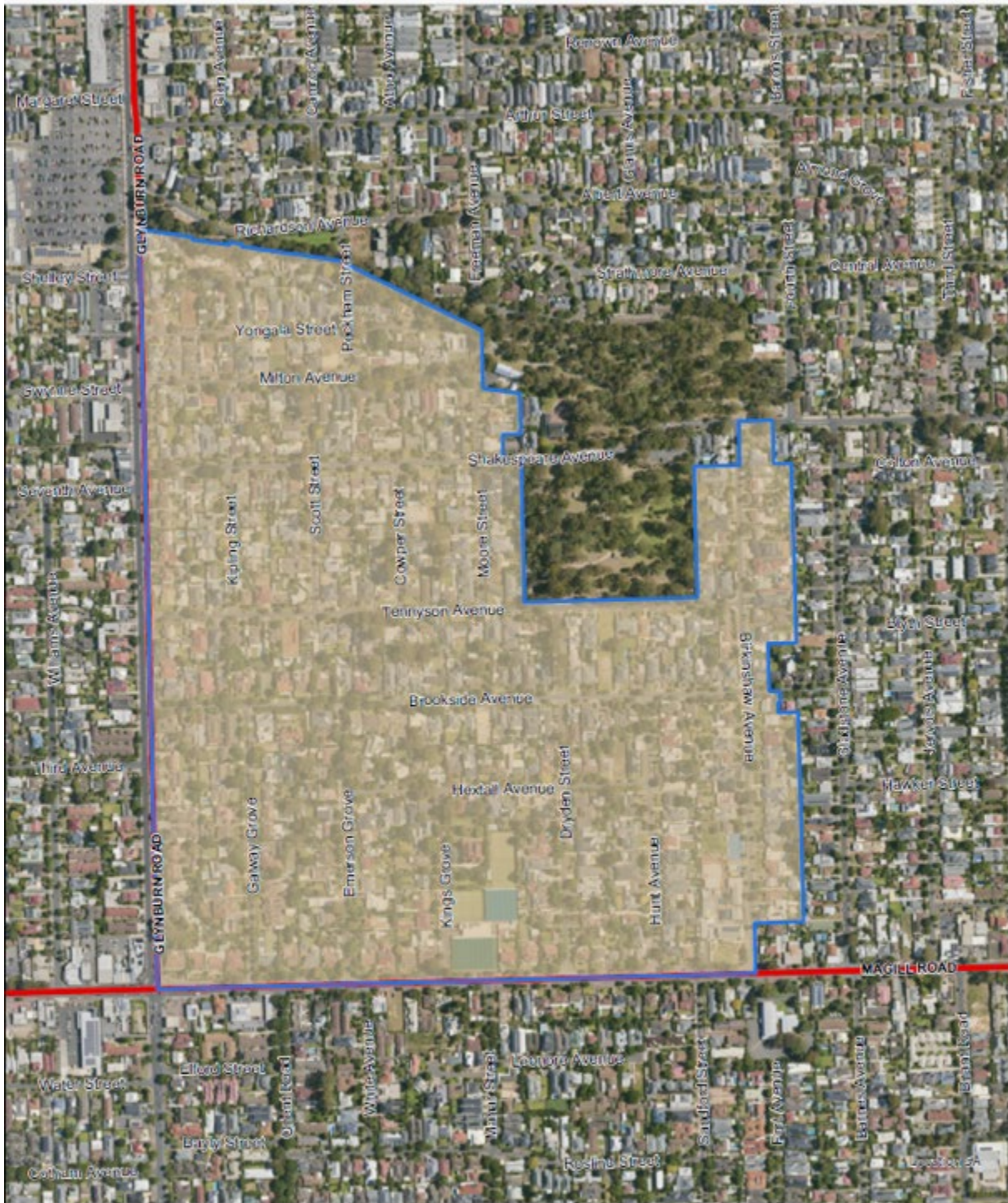


City of Burnside

- Co-located Housing Overlay
- Affected Area
- Local Government Area boundary

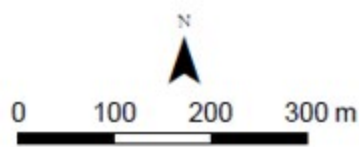



Government of South Australia
 Department for Housing
 and Urban Development
 GDSA 1035

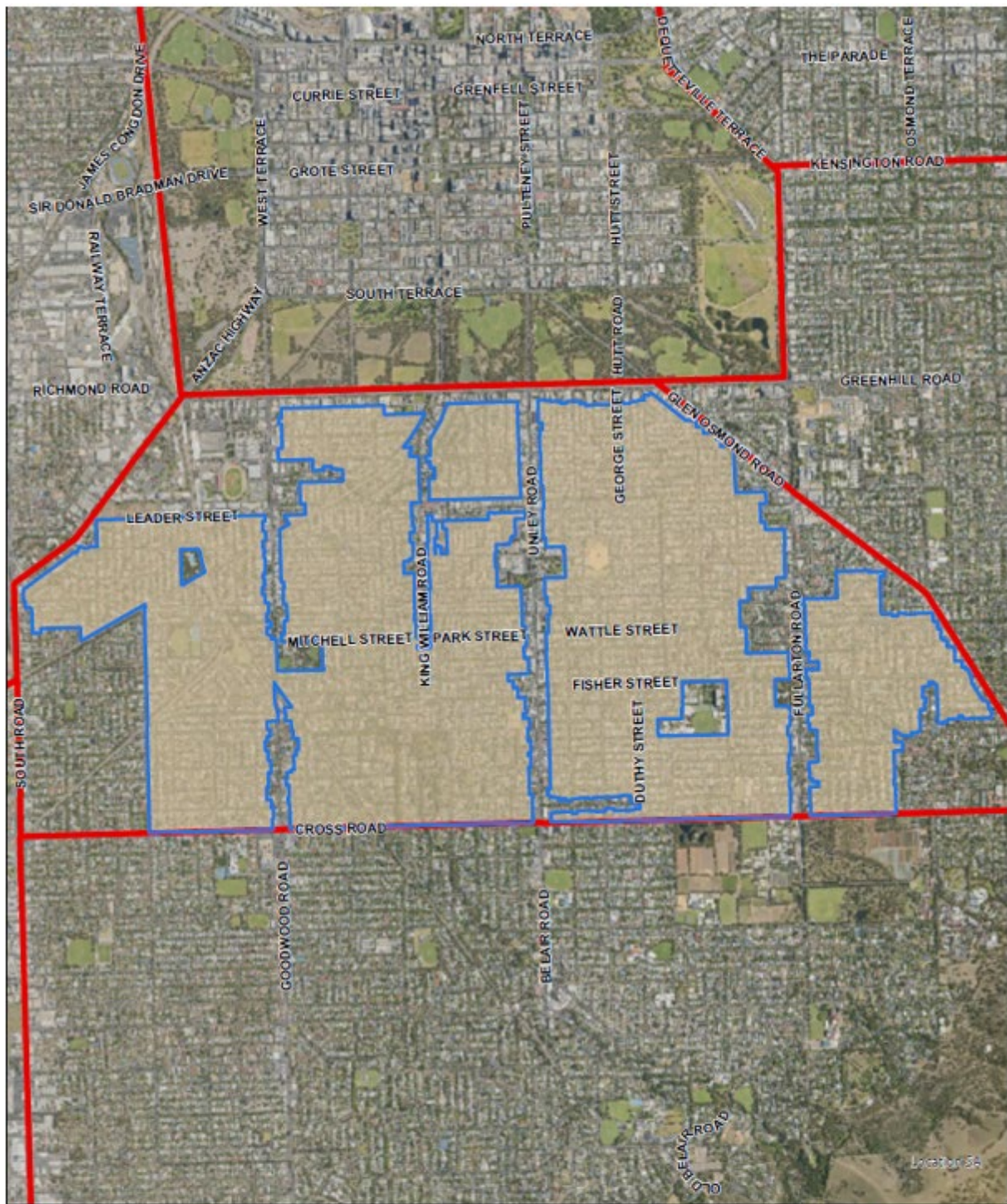


City of Campbelltown

- Co-located Housing Overlay
- Affected Area
- Local Government Area boundary

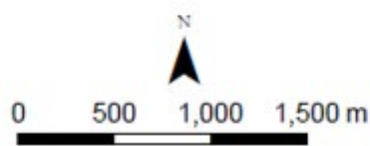



Government of South Australia
 Department for Housing and Urban Development
 GDSA 1035



City of Unley

- Co-located Housing Overlay
- Affected Area
- Local Government Area boundary

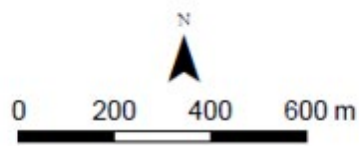



Government of South Australia
 Department for Housing
 and Urban Development
 GDSA 1035



Town of Walkerville

- Co-located Housing Overlay
- Affected Area
- Local Government Area boundary




Government of South Australia
 Department for Housing
 and Urban Development
 GDSA 1035

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 (for all co-located housing development) 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.

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.

Planning, Development and Infrastructure (General) (Co-located Housing and Schedule 6) Amendment Regulations 2025 – the Regulations establish a new set of plan requirements and procedures in relation co-located housing development.

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

This Co-located Housing How to Guide has been drafted by the Department for Housing and Urban Development in collaboration with Associate Professor Damian Madigan (University of South Australia). All images and designs are taken from Damian Madigan's book *Bluefield Housing as Alternative Infill for the Suburbs* (Routledge, 2023) and used with permission.



Government of South Australia

Department for Housing
and Urban Development