

This Practice Guideline is issued by the State Planning Commission under section 43 of the *Planning, Development and Infrastructure Act 2016*.

### Introduction

Section 43(1) of the Act allows the Commission, with the approval of the Minister responsible for administering the Act, to make practice guidelines with respect to the interpretation, use or application of the Planning Rules or the Building Rules (as those terms are defined under the Act).

### Practice Guideline

#### Part 1 – Preliminary

##### 1 – Citation

This Practice Guideline may be cited as *Practice Guideline 4 - Communal Recreation Spaces and Shared Facilities*.

##### 2 – Commencement of operation

This Practice Guideline will come into operation on the day on which it is published on the SA Planning Portal.

##### 3 – Object of Practice Guideline

The object of this Practice Guideline is to assist with the interpretation of policies in the Planning and Design Code regarding the design of communal recreation spaces and shared facilities for co-living and student accommodation developments.

##### 4 – Interpretation

**Act** means the *Planning, Development and Infrastructure Act 2016*.

**Code** means the Planning and Design Code.

**Commission** means State Planning Commission.

**Regulations** means the *Planning, Development and Infrastructure (General) Regulations 2017*.

## Part 2 – Co-Living and Student Accommodation

### 5 – Background

Co-Living and student accommodation are land use terms used in the Code. They are defined in *Part 7 – Land Use Definitions* in the Code as follows:

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Co-living	<p>Means a building used for residential accommodation that:</p> <p>(a) contains 6 or more 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; and</p> <p>(b) includes common facilities for shared use, including at a minimum:</p> <p>(i) shared cooking facilities where a full kitchen is not provided in residences;</p> <p>(ii) shared bathroom facilities where a full bathroom is not provided in residences;</p> <p>(iii) common rooms and/or recreation areas.</p>		<p>Ancillary accommodation;</p> <p>Co-located housing;</p> <p>Dwelling</p> <p>Student Accommodation</p> <p>Supported accommodation</p>
Student Accommodation	<p>Mean premises used to accommodate students in room or dormitory style accommodation that can be (but need not be) self-contained and that includes common facilities for shared use by student occupants such as:</p> <p>(a) shared cooking facilities and/or the provision of meals;</p> <p>(b) common rooms and recreation areas;</p> <p>(c) shared laundry facilities or a laundry service; or</p> <p>(d) shared bathroom facilities.</p>		<p>Dwelling</p> <p>Residential Flat Building</p> <p>Co-living</p>

The Code contains policy in the Design General Development Policies and Design in Urban Areas General Development Policies to guide the provision of common recreation spaces and shared facilities for co-living and student accommodation.

## 6 – Relevant Policy Provisions

The guidance within this Practice Guideline set out in Column B is applicable to policy provisions within the Planning and Design Code referenced in Column A in the table below.

Column A Planning and Design Code Policy	Column B Policy Guidance
<b>Communal Indoor Recreation Space</b>	
<p><b>Design General Development Policies PO – 22.9</b></p> <p><b>Design in Urban Areas General Development Policies - PO 31.9</b></p> <p>Co-living provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> <li>(a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site</li> <li>(b) are conveniently accessed by residences</li> <li>(c) are located adjacent to communal open space, where practicable</li> <li>(d) are designed to maximise solar access to windows in winter months.</li> </ul> <p><b>Design In Urban Area General Development Policies - PO 41.3</b></p> <p>Student accommodation provides communal indoor recreation space(s) which:</p> <ul style="list-style-type: none"> <li>(a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site</li> <li>(b) are conveniently accessed by residences</li> <li>(c) are located adjacent to communal open space, where practicable</li> <li>(d) are designed to maximise solar access to windows in winter months.</li> </ul>	<p>At least 1 communal indoor recreation space adequately sized to cater for 40% of all co-living or student accommodation = occupants and 15% of self-contained occupants at one time.</p> <p>If accessible only by stairs, communal indoor recreation space should be no more than 1 floor from the co-living or student accommodation occupants it services.</p> <p>If accessible by lift, communal indoor recreation space should be no more than 4 floors from the co-living or student accommodation occupants it services.</p> <p>At least one communal indoor recreation space should be adjacent to communal outdoor space.</p> <p>Communal indoor recreation space should be co-located with communal dining space and shared kitchen(s).</p> <p>At least one communal indoor recreation space should receive a minimum 3 hours direct solar access to its windows on 21 June.</p> <p>Note: the anticipated number of occupants is taken to equate to one occupant per bedroom for relevant co-living residences, and one occupant per bed for student accommodation.</p>

Column A Planning and Design Code Policy	Column B Policy Guidance
<b>Shared Kitchen, Bathroom and Laundry Facilities</b>	
<p><b>Design General Development Policies – PO 22.10</b></p> <p><b>Design in Urban Areas General Development Policies PO 31.10</b></p> <p>Co-living provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none"> <li>(a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their private residence</li> <li>(b) are conveniently accessed by the residences they service</li> <li>(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.</li> </ul> <p><b>Design in Urban Areas General Development Policies PO 41.4</b></p> <p>Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which:</p> <ul style="list-style-type: none"> <li>(a) are of a size, layout and number to cater for student occupants who do not otherwise have those facilities in their private residence</li> <li>(b) are conveniently accessed by the residences they service</li> <li>(c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.</li> </ul>	<p><b>Shared kitchen facilities</b></p> <p>At least 1 shared kitchen space that is to be used solely for the preparation of food, adequately sized to cater for 40% of all co-living or student accommodation occupants to cook a meal at one time.</p> <p>Provision of cooking appliances (oven and cooktop) to cater for 10% of co-living or student accommodation occupants to use at one time, i.e.:</p> <ul style="list-style-type: none"> <li>1x full size oven per 10 co-living or student accommodation occupants</li> <li>1x 4 burner cooktop per 10 co-living or student accommodation occupants.</li> </ul> <p>Provision of microwave oven to cater for 20% of all co-living or student accommodation occupants to use at one time, i.e.: 1x microwave oven per 5 co-living occupants.</p> <p>Provision of refrigeration: 100L per co-living or student accommodation occupant, provided either in the occupant's room or within the communal kitchen servicing that occupant.</p> <p>Adequate provision of kitchen sink(s) to cater for the number of occupants that the kitchen space is servicing, even in instances where dedicated dishwasher appliances are provided.</p> <p>If accessible only by stairs, shared kitchens should be no more than 1 floor from the co-living or student accommodation occupants it services.</p> <p>If accessible by lift, shared kitchens should be no more than 4 floors from the co-living or student accommodation occupants it services.</p> <p>Where more than 1 shared kitchen is provided, at least 1 shared kitchen should be co-located with communal dining space.</p> <p>Shared kitchens should be co-located with communal indoor recreation space.</p> <p><b>Shared bathroom facilities</b></p> <p>Location:</p> <p>On the same floor as the occupants it services.</p>

Column A Planning and Design Code Policy	Column B Policy Guidance
	<p><b>Shared laundries</b></p> <p>Capacity for 10% of occupants who do not have private laundry facilities to use shared laundry facilities at one time, i.e.:</p> <p>1 x trough or basin with hot and cold water with plumbed washing machine installed directly adjacent for every 10 or fewer occupants without private laundry facilities (co-living, student accommodation and self-contained occupants)</p> <p>Either: adjacent or directly accessible to a drying area with clothes line,</p> <p>OR</p> <p>1x dedicated tumble dryer for every 10 or fewer occupants (co-living, student accommodation and self contained occupants)</p> <p>Note: the anticipated number of occupants is taken to equate to one per bedroom for relevant co-living residences, and one per bed for student accommodation.</p>

### Issued by the State Planning Commission on 5 December 2025

Note: This Practice Guideline commences operation in accordance with 'Part 2 – Commencement of operation'.

### Versions

Version 1: Commenced operation on **5 December 2025**