Bluefield Housing

co-located infill for the suburbs

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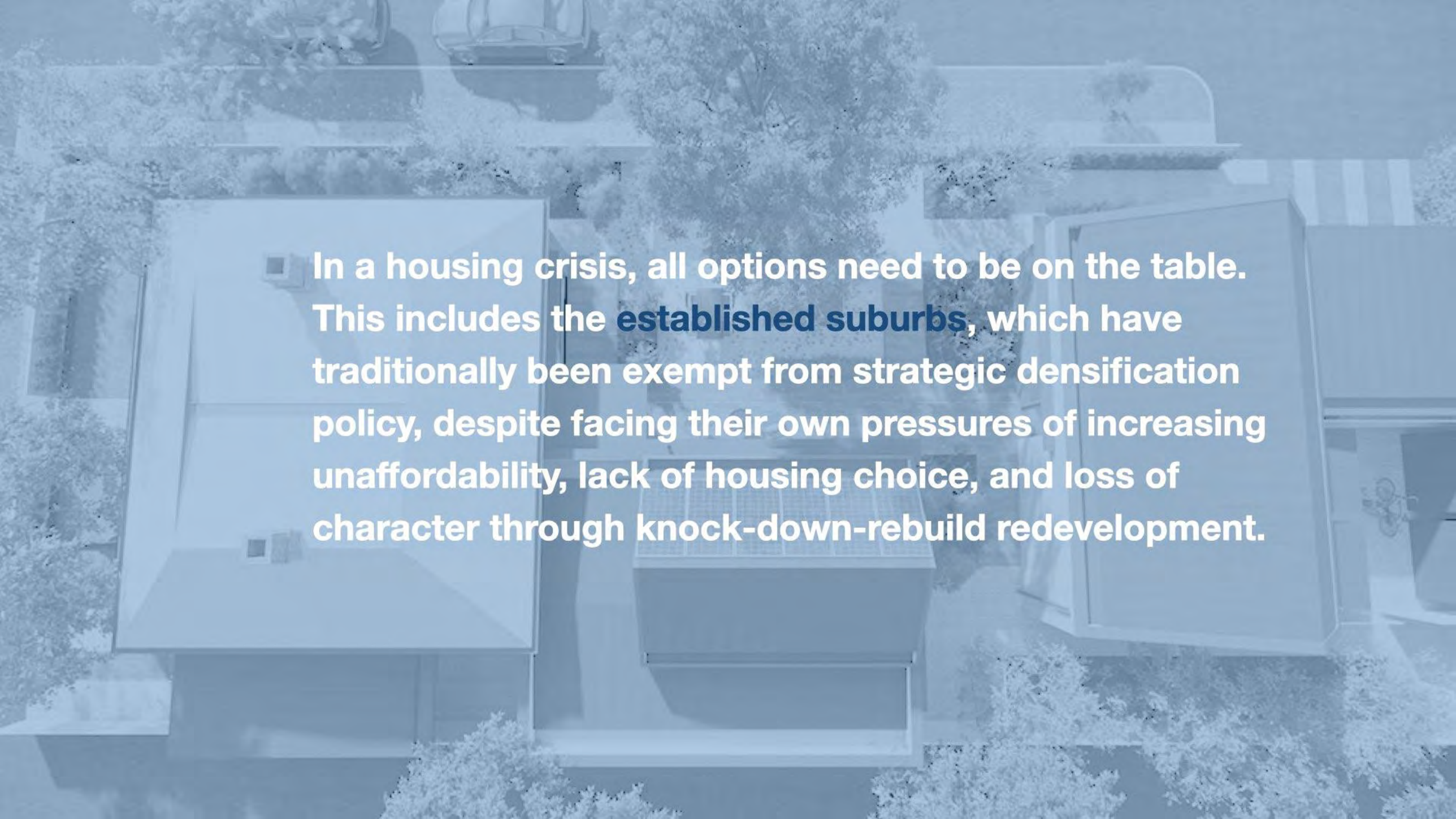
UniSA | Creative



In a housing crisis, all options need to be on the table. This includes the **established suburbs**, which have traditionally been exempt from strategic densification policy, despite facing their own pressures of increasing unaffordability, lack of housing choice, and loss of character through knock-down-rebuild redevelopment.

But, if the established suburbs are to contribute to the supply and diversification of our housing stock, talking about them needs to first be normalised.

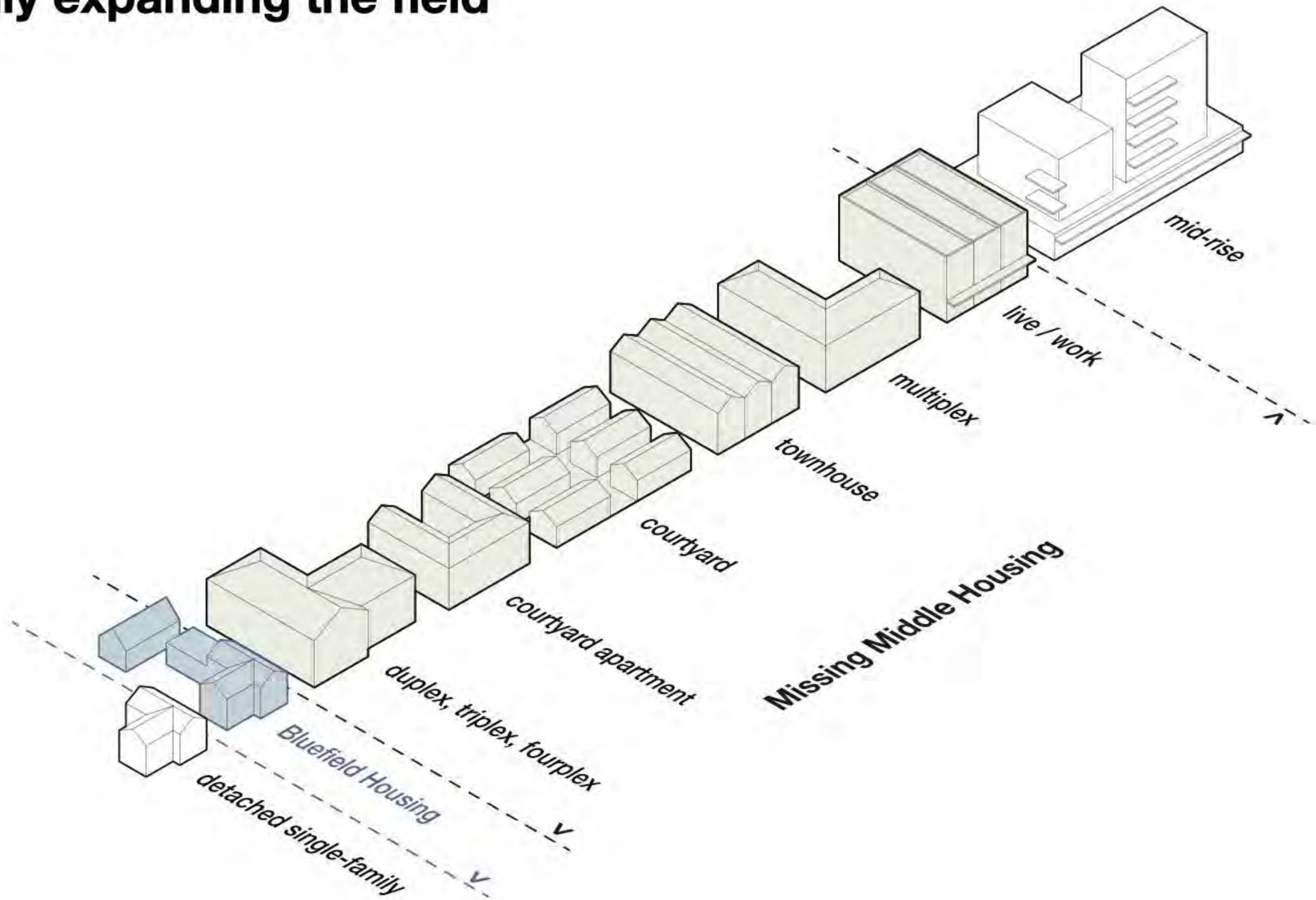
‘Bluefield Housing’ is a strategic re-naming of the established suburbs coupled with a scalable co-location infill model to bring our older neighbourhoods into the housing supply conversation.

Strategically expanding the field

Newton (Swinburne), 2010

Madigan (UniSA), 2021

Strategically expanding the field



On Character (AKA, can’t you do this somewhere else?)

Original Housing (c1880s >)

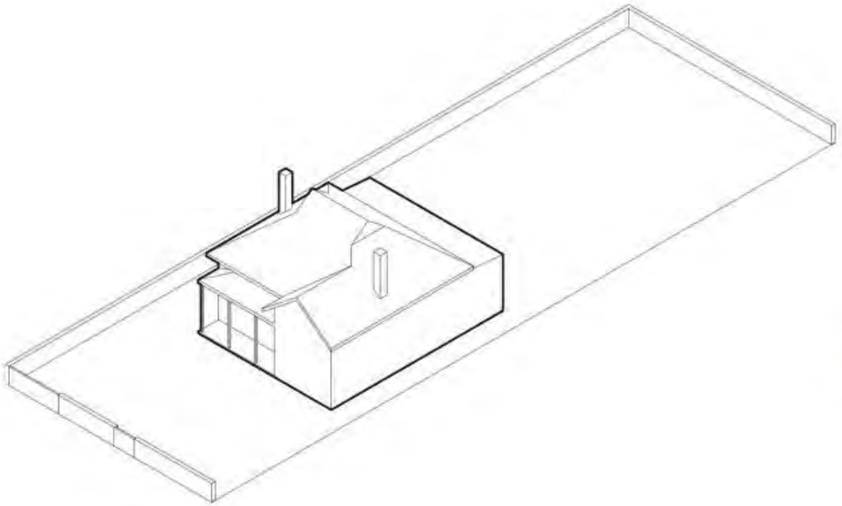
Alterations and Additions (c1960s >)

The ‘Bluefield Housing’ co-location model . . .

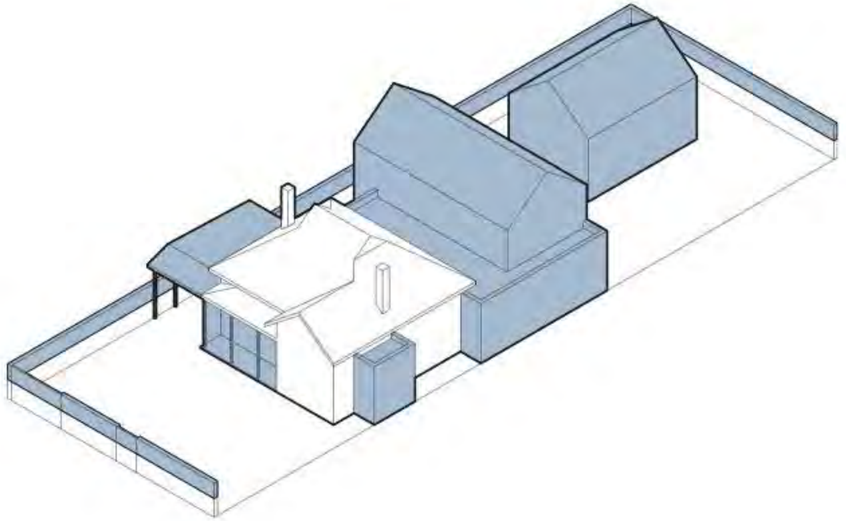
We can use this pattern of alterations and additions to create low-rise medium-density suburban housing through co-location, rather than knock-down-rebuild.

**It’s not about building more material,
but building the same amount in a different way,
while focussing on social connections
and landscape retention or reinstatement.**

Commonly accepted anomalies



c1880 - 1960

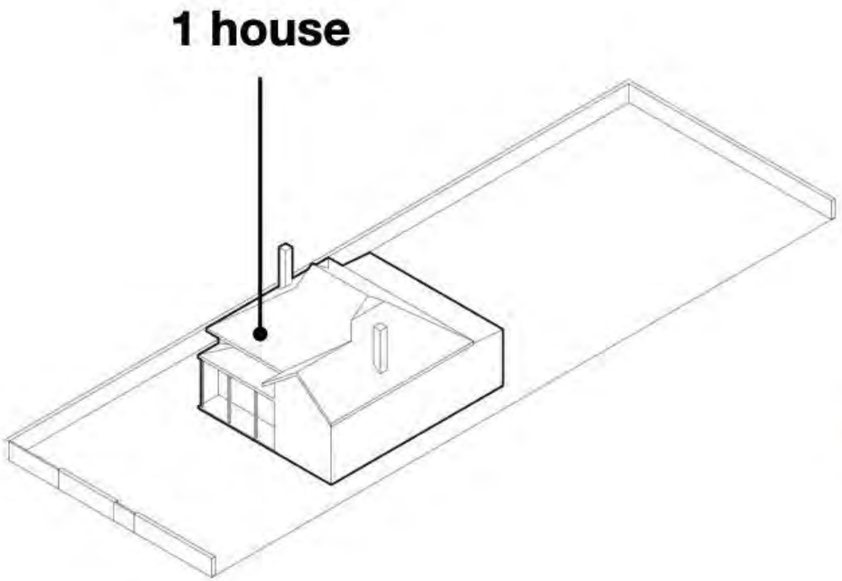


c1960 - now

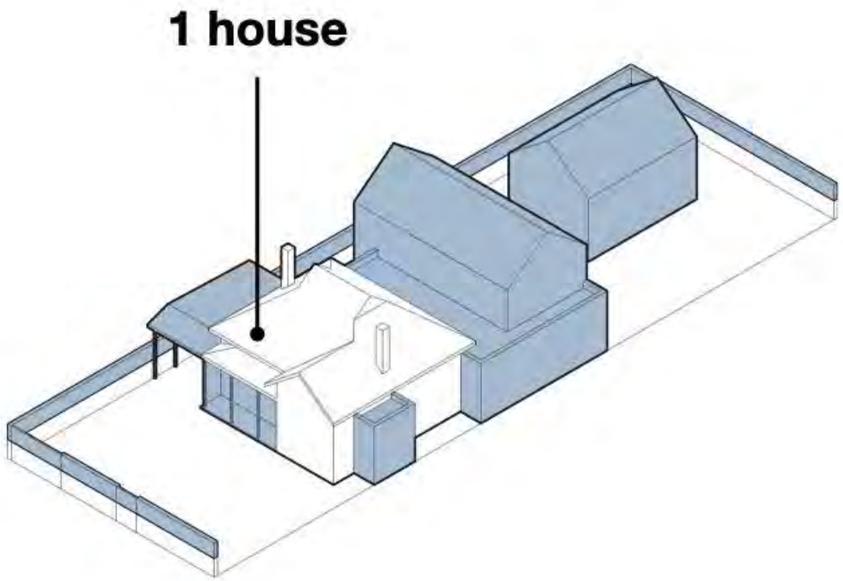
Commonly accepted anomalies

Commonly accepted anomalies

Heritage and Character in the Bluefields

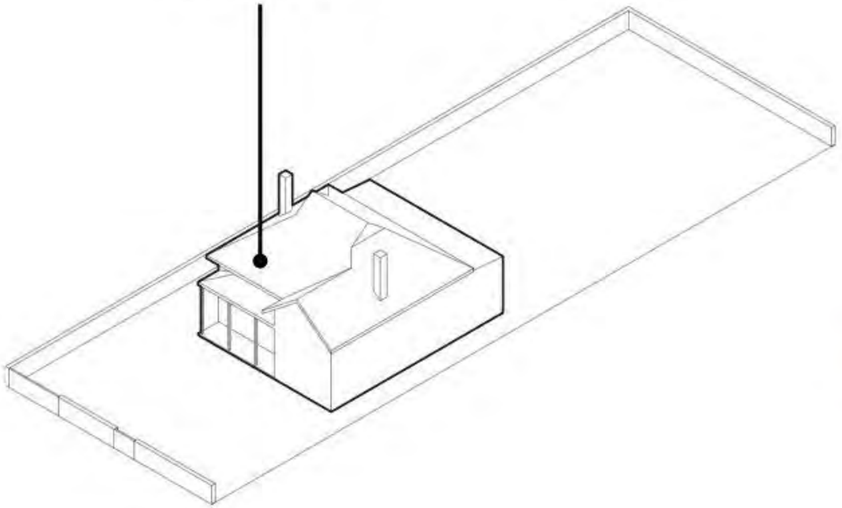


c1880 - 1960

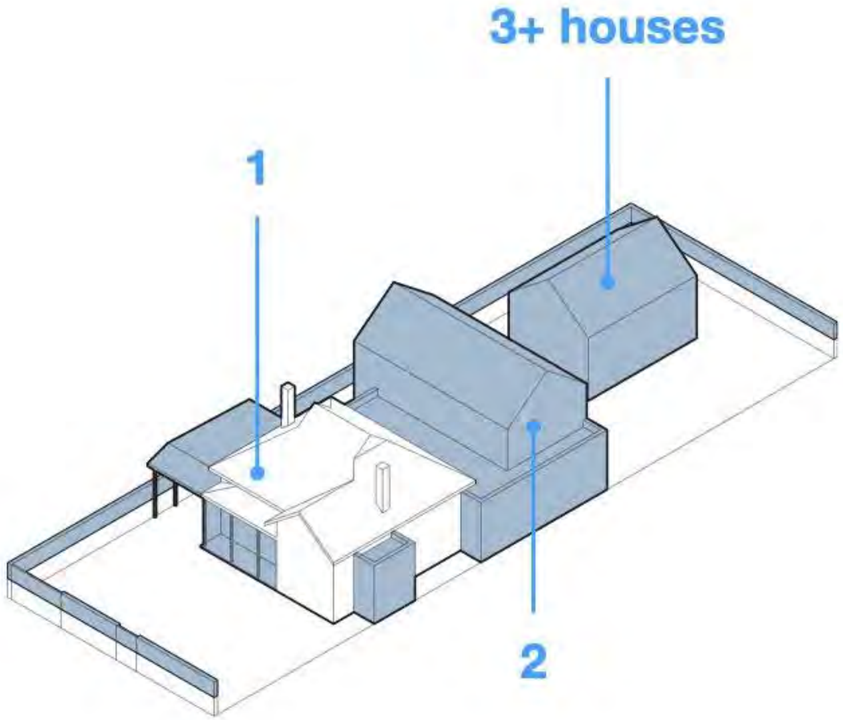


c1960 - now

Heritage and Character in the Bluefields

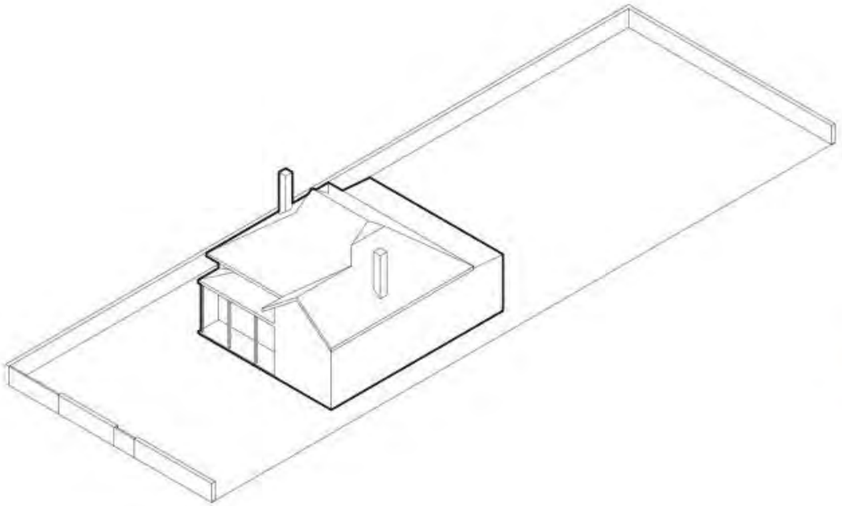


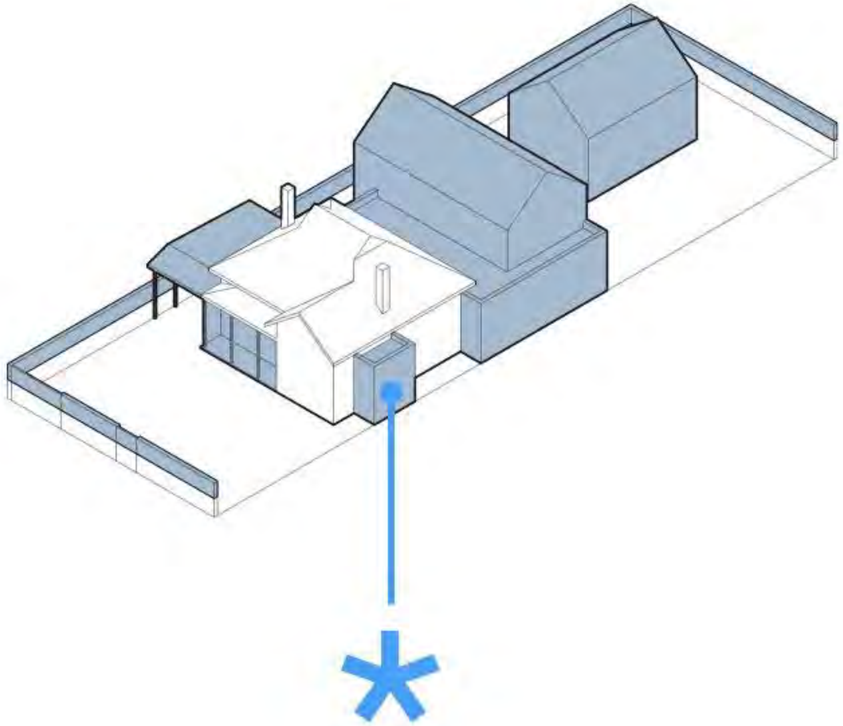
c1880 - 1960



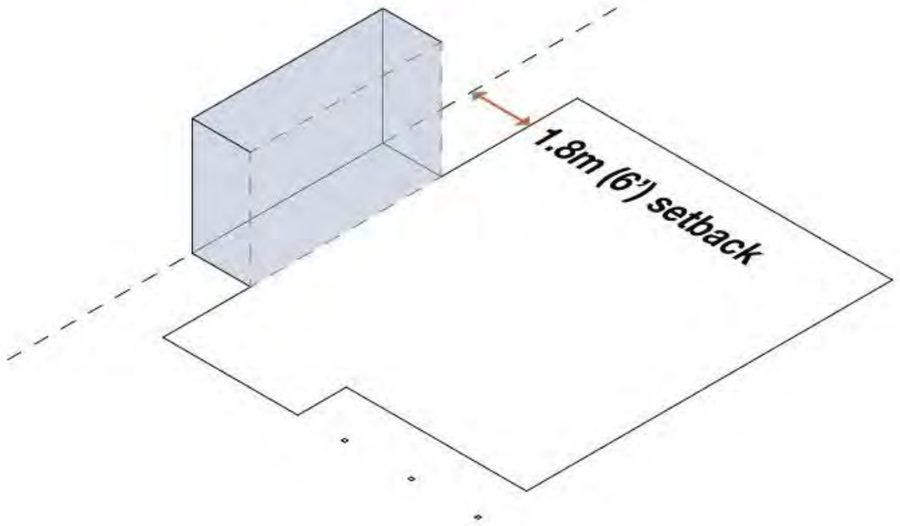
The Bluefield Housing co-location model

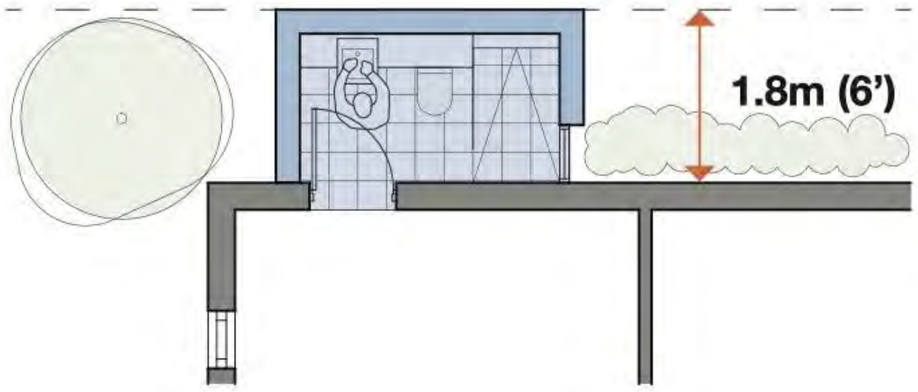
Heritage and Character in the Bluefields



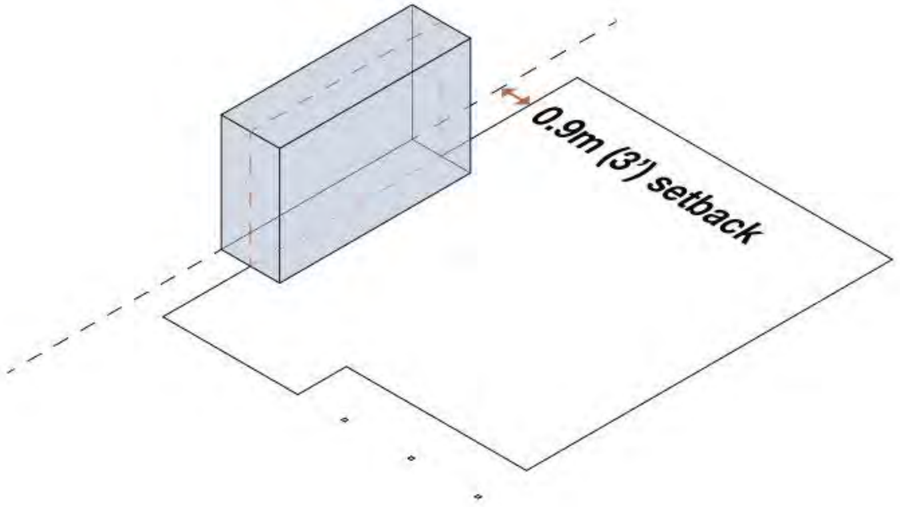


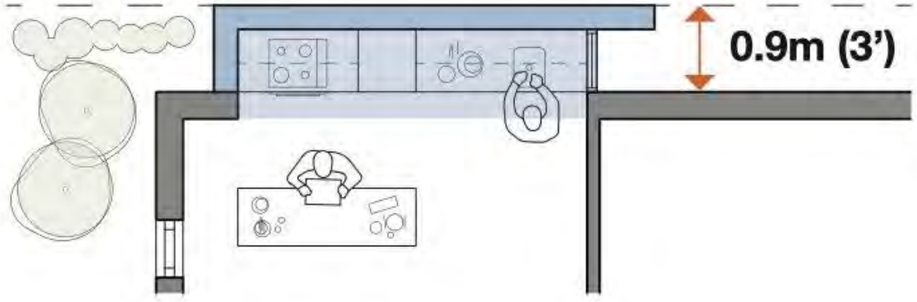
Business As Usual





Bluefield Housing co-location approach

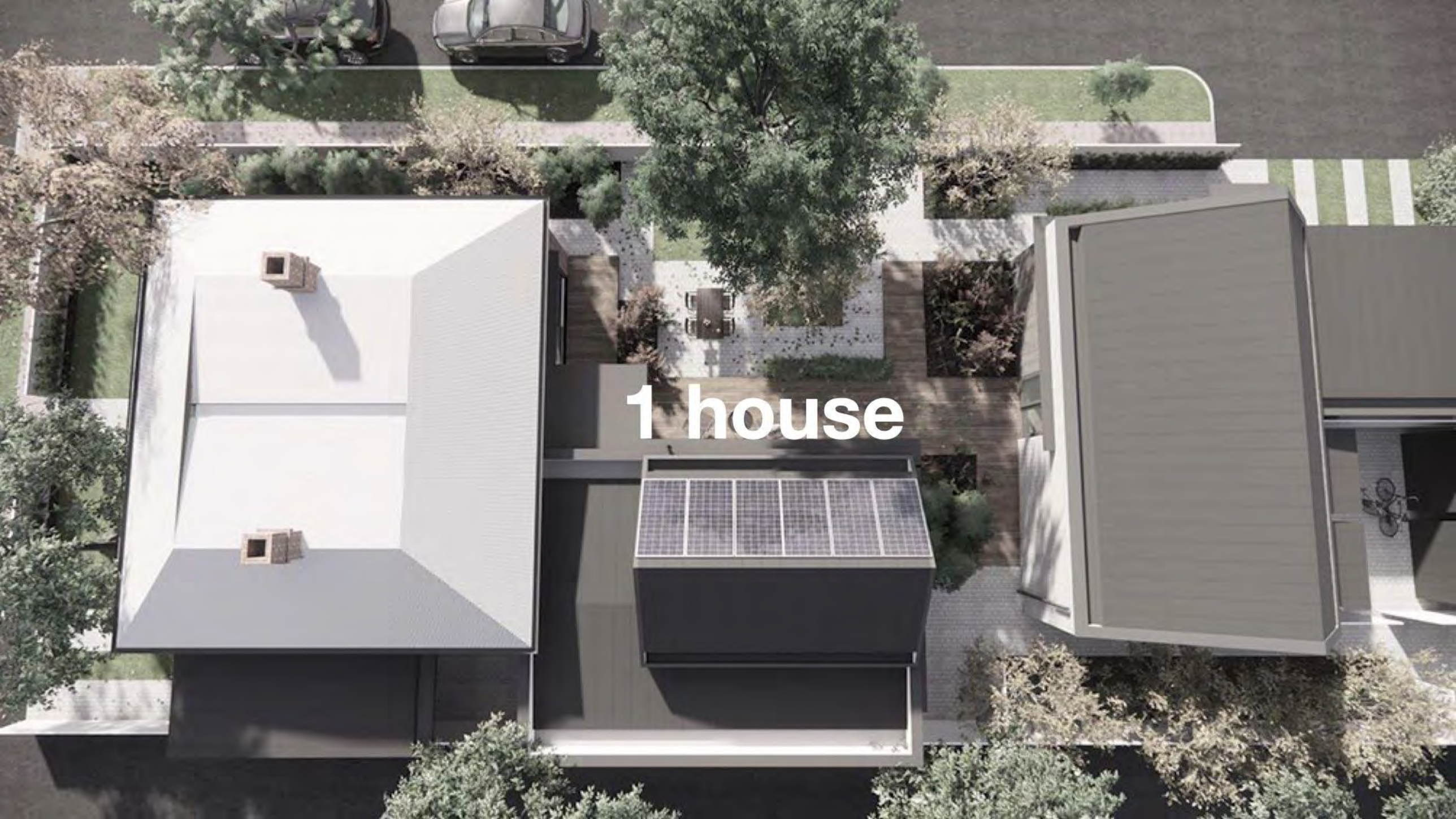


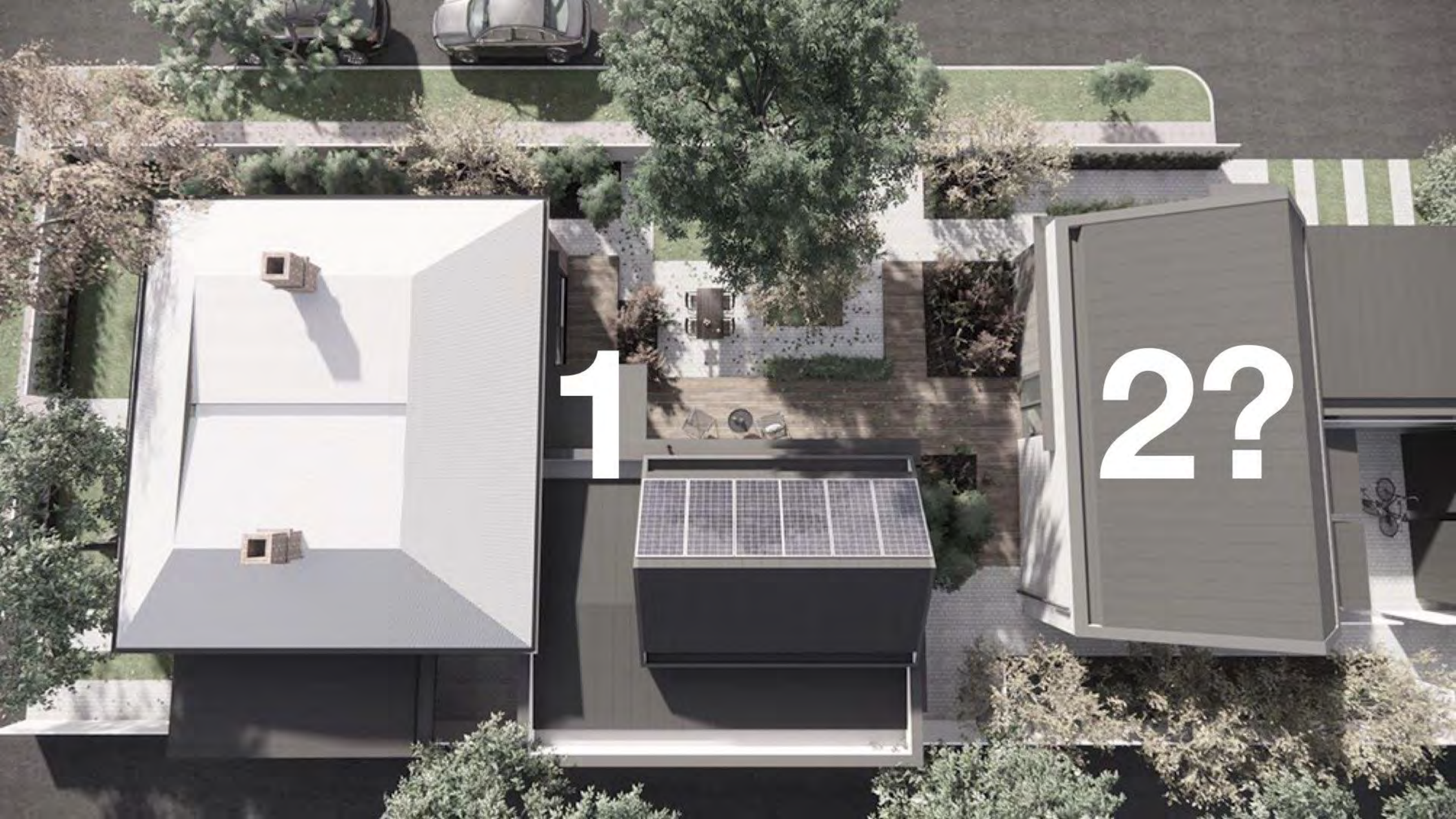


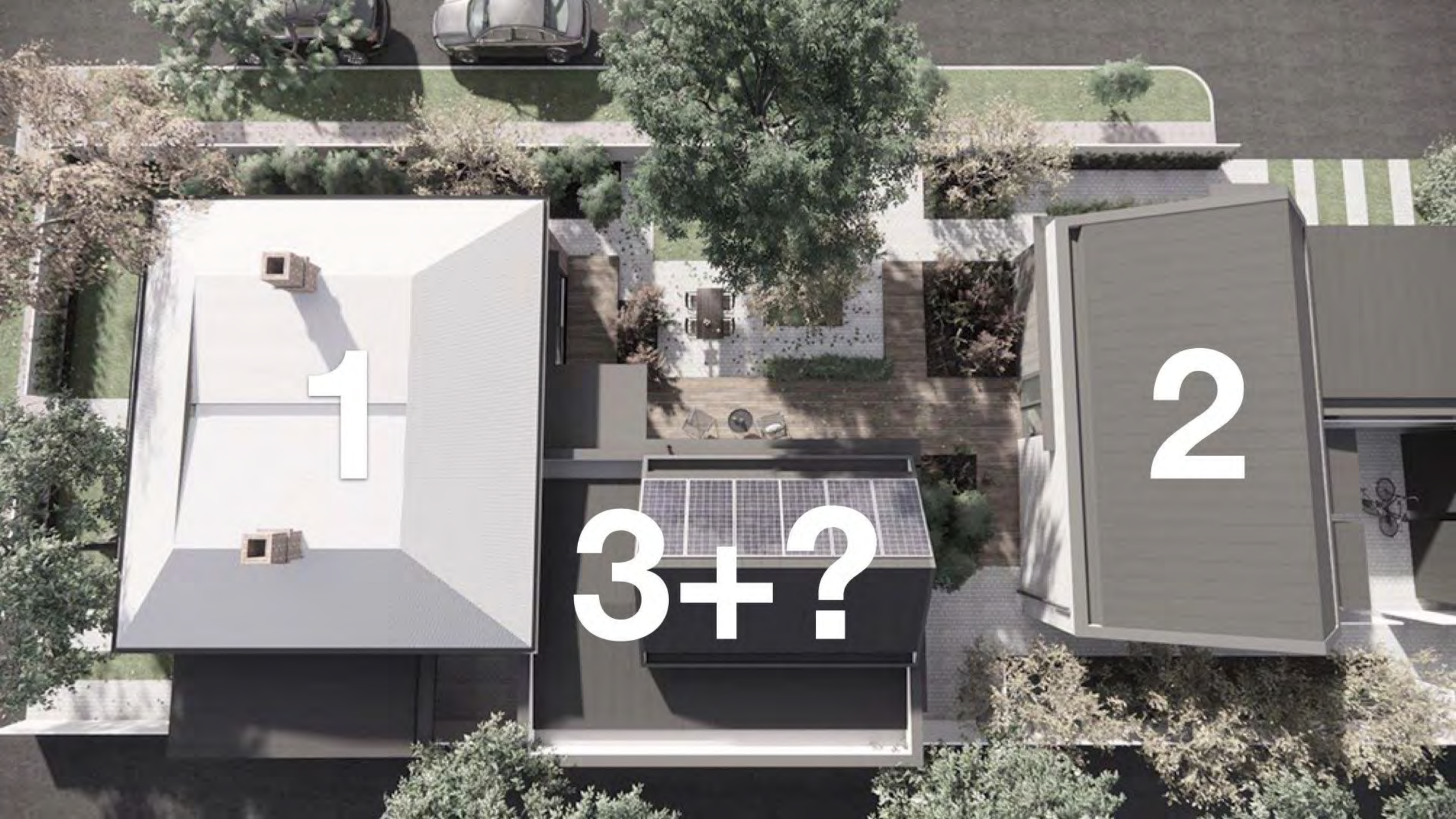
design research ▶ housing policy

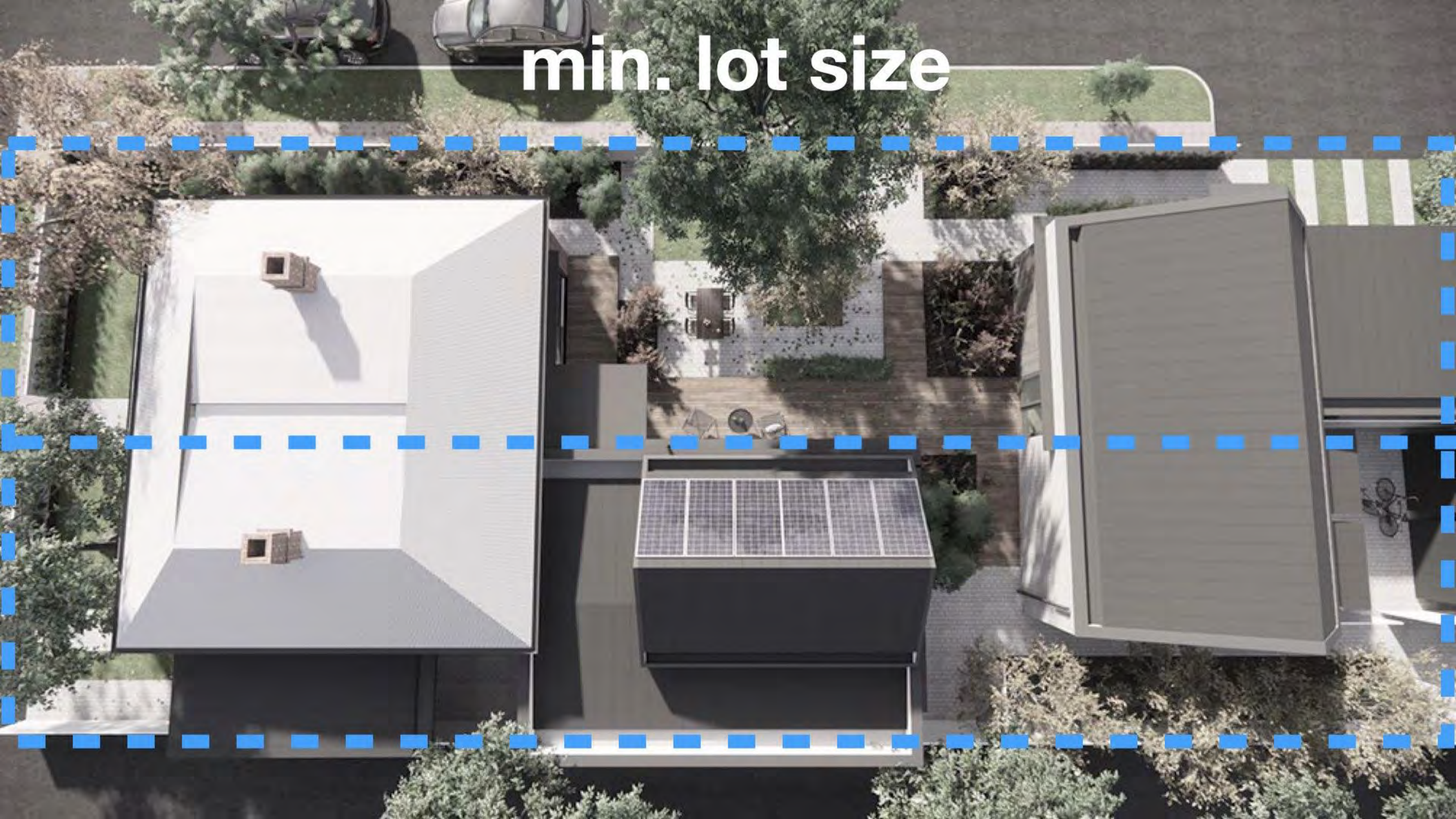
..The Future Living Planning Code Amendment
(a common sense approach)

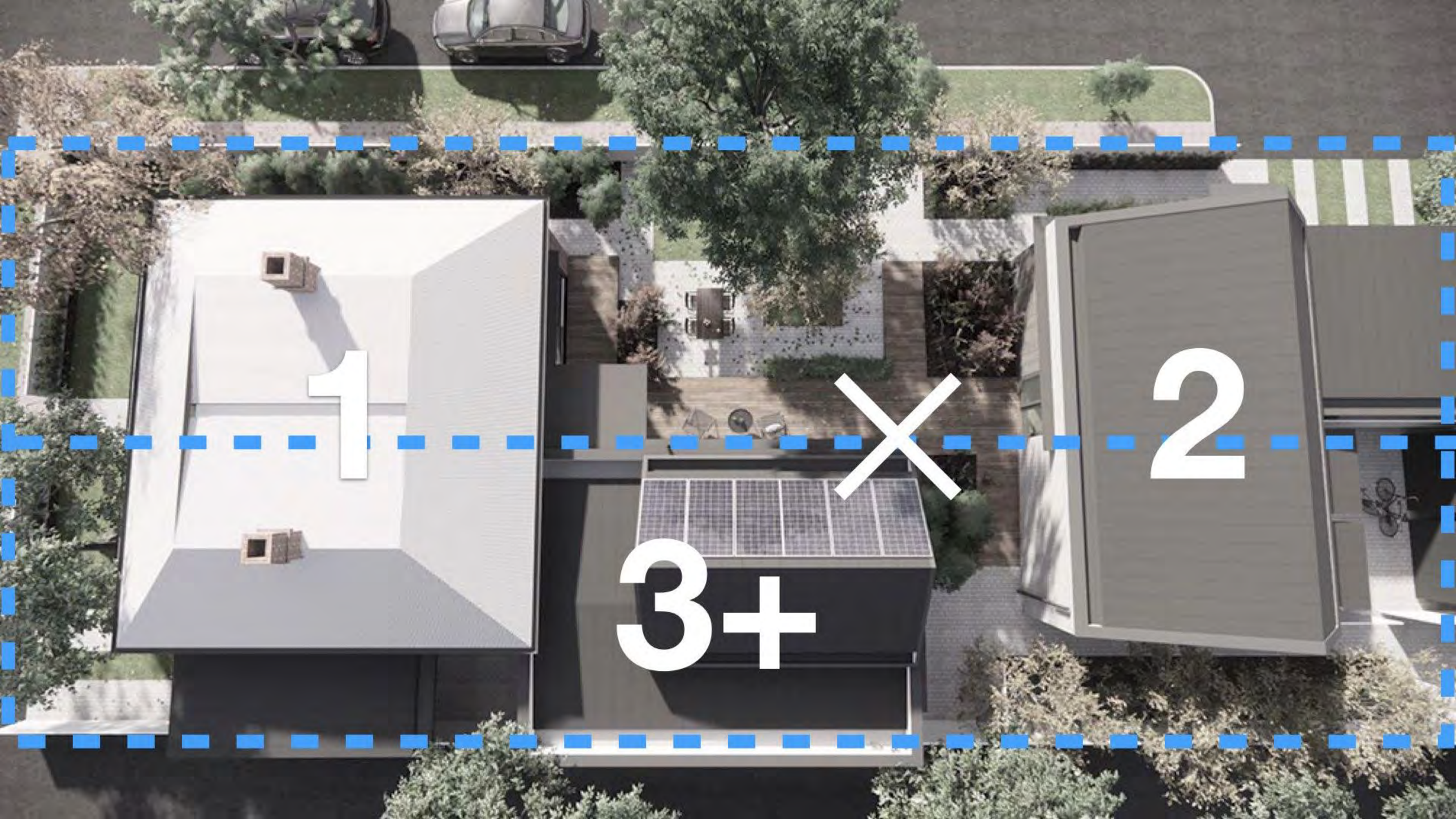
alts + adds


1 house

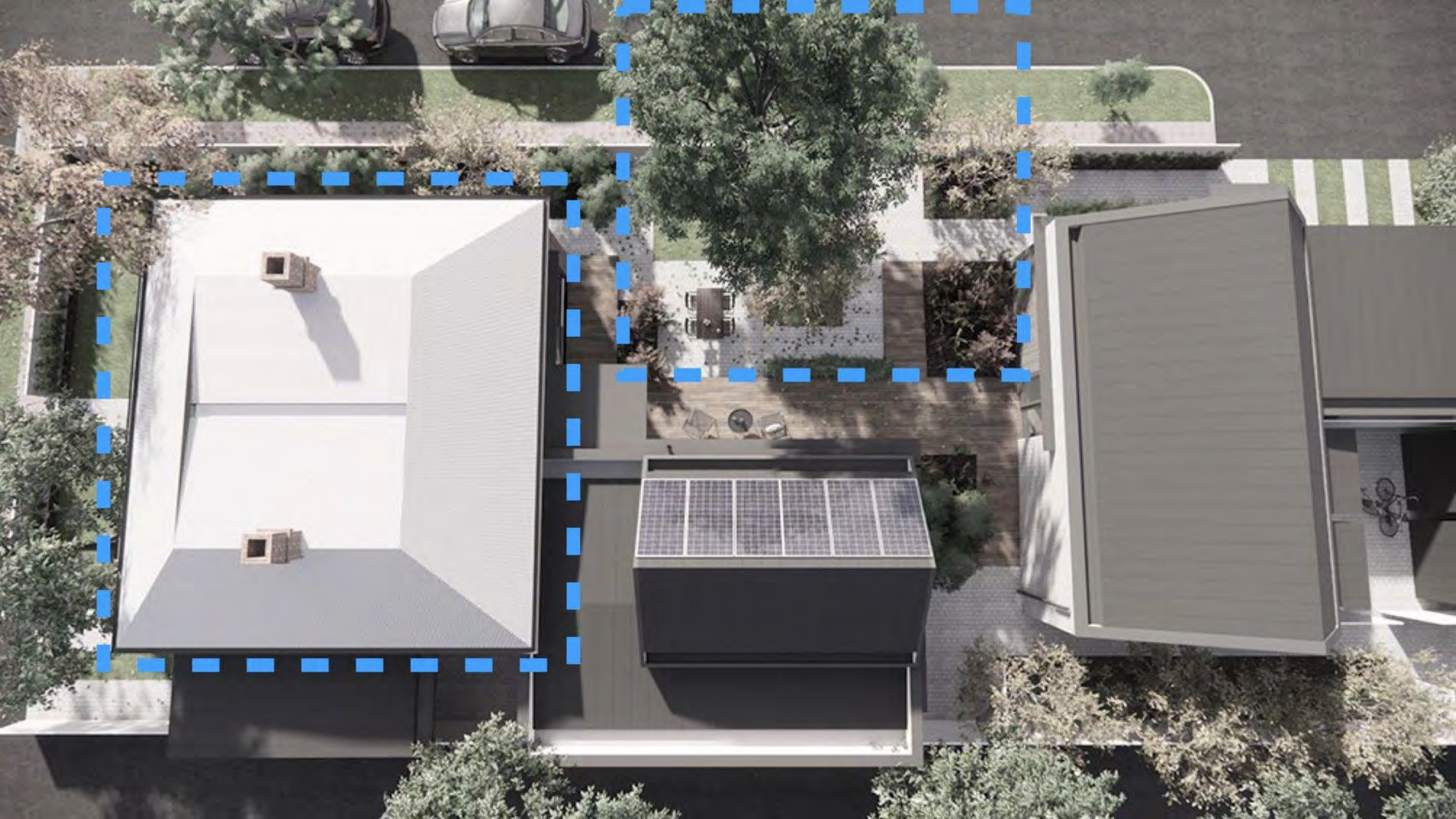

1
2?


1
3+ ?
2


min. lot size


1
3+
2

owner
1
owner
3
owner
2



Community Title governance structure

win-win

What the owners get

No minimum lot size
No cap on dwelling #s or sizes
Individual ownership
Established areas

What the neighbourhood gets

Existing planning controls
Character, scale, trees
More housing choice
Governance structure

View code amendment | PlanSA

plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10028

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Public Consultation
Closed 7 November 2024

Feedback

Code Amendment ID: 10028

Future Living

POLICY LIVE - 15 May 2025

Overview | Consultation | Progress | Documents

Code Amendment Type

SPC Led Code Amendment

Overview

The draft Future Living Code Amendment seeks to enhance housing diversity by providing housing options for smaller household types and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place.

Register Glossary

View on the Code Amendment Map

Subscribe to be notified

View code amendment | PlanSA

plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10028

Closed 7 November 2024

Code Amendment ID: 10028

Future Living

POLICY LIVE - 15 May 2025

Overview | Consultation | Progress | Documents

Initiation Documents

Document Type	Document
Proposal to Initiate	ProposalToInitiate-772.pdf

Consultation Documents

Round	Document Type	Document
1	Draft Code Amendment	FutureLivingCodeAmendment-ForConsultation-857.pdf
1	Community Fact Sheet	Co-locatedHousing-AnExplanatoryGuide-858.pdf
1	Community	AShortGuideToCo-locatedHousing-

Register Glossary

View on the Code Amendment Map

Subscribe to be notified

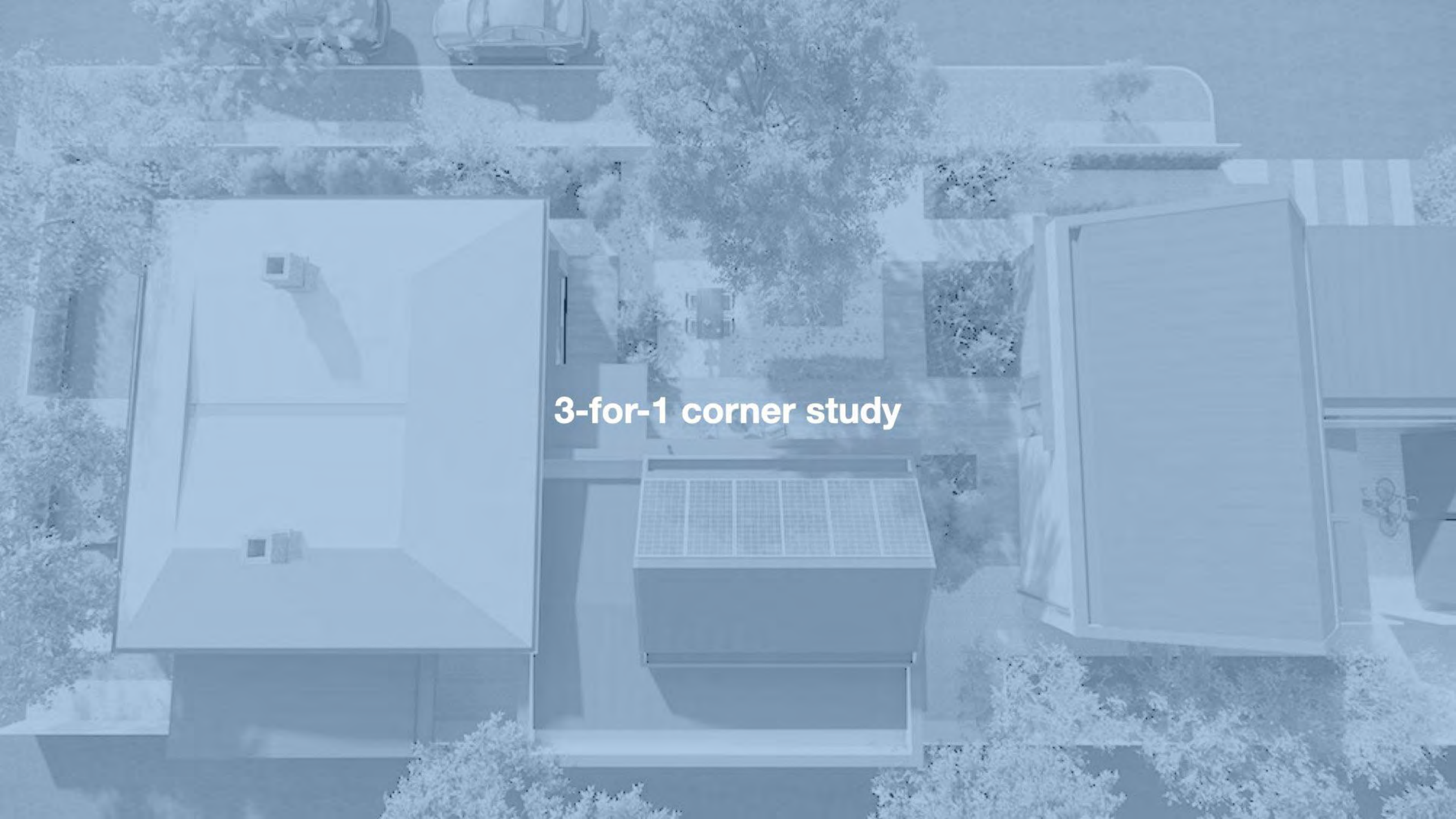
Feedback

1	Other	FutureLivingCodeAmendment-ExampleCommunitySchemeDescriptionForCo-locatedHousingDevelopment-864.pdf
1	Draft Code Policy	Co-locatedHousingPolicy-FutureLivingCodeAmendment-865.pdf
1	Engagement Plan	FutureLivingCodeAmendment-EngagementPlan-866.pdf
1	Mapping Draft	FutureLivingCodeAmendment-AreaAffectedByTheProposedCo-locatedHousingOverlay-867.pdf
1	Other	FutureLivingCodeAmendment-WhatWeHeard-868.pdf

Determination Documents

Document Type	Document
Approved Code Amendment	Approved-code-amendment-2462.pdf
Approval Letters	Approval-letter-2463.pdf
Letter from SPC to Minister	Spc-advice-to-the-minister-2464.pdf
Engagement Report	Engagement-report-2465.pdf
Appendix	Submissions-received-part-1-2466.pdf
Appendix	Submissions-received-part-2-2467.pdf

Feedback

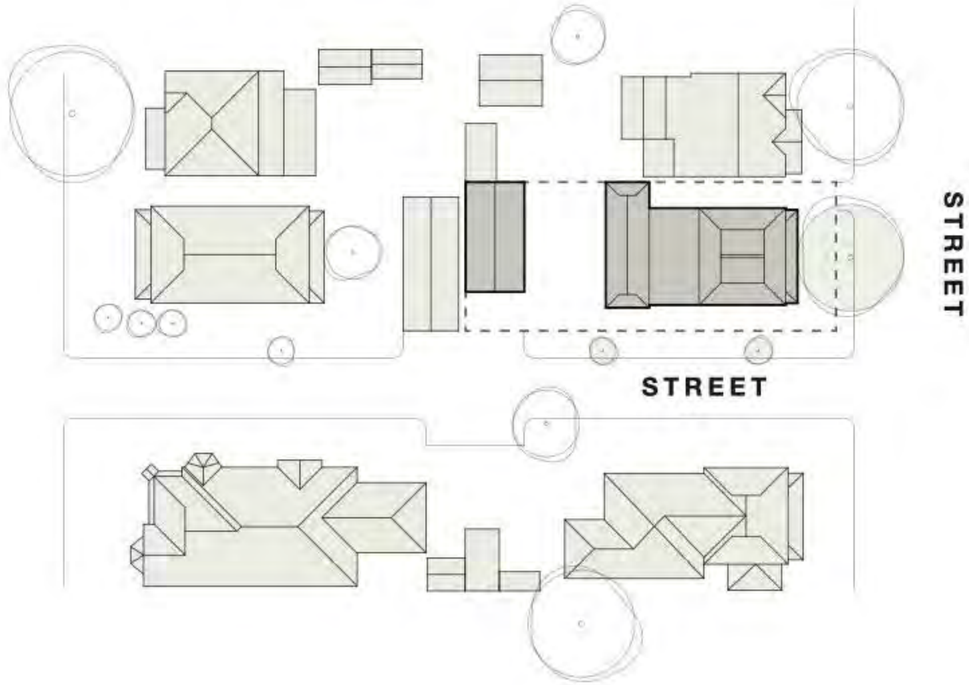


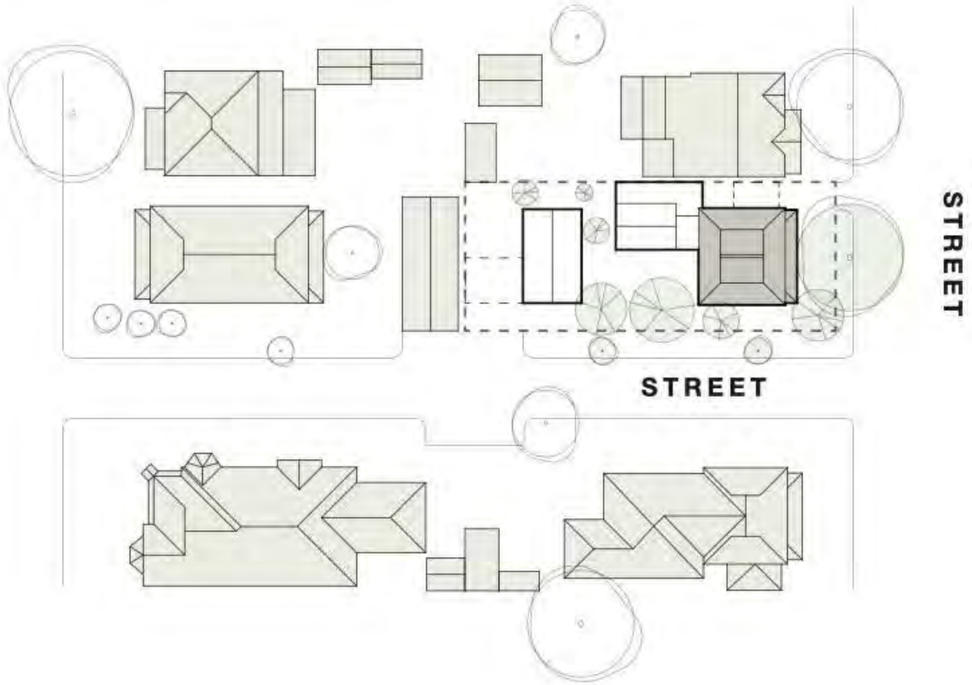
3-for-1 corner study

Large
675m²

Large
675m²

BAU	675 m² 7,265 sf	1 dwelling 2 cars	15 dw/ha 6 dw/acre	48% site cover
Bluefield	675 m² 7,265 sf	3 dwellings 3 cars for 4 BR	44 dw/ha 18 dw/acre	38% site cover



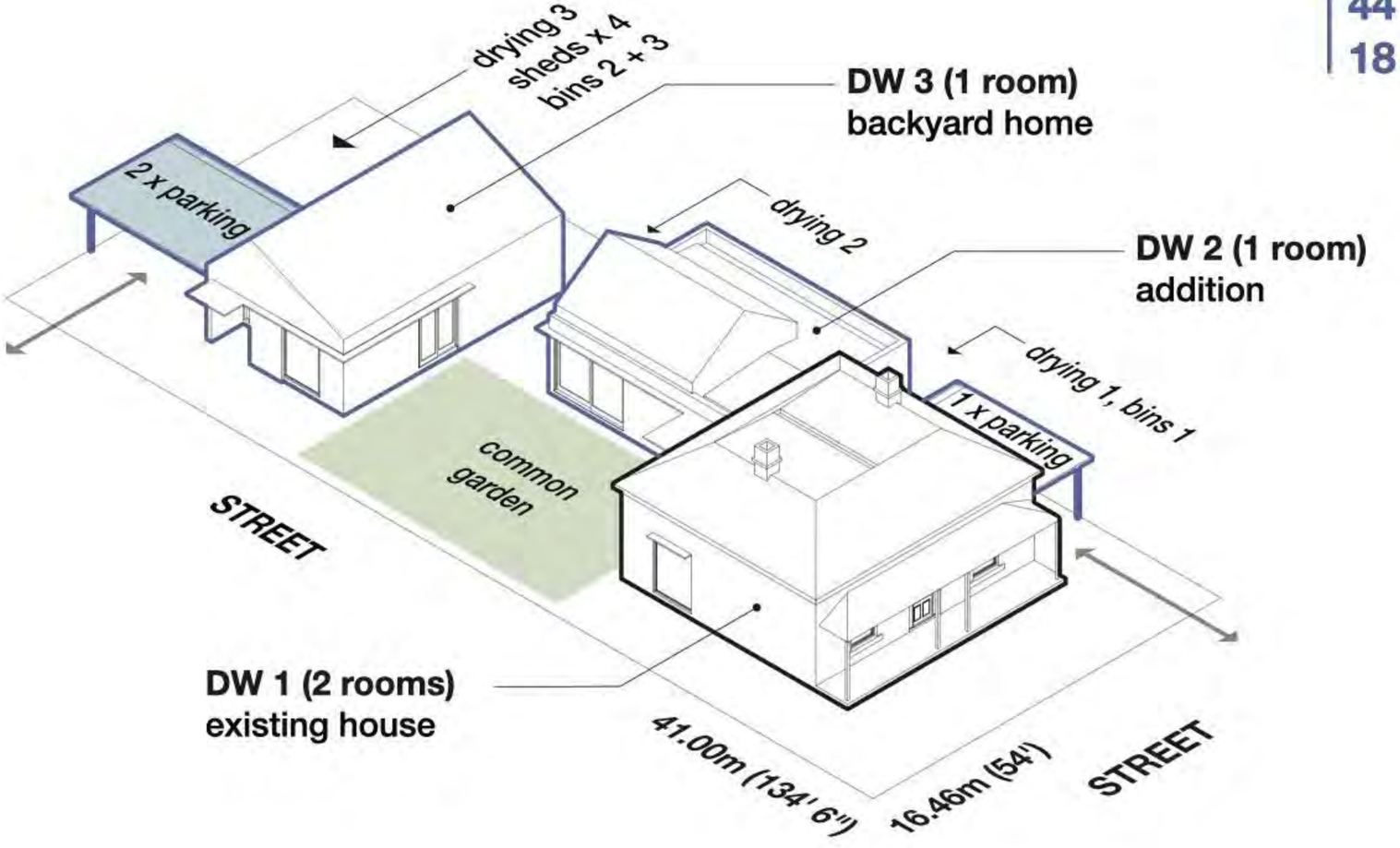


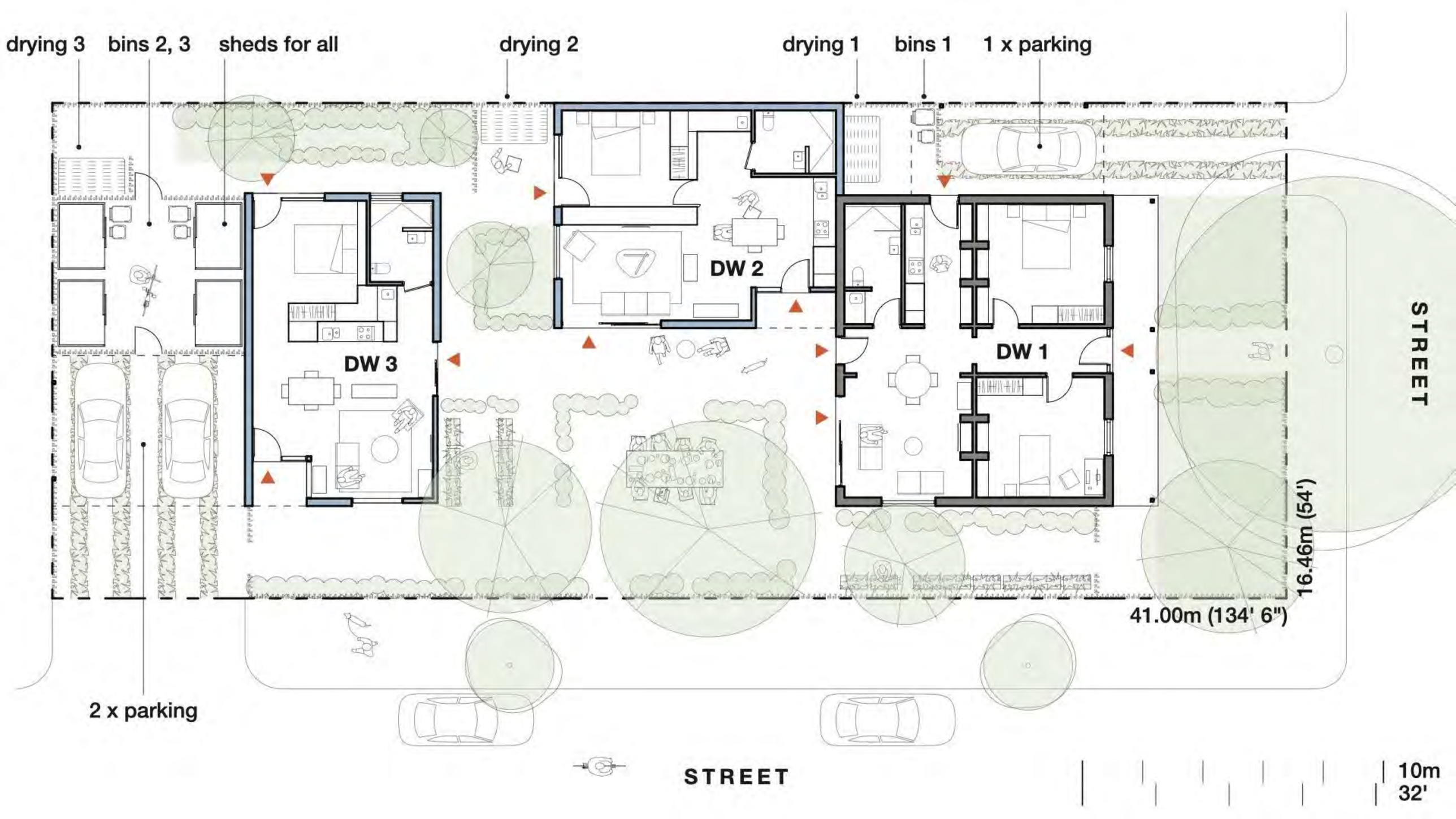
50m
150'

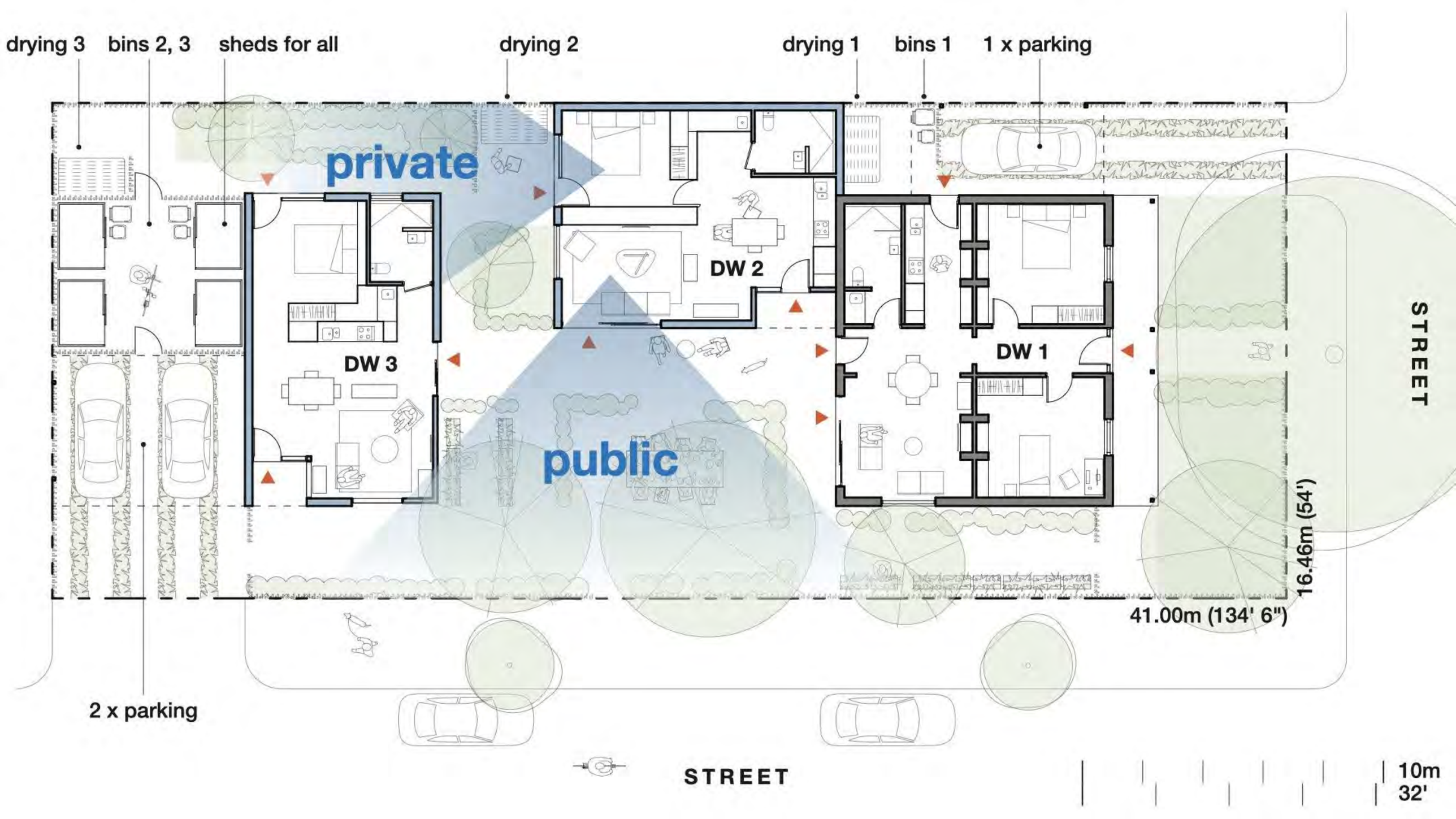
Large

675m²

44 dw/ha
18 dw/acre




drying 3
bins 2, 3
sheds for all
drying 2
drying 1
bins 1
1 x parking
DW 3
DW 2
DW 1
STREET
16.46m (54')
41.00m (134' 6")
2 x parking
STREET
10m
32'


drying 3
bins 2, 3
sheds for all
drying 2
drying 1
bins 1
1 x parking
private
public
DW 3
DW 2
DW 1
STREET
16.46m (54')
41.00m (134' 6")
2 x parking
STREET
10m
32'

Large
675m²

Large
675m²

Large
675m²

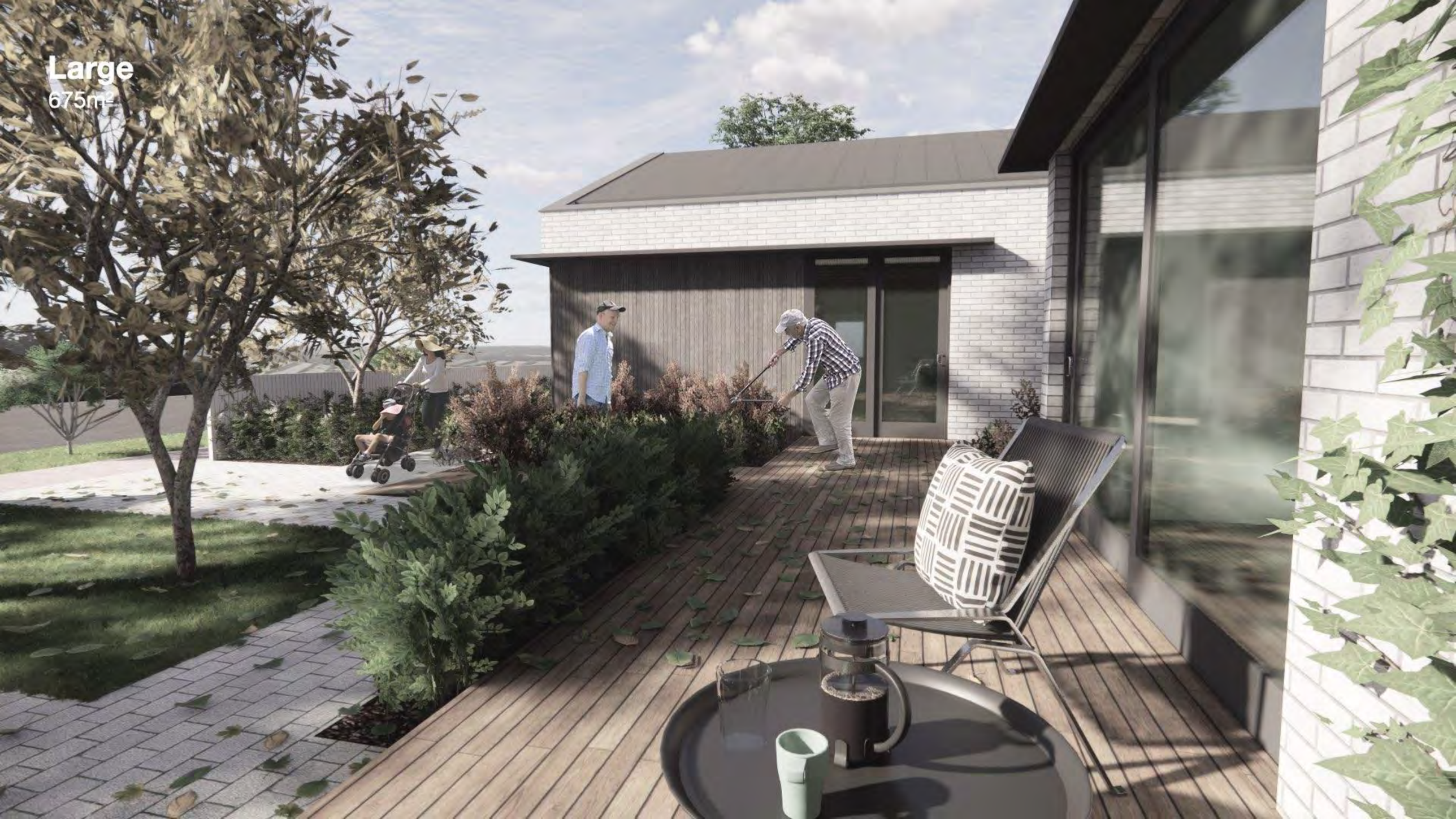
Large
675m²

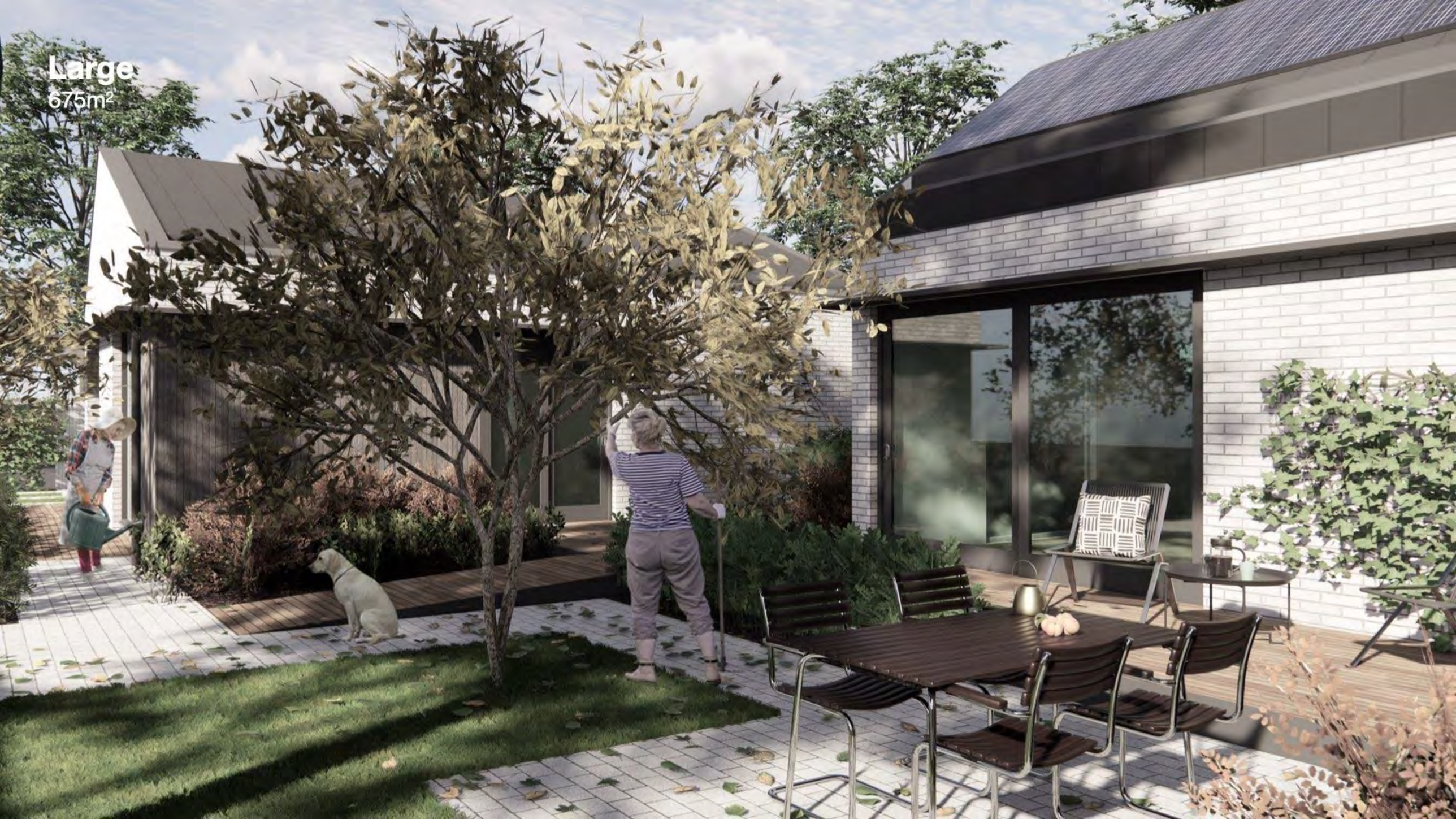
Large
675m²

Large
675m²

Large
675m²

Large
675m²


Large
675m²


Large
675m²

Not different, but similar

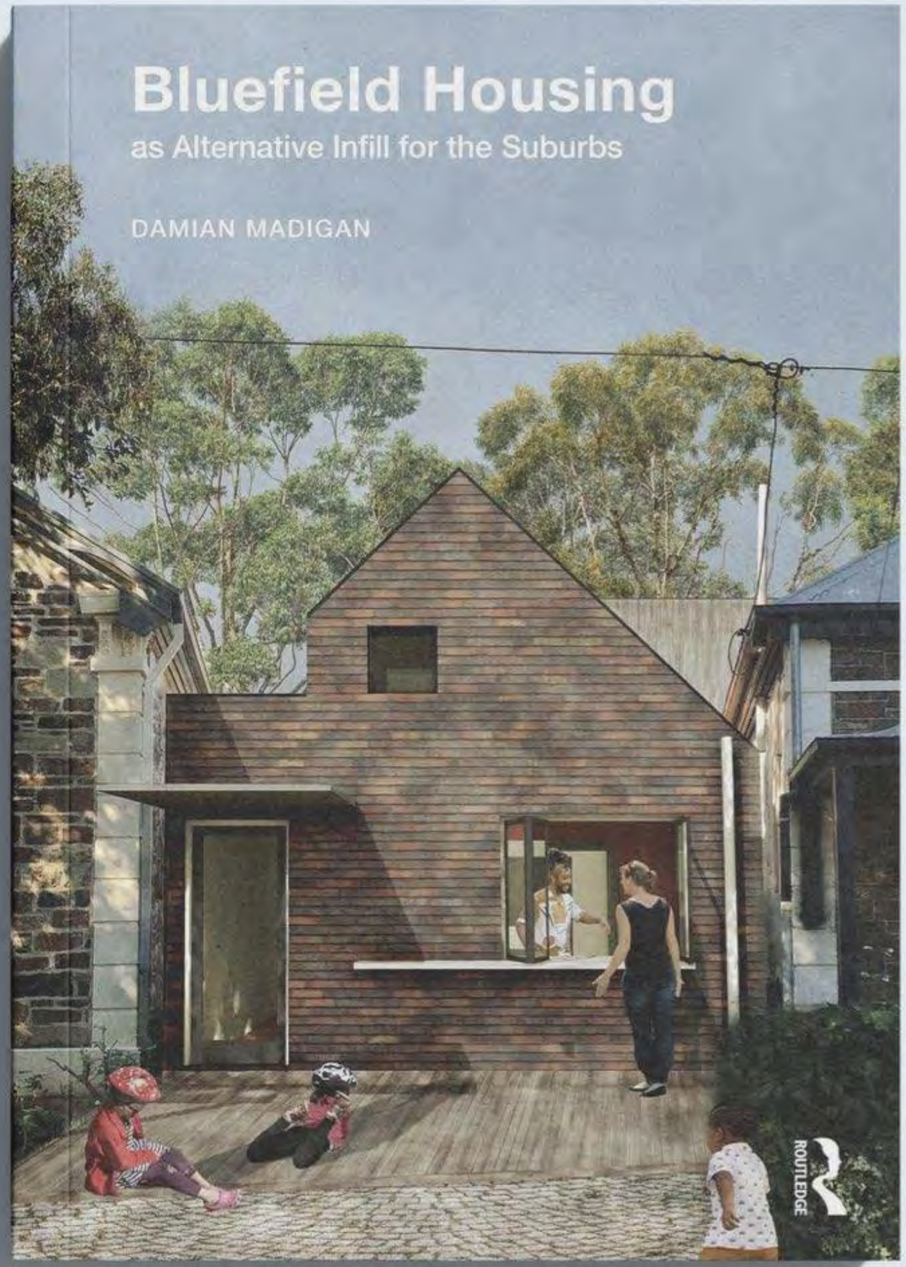
Housing that looks and feels like a single family home, but operates legally and financially like a small block of units.

Housing that incentivises landowners to retain older houses, enhance suburban tree canopy, and foster social connections.

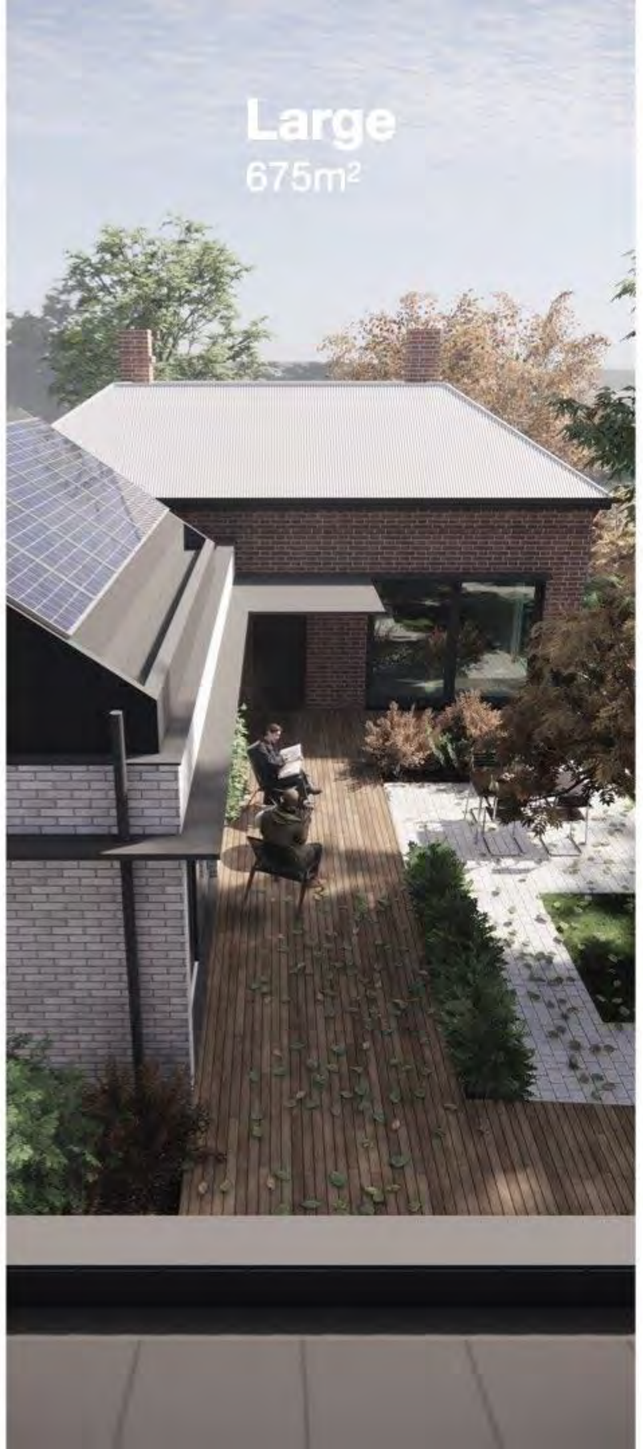
Housing that creates additional choice and price points where these are otherwise limited.

Housing that taps into an existing market of residential alterations and additions.

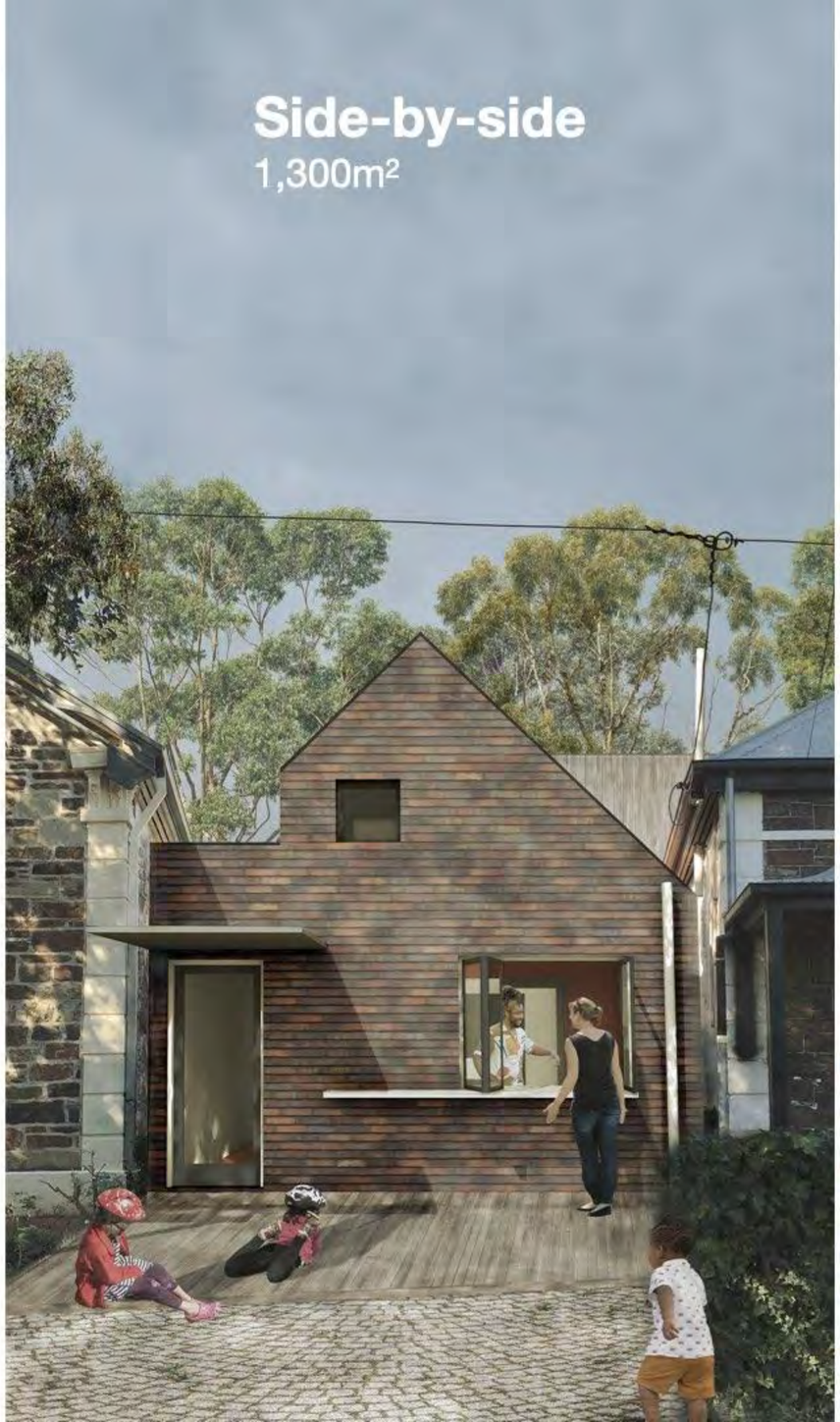
Housing that can be designed and assessed using minor tweaks to the planning system, and constructed by an existing labour force of home builders.


Bluefield Housing
as Alternative Infill for the Suburbs
DAMIAN MADIGAN
ROUTLEDGE

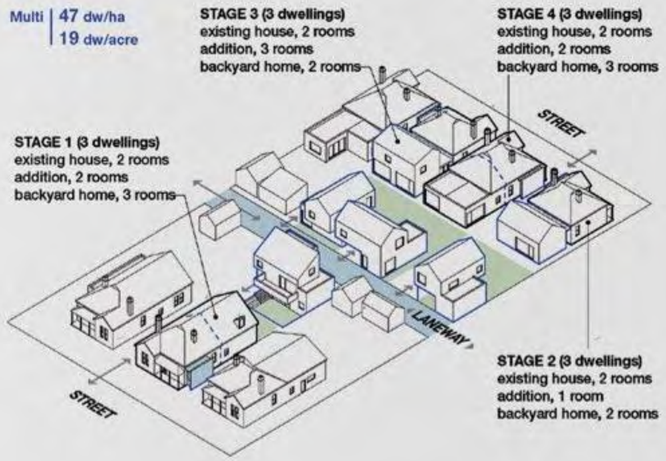
Single Allotments



Double Allotments

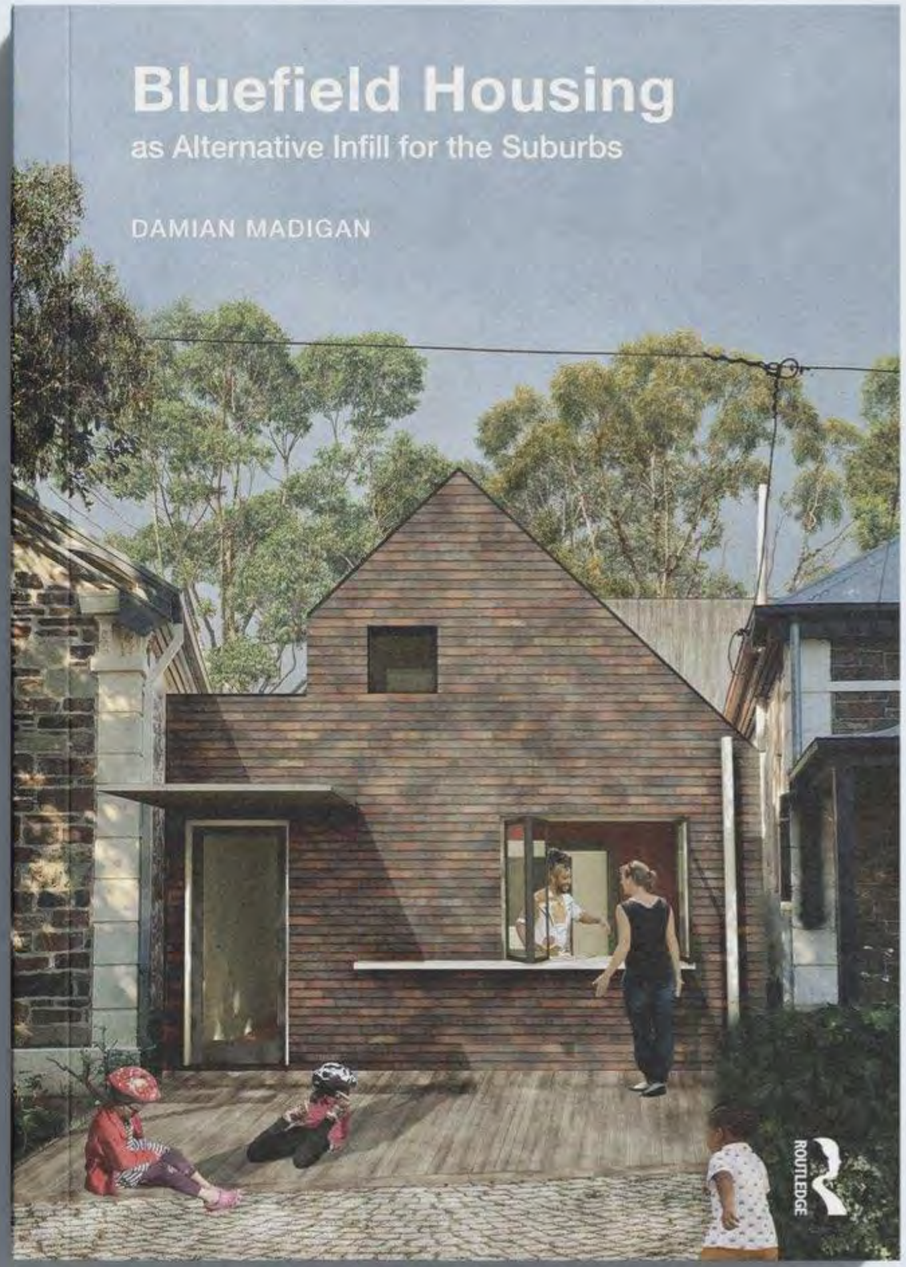


12.1
A multiple allotment proposal leveraging a common rear lane to unify four stages of development over time. The critical mass of housing enables the laneway to function as a new neighbourhood street.



12.2
Multiple lots: a tripling of density over four stages of development.

Stage 1	**700m²**	**7,535 sq ft**	
	15.20m x 45.90m	50' x 150'7"	
Lot type	Midblock with rear lane		
Existing	39% site cover, 1 dwelling		
	14 dw/ha	(700m² per dw)	
	6 dw/acre	(7,535 sq ft per dw)	
Bluefield	34% site cover, 3 dwellings		
	43 dw/ha	(233m² per dw)	
	17 dw/acre	(2,510 sq ft per dw)	
Bedrooms	7		
Car parking	3: 2 off primary street + 1 off rear lane		
Sharing	Central garden, some parking		
Dwelling 1	92m² / 990 sq ft	2 rooms	renovated existing home plus side pod
Dwelling 2	83m² / 895 sq ft	2 rooms	renovated existing addition
Dwelling 3	139m² / 1,495 sq ft	3 rooms	three-storey backyard home
Operations	SO 2.3: 1.5m (5') side pod		
	SO 6.3: yard addition, triple		
	SO 8.2: yard arrangement, lateral		



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