

Bluefield Housing

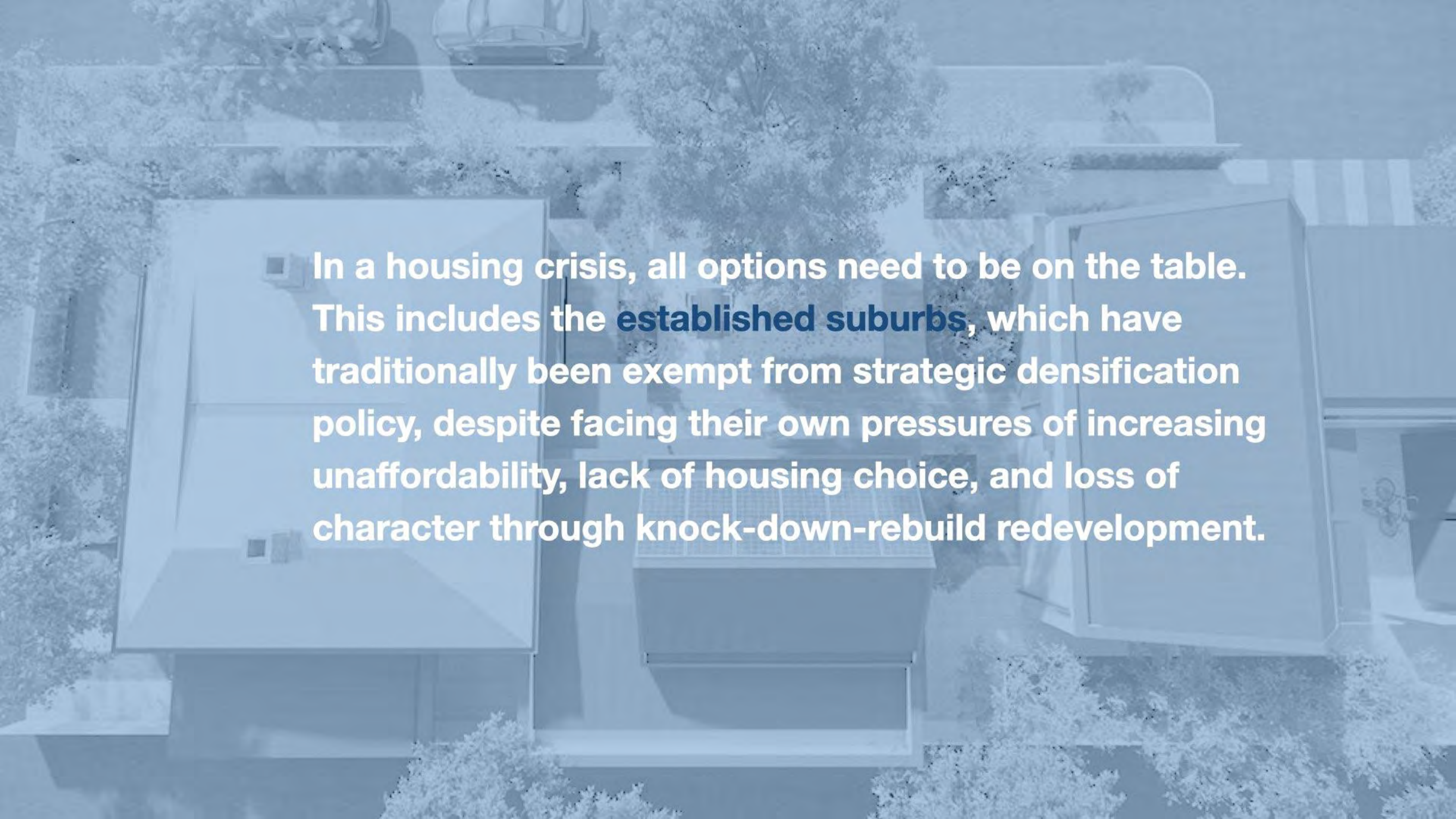
co-located infill for the suburbs

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UniSA

Creative

An aerial, top-down view of a suburban neighborhood. The image shows several houses with varying rooflines, surrounded by lush green trees. A car is parked on a street in the upper left. The overall scene is a typical suburban residential area. The text is overlaid on the center of the image.

■ 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.

An aerial, top-down view of a suburban neighborhood. The image is monochromatic, rendered in shades of blue and grey. It shows several houses with varying rooflines, some with solar panels. There are numerous trees scattered throughout the landscape. A car is parked on a street in the upper left. The overall scene depicts a typical established suburban environment.

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.**

An aerial, top-down view of a suburban neighborhood. The image shows several houses with varying rooflines, including a prominent gabled roof on the left and a flat roof on the right. A car is parked on a street at the top of the frame. The area is filled with green trees and grass. The entire image has a light blue tint, and a semi-transparent text box is overlaid in the center.

‘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.

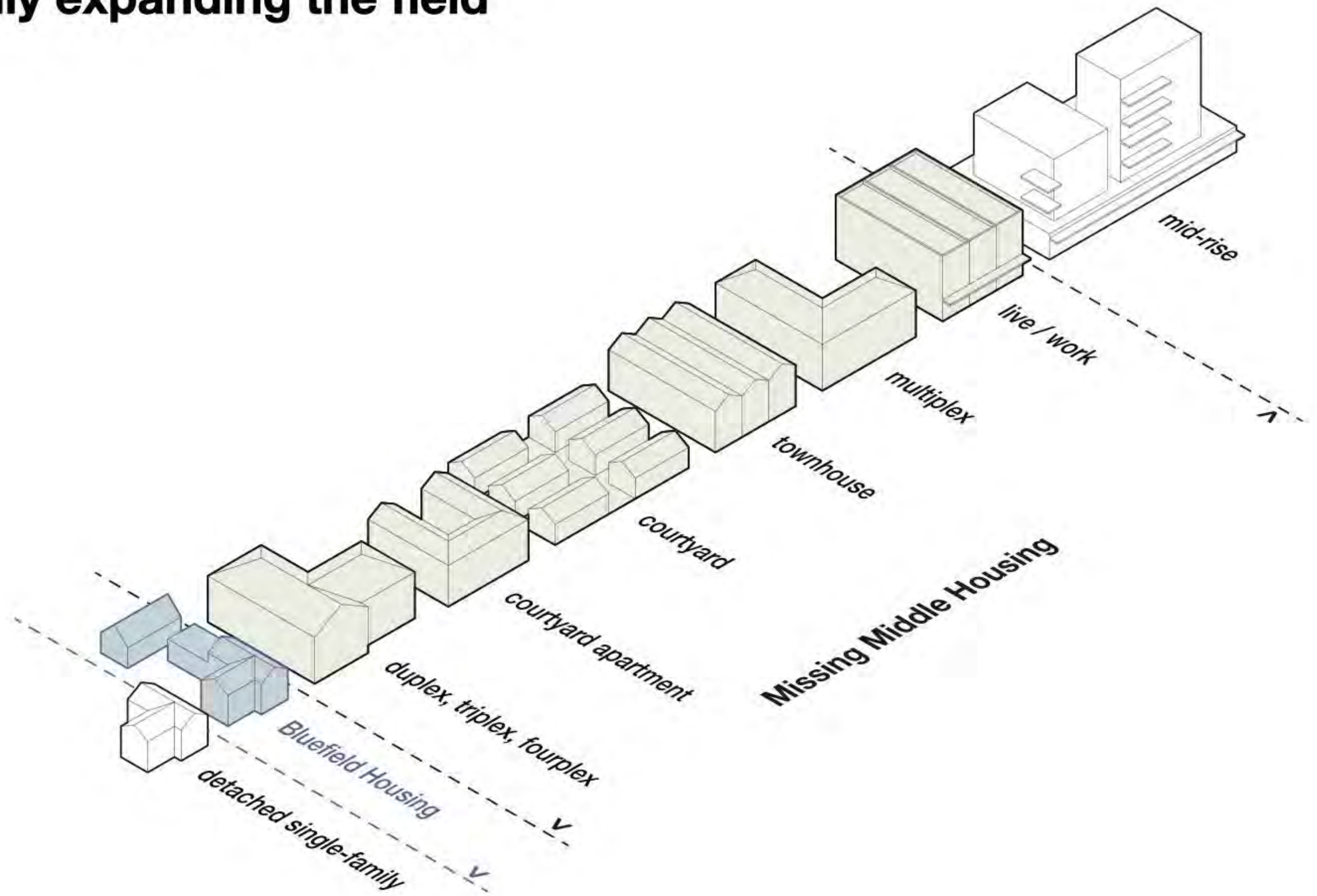
Strategically expanding the field

Newton (Swinburne), 2010

Madigan (UniSA), 2021



Strategically expanding the field





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





Original Housing (c1880s >)

An aerial photograph of a suburban neighborhood. A central strip of houses, approximately 10-15 units wide, is highlighted by two horizontal dashed blue lines. This central strip contains various types of houses, including some with swimming pools and larger trees. The houses on either side of this strip are more uniform in appearance, with grey roofs and smaller trees. The text "Alterations and Additions (c1960s >)" is overlaid in white on the central strip.

Alterations and Additions (c1960s >)



The 'Bluefield Housing' co-location model . . .

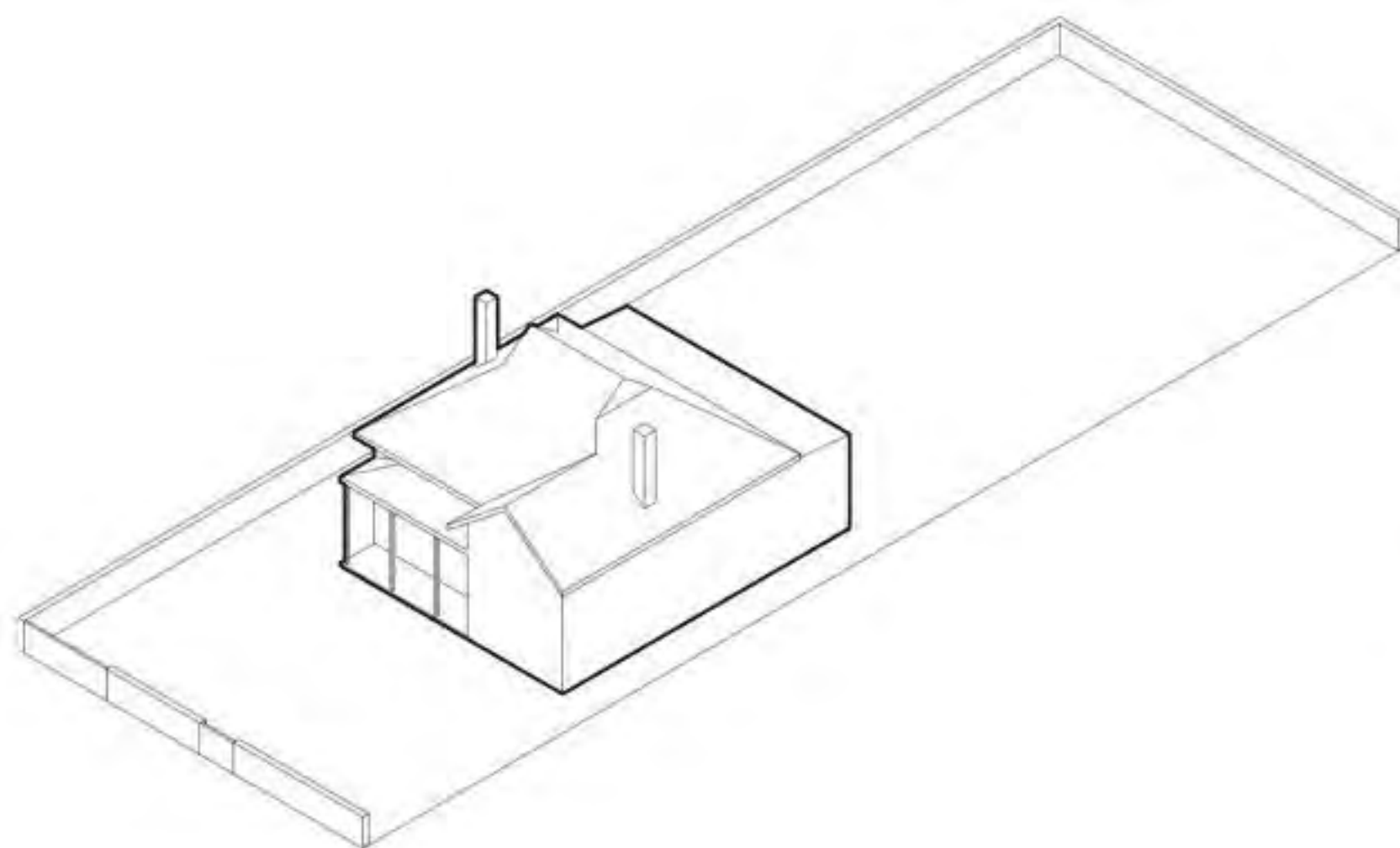


We can use this pattern of alterations and additions to create low-rise medium-density suburban housing through co-location, rather than knock-down-rebuild.

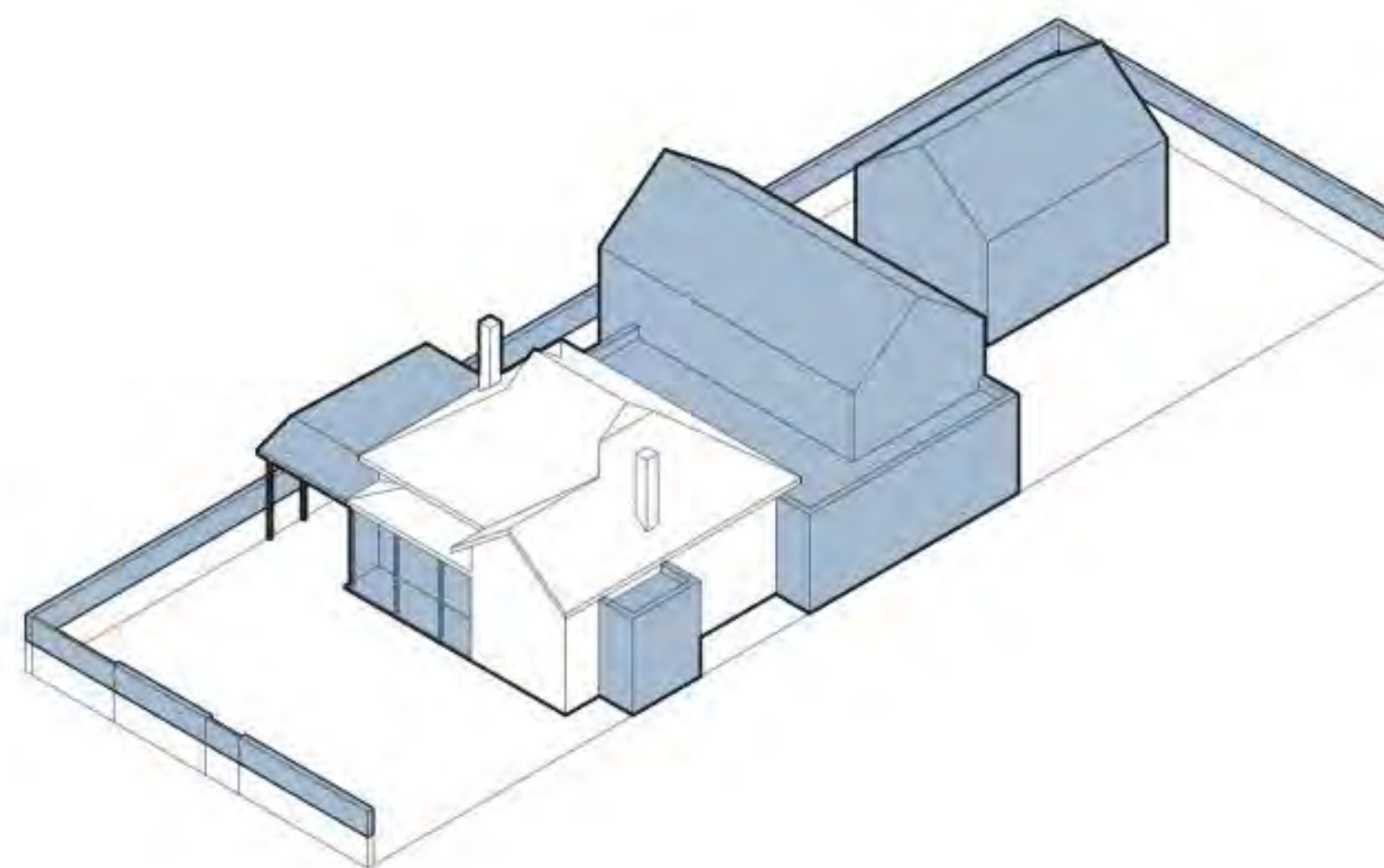


**It's not about building more material,
but building the same amount in a different way,
while focussing on social connections
and landscape retention or reinstatement.**

Commonly accepted anomalies



c1880 - 1960



c1960 - now

Commonly accepted anomalies

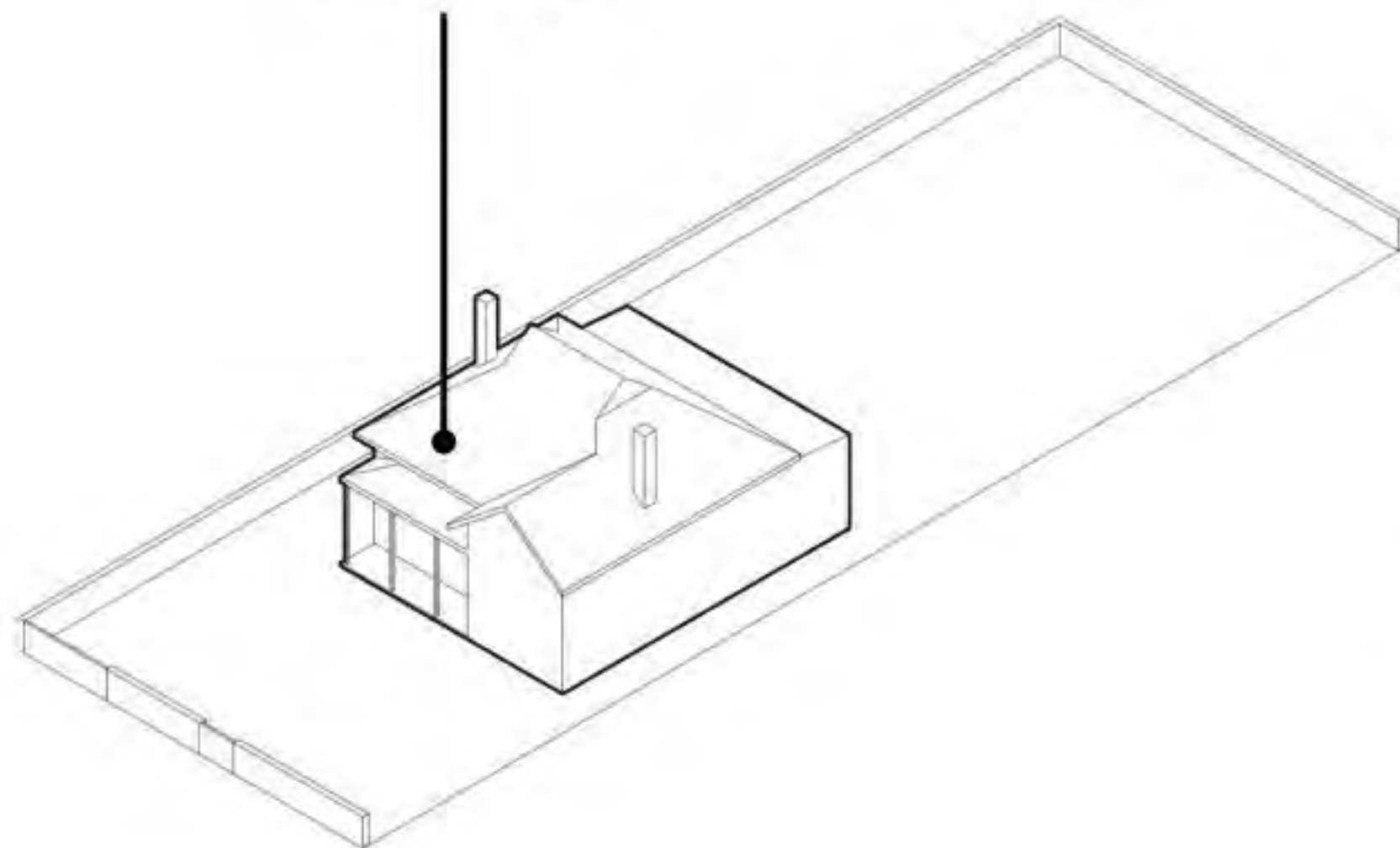


Commonly accepted anomalies



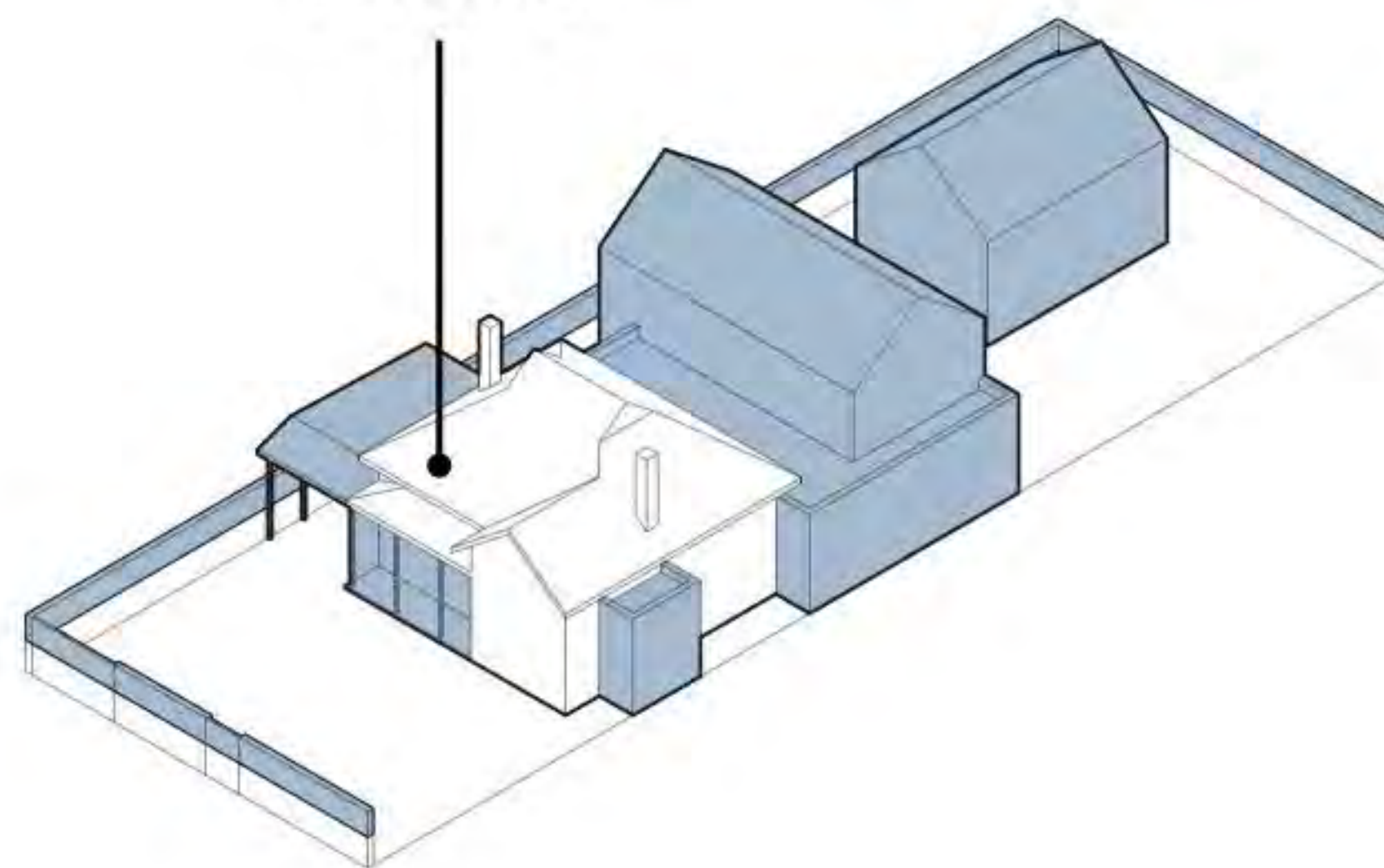
Heritage and Character in the Bluefields

1 house



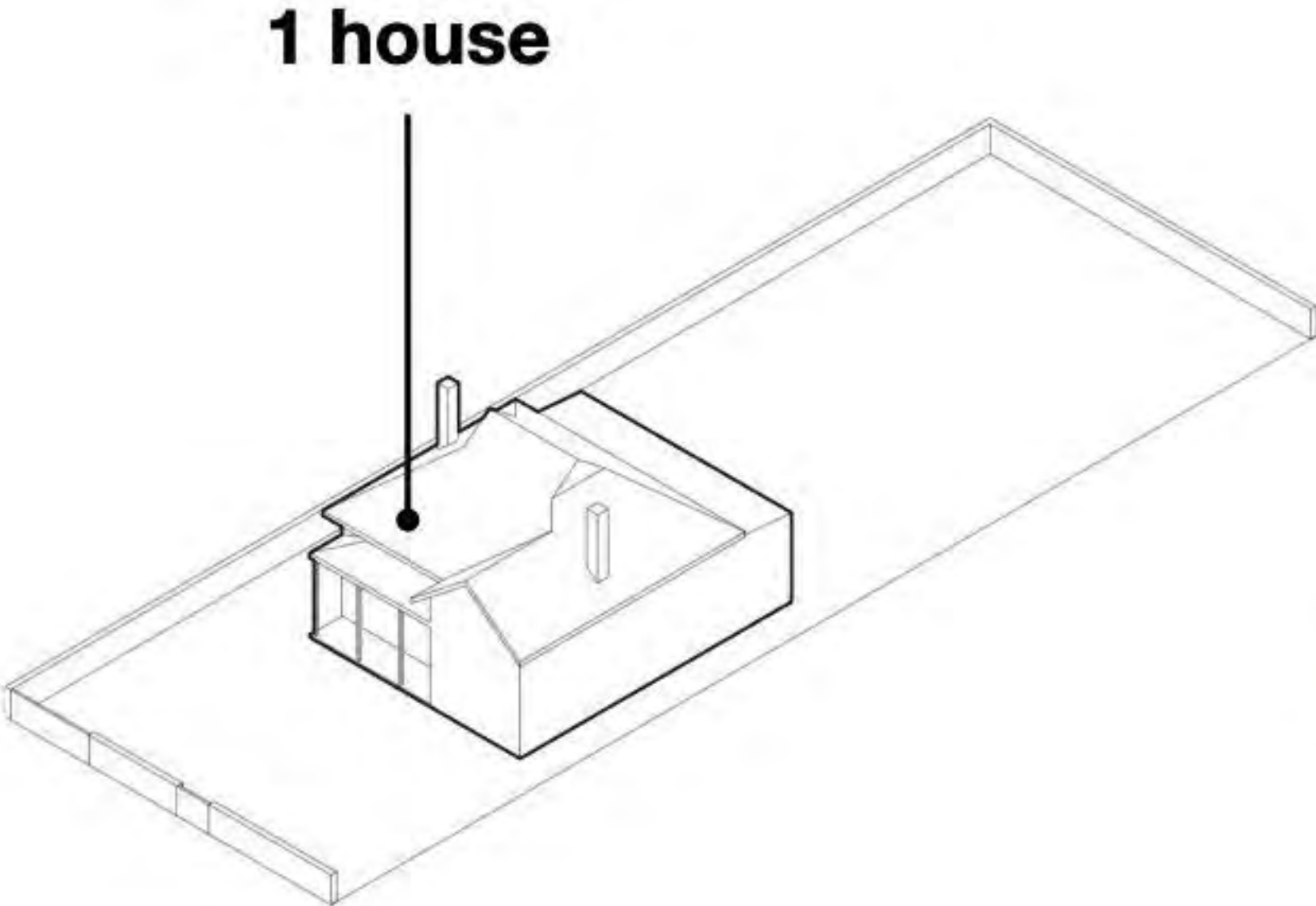
c1880 - 1960

1 house

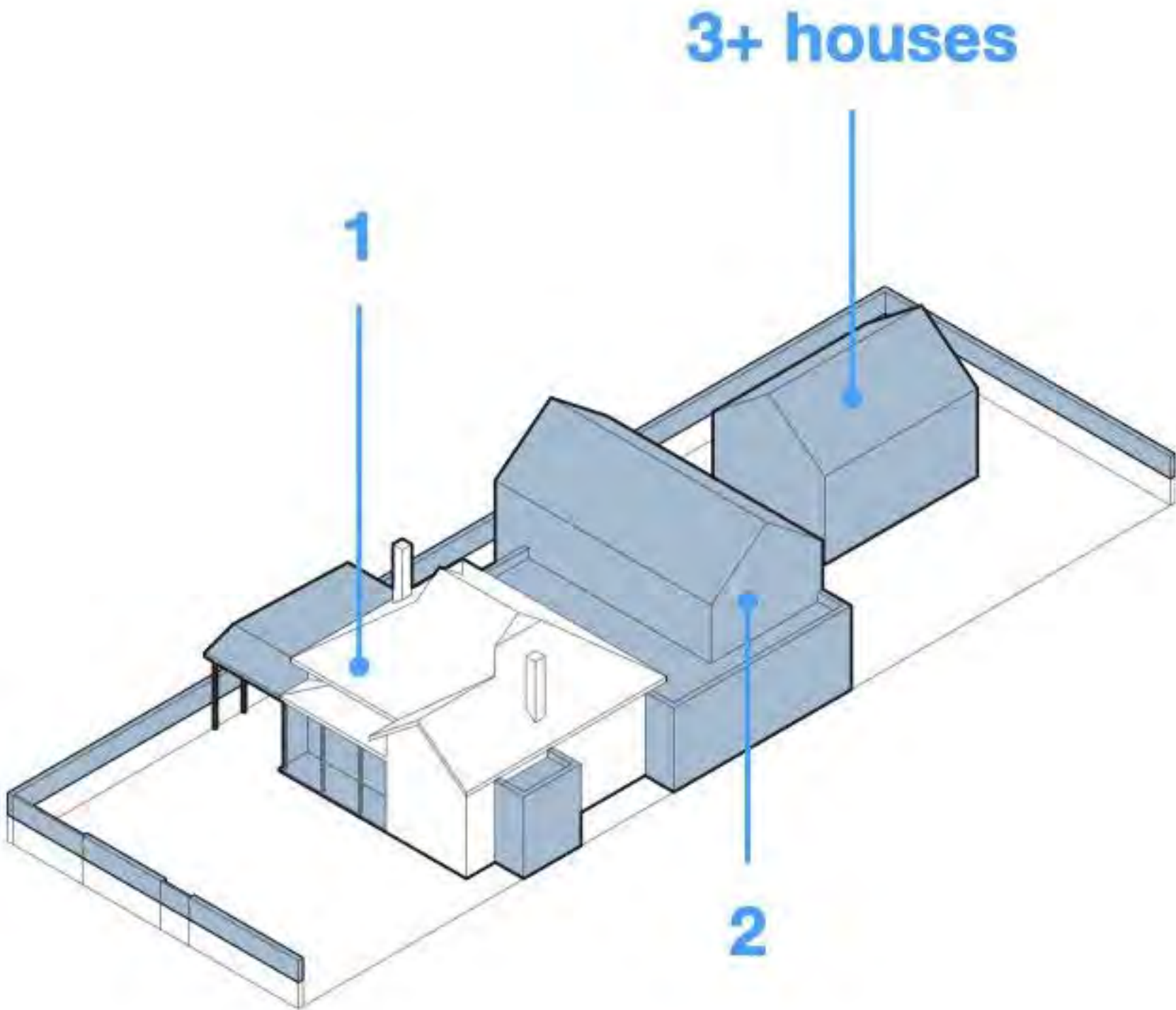


c1960 - now

Heritage and Character in the Bluefields

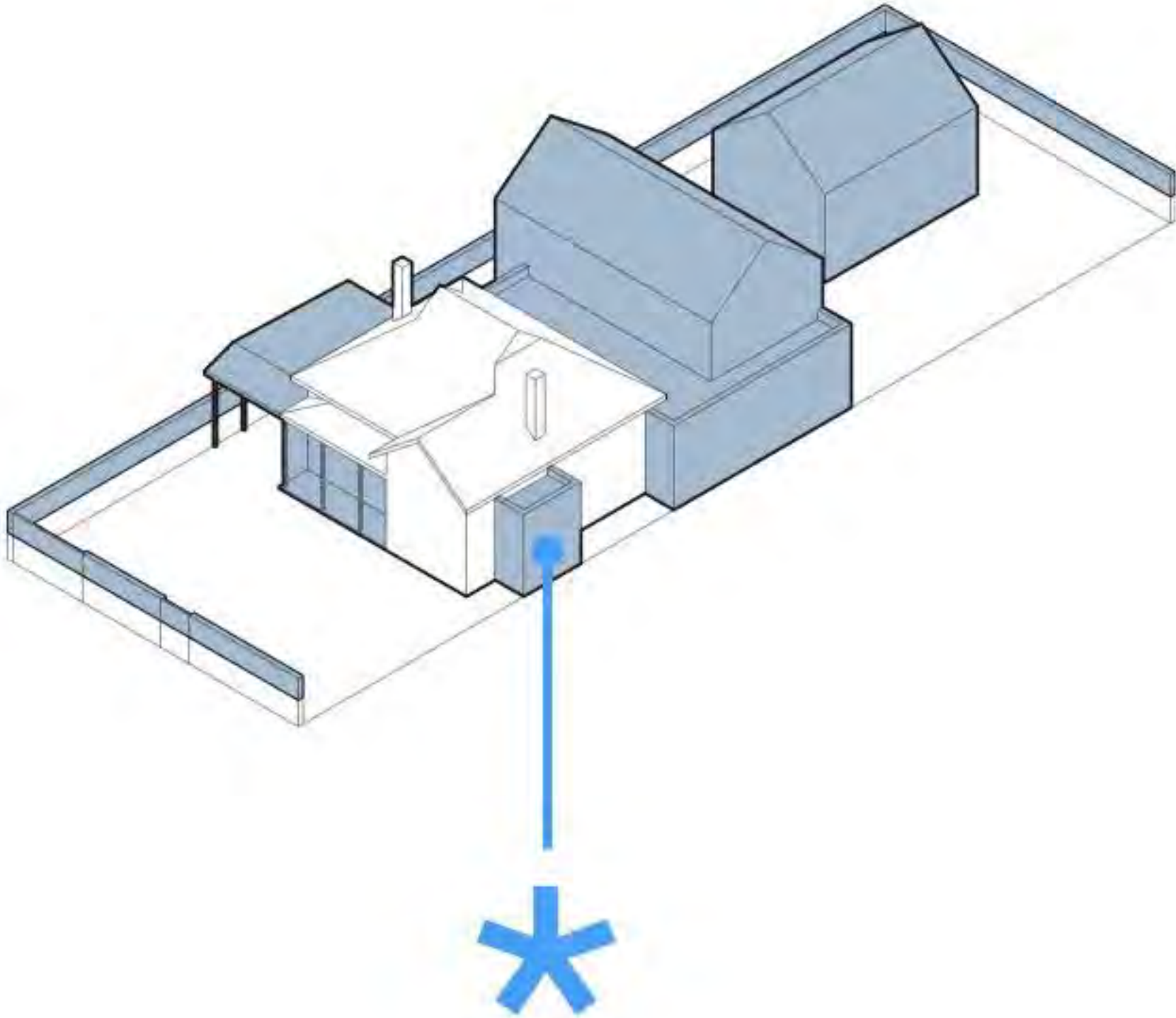
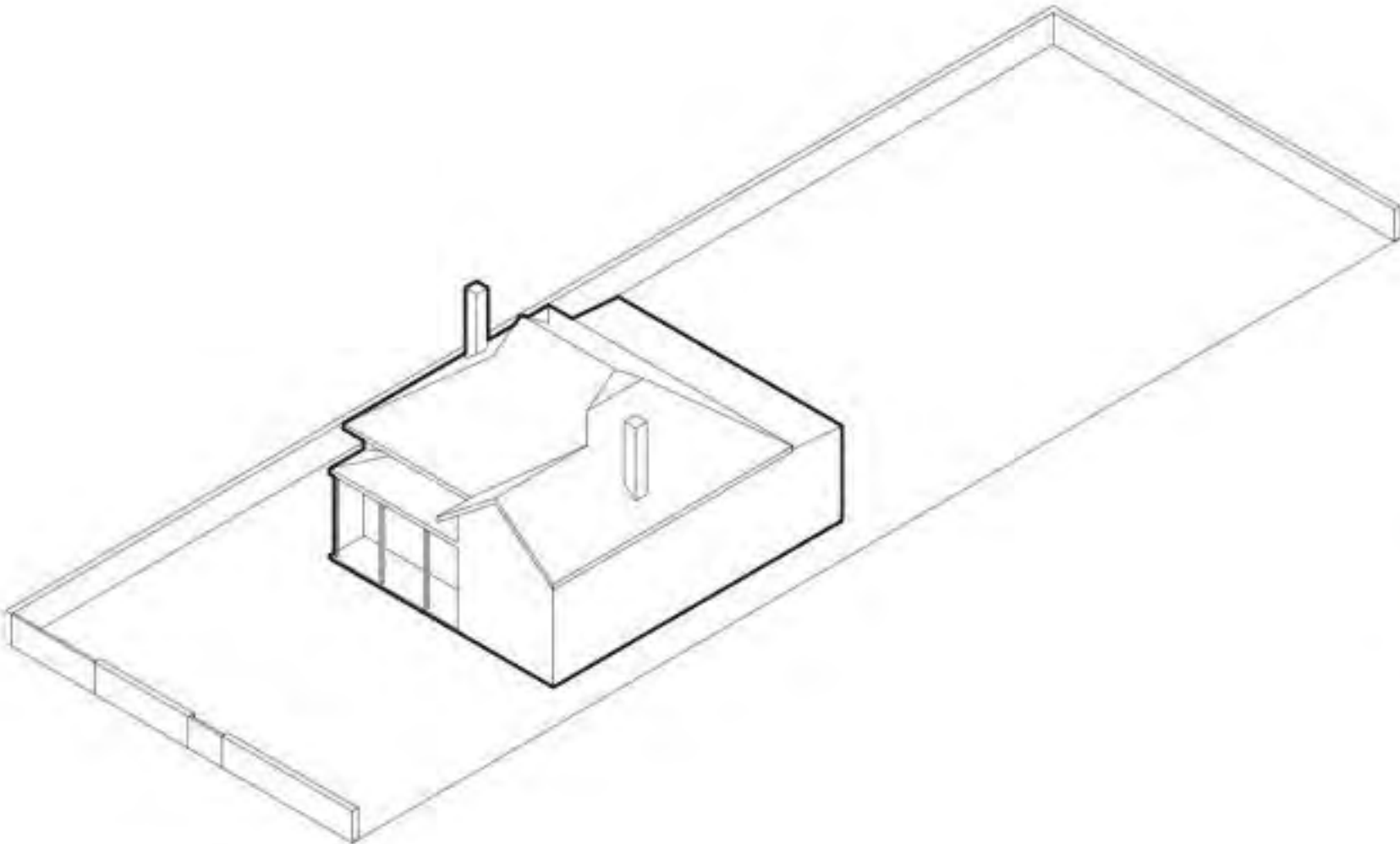


c1880 - 1960

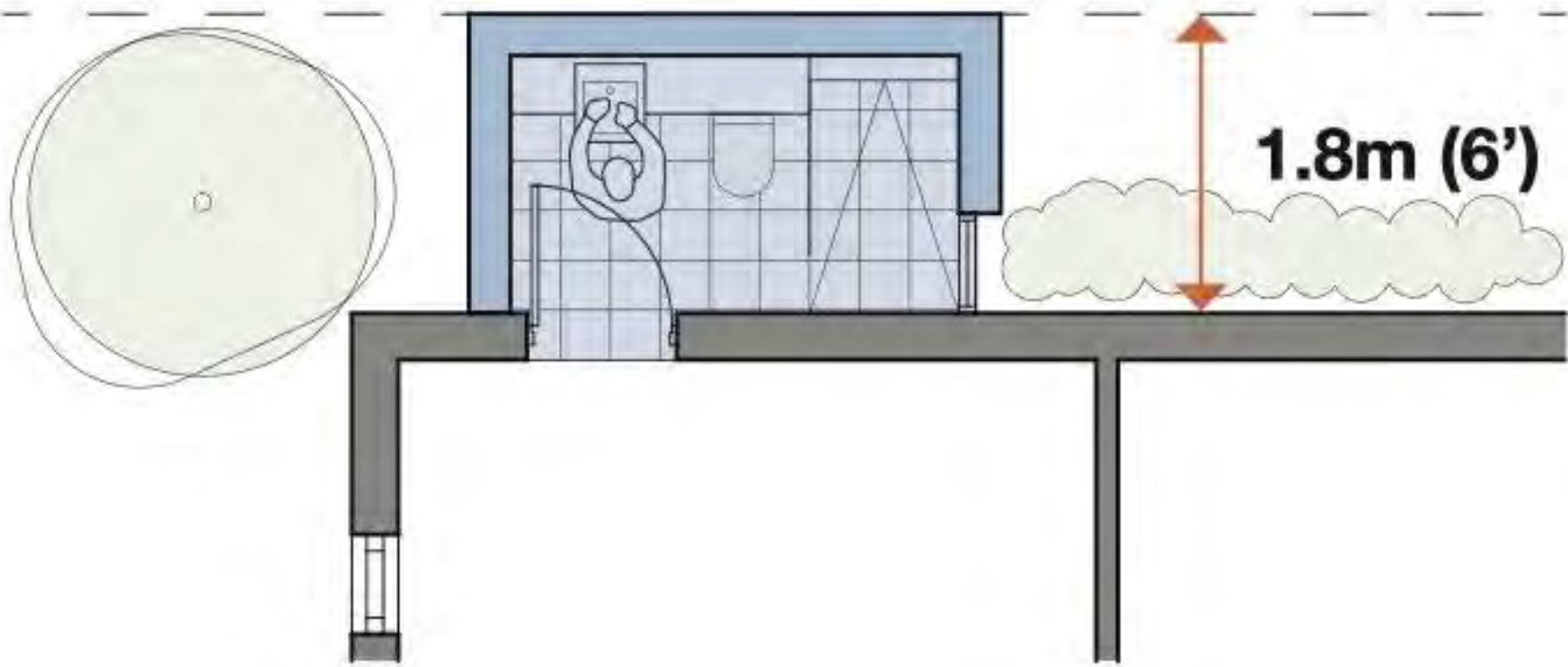
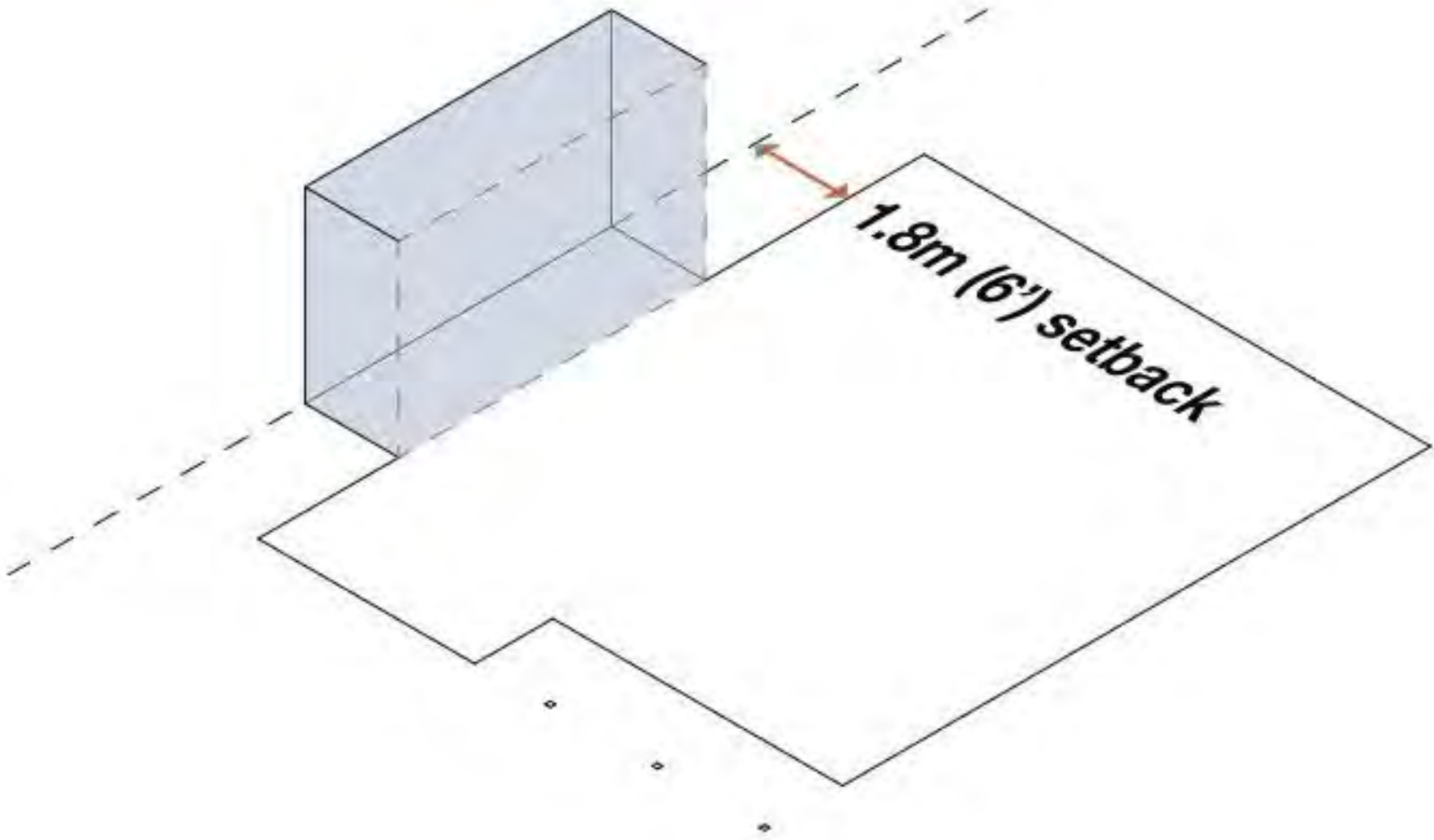


The Bluefield Housing co-location model

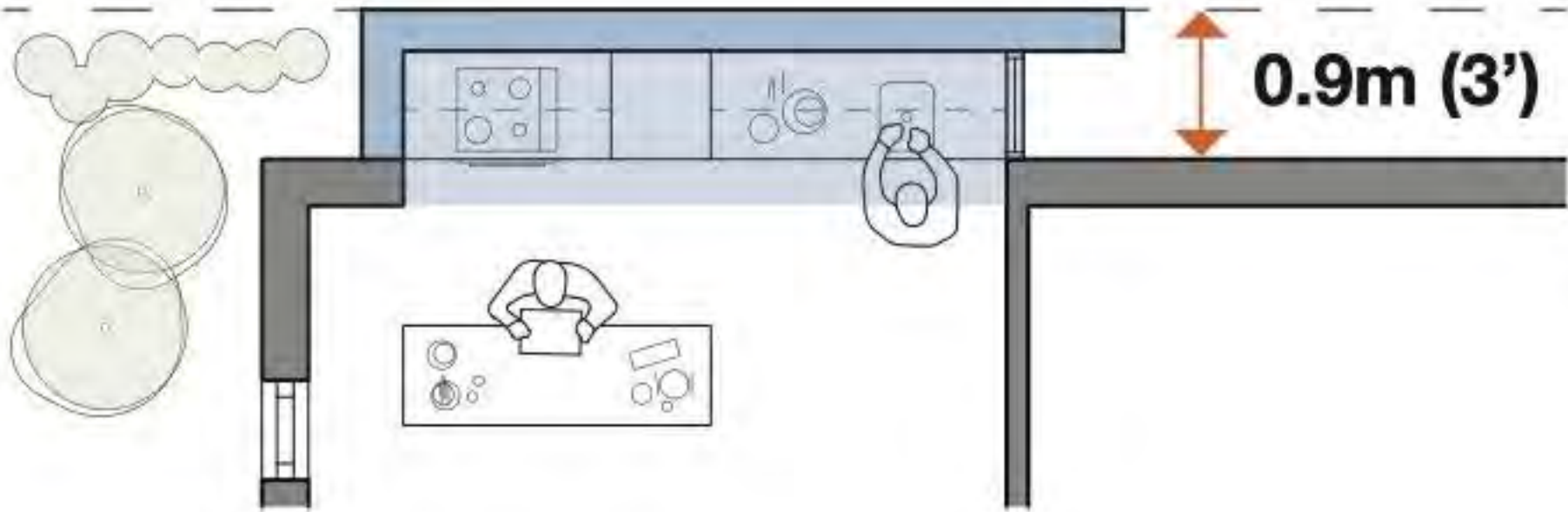
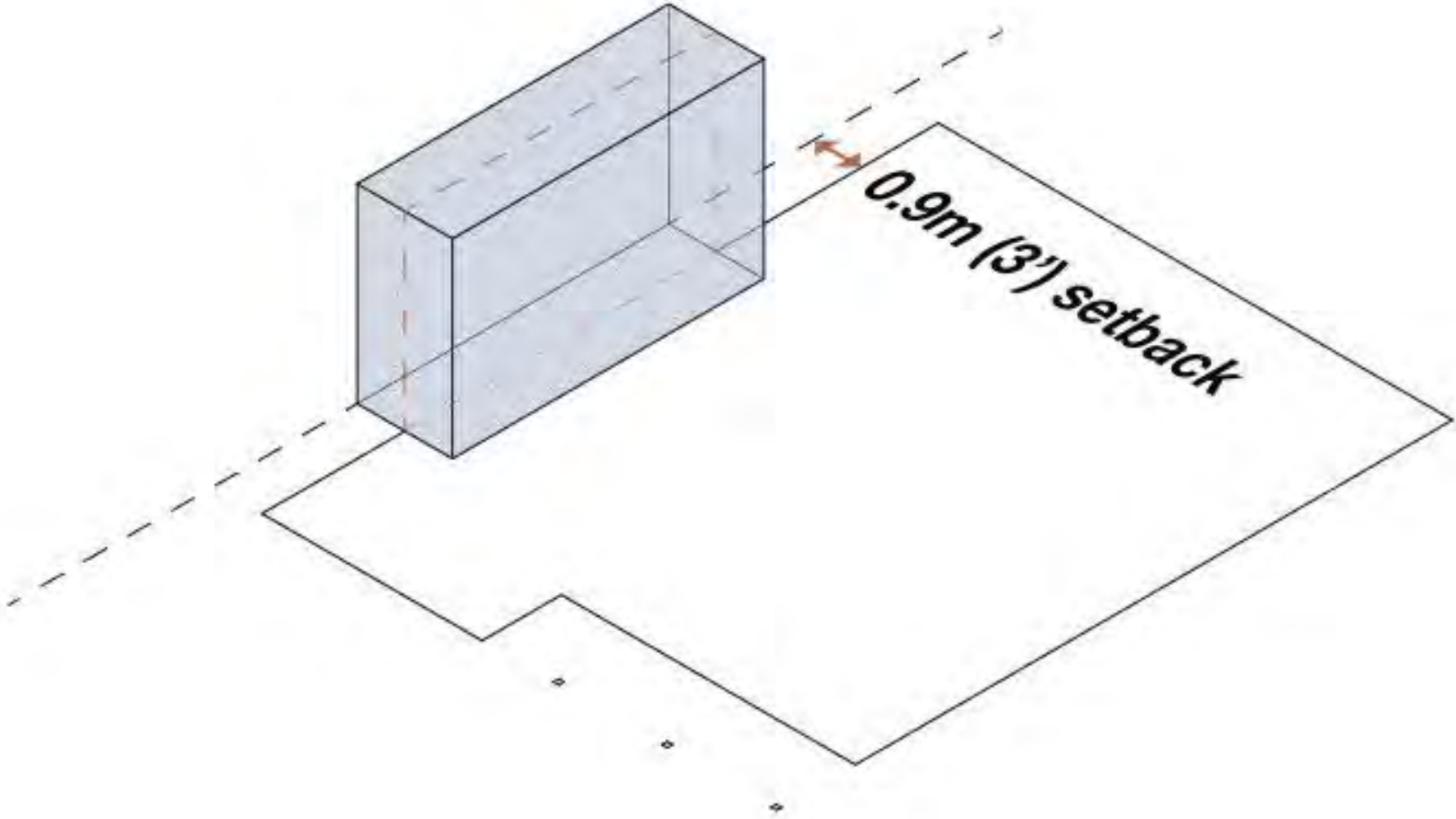
Heritage and Character in the Bluefields



Business As Usual



**Bluefield Housing
co-location approach**







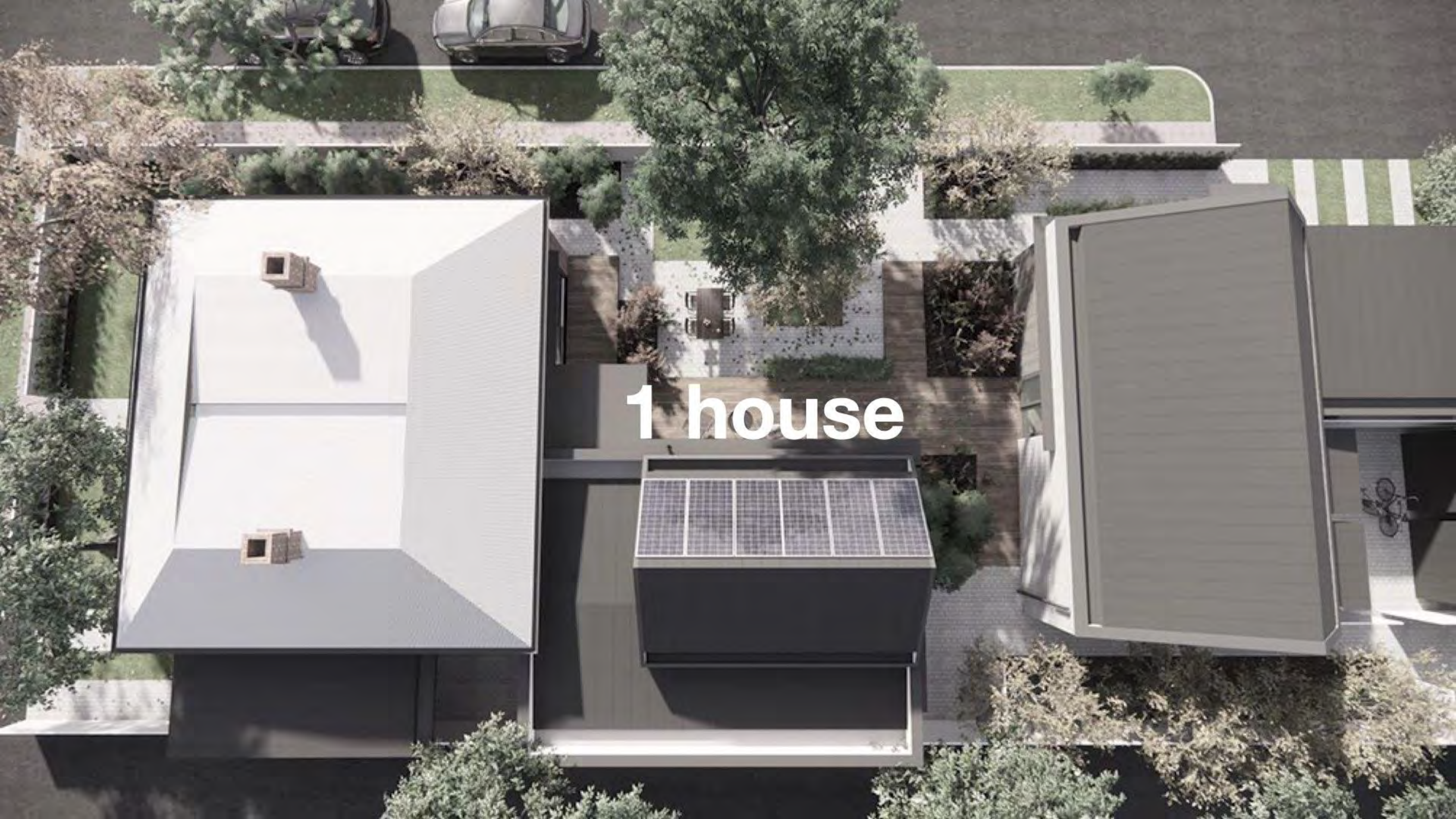


design research ► housing policy

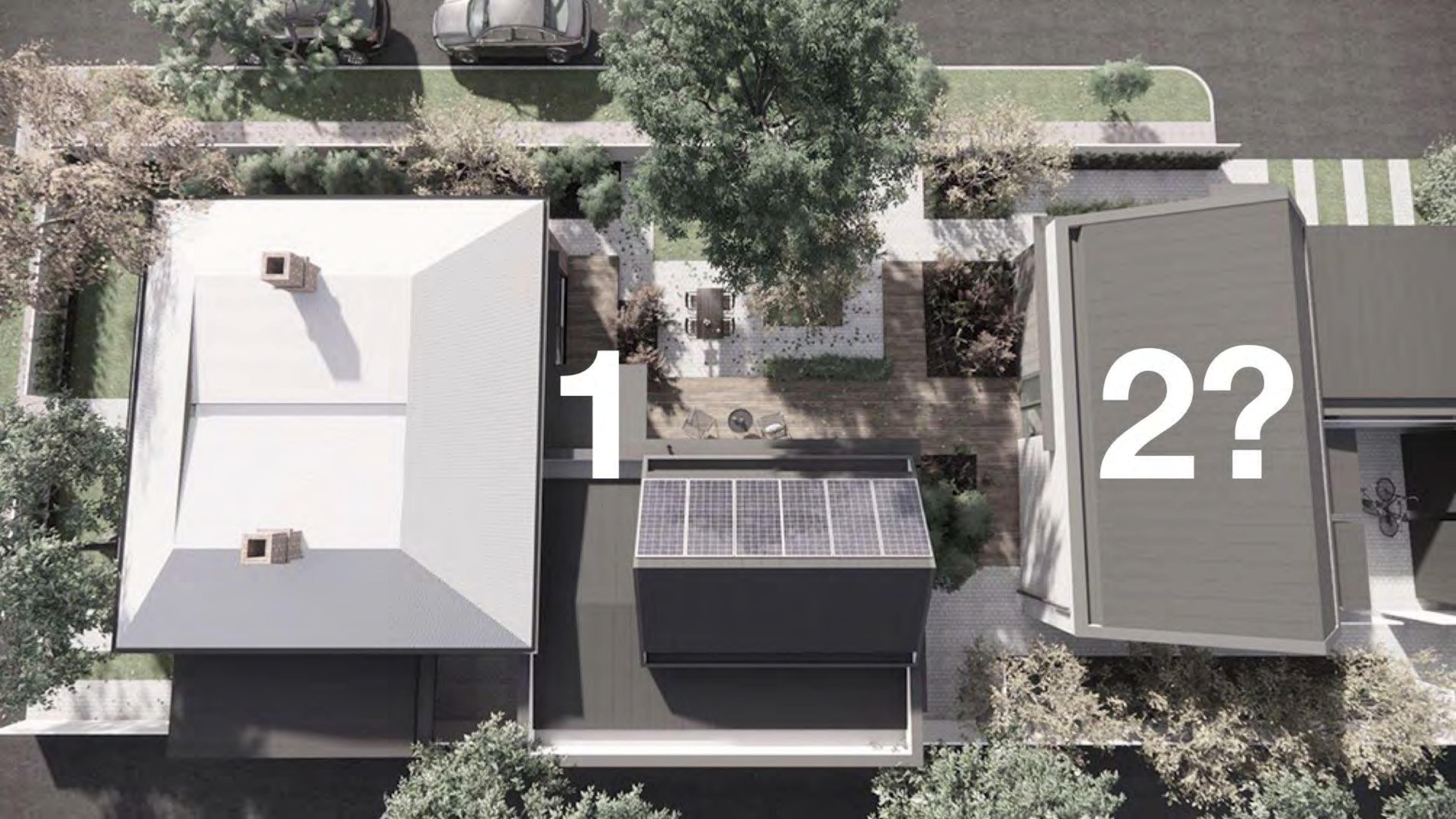
**The Future Living Planning Code Amendment
(a common sense approach)**

An aerial photograph of a modern residential property. The main house has a white roof with two small square skylights. A dark grey rectangular addition with solar panels is attached to the side. To the right is a taller, grey-roofed structure. The yard is landscaped with trees, shrubs, and a paved patio area with outdoor furniture. A driveway with two cars is visible at the top. The text "alts + adds" is centered in white.

alts + adds

An aerial photograph of a modern, two-story house with a flat roof. The house is white with dark grey accents. A large solar panel array is mounted on the roof. The house is surrounded by lush greenery, including trees and shrubs. A paved driveway leads to the house, and a car is parked on the street in front. A bicycle is parked on the sidewalk to the right. The text "1 house" is overlaid in the center of the image.

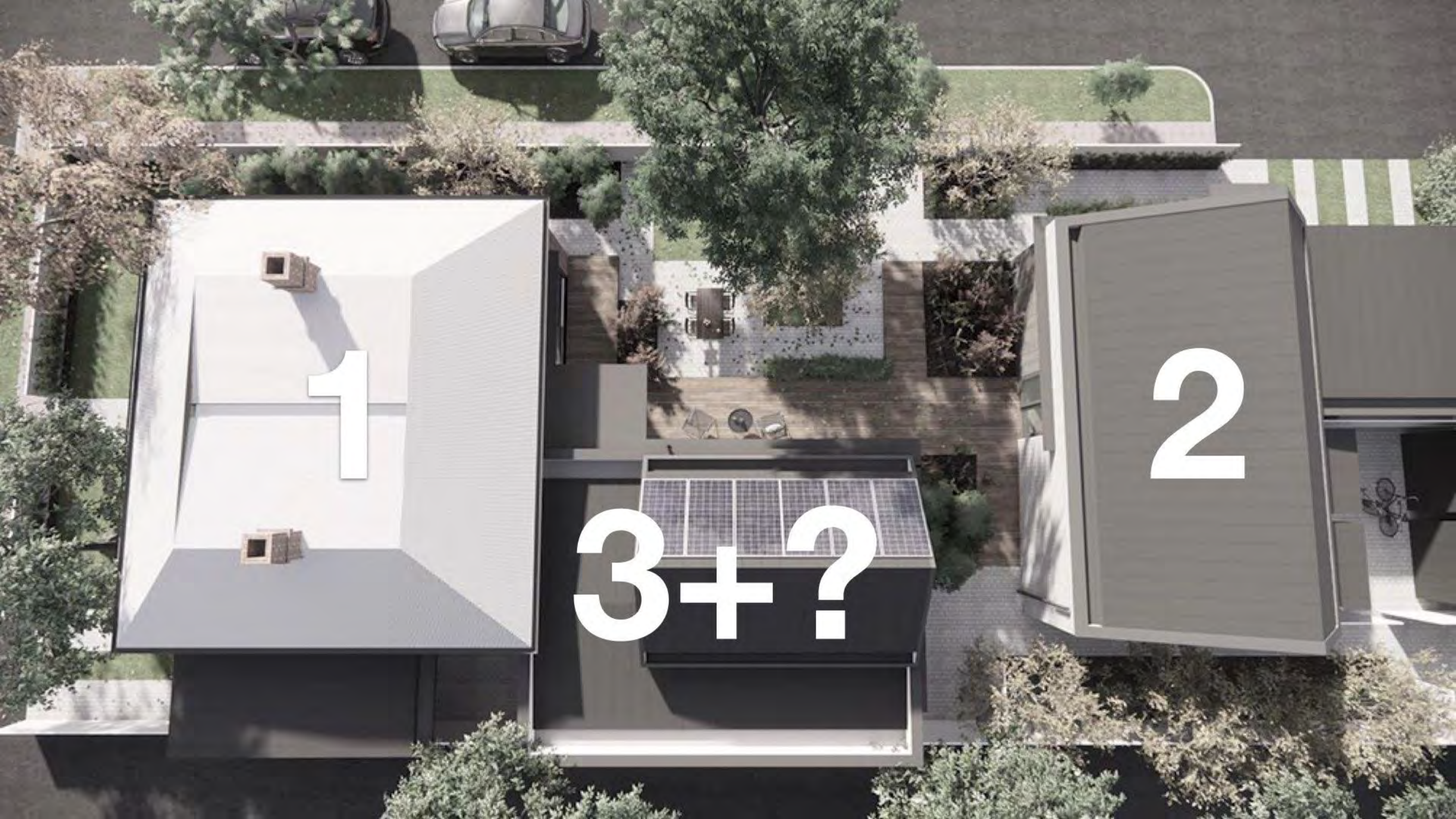
1 house



1

An aerial photograph of a modern residential development. On the left is a large, light-colored house with a dark grey roof and two small square windows. In the center is a smaller, dark grey house with a flat roof covered in solar panels. To the right is another large, dark grey house with a flat roof. The houses are surrounded by greenery, including trees and shrubs. A paved area with a table and chairs is visible between the houses. A road with parked cars is at the top of the image. A large white number '1' is overlaid on the left house, and a large white '2?' is overlaid on the right house.

2?

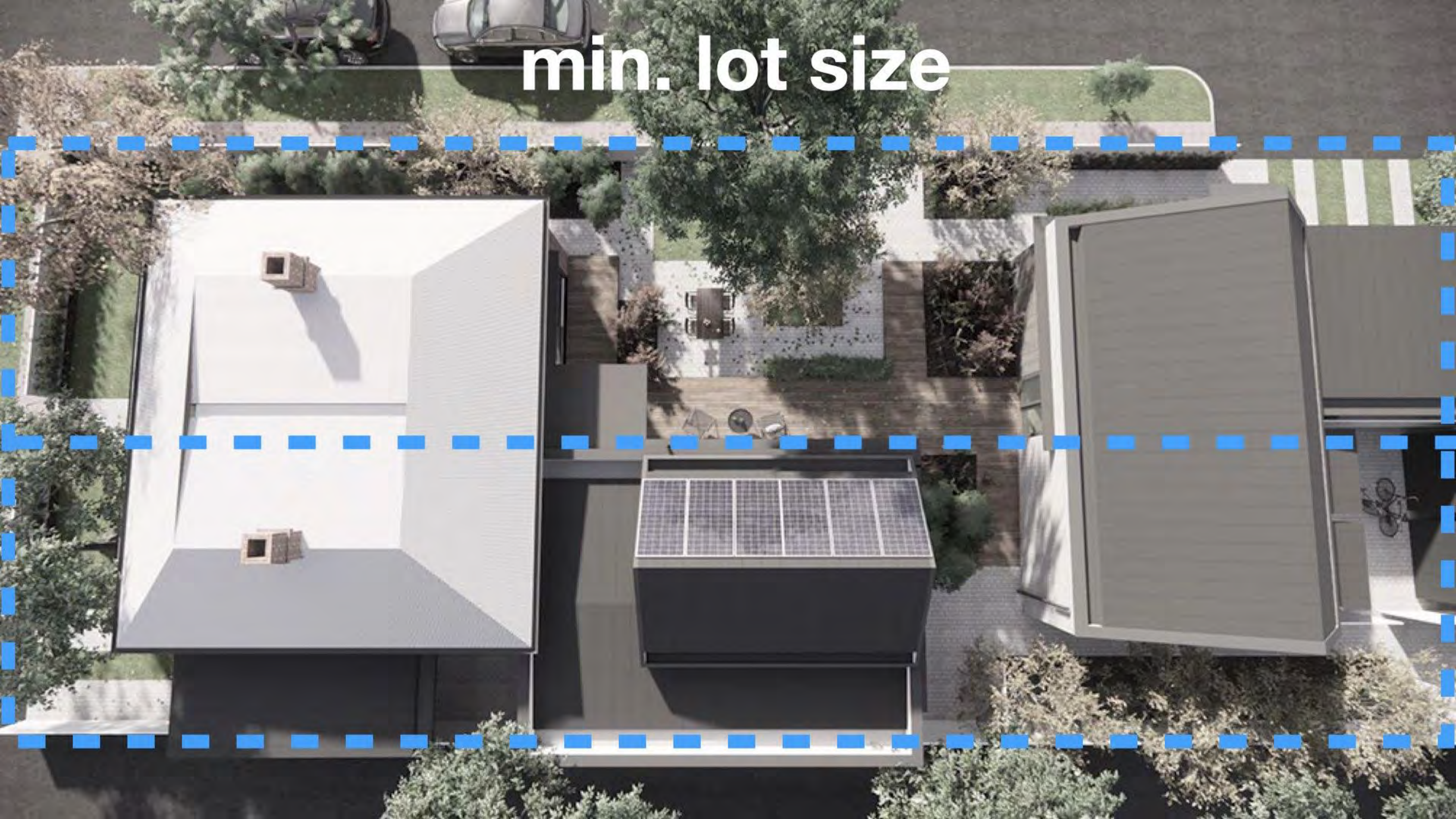


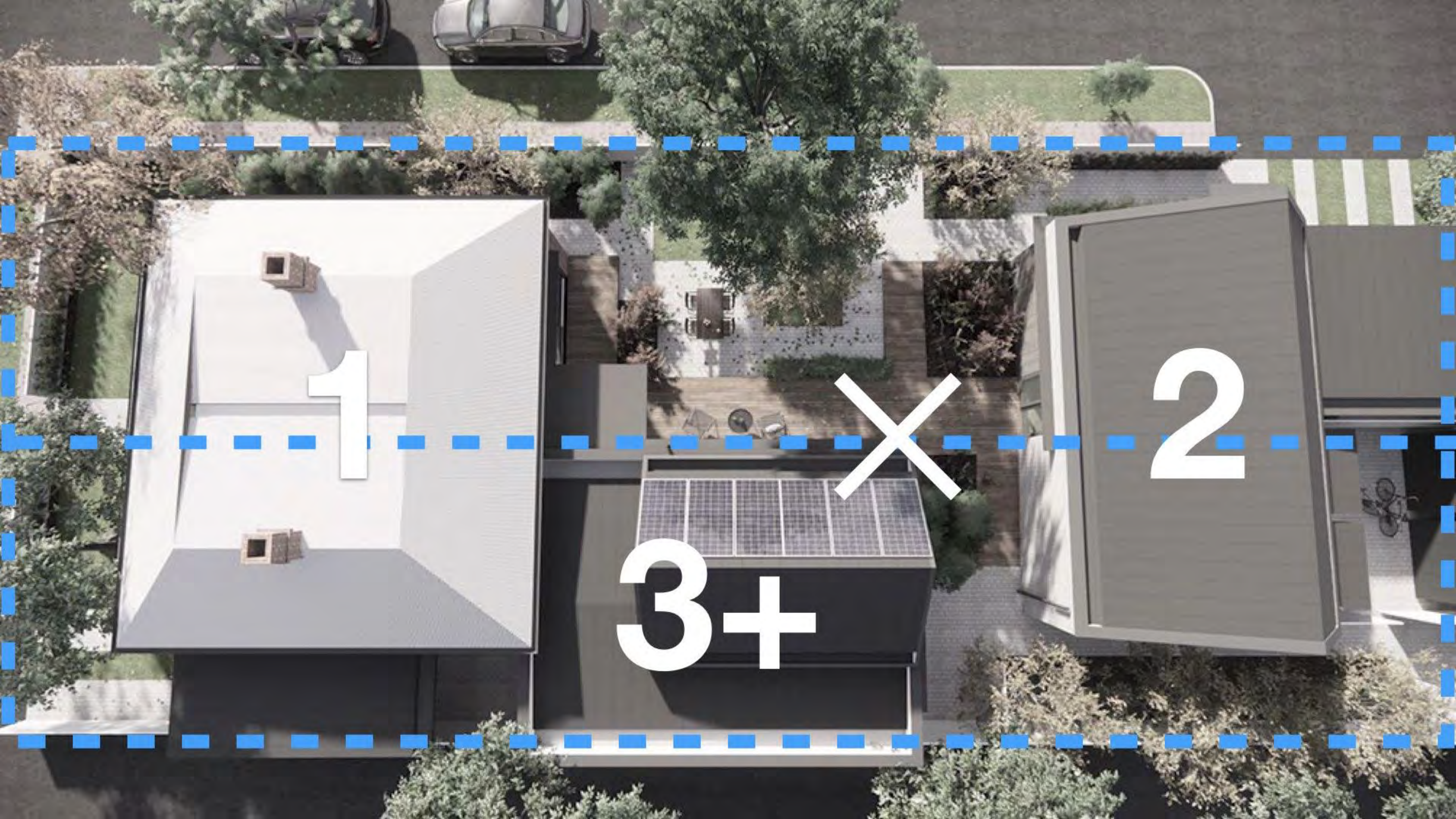
1

2

3+?

min. lot size





1

2

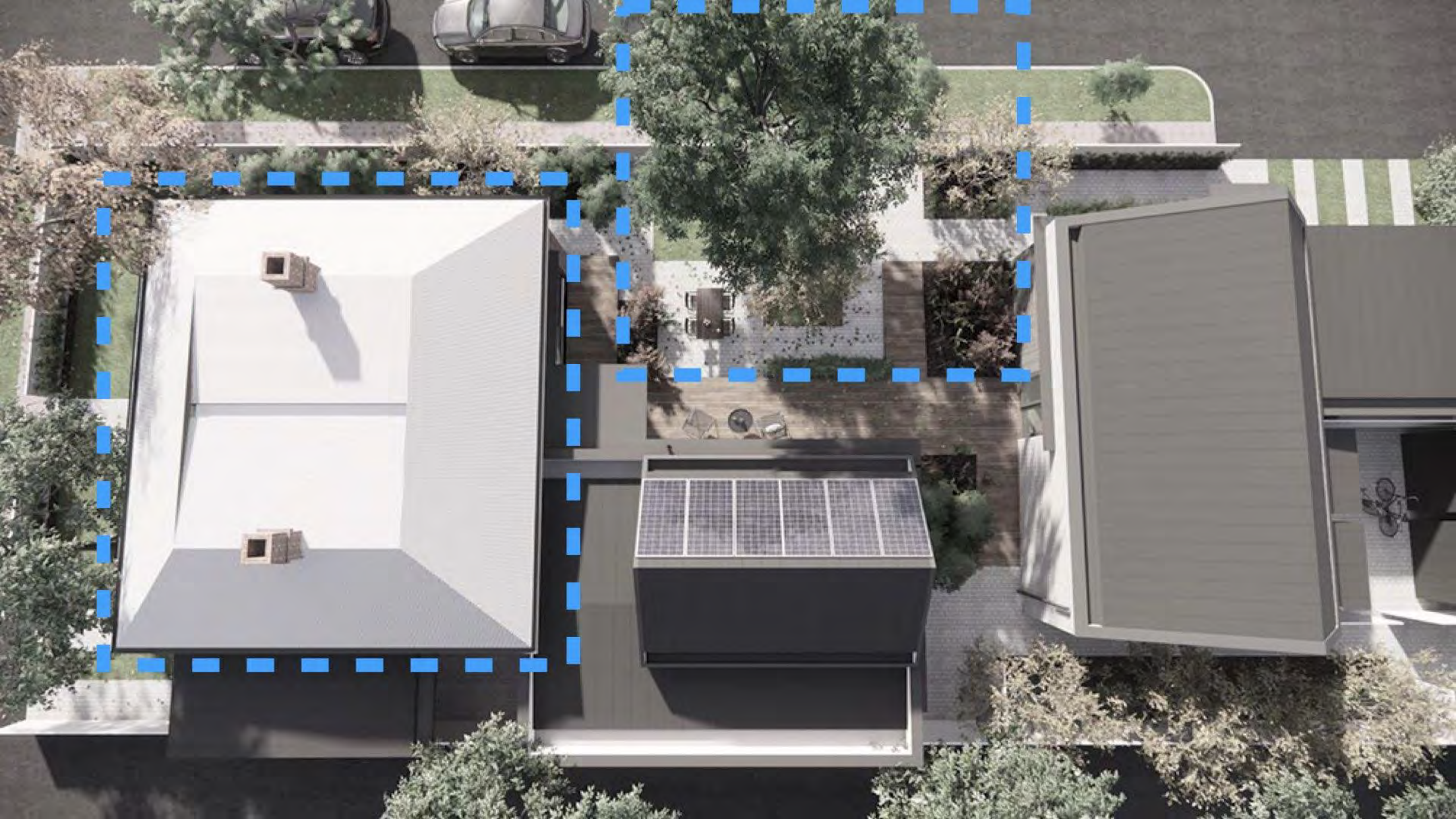
3+

An aerial photograph of three modern, minimalist houses. The house on the left is white with a grey roof and two small square windows. The house in the center is dark grey with a solar panel array on its roof. The house on the right is dark grey with a white door. The houses are surrounded by greenery, trees, and a paved area with parked cars. The labels 'owner 1', 'owner 2', and 'owner 3' are overlaid on the image in white text.

owner
1

owner
2

owner
3



An aerial photograph of a modern residential development. The scene features several houses with flat roofs, some in light grey and others in dark grey. A central courtyard is paved with light-colored stones and contains a small table with chairs. A row of solar panels is mounted on a dark structure in the courtyard. The houses are surrounded by lush green trees and landscaping. In the background, a street with parked cars and a crosswalk is visible. The text "Community Title governance structure" is overlaid in the center in a large, white, sans-serif font.

Community Title governance structure

An aerial photograph of a modern residential development. The scene features several houses with flat roofs, some of which are covered with solar panels. The houses are surrounded by lush greenery, including trees and shrubs. A paved area with a table and chairs is visible in the center. A road with parked cars is at the top, and a bicycle is parked on the right. The text "win-win" is overlaid in the center.

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

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

Feedback

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

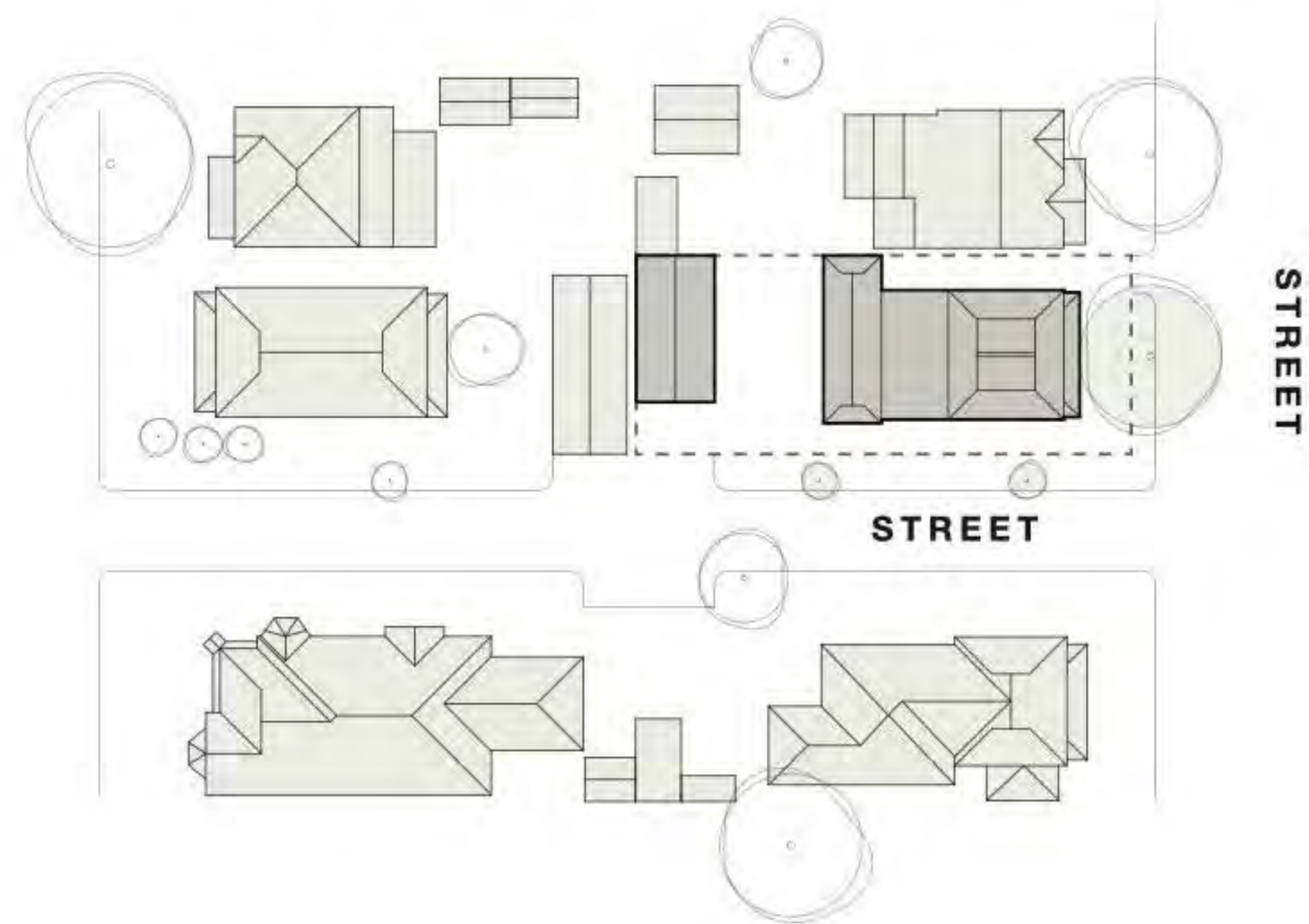
3-for-1 corner study

Large
675m²

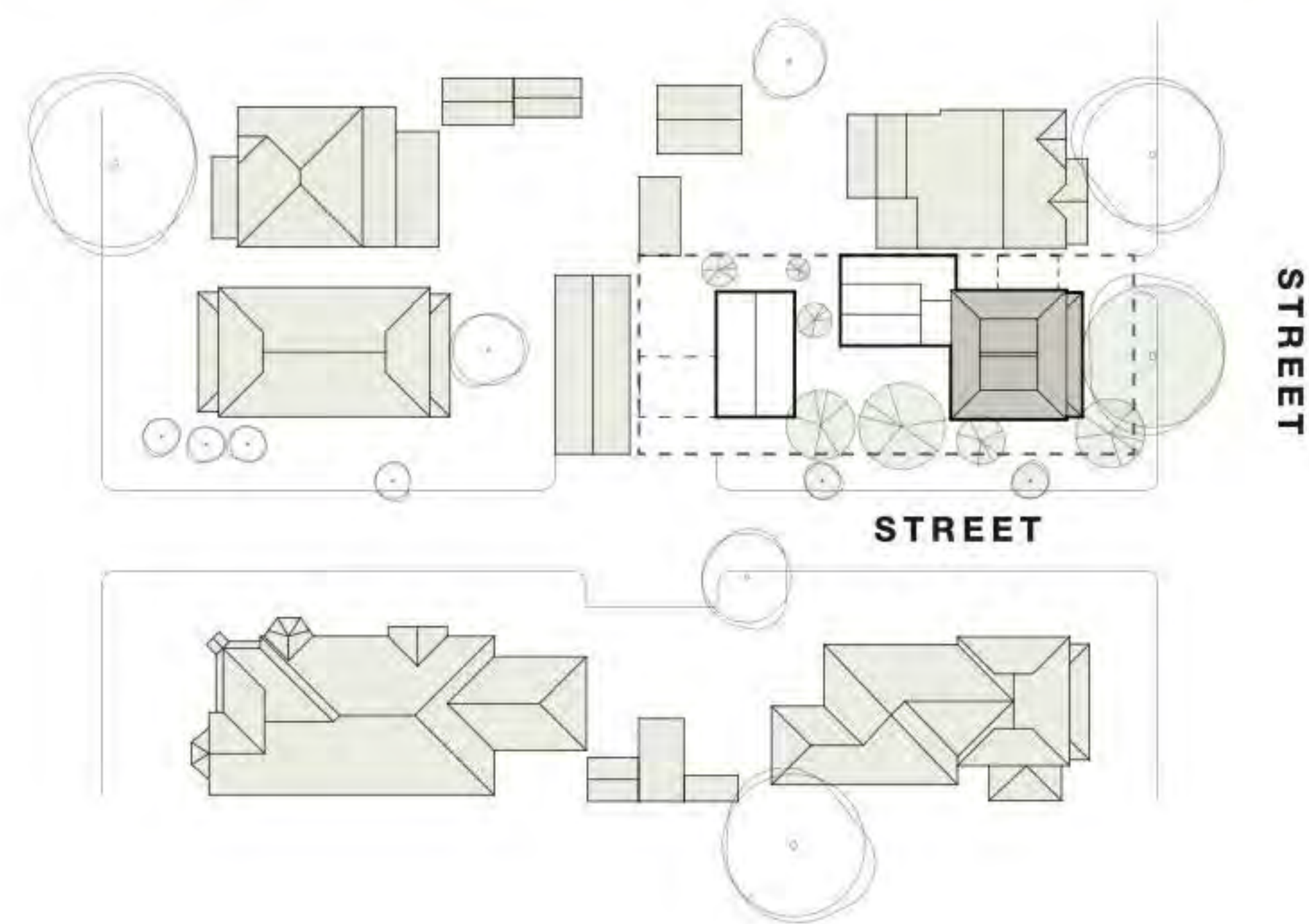


Large
675m²

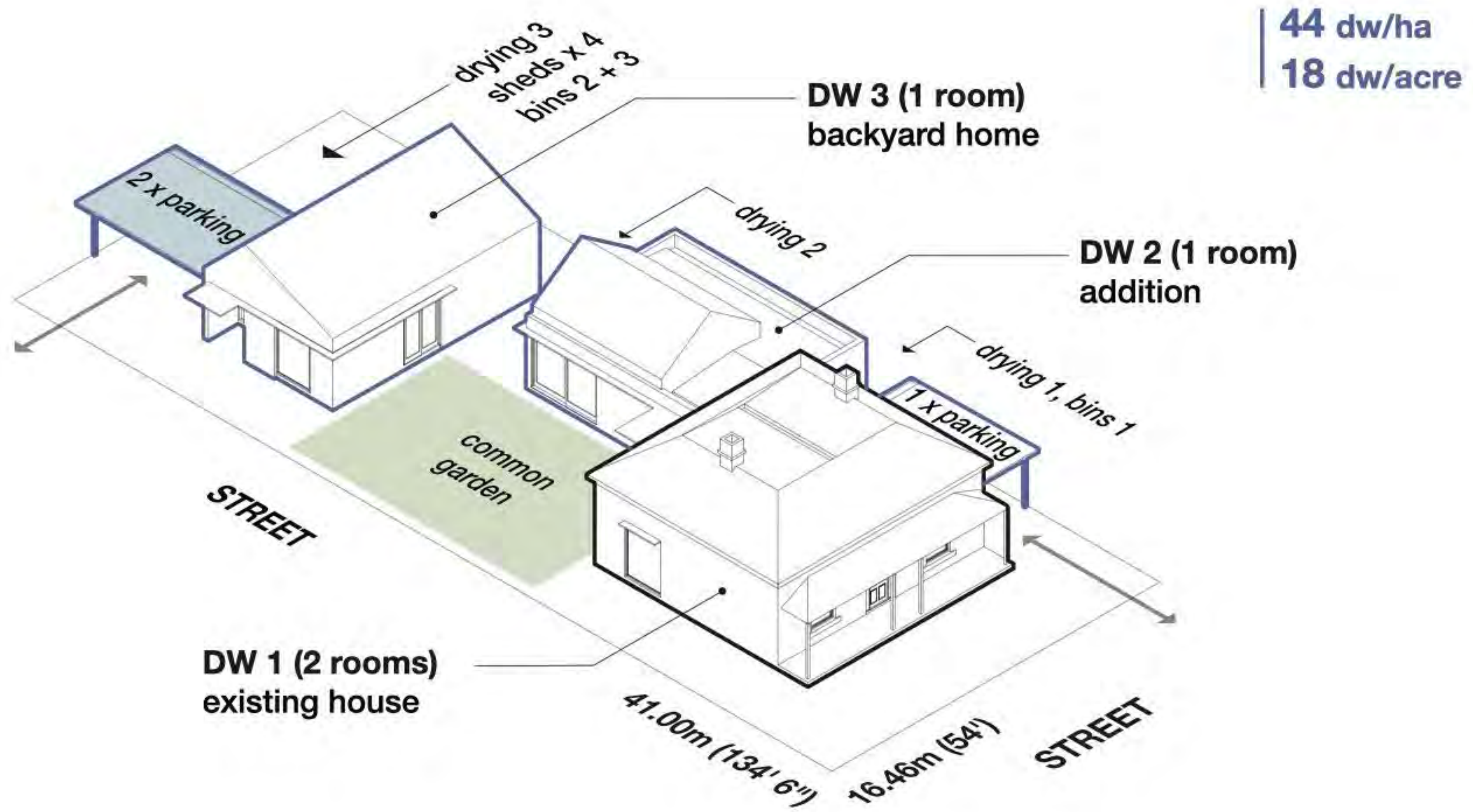
BAU	675 m²	1 dwelling	15 dw/ha	48% site cover
	7,265 sf	2 cars	6 dw/acre	



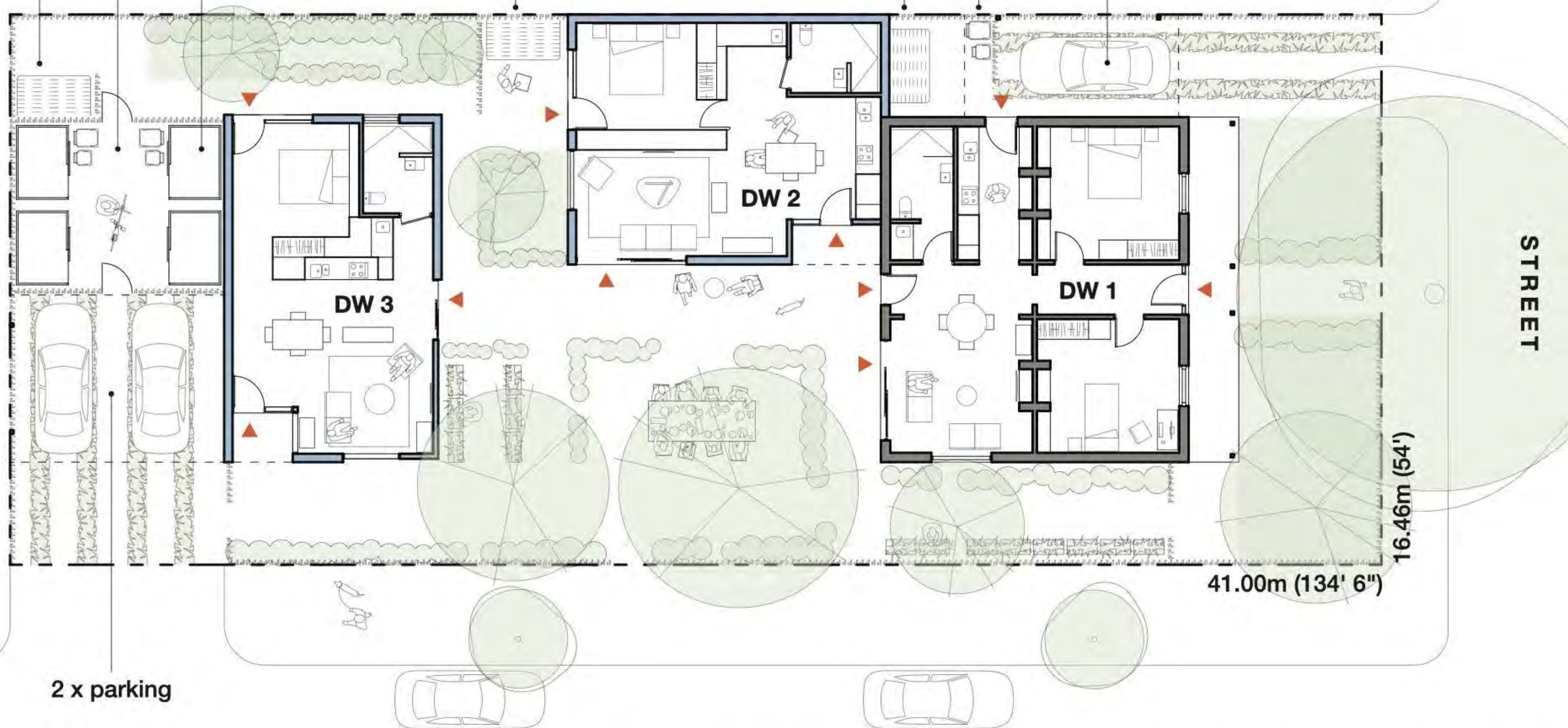
Bluefield	675 m ²	3 dwellings	44 dw/ha	38% site cover
	7,265 sf	3 cars for 4 BR	18 dw/acre	



Large
675m²



drying 3 bins 2, 3 sheds for all drying 2 drying 1 bins 1 1 x parking



2 x parking

STREET

10m
32'

drying 3 bins 2, 3 sheds for all drying 2 drying 1 bins 1 1 x parking

private

DW 2

DW 1

DW 3

public

STREET

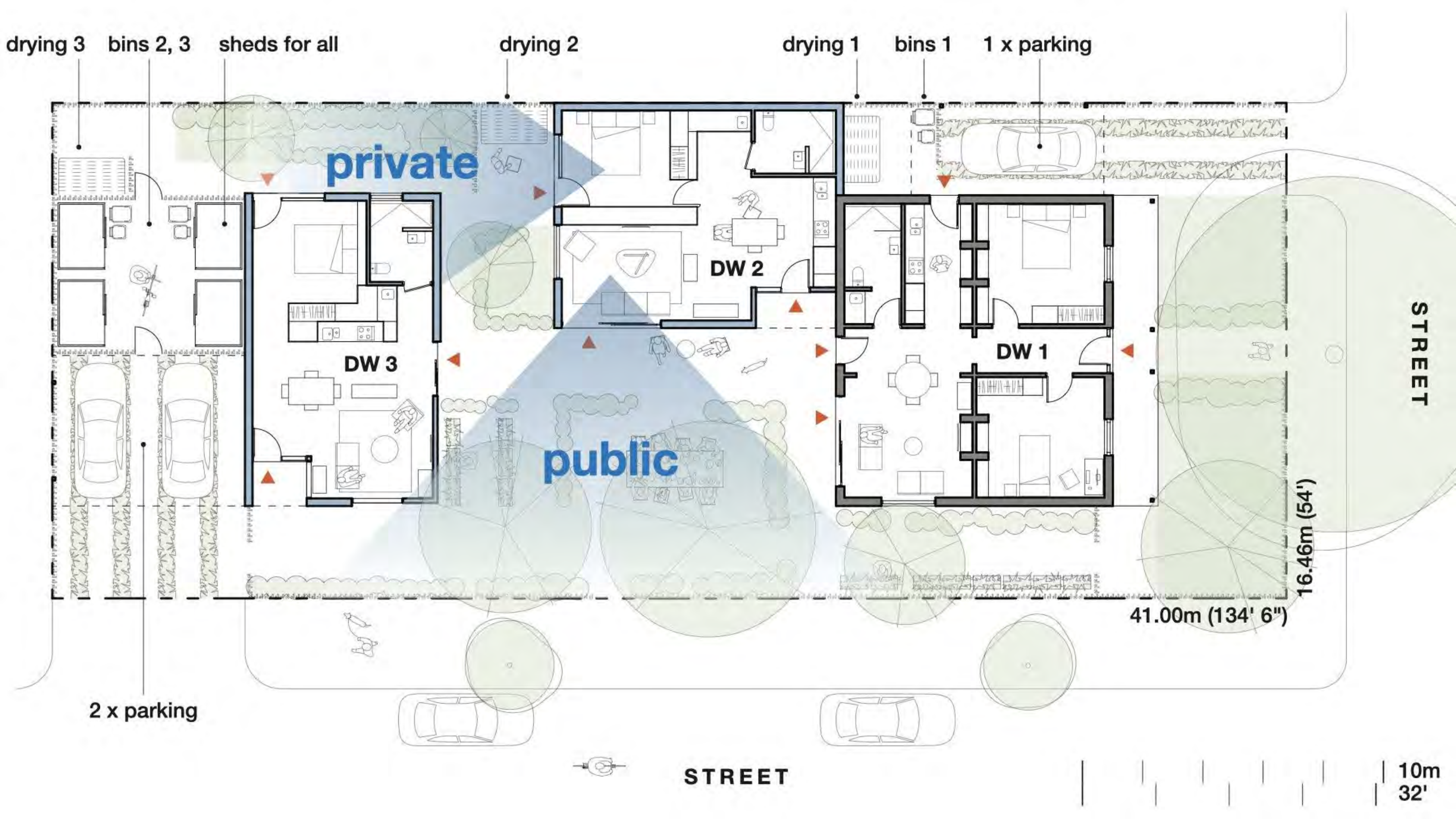
16.46m (54')

41.00m (134' 6")

2 x parking

STREET

10m
32'



Large
675m²



Large
675m²



Large
675m²



Large
675m²



Large
675m²



Large
675m²



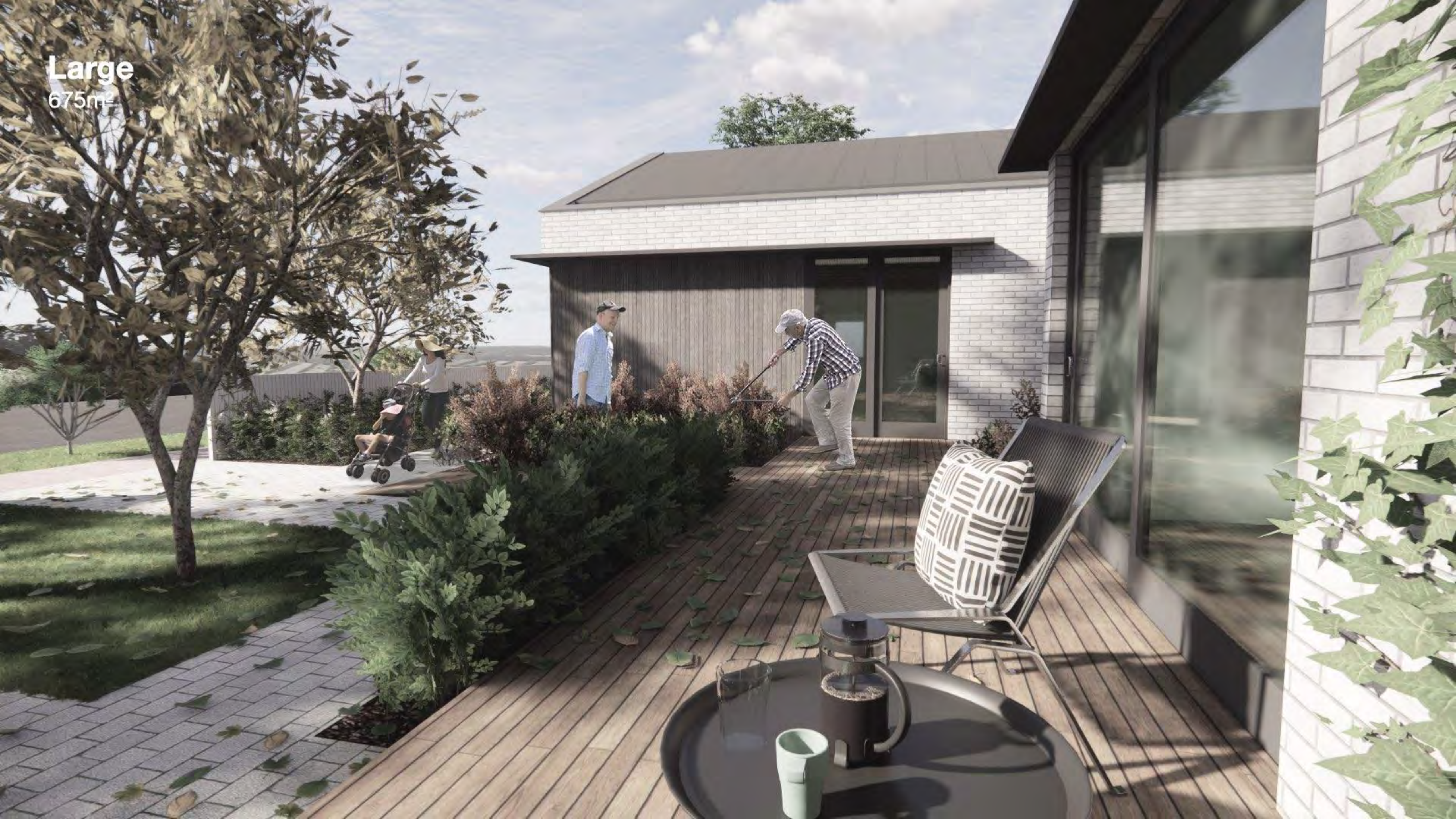
Large
675m²



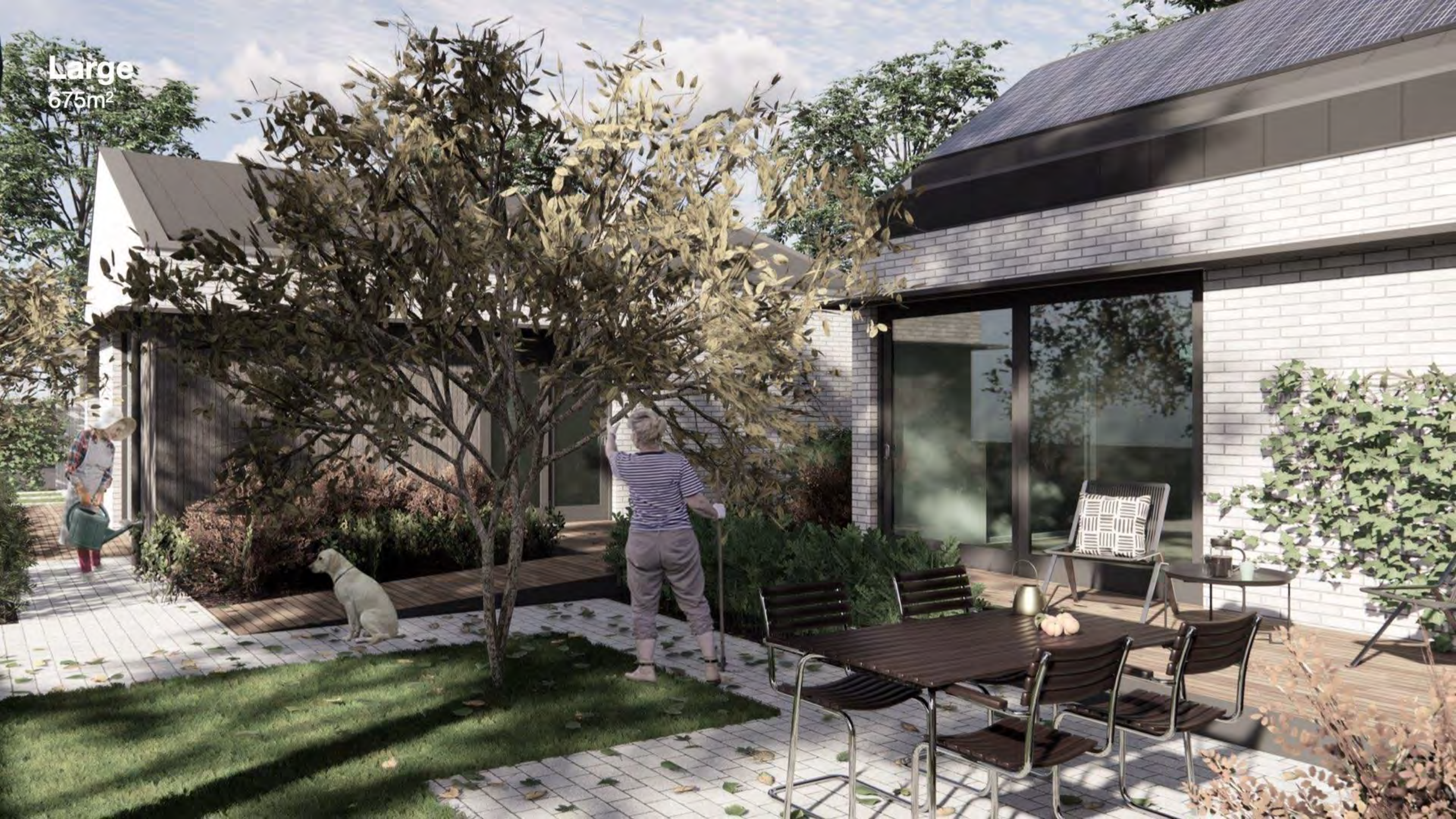
Large
675m²



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

Small
325m²



Medium
530m²



Large
675m²



Extra Large
920m²



Double Allotments

Back-to-back

1,255m²



Side-by-side

1,300m²



Side-by-side Laneway

1,360m²

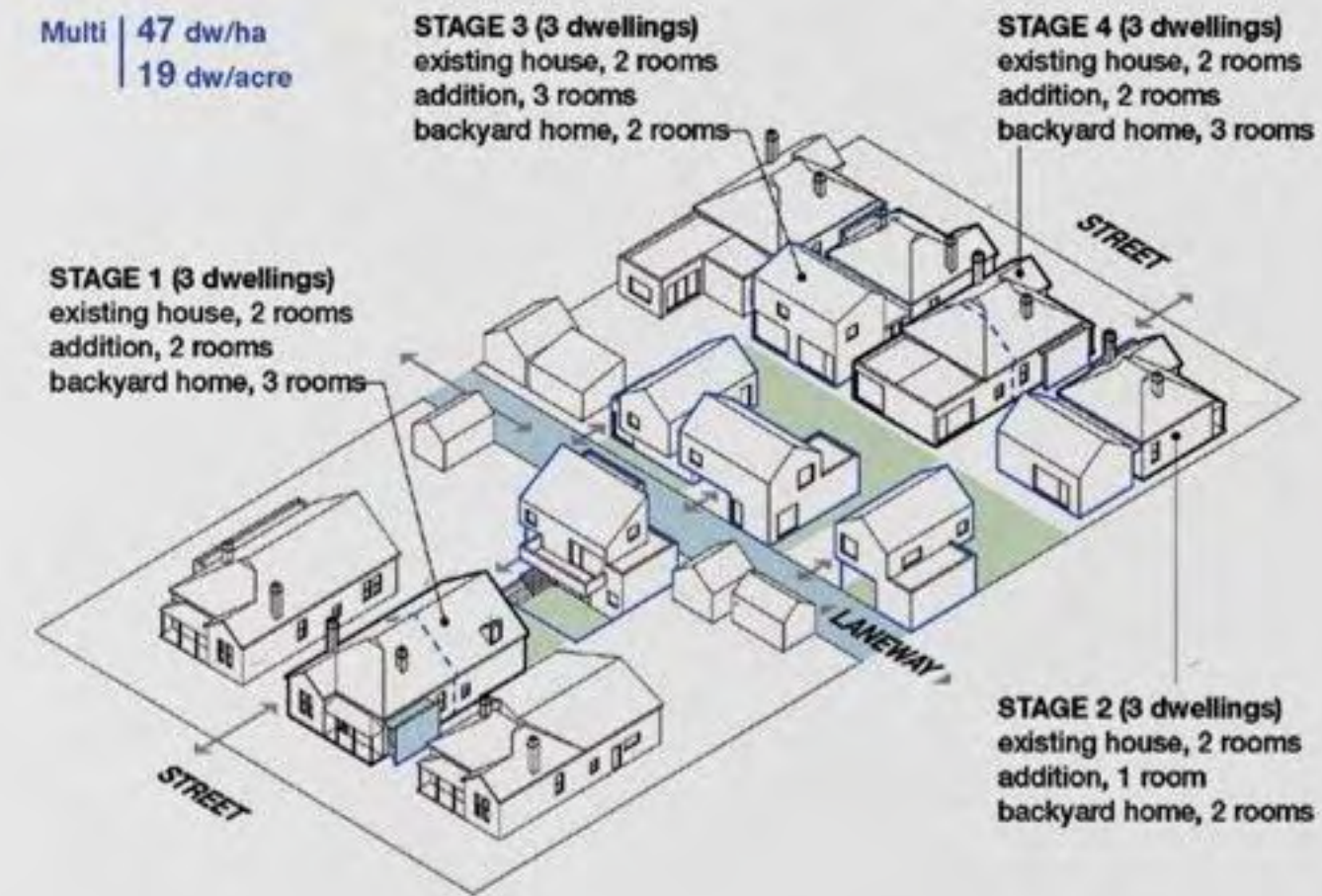




12.1

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.

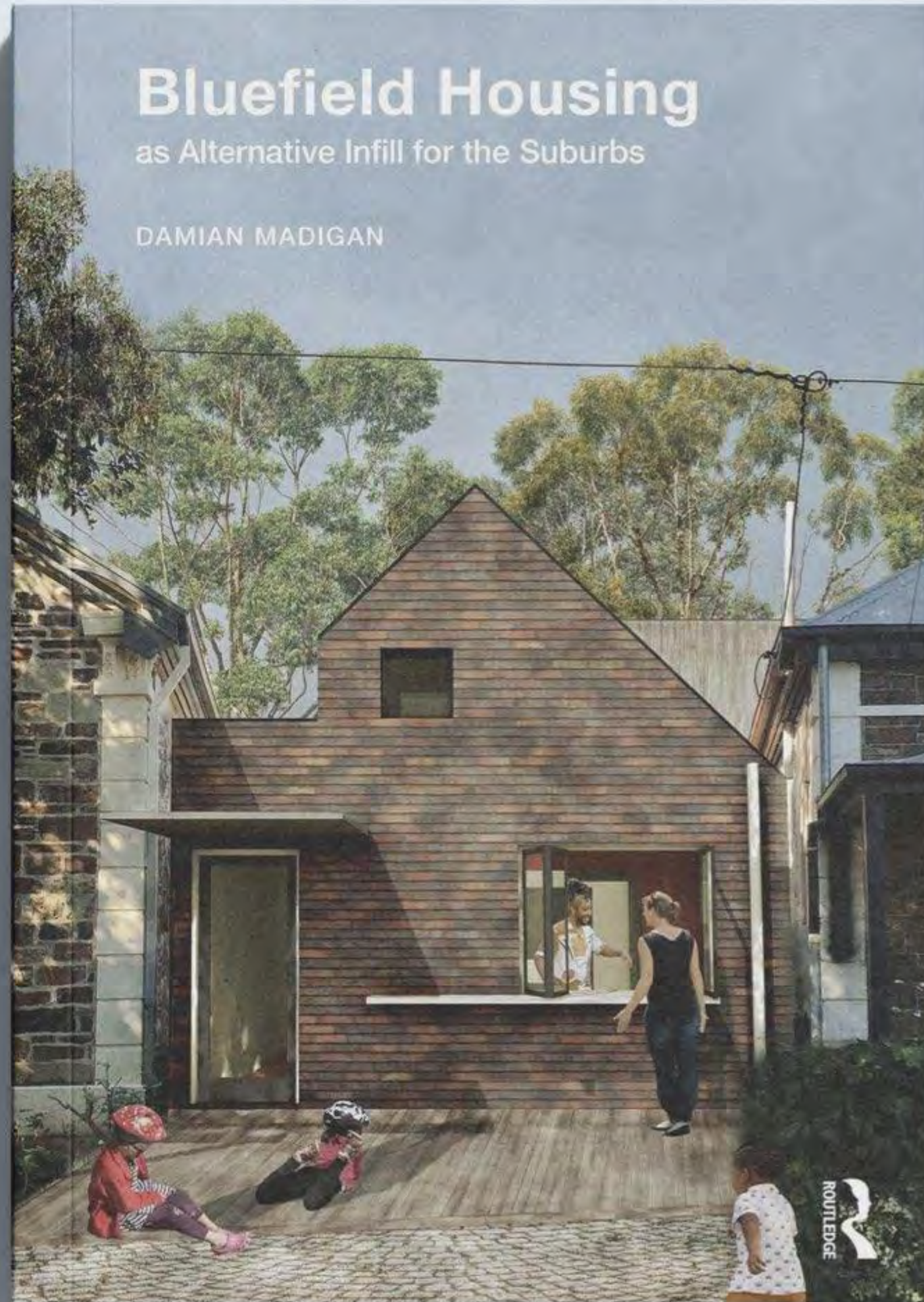
Multi | 47 dw/ha
19 dw/acre



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	(700m ² per dw)	
	6 dw/acre	(7,535 sq ft per dw)	
Bluefield	34% site cover, 3 dwellings		
	43 dw/ha	(233m ² 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	92m ² / 990 sq ft	2 rooms	renovated existing home plus side pod
Dwelling 2	83m ² / 895 sq ft	2 rooms	renovated existing addition
Dwelling 3	139m ² / 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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🔍 “bluefield housing book”

bluefieldhousing.com.au