

4.11 Community Residence Code

PURPOSE

The purpose of this code is for assessing a material change of use for Community residence.

The proposed use has a scale, intensity, level of amenity and impact no greater than that of existing adjacent residential dwelling units.

In that regard, for the purposes of assessing Community residence, reference must be made to the applicable acceptable measures of 4.1 Code for the Development of Detached Houses and Display Homes.

(1) Element: Siting and Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 The community residence is located so as to ensure that the amenity of established residential neighbourhoods is protected.</b>	<b>A1</b> Only one dwelling unit including any Community residence is established on the site.

(2) Element: Operational Characteristics

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 The operation of the community residence does not detrimentally impact on the privacy and amenity of adjacent residents</b>	<p><b>A1.1</b> The maximum number of residents is seven, including one support worker.</p> <p>AND</p> <p><b>A1.2</b> One support worker is permitted to reside on the premises at any time.</p> <p>AND</p> <p><b>A1.3</b> The maximum number of support workers attending any day time activity shall not exceed seven over a 24 hour period.</p>

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### (3) Element: Building Height

<p><b>P1 The height of the community residence and associated buildings does not cause significant loss of amenity to adjacent residential development having regard to:</b></p> <p>(a) <b>overshadowing</b>  (b) <b>privacy and overlooking;</b>  (c) <b>views and vistas;</b>  (d) <b>building character and appearance; and</b>  (e) <b>building massing and scale as seen from neighbouring premises.</b></p>	<p><b>A1.1</b> Other than in the Blackall Range Planning Area<sup>1</sup>, building height above ground level, does not exceed:</p> <p>(a) 10.0 metres on land with a slope of 15% or more, as identified in the Steep and Unstable Land Special Management Area (Regulatory Map 1.3); or  (b) 8.5 metres otherwise.</p>
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### (4) Element: Signage

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Signage must be limited to a single, small and relatively unobtrusive identification sign at or within the frontage of the site.</b></p>	<p><b>A1</b> Only one sign is provided on the site which is an identification sign and is less than 0.3m<sup>2</sup>.</p>

### (5) Element: Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Sufficient parking spaces are provided on the site to accommodate resident and visitor vehicles.</b></p>	<p><b>A1.1</b> Resident and visitor parking are provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.</p>

### (6) Element: Services and Utilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The community residence is provided with essential urban infrastructure commensurate with its location</b></p>	<p><b>A1.1</b> In all precincts except the Rural Precinct Class, the community residence is connected to reticulated water supply, sewerage, stormwater drainage and telephone services.</p> <p><b>A2</b> In the Rural Precinct the community residence is connected to an on-site effluent treatment and disposal system, on-site water supply, telephone services and electricity supply in accordance with Planning Scheme Policy No.5 – Operational Works<sup>2</sup></p>

<sup>1</sup> Height limits in the Blackall Range Planning Area are set out in Element 15 of 4.1 Code for the Development of Detached Houses and Display Homes.

<sup>2</sup> Where on-site sewerage treatment is permitted the management of sewerage generated on site must comply with the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/ New Zealand Standard 1547:2000 (on site domestic wastewater management).

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### (6) Element: Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Landscaping complements and enhances the existing streetscape character by providing planting that –</b></p> <ul style="list-style-type: none"> <li>(a) conceals service, car parking and loading areas of the development;</li> <li>(b) facilitates privacy for occupants of the site and adjoining premises;</li> <li>(c) utilises indigenous vegetation as the major planting theme; and</li> <li>(d) provides attractive landscaped settings for the enjoyment and appreciation of residents and visitors.</li> </ul>	<p><b>A1.1</b> Planted areas along the frontage of the site are provided and maintained at a minimum width of two metres (2 metres), excluding the access driveway.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>A2</b> The selection of plant species does not include any weed species or plants identified as “Plants not to be used” in the Schedule to Code 2.3 for Landscaping Design.</p>

### (7) Element: Waste Separation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council’s cleaning contractor and waste is collected, stored and disposed of in a safe and ecologically sustainable manner.</b></p>	<p><b>A1</b> Waste storage areas are provided for the collection and separate storage of recyclable and non-recyclable waste and vegetative waste.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>A2</b> A clinical and related waste management plan must be prepared where required under the <i>Environmental Protection (Waste Management) Regulation 2000</i><sup>3</sup>.</p>

<sup>3</sup> Schedule 9 of the *Environmental Protection (Waste Management) Regulation 2000* states that a hospital has the meaning given by the *Health Services Act 1991*, and includes a hospice.

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