

COMMUNITY SCHEME DESCRIPTION FOR CO-LOCATED HOUSING

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

COMMUNITY PLAN No. _____ Inc

[insert name here] co-located housing scheme

[Insert property address here]

Lot _____

Signature, name and address of the person who prepared the document

This template constitutes the form of a **community scheme description** pursuant to Schedule 8 clause 2AA of the *Planning, Development and Infrastructure (General) Regulations 2017*, as approved by the Minister for Planning. Published: 23 October 2025.

COMMUNITY SCHEME DESCRIPTION

PLAN No. _____ Inc

CONTENTS

1.	ETHOS AND PHILOSOPY	3
2.	PRELIMINARY	4
2.1	Definitions	4
2.2	Interpretation	6
3.	IDENTIFICATION AND DIVISION OF THE COMMUNITY PARCEL.....	6
3.1	Identification of the community parcel, lots and common property	6
3.2	Division of the community parcel	6
4.	USE OF THE COMMUNITY LOTS AND THE COMMON PROPERTY	6
4.1	Use of the community lots.....	6
4.2	Use of the common property.....	6
5.	STANDARD OF DEVELOPMENT	7
5.1	Initial building and other works.....	7
5.2	Subsequent building and other works	7
6.	TIMING OF DEVELOPMENT	7
6.1	Completion of service infrastructure before development on community lots	7
7.	DEVELOPMENT OF COMMUNITY LOTS.....	7
7.1	The Developer’s development obligations.....	7
7.2	All owner’s development obligations	8
8.	DEVELOPMENT OF THE COMMON PROPERTY	8
8.1	The Developer’s obligations.....	8
9.	CONDITIONS IMPOSED UNDER THE PLANNING, DEVELOPMENT, AND INFRASTRUCTURE ACT	8
9.1	Conditions of development imposed under the Planning, Development and Infrastructure Act	8
10.	OTHER FEATURES AND INFORMATION	8
10.1	Other important features of the Community Scheme	8

1. ETHOS AND PHILOSOPHY

The '[insert name here] co-located housing scheme' located at [insert address / location here] (the Community Scheme) has been designed as [insert description of co-located housing layout and features].

The aim of the Community Scheme is to enable a new form of shared housing which fosters community without impacting on the existing character and streetscape of [insert suburb name here].

The vision for the Community Scheme is a small community located in [insert address / location here] consisting of up to [X private X bedroom] houses and shared resources including a communal garden and [describe any other shared areas, including any clothes drying area, rubbish bin storage, a garden shed(s), car parking, and walkways].

Residents work together to develop and maintain functional and enjoyable living spaces, which builds and maintains a welcoming environment for each other, the neighbourhood, family and friends. Residents enjoy the benefits of their own homes while sharing common spaces and resources and fairly contributing to the community costs and tasks.

This Community Scheme has been designed with an emphasis on the following key guiding principles:

[Add/remove/amend principles as relevant]

- *Participatory governance process:*

Residents participate in the design of the community so that it meets their needs. Residents also directly manage the co-located housing scheme and perform much of the work required to maintain the property.

Each resident (whether owner or renter) takes on one or more roles consistent with their skills, abilities and interests. Decisions are made collaboratively.

Building a strong, collaborative community is a continued focus of the Community Scheme.

- *Social interaction:*

In designing the layout of the scheme's infrastructure, the need of future residents is of primary consideration. The use of on-site car parking has the potential to be socially isolating and the casual meeting of other residents allows much better opportunity for social interaction.

To achieve this objective, a shared car parking area [describe layout and location of shared parking] would be located at the [back/front/side] of the existing property with vehicle access to the individual homes restricted.

A shared outdoor open space area is also provided for communal use and closer connections.

There will be no fixed fencing permitted at the front of individual buildings (except for the street front dwelling) to further encourage further social interaction. The creation of private

spaces within a lot is only permitted if it is achieved by screening through natural means such as the placement of trees and shrubs.

- *Environmental sustainability:*

[Describe any environmental features to support the co-located housing scheme, e.g. solar orientation, energy efficient design, rainwater tanks, etc.]

- *Built form and design:*

The key built form and design principles underpinning this Community Scheme include:

- no wholesale demolition of the existing house but rather its retention, alteration and extension (adaptive re-use) to create new co-located housing
- form, height, scale, spacing and design that complements the prevailing streetscape character of the locality and minimises the visual impacts to neighbouring properties
- permitted 'overlooking' within the development but with the maintenance of existing privacy for neighbourhood/adjacent properties
- reconsideration of private gardens in favour of larger areas of communal garden/open space within the development
- reconsideration of usually private spaces such as barbeque areas in favour of communal amenities where appropriate within the development
- design which encourages social interaction and builds community.

- *Landscape design:*

In planning the development, the individual lots were sited to retain mature landscaping throughout the site to maintain the existing character of the locality and enhance resident amenity.

The aims of the landscape plan are (all optional text below):

- To maintain as much as possible any established trees/original urban tree canopy on the property
- to use grassy leaved groundcover only minimally in high pedestrian traffic areas and to maintain pedestrian visibility
- to ensure all plantings are drought hardy and low maintenance, mainly indigenous – established with deep mulch and minimal drip feed systems for fortnightly high summer watering.

2. PRELIMINARY

2.1 Definitions

In this scheme description unless otherwise appears:

“Act” means the *Community Titles Act 1996*.

“Co-located housing” has the same meaning as under the Planning and Design Code.

“Communal open space” has the same meaning as under the Planning and Design Code.

“Common property” means the property within the Plan identified as common property and includes the service infrastructure (except any part of this service infrastructure that provides a service to only one lot) and any other property that comprises the common property pursuant to the Act.

“Community lot” means a lot within the Plan and includes any building or other improvement on the lot.

“Community parcel” means the land divided by the Plan but does not include a street, road, thoroughfare, reserve or other similar open space vested in a council or prescribed authority or that has reverted to the Crown;

“Corporation” means the Community Corporation formed under the Act.

“Council” means the City of [insert Council name here] or any subsequent municipality or council for the area in which the community parcel is located and any other statutory authority performing or responsible for the role, decisions and activities of a municipal or district council for that area.

“Designated” means designated on the Plan.

“Developer” means the registered proprietor of the land comprising the community parcel immediately before the Plan was deposited in the Lands Titles Registration Office.

“Development Approval” means the development approval granted by the [insert Council name here] for the division of land in accordance with the Plan (as may be amended from time to time) and any additional or subsequent planning, building, or development consent or approvals on the community parcel.

“Guidelines” means the guidelines for architectural and developmental works prescribed by the Corporation and any other guidelines prescribed by the Corporation from time to time in relation to the community parcel.

“Plan” means the plan of community division filed with the Lands Titles Registration Office and any subsequent amendment of that plan filed with the Lands Titles Registration Office.

“Planning and Design Code” means the Planning and Design Code established under the *Planning, Development and Infrastructure Act 2016*.

“Planning, Development and Infrastructure Act” means the *Planning, Development and Infrastructure Act 2016* as amended or replaced from time to time and any regulations made pursuant thereto.

“Regulations” means the *Community Title Regulations 2011*.

“Service infrastructure” means the cables, wires, pipes, sewers, drains, ducts, conduits, spaces, receptors, reflectors, machinery, plant and equipment constructed or installed at

any time and from time to time by which the community lots or the common property are provided with any system or service specified in the Act or designed to improve the amenity or enhance the enjoyment of the community lots or the common property.

2.2 Interpretation

In this scheme description, unless otherwise appears:

- 2.2.1 All other words shall have the meaning (if any) ascribed by the Act and the Regulations;
- 2.2.2 A reference to any Act, Regulations, document or plan must be construed as a reference to that Act, Regulation, document or plan as amended, varied or replaced.

3. IDENTIFICATION AND DIVISION OF THE COMMUNITY PARCEL

3.1 Identification of the community parcel, lots and common property

3.1.1 The community parcel is identified in the Plan and the lots and common property into which the community parcel is to be divided are to be created in accordance with the Plan.

3.2 Division of the community parcel

3.2.1 The Plan is a primary plan being the division of the community parcel up to X [insert number of lots here] community lots and common property.

3.2.2 The community parcel shall be divided into:

- (a) X [insert number of lots here] community lots; and
- (b) Common property.

4. USE OF THE COMMUNITY LOTS AND THE COMMON PROPERTY

4.1 Use of the community lots

4.1.1 The community lots may be used as follows:

- (a) X [insert number of lots here] community lot(s) for residential purposes.

4.1.2 Only one dwelling may be erected on a community lot designated for residential purposes.

4.1.3 No person may reside on a lot other than in a dwelling that has been constructed in accordance with the Development Approval.

4.2 Use of the common property

4.2.1 The common property may be used as follows:

- (a) as a shared car park;

- (b) as a pedestrian pathway to the community lots;
- (c) as shared communal open space; and
- (d) for the accommodation and provision of the service infrastructure.

5. STANDARD OF DEVELOPMENT

5.1 Initial building and other works

5.1.1 The standard of building and other improvements to be performed or made by the Developer on the lots and the common property and of the materials to be used by the Developer shall be of fair average standard or such higher standard as the Developer, in its absolute discretion, may determine.

5.2 Subsequent building and other works

5.2.1 Any additional buildings or improvements, any alterations or additions to existing buildings or improvements, and any replacement of existing buildings or improvements (whether on a community lot or common property) shall be located, designed and constructed in a manner consistent with and to a standard of work and materials not less than:

- (a) the Guidelines prescribed by the Corporation for such works; or
- (b) where the Corporation has not prescribed any Guidelines in relation to such works, the buildings improvements undertaken by the Developer.

6. TIMING OF DEVELOPMENT

6.1 Completion of service infrastructure before development on community lots

6.1.1 No development (other than development associated with the construction of service infrastructure, shared car park or pedestrian pathways) shall commence on a community lot until the service infrastructure has been:

- (a) completed by the Developer or the Corporation; or
- (b) approved by the Council as completed.

7. DEVELOPMENT OF COMMUNITY LOTS

7.1 The Developer's development obligations

7.1.1 The Developer shall make the application for the land division certificate for each community lot and common property within the community parcel

7.1.2 The Developer shall be under no obligation to undertake the development of any community lot other than:

- (a) X [optional text: insert any relevant information here]

7.2 All owner's development obligations

7.2.1 Where a community lot designated for use for residential purposes is transferred to a person other than the Developer or the Corporation and a dwelling has not already been constructed on that community lot, and a Development Approval for the construction of a dwelling on that community lot exists, then that person shall construct a dwelling and undertake associated development on that community lot in accordance with the Development Approval. However, this provision shall not:

- (a) authorise the development of that lot prior to the completion of the service infrastructure; or
- (b) impose any obligation on the Developer or the Corporation to undertake such development.

8. DEVELOPMENT OF THE COMMON PROPERTY

8.1 The Developer's obligations

8.1.1 The Developer will construct a shared car parking area, pedestrian pathway, shared communal space undertake associated landscaping, install service infrastructure and perform all other works on the common property, required by and in accordance with the Development Approval.

9. CONDITIONS IMPOSED UNDER THE PLANNING, DEVELOPMENT, AND INFRASTRUCTURE ACT

9.1 Conditions of development imposed under the Planning, Development and Infrastructure Act

9.1.1 The Development Approval imposes conditions on the division of the community parcel and the construction of dwellings and associated development on the community lots and the common property.

10. OTHER FEATURES AND INFORMATION

10.1 Other important features of the Community Scheme

10.1.1 The Community Scheme, is intended to:

- (a)

10.1.2 The community parcel shall facilitate the shared enjoyment and use of communal open space, gardens and facilities.