

9 Development codes

9.2.2 Community residence code - Benchmarks for assessable development and requirements for accepted development

9.2.2.1 Application

1. This code applies to any material change of use for a Community residence⁽¹⁶⁾ where it is specifically identified in the Benchmarks for assessable development and requirements for accepted development column of the applicable table of assessment.
2. When using this code, reference should be made to the methodology for determining the category of development and the category of assessment and, where applicable, the methodology for determining the assessment benchmarks for assessable development and requirements for accepted development located in Part 5.
3. For development identified as assessable or accepted subject to requirements for this code in Part 5:
 - a. Part A of the code applies only to accepted development subject to requirements;
 - b. Part B of the code applies only to assessable development.

9.2.2.2 Purpose

1. The purpose of the community residence code is to identify appropriate standards for the establishment and operation of a community residence⁽¹⁶⁾.

9.2.2.3 Assessment criteria

Part A - Requirements for accepted development

If development that is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.2.2.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Table 9.2.2.1 - Requirements for accepted development - Community residence

Requirements for accepted development	
RAD1	The maximum number of residents is 7.
RAD2	One support worker is permitted to reside on the premises at any one time.
RAD3	The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.
RAD4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

Part B - Criteria for assessable development - Community residence

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.2.2.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 9.2.2.2 - Assessable development - Community residence

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO1</p> <p>The scale and intensity of the Community residence⁽¹⁶⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape; c. does not adversely impact on the amenity of adjoining and nearby premises; d. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; e. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; f. ensures support service vehicles do not negatively impact the amenity of the area. 	<p>No example provided</p>