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New Planning Scheme Definitions – Insert into Schedule 1

Regenerative Development

Regenerative development achieves nett positive social, cultural, ecological and economic outcomes and works to reverse the degeneration of the earth's natural systems *and* to design human structures and systems that can co-evolve with natural systems, generating mutual benefits and greater overall expression of life and resilience.

Cohousing (collaborative/cooperative)

Non-profit, community-led housing development (organised, planned, developed and managed by the residents themselves), that may include multi-functional, mixed-use development to service some of the social and economic needs of the community. The *Cohousing* development is consciously designed through resident-led participatory processes in all four areas of regeneration: social, culture, ecology and economy. Cohousing provides the autonomy of private dwellings with the advantages of community living through extensive common facilities.

Ecovillage

A self-determining, intentional community using participatory design processes to integrate the ecological, economic, social and cultural dimensions of sustainability into a whole systems pathway towards a regenerative future. An ecovillage is a human-scale, full featured settlement, compromising a mix of compatible multi-functional land uses, in which human activities are harmlessly integrated into the natural world in a way that is supportive of healthy human development, and can be continued into the indefinite future. An ecovillage may have a mix of *Dwelling houses*, *Cohousing* dwellings and or *Co-living* dwellings for permanent and or temporary accommodation in the following contexts:

Rural: off-grid or partially serviced, land-based intentional community applying regenerative design and development principles.

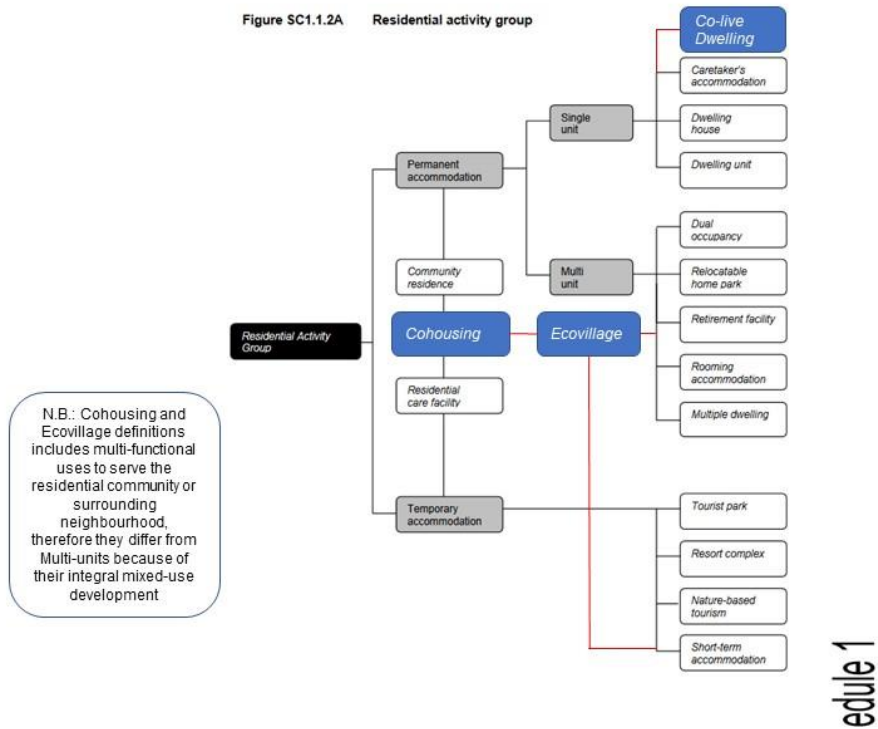
Urban: Fully serviced or off-grid infill in an existing settlement or place applying regenerative design and development principles.

Co-living Dwelling

A single detached or attached dwelling, or multiple dwelling unit that is consciously designed to be shared by a household of unrelated individuals.

Refer Proposed Amendment to Residential Activities Figure SC1.1.2A

Proposed amendment to Residential Activities Figure



Proposed Amendments to Part 5: Tables of Assessment (all relevant zones combined in the table below)

Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low Density Residential Zone		
<i>Cohousing</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	Planning Scheme
<i>Co-live Dwelling</i>	Accepted development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Ecovillage</i>	Code assessment if not located in Precinct LDR1 (Protected Housing Area).	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • <i>Prescribed other development codes</i>
Medium Density Residential Zone		
<i>Cohousing</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
High Density Residential Zone		
<i>Cohousing</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code

<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
Principal Centre Zone		
<i>Cohousing</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Principal Centre Zone Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development in an existing building	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if forming part of a <i>mixed use development</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Principal Centre Zone Code • <i>Prescribed other development codes</i>
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Principal Centre Zone Code • <i>Prescribed other development codes</i>
Major Centre Zone		
<i>Cohousing</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Major Centre Zone Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development in an existing building	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if forming part of a <i>mixed use development</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Major Centre Zone Code • <i>Prescribed other development codes</i>
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Major Centre Zone Code • <i>Prescribed other development codes</i>

District Centre Zone		
<i>Cohousing</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable District Centre Zone Code • <i>Prescribed other development codes</i>
	Accepted development in an existing building	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Co-live Dwelling</i>	Code assessment if forming part of a <i>mixed use development</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable District Centre Zone Code • <i>Prescribed other development codes</i>
	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable District Centre Zone Code • <i>Prescribed other development codes</i>
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Major Centre Zone Code • <i>Prescribed other development codes</i>
Local Centre Zone		
<i>Cohousing</i>	Code assessment if forming part of a <i>mixed use development or Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Centre Zone Code • <i>Prescribed other development codes</i>
	Accepted development in an existing building	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Co-live Dwelling</i>	Code assessment if forming part of a <i>mixed use development or Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Centre Zone Code • <i>Prescribed other development codes</i>
	Accepted development in an existing building	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Centre

		<p>Zone Code</p> <ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
Emerging Community Zone		
<i>Cohousing</i>	Accepted development if part of an approved master plan, structure plan or plan of development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Co-live Dwelling</i>	Accepted development if part of an approved master plan, structure plan or plan of development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment is not otherwise specified	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
<i>Ecovillage</i>	Accepted development if part of an approved master plan, structure plan or plan of development	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment is not otherwise specified	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
Limited Development (Landscape Residential) Zone		
<i>Cohousing</i>	Accepted development if forming part of an <i>Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
Rural Zone		
<i>Cohousing</i>	Accepted development if forming part of an <i>Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>

<i>Co-live Dwelling</i>	Accepted development if forming part of an <i>Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
Rural Residential Zone		
<i>Cohousing</i>	Accepted development if forming part of an <i>Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Co-live Dwelling</i>	Accepted development if forming part of an <i>Ecovillage</i>	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>
<i>Ecovillage</i>	Code assessment	<ul style="list-style-type: none"> • Cohousing & Ecovillage Code • Applicable Local Plan Code • <i>Prescribed other development codes</i>

Where zones are not included in the table above the level of assessment is **Impact assessment** against the Planning scheme

Proposed Development Code to Part 9:

Cohousing and Ecovillage uses code

Application

- (1) This code applies to assessable development identified as requiring assessment against the Cohousing and Ecovillage uses code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

Purpose and overall outcomes

- (1) The purpose of the Cohousing and Ecovillage uses code is to ensure cohousing and ecovillage uses are of a high quality *regenerative* design which appropriately responds to local character, environment and socio-cultural qualities.
- (2) The purpose of the Cohousing and Ecovillage uses code will be achieved through the following overall outcomes:-
 - (a) a cohousing and or ecovillage use is designed by an intentional community using participatory design processes to integrate the ecological, economic, social and cultural dimensions of sustainability into a whole systems pathway towards a regenerative future, by:
 - (i) protecting the ecology and biodiversity;
 - (ii) providing for people's needs – material, biological, psycho-social, and spiritual;
 - (iii) providing compatible land use and character;
 - (iv) providing efficient servicing and self-reliance; and
 - (v) fostering community resource management (custodianship) through the goal of *regenerative development*.
 - (b) a cohousing and or ecovillage use incorporates building design that responds to the region's subtropical climate as well as the character of the particular local area; and
 - (c) a cohousing and or ecovillage use incorporates high quality landscapes and well designed and useable communal and private open space areas that provide opportunities for sociability, privacy and amenity for residents.
- (3) The purpose of the Cohousing and Ecovillage uses code is to ensure emerging communities such as Kawana, Palmview, Maroochydore PAC and Aura identify and integrate sites for these alternative forms of residential developments within their Plans of Development. 10% of the dwellings in an emerging community is allotted to cohousing or urban ecovillage use dwellings, to be designed and delivered by an intentional community.

Performance outcomes and acceptable solutions

Table Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable outcomes	
<i>Location and Site Suitability</i>			
P01	The <i>cohousing</i> and or <i>ecovillage</i> use is located such that it is accessible to an existing or emerging activity centre and services.	A01	The Place vision and Context Analysis Report demonstrates equitable, affordable access within a 20-minute trip to an existing or emerging activity centre by any means of travel (walk, cycle, car, public transport) AND Where the <i>cohousing</i> and or <i>ecovillage</i> use is a walkable 400metres or cyclable 2klm distance to public transport the car parking provision may be reduced compared to the minimum provision specified in the Transport and Parking Code OR Where the intentional community specifies goals in their Place Vision for a green travel plan that includes community car sharing/ownership and or ride sharing, the car parking provision may be reduced compared to the minimum provision specified in the Transport and Parking Code.
P02	The <i>cohousing</i> and or <i>ecovillage</i> use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	A02.1	The <i>cohousing</i> and or <i>ecovillage</i> use is sited to not overlook the living areas of neighbouring premises.
		A02.2	The <i>cohousing</i> and or <i>ecovillage</i> provides at least:- (a) a dense, mixed species, multi-layered landscape buffer 20 metres wide along the common boundary of any property included in the Rural zone; and (b) a setback of 20 metres from any site boundary where the circumstances identified in (a) above do not apply; or (c) a landscape buffer 3 metres wide along any site boundary where the circumstances identified in (a) above do not apply.
P03	The area of the site is sufficient to: (a) accommodate the use without detracting from the rural or natural	A03.1	No acceptable outcome provided.
		A03.2	The Place vision and Context Analysis

	character and/or amenity of the local area; and (b) achieve place-specific regenerative development goals for a <i>cohousing</i> or <i>ecovillage</i> use.		Report; and Local Area Structure Plan or Place Qualities Report demonstrates that the area of the site is sufficient to: (a) provide for the needs of the intentional community; and (b) regenerate place-specific nested systems.
Site Layout and Relationship of Buildings to Site Features			
P04	The <i>cohousing</i> and or <i>ecovillage</i> use is located such that it conserves or restores natural habitat and the productive characteristics of Agricultural Land Classification Class A and Class B.	A04.1 A04.2	<p>The Context Analysis Report demonstrates that the <i>cohousing</i> and or <i>ecovillage</i> use conserves valuable natural habitat.</p> <p>Where the <i>cohousing</i> and or <i>ecovillage</i> use intends to be an agriculture-based or permaculture based community, it:- (a) is not located on Agricultural Land Classification Class A or Class B; and (b) is separated from Agricultural Land Classification Class A and Class B and other farm activities such that it does not cause a land use conflict that would threaten the ongoing productive use of the Agricultural Land Classification Class A and Class B or an established farming enterprise.</p> <p>Note—Agricultural Land Classification Class A and Class B is identified under the State Planning Policy. Note—a site specific agricultural land assessment may be used to demonstrate that although the subject site is identified as Agricultural Land Classification Class A or Class B under the State Planning Policy, it is in fact not Agricultural Land Classification Class A or Class B under the State Planning Policy.</p> <p>If such an assessment confirms that that land is not Agricultural Land Classification Class A or Class B (and this is independently verified where necessary), then Performance Outcome PO4 will not be relevant to the development.</p>

Casual Surveillance and Relationship of Buildings to Streets, Public Spaces and Private Open Space			
P05	The <i>cohousing</i> and or <i>ecovillage</i> use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building or neighbourhood; and (b) minimise the potential for pedestrian and vehicular conflict.	A05	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street <i>frontage</i> ; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the <i>site</i> is separate from the pedestrian access; and (d) where the <i>cohousing</i> or <i>ecovillage</i> use has less than 15 <i>dwellings</i> , then shared pedestrian and vehicular access/paths may be considered where the shared environment is designed to prioritise the comfort and safety of people.
P06	The <i>cohousing</i> and or <i>ecovillage</i> use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland and other public areas; (b) promote casual surveillance of public and semi-public spaces or internal communal spaces; (c) contribute to a sociable, communal character; and (d) achieve a high level of amenity for dwellings within the <i>site</i> .	A06	The building or cluster of buildings is sited and designed such that:- (a) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of <i>dwellings</i> , <i>co-living dwellings</i> or <i>rooming units</i> , common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of <i>dwellings</i> , <i>co-living dwellings</i> , <i>rooming units</i> , windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and (c) internal fences between <i>dwellings</i> are minimised.
P07	The <i>cohousing</i> and or <i>ecovillage</i> use is designed to:- (a) prioritise pedestrians and screen car parking areas from the street; (b) separate car parking areas from the internal communal areas and pedestrian paths of housing clusters; and (c) screen services and mechanical plant.	A07.1	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre.

		A07.2	Services and mechanical plant, including individual air conditioning equipment for <i>dwelling</i> s, <i>co-living dwelling</i> s or <i>rooming units</i> , is visually integrated into the design and finish of the building or effectively screened from view.
Residential Density			
P08	In rural or rural residential areas, the size, scale and density of <i>cohousing</i> and or <i>ecovillage</i> use:- (a) makes the intentional community socially and economically viable, to enable the regeneration of the site's systems; (b) does not detract from the environmental or rural character and amenity of the local area; (c) is appropriate to its environmental or rural location and setting; and (d) clusters of dwellings are spatially organised and sized to optimise sociability and sharing of resources.	A08.1 A08.2 A08.3	The Place vision and Context Analysis Report; and Local Area Structure Plan or Place Qualities Report demonstrate that the density of the development is sufficient to provide for the needs of the intentional community whilst regenerating its place in context with nested systems. AND For a <i>cohousing</i> cluster within an <i>ecovillage</i> or otherwise which may compromise of a number of clusters:- (a) the cluster population does not exceed 50 adults or 36 <i>dwelling</i> s or <i>co-living dwelling</i> s; and (b) clusters of 12 to 15 dwellings share a common house. AND For <i>ecovillage</i> settlements:- (a) where the area of the site exceeds 100Ha the site density does not exceed 2 <i>dwelling</i> s or <i>co-living dwelling</i> s per hectare; OR (b) where the area of the site is 70Ha or less, the site density does not exceed 1 <i>dwelling</i> per 0.7Ha; AND (b) the form of <i>cohousing</i> and or <i>ecovillage</i> uses are compact, optimising conservation of open space, agriculture and or natural habitat.
P09	In urban areas a <i>cohousing</i> or <i>ecovillage</i> use has (a) a residential density that is compatible with the intent of the zone and the preferred character for the local area in which it is located, and (b) clusters of dwellings are spatially organised and sized to optimise sociability and sharing of	A09.1	Except where otherwise specified in a structure plan or local plan code, the site density for a <i>cohousing</i> or <i>ecovillage</i> residential use:- (a) is between 30 and 50 <i>equivalent dwelling</i> s per hectare where in the Medium density residential zone, District centre zone or Local centre zone and the Height of buildings and structures overlay provides for a

	resources.	A09.2	<p><i>building height</i> of 8.5 metres; (b) is between 50 and 80 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone or Local centre zone and the Height of buildings and structures overlay provides for a building height exceeding 8.5 metres; (c) is not less than 80 <i>equivalent dwellings</i> per hectare where in the High density residential zone, Major centre zone or Principal centre zone. AND</p> <p>Within an ecovillage or otherwise, for a <i>cohousing</i> cluster:- (a) its population does not exceed 50 adults or 36 <i>dwellings</i> or <i>co-living dwellings</i>; and (b) clusters of 12 to 15 dwellings share a common house.</p>
Building Massing and Design			
P10	Building design and height does not detract from the existing rural, scenic landscape character of its surrounds, whilst achieving the necessary residential density in P08.	A10	<p>Where the Context Analysis Report demonstrates that the <i>cohousing</i> and or <i>ecovillage</i> use is not visible from the <i>site's</i> public road frontage or frontages, due to the existing topography or vegetation height, then the building is sited and designed such that:- (a) the building height may be 12.0m above the <i>ground level</i>, and a maximum of 4 <i>storeys</i>. (b) the <i>cohousing</i> and or <i>ecovillage</i> buildings remain out of sight from the <i>site's</i> public road frontages.</p>
P11	The scale, design and external finish of buildings:- (a) complements the urban OR rural and/or natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to complement the surrounding urban character OR with the natural and rural landscape; and (c) demonstrates 3 dimensional modelling that reduces:-	A11.1	The Context Analysis and Place Qualities Reports demonstrate that the <i>cohousing</i> and or <i>ecovillage</i> buildings respond to the region's subtropical climate and the ten design principles informing Sunshine Coast Design (The Yellow Book).
		A11.2	The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.

	(i) the scale and bulk of the building; and (ii) the appearance of continuous blank walls.		
Privacy			
P12	The <i>cohousing</i> and or <i>ecovillage</i> use ensures that <i>dwelling, co-living dwellings, rooming units, private open spaces</i> and adjoining residential uses are provided with a reasonable level of privacy.	A12	Non-habitable room windows of one <i>dwelling, co-living dwelling or rooming unit</i> are not located opposite windows of another <i>dwelling, co-living dwelling or rooming unit</i> unless views are controlled by screening devices, distance, landscapes or design of the opening.
Open Space and Landscapes			
P13	The <i>cohousing</i> and or <i>ecovillage</i> use is sited and designed in a manner which:- (a) maximises the retention of existing vegetation and allows for spaces and landscapes between buildings; (b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscapes and maintenance of a residential streetscape.	A13.1 A13.2 A13.3	For rural allotments greater than 2 hectares in area, the <i>site cover</i> of all buildings on a <i>site</i> does not exceed 20% regardless of <i>building height</i> . Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of all buildings on a <i>site</i> does not exceed:- (a) 50% if 1 storey; and (b) 40% if 2 or more storeys. Note—where a <i>cohousing</i> or <i>ecovillage</i> residential use is provided above the podium level of a mixed use building in a centre zone, the site cover requirements of Section 9.3.1 (Business uses and centre design code) apply. Existing mature trees are retained and incorporated into the design of the development wherever practicable.
P14	The <i>cohousing</i> and or <i>ecovillage</i> residential use provides communal and private open space and landscapes such that residents have sufficient area to engage in communal activities, enjoy private and semiprivate spaces, and accommodate visitors.	A14.1 A14.2	For urban areas, a 2 metre wide landscape strip is provided along the full length of the street frontage (excluding driveways and pathways). For urban areas, a minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.

		A14.3	For development involving 10 or more dwellings, at least 10% of the area of the <i>site</i> is provided as communal open space, exclusive of required landscape strips and clothes drying areas.
		A14.4	Each ground floor <i>dwelling, co-living dwelling or rooming unit</i> has a courtyard or similar private open space area directly accessible from the main living area which is not less than 20m ² in area with a minimum dimension of 3.5m.
		A14.5	Each <i>dwelling, co-living dwelling or rooming unit</i> above ground level has a balcony or similar private open space area directly accessible from the main living area which is not less than 12m ² in area with a minimum dimension of 3.0m.
Services and Utilities (Clothes Drying Facilities)			
P15	A cohousing and or ecovillage use is provided with a level of <i>infrastructure</i> and services that:- (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	A15.1	The <i>cohousing</i> and or <i>ecovillage</i> use is:- (a) connected to the reticulated sewer infrastructure network; or (b) where not located in a sewered area, the premises is connected to an on-site effluent treatment and disposal system. Note—the Plumbing and Drainage Act 2003 sets outs requirements for on-site effluent treatment and disposal.
		A15.2	The <i>cohousing</i> and or <i>ecovillage</i> use is:- (a) connected to the reticulated water supply infrastructure network; or (b) where reticulated water supply is not available, provided with an alternative potable water supply source (e.g. rainwater) that complies with the Australian Drinking Water Guidelines (NHMRC, 2011).
		A15.3	The <i>cohousing</i> and or <i>ecovillage</i> use

			<p>is:-</p> <p>(a) connected to the reticulated electricity supply infrastructure network; or</p> <p>(b) provided with an off grid renewable electricity supply source and battery storage to meet demand.</p>
P16	Laundry and Cloths Drying Facilities: Communal laundry and clothes drying facilities are provided where <i> dwellings, co-living dwellings</i> or <i> rooming units</i> are not provided with individual laundry or drying facilities.	A16	Where individual laundry and clothes drying facilities are not provided for each <i> dwelling, co-living dwelling</i> or <i> rooming unit</i> , one or more laundry with outdoor clothes drying areas fitted with robust clothes lines are provided in accessible locations to meet the clothes washing and drying needs of residents.
P17	Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises.	A17	Individual clothes drying areas are concealed or screened from public view.
Additional requirements for Co-living, Rooming or Short Term accommodation			
P18	Except where in the form of a serviced apartment or self-contained accommodation, the <i> co-living dwelling, rooming accommodation</i> or <i> short-term accommodation</i> use is provided with sufficient or shared kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	A18	No acceptable outcome provided.
Additional requirements for Mixed Use Development			
P19	Where the <i> cohousing</i> and or <i> ecovillage</i> use forms part of a <i> mixed use building</i> or development, the development provides residents with reasonable privacy and security.	A19.1	Entry areas for the residents of, and visitors to, <i> dwellings, co-living dwellings</i> or <i> rooming units</i> are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.
		A19.2	Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users.
		A19.3	Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and

			visitors to, residential accommodation.
Additional requirements for Tiny Homes (mobile)			
P20	Where <i>cohousing and or ecovillage</i> use incorporates mobile tiny homes, the development prioritises the needs and social cohesion of the permanent intentional community whilst meeting the needs of the temporary residents.	A20.1 A20.2 A20.3	The Place Vision demonstrates the regenerative systems outcomes and benefits of including tiny homes in the development, AND The Local Area Structure Plan and Place Qualities Report demonstrate the siting and design of compatible land uses and form in response to the Context Analysis Report, AND The mix of mobile tiny homes compared to the total number of dwellings of the <i>cohousing</i> and or <i>ecovillage</i> use is less than or equal to 10%.

CROSS REFERENCED CHANGES TO THE PLANNING SCHEME FOR COHOUSING & ECOVILLAGES

Note: SCC to add changes to Transport and Parking Code Table 9.4.8.3.3 Minimum on-site parking requirements to allow less cars for cohousing and ecovillage developments where the intentional community provides a green travel plan that includes community car sharing/ownership, ride sharing and or walkable access to public transport, without payment of infrastructure contributions in lieu of on-site car parking spaces.

Refer Table 9.4.8.3.3 Minimum on-site parking requirements

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
<i>Cohousing and Ecovillage (rural)</i>	1 space / dwelling + 1 visitor space / 4 dwellings	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	1 space / 10 dwellings (min. 1 space)	Not required
<i>Cohousing and Ecovillage (urban)</i>	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> • Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN • Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV 	1 space / 10 dwellings (min. 1 space)	1 resident space / dwelling + 1 visitor space / 4 dwellings

Note: SCC to amend the Reconfiguring a Lot Code, Table 9.4.4.3.2 “Minimum lot size and dimensions” to allow cohousing and ecovillage uses and associated lots to be created in the Rural and Rural Residential Zones. in compliance with the applicable codes.

Refer Table 9.4.4.3.2: amend the table rows below:

Column 1	Column 2			Column 3	Column 4
ZONE	Minimum lot size			Min square or rectangle (metres)	Min frontage (metres)
	Column 2A	Column 2B	Column 2C		
	Slope ≤ 15%	Slope > 15% and ≤ 20%	Slope > 20%		
Rural Zone	100 hectares	100 hectares	100 Hectares	Not specified	250
Rural Zone where cohousing and ecovillage uses are approved	400m ² per building lot	600m ² per building lot	800m ² per building lot	12 x 33	Not specified
Rural residential zone where within the rural residential growth management boundary.	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	50 x 100	60
Rural residential zone where within the rural residential growth management boundary, where cohousing and ecovillage uses are approved	400m ² per building lot	600m ² per building lot	800m ² per building lot	12 x 33	Not specified
Rural residential zone not otherwise specified	No new lots to be created, except as part of a cohousing and or ecovillage use in compliance with the applicable codes.				

Proposed Planning Scheme Policy for Schedule 6

Planning scheme policy for the cohousing and ecovillage uses code

Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Cohousing and Ecovillage uses code**; and
- (b) identify and provide guidance about information that may be required to support a development application where subject to the **Cohousing and Ecovillage uses code**.

Application

This planning scheme policy applies to development which requires assessment against the **Cohousing and Ecovillage uses code**.

Guidance for the determination of an intentional community using participatory design processes

(a) An intentional community is a self-determining, group of individuals or founders using participatory design processes to plan and deliver a regenerative development of cooperative living. The community is a social enterprise or non-distributing co-operative as a formal incorporated association, or entity that integrates the ecological, economic, social and cultural dimensions of sustainability into a whole systems pathway towards a regenerative future, demonstrated by in part or aided by the submission of a Place Vision and Context Analysis Report.

(b) An intentional community for regenerative cooperative living (cohousing or ecovillage) is required to:

- Hold the land in a Community Land Trust, or other form of collective ownership of the land and major infrastructure;
- Use democratic or sociocracy decision-making processes by the residents of the community to control the project, and
- Develop targets and timelines for whole system regenerative outcomes and carbon reduction compared to the local average.

(c) An intentional community is not a private development company, or National Registry Framework Community Housing (NRSCH) Provider. These entities may partner with an intentional community who leads the co-design and delivery of a cohousing or ecovillage project.

(d) An intentional community for a cohousing and or ecovillage project is considered an Eligible Community Organisation and will be granted a 75% infrastructure charges subsidy for the proposed development in accordance with Council's Adopted Infrastructure Charges Resolution.

Note - The Council's policy statement in respect of a subsidy for an adopted infrastructure charge is stated in Policy Statement - Infrastructure Contributions (Charges) Rebates for Eligible Community

Organisations in effect at the time of the resolution (Currently it is a 50% subsidy, which would need to be increased to 75%).

(e) An intentional community for a cohousing and or ecovillage project is considered an Eligible Community Organisation and will be granted a 75% reduction in planning application fees.

Advice for ecovillage layout, site responsive settlement design and regenerative development and design outcomes

The following is advice for achieving outcomes in the **Cohousing and Ecovillage uses code** relating to ecovillage layout, site responsive settlement design and regenerative development and design outcomes:-

(a) compliance with Performance Outcomes PO1, PO2 and PO3 of the **Cohousing and Ecovillage uses code** may be demonstrated in part or aided by the submission of a Place Vision and Context Analysis Report and Local Area Structure Plan OR Place Qualities Report prepared by an intentional community and competent person using participatory design processes in accordance with Section ### (Guidance for the preparation of a place vision), Section ### (Guidance for the preparation of a context analysis report), Section ### (Guidance for the preparation of a local area structure plan), and Section ### (Guidance for the preparation of a place qualities report).

(b) where the scale of **cohousing** or **ecovillage** development is less than 15 dwellings, then compliance with Acceptable Outcomes A.10 and A11.1 may be demonstrated by the submission of a Place Qualities Report instead of a Local Area Structure Plan in accordance with Section ### (Guidance for the preparation of a place qualities report).

Note—for the purposes of this, planning scheme policy, a competent person is an appropriately qualified and experienced regenerative design practitioner, permaculture/ecovillage designer, architect, town planner, urban designer or a combination of these disciplines.

Guidance for the preparation of a Place Vision

(1) A place vision is to provide a concise statement of the intentional community's wholistic image of their preferred future, grounded in the context of their place.

(2) In general terms, a place vision is to include or identify the following:-

(a) the intentional community's sense of purpose and identity deeply nested within the unique potential of place and the larger regional or systemic context to secure their economic viability and regenerative capability to achieve the following planning and design objectives: -

- Protect the Environment and biodiversity
- Provide for People's Needs – material, biological, psycho-social, and spiritual
- Design Compatible Landuse and Character
- Provide Efficient Servicing & Self Reliance
- Foster Community Resource Management (custodianship) through the goal of regeneration.

(b) the intended place-specific regenerative development outcomes for each of the following themes using The Permaculture Flower (David Holmgren 2002, Refer Figure): -

- Land and Nature Stewardship
- Building (green/regenerative)
- Tools and Technology (including Transport)
- Education and Culture
- Health and Spiritual wellbeing
- Finances and Economics
- Land Tenure and Community Governance

Permaculture Flower

The permaculture journey begins with the Ethics and Design Principles and moves through the key domains required to create a sustainable culture. The spiral evolutionary path joins together these domains, initially at a personal and local level, and then proceeding to the collective and global level. Some of the specific fields, design systems and solutions that have been associated with the wider view of permaculture are listed below.

Land & Nature Stewardship

Bio-intensive gardening	Holistic Rangeland Management
Forest gardening	Natural Sequence Farming
Seed saving	Agroforestry
Organic agriculture	Nature-based forestry
Biodynamics	Integrated aquaculture
Natural Farming	Wild harvesting & hunting
Keyline water harvesting	Gleaning

Building

Passive solar design	Earth sheltered construction
Natural construction materials	Natural disaster resistant construction
Water harvesting & Waste Reuse	Owner building
Bioculture	Pattern Language

Tools & Technology

Reuse & creative recycling	Bio-char from forest wastes
Hand Tools	Co-generation
Bicycles and electric bikes	Micro-hydro & small scale wind
Efficient & low pollution wood stoves	Grid-tied renewable power generation
Fuels from organic wastes	Energy storage
Wood Gasification	Transition engineering

Education & Culture

Home Schooling	Social ecology
Wildcraft education	Action Research
Participatory arts and music	Transition culture

Health & Spiritual Well-Being

Home birth & Breast feeding	Spirit of place, indigenous
Complementary & Wholistic Medicine	cultural revival
Yoga, Tai Chi & other	Dying with dignity
body/mind/spirit disciplines	

Finances & Economics

Local and regional currencies	WWOofing & similar networks
Carpooling, Ride sharing & Car share	Tradable Energy Quotas
Ethical Investment & Fair Trade	Life Cycle Analysis & Energy
Farmers markets & Community Supported Agriculture (CSA)	Accounting

Land Tenure & Community Governance

Cooperatives & Body Corporates	Open Space Technology &
Cohousing & Ecovillages	Consensus Decision Making
Native Title and traditional use rights	



permacultureprinciples.com



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Guidance for the preparation of a Context Analysis Report

(1) The context refers to the larger proximate whole (geophysical, ecological, human systems) in which a development is located. The project is nested within its context and interacts with and is influenced by the larger whole of evolving systems which can be referred to as its “place”. The three questions that guide this process of defining the context or place are (a) How big is here?; (b) How does here work?; and (c) What kind of here is this?.

(2) A context analysis report for an ecovillage or cohousing project is to provide and demonstrate the intentional community’s understanding of the interdependent relationships between the project and how it is nested in the potential of its place and the broader context of living systems and fields of endeavour. A project needs to be grounded in the potential of its place to be regenerative with an

understanding of the systems that it will be nested within because it is these systems that will be regenerating.

(2.1) How big is here? - A context analysis report first defines the context area (place) that will be impacted on and by the proposed development. Be aware that places are alive, they are complex living systems, and a project can impact geophysical, environmental, and socio-cultural factors. To help define the extent (boundaries) of the context, explore the spheres of influence between the project and its place. Explore the alignment of purpose, shared benefits between project and place. Explore the shared identity between project and place. Consider using different maps to define different context areas (at different scales) that are relevant to proximate factors, such as streetscape verses long range views or watersheds and ecosystems.

(2.2) How does here work? - A context analysis report describes the features within the place. The following features must be included in the context (place) description, using context diagrams overlaid on maps and written observations:

(2.2.1) Climatic information including wind roses showing predominant seasonal winds, typical rainfall, annual average temperature, solar paths for the solstices and equinox, local features that may affect climatic patterns that influence the project's microclimate (e.g. terrain, forests, water bodies).

(2.2.2) Geophysical information including north point, soil conditions, watersheds/hydrology, environmental hazards such as landslip, flooding, and bushfire risks.

(2.2.3) Biological-ecological information including types of ecosystems impacting on and by the proposed development. Note any migratory patterns of birds or wildlife through the place.

(2.2.4) Place-sourced human systems and culture that arises in response to the geophysical and biological dimensions of place. Note any human histories (indigenous and non-indigenous) of place that reveals essential patterns of habitation.

(2.3) What kind of here is this? – A context analysis report describes the qualitative dimensions of place by recognising the spirit behind people's ways of talking about where they live. The following three questions may help describe the cultural perspectives of a place:

(2.3.1) How do local people describe the nestedness of place? For example, how do they describe where they live and why using physical or cultural boundaries. We might first answer that we live on the Sunshine Coast, then when pressed for more details, we would name our city or district or neighbourhood or street. Depending on our shared level of local knowledge, we might offer natural or built historical landmarks.

(2.3.2) How do local people express place? For example, to gain insight about the character of place as it is experienced internally is to notice how people celebrate it. Take note of what people take pride in about their place and how they express it.

(2.3.3) What do local people love about their place? For example, what is it that they want other people to have a chance to experience because it is so dear to them? Asking people what they love

about where they live not only helps us see more deeply, it also regenerates in them their sense of connection and then focuses the applicant's intention on what they hope to regenerate.

(3) A **context analysis report** reviews the qualities of the context area (place) and examines the implications for the design of the development. The **context description** explains the features of the **context area**. Analysis uses this information to assess the qualities of the context area, the ways the development will impact upon these qualities, and how the design can optimise the development's relationship with the context area (its place). The analysis should also identify site opportunities and constraints on a plan, showing elements that are valuable and positive that may inspire the design's relationship to its context (e.g. solar access for daylighting, views) and elements that are negative that constrain the development and the design needs to respond to (e.g. traffic noise, flooding).

(3.1) Review the likely impacts and relationships of the development upon the context area. Strengthen regenerative impacts and avoid or reduce negative impacts. Be creative and flexible to examine whether generic (off the shelf) solutions are really the best. How might the context inspire a new, place-specific design solution?

(4) A context analysis report demonstrates how the design of the development will respond to the context with a design response. The design response is the way the designer responds to the context analysis. Ask these questions:

(4.1) Does the context area have distinctive and memorable qualities? These deserve to be protected or enhanced and may support an argument for a design response that is strongly consistent with the qualities of the place.

(4.2) Does the context area lack distinctive qualities? It may be enhanced by a new form of development, and this may support an argument for a design response that challenges the qualities of the place.

(4.3) Does the context area have features that would be damaged by certain kinds of development? The design response will need to mitigate those negative impacts and seek to find the optimum response – to regenerate the defining place qualities.

(4.4) How does the design of the development respond to the context, using the ten design principles informing Sunshine Coast Design? Refer to section ### "guidance for the preparation of a Place Qualities Report".

(5) The context analysis report explains how the design responds to the context. It is a summary of all the steps in the context analysis. It is not enough for the applicant or designer to believe they have responded to the context; the report must document and explain how the design of the development responds to the context analysis findings by:

(5.1) Illustrating the context area and explain how the area was determined. Include a plan that clearly shows the boundaries of the context area and all the significant features of it. Explain why you have chosen this area and identify any multiple or nested contexts which the development may interrelate with.

(5.2) Illustrating the features of the context area and their implications for the development. Use photographs, drawings, and diagrams that assist in explaining the Context Area's natural or built form, landscape and other relevant features and their implications on the design.

(5.3) Illustrating the ways in which the design has responded to the context area. The documents must explain whether the design response is supportive of the existing character of the context area, or challenges it, and why. Perspective drawings, photomontages or other illustrations can be used to show the proposed development as it will appear within the context area.

Guidance for the preparation of a local area structure plan

(1) A local area structure plan is to provide the necessary ecovillage or cohousing planning framework to ensure that new development is planned and occurs in an orderly and integrated manner.

(2) A local area structure plan is to inform and be reflected in the proposed ecovillage or cohousing development.

(3) The scope and detail of a local area structure plan is to have regard to, and appropriately reflect, the size and location of the site, the size and complexity of the proposed development and the extent and nature of the constraints present on the site.

(4) In general terms, a local area structure plan is to include or identify the following:-

(a) site and context details, if these are not separately identified by a context and site analysis plan;

(b) constraints, including watercourse corridors, ecologically important areas and sensitive landscape features; and

(c) analysis of site characteristics and constraints demonstrating how the proposed settlement layout responds to site characteristics and constraints and achieves integration in terms of:-

(i) surrounding land uses;

(ii) the strategic transport network and road hierarchy;

(iii) the potential for development of adjoining land;

(iv) the provision of infrastructure corridors and sites; and

(v) the outcomes identified in any applicable local plan code.

(5) A local area structure plan is to be provided at a maximum scale of 1:2000 and include a bar scale and north point.

Guidance for the preparation of a Place Qualities Report

(1) A place qualities report is to inform and be reflected in the proposed cohousing or ecovillage development. Based on the findings of the Context Analysis Report, the Place Qualities Report

further demonstrates that the *cohousing* and or *ecovillage* buildings respond to the region's subtropical climate, place identity and biodiversity using the ten design principles informing **Sunshine Coast Design** (The Yellow Book).

(2) Illustrate and describe how the development applies the ten design principles informing Sunshine Coast Design (Yellow Book):

(2.1) Work with the local climate.

For further guidance, be climate responsive. Climate responsive design is essential in managing the environmental impacts of settlements and establishing resilient communities of the future.

(2.1.1) *Strategies*

- **Take advantage of the local climate** and adopt passive design strategies to significantly reduce or eliminate the need for mechanical and electrical systems, using natural elements such as sunlight and breezes to heat, cool and light buildings.
- **Maximise natural light.** Apply design strategies to maximise natural light in habitable spaces, reducing reliance on artificial lighting, improving amenity for occupants and reducing energy demand.
- **Reduce the extremes of temperature.** Use building layout design and architectural features, such as hoods, louvres, screens, awnings and hard and soft landscape elements to reduce the extremes of temperature and urban heat island effect in buildings, streets and spaces.
- **Use moveable elements—maximise comfort opportunities.** Use moveable elements such as adjustable openings and sliding screens, allowing occupants to manually control the temperature, shading and comfort of their environment.
- **Assess the climate change risks** for the project nested in its place and prepare a resilience plan as one instrument to direct the community's efforts in achieving the Place Vision and its regenerative goals.

(2.2) Create places that respect and incorporate landscape.

(2.3) Bring our cultures, arts and heritage to life.

For further guidance, be inspired by local place, character, form and culture. Memorable places, places with their own identity, reflect the distinctive qualities of their physical setting, heritage and community values.

(2.3.1) *Strategies*

- **Map the valued assets** (landscape, heritage and culture) and work with these features to create places with a strong relationship to their context.
- **Work with the natural topography** of the area to minimise requirements for cut and fill, and create development that contributes positively to the environmental and visual experience of a place.

- **Interpret locally distinct building traditions.** Work with and interpret locally distinct building traditions, materials and craftsmanship to create development that draws on local practices and physical qualities.
- **Create contributory community value** by understanding the characteristics, traditions and values of the local community, and explore opportunities to work with these, and extend benefits beyond the development site boundary and back into the community.

(2.4) Capture and frame views and create vistas.

(2.5) Strengthen and extend a network of green corridors.

For further guidance, work with and enhance natural systems, landscape character and biodiversity. The health of our settlements and our personal health are interlinked. Well planned and maintained green spaces and waterways have been shown to improve community health and wellbeing, and significantly improve the liveability of places. Their inclusion supports biodiversity, delivers opportunities for sustainable water management, contributes to better air quality, mitigates noise, moderates temperature, provides enhanced recreational opportunities and comfort through shade.

(2.5.1) Strategies

- **Work with established ecological and hydrological systems** to improve urban biodiversity and create a 'working landscape' of connected green corridors and waterways.
- **Apply best practice Water Sensitive Urban Design (WSUD)** in the design of buildings, streets and spaces, working with established topography to sustainably manage surface water run-off at the source and deliver improved biodiversity, landscape amenity and recreational facilities.
- **Conserve and protect** healthy trees, plants of scale and significant species as valuable community assets.
- **Ensure there is adequate space for vegetation.** Provide areas of deep soil for planting along street frontages and within communal gardens to ensure there is adequate space for vegetation—trees and shrubs—to grow and thrive into maturity.

(2.6) Be inspired by the natural and built environment.

For further guidance, cohousing and ecovillages are part of constantly evolving relationships between people, land, culture and the wider environment (bio-region). The context of the project is defined by the Context Analysis Report and affects the design response of the development to its natural and built environment. Cohousing and ecovillages' architecture, spaces and places ought to be appropriate to their location and create an identity that builds community pride and cohesion.

(2.6.1) Strategies

- Take a long-term view and adapt solutions to scale, context and local climatic conditions.
- Use natural building materials which are well established as beneficial for the planet and for people, and preferably sourced locally (e.g. within the bio-region).

We define 'natural materials' as:

- Materials that are abundant or renewable, with minimal processing and therefore low-embodied energy;
 - Materials that are healthy, non-toxic and part of a continuous life cycle: easily reused, recycled or returned to the earth; and
 - Materials that are sourced responsibly, with minimal ecological damage and preferably part of a regenerative land stewardship.
-
- Celebrate cultural identity and recognise the heritage values of a place.
 - Recognise and enhance landscape qualities and character.
 - Ensure incremental development contributes to a shared vision and an agreed coherent overall result.
 - Strengthen the positive characteristics that make the place distinctive.
 - Protect and enhance distinctive landforms, water bodies and indigenous plants and animals.
 - Reflect and celebrate the communities shared values and culture.

(2.7) Create shady streets that put people first.

(2.8) Create welcoming places that can be enjoyed by everyone (residents and visitors). Refer P05 and P06 of the Code.

For further guidance, cohousing and ecovillages need good connections to enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people.

(2.8.1) Strategies

- Nurture diversity and cohesion for thriving communities.
- Create safe, attractive and secure pathways and links between activity centres, landmarks, housing clusters and nature.
- Place a high priority on walking, cycling, car sharing and public transport.
- Provide formal and informal opportunities for social and cultural interaction.

(2.9) Design places to be resilient and ready for change.

For further guidance, cohousing and ecovillage design ought to foster diversity and offer flexible and adaptable spaces that provides for unforeseen uses and creates resilience.

(2.9.1) Strategies

- Ensure environments provide opportunities for all, especially the young and disadvantaged.

- Encourage a diversity of activities for whole of life's stages.
- Allow people to choose different sustainable lifestyle options, types of housing and forms of tenure. The Place Vision is to document the community's intention for the desired housing mix of rental and ownership options in the project.
- Ensure public spaces are comfortable with solar access/shade and are accessible by everybody, including people with disabilities.
- Intentional communities conduct inclusive post occupancy evaluations of their developments "whole of community" continuous learning and evolution within place.

(2.10) Create and add value.

For further guidance, cohousing and ecovillages recognise the responsibility of custodianship and the importance of adding value to natural, cultural, social and economic systems, and aims to hand on places to the next generation in as good as, or regenerated condition.

(2.10.1) Strategies

- Honour indigenous wisdom and welcome positive innovation.
- Spread core patterns of regeneration.
- Ensure equitable access to land and resources.
- Protect landscapes, ecological systems and cultural heritage values.
- Use "carbon-neutral / green" technology in the design and construction of buildings and infrastructure.
- Move towards 100% renewable energy and transport.
- Clean and replenish sources and cycles of water.
- Work with waste as a valuable resource.
- Consider the impact of design on people's health.
- Commit to responsible production, consumption, and trade.
- Cultivate social entrepreneurship for local regeneration.
- Reconstruct the concepts of wealth, work and progress.

(3) To weave all these place qualities together to achieve the development's place vision, creative, participatory codesign processes used by the intentional community (or founders) are essential; from visioning and master planning to detailed design and construction.

(3.1) The practice of creativity.

For further guidance, cohousing and ecovillages through creativity ought to facilitate new ways of thinking, and willingness to think through problems afresh, to experiment and rewrite rules, to harness new regenerative technologies, and to visualise alternative futures.

(3.1.1) Strategies

- Enrich life with art and celebration and value public art that is integrated into building, space or place.
- Incorporate different cultural perspectives when creating imaginative solutions.
- Build a strong and distinctive local identity that turns a functional place into a memorable place.

(3.2) The practice of collaboration.

For further guidance, cohousing and ecovillages require good communication and co-ordinated actions across natural, social, cultural and economic dimensions from all decision-makers.

(3.2.1) Strategies

- Ensure the Place Vision is crafted using regenerative development frameworks and clarifies the project's value-adding role within its proximate whole (place) by:
 - Starting from the potential of the place;
 - Attracting and aligning diverse interests for mutual benefit;
 - Creating greater viability and vitality; and
 - Allowing the evolution of systems – greater ability to make transitions.
- Build alliances across all divides
- Engage all stakeholders in designs for the future
- Provide integrated training in ecological design, permaculture, and community resource management.
- Support a common vision that can be achieved over time.
- Increase economic justice through sharing and collaboration.
- Listen to feedback from the World