

THE COLLABORATIVE HOUSING GUIDE

Cohousing Development as defined by Banyule City Council, Victoria

Banyule City Council in Victoria has developed a definition of cohousing. Developments must meet this definition to qualify for exemptions from development contributions. Details available [here](#).

In their definition, cohousing must have:

- At least six separate dwelling units and households
- Independent self-contained living quarters with small kitchen or kitchenette, small living area, bathroom and storage
- Fully operational communal kitchen and storage space to cater for all residents
- Communal living area to seat all residents for social activities and dining
- Communal waste collection and recycling facilities to service all residents
- Communal toilet and bathroom facilities attached to shared spaces for all residents and visitors
- End of trip, lockable bicycle storage and maintenance space for all residents
- Evidence of all doorway widths and fixtures that enable wheel-chair access to all dwellings and shared spaces
- One car parking space per six dwellings for share cars
- Property valuation information to demonstrate the cohousing development will deliver a more affordable housing outcome for proposed dwellings in comparison to fully self-contained private dwellings with the same number of bedrooms in the same suburb.

The cohousing development must also include at least one of the following:

- Communal laundry facilities and drying room to service all residents; and / or
- Communal garden that includes shared meeting and potential for food production spaces for all residents; and / or
- One guest room with ensuite or access to shared bathroom facilities per 10 households.

The cohousing development must also include all of the following:

- Creation of a legal entity or entities (such as an incorporated association) with responsibilities for a:
 - Binding Maintenance Agreement between residents for their effective management, maintenance and use of all shared spaces
 - Binding Green Travel Plan between residents to enable shared-car use, bike use and public transport use
 - Maintenance Agreement & Green Travel Plan attached to title and periodically reviewed by a legally constituted entity.