

9.3.3 Caretaker's Accommodation Code



9.3.3.1 Application

This code applies to development identified as requiring assessment against the Caretaker's Accommodation Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.3.2 Purpose

- (1) The purpose of the Caretaker's Accommodation Code is to ensure that development for a *Caretaker's accommodation* reflects the needs of the primary non-residential use of the premises and provides acceptable domestic living standards for residents.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A *Caretaker's accommodation*;
 - (i) assists in the operation of, and is subservient to, the primary use of the premises;
 - (ii) is functional for residents through the inclusion sufficient car parking and useable recreation areas;
 - (iii) provides high levels of privacy and amenity for residents;
 - (iv) is provided with sufficient on-site water supply to meet the needs of the user where reticulated water supply is unavailable; and
 - (v) maintains the primary purpose of the relevant zone.

9.3.3.3 Assessment Benchmarks

Table 9.3.3.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Scale	
PO1 A Caretaker's accommodation is of a height that is: (1) consistent with the surrounding area; (2) protects the amenity of adjoining premises and the streetscape; and (3) ensures the privacy between adjoining residential dwellings.	AO1 Building height does not exceed 2 storeys with a maximum height of 8.5m.
PO2 A <i>Caretaker's accommodation</i> is provided to fulfil a genuine need for a caretaker on the subject site.	AO2.1 The <i>Caretaker's accommodation</i> is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.

Performance Outcomes	Acceptable Outcomes
PO3 The <i>Caretaker's accommodation</i> is small scale, ancillary and subordinate to the non-residential use on the same site.	A03.1 Only one <i>Caretaker's accommodation</i> is established on the site.
	A03.2 The <i>Caretaker's accommodation</i> has a gross floor area not exceeding 100m ² .
	A03.3 The <i>Caretaker's accommodation</i> is located on the same lot as the primary use to which it is ancillary and subordinate to.
	A03.4 The <i>Caretaker's accommodation</i> is the only dwelling established on the site.
Amenity	
PO4 The design of the <i>Caretaker's accommodation</i> achieves an acceptable level of residential amenity for residents of the <i>Caretaker's accommodation</i> .	A04 Bedrooms and living rooms of the <i>Caretaker's accommodation</i> do not adjoin, and face away from, noise generating activities conducted on the site or adjoining sites.
PO5 The <i>Caretaker's accommodation</i> is provided with private open space that is useable, adequately screened from the primary activities on the site, and directly accessible from the <i>Caretaker's accommodation</i> .	A05.1 The <i>Caretaker's accommodation</i> contains an area of private open space which is directly accessible from a habitable room, and: <ol style="list-style-type: none"> (1) if at ground level, has an area of not less than 25m², with a minimum width of 5 metres; or (2) if a balcony, verandah or deck, has an area of not less than 15m², with a minimum width of 2.5 metres.
	A05.2 Private open space: <ol style="list-style-type: none"> (1) is sited and orientated so that other buildings on the site do not directly overlook the private open space; or (2) where directly viewable from another building, is screened by: <ol style="list-style-type: none"> (a) a minimum 1.8 metre high solid screen fence for private open space provided at ground level; or (b) roof form or lightweight screening devices for private open space located above the ground level.
Facilities and Services	
PO6 Sufficient vehicle parking is provided for the <i>Caretaker's accommodation</i> .	A06 A minimum of one car park is provided for the <i>Caretaker's accommodation</i> .
PO7 Where reticulated water supply is unavailable, the <i>Caretaker's accommodation</i> is provided with	A07 Where a reticulated water supply is unavailable, the <i>Caretaker's accommodation</i> is connected to on-site

Performance Outcomes	Acceptable Outcomes
sufficient on-site water supply to meet the needs of the user.	water supply with a storage capacity of at least 45000L.