



Part 7 Codes

Division 2 Specific Development Codes

Chapter 10 Caretaker's Residence

1.0 Purpose

This code allows for the provision of a dwelling unit for a person employed on a site. It also seeks to provide for the establishment of a Caretaker's Residence as an ancillary use to an industry or other non-residential use conducted on the site. This code facilitates the protection of residential amenity, whilst supporting the provision of housing choice.

2.0 Application

- 2.1 This code applies to development for the purposes of a Caretaker's Residence indicated as self, code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the Caretaker's Residence is proposed.
- 2.2 Performance Criteria PC1-PC7 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC4 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Function	
<p>PC1 The Caretaker's Residence must operate as an independent self-contained dwelling unit.</p>	<p>AS1.1.1 The Caretaker's Residence is a Detached Dwelling. OR AS1.1.2 The Caretaker's Residence is attached to, or within, the building in which the non-residential use occurs, and is self-contained. AS1.2 The Caretaker's Residence has a separate direct access from the non-residential building.</p>
Gross Floor Area	
<p>PC2 The total use area allocated and used for the Caretaker's Residence must not compromise the primary use of the site.</p>	<p>AS2 The GFA of the Caretaker's Residence does not exceed 150m².</p>
Private Open Space	
<p>PC3 All dwellings must be provided with sufficient outdoor private open space for the reasonable recreational and domestic needs of residents.</p>	<p>AS3.1.1 The private open space is at least 50m², with a minimum dimension of five metres, and is located at the side or rear of the Caretaker's Residence. The private open space area has a maximum gradient not exceeding 1:10. OR AS3.1.2 The Caretaker's Residence is located entirely above ground floor level, and the private open space is to consist of a balcony or roof area open to the sky, with a minimum area of 8m² and a minimum dimension of two metres, directly accessible from a living room.</p>



Performance Criteria	Acceptable Solutions
Function of the Use	
<p>PC4 The function of the Caretaker's Residence must be to house a person employed on the site in a caretaker's role.</p>	<p>AS4 The Caretaker's Residence is occupied by at least one person who is employed on the site.</p>
Development that is Code Assessable or Impact Assessable	
Building Appearance	
<p>PC5 Building design must be sympathetic to the character of the local area, having regard to:</p> <ul style="list-style-type: none"> a) roof forms; b) building materials; c) colours. 	<p>AS5 No acceptable solution provided.</p>
Amenity Protection	
<p>PC6 The Caretaker's Residence must have a high standard of residential amenity, having regard to:</p> <ul style="list-style-type: none"> a) privacy for occupants; b) odour and emissions; c) waste disposal; d) noise. 	<p>AS6 Where a direct view exists into the living areas and/or private open space areas of the Caretaker's Residence from the non-residential use area of the site, this direct view is obscured or screened.</p>
<p>PC7 The Caretaker's Residence must not adversely affect the amenity of adjacent premises.</p>	<p>AS7 No acceptable solution provided.</p>