

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

This code applies to accepted development subject to requirements and assessable development:-

- (a) being a material change of use for caretaker's accommodation; and
- (b) identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide caretaker's accommodation uses which provide acceptable levels of amenity for occupants.
- (2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-
 - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
 - (b) caretaker's accommodation remains ancillary to non-residential premises on the same site;
 - (c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation.
 - (d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

9.3.2.3 Assessment benchmarks and requirements

Table 9.3.2.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes		Acceptable outcomes	
<i>Bona fide use</i>			
PO1	The caretaker's accommodation is used for bona fide caretaking or property management purposes.	AO1	The caretaker's accommodation 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.
PO2	The caretaker's accommodation is ancillary to the non-residential premises on the same site.	AO2.1	Other than in a centre zone, the caretaker's accommodation is the only residential use on the site.
		AO2.2	The caretaker's accommodation has a gross floor area not exceeding 200m ² .
		AO2.3	No more than one caretaker's accommodation is established on the site.
		AO2.4	The caretaker's accommodation does not have a separate land title from the balance of the site.

Performance outcomes		Acceptable outcomes	
Protection of residential amenity			
PO3	The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation.	AO3	Bedrooms and living rooms of the caretaker's accommodation do not adjoin or face onto noise generating activities conducted onsite or on adjoining sites.
PO4	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	AO4	The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m ² , with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck, has an area of not less than 15m ² , with no horizontal dimension of less than 2.5m.
PO5	The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	AO5	The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located as specified in the applicable zone code.
On-site car parking			
PO6	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	AO6.1	A minimum of one (1) on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation.
		AO6.2	Development provides access driveways, internal circulation and manoeuvring areas and on-site car parking areas in accordance with <i>AS2890 Parking facilities – Off-street car parking</i> .