### Caretaker’s accommodation code

#### 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)**.

#### 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:-
   1. caretaker’s accommodation is used for genuine caretaking or property management purposes;
   2. caretaker’s accommodation remains ancillary to non-residential premises on the same site;
   3. an acceptable level of residential amenity is provided for occupants of caretaker’s accommodation; and
   4. caretaker’s accommodation does not adversely impact upon the amenity of the local area.

#### Specific benchmarks for assessment

Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Bona fide use*** | |  |
| **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. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**  The caretaker’s accommodation is ancillary to the non-residential premises on the same site. | **AO2.1**  Only one caretaker’s accommodation is established on the site.  **AO2.2**  The caretaker’s accommodation has a gross floor area not exceeding 200m².  **AO2.3**  The caretaker’s accommodation does not have a separate land title from the balance of the site. | Click and provide your representations. |
| ***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. | **AO3.1**  Bedrooms and living rooms of the caretaker’s accommodation do not adjoin and face away from noise generating activities conducted on the site or adjoining sites.  **AO3.2**  The caretaker’s accommodation is located at least 3m away from any waste servicing area. | Click and provide your representations. |
| **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:-   1. if at ground level, has an area of not less than 50m², with no horizontal dimension of less than 4m; or 2. if a balcony, verandah or deck, has an area of not less than 15m², with no horizontal dimension of less than 2.5m. | Click and provide your representations. |
| **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. | Click and provide your representations. |
| ***On-site car parking*** | |  |
| **PO6**  Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker’s accommodation. | **AO6.1**  A minimum of one (1) covered on-site parking space is provided for exclusive use by the occupants of the caretaker’s accommodation.  **AO6.2**  Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with *AS2890 Parking facilities – Off-street car parking*. | Click and provide your representations. |