**Scenic Rim Planning Scheme Code Template**

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:
	1. A *Caretaker's accommodation*;
		1. assists in the operation of, and is subservient to, the primary use of the premises;
		2. is functional for residents through the inclusion sufficient car parking and useable recreation areas;
		3. provides high levels of privacy and amenity for residents;
		4. is provided with sufficient on-site water supply to meet the needs of the user where reticulated water supply is unavailable; and
		5. 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** | **Applicant Comments** | **Assessment Officer** |
| --- | --- | --- | --- |
| **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 *Caretaker’s accommodation* is provided to fulfil a genuine need for a caretaker on the subject site. | **AO2**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. |  |  |
| **PO3**The *Caretaker’s accommodation* is small scale, ancillary and subordinate to the non-residential use on the same site. | **AO3.1**Only one *Caretaker’s accommodation* is established on the site. |  |  |
| **AO3.2**The *Caretaker’s accommodation* has a *gross floor area* not exceeding 100m2. |  |  |
| **AO3.3**The *Caretaker’s accommodation* is located on the same lot as the primary use to which it is ancillary and subordinate to. |  |  |
| **AO3.4**The *Caretaker’s accommodation* is the only dwelling established on the site. |  |  |
| **Amenity** |
| **PO4**The design of the *Caretaker’s accommodation* achieves an acceptable level of residential amenity for residents of the *Caretaker’s accommodation*. | **AO4**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. |  |  |
| **PO5**The *Caretaker’s accommodation* is provided with private open space that is useable, adequately screened from the primary activities on the site, and directly accessible from the *Caretaker’s accommodation.* | **AO5.1**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 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.
 |  |  |
| **AO5.2**Private open space: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:
	1. a minimum 1.8 metre high solid screen fence for private open space provided at ground level; or
	2. 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 *Caretaker's accommodation*. | **AO6**A minimum of one car park is provided for the *Caretaker's accommodation*. |  |  |
| **PO7**Where reticulated water supply is unavailable, the *Caretaker's accommodation* is provided with sufficient on-site water supply to meet the needs of the user. | **AO7**Where a reticulated water supply is unavailable*,* the *Caretaker's accommodation* is connected to on-site water supply with a storage capacity of at least 45000L. |  |  |