

## 9.3.2 Caretaker's accommodation code

### 9.3.2.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.2.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

### 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*; and
  - (d) *caretaker's accommodation* does not adversely impact on the amenity of the local area.

### 9.3.2.3 Performance outcomes and acceptable outcomes

**Table 9.3.2.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Bona Fide Use</b>			
<b>PO1</b>	The <i>caretaker's accommodation</i> is used for bona fide caretaking or property management purposes.	<b>AO1</b>	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 <i>site</i> and, if applicable, that person's immediate family.
<b>PO2</b>	The <i>caretaker's accommodation</i> is <i>ancillary</i> to the non-residential premises on the same <i>site</i> .	<b>AO2.1</b>	Only one <i>caretaker's accommodation</i> is established on the <i>site</i> .
		<b>AO2.2</b>	The <i>caretaker's accommodation</i> has a <i>gross floor area</i> not exceeding 200m <sup>2</sup> .
		<b>AO2.3</b>	The <i>caretaker's accommodation</i> does not have a separate land title from the balance of the <i>site</i> .
		<b>AO2.4</b>	The <i>caretaker's accommodation</i> is the only residential use established on the <i>site</i> .
<b>Protection of Residential Amenity</b>			
<b>PO3</b>	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> and any other nearby residential premises.	<b>AO3.1</b>	Bedrooms and living rooms of the <i>caretaker's accommodation</i> do not adjoin, and face away from, noise generating activities conducted on the <i>site</i> or adjoining <i>sites</i> .

Performance Outcomes		Acceptable Outcomes	
		<b>AO3.2</b>	The <i>caretaker's accommodation</i> is setback at least 3 metres from any waste servicing area.
<b>PO4</b>	The <i>caretaker's accommodation</i> is provided with <i>private open space</i> that is useable, adequately screened from the primary activities on the <i>site</i> , and directly accessible from the <i>caretaker's accommodation</i> .	<b>AO4.1</b>	The <i>caretaker's accommodation</i> contains an area of <i>private open space</i> which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m <sup>2</sup> , with no horizontal dimension of less than 4 metres; or (b) if a balcony, verandah or deck, has an area of not less than 15m <sup>2</sup> , with no horizontal dimension of less than 2.5 metres.
		<b>AO4.2</b>	<i>Private open space</i> is sited and orientated so that other buildings on the <i>site</i> do not directly overlook the <i>private open space</i> .  <b>OR</b>  Where direct view is available into the <i>private open space</i> from another building, the <i>private open space</i> is screened by:- (a) a minimum 1.8 metre high solid screen fence for <i>private open space</i> provided at ground level; or (b) roof form or lightweight screening devices for <i>private open space</i> located above the ground level.
<b>On-Site Car Parking</b>			
<b>PO5</b>	Sufficient on-site car parking is provided to satisfy the projected needs of the <i>caretaker's accommodation</i> .	<b>AO5.1</b>	A minimum of one (1) covered on-site car parking space is provided for exclusive use by the occupants of the <i>caretaker's accommodation</i> .
		<b>AO5.2</b>	Access driveways, internal circulation and manoeuvring areas, and on-site car parking are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) AS2890 <i>Parking facilities – Off-street car parking</i> .