

22.05 CARETAKER'S HOUSES

29/01/2015
C152

This policy applies to all applications for a caretaker's house in an industrial zone or in the Commercial 2 Zone.

22.05-1 Policy Basis

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Clauses 21.02-3 and 21.03-2 of the Municipal Strategic Statement set out Council's commitment to the continued presence of industry within the municipality for the contribution these businesses make to a sustainable economy and a diversity of employment opportunities.

There is increasing pressure, especially in well located industrial areas adjacent to public transport and activity centres, for the conversion of industrial buildings into residential use. Residential encroachment into industrial areas displaces industrial uses and can create problematic interface issues. Therefore there needs to be a clear and legitimate link between a viable business or industrial operation and any proposed caretaker's house. Caretaker's houses should not be used as a way to establish separate dwellings in industrial precincts.

22.05-2 Objectives

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To ensure caretaker's houses in industrial precincts have a legitimate link to the viable operation of a business.

To ensure that caretaker's houses are not used as a way to create separate dwellings within industrial precincts.

22.05-3 Policy

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It is policy that:

- Proposals for caretaker's houses demonstrate a clear link between the proposed caretaker's house and the needs of the business operating from the site.
- Caretaker's houses are incidental to the industrial or commercial use of the site.
- Caretaker's houses have a gross floor area of no more than 100m².
- Only one caretaker's house is permitted per business.