

22.03 CARETAKERS' HOUSES IN INDUSTRIAL AND BUSINESS ZONES

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This policy applies to land contained in the Industrial 1, Industrial 3 and Business 3 zones.

22.03-1 Policy Basis

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This policy:

- applies the SPPF provisions in Clause 17.02-1 by protecting industrially zoned land from encroachment by non industrial uses which may prejudice the land for future industrial requirements, and
- builds on the MSS provisions at Clause 21.04-1 and Clause 21.04-4 by protecting the integrity of industrially zoned land from loss by attrition.

22.03-2 Objectives

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- To ensure caretakers' houses, where permitted, are a necessary ancillary use to an existing or proposed building, operation or place.
- To ensure caretakers' houses, where permitted, are of appropriate design to minimise potential amenity conflicts.

22.03-3 Policy

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It is policy to:

- Discourage caretakers' houses in Industrial 1, 3 and Business 3 zones.

Where caretakers' houses are permitted, it is policy to:

- Require the floor area of the caretakers' house to be less than 30% of the total gross floor area of the industrial or commercial building (excluding parking and loading bay) or up to 100m², whichever is less.
- Require that the caretakers' house be protected from adverse amenity impacts through the provision of a clear physical separation between residential and non-residential uses within the building and appropriate noise attenuation.
- Require parking to be provided at the rate specified in Clause 52.06 unless the applicant can demonstrate, through a parking study by a qualified expert, that a variation is justified.

22.03-4 Application Requirements

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It is policy to require all applications for a caretakers' house to be accompanied by:

- A site analysis plan and report that includes:
 - Existing conditions on the subject site, building envelope, existing crossovers, car spaces and any other noteworthy features.
 - Details of surrounding land uses (a 100 metre radius around the subject site should be used to determine the extent of the site analysis).
 - Details of the proposed use(s), including type of use, operating hours, staff numbers etc.
 - Why the caretakers' house is necessary, what will its role be, who will occupy it and what will their role be in the operation of the primary use on site.
 - A break down of floor areas for primary use and the caretakers' component.

- A parking and traffic report (where dispensation is being requested or for large development applications).

22.03-5 Definitions

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Ancillary use means any use located on the same site as a primary use, where the ancillary use is small in scale and incidental to the primary use, and serves a supportive function to the primary use.

22.03-6 Decision Guidelines

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Before deciding on an application, the responsible authority must consider:

- Whether the proposed use is in fact a caretakers' house.
- Whether the proposed caretakers' house is an appropriate use in the context of its surrounds.
- Whether the caretakers' house is an ancillary use directly associated with the industrial or commercial business operating on the site.
- Whether the caretakers' house will reduce the operating capability and capacity of adjacent industrial and commercial businesses.
- Whether the caretakers' house is necessary to meet the supervisor's residential requirements to ensure the effective operation of the land use on the site.
- Whether the caretakers' house will reduce the availability of Industrial 1, 3 or Business 3 zoned land for industrial and business purposes.
- The adequacy and safety of parking arrangements.
- Whether a Section 173 agreement has been entered into that runs with the land and specifies that the land shall only be used for a caretakers' house for occupation by a supervisor of the primary use on the land

22.03-7 Reference Documents

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Port Phillip Practice Notes Policy No. 15 – Caretaker's Dwellings