

Division 9 Caretaker's Residence Code

9.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Caretaker's Residence Code are the following:-
 - (a) The siting and physical form of a **caretaker's residence**:-
 - (i) are appropriate to the desired character and environmental values of the area in which it is situated; and
 - (ii) facilitate the efficient use of energy for artificial heating and cooling of the premises;
 - (b) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of adjoining premises are provided and maintained;
 - (c) Safe, convenient and adequate on-site parking facilities are provided on each premises; and
 - (d) Safe, convenient and adequate infrastructure is available to the premises.

9.2 Compliance with the Caretaker's Residence Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.9A – Assessment Criteria for Self Assessable Development* contained in Section 9.4 complies with the Caretaker's Residence Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.9B – Assessment Criteria for Assessable Development* contained in Section 9.4 complies with the Caretaker's Residence Code.

9.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Boundary Setbacks
- (2) Energy Efficiency
- (3) Ancillary Outdoor Recreational Activities
- (4) Car Parking
- (5) Infrastructure Provision
- (6) Private Open Space
- (7) Scale and Intensity of the Use
- (8) Tall Structures

9.4 Development Requirements Tables

Table 6.1.9A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development
Boundary Setbacks AS 1.1 If AS 1.2 does not apply, the greater of the following are maintained for all buildings and structures , (other than structures having a height of no more than 1m above natural ground surface , fences or freestanding retaining walls), comprising the caretaker's residence :- <ol style="list-style-type: none"> (1) the boundary clearances prescribed in acceptable solutions A1 and A2 contained within Part 12' of the <i>Queensland Development Code</i>; and (2) the distance nominated in an acceptable solution of any other code identified in the assessment table for this particular form of development or any overlay code relevant to the land. For purposes of this provision, the property boundary includes any identified probable future land acquisition line . OR AS 1.2 If the caretaker's residence forms part of a building, other than a building of Class 10 under the <i>Building Code of Australia</i> , which is used for non-residential purposes, then the boundary clearances prescribed for that non-residential building are also maintained for the caretaker's residence .
Energy Efficiency AS 2 The "acceptable construction practice" set out in the following parts of Volume 2 of the <i>Building Code of Australia</i> and the prescriptive requirements of the "acceptable construction manuals" nominated in those same parts are achieved for all building work comprising the caretaker's residence despite the fact that the caretaker's residence may not be a building of Class 1:- <ol style="list-style-type: none"> (1) Part 3.12.1 – "Building Fabric"; (2) Part 3.12.2 – "External Glazing"; (3) Part 3.12.3 – "Building Sealing";

Acceptable Solutions for Self Assessable Development	
(4) Part 3.12.4 – “Air Movement”; and	
(5) Part 3.12.5 – “Services”.	
Ancillary Outdoor Recreational Activities	
<p>AS 3.1 The illumination resulting from artificial lighting associated with the ancillary outdoor recreational activity does not exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282-1997</i>.</p> <p>For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.</p> <p style="text-align: center;">AND</p> <p>AS 3.2 A landscaped buffer having a width of no less than 3m is provided between the enclosing fence of any tennis court and any boundary of the site.</p>	
Car Parking	
<p>AS 4 1 car parking space² is provided on site and is marked for the exclusive use of the caretaker. This parking space is in addition to those spaces required for the other uses on the land.</p>	
Infrastructure Provision	
<p>AS 5.1 Each caretaker's residence has access to a reticulated community water supply system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> or is provided with rainwater storage tanks having a storage capacity of at least 45,000 litres. This rainwater storage capacity is in addition to any water storage required for bushfire fighting purposes or water storage required for any other uses on the land.</p> <p style="text-align: center;">AND</p> <p>AS 5.2 Each caretaker's residence has direct vehicular access³ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>AS 5.3 Each caretaker's residence has access to a reticulated community electricity supply and a landline telecommunication facility.</p> <p style="text-align: center;">AND</p> <p>AS 5.4 Unless the development site has an area in excess of 4,000m², each caretaker's residence is directly connected to a Council maintained stormwater drainage system⁴ which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p>	
Private Open Space	
<p>AS 6 An unroofed recreation area having the following attributes is provided on site:-</p> <ol style="list-style-type: none"> (1) direct access is available to the recreation area from a habitable room within the caretaker's residence; (2) the recreation area has an area open to the sky of no less than 50m²; (3) the recreation area is so shaped as to be able to contain a 5m diameter circle; and (4) that part of the recreation area between its finished ground/floor surface and 1.8m above that surface, is screened from other on-site activities by a screening construction having a ratio of obscure area to open area of no less than 10 to 1. 	
Scale and Intensity of the Use	
<p>AS 7 The gross floor area of the caretaker's residence does not exceed 75m². For purposes of this provision, gross floor area does not include any areas which are not fully enclosed by walls.</p>	
Tall Structures	
<p>AS 8.1 Structures such as light pylons, antennae, masts, aerals and telecommunication structures are limited in height so that no part of those structures, or attachments to the structures, projects more than the lesser of:-</p> <ol style="list-style-type: none"> (1) the maximum height permitted under an applicable acceptable solution in another code within this planning scheme which is applicable⁵ to the particular development site; and (2) 10m above natural ground surface. <p style="text-align: center;">AND</p> <p>AS 8.2 Transmission and receiving dishes are no larger than:-</p> <ol style="list-style-type: none"> (1) 1.2m diameter in a residential area; or (2) 1.8m diameter in any other area. 	

Table 6.1.9B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Boundary Setbacks	
<p>SO 1 All buildings and other structures comprising the caretaker's residence are located on the site in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 1.1 If <i>PS 1.2</i> does not apply, the greater of the following are maintained for all buildings and structures, (other than structures having a height of no more than 1m above natural ground surface, fences or freestanding retaining walls), comprising the caretaker's residence:-</p> <ol style="list-style-type: none"> (1) the boundary clearances prescribed in acceptable solutions A1 and A2 contained within Part 12' of the <i>Queensland Development Code</i>; and (2) the distance nominated in any other code identified in the assessment table for this particular form of development or any overlay code relevant to the land. <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p>OR</p> <p>PS 1.2 If the caretaker's residence forms part of a building, other than a building of Class 10 under the <i>Building Code of Australia</i>, which is used for non-residential purposes, then the boundary clearances prescribed for that non-residential building are also maintained for the caretaker's residence.</p>
Energy Efficiency	
<p>SO 2 All buildings comprising the caretaker's residence are so orientated and constructed as to maximise opportunities for the use of natural forms of heating, cooling and lighting while facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings.</p>	<p>PS 2 The "acceptable construction practice" set out in the following parts of Volume 2 of the <i>Building Code of Australia</i> and the prescriptive requirements of the "acceptable construction manuals" nominated in those same parts are achieved for all building work comprising the caretaker's residence despite the fact that the caretaker's residence may not be a building of Class 1:-</p> <ol style="list-style-type: none"> (1) Part 3.12.1 – "Building Fabric"; (2) Part 3.12.2 – "External Glazing"; (3) Part 3.12.3 – "Building Sealing"; (4) Part 3.12.4 – "Air Movement"; and (5) Part 3.12.5 – "Services".
Ancillary Outdoor Recreational Activities	
<p>SO 3 Ancillary outdoor recreational activities which are necessarily associated with the use of land as a caretaker's residence are operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land in regard to spill light.</p>	<p>PS 3.1 The illumination resulting from artificial lighting associated with the ancillary outdoor recreational activity does not exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282-1997</i>.</p> <p>For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 A landscaped buffer having a width of no less than 3m is provided between the enclosing fence of any tennis court and any boundary of the site.</p>
Car Parking	
<p>SO 4 Sufficient space is available to accommodate the likely parking demand of residents of the caretaker's residence and their occasional visitors. These parking spaces are exclusive of the car parking requirement for the other uses on the land.</p>	<p>PS4 1 car parking space² is provided on site and is marked for the exclusive use of the caretaker. This parking space is in addition to those spaces required for the other uses on the land.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Infrastructure Provision	
<p>SO 5 Each caretaker's residence has access to infrastructure capable of adequately catering for normal daily demand in regard to:-</p> <ol style="list-style-type: none"> (1) road access; (2) stormwater drainage; (3) water supply; (4) electricity supply; and (5) telecommunications. 	<p>PS 5.1 Each caretaker's residence has access to a reticulated community water supply system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> or is provided with rainwater storage tanks having a storage capacity of at least 45,000 litres. This rainwater storage capacity is in addition to any water storage required for bushfire fighting purposes or water storage required for any other uses on the land.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 Each caretaker's residence has direct vehicular access³ to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP 28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 5.3 Each caretaker's residence has access to a reticulated community electricity supply and a landline telecommunication facility.</p> <p style="text-align: center;">AND</p> <p>PS 5.4 Unless the development site has an area in excess of 4,000m², each caretaker's residence is directly connected to a Council maintained stormwater drainage system⁴ which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p>
Private Open Space	
<p>SO 6 The caretaker's residence is provided with private open space that is so shaped and so located as to be:-</p> <ol style="list-style-type: none"> (1) useable for private recreational purposes; (2) directly accessible from the dwelling unit; and (3) adequately screened from other activities on the site. 	<p>PS 6 An unroofed recreation area having the following attributes is provided on site:-</p> <ol style="list-style-type: none"> (1) direct access is available to the recreation area from a habitable room within the caretaker's residence; (2) the recreation area has an area open to the sky of no less than 50m²; (3) the recreation area is so shaped as to be able to contain a 5m diameter circle; and (4) that part of the recreation area between its finished ground/floor surface and 1.8m above that surface is screened from other on-site activities by a screening construction having a ratio of obscure area to open area of no less than 10 to 1.
Scale and Intensity of the Use	
<p>SO 7 The extent of the caretaker facilities comprising a caretaker's residence is clearly subordinate to the other residential and non-residential activities on the land.</p>	<p>PS 7 The gross floor area of the caretaker's residence does not exceed 75m². For purposes of this provision, gross floor area does not include any areas which are not fully enclosed by walls.</p>
Tall Structures	
<p>SO 8 Structures such as light pylons, antennae, masts, aerials and telecommunication structures which are ancillary to the use of premises as a caretaker's residence, are restricted to a height and appearance which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 8.1 Structures such as light pylons, antennae, masts, aerials and telecommunication structures are limited in height so that no part of those structures, or attachments to the structures, projects more than the lesser of:-</p> <ol style="list-style-type: none"> (1) the maximum height permitted under another code within this planning scheme which is applicable⁵ to the particular development site; and (2) 10m above natural ground surface. <p style="text-align: center;">AND</p> <p>PS 8.2 Transmission and receiving dishes are no larger than:-</p> <ol style="list-style-type: none"> (1) 1.2m diameter in a residential area; or (2) 1.8m diameter in any other area.

- ¹ Part 12 of the *Queensland Development Code* is entitled "Design and Siting Standard for Single Detached Housing – on Lots 450m² and Over"
- ² Physical attributes of car parking facilities are set out in detail in the Access and Parking Code.
- ³ Physical attributes of vehicle access crossings to development **site** are set out in detail in the Access and Parking Code.
- ⁴ For those premises not connected to a **Council** maintained stormwater drainage system, there is a requirement under the *Standard Building Regulation 1993* to discharge roofwater in a manner which protects land, buildings and **structures** in the neighbourhood.
- ⁵ Those codes identified in the assessment table and any overlay code relevant to the land.