

13.07-1L-02 Caretakers' houses [22.03, amended]

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Proposed C203port

Policy application

This policy applies to land in the Industrial 1, Industrial 3 and Commercial 2 zones. [22.02-3P1, amended]

Objective

To protect the primary industrial and commercial use of the land while supporting caretakers' houses where they are a necessary ancillary use. [22.03-201, amended]

Strategies

Ensure that caretakers' houses are designed to minimise amenity conflicts. [22.03-202, amended]

Avoid the subdivision of caretakers' houses from the primary industrial or commercial use operating on the land. [22.05-203, amended]

Policy guidelines

Consider as relevant:

- Limiting the total gross floor area of the caretakers' house to less than 30 per cent or up to 100 square metres, whichever is the lesser, of the building in which it is sited (excluding parking and loading bays). [22.03-3P2, amended]
- Providing a clear physical separation between the caretakers' house and the primary non-residential use within the building. [22.03-3P3, amended, split into two new separate dot points]
- Including noise attenuation measures to protect the occupant from onsite and offsite noises derived from commercial or industrial activities. [22.03-3P3, amended, split from above]
- Using Section 173 agreement to limit the occupancy of the caretakers' house to a supervisor of the primary use on the land. [22.03-6.8, amended]
- Limiting the provision of a caretaker's house to locations where it is appropriate to the scale of, and activities undertaken by, the primary industrial or commercial use operating on the land. [22.03 4AR1.3, amended]
- Locating and designing the caretaker's house to mitigate any impacts on surrounding land uses within a 100 metre radius of the subject site. [22.03 4AR1.2, amended]
- Designing the caretakers' house to respond to the existing conditions and features of the site. [22.03 4AR1.1, amended]

Policy document [22.03-7, amended]

Consider as relevant:

- *Port Phillip Practice Notes Policy No. 15 – Caretaker's Dwellings* (City of Port Phillip, 2010) [22.03-7]