



Policy Name:	LOCAL PLANNING POLICY: CARETAKER'S DWELLINGS IN INDUSTRY-BUSINESS ZONE
Objective:	To facilitate the provision of caretaker's dwellings on industrial properties in the "Industry-Business" zone, ensuring that the functions of the industrial area are not compromised.
Key Words:	Caretaker's Dwelling; Industrial Area
Statutory Compliance:	Local Planning Scheme No. 23

Policy Aims:

To facilitate the provision of caretaker's dwellings on industrial properties in the "Industry-Business" zone, ensuring that the functions of the industrial area are not compromised.

Policy Provisions:

Definition

In accordance with Local Planning Scheme No. 23, a caretaker's dwelling is defined as:

A dwelling on the same site as a building, operation, plant or recreation facilities and occupied by a supervisor of those premises.

Application Information

The following information is required to be submitted to enable an assessment of the caretaker's dwelling:

- Completed 'Application for Planning Approval' form;
- Payment of application fee in accordance with Council's Fees & Charges Schedule;
- Three (3) copies of the following:
 - Site plan (to scale) showing the proposed location of the structure on the land in relation to the lot boundaries and any existing or proposed development on-site (including car parking areas, landscaping areas, effluent disposal areas).
 - Floor plan(s) (to scale) of the proposed caretaker's dwelling.
 - Elevations (to scale) of the proposed caretaker's dwelling.
 - Details on the location of car parking on-site for the caretaker's dwelling.
- Accompanying letter detailing the need for the caretaker's dwelling (e.g. special security needs; monitoring of equipment and product; on-call to provide after hour services; a need to be on-site at short notice; etc).

Policy Application Area

In accordance with Table No. 1 – Zoning and Land Use Table of Local Planning Scheme No. 23, a ‘caretaker’s dwelling’ is a “D” use (that is the use is not permitted unless the local government has exercised its discretion by granting planning approval) in the “Industry-Business” zone.

NB: In accordance with Table No. 1 – Zoning and Land Use Table of Local Planning Scheme No. 23, a ‘caretaker’s dwelling’ is able to be considered in a range of other zones and reservations, including within the Public Purpose (Harbour) Reservation subject to landowner approval being obtained from the Department of Transport. This policy only pertains to applications for caretaker’s dwellings in the “Industry-Business” zone, however the principles of this policy will act as a guide in assessing caretaker’s dwellings in other zones and reservations.

Development Requirements:

The following development requirements apply to a caretaker’s dwelling:

- Prior to the erection of a caretaker’s dwelling there must be a predominant industrial use or building on the site.
- A caretaker’s dwelling is to be clearly incidental to the predominant permissible use.
- If the approved predominant use ceases or diminishes to a stage where the caretaker’s dwelling is no longer incidental to the predominant permissible use, the caretaker’s dwelling approval will be deemed to have lapsed and the caretaker’s dwelling must be vacated by the occupier.
- If the primary use of the industrial premises ceases and the new use is one which is deemed not compatible with a caretaker’s dwelling, either the proposed industrial use will not receive planning consent or occupation of the caretaker’s dwelling will be required to cease.
- A caretaker’s dwelling is to have a maximum floor area of 40 square metres and is to contain a kitchen, bathroom, toilet, laundry and living/dining area. It may contain no more than one other habitable room that it is possible to use as a bedroom.
- Caravans will not be permitted to be used as a caretaker’s dwelling.
- Car-parking for the use of the caretaker shall be provided for on-site.
- The location of the caretaker’s dwelling on-site is to have regard to the nature of industrial activities on the adjoining lands. As a result of such assessment, the caretaker’s dwelling may need to include measures to mitigate any adverse environmental affects (e.g. noise mitigation; use of fire resistant materials, installation of sprinklers or alarms etc).

Impact on Rates for the Property

Where a caretaker’s dwelling is approved, the Shire of Esperance will notify the Valuer General’s Office of such approval. Any variation to the gross rental value (GRV) of the property as a consequence will be reflected in the annual rates for the subject land.