

T2. Caretaker Dwelling Policy

Policy Objective

To set out the Shires guidelines for the establishment of a caretaker dwelling.

Policy Statement

The Shire will allow the establishment of a caretakers dwelling in accordance with the following guidelines

Background:

The Shire of Dundas Town Planning Scheme No 2 defines a Caretakers Dwelling as:

“A building used as a dwelling by a person having the care of the building, plant equipment or grounds associated with an industry business office or recreation area carried on or existing on the same site.”

Consideration is given by the Council:

- to the location of the Norseman industrial area and the necessity for security.
- that the Industrial Zoning is designed to be kept separate from residential areas in order that the emission of light, noise, electrical interference, vibration, odours, smoke, dust, waste water and the like, and does not interfere with residential family living.

Policy Areas according to zonings table in Town Planning Scheme No 2

- 1) Residential
- 2) Commercial
- 3) Industrial

Policy Aims:

- 1) To limit number of persons residing as Caretakers.
- 2) To restrict the area of Caretakers Dwellings.
- 3) To disallow family living and/or large numbers of unrelated persons for any length of time.

Policy Requirements:

- 1) Prior to any approval for a Caretakers Dwelling there must be a predominant appropriate use existing on the site.
- 2) A Caretakers dwelling is to have a max floor area of 60m² and is to contain a kitchen, bathroom, laundry, toilet, living and dining area and a maximum of 1 bedroom.
- 3) Caravans, Park Homes, Skid mounted transportables will only be permitted if they comply with point (2) above.

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- 4) Any application for a Caretakers Dwelling will need planning approval and must comply with relevant legislations.
- 5) The location of a caretakers dwelling shall be in accordance to the Town Planning Scheme No 2 and shall include its proximity to adjoining lot/s and any likely impact of noise, dust, fumes, vibration and the adjoining lot/s.
- 6) The Shire will not consider any action against persons undertaking a lawful activity on adjoining and/or nearby property.

Policy Reviewed October 2020