9.3.2 Caretaker’s accommodation code

9.3.2.1 Application

1. This code applies to assessing a material change of use if:
2. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
3. assessable development, where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
4. impact assessable development, for caretaker’s accommodation or a use of a similar nature.
5. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* assessing air quality, guidance is provided in the Air quality planning scheme policy;
* noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy.

Note—Where involving a new premises or an existing premises with an increase in gross floor area, caretaker’s accommodation constitutes part of the primary non-residential use of the site that the caretaker’s accommodation is serving and is to be assessed by the applicable use code, not the Caretaker’s accommodation code.

9.3.2.2 Purpose

1. The purpose of the Caretaker’s accommodation code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development provides an element of security and genuine caretaking of the premises.
4. Development is ancillary to the primary non-residential use on the site and a small-scale component of the building or premises, subsidiary in size, form and function to the principal non-residential use of the premises.
5. Development is occupied by direct employees of the principal non-residential use of the premises, and other family or children are only accommodated where their safety, health and wellbeing in relation to potential impacts from the primary uses envisaged in the zone in which the site is located and adjoining, can be assured.
6. Development is sited and designed to provide acceptable levels of privacy and amenity for residents.

9.3.2.3 Performance outcomes and acceptable outcomes

Table 9.3.2.3.A—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| PO1Development is subordinate in function to, and does not compromise the function of, the primary non-residential use of the site. | AO1Development has:1. a maximum gross floor area of 60m2;
2. a maximum of 1 bedroom;
3. separate occupant access, independent from access to any non-residential building on the site;
4. one covered car parking space in addition to and separate from the parking, servicing and manoeuvring areas associated with the primary non-residential use of the site.
 |
| PO2Development is to house a person employed on the site in a caretaker’s role and does not place other residents at risk or exposure to:1. noise levels that exceed the noise (planning) criteria in Table 9.3.2.3.B;
2. air emissions that exceed the air quality criteria in Table 9.3.2.3.C;
3. odour levels that exceed the odour criteria in Table 9.3.2.3.D; or
4. health risks that exceed the health risk assessment criteria in Table 9.3.2.3.E.

Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO2.1Development ensures that where in the Low impact industry zone, Industry zone, Special industry zone, Special purpose zone - Port zone precinct, Special purpose zone - Transport infrastructure zone precinct, Special purpose zone - Utility services zone precinct or Extractive industry zone, caretaker’s accommodation is only occupied by the employees of the primary non-residential use of the site who have responsibilities for the care, control or supervision of the premises. |
| AO2.2Development ensures that where in any other zone, caretaker’s accommodation is only occupied by the employees of the primary non-residential use of the site who have responsibilities for the care, control or supervision of the premises, and by immediate family members of that employee. |
| PO3Development provides sufficient outdoor private open space for the reasonable recreation and domestic needs of the resident employees. | AO3Development:1. at ground-floor level provides a private open space of at least 30m2 with a minimum dimension of 5m that is screened from other activities on the site; or
2. located entirely above ground-floor level provides a private open space comprising a balcony or roof area open to the sky, with a minimum area of 8m2 and a minimum dimension of 2m that is directly accessible from a living room.
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Editor’s note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Table 9.3.2.3.B—Noise (planning) criteria

|  |  |  |
| --- | --- | --- |
| Location where the criteria applies inside the caretaker’s accommodation | Adjusted equivalent continuous sound pressure level (LAeq,adj,T) to be achieved during day, evening and night-time periods | Maximum sound pressure level (LAmax) to be achieved during the night-time period |
| Day 7am–6pmLAeq,adj,11hr | Evening 6pm–10pmLAeq,adj,4hr | Night 10pm–7amLAeq,adj,9hr | Night10pm–7am |
| Bedroom | 35dB(A) | 35dB(A) | 30dB(A) | 45dB(A) |
| Other habitable room | 35dB(A) | 35dB(A) | 35dB(A) | - |

Note—

* LAeq,adj,T: The adjusted A-weighted equivalent continuous sound pressure level during the measurement time T, where T is an 11-hour day (7am to 6pm), 4-hour evening (6pm to 10pm) and 9-hour night (10pm to 7am);
* LAmax: The A-weighted maximum sound pressure level determined in accordance with the methodology described in the Noise impact assessment planning scheme policy;
* dB(A): A-weighted decibels

Table 9.3.2.3.C—Air quality criteria

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m³) | Criteria including background (ppm) |
| Nitrogen dioxide | 1 hour | Health and wellbeing | 250 | 0.12 |
| Annual | Health and wellbeing | 62 | 0.03 |
| Sulfur dioxide | 1 hour | Health and wellbeing | 570 | 0.2 |
| 24 hours | Health and wellbeing | 230 | 0.08 |
| Annual | Health and wellbeing | 57 | 0.02 |
| Particulate matter (PM) as total suspended particulates (TSP) | Annual | Health and wellbeing | 90 | - |
| PM less than 10 µm (PM10) | 24 hours | Health and wellbeing | 50 | - |
| PM less than 2.5 µm (PM2.5) | 24 hours | Health and wellbeing | 25 | - |
| Annual | Health and wellbeing | 8 | - |
| Carbon monoxide | 8 hours | Health and wellbeing | 11,000 | 9 |
| Dust deposition as insoluble solids | Annual | Protecting aesthetic environment | 4g/m2/month | - |
| 1,1,1-trichloroethane (methyl chloroform) | 1 hour | Health and wellbeing | 12,500 | 2.3 |
| 1,1,2-trichloroethane | 1 hour | Health and wellbeing | 1,000 | 0.18 |
| 1,1-biphenyl | 1 hour | Health and wellbeing | 24 | 0.0037 |
| 1,2-dichloroethane | 24 hours | Health and wellbeing | 750 | 0.17 |
| 1,3-butadiene | Annual | Health and wellbeing | 2.4 | 0.001 |
| Acetaldehyde | 1 hour | Odour | 42 | 0.023 |
| Acetic acid | 1 hour | Odour | 270 | 0.11 |
| Acetone | 1 hour | Health and wellbeing | 22,000 | 9.2 |
| Acrolein | 1 hour | USEPA extremely toxic | 0.42 | 0.00018 |
| Acrylonitrile | 1 hour | USEPA Group B1 carcinogen (probable human carcinogen) | 8 | 0.0037 |
| Alpha chlorinated toluenes and benzoyl chloride | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 9 | 0.0018 |
| Ammonia | 1 hour | Health and wellbeing | 330 | 0.46 |
| Antimony and compounds | 1 hour | Health and wellbeing | 9 | - |
| Arsenic and compounds (as total metal content in PM10) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Annual | Health and wellbeing | 6ng/m³ | - |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Benzo(a)pyrene (as marker for PAH) | Annual | Health and wellbeing | 0.3ng/m³ | - |
| Beryllium and compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.004 | - |
| Bromochloromethane | 1 hour | Health and wellbeing | 19,000 | 3.7 |
| Bromoform (tribromomethane) | 1 hour | Health and wellbeing | 90 | 0.009 |
| Bromotrifluoromethane | 1 hour | Health and wellbeing | 112,000 | 18 |
| Butyl acrylate | 1 hour | Odour | 100 | 0.019 |
| Butyl mercaptan | 1 hour | Odour | 7 | 0.002 |
| Cadmium and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 5ng/m³ | - |
| Carbon disulfide | 1 hour | Odour | 183 | 0.0055 |
| 24 hours | Health and wellbeing | 110 | 0.032 |
| Chlorine | 1 hour | Health and wellbeing | 50 | 0.018 |
| Chlorine dioxide | 1 hour | Health and wellbeing | 5.1 | 0.0018 |
| Chlorobenzene | 1 hour | Odour | 100 | 0.023 |
| Chloroform | 1 hour | Health and wellbeing | 900 | 0.18 |
| Chromium III compounds | 1 hour | Health and wellbeing | 9 | - |
| Chromium VI compounds | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.09 | - |
| Copper dusts and mists | 1 hour | Health and wellbeing | 18 | - |
| Copper fumes | 1 hour | Health and wellbeing | 3.7 | - |
| Cumene (isopropyl benzene) | 1 hour | Odour | 21 | 0.004 |
| Cyanide (as CN) | 1 hour | Health and wellbeing | 90 | - |
| Cyclohexane | 1 hour | Health and wellbeing | 19,000 | 5 |
| Cyclohexanone | 1 hour | Odour | 260 | 0.07 |
| Diacetone alcohol | 1 hour | Odour | 700 | 0.15 |
| Dichloromethane (methylene chloride) | 24 hours | Health and wellbeing | 3,200 | 0.85 |
| 7 days | Health and wellbeing | 480 | 0.13 |
| Diethylamine | 1 hour | Odour | 30 | 0.01 |
| Dimethylamine | 1 hour | Odour | 9 | 0.0052 |
| Dioxins and furans (as TCDD TEF) | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 0.000002 | - |
| Diphenyl ether | 1 hour | Odour | 80 | 0.01 |
| Ethanol  | 1 hour | Odour | 2,100 | 1.1 |
| Ethyl acetate | 1 hour | Odour | 12,100 | 3.5 |
| Ethyl acrylate | 1 hour | Odour | 0.4 | 0.0001 |
| Ethyl butyl ketone | 1 hour | Health and wellbeing | 4,200 | 0.9 |
| Ethyl chloride (chloroethane) | 1 hour | Health and wellbeing | 48,000 | 18 |
| Ethylbenzene | 1 hour | Health and wellbeing | 8,000 | 1.8 |
| Ethylene oxide | 1 hour | IARC Group 1 carcinogen (known human carcinogen) | 3.3 | 0.0018 |
| Formaldehyde | 1 hour | Protecting aesthetic environment | 96 | 0.07 |
| 24 hours | Health and wellbeing | 54 | 0.04 |
| Hydrogen chloride | 1 hour | Health and wellbeing | 140 | 0.09 |
| Hydrogen cyanide | 1 hour | USEPA extremely toxic | 200 | 0.18 |
| Hydrogen sulfide | 24 hours | Health and wellbeing | 160 | 0.11 |
| 1 hour | Odour | 6.5 | 0.0043 |
| Lead and compounds (as total metal content in total suspended particulates) | Annual | Health and wellbeing | 0.5 | - |
| Magnesium oxide fumes | 1 hour | Health and wellbeing | 180 | - |
| Manganese and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 0.16 | - |
| MDI (diphenylmethane diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Mercury inorganic | 1 hour | Health and wellbeing | 1.8 | - |
| Annual | Health and wellbeing | 1.1 | - |
| Mercury organic | 1 hour | Health and wellbeing | 0.18 | - |
| Methanol | 1 hour | Odour | 3,000 | 2.4 |
| Methyl ethyl ketone | 1 hour | Odour | 3,200 | 1.1 |
| Methyl isobutyl ketone | 1 hour | Odour | 230 | 0.05 |
| Methyl mercaptan | 1 hour | Odour | 0.46 | 0.00023 |
| Methyl methacrylate | 1 hour | Odour | 120 | 0.027 |
| Methyl styrene | 1 hour | Odour | 140 | 0.029 |
| Methylamine | 1 hour | Odour | 2.7 | 0.0023 |
| n-Butanol | 1 hour | Odour | 500 | 0.16 |
| n-Butyl acetate | 1 hour | Odour | 1,020 | 0.21 |
| n-Hexane | 1 hour | Health and wellbeing | 3,200 | 0.9 |
| Nickel and compounds (as total metal content in PM10) | Annual | Health and wellbeing | 0.02 | - |
| Nitric acid | 1 hour | Health and wellbeing | 90 | 0.037 |
| Nitrobenzene | 1 hour | Odour | 2.6 | 0.00052 |
| n-Propanol | 1 hour | Odour | 41 | 0.016 |
| Pentachlorophenol | 1 hour | USEPA extremely toxic | 0.9 | - |
| Phenol | 1 hour | Odour | 20 | 0.0052 |
| Phosgene | 1 hour | USEPA extremely toxic | 7 | 0.0018 |
| Phosphine | 1 hour | Odour | 3.1 | 0.0023 |
| Propylene oxide | 1 hour | USEPA Group B1 carcinogen (probable human carcinogen) | 90 | 0.037 |
| Pyridine | 1 hour | Odour | 7 | 0.0023 |
| Styrene | 1 hour | Odour | 65 | 0.014 |
| 7 days | Health and wellbeing | 280 | 0.06 |
| Sulfate | 24 hours | Health and wellbeing | 27 | - |
| Sulfuric acid | 1 hour | Health and wellbeing | 18 | - |
| TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate) | 1 hour | USEPA extremely toxic | 0.04 | - |
| Tetrachloroethylene (perchloroethylene) | 1 hour | Odour | 7,487 | 1.01 |
| Annual | Health and wellbeing | 270 | 0.036 |
| Toluene | 1 hour | Odour | 958 | 0.23 |
| 24 hours | Health and wellbeing | 4,100 | 1 |
| Annual | Health and wellbeing | 410 | 0.1 |
| Trichloroethylene | 1 hour | IARC Group 2A carcinogen (probable human carcinogen) | 500 | 0.09 |
| Triethylamine | 1 hour | Odour | 200 | 0.05 |
| Vanadium and compounds (as total metal content in PM10) | 24 hours | Health and wellbeing | 1.1 | - |
| Vinyl chloride monomer | 24 hours | Health and wellbeing | 28 | 0.01 |
| Vinyl toluene | 1 hour | Health and wellbeing | 4,400 | 0.9 |
| Welding fumes (total particulate) | 1 hour | Health and wellbeing | 90 | - |
| Xylenes (as a total of ortho, meta and para isomers) | 24 hours | Health and wellbeing | 1,200 | 0.25 |
| Annual | Health and wellbeing | 950 | 0.2 |
| Zinc chloride fumes | 1 hour | Health and wellbeing | 18 | - |
| Zinc oxide fumes | 1 hour | Health and wellbeing | 90 | - |

Note—

* Criteria that are stated in µg/m³ are to be referenced to 0°C.
* Criteria that are stated in ppm are to be expressed as volume/volume.
* Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
* Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
* Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
* Polycyclic aromatic compounds (PAH) are assessed as Benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
* Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
* ng – nanograms

Table 9.3.2.3.D—Odour criteria

|  |  |  |  |
| --- | --- | --- | --- |
| Pollutant | Averaging time | Health outcome protected | Criteria (odour units – OU) |
| Odour | 1 hour | Odour | 0.5 OU for tall stacks |
| Odour | 1 hour | Odour | 2.5 OU for ground-level and wake-affected plumes from short stacks |

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

Table 9.3.2.3.E—Health risk assessment criteria

|  |  |  |
| --- | --- | --- |
| Risk type | Incremental health risk criteria for development in isolation | Cumulative health risk criteria for development with background sources of pollutants |
| Lifetime cancer risk | Less than 1 in 1,000,000 | Less than 1 in 100,000 |
| Chronic hazard index | Less than 0.5 | Less than 1 |
| Acute hazard index | Less than 0.5 | Less than 1 |

Note—

* Lifetime cancer risk and chronic hazard index are to be evaluated using the annual average concentration from dispersion modelling.
* Acute hazard index is to be evaluated using the maximum 1 hour average concentration from dispersion modelling.
* The methodology for evaluating health risk in isolation or with background sources of pollutants is outlined in the Air quality planning scheme policy.