



Caretakers Dwellings

'Caretaker's Dwelling' means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant.

Development approval and a building permit is required for a Caretaker's Dwelling. This use can be considered in the following zones:

- Mixed Business – C3
- Tourism
- Light Industry
- Service Commercial
- Rural

A caretakers dwelling must be related and incidental to a predominant industrial or commercial use on the land.

Provisions that apply to caretaker's dwelling include the following:

Refer to Local Planning Scheme No.4 (LPS4) for a comprehensive list of requirements.

- Only one (1) Caretaker's Dwelling is permitted on a lot.
- It is restricted to a maximum floor area of 100m², measured from the external face of walls.
- Attached open verandahs and carports may be permitted but can't be enclosed, unless the total floor area remains within the maximum 100m².
- Swimming pools and outbuildings are not permitted.
- It must be in a completely separate building from the commercial or industrial use.
- Should be located at the rear of the lot behind the predominant industrial/commercial use and adequately screened and/or fenced from the street.
- Two designated car parking spaces are required.
- It can only be occupied by the owner, manager or supervisor (and the immediate family thereof) of the predominant industrial or commercial use. If the predominant use on the lot ceases, the caretaker's dwelling must be vacated.
- A suitable waste water system and drinking water supply is to be provided.

An application for a Caretaker's Dwelling needs to demonstrate and include the following:

- the need for a caretaker on the site;
- that there will not be an unacceptable health risk to the caretaker;
- that it will not compromise the existing or future surrounding land uses; and
- A Statutory Declaration from the land owner acknowledging that the occupants of the caretaker's dwelling accept that they are not entitled to the same level of residential amenity as would be expected in areas zoned for residential purposes.

A notification is also required to be put on the Certificate of Title relating to the lower residential amenity likely to be experienced by the caretaker's dwelling and its occupation.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Exmouth encourages you to seek professional advice before acting on any information contained within this document. Should you require further information, please do not hesitate to contact the Shire on (08) 9949 3000 or e-mail: info@exmouth.wa.gov.au. 31 March 2023.

