

Division 12 – Home Based Business

7.42 Home Based Business Code

The provisions in this division comprise the Home Based Business Code. They are:

- Compliance with the Home Based Business Code (section 7.43);
- Overall outcomes of the Home Based Business Code (section 7.44);
- Specific outcomes, acceptable solutions and probable solutions for the Home Based Business Code (section 7.45).

7.43 Compliance with the Home Based Business Code

Development that is consistent with the specific outcomes in section 7.45 complies with the Home Based Business Code.

7.44 Overall Outcomes of the Home Based Business Code

- The overall outcomes are the purpose of the Home Based Business Code.
- The overall outcomes sought for the Home Based Business Code are:
 - home based businesses promote employment creation and growth through providing an affordable location for small scale and start-up businesses; and
 - home based businesses are domestic in scale and operate in a manner that is ancillary to the related dwelling house and consistent with the stated planning character of the area.

Note: The stated planning character is described in the overall outcomes contained within the Planning Area Code.

7.45 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Home Based Business Code

The specific outcomes sought for the Home Based Business Code are included in column 1 of table 7.14. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 7.14.

Table 7.14	
Home Based Business Code (Part 7 Division 12)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Hours of Operation	
SO1 The hours of operation of the Home Based Business do not cause a nuisance or have a significant adverse impact on the residential amenity of adjoining or surrounding premises.	S1.1 The use only operates from Monday to Saturday between the hours 8:00am and 6:00pm.
Level of Activity	
SO2 The level of activity generated by the Home Based Business is consistent with reasonable expectations for the amenity of the surrounding area.	S2.1 The use does not involve customer visits to the premises.
	S2.2 Home Based Business activities are undertaken only by permanent residents of the dwelling house.
	S2.3 There is no retail sale of goods associated with the development except where those goods are made on the premises.
	S2.4 Goods for sale or held in storage are not publicly displayed from the dwelling unit.
	Note: Goods being offered for sale should not be visible from the street or any other residential property.
	S2.5 Loading/unloading of goods is not undertaken by a vehicle larger than a SRV.
	S2.6 One (1) car park is provided for customer parking in addition to resident

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Home Based Business Code (Part 7 Division 12)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
	parking.
Size and Scale	
S03 The Home Based Business is of a limited size and scale so as to be compatible with the character of the site and surrounding locality.	S3.1 Not more than one (1) Home Based Business is conducted on any allotment. S3.2 The use is conducted within an enclosed part of the dwelling house. S3.3 The use does not occupy an area more than one-third of the area of the dwelling house.
Environmental and Amenity Impacts	
S04 The use does not cause significant adverse amenity impacts on any other premises due to the emission of noise, dust, odour, smoke, fumes or similar.	S4.1 No Solution provided.