

9.3.13 Home based business code

9.3.13.1 Application

- (1) This code applies to assessing development for a Home based business.
- (2) When using this code, reference should be made to Part 5.

9.3.13.2 Purpose

- (1) The purpose of the Home based business code is to ensure home based business activities are secondary to the primary dwelling house use and are compatible with surrounding residential neighbourhoods.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) home based businesses are of a scale and intensity which is consistent with and subordinate to the residential use of the site and surrounds;
 - (b) home based businesses do not adversely affect the amenity of the locality.

9.3.13.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.3.13.3.a – Home based business code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Home based business (excluding Bed and breakfast)	
<p>PO1 The home based business:</p> <ul style="list-style-type: none"> (a) is a small scale activity; (b) maintains the appearance of a residential dwelling; (c) does not impact on the residential amenity and character of the area; (c) does not involve activities that would be incompatible or cause nuisance to the residential area; (d) is subordinate to the primary use of the dwelling as a permanent residence. 	<p>AO1.1 The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>
	<p>AO1.2 The total area used for the home based business does not exceed 30m² GFA.</p>
	<p>AO1.3 The home based business:</p> <ul style="list-style-type: none"> (a) is conducted between the hours of 8.00am to 5.00pm Monday to Saturday; (b) is not conducted on Sundays or on public holidays.
	<p>AO1.4 The home based business results in no noise or odour extending beyond the site.</p>
	<p>AO1.5 No goods or equipment associated with the activity are stored or displayed where they are visible from outside the site.</p>
	<p>AO1.6 Development does not involve any source of power other than an electric motor of no more than 400 watts.</p>
<p>PO2 Vehicles associated with the home based business do not cause nuisance to surrounding</p>	<p>AO2.1 Not more than one vehicle associated with the home based business is garaged or parked on the site.</p>

Performance outcomes	Acceptable outcomes
<p>properties or adversely impact on the amenity of the surrounding area.</p>	<p>AO2.2 Any vehicle associated with the home based business does not exceed 4 tonnes gross vehicle mass (GVM).</p>
	<p>AO2.3 Loading and unloading of deliveries is undertaken within the site.</p>
<p>PO3 Vehicle movements generated by the home based business are of a level reasonably expected for dwellings within a residential area.</p>	<p>AO3.1 The home based business results in no more than: (a) 4 business related visits per day; (b) 1 business related delivery per day.</p>
Bed and breakfast	
<p>PO4 The bed and breakfast is: (a) is a small scale activity; (b) maintains the appearance of a residential dwelling; (c) does not impact on the residential amenity and character of the area; (c) does not involve activities that would be incompatible or cause nuisance to the residential area; (d) is subordinate to the primary use of the dwelling as a permanent residence.</p>	<p>AO4.1 The bed and breakfast is limited to 2 bedrooms accommodating a maximum of 4 bed spaces.</p>
	<p>AO4.2 The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>