

**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
<b>For self-assessable and assessable development</b>	
<b>Home based business (excluding Bed and breakfast)</b>	
<p><b>PO1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is a small scale activity;</li> <li>(b) maintains the appearance of a residential dwelling;</li> <li>(c) does not impact on the residential amenity and character of the area;</li> <li>(c) does not involve activities that would be incompatible or cause nuisance to the residential area;</li> <li>(d) is subordinate to the primary use of the dwelling as a permanent residence;</li> <li>(e) involves signage that complements the character of the area and does not visually dominate the streetscape.</li> </ul>	<p><b>AO1.1</b> The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>
	<p><b>AO1.2</b> The total area used for the home based business does not exceed 30m<sup>2</sup> GFA.</p>
	<p><b>AO1.3</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is conducted between the hours of 8.00am to 5.00pm Monday to Saturday;</li> <li>(b) is not conducted on Sundays or on public holidays.</li> </ul>
	<p><b>AO1.4</b> The home based business results in no noise or odour extending beyond the site.</p>
	<p><b>AO1.5</b> Signage is limited to one sign no greater than 1 metre in length and 0.3 metres in height and is not illuminated.</p>
	<p><b>AO1.6</b> No goods or equipment associated with the activity are stored or displayed where they are visible from outside the site.</p>
	<p><b>AO1.7</b> Development does not involve any source of power other than an electric motor of no more than 400 watts.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Vehicles associated with the home based business do not cause nuisance to surrounding properties or adversely impact on the amenity of the surrounding area.</p>	<p><b>AO2.1</b> Not more than one vehicle associated with the home based business is garaged or parked on the site.</p>
	<p><b>AO2.2</b> Any vehicle associated with the home based business does not exceed 4 tonnes gross vehicle mass (GVM).</p>
	<p><b>AO2.3</b> Loading and unloading of deliveries is undertaken within the site.</p>
<p><b>PO3</b> Vehicle movements generated by the home based business are of a level reasonably expected for dwellings within a residential area.</p>	<p><b>AO3.1</b> The home based business results in no more than: (a) 4 business related visits per day; (b) 1 business related delivery per day.</p>
<p><b>Bed and breakfast</b></p>	
<p><b>PO4</b> 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; (e) involves signage that complements the character of the area and does not visually dominate the streetscape.</p>	<p><b>AO4.1</b> The bed and breakfast is limited to 2 bedrooms accommodating a maximum of 4 bed spaces.</p>
	<p><b>AO4.2</b> Signage is limited to one sign no greater than 1 metre in length and 0.3 metres in height and is not illuminated.</p>
	<p><b>AO4.3</b> The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>