* + 1. Home based business code

# 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.

# Purpose

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

# Assessment benchmarks and requirements

**Table** [**9.2.15.3.**](#_bookmark0)**a – Home based business code – benchmarks for assessable development and requirements for accepted development**

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** | | |
| **Home based business (excluding Bed and breakfast and Home based child care)** | | |
| **PO1** | **AO1.1** |  |
| The home based business: | The home based business is conducted by a |
| (a) is a small scale activity; | resident or residents of the premises and not more |
| (b) maintains the appearance of a residential | than one non-resident employee. |
| dwelling; |  |
|  |  |
| 1. does not adversely impact on the residential amenity and character of the area; 2. does not involve activities that would be   incompatible or cause nuisance to the residential area; | **AO1.2**  The total area used for the home based business does not exceed 30m2 GFA. |
| **AO1.3** |  |
| (e) is subordinate to the primary use of the | Where the home based business activity requires |
| dwelling as a permanent residence. | business related visitors and / or deliveries, the home based business: |



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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
|  | 1. is conducted between the hours of 8.00am to 5.00pm Monday to Saturday; 2. is not conducted on Sundays or on public holidays. |  |
| **AO1.4** |  |
| The home based business results in no noise or |
| odour extending beyond the site. |
| **AO1.5** |  |
| No goods or equipment associated with the activity |
| are stored or displayed where they are visible from |
| outside the site. |
| **AO1.6** |  |
| Development does not involve any source of power |
| other than an electric motor of no more than 400 |
| watts. |
| **AO1.7** |  |
| The home based business is a maximum of one |
| home based business conducted on the premises. |
| **PO2** | **AO2.1** |  |
| Vehicles associated with the home based business | Not more than one vehicle associated with the |
| do not cause nuisance to surrounding properties or | home based business is garaged or parked on the |
| adversely impact on the amenity of the surrounding | site. |
| area. |  |
| **AO2.2** |  |
|  | Any vehicle associated with the home based |
|  | business does not exceed 4 tonnes gross vehicle |
|  | mass (GVM). |
|  | **AO2.3** |  |
|  | Loading and unloading of deliveries is undertaken |
|  | within the site. |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **PO3**  Vehicle movements generated by the home based business are of a level reasonably expected for dwellings within a residential area. | **AO3.1**  The home based business results in no more than:   1. 4 business related visits per day; 2. 1 business related delivery per day. |  |
| **Bed and breakfast** | | |
| **PO4**  The bed and breakfast:   1. is a small scale activity; 2. maintains the appearance of a residential dwelling; 3. does not adversely impact on the residential amenity and character of the area; 4. does not involve activities that would be incompatible or cause nuisance to the residential area; 5. is subordinate to the primary use of the dwelling as a permanent residence. | **AO4.1**  The bed and breakfast is limited to 2 bedrooms accommodating a maximum of 4 bed spaces. |  |
| **AO4.2**  The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee. |  |
| **AO4.3**  The home based business is a maximum of one home based business conducted on the premises. |  |
| **Home based child care** | | |
| **PO5**  The home based child care:   1. is a small scale activity; 2. maintains the appearance of a residential dwelling; 3. does not adversely impact on the residential amenity and character of the area; 4. does not involve activities that would be incompatible or cause nuisance to the residential area; | **AO5.1**  The home based child care is only conducted by a resident or residents of the premises.  Note – AO5.1 does not allow for anyone other than a resident of the premises to be employed on site in association with the home based child care. |  |
| **AO5.2**  The home based child care must be entirely operated within the dwelling outside of the hours of 7:00am to 6:00pm. |  |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| 1. is subordinate to the primary use of the dwelling as a permanent residence; 2. does not adversely impact on the privacy or amenity of adjoining or nearby premises; 3. does not result in vehicle movements of a volume that is greater than would be ordinarily be expected in a residential area. | **AO5.3**  The home based child care provides a screen fence with a minimum height of 1.8 metres and a maximum gap of 10mm along the full length of the side and rear boundaries. |  |
| **AO5.4**  The number of children at the home based child care does not exceed the maximum number as prescribed within the *Education and Care Services Act 2013.* |  |
| **AO5.5**  The home based child care is the only home based business conducted on the premises. |  |