### Home based business code

#### Application

1. This code applies to assessing development for a Home based business.

1. 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 dwelling house use 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.

#### 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 | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Home based business (excluding Bed and breakfast)** | | |
| **PO1**  The home based business:  (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. | **AO1.1**  The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee. |  |
| **AO1.2**  The total area used for the home based business does not exceed 30m2 GFA. |  |
| **AO1.3**  The home based business:  (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. |  |
| **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. |  |
| **PO2**  Vehicles associated with the home based business do not cause nuisance to surrounding properties or adversely impact on the amenity of the surrounding area. | **AO2.1**  Not more than one vehicle associated with the home based business is garaged or parked on the site. |  |
| **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. |  |
| **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:  (a) 4 business related visits per day;  (b) 1 business related delivery per day. |  |
| **Bed and breakfast** | | |
| **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. | **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. |  |