

Division 10: Home Based Business Code**About the Home Based Business Code**

- The Home Based Business Code regulates Home Based Business uses, whether they are Self assessable, Code assessable or Impact assessable.
- The Code regulates the operation of Home Based Businesses in terms of their size, scale and nature, location and potential to impact on adjoining residential uses.

The House Code is also applicable (as indicated by the Tables of Assessment for the relevant Zone) in the consideration of applications for Home Based Business uses.

(1) Home Based Business Code

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

- (i) The Purpose of the Home Based Business Code - Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Home Based Business development – Table 6.10.1.

(2) The Purpose of the Home Based Business Code

The purpose of the Home Based Business code is to allow the provision of small scale businesses in association with the primary use of premises as a house, without compromising the safety of, and amenity enjoyed by, adjoining and nearby premises.

TABLE 6.10.1 HOME BASED BUSINESS CODE

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Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Home Based Business</i>	
Scale of Use	
<p>S1 The use is of a scale and nature that is consistent with that of a house, in recognition of;</p> <p>(i) The predominantly residential nature of the use of the site and the surrounding area; and</p> <p>(ii) The preference for uses of a scale greater than that allowed by this Code and the defined use, to be located in commercial areas.</p>	<p>P/A1.1 The use is conducted by the residents of the house.</p> <p>P/A1.2 The use falls within the definition of a home based business in terms of floor area or area used.</p> <p>P/A1.3 Any separate building or structure associated with the use;</p> <p>(i) Has a maximum height of 8.5m;</p> <p>(ii) Is not located in the road frontage setback of the house; and</p> <p>(iii) Is setback a minimum of 2m from any other boundary of the site.</p> <p>P/A1.4 The maximum number of residents associated with the use is 2, and any additional residents are considered as employees attending the site.</p> <p>P/A1.5 Work, other than office activities such as book-keeping and computer work, is limited to the hours of 8:00 am to 6:00 pm Monday to Friday; and 8:00 am to 5:00 pm Saturday.</p>
Amenity	
<p>S2 There are no significant impacts on the visual amenity of the premises or the surrounding area.</p>	<p>P/A2.1 The road frontage setback is not used for the purpose of the Home Based Business, except for;</p> <p>(i) The provision of on-site car parking and access; and</p> <p>(ii) Signage relating to the business.</p> <p>P/A2.2 Where the curtilage of the house is used for the Home Based Business, the display of goods, stored goods or materials are not visible from adjoining premises or public spaces, due to the use of landscaped buffers.</p>
<p>S3 Noise, traffic, waste generated or load imposed on any public utility is consistent with that generally associated with a house.</p>	<p>P3.1 No solutions specified.</p>