

**4.6**  
**Home-based Business Code**

## 4.6 Home-based Business Code

### (1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) *The Purpose of the Home-based Business Code is the achievement of the overall outcomes sought for the establishment and use of Home-based businesses in the Shire.*
- (b) *The overall outcomes sought for a Home-based business are that uses and works are sited and designed so that:*
- (i) *they are integrated as a small-scale component of the dwelling unit and subsidiary in form and function to the principal residential use on the site,*
  - (ii) *they have a form and appearance compatible with the scale, character and environmental values exhibited or desired for the local setting,*
  - (iii) *the wellbeing and safety of the community is maintained,*
  - (iv) *any off-site impacts, particularly in residential and rural residential localities, are minimised to an acceptable level,*
  - (v) *acceptable levels of privacy and amenity for residents of the premises and that of adjoining premises are maintained,*
  - (vi) *they operate within the safe and effective design capacity of the utilities and transport networks servicing the area, and*
  - (vii) *unacceptable impacts on the viability and vitality of the Shire’s commercial, industrial or community services are minimised.*

### (2) ELEMENTS:

#### (a) Extent of Use

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O1 A <i>Home-based business</i> is a small and inconspicuous component of the primary use on the site for a dwelling unit for permanent accommodation.	S1.1	The area used for <i>Home-based business</i> : <ul style="list-style-type: none"> <li>(1) is in or under the dwelling unit or in a separate building or structure within the curtilage of the dwelling unit (being not more than 20 metres radially from the edge of the unit) and does not exceed 50 m<sup>2</sup> in gross floor area, and</li> <li>(2) if involving outdoor activities, does not exceed 20 m<sup>2</sup> in area.</li> </ul>
	S1.2	In the Residential zone, Bunya Mountains Locality or Rural Residential Locality, there is no more than one <i>Home-based business</i> per lot.
	S1.3	A maximum of one (1) non-resident, in addition to the person resident on the site who conducts the purpose, is employed.

**(b) Character and Appearance**

Specific Outcome	Acceptable Solution (if self assessable)
	Probable Solution (if code assessable)
<p>O2 A <i>Home-based business</i> is located and of a scale, design and appearance so:</p> <p>(1) it is visually unobtrusive in the setting, and</p> <p>(2) the character of the residential premise on the site is not altered when viewed from the street frontage(s).</p>	<p>S2.1 Any:</p> <ol style="list-style-type: none"> <li>(1) commercial vehicle garaging,</li> <li>(2) stored equipment or materials/goods,</li> <li>(3) public display of goods, or</li> <li>(4) outdoor activity areas,</li> </ol> <p>are located and treated so that they are:</p> <ol style="list-style-type: none"> <li>1. within, under or to the rear of the dwelling unit, or</li> <li>2. set back at least 6 metres from any trafficable road, and</li> <li>3. buffered along the frontage to collector or higher order roads (as shown on the Zone maps), with screen landscaping of at least 2 metres deep, and</li> <li>4. at least 3 metres from any boundary to Residential zoned land or a <i>Residential Use Class</i>, and</li> <li>5. where involving outdoor handling and storage of goods or materials, located 100mm above the highest known flood level.</li> </ol> <p>S2.2 Any new building work to establish the use:</p> <ol style="list-style-type: none"> <li>(1) involving an extension, has a height equivalent to or less than the principal dwelling unit on the lot,</li> <li>(2) involving free standing buildings or structures, has a height not exceeding 3.5 metres,</li> <li>(3) does not increase the area covered by buildings and structures by more than 5% of the site coverage that was in place on the commencement day, and</li> <li>(4) upon cessation of an approved <i>Home based-business</i>, the buildings or structures can be reverted to form part of the residential premises on the lot.</li> </ol> <p>S2.3 The provision of only a single, unilluminated business name plate, located at or within the frontage of the site and not exceeding 0.3m<sup>2</sup> in area, and bearing only the name of the occupier, the occupation or profession, and contact/address details.</p>

**(c) Parking, Access and Traffic Management**

Specific Outcome	Acceptable Solution (if self assessable)	Probable Solution (if code assessable)
<p>O3 Premises:</p> <p>(1) adequately accommodate parking demands within the site in a safe, convenient, attractive, and functional manner,</p> <p>(2) have direct, safe, practical and trafficable access to a public road without impacting on local amenity and character or the safe and effective movement of passing traffic, and</p> <p>(3) has a frontage to a public road having a standard of construction and service necessary to accommodate traffic generated by the use without adversely affecting local amenity.</p>	<p>S3.1 Vehicle parking is provided on-site (in all Localities except in the Village Locality) at a rate of one car space that is in addition to the on-site parking requirement for the dwelling unit (which may be provided in tandem). Design and construction accords with Division 2, Schedule 1.</p>	<p>S3.2 Site ingress and egress is taken from the existing site access arrangements that meet the standards in Table S2.7 (a)(3) of Schedule 2.</p>
		<p>S3.3 The site is connected between the property access on the frontage of the site and the nearest high order road depicted on the Zone maps by a formed, constructed and gazetted road:</p> <p>(1) in the Rural, Village or Rural Residential Locality which has a 4 metre wide, all-weather carriageway, or</p> <p>(2) in the Urban and Bunya Mountains Locality, which has a 4 metre wide bitumen sealed carriageway.</p>

**(d) Amenity**

<b>Specific Outcome</b>		<b>Acceptable Solution (if self assessable)</b>	
		<b>Probable Solution (if code assessable)</b>	
O4	The amenity and well being of the local community is not adversely affected by: <ul style="list-style-type: none"> <li>(1) emissions,</li> <li>(2) vibrations, and</li> <li>(3) operating hours.</li> </ul>	S4.1	Noise generated from the conduct of the use, including visits by clients and service vehicles, are confined to the hours of: <ul style="list-style-type: none"> <li>(1) 7.00 am to 8.00 pm, Monday to Friday, and</li> <li>(2) 8.00 am to 4.00 pm Saturday, Sunday and public holidays.</li> </ul>
O5	Through appropriate side and rear boundary treatments, the privacy and amenity of adjoining residences is not unreasonably affected by the location and operation of the: <ul style="list-style-type: none"> <li>(1) <i>Home-based business</i>, and</li> <li>(2) vehicular movements associated with the use.</li> </ul>	S5.1	Where any of the following for the premises, namely: <ul style="list-style-type: none"> <li>(1) car parking,</li> <li>(2) outdoor activity area,</li> <li>(3) service or utility areas, or</li> <li>(4) any plant machinery/equipment area (other than roof or wall mounted room air conditioner),</li> </ul> <p>adjoin habitable rooms and outdoor living areas on adjoining sites, provision is made along the common boundary for:</p> <ul style="list-style-type: none"> <li>1. a solid visual screen fence of 1.8 metres height, or</li> <li>2. screen landscaping that is 2 metres deep.</li> </ul>

**(e) Servicing**

Specific Outcome	Acceptable Solution (if self assessable)
	Probable Solution (if code assessable)
<p>O6 The load imposed on utilities servicing the site is not greater than the requirements reasonably arising from a residential premises on the site.</p>	<p>S6.1 The use:</p> <ol style="list-style-type: none"> <li>(1) has a source of power which does not exceed a total connected load of 2.0kW,</li> <li>(2) places a demand on any reticulated water supply of not more than 3 litres per day per square metre of the gross floor area (or site area) related to the business and does not decrease head to less than fire fighting standard,</li> <li>(3) where in areas outside Council water supply and sewerage area, does not impose any additional loadings than provided for by existing on-site water supplies and household waste water treatment and disposal systems,</li> <li>(4) does not involve hazardous materials or wastes,</li> <li>(5) does not require any licenses or permits under Council regulation and can be catered to, if necessary, through an additional 40 litre standard household waste container – stored on a level area with that of the dwelling unit on-site, or</li> <li>(6) places demand on reticulated sewerage services which does not impose any greater hydraulic or nutrient loadings on systems than associated with a standard 10EP household.</li> </ol>