

4.6

Home-based Business Code

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(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"> (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 m² in gross floor area, and (2) if involving outdoor activities, does not exceed 20 m² in area.
	S1.2	In the Residential zone 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>	S2.1	<p>Any:</p> <p>(1) commercial vehicle garaging,</p> <p>(2) stored equipment or materials/goods,</p> <p>(3) public display of goods, or</p> <p>(4) outdoor activity areas,</p> <p>are located and treated so that they are:</p> <ol style="list-style-type: none"> 1. within, under or to the rear of the dwelling unit, or 2. set back at least 6 metres from any trafficable road, and 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 4. at least 3 metres from any boundary to Residential zoned land or a <i>Residential Use Class</i>, and 5. where involving outdoor handling and storage of goods or materials, located 100mm above the highest known flood level.
	S2.2	<p>Any new building work to establish the use:</p> <p>(1) involving an extension, has a height equivalent to or less than the principal dwelling unit on the lot,</p> <p>(2) involving free standing buildings or structures, has a height not exceeding 3.5 metres,</p> <p>(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</p> <p>(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.</p>
	S2.3	<p>The provision of only a single, unilluminated business name plate, located at or within the frontage of the site and not exceeding 0.3m² 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> <ul style="list-style-type: none"> (1) adequately accommodate parking demands within the site in a safe, convenient, attractive, and functional manner, (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 (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>S3.1 Vehicle parking is provided on-site 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> <ul style="list-style-type: none"> (1) in the Rural or Rural Residential Locality which has a 4 metre wide, all-weather carriageway, or (2) in the Urban Locality, which has a 4 metre wide bitumen sealed carriageway.

(d) Amenity

Specific Outcome	Acceptable Solution (if self assessable) Probable Solution (if code assessable)
O4 The amenity and well being of the local community is not adversely affected by: <ol style="list-style-type: none"> (1) emissions, (2) vibrations, and (3) operating hours. 	S4.1 Noise generated from the conduct of the use, including visits by clients and service vehicles, are confined to the hours of: <ol style="list-style-type: none"> (1) 7.00 am to 8.00 pm, Monday to Friday, and (2) 8.00 am to 4.00 pm Saturday, Sunday and public holidays.

Specific Outcome	Acceptable Solution (if self assessable) Probable Solution (if code assessable)
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: <ol style="list-style-type: none"> (1) <i>Home-based business</i>, and (2) vehicular movements associated with the use. 	S5.1 Where any of the following for the premises, namely: <ol style="list-style-type: none"> (1) car parking, (2) outdoor activity area, (3) service or utility areas, or (4) any plant machinery/equipment area (other than roof or wall mounted room air conditioner), adjoin habitable rooms and outdoor living areas on adjoining sites, provision is made along the common boundary for: <ol style="list-style-type: none"> 1. a solid visual screen fence of 1.8 metres height, or 2. screen landscaping that is 2 metres deep.

(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"> (1) has a source of power which does not exceed a total connected load of 2.0kW, (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, (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, (4) does not involve hazardous materials or wastes, (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 (6) places demand on reticulated sewerage services which does not impose any greater hydraulic or nutrient loadings on systems than associated with a standard IOEP household.