### Home based business code

#### Application

This code applies to development identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Home based business code is to ensure home based business is conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.
2. The purpose of the code will be achieved through the following overall outcomes:-
   1. a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the residential use of the premises; and
   2. a home based business is compatible with the preferred character of the local area and does not adversely impact upon the amenity of adjoining or nearby residential uses.

#### Specific benchmarks for assessment

Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
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| ***Operation as bona fide working from home activity*** | |  |
| **PO1**  The home based business is conducted as a bona fide working from home activity. | **AO1.1**  Except where a bed and breakfast, the home based business is conducted:-   1. in, under or within the curtilage of a dwelling house; 2. within a dual occupancy; or 3. within a multiple dwelling.   **OR**  For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house.  **AO1.2**  An occupant of the dwelling conducts the home based business. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Appearance of a residential dwelling*** | |  |
| **PO2**  The home based business is conducted such that buildings on the site retain a residential appearance and character. | **AO2**  The external appearance and character of the dwelling is not modified to accommodate the home based business. | Click and provide your representations. |
| ***Scale of use and protection of amenity*** | |  |
| **PO3**  The home based business is limited in size and scale so that:-   1. the amenity of the existing neighbourhood is protected; and 2. the home based business remains ancillary to the residential use of the premises. | **AO3.1**  For a home based business, other than a bed and breakfast, conducted in association with a dwelling house:-   1. the total area used for the home based business does not exceed:-    1. 40m² where the dwelling house is located on a lot not exceeding 2,000m² in area; or    2. 80m² where the dwelling house is located on a lot exceeding 2,000m² in area; 2. no more than 3 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and 3. the home based business does not involve more than 1 equivalent full-time person who is not a resident of the dwelling.   **OR**  For a home based business conducted within a dual occupancy or multiple dwelling:-   1. the total gross floor area used for the home based business does not exceed 20m²; 2. the home based business does not involve outdoor use areas; 3. no more than 2 customers or clients are present at any one time and no more than 4 customers or clients are present in any one day; and 4. the home based business involves only the persons who are residents of the dwelling.   **OR**  For a home based business operating as a bed and breakfast:-   1. at least one bedroom within the dwelling house is excluded from use by guests; and 2. the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.   **AO3.2**  Not more than one home based business is conducted on the premises.  **AO3.3**  The home based business does not involve the repair or servicing of motor vehicles. | Click and provide your representations. |
| **PO4**  The home based business does not involve any materials, equipment or processes that cause nuisance or impact on residential amenity. | **AO4.1**  The home based business does not produce any dust emissions.  **AO4.2**  The home based business does not produce a noticeable smell in excess of 1 odour unit at the site boundaries.  **AO4.3**  The home based business does not produce noise at the property boundary which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).  **AO4.4**  A maximum of one commercial vehicle associated with the home based business is parked/garaged on the site.  **AO4.5**  Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.  **AO4.6**  Trade person’s storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premises.  **AO4.7**  The home based business does not involve the storage of any chemicals, gases or other hazardous materials on the site.  **AO4.8**  Where goods are offered for sale or hire from the premises, there is no public display of such goods. | Click and provide your representations. |
| **PO5**  The hours of operation of the home based business do not cause a nuisance or impact on residential amenity. | **AO5**  The hours of operation of the home based business, except in respect to a bed and breakfast or office activities, are limited to:-   1. between 8.00am and 5.00pm, Mondays to Saturdays; and 2. not at all on Sundays or public holidays. | Click and provide your representations. |
| ***Traffic impacts*** | |  |
| **PO6**  Traffic impacts of the home based business are no greater than that which might reasonably be expected in a residential location | **AO6.1**  The home based business does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes.  **AO6.2**  Commercial deliveries or collections are limited to a vehicle no larger than a courier van and no more than 2 deliveries or collections per day.  **AO6.3**  Loading or unloading activity is undertaken entirely within the site and only during the hours of operation of the home based business. | Click and provide your representations. |
| ***Signage*** | |  |
| **PO7**  Any signage associated with the home based business is small, unobtrusive and appropriate to its location and setting. | **AO7**  Not more than one advertising device is erected on the premises and the sign:-   1. includes only the name of the occupier and/or the business conducted on the premises; 2. has a maximum sign face area of 0.5m2; 3. is attached to a fence or wall; and 4. is not illuminated or in motion. | Click and provide your representations. |
| ***Impact on services and utilities*** | |  |
| **PO8**  The home based business does not impact on the capacity of infrastructure services. | **AO8**  No greater load is imposed on any public utility than would reasonably be expected from the normal residential use of the dwelling. | Click and provide your representations. |
| ***Additional requirements for bed and breakfast accommodation*** | |  |
| ***Temporary accommodation*** | |  |
| **PO9**  Bed and breakfast accommodation is provided for short-term stay only. | **AO9**  Guests stay no more than 14 consecutive nights. | Click and provide your representations. |
| ***Guest facilities*** | |  |
| **PO10**  An acceptable standard of facilities is provided for guests of the bed and breakfast. | **AO10.1**  Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.  **AO10.2**  A separate bathroom and toilet facility is provided for the exclusive use of guests. | Click and provide your representations. |