

4.7 Code for Home-Based Business

PURPOSE

The purpose of this code is to:

- (a) Ensure the development of a home-based business does not have a detrimental impact upon the local environment and amenity nor undermine the viability of the Shire’s centres,
- (b) Ensure premises are provided with adequate waste services, parking and vehicle manoeuvring areas to service the business, and
- (c) Ensure premises, and associated signage, remains small scale and is not visually intrusive.

NOTES

- (1) Under the *Building Act 1975*, home-based businesses which use more than 10% of the gross floor area of the building will require an approval for building works permit to change the classification of the building.
- (2) In addition to the Maroochy Plan provisions for home-based businesses, certain provisions contained in Council’s Local Laws (for example noise nuisance), or requirements in State Government legislation, (for example the *Environmental Protection Act 1994*), may be applicable.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
FLOOR AREA P1 The use is limited to a small area of the Detached house and/or a small part of the site on which the house is located.	<p>A1.1 If the home-based business or part of the business is conducted in or under a detached house, building(s) or structure(s) the total floor area used (whether temporarily or permanently) does not exceed 50m².</p> <p>AND</p> <p>A1.2 The site area (external to the detached house and/or building/structure(s)) used for the home-based business (including any area used for carparking associated with the home-based business) is not greater than 10% of the area of the lot on which the detached house is located, or 80m² (whichever is the lesser).</p>
SIGNAGE P2 Signage must be limited to a single, small and relatively unobtrusive identification sign³ at or within the frontage of the site.	<p>A2.1 Only one sign is provided on the site which is an identification sign and is less than 0.3m².</p> <p>AND</p> <p>A2.2 Where located or attached on a building, advertisements are positioned within the external edges of the building element or structure to which they are applied, including;</p> <ul style="list-style-type: none"> • awnings and facias, • walls, parapets and gables, • handrails and columns, and • doors and windows. <p>AND</p> <p>A2.3 Advertisements do not extend over 2 or more building or structural elements or cover decorative elements.</p>
VISUAL IMPACT P3 The use conducted on the site must not be visually intrusive.	<p>A3.1 Except in the case of trade person’s storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building.</p> <p>AND</p> <p>A3.2 In the case of trade person’s storage, horticultural nurseries, florists and market gardens, that part of the site used for the home-based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.</p>

Continued over page.

³ As defined in the Code for Design and Siting of Advertisements.

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

<p>VISUAL IMPACT P3 The use conducted on the site must not be visually intrusive.</p>	<p>A3.1 Except in the case of trade person's storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building.</p> <p>AND</p> <p>A3.2 In the case of trade person's storage, horticultural nurseries, florists and market gardens, that part of the site used for the home based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.</p> <p>AND</p> <p>A3.3 There is no public display of goods on the premises visible from outside the premises, or goods for sale from the premises.</p> <p>AND</p> <p>A3.4 Any commercial vehicle parked on the site, does not exceed 4 tonnes gross weight.</p>													
<p>RESIDENTIAL AMENITY P4 No traffic or waste is generated, or load imposed on any public utility, greater than that which is normally associated with a Detached house.</p>	<p>A4.1 The home-based business does not require an environmental authority (approval or licence) or development approval for an environmentally relevant activity.</p> <p>AND</p> <p>A4.2 The activity is not a notifiable activity (for contaminated land provisions) under the Environmental Protection Act 1994.</p> <p>AND</p> <p>A4.3 In precincts (other than a Town Centre, Village Centre, Local Centre or Industrial precinct), there are no more than 6 business related trips to the premises per day.</p> <p>AND</p> <p>A4.4 Storage areas for waste and recyclable items are provided in accordance with Element 13 of the Code for Detached houses and Display homes.</p> <p>AND</p> <p>A4.5 Where the expected amount of waste generated exceeds 30kg per collection per standard wheelie bin service, allowance is made for the provision of additional standard waste containers.</p> <p>AND</p> <p>A4.6 The home based business involves at least one resident of the dwelling unit and no more than one non resident employee.</p>													
<p>CAR PARKING P5 Parking areas required for the use must:</p> <ul style="list-style-type: none"> • not cause a parking or traffic problem in the area, • provide sufficient and convenient parking to accommodate the use, • be designed and located to provide adequate and safe all weather road access for customers/clients of the use, • be landscaped to screen vehicles from the road/street and adjoining premises, • be designed and constructed to reflect the character of the precinct. 	<p>A5.1.1 For self-assessable or code assessable development, on-site parking is provided as follows:</p> <table border="1" data-bbox="738 1350 1086 1944"> <thead> <tr> <th data-bbox="738 1350 1086 1473">Circumstance</th> <th data-bbox="1086 1350 1442 1473">Number of car parking spaces required (in addition to the spaces required for the detached house)</th> </tr> </thead> <tbody> <tr> <td data-bbox="738 1473 1086 1641">Where the home-based business attracts no more than 6 business related vehicles to the premises per day, OR Where no more than 1 business related vehicle is present at the premises at any time.</td> <td data-bbox="1086 1473 1442 1641">0 spaces</td> </tr> <tr> <td data-bbox="738 1641 1086 1742">Where 2 business related vehicles are present at the premises at any time.</td> <td data-bbox="1086 1641 1442 1742">1space</td> </tr> <tr> <td data-bbox="738 1742 1086 1843">Where 3 business related vehicles are present at the premises at any time.</td> <td data-bbox="1086 1742 1442 1843">2 spaces</td> </tr> <tr> <td data-bbox="738 1843 1086 1944">Where more than 3 business related vehicles are present at the premises at any one time.</td> <td data-bbox="1086 1843 1442 1944">1 space for each business related vehicle present at the premises at any time, minus 1 space</td> </tr> </tbody> </table>	Circumstance	Number of car parking spaces required (in addition to the spaces required for the detached house)	Where the home-based business attracts no more than 6 business related vehicles to the premises per day, OR Where no more than 1 business related vehicle is present at the premises at any time.	0 spaces	Where 2 business related vehicles are present at the premises at any time.	1space	Where 3 business related vehicles are present at the premises at any time.	2 spaces	Where more than 3 business related vehicles are present at the premises at any one time.	1 space for each business related vehicle present at the premises at any time, minus 1 space	<table border="1" data-bbox="1086 1350 1442 1944"> <tbody> <tr> <td data-bbox="1086 1350 1442 1944">For each non-resident employee working at the site at any time.</td> <td data-bbox="1086 1350 1442 1944">1 space in addition to the spaces required above.</td> </tr> </tbody> </table>	For each non-resident employee working at the site at any time.	1 space in addition to the spaces required above.
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>CAR PARKING P5 contined</p>	<p>OR</p> <p>A5.1.2 For impact assessable development – site specific measures apply.</p> <p>AND</p> <p>A5.2 Where parking is required to be provided on the site:</p> <ul style="list-style-type: none"> • car parking spaces are provided at the front of the site, or at an otherwise easily accessible location, to be convenient for use by customers/clients at all times, and • where sites abut any road/street indicated on the Road Hierarchy Map 2.2 (other than Local Streets and Minor Collector Streets) - car parking spaces, driveway access and turning areas, required for the home-based business, are designed in accordance with AS2890.1-1993 and vehicles enter and exit the site in a forward gear. <p>AND</p> <p>A5.3 Where more than 1 business related parking spaces are provided, the parking spaces are landscaped or fenced to screen the vehicles from the road/street and adjoining premises.</p> <p>AND</p> <p>A5.4 Vehicle access (including a driveway or access easement), manoeuvring and loading/unloading areas are drained in such a way that adjoining and down stream land is not adversely affected and constructed and maintained as follows:</p> <ul style="list-style-type: none"> • In Rural precincts – sealed with concrete, asphalt or pavers. • In all other precincts – sealed with concrete or asphalt.
<p>HOURS OF OPERATION P6 The use must be conducted only during times when surrounding residents are not likely to be disturbed.</p>	<p>A6 Work is conducted outside the dwelling and vehicles associated with the home-based business visit the site, only between the hours of:</p> <ul style="list-style-type: none"> • 7.00 am to 7.00 pm, Monday to Friday (not including Public Holidays), and • 8:00 to 4:00 Saturday.
<p>ACOUSTIC ENVIRONMENT AMENITY P7 Emissions of sound beyond the boundary of the site do not cause environmental (noise) nuisance to nearby residential land or other noise sensitive places.</p>	<p>A7.1 Except in the case of trade person’s storage, horticultural nurseries, florists, market gardens and car parking associated with the home based business, the home based business is conducted entirely within a building.</p> <p>AND</p> <p>A7.2 Noise from use is not audible beyond the site boundaries outside the hours 7am to 7pm.</p> <p>AND</p> <p>A7.3 A maximum of 6 people are gathered on the site in conjunction with the home based business at any one time.</p> <p>AND</p> <p>A7.4 In rooms used in conjunction with the home based business, all openings (such as doors and windows) facing surrounding noise sensitive places can be sealed over with acoustically solid coverings.</p> <p>AND</p> <p>A7.5 All plant and equipment associated with the use is enclosed and located at the furthestmost practical point from adjoining noise sensitive uses.</p>

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