

9.3.3 Home Based Business Code

Table 9.3.3.1 - Home based business code

Performance outcomes	Acceptable outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Scale and appearance		
<p>PO1 The scale and appearance of the <i>Home based business</i> is:</p> <ul style="list-style-type: none"> (a) subordinate to the residential use of the <i>dwelling</i>; (b) compatible with the character and amenity of the local area; and (c) does not compromise the viability of the Western Downs activity centre network. 	<p>AO1.1 The <i>gross floor area</i> occupied by the <i>Home based business</i> does not exceed 50m².</p>	
	<p>AO1.2 The external character, scale and appearance of the <i>dwelling</i> is not modified to accommodate the <i>Home based business</i>.</p>	
	<p>AO1.3 The equipment, materials, or goods associated with the <i>Home based business</i> are:</p> <ul style="list-style-type: none"> (a) displayed or stored in a building and/or structure; and (b) are not visible from the road frontage. 	
Operation		
<p>PO2 The operation of the <i>Home based business</i> is complementary to the residential amenity of the local area and protects the viability of the Zone as well as the Western Downs activity centre network.</p>	<p>AO2.1 Operating hours of the <i>Home based business</i> are limited to:</p> <ul style="list-style-type: none"> (a) 8.30am to 5.00pm Monday to Friday; and (b) 8:30am to 12:00 noon Saturday and Sunday. 	
	<p>AO2.2 The <i>Home based business</i> is not frequented by more than 6 clients or customers per working day.</p>	
	<p>AO2.3 A maximum of 1 person other than occupants of the <i>dwelling</i> are employed in the <i>Home based business</i>.</p>	

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	<p>AO2.4 A maximum of seven children including the occupants of the <i>dwelling</i> are cared for where for home based child care.</p>	
	<p>AO2.5 The sale of goods is not undertaken on the premises except where sold in association with a service provided by the Home based business.</p>	
<p>PO3 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable noise impacts.</p>	<p>AO3 <i>Home based business</i> activities do not produce noise emissions at the boundary of adjoining premises in excess of (whichever is the greater):</p> <ul style="list-style-type: none"> (a) 5 dBa above background noise; or (b) 40 dBa. 	
For assessable development (code, code (fast tracked) and impact)		
Amenity		
<p>PO4 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable impacts including:</p> <ul style="list-style-type: none"> (a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, waste water, soot, ash, dust, grit, oil, waste water; (e) electrical or other interference <p>Note - a Home based business does not include any use included within the Industrial activities group.</p>	<p>AO4 No acceptable outcome.</p>	

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<p>PO5 The storage of hazardous goods associated with the Home based business must not compromise the safety of persons, either on or adjoining the premises.</p>	<p>AO5 The storage of flammable and combustible materials or liquids complies with the minor storage provisions of <i>Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids</i>.</p>	
<p>PO6 The use does not generate traffic loads greater than reasonably associated with a <i>Dwelling house</i>.</p>	<p>AO6.1 The <i>Home based business</i> does not generate more than 12 vehicle movements per working day.</p>	
	<p>AO6.2 The <i>Home based business</i> does not rely on transport greater than a three tonne rigid vehicle from frequently the dwelling.</p>	
Guest Accommodation		
<p>PO7 Guest accommodation must be easily accessible to the touring public, and located in proximity to scenic routes, tourist nodes or centres.</p>	<p>AO7 Guest accommodation is located within 400 metres of a: (a) Tourist Node identified on Economic Development and Natural Resources Strategic Plan Map 4; or (b) Scenic Route identified on Economic Development and Natural Resources Strategic Plan Map 4; or a (c) Centre Zone.</p>	
<p>PO8 Guest accommodation is provided for short- term purposes only.</p>	<p>AO8 Guests are accommodated for up to a maximum of 14 nights.</p>	
<p>PO9 Guest accommodation provides reasonable levels of privacy and amenity for adjoining properties</p>	<p>AO9.1 The maximum number of guest accommodation rooms is three.</p>	

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and the local area.	<p>AO9.2 The maximum number of guests accommodated at any one time is six.</p> <p>Editor's note: a guest is considered to be any person 13 years and over.</p>	
<p>PO10 The guest accommodation provides reasonable levels of privacy and convenience for residents and guests.</p>	<p>AO10 Guest accommodation is:</p> <ul style="list-style-type: none"> (a) capable of being enclosed to prevent visual or other intrusion by residents; and (b) provided with bathroom and toilet facilities for the exclusive use by guests. 	