



Part 7 Codes

Division 2 Specific Development Codes

Chapter 38 Working From Home

1.0 Purpose

This code seeks to accommodate the increasing demand to work from home by integrating Home Office or Home Occupation activity into residential development, whilst ensuring that the amenity of the residential neighbourhood is maintained. This code seeks to facilitate integration of residential and business activities.

2.0 Application

2.1 This code applies to development for the purposes of Home Office or Home Occupation indicated as self, code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Home Office or Home Occupation is proposed.

2.2 Performance Criteria PC1-PC10 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC8 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Internal Building Layout	
<p>PC1</p> <p>The internal layout of the dwelling must be designed to ensure that the workspace area of the Home Office or Home Occupation:</p> <ol style="list-style-type: none"> provides adequate privacy for the occupants of the dwelling; operates efficiently and effectively; provides a suitable work environment; is capable of reverting to residential uses. 	<p>AS1.1</p> <p>The workspace of the Home Office or Home Occupation activity is totally separated from the primary residential use of the dwelling by a wall and closable door.</p> <p>AS1.2.1</p> <p>The dwelling unit contains a toilet for the employees of the Home Occupation activity.</p> <p>OR</p> <p>AS1.2.2</p> <p>The Home Occupation is located in a separate building on the site and provides a toilet.</p>
Building Appearance	
<p>PC2</p> <p>The dwelling unit or the allotment from which the Home Office or Home Occupation activity is established must maintain the appearance of a residential building.</p>	<p>AS2.1.1</p> <p>The external residential scale, appearance and character of the primary dwelling have not been modified to accommodate the non-residential use.</p> <p>OR</p> <p>AS2.1.2</p> <p>A building which has been constructed to house the Home Occupation has:</p> <ol style="list-style-type: none"> a residential appearance; an architectural style and colours that are the same as the primary dwelling.
Neighbourhood Character	
<p>PC3</p> <p>The design of all buildings and structures associated with the Home Occupation activity must maintain the residential neighbourhood character.</p>	<p>AS3.1</p> <p>The Home Occupation is located within the dwelling, and the total use area of the home occupation does not exceed one third of the GFA of the dwelling or 45m², whichever is the lesser.</p>



Performance Criteria	Acceptable Solutions
<p>PC4 The equipment, materials or goods manufactured in association with a Home Office or Home Occupation activity must not impact on the local residential amenity or cause nuisance.</p>	<p>AS4 The equipment, materials, or goods manufactured in the Home Office or Home Occupation are stored in a building and/or structure within the site.</p>
<p>Function of Use</p>	
<p>PC5 The function of the Home Office or Home Occupation activity must be ancillary to the existing residential use on the site.</p>	<p>AS5 The primary use on the site is residential.</p>
<p>Operation of Use</p>	
<p>PC6 The hours of operation of the Home Office or Home Occupation must not affect the amenity of adjoining land uses.</p>	<p>AS6.1.1 The Home Office or Home Occupation is conducted entirely within the principal dwelling unit and: a) operates at any given time; b) does not generate noise or emissions. OR AS6.1.2 The Home Occupation is conducted within the curtilage of the dwelling unit and operates: Monday to Saturday 8am to 7pm Sunday and Public Holidays nil</p>
<p>PC7 The operation of the Home Office or Home Occupation must not include retail activity or the public display of goods.</p>	<p>AS7 The public display or sale of goods is not undertaken from the Home Office or Home Occupation site.</p>
<p>Visitor Traffic</p>	
<p>PC8 The level of visitor traffic generated by the Home Office or Home Occupation must have minimal impact on the residential amenity of the area.</p>	<p>AS8.1 The Home Office generates less than 15 visitor vehicles per seven day period. AS8.2 The Home Occupation generates less than five visitors per working day. AS8.3 Members of the public visit the Home Office or Home Occupation business activity between: Monday to Friday 8.30am to 5pm Saturday 8.30am to 12 noon Sundays and Public Holidays nil AS8.4 The Home Office or Home Occupation activity has not more than one commercial vehicle used in association with the Home Office or Home Occupation. The commercial vehicle does not exceed a weight of two tonnes. AS8.5 Loading or unloading activity is undertaken within the site.</p>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Management of Use	
<p>PC9 The storage of chemicals, gases or other hazardous materials associated with the Home Office or Home Occupation must not compromise the safety of the neighbourhood and the residents.</p>	<p>AS9 The amount of stored chemicals, gases or other hazardous materials is no more than the limits normally associated with a residential dwelling activity.</p>
<p>PC10 The Home Office or Home Occupation activity must not interfere with the amenity of the neighbourhood by impacts from:</p> <ul style="list-style-type: none"> a) the operation of machinery; b) electrical equipment; c) light; d) vibration; e) smell; f) fumes, smoke, vapour, steam; g) soot, ash, grit, oil, dust; h) waste water, waste products; i) electrical or other interference. 	<p>AS10 No acceptable solution provided.</p>