

Home Based Business

1. Objectives

The objectives of these controls are to:

- promote, encourage and support Home Based Businesses as an important and legitimate activity vital to the long term future of Temora's economy
- recognise the national trend towards Home Based Businesses and that many future medium scale businesses will grow from Home Based Businesses
- ensure that Home Based Businesses have minimal off-site impacts beyond the typical impacts residential activities.
- ensure that Home Based Businesses are operated by a resident and are secondary to the residential use of the dwelling.

2. What is a Home Based Business?

A 'home based business' is a business that operates from home instead of from commercial premises.

In some cases, all aspects of the business might be conducted from home, and in other cases only the administrative aspects of the business are carried out in the home, which might be the case for contractors or tradespeople for example.

The types of businesses that could be classified as home based include professionals such as consultants, accountants or solicitors, seamstresses, graphic designers, craft workers or artisans e.g. glass artists, potters, jewellers, or those involved in computer/electronics assembly or repair, family day care, and telework/telecommuting or virtual offices.

Council is keen to support this growing sector, provided that the particular home based business is compatible with the amenity and environment of the local area.

3. Specific Development Controls

Operating a business from home must conform to NSW planning laws.

A Home Based Business located on land not zoned residential in Temora Shire, will have specific requirements. Therefore it is important to contact Council to discuss your particular circumstances.

A Home Based Business in a **R1 Residential Zone** must meet the following requirements:

- The person conducting the Home Based Business must use the dwelling as their principal place of residence.
- No more than one person who does not live in the dwelling may work in the Home Based Business.
- The gross floor area used in conducting the Home Based Business, including the storage of any materials or goods, must not exceed 50 square metres or one third of the gross floor area of the dwelling, whichever is the lesser.
- The Home Based Business must not impose a load on any utility greater than normally required for domestic use.
- The Home Based Business must not adversely affect the amenity of the neighbourhood in any way including:
 - ✓ the appearance of any building, works or materials used
 - ✓ the parking of motor vehicles
 - ✓ the transporting of materials or goods to or from the dwelling
 - ✓ the hours of operation
 - ✓ electrical interference
 - ✓ the storage of chemicals, gases or other hazardous materials
 - ✓ emissions from the site
 - ✓ that no motor vehicle may be serviced or repaired for gain
 - ✓ materials used or goods manufactured, services or repaired in the Home Based Business must be stored in a building
 - ✓ goods manufactured, services or repaired must not be displayed so that they are visible from outside the site.

4. Assessment criteria

Council has identified a number of criteria it will take into consideration when assessing a Development Application for a Home Based Business in a R1 Residential Zone including:

- If there is a need for additional parking or loading facilities and the effect any parking, storage or loading facilities may have on the amenity and character of the street?
- Is the site suitable for the particular home occupation and is compatible with the surrounding use and development?
- Will there be a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home occupation?

5. Ongoing compliance

It is important that you have regard to the home occupation requirements at all times. The requirements are ongoing obligations. While you may have satisfied Council of compliance at the time you received Council consent, if the business has changed you may no longer comply.