

TEMORA SHIRE COUNCIL



TEMORA
The Friendly Shire

HOME BASED BUSINESS

ACTIVE

Review Details

ABOUT THIS RELEASE

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REVIEW

Revision Date	Revision Description		Date approved by Council	General Managers Endorsement
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August 2018	Revision	2	N/A	GCL

PLANNED REVIEW

Planned Review Date	Revision Description		Review by
September 2018	Review		CG
September 2020			

1. INTRODUCTION

The contribution of “Home Based Businesses” to the Temora economy should not be underestimated.

Council has introduced this policy as a means of clarifying planning regulations regarding Home Based Businesses and to make them easier to establish where appropriate.

2. AIMS OF THIS POLICY

- Seeks to promote, encourage and support Home Based Businesses as an important and legitimate activity vital to the long term future of Temora’s Economy.
- Recognises the national trend towards Home Based Businesses and that many future medium scale businesses will grow from Home Based Businesses
- Recognises that many Home Based Businesses have minimal off-site impacts beyond the typical impacts of residential activities.
- Ensures that Home Based Businesses are operated by a resident and are secondary to the residential use of the dwelling.
- Recognises that because of the small scale involved, it is possible to manage (by design and approval conditions) most potential impacts.
- Encourages existing and potential Home Based Businesses operations to discuss their business proposal with Council’s Director of Environmental Services.

3. PLANNING REQUIREMENTS FOR OPERATING A BUSINESS FROM HOME

Operating a business from your place of residence must conform to NSW planning laws.

A Home Based Business in a **R1 General Residential Zone** or the **R5 Large Lot Residential Zone** must meet the following requirements:

(A Home Based Business located on land not zoned R1 or R5, will have other requirements. Therefore it is important to contact Council to discuss your particular circumstances).

- The person conducting the Home Based Business must use the dwelling as their principal place of residence.
- No more than two people who do 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 100 square metres.
- 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.
 - Noise, vibrations or odours
 - Production of waste or wastewater
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- No motor vehicle may be serviced or repaired for gain.
 - Materials used or goods manufactured, serviced 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.
 - No signage other than a Business Identification Sign

4. DECISION GUIDELINES

Some factors that Council's Environmental Services Department Staff will take into consideration when assessing a Development Application for a Home Based Business in a R1 Residential Zone or R5 Large Lot Residential Zone may include:

- Whether 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.
- Whether the site is suitable for the particular home business and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home occupation.

To enable Temora Shire Council to determine whether the type of home business proposed complies with the above requirements, it is requested that you lodge a Development Application to Council supplying written information about the nature of the business, outlining how your proposed use complies with the above requirements and providing two copies of plans showing the site and dwelling layout nominating the areas to be used for the home business.

It is important that you have regard to the home business 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.