

Home Based Business (Including Industry – Cottage) Local Planning Policy

VERSION 4

December 2015

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Draft.
2	11 September 2007 Council Item DS044	Final.
3	22 December 2009 Council Item SC134	Final – No objections received during advertising.
3	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
4	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

Contents

1.0	CITATION.....	3
2.0	OBJECTIVES	3
3.0	POLICY MEASURES	3
3.1	General.....	3
3.2	Application Requirements	4
3.3	Consultation.....	4

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 (‘the Scheme’). It may be cited as the *Home Based Business (Including Industry – Cottage) local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVES

- a) To provide clarification as to the different types and scale of home based businesses (including home occupations and industry – cottage).
- b) To ensure that these types of uses do not compromise the amenity of the area.
- c) To ensure that the activity remains an ancillary use to the main dwelling or the principle land use on the property.

3.0 POLICY MEASURES

3.1 General

- 3.1.1 Development approvals for all types of home based businesses shall be limited to a maximum period of 12 months, after which the further renewal of the approval by the local government is required annually. **This is the responsibility of the applicant and the local government will not automatically re-issue approvals.**
- 3.1.2 Development approval is issued only to the specific owner or occupier of the particular parcel of land is not transferable to any other person or to any other land parcel. Should there be a change of the owner or occupier on the land in respect of which the development approval was issued the approval shall no longer be valid.
- 3.1.3 Operating hours for home based businesses should be determined based on the type of business being undertaken and having regard to the objectives of this policy.
- 3.1.4 As a general guide only, operating hours for businesses in residential areas should conform to what are considered normal business hours (generally 08.30 to 17.30, Monday to Friday and 08.30 to 13.00 on Saturday).
- 3.1.5 Where an activity involves the calling of clients or customers these appointments should generally be limited to 5 per day in accordance with the approved operating hours.
- 3.1.6 Activities should not be located on a site which has been intensely developed for group dwellings.

Home Based Business (Including Industry – Cottage) LPP

- 3.1.7 All materials and/or equipment used in relation to the activity must be stored within the dwelling, outbuilding and/or rear yard, behind property fences or appropriately maintained screening vegetation.
- 3.1.8 Activities must be incidental, ancillary or subordinate to the predominant use of the land as a residence, and are not to be construed as an alternative use.
- 3.1.9 For activities involving the preparation of food for commercial purposes, the domestic premises must be provided with facilities in accordance with the applicable health standards.
- 3.1.10 Activities involving the following services are not considered appropriate:
- Prostitution or potentially related activities;
 - Spray painting of any kind;
 - Vehicle wrecking/body repairs; and
 - The use of machinery causing excessive noise or processes causing unacceptable aromas, dust levels, rhythmic vibrations or lighting conditions.

3.2 Application Requirements

Applications shall include the following information:

- a) Details of the proposed activity inclusive of any equipment used, proposed hours of operation, employees (if any) and their relationship to the occupier of the dwelling, frequency of clients or customers to the site and any other information considered relevant to the proposal; and
- a) A site plan showing the dwelling and curtilage of the dwelling depicting where the activity is to take place, including areas for storage and/or administration and car parking provision where necessary.

3.3 Consultation

The local government may choose to advertise an application should there be any variation to the standards as prescribed in the relevant definition from the Scheme or there are concerns over the potential impact on the amenity of the area from the type of activity proposed.