



DEVELOPMENT GUIDE – HOME BUSINESS

REQUIREMENTS FOR HOME BUSINESS IN THE URBAN “ZONE” UNDER THE PLANNING SCHEME FOR BELYANDO SHIRE (4.2 Urban “Zone” Code)

In the former Belyando Shire district, the Urban Zone states:

“Home business” – means “premises” used for a commercial activity undertaken within the curtilage of a “detached house” or “dwelling unit”, excluding the use of “remises” as a shop selling goods not produces on the “premises” or for any “industrial activities”. The term includes home-based child care service, caring for up to 6 children.

Home business has the following assessment categories:

Self Assessment where complying with the applicable acceptable solutions in the Urban “Zone” Code; (which means you are not required to submit a development application to Council. You will be required, however, to submit a building application if any building work is required)

Code Assessment if any applicable acceptable solution is not met. (which means a town planning application for a material change of use must be submitted to Council for assessment if any of the below provisions are not met)

The Planning Scheme for Belyando Shire prescribes the following Acceptable Solutions for self-assessable development:

All self-assessable uses must meet acceptable solutions:

AS7, AS9, AS12, AS13.1, AS13.2, AS22-AS25, AS26.1, AS27.1, AS27.2, AS28, AS29.1 AS29.2 AS30.

Home business (providing home based child care) must meet acceptable solutions:

AS45.1, AS45.4, AS45.5, AS45.6

Any other *home business* must meet acceptable solutions:

AS45.1-45.6

Acceptable Solution (AS) descriptions as referred to above:

- AS7: Direct lighting or lighting does not exceed 8.0 lux at 1.5 mtrs beyond the boundary of the site.
- AS9: Site cover is no more than 50%.
- AS12: Fences, screens, and retaining walls and other structures are not more than 1m high with a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages.
- AS13.1: Front fences and walls are not more than 1.2m high if solid (forward of the building line). This height may be increased to 1.8m if the fence has openings which make it not less than 50% transparent; or
- AS13.2: Solid front fences are limited to where main private open space is in front of the dwelling or there is significant traffic volumes and is limited in length to 75% of the frontage.

- .AS22: "Premises" are connect to Council's reticulated water supply system.
- AS23: "Premises" are connect to Council's reticulated sewerage system.
- AS24: Stormwater is collected and discharged in accordance with Schedule1, Division 5: Standards for Stormwater Drainage, Section 5.1 (Qld Urban Drainage Design Manual [Vol 1 text, Vol 2 Design Charts], Aust Rainfall and Run-off [Vol1 A Guide to Flood Estimation]).
- AS25: All "premises" have a supply of electricity.
- AS26.1: All "premises" have vehicle access to a formed road. Access is designed and constructed in accordance with Schedule 1, Div 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).
- AS27.1: All "uses" provide vehicle parking in accordance with Schedule 1, Div 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a).
- AS27.2: Carparking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Div 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b).
- AS28: Roads are designed and constructed in accordance with Schedule 1, Div 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1 (1).
- AS29.1: Planted vegetation with an 'electricity transmission line easement' has a mature height not exceeding 2.5 mtrs as shown in Schedule 2, Div 4: Powerline/Electricity Easements, Section 4.2 Diagram 3.
- AS29.2: No part of planted vegetation, at its mature size, is located closer than 2.5 mtrs to an electricity transmission line as shown in Schedule 2, Div 4: Powerline/Electricity Easements, Section 4.2 Diagram 3.
- AS30: Existing vegetation, comprising trees and/or shrubs, shall be retained with 20 mtrs of an "electricity transmission line easement' as shown in Schedule 2, Div 4: Powerline/Electricity Easements, Section 4.2 Diagram 4.
- AS45.1: No more than 1 (one) person other than the residents of the 'premises' is employed in the *home business*.
- AS45.2: No more than 50m² of "total use area" is used for the purposes of a *home business*.
- AS45.3: No more than 2 (two) clients normally attend the "premises" at any one time.
- AS45.4: No goods or products produced by other businesses are on display for sale in any window or outdoor area.
- AS45.5: The *home business* operates only between the hours of 7.00am and 6.00pm.
- AS45.6: Delivery of goods occurs only between the hours of 8.00am and 6.00pm Monday to Friday, excluding Public Holidays.



If you have any questions in relation to home business please contact the Planning Department of Isaac Regional Council (Moranbah) on 4941 4500 or email records@isaac.qld.gov.au