

9.6 LOCAL PLANNING POLICY REVIEW - NO. 7.5.9 – HOME BUSINESS, HOME OCCUPATION, HOME OFFICE AND HOME STORE AND NO. 7.5.20 – STREET ADDRESSING

- Attachments:**
1. Local Planning Policy No. 7.5.9 - Home Business, Home Occupation, Home Office and Home Store
 2. Local Planning Policy No. 7.5.20 - Street Addressing
 3. Home Based Use - Comparison Table

RECOMMENDATION**That Council:**

1. **PREPARES** a notice of revocation for Local Planning Policy No. 7.5.9 – Home Business, Home Occupation, Home Office and Home Store (Attachment 1) and Local Planning Policy No. 7.5.20 – Street Addressing (Attachment 2) in accordance with Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations*;
2. **AUTHORISES** the Chief Executive Officer to carry out community consultation on the proposed revocation in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **PUBLISHES** the notice of revocation in accordance with Schedule 2, Part 2, Clause 6(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, if no submissions are received during the community consultation period; and
4. **NOTES** that if any submissions are received during the community consultation period, that these would be presented to Council for consideration.

PURPOSE OF REPORT:

For Council to consider rescinding Local Planning Policy No. 7.5.9 – Home Business, Home Occupation, Home Office and Home Store (LPP No. 7.5.9) and Local Planning Policy No. 7.5.20 – Street Addressing (LPP No. 7.5.20), and to carry out community consultation on the proposed revocation.

BACKGROUND:LPP No. 7.5.9

LPP No. 7.5.9 as seen in **Attachment 1**, was developed in 2014 and provides guidance and assessment criteria for four home based business types (Home Business, Home Occupation, Home Store and Home Office).

A year after LPP No. 7.5.9 was established, the Department of Planning, Lands and Heritage gazetted the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). One of the main purposes of this document was to set out state-wide exemptions to development, including works and use proposals. The Regulations exempt Home Offices while the City's Local Planning Scheme No. 2 (LPS2) exempts Home Occupations.

LPP No. 7.5.20

LPP No. 7.5.20 as seen in **Attachment 2**, was originally adopted in March 2001 and later amended in July 2009. LPP No. 7.5.20 provides a framework for street addressing and numbering, including information relating to how renumbering may occur on request.

DETAILS:LPP No. 7.5.9

A review of each of the individual types of home based businesses, how they are currently assessed and the impact of LPP No. 7.5.9 being removed or remaining is outlined in **Attachment 3**. To summarise, two home business types (Home Office and Home Occupation) are exempt and will continue to be exempt by the Regulations and LPS2, removing any need for further policy guidance on these use classes.

Development applications are required in all instances for Home Business and Home Store uses. LPP No. 7.5.9 sets out deemed-to-comply standards for these use classes. These deemed-to-comply standards have generally been replaced by the matters that must be given due regard in the Regulations, the requirements set out in LPS 2 definitions of each use class, as well as the parking management requirement for all non-residential development in the City's Local Planning Policy No. 7.7.1 – Non-Residential Parking Requirements (LPP No. 7.7.1).

LPP No. 7.5.20

A local planning policy is not the correct mechanism to guide the City's street numbering. LPP No. 7.5.20 is a duplication of existing guidance provided by [Landgate](#) and the Australian Standard 4819-2011 Rural and Urban Addressing (Australian Standards). The Australian Standards effectively cater for all street numbering requirements.

CONSULTATION/ADVERTISING:

In accordance with the City's Community Consultation Policy ([Appendix 2](#)), community consultation of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in a local newspaper;
- notice exhibited on the notice board at the City's Administration, Library and Local History Centre; and
- letters distributed to relevant local businesses and community groups.

Community consultation of the proposed policy rescission would be provided as per the above.

While the Regulations allow for the removal of a policy without consultation, Administration proposes that where a submission is received, the comment and response would be presented to Council for consideration.

Where no submissions are received, the policy would be rescinded.

LEGAL/POLICY:

LPS2 provides the ability for the City to prepare local planning policies.

The Regulations provide the criteria for creating, amending, and reviewing local planning policies.

Development controls are contained within LPS2.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to provide public notice of the proposed rescinded policies.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

We are recognised as a City that supports local and small business.

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

PUBLIC HEALTH IMPLICATIONS

This does not contribute to any priority health outcomes of the *City's Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

Aside from operational budgets to advertise a policy rescission, there are no financial impacts to revoke each policy.

COMMENTS:

With the introduction of the Regulations, LPS 2 and the revised LPP No. 7.7.1, it is no longer necessary for the City to have policy provisions specific to home based businesses as the use class definition, matters to be given due regard and the parking management plan requirements are adequate for the City to assess any development application. To remove ambiguity between the requirements of the Regulations, LPS2 and LPP No. 7.5.9, it is recommended that LPP No. 7.5.9 be rescinded.

The City has provided the main contents of LPP No. 7.5.20 in a fact sheet which can be used to assist the public in relation to street addressing following the rescinding of LPP No. 7.5.20.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.9
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

POLICY NO: 7.5.9

HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE AND HOME STORE

OBJECTIVES

1. To ensure that all home occupation, home offices, home businesses and home stores do not have an adverse impact on the amenity of the streetscape and neighbourhood.
2. To acknowledge the four types of home business and provide a framework for each definition so that development applications for home businesses are assessed using consistent guidelines.
3. To encourage the opportunity for low scale home businesses to conduct business at home.

POLICY STATEMENT

Applications subject to this Policy are considered to be Home Businesses, Home Occupations, Home Offices and Home Stores in Residential or Non-Residential Zones.

- 1 The approval of a Home Business, Home Occupation, Home Office or Home Store is subject to the following:
 - 1.1 Does not adversely impact the amenity of the neighbourhood and residential street through light emissions, noise, vibrations, dust, waste or odour
 - 1.2 Does not result in increased on street parking due to the lack of sufficient parking on site.
 - 1.3 Does not involve on site motor vehicle repairs/maintenance or refuelling
 - 1.4 Does not require modifications to the structure of the dwelling which would impact the residential character of the dwelling
 - 1.5 Does not involve deliveries outside of normal business hours of 8am to 5pm, Monday – Friday.
 - 1.6 Does not involve any operation which is involved with the penetration of skin (tattoo parlour, body piercing and electrolysis).
2. Home Office
 - 2.1 Does not require planning approval. It is required that appropriate notification to be submitted on the commencement of the *Home Office*, along with a site plan of the dwelling showing the area which will be used as a *Home Office*.
 - 2.2 The following standards apply for a *Home Office*:

Date of Adoption: 23 September 2014

Page 1 of 5

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.9
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

- 2.2.1 Does not employ any person not a member of the household;
- 2.2.2 Does not entail clients or customers travelling to and from the dwelling;
- 2.2.3 Does not involve any advertising signs on the premises; or
- 2.2.4 Does not require any external modifications to the appearance of the dwelling
- 2.2.4 Does not involve the retail sale, display or hire of goods of any nature;
- 2.2.5 No external signage is permitted.
- 2.3 There are no fees associated with a compliant *Home Office*
- 3. Home Occupation
 - 3.1 Does not require a planning approval. It is required that appropriate notification to be submitted on the commencement of the *Home Occupation*, along with a site plan of the dwelling showing the area which will be used as a *Home Occupation*.
 - 3.2 The following standards apply for *Home Occupation*:
 - 3.2.1 Does not employ any person not a member of the occupier's household;
 - 3.2.2 Does no occupy an area greater than 20 square metres;
 - 3.2.3 Does not display an external sign exceeding 0.2 square metres;
 - 3.2.4 Does not involve the retail sale, display or hire of goods of any nature;
 - 3.2.5 In relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
 - 3.2.6 Does not involve the use of an essential service of greater capacity than normally required in the zone

Date of Adoption: 23 September 2014

Page 2 of 5

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.9
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

- 3.3 There are no fees associated with a compliant *Home Occupation*
4. Home Business
- 4.1 A Development Application must be completed and submitted to city for determination
- 4.2 A site plan of the dwelling showing the proposed *Home Business*, including parking/access, any proposed signage and floor area of the business
- 4.3 2 parking bays must be provided on site and shown on the site plan
- 4.4 A written description of the business including opening hours and expected customer visitation rates
- 4.5 The following standards apply to *Home Business*
- 4.5.1 Does not employ more than 2 people not members of the occupier's household;
- 4.5.2 Will not cause injury to or adversely affect the amenity of the neighbourhood;
- 4.5.3 Does not occupy an area greater than 50 square metres;
- 4.5.4 Does not involve retail sale, display or hire of goods of any nature;
- 4.5.5 In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- 4.5.6 Does not involve the use of an essential service of greater capacity than normally required in the zone.
- 4.5.7 No more than 2 customers may be present at any one time.
- 4.5.8 Does not display an external sign exceeding 0.5 square meters.
- 4.6 Fees for *Home Business* are charged as per the Development Application Schedule of Fees
- 4.7 The Development Application will be subject to a 2 week advertising period as per the City's Policy No. 4.1.5 relating to Community Consultation.

Date of Adoption: 23 September 2014

Page 3 of 5

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.9
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

6. Home Store

- 6.1 A Development Application must be completed and submitted to city for determination
- 6.2 A site plan of the dwelling showing the proposed *Home Store*, including parking/access, any proposed signage and floor area of the store
- 6.3 2 parking bays must be provided on site and shown on the site plan
- 6.4 A written description of the business including opening hours/days and expected customer visitation rates
- 6.5 The following standards apply to *Home Store*
 - 6.5.1 Does not employ more than 2 people not members of the occupier's household;
 - 6.5.2 Will not cause injury to or adversely affect the amenity of the neighbourhood;
 - 6.5.3 A net lettable area not exceeding 25% of net floor space of the house
 - 6.5.4 In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
 - 6.5.5 Does not involve the use of an essential service of greater capacity than normally required in the zone.
 - 6.5.6 No more than 2 customers may be present at any one time.
 - 6.5.7 Does not display an external sign exceeding 0.5 square meters.
- 6.6 Fees for *Home Store* are charged as per the Development Application Schedule of Fees
- 6.74 The Development Application will be subject to a 2 week advertising period as per the City's Policy No. 4.1.5 relating to Community Consultation.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.9
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

Date Initially Adopted:	23 September 2014
Date Amended:	
Date of Next Review:	September 2019

Date of Adoption: 23 September 2014

Page 5 of 5

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.20
STREET ADDRESSING

POLICY NO: 7.5.20

STREET ADDRESSING

OBJECTIVES

1. To ensure the correct street addressing and clear identification of all properties within the City of Vincent.
2. To allocate street addresses that are unique, clear, logical and unambiguous.
3. To outline the process and procedure of numbering and renumbering properties within the City of Vincent.

POLICY STATEMENT

1. Determining the Street Address

The main access from a road to a property (i.e. front door) determines the correct street address. Properties must have the street number clearly displayed and visible from the road. This is in accordance with the Landgate guidelines and to meet the requirements of Emergency Service responders and other service providers.

2. Size and Siting

- i) The letterbox must be located on the front boundary of the property, close to the main access with the allocated street number clearly displayed. Large reflective numbers are recommended.
- ii) The minimum dimensions for each number on a residential letterbox are 75 millimetres high.
- iii) The minimum dimensions for each number on a non-residential property are 150 millimetres high.
- iv) The owner or occupier of the subject property is to paint or affix and maintain the current number upon a conspicuous and visible place on the front of a building on the property or on the fence, wall, or letterbox adjacent to the road fronting the property, within 14 days after the property is first occupied. Numbers are to be clearly displayed and visible and legible from the road.

3. Street Addressing for Subdivisions and Developments

- i) The start point for street addressing is to commence from the start point of the subject road. The following methods are to be used to determine the start point:
 - a) for roads between two other roads, the start point is to be at the intersection of the road of higher order, in relation to road hierarchy; and

Date of Adoption: 27 March 2001

Date last Amended: 14 July 2009

Page 1 of 6

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.20
STREET ADDRESSING

- b) for roads of equal order, the start point is the closest to the General Post Office (GPO) Perth; and
 - c) the start point for culs-de-sac is the entrance to the road.
- ii) Street Addressing Patterns
- a) Street addresses will be consecutive and where a street address has been allocated to a property, then that address must be used.
 - b) Odd and even numbers cannot be used on the same side of a road.
 - c) Odd numbers will generally be allocated to the left hand side of a road, and even numbers to the right hand side, commencing from the start point.
 - d) Every lot will be allocated a street address, including reserves, schools, public utilities, drainage reserves and the like. Usually one street address will be allocated per lot, but if foreseen by the City of Vincent and where possible, additional numbers will be set aside to allow for the development potential of the subject lot.
 - e) Where a lot has two road frontages and the orientation of the dwelling/building has not yet been determined, then the subject property will be allocated a street address for both roads where possible. In accordance with the Australian/New Zealand Standard, upon completion of the development, a primary address in one frontage shall be allocated. The unused number will be reserved in case of future use.
 - f) All street addresses will be sequential, ranging from the lowest to the highest, for example 1, 1A, 2, 2A, 3, 4, 5, 6, 7 and so on.
 - g) If a new subdivision is being developed in stages and the first stage occurs in the middle portion of what will eventually be a continuous road of dwellings or buildings, an estimate will be made of the total number of lots likely to be created along the entire road. This will be aligned with the Residential Design Code provisions for density, and lot frontage widths for properties.
- iii) Street addresses for subdivisions, amalgamations, survey strata and strata subdivisions will be allocated at the clearance/endorsement of documentation stage. In the case of amalgamations, the City of Vincent reserves the right to retain any street addresses not used, as it deems appropriate.
- iv) Single houses and grouped dwellings may be required to share a street number.

*Date of Adoption: 27 March 2001
Date last Amended: 14 July 2009*

Page 2 of 6

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.20
STREET ADDRESSING

- v) If a property containing a retained existing dwelling/building is redeveloped with an additional dwelling/building at the rear and there is only one street number available, the existing dwelling/building will retain the original street number and the new dwelling/buildings will be allocated in accordance with Clause 3) vii).
- vi) If an existing lot is developed and split adjacent to the road into two or more separate lots with direct road frontage, the following provisions will be applied;
 - a) where available, whole street numbers will be allocated and the allocated property numbers will follow the current street numbering pattern; or
 - b) where there is only one street number available, the lot closest to the road starting point will retain the original street number and thereafter numbers with suffixes will run sequentially from that point.
- vii) Where there is only one street number available, developments will be allocated suffixes, for example 1A, 1B, 1C and 1D. Where more than four (4) suffixes are required, they will be allocated with a numeric prefix, for example 1/17, 2/17, 3/17 and so on.
- viii) Where there is a mixed-use development (as per the Residential Design Codes of Western Australia), standard street address rules apply.

4. Changing Street Addresses

- i) The City of Vincent will only consider altering the address of a property if there are difficulties associated with its identification.
- ii) Requests to change the street address of a property will be submitted on the relevant application form authorised by the owner and payment of the relevant application fee contained in the City of Vincent Schedule of Fees and Charges.
- iii) The City of Vincent cannot accede to requests for a change in street address in the following circumstances:
 - a) the number is considered unlucky;
 - b) religious reasons;
 - c) to improve the 'feng shui' of the property;
 - d) personal preferences;
 - e) the number is not good for business;
 - f) effect on property value; and/or
 - g) is contrary to this policy;and the like.

*Date of Adoption: 27 March 2001
Date last Amended: 14 July 2009*

Page 3 of 6

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.20
STREET ADDRESSING

- iv) Unused street numbers which have been set aside for a corner lot, in accordance with clause 3) ii), will not be reallocated to the adjoining property as this number may be required for future subdivision.
- v) The City of Vincent will only consider reallocating other unused street numbers if the adjacent properties cannot be redeveloped.

5. Consultation

- i) The City of Vincent will consult with the owners and occupiers of the affected properties where a change in street address is being considered.
- ii) Consultation is to be in accordance with the City of Vincent Community Consultation Policy and be undertaken for a fourteen (14) day period.
- iii) The City of Vincent will consider all valid submissions in the determination of the proposed change in street address.

6. Notification

- i) Where a change to a street address is approved, the City of Vincent will immediately notify Landgate. Landgate will include the new/amended address in the State of Western Australia's Address Database. The following agencies and organisations will also be notified by the City of Vincent:
 - Australian Electoral Commission;
 - Western Australian Electoral Commission;
 - Telstra;
 - Alinta Gas;
 - Synergy;
 - Water Corporation;
 - St John Ambulance;
 - Fire and Emergency Services Authority of Western Australia;
 - Australia Post; and
- ii) All costs associated with the change of street address notifications remains the responsibility of the property owner/developer. This includes the replacement or relocation of letterboxes, costs of new numbers, and amendments to numbers on buildings. Informing all other agencies or organisations, business contacts, family, friends and acquaintances and amendments to business and personal stationery, of changes to the street address, is the responsibility of the owner/s. The City is unable to change personal details.

7. Definitions

"Australian/New Zealand Standard" AS/NZS 4819:2003 'Geographic information – Rural and Urban addressing'.

"Number" means a number of the Arabic Numerals system with or without an English alphabetical suffix.

Date of Adoption: 27 March 2001

Date last Amended: 14 July 2009

Page 4 of 6

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
DEVELOPMENT AND DESIGN
POLICY NO: 7.5.20
STREET ADDRESSING

“Occupier” is that same meaning given to it under the *Local Government Act 1995*.

“Owner” is that same meaning given to it under the *Local Government Act 1995*.

“Property” means the land in the City of Vincent and includes houses, buildings, works, reserves, schools, public utilities and structures in or upon the land and includes developed or undeveloped land.

“Road” A place where one may ride, an open way or public passage for vehicles, persons and animals, a roadway forming a means of communication between one place and another.

“Road Hierarchy” means the order of roads and is based on the Western Australian Planning Commission Development Control Policy 2.6. The road hierarchy is as follows, with higher order roads at the top of the list;

1. Primary Distributor;
2. District Distributor;
3. Local Distributor;
4. Access Road;
5. Lane;
6. Accessway; and
7. Right of Way.

“Street” A public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.

Date of Adoption: 27 March 2001
Date last Amended: 14 July 2009

Page 5 of 6

Home based use comparison table

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
<p><u>Home Office</u></p> <p>means a dwelling used by an occupier of the dwelling to carry out a home occupation</p> <p>Example: A graphic designer who uses a room in their dwelling to conduct work based activities, wholly online.</p>	<p><i>Does not require planning approval.</i></p> <p>Standards (which are not applied as planning approval is not required):</p> <ul style="list-style-type: none"> Does not employ any persons not a member of the household. Does not have customers or clients visiting the home; Does not involve advertising signs on the premises; Does not require external modification of the dwelling; Does not involve sale, display or hire of goods; No external signage is permitted. 	<p><i>Definition of Home Office:</i></p> <ol style="list-style-type: none"> is solely within the dwelling; and does not entail clients or customers travelling to and from the dwelling; and does not involve the display of a sign on the premises; and does not require any change to the external appearance of the dwelling; 	<p>No impact.</p> <p>The City's Local Planning Scheme No. 2 (LPS2) permits this use in all zone and is guided by the land use definition.</p>	<p>Some impact.</p> <p>An additional layer of requirements which may cause confusion to members of the public looking to conduct a use from their home.</p>
<p><u>Home Occupation</u></p> <p>means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation</p> <p>Example: A sole hairdresser who operates in low scale and appointment based format.</p>	<p><i>Does not require planning approval.</i></p> <p>Standards to note require development approval:</p> <ul style="list-style-type: none"> Does not employ any person not a member of the occupiers household; Does not occupy an area greater than 20 square metres; Does not display an external sign exceeding 0.2 square metres; Does not involve the retail sale, display or hire of goods of any nature; In relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and Does not involve the use of an essential service of greater capacity than normally required in the zone 	<p><i>Definition of Home Occupation:</i></p> <p>Means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that:</p> <ol style="list-style-type: none"> does not involve employing a person who is not a member of the occupier's household; and will not cause injury to or adversely affect the amenity of the neighbourhood; and does not occupy an area greater than 20 m² ; and does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and does not — <ol style="list-style-type: none"> require a greater number of parking spaces than normally required for a single dwelling; or result in an increase in traffic volume in the neighbourhood; and 	<p>No impact.</p> <p>The City's LPS2 permits this use in all zone and is guided by the land use definition.</p>	<p>Some impact.</p> <p>An additional layer of requirements which may cause confusion to members of the public, as the requirements of the policy do not align with definitions in the Regulations and LPS2.</p>

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
		g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;		
<p><u>Home Business</u></p> <p>means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession</p> <p>Example: A hairdresser who employs two staff, in an appropriately low scale way so as to not impact on amenity of neighbouring land owners .</p>	<p><i>Does require development approval.</i></p> <ul style="list-style-type: none"> • 2 parking bays must be provided on site and shown on the site plan; • Does not employ more than 2 people not members of the occupier’s household; • Will not cause injury to or adversely affect the amenity of the neighbourhood; • Does not occupy an area greater than 50 square metres; • Does not involve retail sale, display or hire of goods of any nature; • In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and • Does not involve the use of an essential service of greater capacity than normally required in the zone. • No more than 2 customers may be present at any one time. • Does not display an external sign exceeding 0.5 square meters 	<p><i>Definition of Home Business:</i></p> <p>Means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession:</p> <ul style="list-style-type: none"> a) does not involve employing more than 2 people who are not members of the occupier’s household; and b) will not cause injury to or adversely affect the amenity of the neighbourhood; and c) does not occupy an area greater than 50 m2 ; and d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located; 	<p>Some impact.</p> <p>The deemed to comply requirements of a minimum of 2 parking bays, no more than 2 customers on site at a time, signage and vehicle size are removed. These are replaced by the performance objectives of the definition.</p> <p>City officers will assess the suitability of a Home Business based on the definition and the objectives of the residential zones in LPS2.</p>	<p>Some impact.</p> <p>The policy standards do not align with the City’s LPS2 and are inconsistent standards to the Regulations and may cause confusion to customers proposing Home Businesses.</p> <p>The ‘one size fits all approach’ does not take into account the many different types of Home Business.</p>

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
<p><u>Home Store</u></p> <p>means a shop attached to a dwelling</p> <p>Example: A corner store with attached dwelling that is operated by a resident of the dwelling.</p>	<p><i>Does require development approval.</i></p> <ul style="list-style-type: none"> • 2 parking bays must be provided on site and shown on the site plan; • Does not employ more than 2 people not members of the occupier’s household; • Will not cause injury to or adversely affect the amenity of the neighbourhood; • A net lettable area not exceeding 25% of net floor space of the house; • In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and • Does not involve the use of an essential service of greater capacity than normally required in the zone. • No more than 2 customers may be present at any one time. • Does not display an external sign exceeding 0.5 square meters 	<p><i>Definition of Home Store:</i></p> <p>Means a shop attached to a dwelling that</p> <ul style="list-style-type: none"> a) has a net lettable area not exceeding 100 m² ; and b) is operated by a person residing in the dwelling; 	<p>Some impact.</p> <p>The deemed to comply requirements of 2 parking bays, maximum employees, amenity considerations, net lettable area, vehicle calling size. maximum customers, essential servicing and external signs will be removed.</p> <p>City officers will assess the suitability of a Home Store based on the definition and the objectives of the residential zones in LPS2.</p>	<p>Some impact.</p> <p>The provisions of the policy go above the use definition, providing specific consideration of amenity.</p> <p>An additional layer of requirements which may cause confusion to members of the public, as the requirements of the policy do not align with definitions in the Regulations and LPS2.</p>