

6.1.24 Home Occupations

The Shire of Manjimup supports the establishment of home-occupations within the residential area and their contribution to the economic base of the Shire of Manjimup.

Objectives

- a) To ensure compliance with the requirements of Council's Town Planning Scheme No. 2.
- b) To ensure that home-occupations are operated in a manner that does not detrimentally impact on the amenity of the residential area.

Application Requirements

Applications for home-occupation permits shall be made by lodging an application for planning consent form in addition to correspondence detailing the proposed activity, proposed business hours, expected clientele and any other matters considered relevant to the proposal.

Applications shall be accompanied by a planning application fee as outlined within Council's adopted budget.

Assessment

In considering applications for approval to home-occupations, Council shall have regard to the following matters:

- a) The objectives of this policy.
- b) Compliance with requirements and provisions of the Council's Town Planning Scheme No. 2 and adopted policies.
- c) The potential affect on the amenity of the surrounding area through noise, traffic or other means.

Where applications comply with Council's Town Planning Scheme requirements and Council Policy, the applicant shall be granted an annual home-occupation permit. Should the applicant wish to continue the operation beyond this time, application to renew the permit shall be lodged in accordance with the Council's application requirements.

A home-occupation permit shall be granted subject to such conditions of approval as deemed appropriate by Council. Adjacent landowners shall be advised of the conditions imposed and Council's ability to either revoke or refuse to renew the permit. Should any substantiated complaints be received a report will be placed before Council.

Conditions of Approval

Council will apply conditions of approval as deemed necessary. Without limiting the Council's discretion conditions the following conditions may be imposed:

1. The activity must not degrade the amenity of the neighbourhood in any way (eg due to emission of dust, light, noise vibration, electrical interference, smell, fumes, smoke or other pollutant);
2. The activity must not employ any person, not a member of the occupier's family;
3. The activity must not occupy an area greater than twenty square metres;
4. The activity must not display a sign exceeding one fifth of a square metre in area. Such signs shall be approved by Council prior to erection or painting;
5. The activity must not entail the presence, use or calling of a vehicle of more than two tonnes tare weight;
6. The activity must not entail the presence of more than one commercial vehicle and does not include the fuelling or repairing of vehicles at the residence;
7. The activity must not include the offering for sale or the display of motor vehicles, machinery or goods, other than the goods manufactured or serviced on the premises;
8. Should Council receive any complaint regarding the activity it reserves the right to rescind this consent if it determines that the activity has degraded the amenity of the neighbourhood or has contravened any of the above conditions.

REVIEWED 28 JANUARY 1999
RENUMBERED 23 OCTOBER 2003

<p>The Administration of this policy has been delegated by the Chief Executive Officer to:</p>
