



INFO SHEET

HOME-BASED BUSINESS

The planning scheme provides opportunities for operating a business from your home



EXEMPT HOME OCCUPATION

One opportunity is for a home occupation. A home occupation is exempt from planning approval provided that you comply with all of the following limitations.

- (a) no more than 40m² of gross floor area is used for non-residential purposes;
- (b) the dwelling in your, and any employees, principal place of residence;
- (c) there is no hazardous material or electrical interference;
- (d) use of electricity, water and sewer is not more than for a typical residence;
- (e) goods for sale are not visible from any road or open space;
- (f) signage is no more than 0.2m² in area;
- (g) there is no refuelling, servicing or repair of vehicles not owned by a resident;
- (h) no more than one commercial vehicles at any one time, all of which must be parked on site, and no commercial vehicle exceeding two tonnes.

While you do not need a planning permit for a home occupation, we ask that you write to Council with details of the business so that we can confirm that the above limitations will be met.

HOME-BASED BUSINESS WITH A PERMIT FROM COUNCIL

A second opportunity is for a home-based business. A home-based business is similar to a home occupation and is subject to the same limitations other than for allowing you to:

- have up to two employees who do not reside at the dwelling,
- use all of the floor area of the dwelling; and
- have up to two commercial vehicles.

A home-based business will require a permitted planning permit from Council.

The residential zones in the planning scheme also provide discretion for other types of business activities including food services, a local shop or healthcare.

OTHER APPROVALS

There may be requirements under other legislation that apply such as environmental health requirements for food preparation and certain personal services.

OTHER CONSIDERATIONS

It is recommended to first check with Council before setting up a business so that guidelines can be discussed. Council's often receive complaints from neighbours and others about activities which cause a nuisance (noise, smoke, fumes, dust, traffic investigation, activities outside of normal working hours).

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