

FACT SHEET

Home-based business



What is a Home-based business?

A Home-based business is a small-scale business conducted by a resident in their home/dwelling. The business does not interfere with the 'primary' use of the dwelling as a place of residence. These types of businesses may not be large enough to warrant a commercial location.

Home-based businesses generally have a very minor impact on surrounding residents and have only one 'non-resident' employee.

Home-based businesses can be carried out within any form of dwelling, including a unit that is part of a multiple dwelling.

Why do we assess Home-based businesses?

Establishing a business at home has many advantages, including the convenience of working from home and the lower operating costs. It is important to ensure that expected residential standards are not compromised by the establishment of the business - for the existing dwelling, adjoining dwellings and surrounding area.

The draft planning scheme considers only a restricted collection of business activities to be suitable for co-location with a residence. These activities are:



family day care



health care services



an office



service industry (small scale repair of machinery, for example repair of bicycles)



some shop activities (limited to personal services or the selling of goods)



warehousing (storage of goods for online sale)



'bed and breakfast'

If the Home-based business is of a small enough scale, it may be considered 'accepted development'. If a business does not meet the criteria of the draft planning scheme, a code assessable planning approval may be required prior to the business operating. If approved, there may be conditions the business needs to comply with in order to operate.

If approved, what conditions are generally applied to a Home-based business?

Development Conditions will be tailored to the nature of the proposed business activity, however an approval for a home-based business will most likely include conditions ensuring that:

- the residential use of the dwelling continues to be its main use;
- only the type of business activities applied for operate from the site;
- the scale and intensity of the business activities are limited;
- deliveries, if required, are not sufficiently regular to cause disturbance; and
- no aspect of the home-based business creates nuisance, environmental pollution, or a risk to safety.

Do I need to make an application for a Development Permit?

It may be possible to establish a Home-based business by checking the 'Required outcomes' in the [Home-Based Business Code](#) (see the first table in the code). If the business activity that you are planning meets all the required outcomes in the code (or you are prepared to modify your plans to match these required outcomes) then your proposal can be considered 'accepted development' because it has met all the requirements.

'Accepted development subject to requirements' is an option in most zones.

If your Home-based business does not meet one or more of the required outcomes and you cannot change your plans to comply, then an application must be submitted to council for code assessment of the proposal. If approved, the approval will contain conditions regarding the characteristics of and limitations to your Home-based business.

See the factsheet '[Planning scheme user guide](#)' and [Part 5.3 Categories of Development and Assessment](#) of the draft planning scheme for a complete list of assessment requirements when applying for a Home-based business.

What are the desired outcomes to be achieved?

The Home-based business proposal will operate as a small-scale business activity carried out:

- in association with, but still subordinate to, the residential use of the premises;
- by the residents of the dwelling;
- without causing undue nuisance or disturbance, environmental harm, or risk to safety;
- without changing the residential character of the dwelling; and
- without generating traffic beyond that which is expected in a residential area.

For further information on addressing the requirements for assessment of a Home-based business, see the [Planning Scheme Overview](#), [Planning Scheme User Guide](#) and [Overlays Factsheets](#).

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.