

Home Based Businesses

What is a Home Business?

A home business is one that happens in a dwelling (eg house or unit) or a building next to a dwelling by one or more permanent residents of that dwelling.

Bed and breakfast accommodation and sex services premises are **not** home businesses.

A home business **must not**:

1. Employ more than 2 persons (other than those residents of the dwelling)
2. Interfere with the amenity of the neighbourhood eg through dust, noise, excess traffic, smell or waste products
3. Have an unsightly view from adjacent premises or any public place
4. Exhibit any signage except a business identification sign
5. Sell goods, except for those produced at the dwelling.
6. Use more than 60m² of floor area

Any home business involving food preparation should contact Council's Environmental Health team on 6226 1477 to ensure food regulations are met.

What is a Home Occupation?

A home occupation is similar to a home business but can only employ residents of the dwelling and cannot sell any goods.

Home occupation **must not**:

1. Employ residents who do not live in the dwelling
2. Interfere with the amenity of the neighbourhood eg through dust, noise, excess traffic, smell or waste products
3. Have an unsightly view from adjacent premises or any public place
4. Exhibit any signs except a business identification sign
5. Sell any goods – even those produced at the dwelling

What is a Home Industry?

A home industry is a home business that involves an *industrial activity. This means that the business is primarily involved in the production, value-adding or servicing of goods.

Any home-based business involving the preparation of food is automatically defined as a home industry. Food businesses require separate approval.

Home-industry **must not**:

1. Employ more than 2 persons (other than those residents of the dwelling)
2. Interfere with the amenity of the neighbourhood eg through dust, noise, excess traffic, smell or waste products
3. Have an unsightly view from adjacent premises or any public place?
4. Exhibit any signs except a business identification sign
5. Sell goods, except for those produced at the dwelling.
6. Use more than 100m² of floor area

*Industrial Activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

What is Home-based Childcare?

Home based childcare means a dwelling used by a resident of the dwelling for the supervision and care of children.

A home based childcare service **must** be licenced under the *Children and Young Persons (Care and Protection) Act 1998*. The number of children **must not** exceed 7 children under the age of 12 years, including no more than 5 who do not attend school

Where can I have a home business?

The table below shows the zones where different types of home businesses are permitted. To find out what zone you are in contact Council.

Zone	Home Business	Home Industry	Home Occupation	Home based childcare
RU1 – Primary Production	✓	✓	✓	✓
RU2 – Rural landscape	✓	✓	✓	✓
RU4 – Primary Production Small Lots	✓	✓	✓	✓
RU5 – Village	✓	✓	✓	✓
R1 – General Residential	✓	x	✓	✓
R2 – Low Density Residential	✓	✓	✓	✓
R3 – Medium Density Residential	✓	x	✓	✓
R5 – Large Lot Residential	✓	✓	✓	✓
B1 – Neighbourhood Centre	✓	x	✓	✓
B2 – Local Centre	✓	✓	✓	✓
B6 – Enterprise Corridor	✓	✓	✓	x
E3 – Environmental Management	✓	x	✓	✓
E4 – Environmental Living	✓	✓	✓	✓

✓ Permitted without consent

✓ Permitted with consent

x Prohibited

What do I do if my business outgrows the definition of a home-based business?

If you wish to expand your business beyond the limits of employees and floor space allowed for a home based business, you will need to obtain Development Consent (**if possible in that zone**) or find an alternative location. Council's Economic Development Section can assist with identifying suitable alternative zones and the requirements for Consent.

Where can I get more information?

For planning and building enquiries please contact Council's Planning and Environmental Services team.