



INFORMATION SHEET NO. 30

WORKING FROM HOME 'HOME ACTIVITIES'

This development information guide explains the requirements for a person wishing to operate a small scale business from home.

Requirements: A person may operate a small scale business from a residential property without development approval, providing certain conditions are met to classify it as a 'home activity'. A home activity must:

Be conducted by a person who lives on the site and:-

- Not detrimentally affect the amenity of the locality or any part of the locality;
- Not require or involve assistance by more than one person who is not a resident in the dwelling;
- Not occupy (whether temporary or permanently) a floor area exceeding 30 m²;
- Not impose any demand or load on public services greater than that which is ordinarily imposed by other users of the services in the locality;
- Not require or involve the display of goods in a window or outside the dwelling; and
- Not require the use of a vehicle exceeding three tonnes tare in weight.

These conditions are set by the Development Regulations 2008 and may not be varied in any way.

If the business activity meets the criteria above, then it is classified as a home activity and no development application is required, unless other factors such as health and hygiene may require other approvals. If an existing home activity exceeds the above criteria an application must be lodged with Council in order for an assessment against the Development Act 1993, Council's Development Plan and the Building Code of Australia (BCA) to take place.

Other Approvals

There may be requirements under other legislation that apply to the home activity. For example, food preparation and personal services (e.g. hairdressing) may have specific health requirements. Advice from Council's Environmental Health Officer should be sought in this regard.

Development approval will be required for any signage. However it should be noted that commercial signage is not normally allowed in residential areas. In general Council will only support a single sign identifying a home activity, with a maximum total area of 0.2m². The sign must not move, flash, reflect light or be internally illuminated.

Other Considerations

It is recommended to first check with Council before setting up a business so that guidelines can be discussed. Councils often receive complaints from neighbours and others about activities which cause a nuisance (noise, smoke, fumes, dust, traffic congestion, activities outside of normal working hours). Contact Council's Planning Staff on 8525 3200.

*Please note the information contained herein is intended as a guide only.
Further clarification may be obtained by contacting the Council on 8525 3200.*