



# Etheridge Shire Council

FACT SHEET

## Home-based Business

This information sheet has been prepared to provide a summary of the requirements for a home-based business under the proposed Etheridge Shire Planning Scheme, including when a development approval is required, and which parts of the planning scheme may apply. Please refer to the proposed planning scheme for further detail.

### What is a home-based business?

A home-based business is defined under the proposed Etheridge Shire Planning Scheme as:

***Home-based business*** means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.

This is a consistent State-wide definition required to be used in the planning scheme by planning legislation.

Examples of home-based businesses include:

- bed and breakfast
- home office
- home-based childcare.

Examples of uses which do not qualify as home-based businesses include:

- hobby
- shop
- warehouse
- transport depot.

### Why do we have home-based businesses?

Home-based businesses provide the opportunity for very small-scale businesses to establish with minimal overheads. It also provides the opportunity for people to work from home.

When home-based businesses are in residential neighbourhoods, it is essential that the scale and intensity of the home-based businesses is limited to ensure it does not impact on the neighbours.

### Acceptable locations and circumstances

In many circumstances, home-based businesses are considered accepted development and can occur without the need for a planning approval.

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You do not need a planning approval for a home-based business in the **Township zone no precinct area** or **Township zone Residential precinct** if the business:

- a) has a gross floor area (GFA) that does not exceed 60m<sup>2</sup>;
- b) does not require more than the owner and two (2) employees on-site at once
- c) does not generate more than one (1) heavy vehicle trip per week;
- d) does not involve hiring out of materials, goods, appliances or vehicles;
- e) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business;
- f) is a bed and breakfast and does not exceed three (3) bedrooms;
- g) is other than a bed and breakfast or home-based childcare and does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday;
- h) is a bed and breakfast or a home-based childcare and is not located:
  - in a flood hazard area identified in Schedule 2 – Mapping;
  - in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area.

You do not need a planning approval for a home-based business in the **Rural zone** or in the **Rural Residential precinct of the Township zone** if the business:

- a) does not require more than the owner and two (2) employees on-site at any one time;
- b) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business;
- c) does not exceed three (3) bedrooms where it is a bed and breakfast;
- d) is a bed and breakfast or a home-based childcare and is not located:
  - in a flood hazard area identified in Schedule 2 – Mapping;
  - in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area.

## Is council approval required?

A planning approval will be required from council for a home-based business if you cannot meet the above requirements.

## Other permits/licenses

### Food

Home based businesses involving the preparation or sale of food to the public may require a food licence. This is separate to council's development approval of a home-based business.

### Building work

A private building certifier must approve any building work, such as structural fit-outs and extensions. This is separate to council's planning approval of a home-based business.

### Legislative obligations

Whilst your home-based business may not need any further council requirements, there may be other legislative requirements specific to your business activities. As the operator of a home-based business, it is your responsibility to ensure all relevant approvals are obtained prior to operating.