



D22 Working from Home

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

Can a business be operated from a residential property?

Yes, you may operate a small scale business from a residential property, provided it **does not detract from the amenity of the area** and complies with the definition of "home activity" as set out in the *Development Regulations 2008*.

What is a "home activity"?

A home activity is the use of a site by a resident on the site that:

(a) Complies with the following criteria:

- Is conducted by a person who lives on the site;
- The total floor area (internal and external) used for the business must not exceed 30m²;
- Assistance by no more than one other person who is not resident in the dwelling;
- The use must not impose on the services provided by any public utility organisation greater than that which is usual for a residential property;
- No products or goods for sale or associated with the business are displayed;
- No vehicles in excess of 3 tonne tare in weight are associated with, or service the business;
- There is **no detrimental effect on the amenity of any part of the locality** by way of excessive noise, odours, dust, vehicle movements and the like; and
- Any signage associated with the activity does not exceed 0.2m², does not move, flash, reflect light or is not internally illuminated.

(b) Does not cause:

- A "nuisance" to any owner or occupier of land in the vicinity of the site.

A "nuisance" is considered to be an activity that may include excessive noise, traffic or activity or the generation of fumes, dust or smoke.

When is Development Approval required?

If the proposed activity does not meet all of the above criteria, a Development Application must be lodged with Council. In this case, the proposed land use will be assessed against the relevant provisions of Council's Development Plan. Within Residential Zones, opportunities for business activities are limited.

Can I use my garage or shed for a home activity?

It is possible, however you are required to provide two onsite carparks (one of which is covered) at all times. If the activity results in the need for a new covered carpark a Development Application is required. Your activity may result in a change in classification under the Building Code of Australia in which case you will need to lodge a Development Application. Please contact Council's Building Team if you require further information.

Do I need Development Approval for signage?

Yes, should your sign exceed 0.2m² you are required to obtain Development Approval. Please note if the sign exceeds 2.0m² it will be a non-complying form of development.

Other approvals

You may be required to obtain other approvals from Council if you wish to run a business from home. For example, activities involving food, beauty and hairdressing are required to seek a separate approval from Council's Environmental Health Department. For further information on these activities please contact Council's Environmental Health Department on 8408 1111.