



Home Activity

Operating a business from home

Can I operate a business from home?

Yes. In many circumstances a business can be operated from home; however it must comply with strict guidelines set out in the Development Regulations 2008. Running a business from home is known as 'home activity'.

What is home activity and what are the guidelines?

'Home activity' is defined as a business run by the person resident at the proposed site and that business does not detrimentally affect the area. The home activity must not involve or require any of the following:

- more than one person, who isn't resident at the site, helping with the business
- use more than 30m² of floor space, either temporarily or permanently
- display goods in a window, around the home or its curtilage
- use more power, water and other public utility services than would ordinarily be used by adjoining homes in the area
- the use of a vehicle weighing more than three tonne tare.

Is a Development Application necessary?

A development application must be submitted only if the home activity does not strictly comply with any of the above criteria. Please check the above criteria to ensure your business complies.

You should also be aware that your business must not place any detrimental affects on the area at any time. This may be referred to as the 'nuisance' factor. Any such detrimental impacts may have the potential to cause friction with your nearby neighbours. What types of activity may cause a problem?

The types of activity that may cause a problem for the surrounding area may include businesses that:

- create repeated, prolonged or loud noise
- operate outside normal working hours
- carry out activities that produce smoke, smells, fumes, dust etc
- increase traffic in the street, in terms of delivery vehicles or customer parking.

Mechanical repairs, panel beating, spray-painting and activities that involve noisy machinery are not considered to fit with the definition of home activity. For activities that involve food (either manufacture, preparation, transportation or storage),

you are required to check with Council's Public Health Section regarding your legal requirements under the Food Act and associated regulations and standards.

What happens if I can't comply?

If you do not comply with any of the criteria set out for the operation of a home business, you will need to make a development application to the Council to be assessed against the Development Plan. Council's approval is not assured and the application may be placed on public notification and/or referred to other relevant agencies.

Notifying Council

If your business wholly complies with the above definition of 'home activity' you do not require development approval. You are, however, requested to forward a letter to Council advising that you are operating a business from home and providing the details of the business. It is recommended that your letter address each of the mandatory requirements of a 'home activity'. Council will then acknowledge the operation of your business. As stated above, if your business changes, it is recommended you advise Council in writing, or lodge an application if it no longer satisfies the definition.