

# Home Based Business



## INFORMATION SHEET

Cassowary Coast Regional Council recognises that home based businesses are important for the economic growth of the region. The [Cassowary Coast Regional Council Planning Scheme](#) sets requirements to help protect neighbourhood amenity while balancing the needs of home based businesses.

### WHAT IS A HOME BASED BUSINESS?

The planning scheme defines a home based business (HBB) as “A dwelling used for a business activity where subordinate to the residential use.”

Examples of home based businesses:

- \* Bed & breakfast; farm stay; home office; home based child care or home hairdressing salon.

Examples of home based business do not include the following:

- \* Hobby; café; shop; warehouse; transport depot or boarding kennel.

### DO I NEED AN APPROVAL?

A home based business is considered to be **accepted development** in certain zones and precincts. Approval from council is not required provided it meets the identified requirements of the applicable (Zone; Local Plan; Home Based Business and Parking & Access) codes in the **Home Based Business Checklist** provided by council. These requirements can be self assessed and must be met in order to enable residents to operate these activities without having to make a formal application.

If the proposal cannot meet one or more of these requirements, the development becomes **assessable development** and a development application for a Material Change of Use (with associated [Planning Services fees](#)) requires a approval by Council before the use can be carried out.

Please note that **overlays** that affect the land (e.g. flood hazard, landslide hazard) may result in further requirements and/or raise the level of assessment. Overlays can be found in [CCRC Interactive Mapping](#).

### REQUIREMENTS FOR HOME BASED BUSINESSES

Requirements for home based businesses include the following:

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Amenity	
<b>AO1.1 ▼</b>	The home based business is conducted only by a resident or residents of the dwelling.
<b>AO1.2 ▼</b>	The total area used for the home based business is not greater than: (a) 50m <sup>2</sup> where within a dwelling house; (b) 20m <sup>2</sup> where within a dwelling of a dual occupancy or multiple dwelling.
<b>AO1.3 ▼</b>	No goods or equipment associated with the home based business are stored or displayed so as to be visible from outside the site.
<b>AO1.4 ▼</b>	There is no public display or offering of goods for retail sale from the site.
<b>AO1.5 ▼</b>	In the township zone and rural residential zone, there are no more than 8 customer/client visits to the site per day.
<b>AO1.6 ▼</b>	In the township zone and rural residential zone and except for bed and breakfast and farm stay development, customer/client visits do not occur outside the following hours: (a) 8.00am to 8.00pm Monday to Friday and 8.00am to 6.00pm on Saturday; (b) no visits at all on Sundays or on public holidays.
<b>AO1.7 ▼</b>	The number of persons employed for the home based business who are not residents of the dwelling does not exceed 1.
<b>AO1.8 ▼</b>	In the township zone and rural residential zone, no more than 1 home based business is carried out per dwelling.
<b>AO2.1 ▼</b>	No more than 1 commercial vehicle associated with the home based business is garaged/parked on the site.
<b>AO2.2 ▼</b>	No vehicle is fuelled, serviced or repaired on the site.

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**AO2.3 ▼**  
Loading or unloading of goods is undertaken within the site.

**AO2.4 ▼**  
The home based business does not involve an environmentally relevant activity.

**AO2.5 ▼**  
In the township zone and rural residential zone, the home based business is:  
(a) conducted entirely within the dwelling or an enclosed structure such as a shed or garage and:  
(i) operates at any given time;  
(ii) does not generate noise or emissions, or  
(b) conducted within the curtilage of the dwelling and:  
(i) operates between the hours of 8.00am to 7.00pm Monday to Friday and 9.00am to 6.00pm on Saturday;  
(ii) does not operate on Sundays and public holidays.

**AO2.6 ▼**  
Advertising signage is limited to 1 device no greater than 0.3m<sup>2</sup> in area per site and is not illuminated.

**AO2.7 ▼**  
Waiting areas, entry areas and business telephones are located away from windows and doors where adjacent to neighbouring properties.

**AO2.8 ▼**  
Vehicle access must be via the same access point as the existing dwelling.

**AO3.1 ▼**  
The home based business does not involve activities that would ordinarily be associated with an industrial activity.

**AO4.1 ▼**  
The amount of stored chemicals, gases or other hazardous materials is no more than the limits normally associated with a dwelling house use.

### Additional Matters—Bed and Breakfast

**AO5.1 ▼**  
Bed and breakfast and farm stay development occurs only in association with a dwelling house and:  
(a) no more than 3 bedrooms of the dwelling house are available for use by guests; or  
(b) is limited to a maximum of 3 non self-contained cabins as follows:  
(i) the cabins are located within 20 metres of the dwelling house;  
(ii) the cabins have a maximum gross floor area of 40m<sup>2</sup> each;  
(iii) the cabins may contain an ensuite bathroom;

(iv) the cabins must not contain kitchen facilities, other than a bar fridge and tea and coffee making facilities;  
(v) the cabins must not contain laundry facilities.

**AO6.1 ▼**  
Bed and breakfast and farm stay development has the appearance of a dwelling house from the street.

**AO6.2 ▼**  
Where the bed and breakfast or farm stay development is located outside the dwelling house on the same lot, the buildings used for the development:  
(a) incorporate an architectural style, colours and materials that match the existing dwelling house or other buildings in the locality (excepting Class 10a buildings); or  
(b) are of a traditional design and form and use neutral or other subdued colours or finishes so as to be visually unobtrusive.

**AO7.1 ▼**  
Car parking areas are at least 3 metres from the street frontage and visually screened from view from the street.

**AO7.2 ▼**  
Car parking and driveway areas appear consistent with that provided for a dwelling house.

**AO8.1 ▼**  
Bed and breakfast and farm stay development:  
(a) is contained within an existing dwelling house on the same lot; or  
(b) outside existing improved pastures or cropped areas (whether the cropped areas are currently planted or have been left fallow).

**AO8.2 ▼**  
Where the bed and breakfast or farm stay development is not located within an existing dwelling house and an agricultural activity is occurring on the site or adjoining land, the development is not located within:  
(a) 25 metres of where animals are housed;  
(b) 50 metres of where agricultural chemicals are used or stored;  
(c) 50 metres from where petroleum products are stored.

**AO9.1 ▼**  
Guests of bed and breakfast and farm stay development stay for no more than 14 consecutive nights.

### OTHER PERMITS/LICENCES

As the owner and operator of a home based business, it is your responsibility to ensure that all relevant approvals are obtained prior to operating. E.g. [Food License](#), [Building Work](#) and [Plumbing & Drainage Work](#) Permit/s.