



HOME BASED BUSINESS

WHAT IS A HOME BASED BUSINESS?

A home based business is a small, domestic scale business that operates from within a dwelling and is conducted by the residents of the dwelling. Under the Central Highland Regional Planning Scheme 2016, a home based business is defined as: "A dwelling used for a business activity where subordinate to the residential use." A home based business may operate from within a dwelling house including shed, dual occupancy or multiple dwelling. Some examples of a home based business include a massage studio, hairdresser, nail salon, bed and breakfast and a home office. Other businesses may operate from a residence however these may be defined as a High Impact Home Based Business.

WHAT IS A HIGH IMPACT HOME BASED BUSINESS?

In contrast to a home office, a high impact home based business has the potential to cause adverse impacts on the amenity of surrounding properties. Under the Central Highland Regional Planning Scheme 2016, a high impact home based business activity is defined as:

A type of home based business that involves one or more of the following activities:-

- (a) any form of vehicle repairs, services, detailing;
- (b) panel beating;
- (c) spray painting;
- (d) engine reconditioning, repairs;
- (e) wood working/manufacturing involving the use of power tools;
- (f) furniture manufacturing;
- (g) metal work;
- (h) welding.

DO I NEED APPROVAL TO OPERATE A HOME BASED BUSINESS/HIGH IMPACT HOME BASED BUSINESS

For a home based business, if you comply with the [acceptable outcomes in the home based business code](#) then you can operate your business as accepted development meaning no town planning approval is required. If you don't meet the acceptable outcomes you will need to lodge a development application with council.

For a high impact home based business a development application will be required. This will require forms, assessment against the code, proposal plan and an application fee. The level of assessment or type of application required will be dependent on what zone your property is classified.

Depending on the type of business you may require other approvals such as building, plumbing and/or a food business licence. If you are not sure you whether your home based business will comply or require an application you are encouraged to contact council's planning department via email tplanning@chrc.qld.gov.au.

WHAT REQUIREMENTS DOES THE HOME BASED BUSINESS CODE CONTAIN?

The purpose of the Home based business code is to ensure home based business is conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises. In order to achieve this purpose, the code contains

requirements (performance outcomes and acceptable outcomes) for:

- operation of the home based business;
- external appearance of buildings;
- scale of use and protection of residential amenity;
- impacts on traffic, services and utilities;
- signage; and
- additional requirements for bed and breakfast.

HOW CAN I CHECK THE ZONING OF MY PROPERTY?

The council's planning scheme is available online. Our [ePlan](#) is an online planning scheme management platform, available on any internet-connected device via a web browser. Once in the eplan you can type in an address or lot and plan number to search for a property that will reveal details on the property including the zoning.



Need more information?

Please contact council's Development and Planning Team on 1300 242 686 and ask to speak with the Duty Planner. Alternatively you can email the team on tplanning@chrc.qld.gov.au.