



# INFORMATION SHEET:

## HOME OCCUPATION

### OVERVIEW

A home occupation is a small business undertaken in a dwelling or on the land surrounding a dwelling, by a resident of the dwelling. In recent years home-based employment has become increasingly popular due to the convenience of personal computers and information technology and the growth of the tourism and hospitality industry within the Shire.

Advantages include lower overheads and greater flexibility, particularly for new businesses. The Shire encourages the development of appropriate home occupations, provided they are conducted in accordance with the Home Occupation provisions of the Pyrenees Planning Scheme.

The Planning Scheme seeks to ensure that the amenity of the neighbourhood is not adversely affected by any home occupation conducted in or from a dwelling.

### IS A PLANNING PERMIT REQUIRED?

No planning permit is required to conduct a home occupation from an existing dwelling in the residential or rural zones provided all the following requirements are met:

- I. The person conducting the home occupation must use the dwelling as their principal place of residence.
- II. No more than one person who does not live in the dwelling may work in the occupation. *A permit may be granted to allow up to two people who do not live in the dwelling to work in the business.*
- III. The occupation must not impose a load on any utility (power, gas, water, waste-water treatment and/or disposal) greater than normally required for domestic use.
- IV. No more than 50m<sup>2</sup> or one-third of the total floor area of the dwelling (whichever is the lesser) may be used for conducting a home occupation. This includes areas used for the storage of any materials or goods. *A permit may be granted to use up to 100m<sup>2</sup>, provided this is equal to no more than one third of the total floor area of the dwelling.*
- V. No motor vehicle may be serviced or repaired for gain. (Motor vehicle repairs, spray painting, panel beating and the like are not considered to be within the scope of a home occupation. Such businesses should be located in an industrial area).
- VI. Only one commercial vehicle registered to a resident of the dwelling may be present at any time. The vehicle, which may include a commercial goods vehicle,

commercial passenger vehicle, or a tow truck, shall not exceed 2 tonnes capacity, and may have a trailer. The vehicle must not be fuelled or repaired on the site.

- VII. The occupation must not adversely affect the amenity of the neighbourhood in any way including:
- The appearance of any building, works or materials used.
  - The parking of motor vehicles.
  - The transporting of materials or goods to or from the dwelling.
  - The hours of operation.
  - Electrical interference.
  - The storage of chemicals, gasses or other hazardous materials.
  - Emissions from the site.
- VIII. Only goods manufactured or serviced in the home occupation may be offered for sale.
- IX. Materials used or goods manufactured, serviced or repaired in the home occupation must be stored within a building.
- X. Goods manufactured, serviced or repaired must not be displayed so that they are visible from outside the site.

Where a permit is required for a more extensive form of home occupation, Council will consider:

- Whether there is a need for additional parking or loading facilities.
- Whether the site is suitable for the particular home occupation and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home occupation.

### **ADVERTISING SIGNS**

When promoting your home occupation, the natural action is to erect an advertising sign. To ensure that advertising signs do not detract from the general appearance of residential and rural areas, only one sign is allowed without a planning permit for each premise in rural and residential areas, and the advertisement area of this sign must not exceed 0.2m<sup>2</sup>. All signs within heritage areas require a planning permit regardless of their size.

### **FURTHER INFORMATION**

If you require additional information on the above it is recommended that you contact the Pyrenees Shire Planning unit on (03) 5329 1100 and speak with a Planning Officer.