



TOURISM BUSINESS INFORMATION KIT

Home-based Tourism Business - Planning Requirements

In the Northern Territory you may require approval from the Development Consent Authority to run your business at, or from, your home.

Under the *Planning Act* and Planning Scheme, whether or not you need approval (and any requirements you must meet) depend upon where you live.

The area covered by the Planning Scheme is divided up into various zones, each having its own requirements, including a list of activities that are permitted, require approval from the Development Consent Authority, or are prohibited. In this Fact Sheet there is information about non-accommodation tourism businesses.

The NT Planning Scheme does not specifically refer to tourism business in the list of defined uses. If you run your tourism business from home, you may be classified as home occupation or home contracting, depending upon your specific circumstances. Details of the requirements for both are listed below.

Home-based Business or 'Home Occupation'?

Home-based Business is not specifically referred to in the Territory Planning Scheme. It is described in the Planning Scheme as 'Home Occupation' or 'Home Based Contracting'. Each has their own definition and requirements.

'Home Occupation'

'Home Occupation' is defined in the Planning Scheme as 'an occupation or profession which is carried on in a dwelling or on the site of a dwelling by a person resident in the dwelling and may include the caring for up to five children including children who reside in the dwelling;'

Generally, you do not require approval from the Development Consent Authority to conduct a 'Home Occupation' if:

- Only residents of the house are employed;
- The floor area plus other areas of the site used for your business (including areas used temporarily) does not exceed 30 square metres;
- No greater demand or load is imposed on services provided by a public utility organisation (power, water, waste etc) than that ordinarily required in the locality;
- The only sign displayed is a business sign which is not more than 0.5 square metres in area;
- No goods or equipment are visible from outside the site; and
- No more than one vehicle kept on the site is used for the home occupation.

There may be additional requirements imposed for particular zones, eg building height, set-backs, parking.

'Home Based Contracting'

'Home Based Contracting' is defined in the Planning Scheme as 'the storage on the site of a dwelling of materials and/ or vehicles associated with a business operated by a person resident in the dwelling, but which business does not operate on the site of the dwelling;'





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The requirements for *'Home Based Contracting'* are:

For zones RL, R, H, A, or FD

- The total area of the site used for the home based contracting (including areas used temporarily) does not exceed 200 square metres;
- No greater demand or load is imposed on services provided by a public utility organisation (power, water, waste etc) than that ordinarily required in the locality;
- The only sign displayed is a business sign which is not more than 0.5 square metres in area;
- No goods or equipment are visible from outside the site; and
- No more than three vehicles kept on the site are used for the home based contracting.

For most other zones

- The total area of the site used for the home based contracting (including areas used temporarily) does not exceed 30 square metres;
- No greater demand or load is imposed on services provided by a public utility organisation (power, water, waste etc) than that ordinarily required in the locality;
- The only sign displayed is a business sign which is not more than 0.5 square metres in area;
- No goods or equipment are visible from outside the site; and
- No more than one vehicle kept on the site is used for the home based contracting.

There may be additional requirements imposed for particular zones, eg building height, set-backs, parking.

Permission from the Development Consent Authority is required if your business does not comply with these requirements, or if it is in zones HT or FD.

Use of a dwelling for *'Home Based Contracting'* is prohibited in the following zones: CB, C, LI, GI, DV, PS, OR, CP, CN, RD, and WM.

Tourism Accommodation business activities have different requirements, including *Bed and Breakfast Accommodation, Hostels (backpackers), Cabins, Hotels and Motels*. These are detailed in a separate fact sheet.

Further information

You can obtain information about the zoning of your land and the requirements for your intended activity by contacting Planning on 08 8999 5511.

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