

Home based business – Caboolture district

Council recognises that some residents may wish to establish and operate a small-scale business from their home. This can be done to provide an affordable means of establishing a new business or to provide a suitable premises for a low-impact enterprise on an ongoing basis. Balanced with this is the need to ensure that the rights of neighbours to the quiet enjoyment of their properties are appropriately protected. This type of activity is described in the Caboolture ShirePlan as a home based business. To ensure that home based businesses operate appropriately without creating unacceptable impacts on neighbouring properties, new proposals are assessed against a set of criteria in the Caboolture ShirePlan. These criteria are listed in the Home Based Business Code.

The Home Based Business Code includes special planning requirements (known as acceptable solutions). If these requirements are fully complied with at all times, a business may operate from home without the need to obtain a planning approval.

Requirements for a home based business

To comply with the acceptable solutions of the Home Based Business Code a business will need to meet all of the following at all times

- It only operates between the hours of 8:00am and 6:00pm on Monday to Saturday.
- It is only undertaken by permanent residents of the dwelling and is conducted within the dwelling house or its associated outbuildings such as sheds or garages.
- Not more than one business operates from the dwelling.
- It does not occupy an area greater than one-third of the area of the dwelling.
- It does not involve customers visiting the residence or the retail sale of goods other than goods which are made on the premises.
- Any goods held for sale or storage are not on display or visible from a public place.
- One car parking space for visitors is provided in addition to the resident's parking.
- Any loading or unloading of goods is not undertaken by a vehicle larger than a small rigid vehicle such as a car, utility or small delivery van.

Proposals that do not or cannot comply with these requirements

If a home based business can't comply with all of the above acceptable solutions it will be necessary to make an application to council for approval of the proposal. This application is a development application for a Material Change of Use (MCU) for a home based business. Council's planning officers will consider the proposal against the requirements of the Home Based Business Code and make a recommendation to council on whether the proposal should be approved or not. If the proposal is approved, a development permit will be issued which specifies the conditions that the business must comply with.

It would be unlikely that any business that generates noise, odours, dust or traffic volumes above and beyond that normally experienced in a residential area would be classified as a Home Based Business by the Caboolture ShirePlan. A business which results in these impacts would fall within another Caboolture ShirePlan definition such as Shop, General Industry etc.