



FACT SHEET – Can I run a business from home?

What is a Home-based Business?

A Home-based Business is defined as:

"the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises."

Examples include:

- Bed and Breakfast (B&B);
- Home Office; or
- Home Based Childcare.

A Home-based Business does not include:

- Hobby;
- Office;
- Shop;
- Warehouse; or
- Transport Depot uses.

What are the requirements for a Home-based Business?

Requirements for Home-based business are outlined in the Balonne Shire Planning Scheme. In general, a *Home-based business* must:

- be operated by residents of the dwelling
- not exceed 80m² of GFA
- not be located in a flood hazard overlay map if involving building work

Is Council approval needed?

In all zones, a Home-based business is accepted development, meaning that a planning application is not required if your business complies with the planning scheme requirements, particularly those listed in the following table.

Acceptable Outcomes for a Home-based Business	
AO33.1	The business is operated by persons residing in the dwelling.
AO33.2	The development is limited to a total floor area of 80m ² for the part of the residential premises used in the operation of the business (excluding site parking).
AO34.1	Provision is made for two (2) off-street car parking spaces.
AO34.2	The business will not require street parking for more than one (1) additional motor vehicle at any one time, on any street with frontage to the premises.
AO34.3	Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.
AO35.1	Delivery of goods and operating hours occurs between the hours of 7:00am and 6:00pm.
AO35.2	The business does not display goods for sale in any window or outdoor area.
AO35.3	The one advertising sign associated with the business does not exceed 0.5m ² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.

If it is not possible for your business to comply with the Acceptable Outcomes of the planning scheme, a Code assessable Material change of use application will be required.

For more information, visit our website below or book a free pre-lodgement meeting with a Council Planning Officer.