

PS10 – Home Occupation, Home Business and Industry-Cottage



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The Shire may allow low impact occupations or businesses to be conducted, by the occupier of a dwelling, from the dwelling or land around a dwelling. However, these uses must satisfy certain criteria to ensure that there is no disturbance or nuisance created that would be inconsistent with the specific character of the area. Activities which may be permitted in a residential area generally fall into the following four land use categories defined in [Local Planning Scheme No.1](#) (click link, click on "all categories drop down list" and select Local Planning Scheme)

Home Office

A 'Home Office' is defined as a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not –

- Entail clients or customers travelling to and from the dwelling;
- Involve any advertising signs on the premises; and
- Require any external change to the appearance of the dwelling.

The home office use is interpreted as entailing office/administrative activities only. Any other use will be considered to be a home occupation, home business or cottage industry.

Home Occupation

A 'Home Occupation' is defined as an occupation carried out in a dwelling or on land around a dwelling by a resident of the dwelling which –

- Does not employ any person not a member of the occupier's household;
- Will not cause injury to or adversely affect the amenity of the neighbourhood;
- Does not occupy an area greater than 20m²;
- Does not display a sign exceeding 0.2m² in area;
- Does not entail the retail sale, display or hire of goods of any nature;
- In relation to vehicles and parking - will not result in the requirement of a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volumes in the neighbourhood; does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight; and does not include the provision for the fuelling, repair or maintenance of motor vehicles; and
- Does not involve the use of essential services of greater capacity than normally required in the zone.

Home Business

A 'Home Business' is defined as a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling, which:

- Does not employ more than 2 people not members of the occupier's household;
- Will not cause injury to or adversely affect the amenity of the neighbourhood;
- Does not occupy an area greater than 50m²;
- Does not involve the retail sale, display or hire of goods of any nature;
- In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight;

- Does not involve the use of an essential service of greater capacity than normally required in the zone; and
- Does not display a sign exceeding 0.2m² in area.

Industry-Cottage

Cottage Industry means premises, other than premises used for a home occupation, that are used by the occupier of the premises for the purpose of carrying out a trade or light industry producing arts and crafts goods if the carrying out of the trade or light industry:

- will not cause injury to or adversely affect the amenity of the neighbourhood; and
- if the premises is located in a residential zone - does not employ any person other than a member of the occupier's household; and
- is compatible with the principal uses to which land in the zone in which the premises is located may be put; and
- does not occupy an area greater than 50m²; and
- does not involve the display on the premises of a sign with an area exceeding 0.2m².

The Industry-Cottage use may be carried out from an outbuilding that blends with the character of the area and does not detract from the area.

Is planning approval required?

Planning approval may be required for a **'home occupation'** or **'home business'** depending on the zoning of the land and the nature of a proposal. You will need to check the zoning table (Table 1) of Local Planning Scheme No. 1 to confirm permissibility in the various zones. It is also advised that you contact the Shire's Planning Department to confirm whether planning approval is required.

Planning approval is required for an **'Industry-Cottage'** as it is listed as a discretionary land use in the majority of the zones in which it can be considered.

Depending on the scale, noise, dust, fumes etc, work that could potentially disturb neighbouring properties may not be permitted as such uses would be considered more appropriate in an industrial area.

A **'home office'** is exempt from planning approval in any zone.

How do I apply for planning approval?

You will need to complete a planning application form and the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a questionnaire, which should provide a detailed description of the proposed commercial activities.

What do I need to know?

Schedules 8 and 9 of Local Planning Scheme No. 1 provide the relevant development standards for parking requirements, landscaping etc. The Scheme text and maps can be viewed at the Shire offices. Alternatively you can contact the Shire's planning department on (08) 9780 5220 for further assistance.

The Shire currently does not have any local planning policies relating to any of the land uses mentioned in this information sheet.

Is there anything else?

Depending on the development that is proposed, you may also require a building licence and/or approval from the Shire's Environmental Health Department. On this basis it is suggested that you consult with the Shire's Building and Environmental Health Departments regarding any other approvals that may be required. These departments can be contacted on (08) 9780 5255.

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of the Shire's Planning Officers to discuss the proposal. Please phone (08) 9780 5220 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.