
LPP010 – Local Planning Policy 10 – Home-Based Businesses

1. Intention

To promote and facilitate home-based businesses within the Shire in a manner that does not compromise the character, amenity and environment of the locality in which the business operates.

2. Scope

This policy applies throughout the scheme area.

3. Statement

3.1 Application of Policy

A home-based business is a small-scale business operated incidental to the residential use of a property.

This policy applies to all home-based businesses within the Shire where development approval is required under *Local Planning Scheme No.7 (LPS7)* including:

- Home Business; and
- Industry – Cottage.

3.2 Activities not requiring Development Approval

The home-based business categories of ‘home office’ and ‘home occupation’ are exempt from development approval. A ‘Home Business’ is also exempt from development approval where it is classified as a permitted ‘P’ use in relation to the zone in which it is located and if:

- a) the development has no works component; or
- b) if the works component of the development is exempt.

It should be noted that an exemption from the need for development approval does not mean that the business is exempt from obtaining approval, if necessary, under any other written law.

3.3 Development Approval Requirements

Applicants will need to clearly demonstrate that their proposed home-based business meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire’s planning framework that may be applicable for a particular site under any relevant Local Planning Scheme, Structure Plan, Local Planning Policy or Local Development Plan.

3.4 Requirements

3.4.1 Home-based businesses must comply with the relevant definition listed in LPS7.

3.4.2 No more than five clients/customer vehicles visit the premises per day, with visits by appointment only and spaced so that only one client/customer vehicle is present at any one time, unless it can be demonstrated that there is sufficient space on-site to accommodate a second client/customer vehicle.

- 3.4.3 Operating hours do not exceed 8.00am and 6.00pm, Monday to Saturday excluding public holidays.
- 3.4.4 Does not involve regular truck or delivery vehicle visits to the premises that would cause adverse impacts to the amenity of the locality.
- 3.4.5 Does not include provision for the fuelling, repair or maintenance of motor vehicles.
- 3.4.6 Does not generate noise, light, smells, or other emissions, waste products, or disturbances that may detrimentally affect the amenity of the locality.
- 3.4.7 Does not involve the use of an essential service of a greater capacity than normally required in the zone.
- 3.4.8 Does not detract from the appearance or character of the dwelling, site or locality.
- 3.4.9 All client, staff and resident car parking must be contained onsite within the driveway, garage or carport.

Where visitor car parking cannot be provided on-site, the use of on-street car parking for visitors and clients may be permitted, where this has already been constructed as part of subdivision works.

3.5 Variations

Variations to the requirements of this policy may be considered on their individual merit, having regard to the policy objective and any submissions received where the application is advertised for comment.

4. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

5. Review

This policy is to be reviewed every 5 years.

6. Associated Documents

Nil.

Division		Planning			
Policy Number		LPP010			
Contact Officer		Manager Planning			
Related Legislation		Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015			
Related Shire Documents		Nil			
Risk Rating	Medium	Review Frequency	Every 5 years	Next Review	2026
Date Adopted	14/12/2021			OCM21/12/200	

Amendments		
Date	Details of Amendment	Reference
Previous Policies		