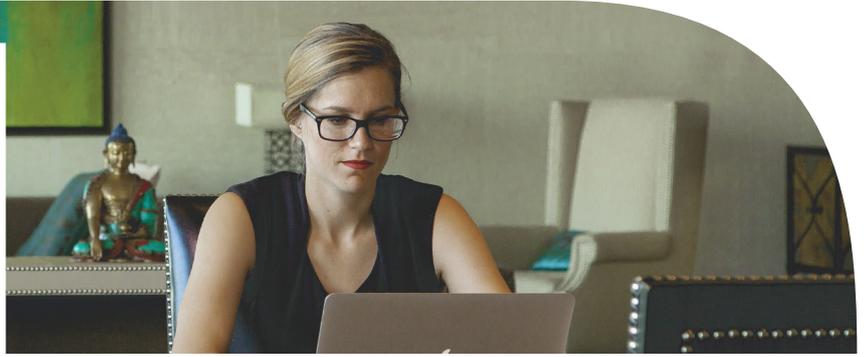


HOME BASED BUSINESS



Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit bundaberg.qld.gov.au/interactive-mapping-system or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday

duty.planner@bundaberg.qld.gov.au

Level 6 Auswide Building

16 - 20 Barolin Street, Bundaberg

(see website for other office locations)

between 8.15am to 4.45pm Monday to Friday

bundaberg.qld.gov.au



Is a Development Application needed?

In most circumstances, a home based business will not require a development application to Council. This includes if the home based business is a home based child care service that is approved under other legislation, or if the home based business meets the criteria outlined in the planning scheme.

Home Based Child Care

Before considering the requirements for a home based business, it should be noted that home based child care does not require Council approval if approved under the *Child Care Act 2002*.

Accepted Development (subject to requirements)

Home based businesses are 'Accepted Subject to Requirements', that is, they are accepted development if they meet the Acceptable Outcomes of the Home Based Business Code and are located in one of the following zones:

- › Low Density Residential Zone
- › Medium Density Residential Zone
- › High Density Residential Zone
- › Rural Residential Zone
- › Rural Zone
- › Limited Development Zone
- › Emerging Community Zone
- › Principal Centre Zone
- › Major Centre Zone
- › District Centre Zone
- › Local Centre Zone
- › Neighbourhood Centre Zone

Where a home based business does not comply with the acceptable outcomes, a code assessable development application is required to be lodged with Council. Home based businesses are generally not supported in other zones, and an 'Impact Assessable' development application is required to be lodged with Council, and the services of a planning consultant, or similar, will generally be required to assist with preparing this application.

Key development considerations

Accepted if a genuine home-based business and subordinate to the residential use of the dwelling...



One business
per premises



Occupant of dwelling
conducts the business



Operates within a building or within
the curtilage of a dwelling house
and no modifications to exterior

The key design considerations for an acceptable home based business are different to those required for a bed and breakfast, and therefore these considerations are presented separately overleaf. A bed and breakfast is required to be conducted within a dwelling house, rather than a dual occupancy or multiple dwelling.

Requirements - Home Based Business

Accepted if small scale...

If within a dwelling house...

Small total area for business use (40sqm where lot not exceeding 2,000sqm, otherwise 80sqm)



Few visiting customers (three at any one time, eight per day total)

Minimal additional staff (only one full-time equivalent worker other than residents)

If within a dual occupancy or multiple dwelling...

Small total area for business use (20sqm)

Does not involve outside areas



Few visiting customers (two at any one time, four per day total)

No additional staff (only residents of the dwelling)

For both...

Operating hours: 8am-5pm Monday to Saturday

Closed Sunday and public holidays



However, 'office activities' are okay anytime

Accepted if limited amenity impacts...



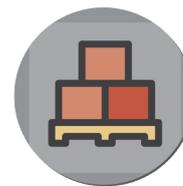
No dust, no smell at boundaries, and business operates between 8am-6pm



No storage of hazardous materials



Maximum one commercial vehicle parked or garaged on site



Materials stored in building



Storage at rear of property and screened from view



Only vehicles with carrying capacity <2.5 tonnes used



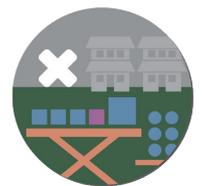
Two deliveries per day & vehicles no larger than courier van



Loading only within site and during operating hours



Small sign (0.5m²), and no signage illumination



No public display of goods

Requirements - Bed and Breakfast

Accepted if small scale...

To be conducted within a dwelling house, not dual occupancy or multi unit dwelling

Maximum of three guest bedrooms, and at least one non-guest bedroom



Private bedroom and bathroom facilities

Maximum of six guests at a time

Maximum of fourteen consecutive nights stay

Accepted if limited amenity impacts...



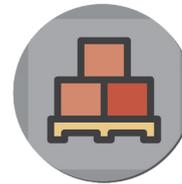
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