



## Development Guide No. 8 – What is a home business?

### What is a home business?

A home business is defined in the Griffith Local Environmental Plan 2014 dictionary as:

**Home business** means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**Note.** See clause 5.4 for controls relating to the floor area used for a home business.

### Do I need Council approval for a home business?

If your development complies with the provisions of 'Home Occupation' under Council's Local Environmental Plan 2014 and Development Control Plan No. 22: Exempt and Complying Development, you will not need to gain Council approval.

**home occupation** "means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises".

If however your development does not meet the specified requirements, you will need to submit a Development Application to Council.

### Can a home business be established in any home?

No. There are a range of factors which may make a dwelling unsuitable for a home business including zoning, location, the existing road network and location of driveways, the internal design of the site, proximity to neighbours, etc. You should speak to one of Council's Town Planner's to determine the suitability of your dwelling for a home business.