



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

# Home Based Businesses

ECM 3227450  
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This factsheet provides information about how the Planning Scheme applies to setting up a home-based business and whether you need to lodge a development application.

## What is a home-based business?

A home-based business is defined in the South Burnett Regional Council Planning Scheme 2017 v2.0 ('Planning Scheme') as follows:

- home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.

The business should not be more prominent than the primary residential use of the premises, in terms of its appearance, vehicle movements, noise, odour and hours of activity.

## What are some examples of home-based businesses?

Some examples of home-based businesses include:

- bed and breakfast;
- home office;
- home based childcare; or
- personal services (for example hair dressing or beauty services, or other minor scale professional services).

## What businesses do not qualify as home based?

Business that do not ordinarily qualify as home-based business include:

- shops;
- transport depots;
- cafés;
- industrial activities;
- mechanical workshops;
- mobile inspection stations; or
- mobile businesses, such as gardening services, mobile dog washes and the like.

## What Council approvals do I need?

This is dependent on the type of business you are proposing to operate and the work(s) you undertake to get your home ready to operate your home business, (for example, if as part of your business, you are installing or altering plumbing and drainage, constructing or renovating buildings you might require building or plumbing approvals from Council prior to undertaking these works). A grease trap for the discharge of trade waste may also require a permit and food businesses will require food licences.

## Is planning approval required?

Operation of a home-based business in the following zones require a planning approval:

- low density residential zone;
- medium density residential zone; or
- township zone.

Operation of a home-based business will not require planning approval provided the use:

- does not involve an industry activity;
- complies with the acoustic objectives under the *Environmental Protection Noise Policy 2019* during operating hours for the use; and
- meets the criteria outlines in the Planning Scheme for accepted development for a home-based business.

A home-based business in the rural zone and rural residential zone is accepted development, subject to requirements, (for example a bed and breakfast in an existing dwelling is accepted development).

### What does accepted development mean?

Certain types of projects are considered accepted development (exempt or self-assessable). These projects do not need a development application (planning approval) if the requirements set out in the Planning Scheme are satisfied.

### What is the accepted development criteria for a home-based business?

To be accepted development, subject to requirements you may need to:

- be a permanent resident of the on-site dwelling;
- be setback from the road frontage of the site a distance greater than the existing building line;
- conduct the business under or within 20 metres of the principal dwelling, except for a bed and breakfast in the township zone;
- have no more than one (1) non-resident employee of the site;
- have a business that takes up to no more than 50m<sup>2</sup> of internal floor area, or 20m<sup>2</sup> of outdoor area for home-based businesses in the low-density residential zone and medium density residential zone;
- have a business suitable for a residential area in the medium density residential zone only, the use provides no more than one (1) sign with a maximum sign face area of 0.3m<sup>2</sup> bearing the name and nature of the business;
- operating hours are limited to 7:00 am to 8:00 pm Monday to Friday and 8:00 am and 4:00 pm Saturday, Sunday and Public holidays;
- in the township zone, except for a bed and breakfast, home-based businesses provide a maximum of one (1) parking space in addition to the requirements of the principal dwelling; or
- in the township zone, a bed and breakfast are to provide parking in addition to the requirements of the principal dwelling at the rate of one (1) space per bedroom.

### How can I check if I need approval to set up a home-based business?

If your home-based business falls under an assessable development and requires planning approval, there will be fees associated with the development application. The register of [Fees and Charges](#) can be found on Council's website.

### Further Information?

For further information in relation to home-based businesses, you can contact Council via one of the following methods:

- ✉ South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610
- ☎ (07) 4189 9100
- @ [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)
- 👤 Visiting a Customer Service Centre