

RUNNING A BUSINESS FROM HOME (HOME OCCUPATION)



IF YOU WANT TO RUN A BUSINESS FROM HOME, YOU MAY NOT NEED PLANNING PERMISSION, PROVIDED YOU MEET CERTAIN REQUIREMENTS.

- You must live in the dwelling (home).
- You can employ two staff who do not live in the dwelling.
- The net floor area (including storage area) cannot be more than 100 square metres, or more than one-third of the net floor area of the dwelling, whichever is less.
- You can't impose a utility load greater than a normal domestic use. I.e. Power or water.
- The business must not affect the amenity of the neighbourhood with regard to the appearance of the building or materials used, car parking, transporting of goods, hours of operation, electrical interference, storing chemicals or other hazardous materials, noise, smells and dust.
- Cars cannot be serviced or repaired for profit
- Only one commercial vehicle under 2 tonnes can be present at any time.
- Only goods manufactured or serviced on the premises can be sold or stored.
- No goods manufactured or serviced on the premises can be visible from outside the site.
- Any goods offered for sale online must not be collected from the dwelling.

HOWEVER IF YOUR HOME BUSINESS DOES NOT MEET THE ABOVE REQUIREMENTS YOU MAY STILL APPLY FOR A PLANNING PERMIT FOR HOME OCCUPATION WHERE:

- You can employ up to 3 people who do not live in the dwelling.
- The floor area is up to 200 square metres or one-third of the gross floor area of the dwelling, whichever is less.
- Up to 2 commercial vehicles under 2 tonnes can be present at any time.

ADVERTISING SIGNS

You can have a sign at any location on your property advertising your business at home provided it is not larger than 0.2 square metres (20cm x 20cm). If you want a larger sign or an illuminated sign, you will need to apply for a planning permit.

Note: If you own a heritage listed home, you will need to speak to Town Planning.

OTHER CONSIDERATIONS

Town Planners will also consider landscaping, screening, and parking and loading requirements for your home business.

These considerations are reviewed, as these business activities can affect residents within your neighbourhood.

HOME BASED FOOD BUSINESSES

The City's Environmental Health unit can assist you to understand how to comply with home based food business requirements. Download their "[Home based food business](#)" fact sheet.

FURTHER INFORMATION

Town Planning 03 5434 6000

Environmental Health 03 5434 6000

Greater Bendigo Planning Scheme - Home Occupation

http://planning-schemes.delwp.vic.gov.au/schemes/vpps/52_11.pdf