



SMALL SCALE HOME BUSINESS

In residential areas a Small Scale Home Based Business operating incidentally to the residential use of land by the resident (occupier) of a property is allowed. As these businesses can vary in size, scale and nature they will have consequently varying impacts on the neighbourhood.

Types of Home Businesses

Town Planning Scheme No 4 provides for the following types of Home Businesses

- Home Office
- Home Occupation
- Home Based Business

Each of these business types may occupy different amounts of space and has different requirements. These requirements are listed on the following page.

Basic Requirements

A Home Business shall:

- Only be carried out by an occupier of a dwelling.
- Not be transferable to any subsequent owner or occupier or another property.
- Not require the provision of any service of a greater capacity than normally required for the residential use of the land;
- Not affect the amenity of the neighbourhood because of signage, waste, parking, noise, deliveries, numbers of customers, hours of operation etc.
- Not be an inappropriate use in the residential area.
- Have adequate parking provision for clients in addition to the 2 residential parking spaces and not disrupting access to those spaces.
- Not entail the retail sale, display or hire of goods or the storage of meats, fish, vegetables or fruit

Applications

When seeking an approval from the Council it will be necessary to address each of the various issues listed above. If, in the opinion of the Council, a home occupation is causing a nuisance or annoyance to owners or occupiers of land in the neighbourhood the Council may revoke its approval.

Other Approvals

Some Home Occupation activities will require an additional "Health" or other approval prior to the use commencing which can be obtained from the Shire of East Pilbara Health Services on 9175 8000 or other agencies as listed.

These include:

- Conducting swimming lessons in a private swimming pool.
- Hairdresser or skin penetration premises, including hairdressing, waxing, electrolysis, tattooing, acupuncture, ear or body piercing, manicure or pedicure, permanent eyebrow or lip lining and shaving.
- The preparation of food for consumption by others
- Family Day Care Centres. Please contact the Department of Community Development.

Shire of East Pilbara - Small Scale Home Business (cont)

	Home Office	Home Occupation	Home Based Business
Typical Businesses	An office use	A business/office or consulting room	A business/office, consulting room or small workshop/storage area
Nature of Business	Must occur within a dwelling	In or around a dwelling No retail sales, display or hire of goods. No storage of meats, fish, vegetables or fruit. No increase in essential services greater than normal. No adverse impact on the amenity of locality. No servicing, fuelling or maintenance of vehicles	In or around a dwelling No retail sales, display or hire of goods. No storage of meats, fish, vegetables or fruit. No increase in essential services greater than normal. No adverse impact on the amenity of locality.
Who can run it?	A resident of dwelling	A resident of dwelling	A resident of dwelling
Any employees	No	Only occupiers household	2 in addition to occupiers family
Area of business		20m ²	50m ²
Signage	Nil	0.2m ²	Council Approval
Changes to dwelling	No external changes		
Customers and parking	No customers	Limited to number that can park on-site using existing driveways. Limited to 3 customers per day No vehicles larger than 2 tonnes tare	Must be on-site No vehicles larger than 3.5 tonnes tare
Approval needed	No	Yes with annual renewal	Yes with annual renewal
Fees	Nil	#Application Fee, \$203 or \$67 for annual renewal. Late renewal \$201 Applications for Home Occupations already operating \$609 (Fee exemption for New Enterprise Incentive Scheme Candidates)	#Application Fee, \$203 or \$67 for annual renewal. Late renewal \$201 Applications for Home Based Business already operating \$609
Application to be advertised	No	To owners and occupiers of adjoining properties. In local newspaper	To owners and occupiers within 50m In local newspaper

Note # Fees subject to change