



Working from Home

The details provided below are for information purposes only.

It is strongly recommended that advice is sought from Council's Planning staff in regard to each particular proposal.

In October 2013 the *Devonport Interim Planning Scheme* replaced the *Devonport and Environs Planning Scheme 1984* as the 'rule book' in determining if a person can work from their home.

The newer rules recognise the shift in the work culture of many Australians who now, for varying reasons, choose to do this. However there are a few rules in place to ensure that the activity doesn't affect the neighbours' amenity. These are:

- a. No more than 40m² of floor area of the dwelling is used for the activity;
- b. The person conducting the home occupation uses the house as their principal place of residence;
- c. Only residents of the house are employed in the activity;
- d. There is only the occasional client;
- e. The load on the infrastructure remains as domestic (eg. no 3 phase power);
- f. The activity doesn't cause electrical interference to neighbours;
- g. There is no storage of hazardous materials on site;
- h. No display of any articles is visible from the street;
- i. Advertising signs are not illuminated and not greater than 0.2m² in area (400mm x 500mm);
- j. No repairing or servicing of vehicles occurs unless owned by a resident;
- k. No more than one commercial vehicle is on site at any one time and the vehicle is less than two tonnes in weight; and
- l. All vehicles are parked on site.

If you can satisfy these rules then no planning permit is required.

There is also a new beefed up category called 'Home-based Business'. This activity is very similar to a 'Home Occupation' but is slightly more intensive and allows more floor area (50m²), employment of persons who might not live on site (two others) and one additional commercial vehicle. This is land zoning dependant and may require a permit depending on the location however in most instances this will be approved.

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