



Home Occupation

'Home occupation' means a business or activity carried out within a dwelling or the cartilage of a dwelling by a person resident therein or within a domestic out building by a person resident in the dwelling to which it is appurtenant.

Types of Home Occupation

Professional services; real estate, engineering, surveying, planning, architecture, valuation, secretarial, legal, finance, photography, security and home based consultants.

Human services; beautician, medical, therapeutic, guidance and masseuse.

Trades; builder, plumber, electricians and mobile hairdressing. **NB:** Business contact address and administration only.

Tourism related businesses; dive tours, fishing charters, 4WD, adventure tours.

Requirements

- a) Entails the conduct of a business, office, a workshop only and does not entail the retail sale or display of goods;
- b) Does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- c) Does not detract from the residential appearance of the dwelling or domestic out building;
- d) Does not entail employment of any person not a member of the occupier's household;
- e) Does not occupy an area greater than 20m²;
- f) Does not display a sign exceeding 0.2m² in area;
- g) Is compatible with the principal uses to which land in the zone in which it is located may be put;
- h) Will not result in the requirement for a greater number of parking facilities than normally reserved for single dwelling, and will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
- i) Does not entail the presence, parking and garaging of a vehicle of more than two (2) tonnes tare weight; and
- j) Does not involve the use of an essential service of greater capacity than normally required.

Approval process

Home occupation may be considered by Council in the following zones; **Residential, Mixed use, Special Rural and Pastoral**. A person shall not commence or carry out a home occupation on any parcel of land without first obtaining planning approval from Council.

If the applicant for the home business is not the owner of the property, a letter from the landowner giving consent to the home business is required. Following the issue of a planning approval, the applicant must then obtain a Home occupation permit from Council. The Home Occupation cannot commence without the current permit which is valid for 12 months.

Additional Information

An approval to conduct a home occupation is issued to an occupier of the land and cannot be transferred or assigned to any other person or parcel of land to which it was granted. Should there be a change in the occupier of the land, the approval for a home occupation will be cancelled.

Council reserves the right to have the authority to inspect premises at any reasonable time to ensure compliance. If in the opinion of Council, a home occupation is causing a nuisance or annoyance to within the locality, Council may rescind the approval.



A photograph of a white lighthouse situated on a grassy hill overlooking a body of water under a clear sky.

Shire of Exmouth INFORMATION

The information provided above is a basic guide only. Council's Home Occupation Policy is available from the Shire offices or online from www.exmouth.wa.gov.au. Should you require further information, please do not hesitate to contact the Shire's Planning Department on (08) 9949 3000.

20 March 2013