

Home based business checklist

For development that is accepted subject to requirements and assessable development under the home based business code.

Home Based Business – Acceptable Outcomes

<input type="checkbox"/>	AO1.1 The use is contained within the dwelling or associated outbuildings, and does not use more than 60m ² of gross floor area.
<input type="checkbox"/>	AO1.2 The use is carried out by permanent residents of the dwelling and involves no more than: <ol style="list-style-type: none"> 1. Three (3) non-resident employees where in the rural residential or environmental management zones; and 2. One (1) non-resident employee otherwise.
<input type="checkbox"/>	AO1.3 Other than where a bed and breakfast or home based childcare, the number of customers or clients visiting the site will be a maximum of: <ol style="list-style-type: none"> 1. Two (2) present at any one time; 2. Eight (8) present in any one day; and 3. 40 maximum per week.
<input type="checkbox"/>	AO1.4 The use does not involve the display of goods or materials related to the use that can be seen from outside the building.
<input type="checkbox"/>	AO1.5 The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.
<input type="checkbox"/>	AO1.6 Development achieves the acoustic quality objectives stated in the Queensland <i>Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019: Schedule 1</i> .
<input type="checkbox"/>	AO1.7 Other than where a bed and breakfast, customer or client visits only occur between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday.
<input type="checkbox"/>	AO1.8 Where for home based childcare, the use has a maximum of seven (7) below school age children on the premises at any time, including children who permanently reside in the house.
<input type="checkbox"/>	AO2.1 When the dwelling is located: <ol style="list-style-type: none"> 1. In the rural zone, not more than two (2) heavy vehicles of 4.5 tonnes gross vehicle mass (GVM) or more are kept on the site; or 2. In all other zones, only one (1) vehicle of up to 4.5 tonnes GVM associated with the use is kept on site.
<input type="checkbox"/>	AO2.2 A car parking space is provided onsite for each non-resident employee. These spaces are in addition to the spaces required for the residential use of the property.
<input type="checkbox"/>	AO2.3 Where a bed and breakfast, one (1) visitor space per guest bedroom is provided on site. For other home based businesses, one (1) visitor car parking space is provided. These spaces are in addition to the spaces required for the residential use of the property.
<input type="checkbox"/>	AO2.4 Onsite car parking (other than the spaces required for the residential use of the property) is not provided within the front setback.
<input type="checkbox"/>	AO2.5 Other than in the rural zone, the use generates a maximum of two (2) delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more.
<input type="checkbox"/>	AO2.6 Vehicles associated with the business: <ol style="list-style-type: none"> 1. Are not operated between the hours of 10pm and 6am; 2. Are not left idling for more than five (5) minutes at any one time; and 3. Do not have a refrigeration unit running.

<input type="checkbox"/>	A03.1 The use does not impose a significantly greater load on stormwater, water supply, gas, sewerage or waste collection services than a single dwelling on the site.
<input type="checkbox"/>	A03.2 The use does not generate wastes that are: <ol style="list-style-type: none"> 1. Regulated, infectious or clinical wastes; or 2. Contaminated wastes requiring collection by a licenced waste collector.

Bed and Breakfast – Acceptable Outcomes

<input type="checkbox"/>	A04.1 The maximum number of guests and rooms is: <ol style="list-style-type: none"> 1. Four (4) guests and two (2) bedrooms where in a dwelling that is not a dwelling house (such as a dual occupancy or unit in a multiple dwelling); or 2. 12 guests and six (6) bedrooms where on land within the rural or emerging community zones; and 3. Six (6) guests and three (3) bedrooms otherwise.
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Declaration

This checklist is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this checklist is not intended to replace the provisions of Redland City Plan and should be read in conjunction with this checklist.

I confirm that my development proposal complies with the above accepted checklist.

Signature

Date

Information Privacy Act 2009 – Redland City Council is collecting your personal information in order to process this application. The information will only be used by authorised Council Officers for the purpose of this application and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law to do so.
