

# Home Based Business – Checklist

For development this is accepted subject to requirements and assessable development under the Home Based Business code.

## Home Based Business – Acceptable Outcomes

	<b>AO1.1</b> The use is contained within the dwelling or associated outbuildings, and does not use more than 60m <sup>2</sup> of gross floor area.
	<b>AO1.2</b> The use is carried out by permanent residents of the dwelling and involves no more than: (1) 3 non-resident employees where in the rural residential or environmental management zones; and (2) 1 non-resident employee otherwise.
	<b>AO1.3</b> Other than where a bed and breakfast or home based child care, the number of customers or clients visiting the site will be a maximum of: (1) 2 present at any one time; (2) 8 present in any one day; and (3) 40 maximum per week.
	<b>AO1.4</b> The use does not involve the display of goods or materials related to the use that can be seen from outside the building.
	<b>AO1.5</b> The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.
	<b>AO1.6</b> Development achieves the acoustic quality objectives stated in the Queensland <i>Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019: Schedule 1</i> .
	<b>AO1.7</b> 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.
	<b>AO1.8</b> Where for home based child care, the use has a maximum of 7 below school age children on the premises at any time, including children who permanently reside in the house.
	<b>AO2.1</b> When the dwelling is located: (1) in the rural zone, not more than two 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 vehicle of up to 4.5 tonnes gross vehicle mass (GVM) associated with the use is kept on site.
	<b>AO2.2</b> A car parking space is provided on-site for each non-resident employee. These spaces are in addition to the spaces required for the residential use of the property.
	<b>AO2.3</b> Where a bed and breakfast, one visitor space per guest bedroom is provided on-site. For other home based businesses, one visitor car parking space is provided. These spaces are in addition to the spaces required for the residential use of the property.
	<b>AO2.4</b> On-site car parking (other than the spaces required for the residential use of the property) is not provided within the front setback.
	<b>AO2.5</b> Other than in the rural zone, the use generates a maximum of 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more.

Editor's note —Commercial child care activities are to comply with the relevant child care regulations established by other levels of government.

## Home base business – cont.

	<b>A02.6</b> Vehicles associated with the business: (1) are not operated between the hours of 10pm and 6am; (2) are not left idling for more than 5 minutes at any one time; and (3) do not have a refrigeration unit running.
	<b>A03.1</b> 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.
	<b>A03.2</b> The use does not generate wastes which are: (1) regulated, infectious or clinical wastes; or (2) contaminated wastes requiring collection by a licensed waste collector.

## Bed and breakfast – Acceptable Outcomes

	<b>A04.1</b> The maximum number of guests and rooms is: (1) 4 guests and 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 6 bedrooms where on land within the rural or emerging community zones; and (3) 6 guests and 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

## Submit

- in person at Council's [Customer Service Centres](#)
- by mail, PO Box 21, Cleveland Qld 4163
- by email to [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au) or fax on (07) 3829 8765.

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