

Interested in running a business from home?

Home based uses are an important part of the Australian economy, with an estimated one million people running a business from home. Working from home can offer flexibility and convenience and can often be a great opportunity to start a new career. Liverpool City Council encourages and supports home based uses.

What is a Home Business?

For planning purposes, there are different types of home based uses as defined by the planning legislation, each with specific requirements that must be met. They are Home Occupation, Home Based Child Care, Home Business and Home Industry.

What are the rules?

Home occupations, home based child care, home businesses and home industries do not require Council planning approval if they meet the requirements set out below. Should you need to undertake building works to allow your business to be run from home, you need to obtain planning approval for the these works from Council and then a building approval.

To make things easy, this Fact Sheet conveniently condenses the State and local planning controls. If you wish, you can explore the controls in detail by using the official links below:

- <https://www.legislation.nsw.gov.au/#/view/EPL/2008/572/full>
- <https://www.legislation.nsw.gov.au/#/view/EPL/2008/403/full>

What are the different types of businesses that can be run from home and what are the requirements?

Type	Requirements
Home Based Child Care Defined as a dwelling used by a resident of the dwelling for the supervision and care of one or more children. Council Approval is NOT required.	MUST: <ul style="list-style-type: none">• Be appropriately licensed within the meaning of the Children and Young Persons (Care and Protection) Act 1998. MUST NOT <ul style="list-style-type: none">• Exceed 7 children (including children related to the carer or licensee) under the age of 13 years, including no more than 4 who do not ordinarily attend school.

Type	Requirements
<p>Home Business, Home Industry, Home Occupation</p> <p>These types of Home Businesses are broadly defined as a business carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling.</p> <p>Council Approval is NOT required.</p>	<p>MUST NOT involve</p> <ul style="list-style-type: none"> • The manufacture of food or skin penetration procedures • A change of building use (not involve a floor area of more than 10% of the floor area of the dwelling); or • The employment of more than 2 persons other than those residents; or • Interference with the amenity of the neighbourhood such as noise, fumes, waste and traffic generation etc.; or • The exposure to view, from any adjacent premises or from any public place of any unsightly matter; or • The exhibition of any advertisements or signage (other than a business identification sign); or • The sale of items, by retail, except for goods produced at the dwelling or building; or • The use of more than 50m² of floor area in total; or • Any new building works. <p>Examples of a home business includes uses such as hairdressers and beauty uses, architectural drafting, accountants or solicitors. Many home businesses may require specific fixtures or fittings that need Council planning approval. Please contact Council for more information on whether approval for building works is required.</p> <p>Note: See Council's Fact Sheet for detailed requirements for lodging a planning application with Council located on Council's website including new uses for hairdressing, beauty and food manufacturing.</p>

Who can I speak to for more information?

You can contact Council's Planning Advisory Officer on 1300 36 2170 to discuss what business operations are exempt development or whether development consent is needed.

For information relating to the manufacture of food or skin penetration procedures, you can contact Council's Environmental Health Officers on 1300 36 2170.