



Home Business, Home Occupation and Home Office

A Home Business, Home Occupation or Home Office is a small-scale business or activity operated within a residential property. The Home Business, Home Occupation or Home Office must be operated by the occupier of the residence and is not transferable to other owners, occupiers or properties. Approval is typically for 12 months and subject to re-approval at the end of the 12 months.

Definitions

Under the Town of East Fremantle Local Planning Scheme No. 3 (LPS3) the uses 'Home Business', 'Home Occupation' and 'Home Office' have the following definitions:

"Home Business" means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- a) Does not employ more than 2 people not members of the occupier's household;
- b) Will not cause injury to or adversely affect the amenity of the neighbourhood;
- c) Does not occupy an area greater than 50 square metres;
- d) Does not involve the retail sale, display or hire of goods of any nature;
- e) In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- f) Does not involve the use of an essential service of greater capacity than normally required in the zone.

"Home Occupation" means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- a) Does not employ any person not a member of the occupier's household;
- b) Will not cause injury to or adversely affect the amenity of the neighbourhood;
- c) Does not occupy an area greater than 20 square metres;
- d) Does not display a sign exceeding 0.2 square metres;
- e) Does not involve the retail sale, display or hire of goods of any nature;
- f) In relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- g) Does not involve the use of an essential service of greater capacity than normally required in the zone.

"Home Office" means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not —

- a) Entail clients or customers travelling to and from the dwelling;
- b) Involve any advertising signs on the premises; or
- c) Require any external change to the appearance of the dwelling.

Which use, in which zone?

The LPS₃ Zoning Table (extract below) shows which of these activities may, or may not, be permitted in each particular zone where dwelling homes are present:

Use Class	Zone				
	Residential	Mixed Use	Special Business	Town Centre	Royal George Hotel Zone
Home Business	D	D	D	D	D
Home Occupation	P	D	D	D	D
Home Office	P	P	P	P	P

The symbols used in the cross reference in the Zoning Table have the following meanings:

'P' - the use is permitted by LPS₃ providing it complies with the relevant development standards and requirements of LPS₃.

'D' - the use is not permitted unless the Town of East Fremantle has exercised its discretion by granting planning approval.

Application for Development Approval

In most instances, you will need to apply to the Town for development approval in order to operate a business from your place of residence.

An exception to this is a home office use. Provided the proposal complies with the definition of a "**Home Office**", development approval is not required and may operate without the need to gain the Town's prior consent.

When submitting an application, the following is to be provided:

- Completed and signed Application for Development Approval;
- Completed and signed Home Business/Home Occupation Accompanying information;
- Completed and signed Home Business/Home Occupation Checklist; and
- A site plan and internal floor plan drawn to a scale of no less than 1:500 showing the areas to be used in conjunction with the proposal and where vehicles can be parked on site.

Please note that additional information may also be requested to be provided once assessment of the proposal has commenced.

Effective September 2020