

Did you know?

Small and micro businesses are the most common in Denmark – one third of local businesses have an annual turnover of less than \$50,000.



NEED MORE INFORMATION?

Head to denmark.wa.gov.au

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am–4pm Mon–Fri)



Current at 20 May 2024

HOME BUSINESSES



Do I need approval to run my business from home?

If your business meets the definition of a 'Home Occupation' you do not need to apply for planning approval.

'Home Occupation' includes a house and surrounds that is used in accordance with the following criteria:

- (a) employs residents of the house only
- (b) does not affect the amenity of the neighbourhood
- (c) maximum area 20m²
- (d) maximum sign 0.2m²
- (e) does not involve retail sale, display or hire of goods on site
- (f) does not require additional parking or result in increased neighbourhood traffic
- (g) does not involve a vehicle over 4.5 tonnes
- (h) does not include fuelling, repair or maintenance of motor vehicles
- (i) does not require additional use of essential services (water, power, etc.)

If your business doesn't meet this definition then you will need to apply to the Shire for approval before you start.

Any development (including house extensions or building a shed) may still require approval.

What can I get approval for?

This depends on what your business is, the zoning of the land, and the size of your operations.

In the Residential Zone you can apply to establish a range of different land uses, including a Home Business, Consulting Rooms, Cottage Industry or Educational Establishment (for example).

A 'Home Business' is less restricted than a 'Home Occupation'. A 'Home Business' includes a house and surrounds that is used in accordance with the following criteria:

- (a) employs no more than two non-residents
- (b) does not affect the amenity of the neighbourhood
- (c) maximum area 50m²
- (d) does not involve retail sale, display or hire of goods on site
- (e) does not cause traffic or parking issues
- (f) does not involve a vehicle over 4.5 tonnes
- (g) does not require additional use of essential services (water, power, etc.)

The range of permitted land uses in the Special Residential and Special Rural zones varies according to the location and is more restricted than in the Residential Zone.

How are neighbours interests protected?

All applications that we assess consider potential noise, traffic and parking, and any other impacts on neighbourhood amenity. In most cases, neighbours will be invited to comment so relevant issues and concerns can be raised and addressed.

Do I need any other approvals?

Depending on your business you may need other approvals - for example, health registration is required for food businesses and some professional services. If in doubt, contact your relevant industry body or the Shire for more information.

More information about food businesses is available at:

www.denmark.wa.gov.au/build-plan-develop/environmental-health/food-health-licences.aspx

