



A Guide to Home Occupation In Monash

HOME OCCUPATION

Adopted:- 16 November 2000

Many people operate their own small business from their residential home.

Such a use is called **Home Occupation**. The Monash Planning Scheme allows a person to use their residential home for home occupation provided certain specific requirements are fully satisfied.

If any one or more of the requirements are not met then the business use either requires specific Planning Permit approval or is prohibited.

The formal definition of Home Occupation is:-

An occupation carried on in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere, but not a Brothel.

The Purpose of the Planning Scheme in respect of Home Occupation, is to ensure that the amenity of the neighbourhood is not adversely affected by an occupation conducted in or from a Dwelling.

A home occupation must meet the following requirements:

- The person conducting the home occupation must use the dwelling as their principal place of residence.
- No more than one person who does not live in the dwelling may work in the occupation.
- The gross floor area used in conducting the occupation including the storage of any materials or goods must not exceed 50 square metres or one-third of the gross floor area of the dwelling, whichever is the lesser.
- The occupation must not impose a load on any utility greater than normally required for domestic use.
- The occupation must not adversely affect the amenity of the neighbourhood in any way including:
- The appearance of any building, works or materials used.
 - The parking of motor vehicles.
 - The transporting of materials or goods to or from the dwelling.
 - The hours of operation.
 - Electrical interference.
 - The storage of chemicals, gasses or other hazardous materials.
 - Emissions from the site.

Requirements continued:-

- No motor vehicle may be serviced or repaired for gain.
- Only one commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck), not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling may be present at any time. The vehicle must not be fuelled or repaired on the site.
- No goods other than goods manufactured or serviced in the home occupation may be offered for sale.
- Materials used or goods manufactured, serviced or repaired in the home occupation must be stored within a building.
- No goods manufactured, serviced or repaired may be displayed so that they are visible from outside the site.

If one or more of these requirements cannot be met then you must discuss your proposed use with the Town Planning Section of the City of Monash. The use may be prohibited.

A Planning Permit may be granted by Council for a home occupation:

- Which allows no more than two persons who do not live in the dwelling to work in the occupation; or
- Which has a floor area not exceeding 100 square metres or one-third of the gross floor area of the dwelling, whichever is the lesser.
- Which allows no more than one additional commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck), not exceeding two tonnes capacity and with or without a trailer registered to a resident of the dwelling, to be present at any time.

Before deciding on such an application, Council must consider, as appropriate:

- Whether there is a need for additional parking or loading facilities.
- The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.
- Whether the site is suitable for the particular home occupation and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home occupation.

Council encourages Home Occupation applications in higher order and busier streets and roads.

In assessing planning applications in cul-de-sacs and minor or quiet residential streets, Council will have particular regard to the expectation of property owners concerning the amenity provided by reduced traffic and activity levels on those streets.

In these cases the onus is on the applicant to particularly demonstrate that the proposal will not disturb the reasonable expectations of the neighbourhood in terms of traffic movements, car parking, privacy, noise and hours of operation.

Unanswered Questions?

Who should I ask?

Should you have any questions regarding this Guide, Monash Planning Scheme or about Home Occupation in Monash, you should contact Council's Town Planning Section.

Phone: **9518 3555**

or

Visit the Town Planning Section at

293 Springvale Road, Glen Waverley