



Mareeba
SHIRE COUNCIL

HOME BASED BUSINESS

Development Guidance Factsheet

Mareeba Shire Council has developed a series of factsheets to provide guidance on development.

An important first step is to identify your property's zoning and overlay information, as this will help determine the requirements that apply.

Visit Council's website and access the Interactive Mapping tool for this information, or contact Council on the details below.

Our staff are more than happy to provide further assistance on mapping and are also available to discuss your development further.

What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

Contact Council



65 Rankin Street Mareeba



1300 308 461



9:00am to 4:00pm
Monday to Friday,
excluding Public Holidays



planning@msc.qld.gov.au



www.msc.qld.gov.au

Is a Development Application needed?

In most circumstances, a home based business will not require a development application to Council. This includes if the home based business is a home based child care service that is approved under other legislation, or if the home based business meets the criteria outlined in the planning scheme.

Home Based Child Care

Before considering the requirements for a home based business, it should be noted that family day care (up to 7 children) does not require Council approval where complying with State legislative requirements.

Accepted Development (subject to requirements)

Home based businesses are 'Accepted Subject to Requirements', that is, they are accepted development if they meet Acceptable Outcomes of the relevant codes, including the accommodation activities code and are located in one of the following planning zones:

- Low Density
- Medium Density
- Rural Residential Zone
- Rural Zone
- Emerging Community Zone
- Centre Zone

Where a home based business does not comply with the acceptable outcomes, a code assessable development application is required to be lodged with Council. Home based businesses are generally not supported in other zones and an 'Impact Assessable' development application is required to be lodged with Council. The services of a planning consultant or similar will generally be required to assist with preparing this application.

Key development considerations

Accepted if a genuine home-based business and subordinate to the residential use of the dwelling...



Occupant of dwelling
conducts the business



Operates within a dwelling
or associated outbuilding

The key design considerations for an acceptable home-based business are different to those required for a bed and breakfast, and therefore these considerations are presented separately overleaf.

Requirements - Home Based Business

Accepted if small scale

If within a dwelling house

Small total area for business use (50sqm where on lot of 600 sqm or greater)



Operating hours 7:00am to 6:00pm, unless for a home office, bed and breakfast or farmstay

Minimal additional staff (only one full-time equivalent worker other than the residents)

Accepted if limited amenity impacts



No repair, cleaning or servicing of motors, vehicles or machinery



No use of power tools or noise generating devices



1 covered car park for the dwelling and 1 car park for the home based business



Goods stored in building



Small sign (0.5 sqm) and no signage illumination

Requirements - Bed and Breakfast (including Farm Stay)

Accepted if small scale

For Farm Stay

- Maximum 10 guests at a time
- 1 Farm stay dwelling or accommodation unit in addition to and within 20 metres of the primary dwelling
- Setback 100 metres site boundaries



For Bed and Breakfast

- Maximum 6 guests at a time
- Maximum 3 guest bedrooms
- Entertainment and dining facilities minimum 5 metres from adjoining residences and screened to avoid overlooking
- Minimum 40 sqm of open space, minimum dimension 3 metres

Accepted if limited amenity impacts



1 covered car park for the dwelling and 1 car park per guest room



Small sign (0.5 sqm) and no signage illumination