Local Planning Policy 1.7

# Home Business and Non-Residential Development in the Residential Zone

**VERSION 2**

May 2026

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|---|---|---|
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| 2 | 26 May 2026<br>Council Item DS094 | LPP updated following review. |

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Home Based Business and Non-Residential Development in the Residential Zone local planning policy* (LPP No.1.7).

## 2.0 BACKGROUND

The 'Residential' zone should be preserved for its intended character and amenity, preventing the gradual encroachment of non-residential uses better suited to other locations. Table 14 of the Scheme identifies the non-residential land uses that may be considered in the Residential zone. Small scale uses such as Home Occupation and Home Offices are exempt from requiring development approval under the Planning and Development (Local Planning Schemes) Regulations 2015 and are not included in this policy.

This Policy has been prepared to provide guidance on the establishment and management of home-based business, including home business, industry – cottage, and other non-residential development within residential zones. This policy has been prepared to ensure that non-residential land uses support residential amenity, whilst providing for a range of non-residential uses which are compatible with and complementary to residential development.

## 3.0 APPLICABLE DEVELOPMENT

This policy applies to proposed land uses in the residential zone including:

- Home-Based businesses (Home Business, Industry-Cottage); and
- Non-Residential Development (as identified in Table 14 – Zoning Table of the Scheme).

## 4.0 PLANNING POLICY

The objectives of this policy are to:

a) To ensure non-residential land uses within the Residential zone will not compromise the character and amenity of the surrounding residential area or nearby residents.

b) To provide for a range of non-residential uses, which are compatible with and complimentary to residential development.

c) Ensure that non-residential land uses remain ancillary to the predominant residential character.

d) Provide a clear framework for determining the appropriateness of a proposal.

e) To guide the local government's discretion in locating and managing non-residential land uses in the Residential zone where impacts can be effectively managed.

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## 5.0 DEVELOPMENT REQUIREMENTS

A development application that meets the following development requirements (as applicable) will be considered to have achieved the objectives of this policy. A development application that does not meet these development requirements will need to demonstrate how the objectives of this policy are being achieved.

### 5.1 General Requirements

a) All non-residential activities retain the residential character of the area.

b) Any development does not unduly impact residential amenity in terms of noise, parking, traffic and built form.

c) Business activities primarily take place indoors, with minimal external modifications.

### 5.2 Home Business

a) Development approval is granted solely to the specified owner or occupier of the land and is non-transferable. If ownership or occupancy changes, the approval becomes invalid.

b) The scale and intensity of home-based business are secondary to residential use.

c) Operating hours align with the business type, generally 8:30 AM – 5:30 PM (Mon–Fri) and 8:30 AM – 1:00 PM (Sat), with discretion for variations.

d) All business materials are stored within the dwelling, outbuilding or screened areas.

e) One small sign of maximum 0.2m$^2$ is displayed on site.

f) The first development approval for Home Business on a site shall be limited to a maximum period of 24 months. Any subsequent approval may be time limited if considered necessary to address management issues that have resulted in detrimental impacts on the surrounding area.

### 5.3 Industry – Cottage

a) Development approval is granted solely to the specified owner or occupier of the land and is non-transferable. If ownership or occupancy changes, the approval becomes invalid.

b) Where in a Residential Zone, no spray painting, chemical processing or use of industrial-grade machinery that generates excessive noise or pollution is permitted.

c) All materials are stored indoors or in screened areas. Outdoor storage only occurs within fully enclosed area and does not visually impact streetscape or neighbouring properties.

d) One commercial vehicle (max. 4.5 tonnes GVM) associated with the business is parked on-site. Applicants must consider customer parking, with parking to be provided on-site.

e) Operating hours align with the business type, generally 8:30 AM – 5:30 PM (Mon–Fri) and 8:30 AM – 1:00 PM (Sat), with discretion for variations.

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f) Where in a Residential Zone all business materials are stored within the dwelling, outbuilding or screened areas.

g) One small sign of maximum 0.2m$^2$ is displayed on site.

h) The first development approval for Industry - Cottage on a site shall be limited to a maximum period of 24 months. Any subsequent approval may be time limited if considered necessary to address management issues that have resulted in detrimental impacts on the surrounding area

Advice Note:
The following are required to comply with separate regulations, but should be kept in mind for proposed home businesses.

a) For activities involving the preparation of food for commercial purposes, the domestic premises must be provided with facilities in accordance with the applicable health standards.

b) Activities must comply with the Environment Protection (Noise) Regulations 1997.

5.4 Non-Residential Development

The local government will have general regard to the following location criteria:

a) The site has an R-Code higher than 'R20'.

b) The site fronts a local or district distributor road as identified in the Local Planning Strategy.

c) Vehicle access is appropriate for traffic management, safety and convenience.

d) The site on an interconnected street with walking and cycling infrastructure, preferably at an intersection to minimise traffic intrusion into residential areas.

e) The site is adjacent to established shopping, mixed-use, or commercial areas, without prompting premature expansion.

f) Sites in areas exclusively dominated by residential development and remote from major traffic routes are unsuitable.

5.5 On-going Management

a) The applicant is responsible for ensuring customers and visitors do not unreasonably impact nearby properties.

b) Development applications must include a site management plan, particularly if the owner / operator does not reside on-site.

c) A management statement shall address matters including:

i. The amenity of adjoining/nearby land uses;

ii. Specific measures to manage impacts on neighbouring amenity, such as car parking, traffic movement and noise generated by customers/visitors;

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iii. Outline how the premises will generally operate on a day-to-day basis (including confirming arrangements for waste management and any associated noise impacts);

iv. Relevant site-specific matters including necessary fire management and emergency response plans; and

v. The handling of complaints.

d) The site and development requirements for non-residential uses shall be in accordance with the applicable R-Code density as outlined in the Residential Design Codes, with exception of the matters below:

- 10% landscaping should generally be provided however primary consideration will be given to the quality, as opposed to the quantity, of landscaping which may include verge enhancements.
- For 'Consulting Rooms' the floor area should generally be limited to 300m2.

5.6 Access and Car Parking

Sufficient on-site parking is to be provided to satisfy the needs of the use (as determined by the Scheme), without any reliance for on-street parking.

Requirements include:

a) Parking of vehicles must not visually dominate the street frontage and should be located behind the building line, sleeved with development, or screened with suitable landscaping where appropriate.

b) Safe vehicular and pedestrian access must be provided from a road capable of handling the additional traffic.

c) The layout and arrangement of the use shall minimise the impacts of noise and headlight glare of vehicles to adjacent or neighbouring dwellings.

d) Tandem parking for a maximum 2 staff car bays will only be permitted for small scale operations involving a maximum of one vehicle behind another vehicle.

## 6.0 ACCOMPANYING MATERIAL

Applications for Development Approval shall include the following:

a) A cover letter outlining the key aspects of the proposed operations, including but not limited to;

i. The key aspects of the proposed operations;

ii. Operating hours and days;

iii. Number of clients and frequency of visits;

iv. Details of associated storage; and

v. Details of any signage proposed.

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b) A scaled site plan detailing:

   i. The location of the business and any proposed signage;

   ii. The location of car parking and access; and

   iii. The location of any storage associated with the proposal.

c) Payment of fees in accordance with Council's adopted Schedule of Fees and Charges.

## 7.0 CONSULTATION REQUIREMENTS

Advertising may be required at the discretion of the City in line with the provisions in Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

## 8.0 DEFINITIONS

Terms used in this policy have the same meaning as defined in the Local Planning Scheme No. 1.

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