

Fact Sheet 4: Home-Based Business

Noosa Plan 2020 – As amended 26 September 2025

Under *Noosa Plan 2020*, residents are permitted to operate a **home-based business**, provided it remains a small-scale activity that is clearly subordinate to the primary residential use of the dwelling.

While these businesses are more commonly found in neighbourhoods characterised by standalone houses, certain types of home-based businesses may also be appropriate in higher-density residential neighbourhoods, depending on their scale and nature.

What is considered a Home-based Business?

A variety of small-scale business activities may be conducted within a dwelling, including (but not limited to) operating a home office, providing personal services such as a salon, running classes (e.g. yoga or cooking), or offering home-based childcare.

Home-hosted accommodation (i.e. traditional bed and breakfast-style stays) is also classified as a type of home-based business under *Noosa Plan 2020*. Refer to Fact Sheet 4 – Home-hosted visitor Accommodation for specific details.

Operators may also sell products that are directly related to the services they provide - for example, a hairdresser selling hair care products, or a cooking instructor offering recipe books or packaged herbs and spices. Importantly, the business must be operated by a permanent resident of the dwelling.

What is not considered a Home-based Business?

Certain activities do not fall within the definition of a *home-based business* under *Noosa Plan 2020*. These include:

- Retail operations, such as shops, or any activity that involves the storage or display of goods for sale that is visible from outside the dwelling.
- The use of an entire dwelling (including any secondary dwelling) for visitor accommodation purposes.
- Operations which are deemed to exceed the scale and intensity of a home based business.

Note: The use of an entire dwelling for short-term stays - where the host or resident does not remain in residence - is defined as *short-term accommodation*, not a *home-based business*.

What is a High Impact Home-based Business?

Noosa Plan 2020 defines **high impact home-based business activities** as a specific category of home-based business that involves industrial or intensive activities, including (but not limited to):

- vehicle repairs, servicing, or detailing
- panel beating or spray painting
- engine reconditioning or mechanical repairs
- woodworking or manufacturing using power tools
- furniture manufacturing
- metalwork or welding

These activities are considered inappropriate in Residential and Rural Residential zones due to their potential impacts on surrounding properties. Additionally, they are not permitted on Rural-zoned properties smaller than 4 hectares.

Any proposal to operate a high impact home-based business requires Council approval and must demonstrate that the activity will not result in adverse impacts such as:

- Noise or vibration
- Odour or dust
- Air pollutants
- Light or glare
- Radio or electrical interference

Noosa Plan 2020 – Home-Based Business (including home-hosted accommodation)

These controls are in place to ensure that high impact activities do not compromise the amenity, safety, or environmental quality of surrounding areas.

What are Noosa Plan 2020 requirements for a Home-based Business?

Noosa Plan 2020 outlines requirements for *home-based businesses* in the Zone Codes (Part 6) and the Home-Based Business Code (Part 9). These requirements ensure that *home-based businesses* remain compatible with the residential character of the area and do not adversely impact neighbouring properties.

A *home-based business* must:

- be domestic in scale and clearly subordinate to the residential use of the premises (e.g. in Residential zones, the business must occupy no more than 40% of the dwelling's floor area);
- be compatible with the character of the area, which varies depending on the zone and location;
- not adversely affect the amenity or safety of nearby residents (e.g. no excessive noise, smoke, fumes, or dust);
- not interfere with the operation of nearby businesses or community facilities;
- not involve the storage of dangerous goods beyond what is reasonably expected in a residential or rural setting;
- not generate excessive waste, trade waste, or cause land or water pollution; and
- not result in high traffic volumes or cause congestion from on-street parking.

Do I need Council planning approval?

Council planning approval requirements depend on:

- the zone of the property; and
- whether the business meets the accepted development requirements under *Noosa Plan 2020*.

If the business complies with all accepted development criteria, planning approval is not required. However, if it does not meet these requirements, a development application must be submitted.

Refer to Table 1 (below) for levels of assessment applicable to home-based businesses, and Part 5 of *Noosa Plan 2020* for zone-specific benchmarks.

This Fact Sheet/Guide is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions**.

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

Noosa Plan 2020 is available online at:

<https://noosaplan.noosa.qld.gov.au/eplan>

For further information or assistance, contact Council's Development Assessment team:

☎ (07) 5329 6500

✉ planning@noosa.qld.gov.au

Noosa Plan 2020 – Home-Based Business (including home-hosted accommodation)

Table 1: Levels of Assessment for Home-based Business

Refer to the relevant zone table in Part 5 of Noosa Plan 2020 for the specific benchmarks and requirements a home-based business must comply with to establish in the Shire.

Low Density Residential Zone
Accepted Development subject to requirements (refer to Table 5.5.1 of Noosa Plan 2020 for further requirements) If: (a) operated within an existing dwelling or associated building; (b) no more than four persons, including the resident operator(s), would be on the site for business purposes at any one time and if home hosted accommodation, no more than two guest bedrooms are available for letting; and (c) does not include any High impact home-based business activities; (d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: (i) between the hours of 7:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays.
Code Assessment If not meeting the above accepted development requirements
Medium Density Residential zone
Accepted Development subject to requirements (refer to Table 5.5.2 of Noosa Plan 2020 for further requirements) If: (a) operated within an existing dwelling or associated building; (b) no more than one visitor attends the home-based business on the premises at a time; (c) does not include any High impact home-based business activities; (d) there is no external display of goods for sale on the premises or in the road reserve; and (e) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: (i) between the hours of 7:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays.
Code Assessment If not meeting the above accepted development requirements
High Density Residential zone
Accepted Development subject to requirements (refer to Table 5.5.3 of Noosa Plan 2020 for further requirements) If: (a) operated within an existing dwelling or associated building; (b) no more than one visitor attends the home-based business on the premises at a time; (c) does not include any High impact home-based business activities; (d) there is no external display of goods for sale on the premises or in the road reserve; and (e) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: (i) between the hours of 7:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays.
Code Assessment If not meeting the above accepted development requirements

Noosa Plan 2020 – Home-Based Business (including home-hosted accommodation)

Rural zone

Accepted Development subject to requirements (refer to Table 5.5.13 of Noosa Plan 2020 for further requirements)

If:

- (a) operated within an existing dwelling or associated building;
- (b) no more than six people, including the resident operator(s), would be on the site for business purposes at any time and where home hosted accommodation, no more than three guest bedrooms are available for letting; and
- (c) retail sales occupy no more than 5m² of gross floor area.

Code Assessment

If not meeting the above accepted development requirements

Rural Residential zone

Accepted Development subject to requirements (refer to Table 5.5.14 of Noosa Plan 2020 for further requirements)

If:

- (a) operated within an existing dwelling or associated building;
- (b) no more than six people, including the resident operator(s), would be on the site for business purposes at any time and where home hosted accommodation, no more than three guest bedrooms are available for letting;
- (c) not including any High impact home-based business activities;
- (d) retail sales occupy no more than 5m² of gross floor area; and
- (e) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site:
 - (i) between the hours of 7:00pm and 7:00am Monday to Friday; or
 - (ii) on weekends or public holidays.

Code Assessment

If not meeting the above accepted development requirements