

Home-based business

A 'Home-based business' is the use of a dwelling or domestic outbuilding (e.g. shed) on premises for a business activity that is subordinate to the residential use.

Home-based businesses are a significant part of the Sunshine Coast economy, and it is important that the planning framework supports them in a way that also maintains the amenity of residential areas.



Similar to the current planning scheme, no planning approval is proposed to be required for a home-based business in most instances, subject to certain requirements in the proposed Home-Based Business Code being met.

A planning approval is proposed to be required for any 'high impact home-based business' (e.g. involving vehicle repairs, furniture manufacturing).

The Home-Based Business Code includes a range of requirements, including:

- ensuring the use is a bona fide working from home activity

- maintaining the residential appearance and character of the dwelling
- limits on the scale of the use to protect residential amenity
- provisions addressing potential traffic impacts
- limitations on signage and provisions on impacts to services and utilities.

What are the key changes to the regulation of home-based business in the proposed planning scheme?

- To provide clarity and consistency and to address feedback from the community, 'bed and breakfast' is proposed to be an example of 'short-term accommodation' rather than 'home-based business' and is proposed to be assessed through provisions in the proposed new Short-Term Accommodation Code. Refer to the Short-Term Accommodation Information Sheet.
- The level of assessment for a 'high impact home-based business' has been lowered to code assessable to reflect changes to the [Planning Regulation 2017](#) in August 2024, meaning that public notification of these proposals is no longer required.
- A development application for a home-based business, where for a high impact home-based business, is proposed to require assessment against the Nuisance Code as well as the Home-Based Business Code, to ensure potential amenity impacts are appropriately addressed.



How can I find out more?

- Go to the following parts of the [proposed planning scheme](#):
 - Part 3 Tables of assessment, 3.2 Material change of use tables of assessment, Residential zones
 - Home-Based Business Code
 - Short-Term Accommodation Code
 - Nuisance Code
- Find out the zoning and overlay mapping that is [proposed for your property](#).

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025