
DEVELOPMENT INFORMATION GUIDE



Home Activity

Can a business be operated from a residential property?

Council is often presented with proposals to undertake business activities from the premises in which the applicant resides. The Development Act allows such activities to be undertaken provided that the guidelines that define a home activity are strictly adhered to.

A Home Activity is a use of a residential property:

- Which does not affect users of surrounding properties.
- That involves no more than one person who does not live on the property.
- That does not exceed a floor area of 30 square metres.
- That places no greater demand on public utilities than other homes in the locality.
- Where no goods are displayed on or around the property.
- Which does not involve a vehicle exceeding 3 tonne tare in weight.

Home activities should not be undertaken outside of normal working hours. It may also be a requirement to fulfil other legislation before undertaking any home activity.

Should it not be possible to meet all of these conditions, particularly matters relating to noise, traffic movements, production of fumes, smell, dust and smoke, it may be necessary to locate your activity within industrial or commercial areas.

What type of activity may be deemed a nuisance?

Nuisance is considered to be an activity that is annoying to another person and may include:

- Excessive noise
- Traffic – deliveries, parking etc.
- Excessive number of visitors to the property
- Activity outside of normal business hours
- Generation of fumes, dust, smoke etc.

Is a Development Application necessary?

Provided the business is conducted within the defined criteria of a Home Activity, an application is **not** required under the Development Act, 1993.

However, if a business complies as a home activity, a written request needs to be made to Council.

If the proposed activity does not comply with the criteria for a home activity, a Development Application will be required to be lodged with Council. It will be assessed against the relevant provisions of the Development Plan in relation to the proposed land use. In such instances there is no guarantee that consent will be granted.

Should any signs be required, an application to Council for approval is necessary as signs are a form of development.

Approval for a home activity is not to be construed as approval to conduct industrial or commercial type activities in Residential areas. It is a requirement to comply within certain conditions for a use to be considered as a home activity.

Further Information

Office of Consumer & Business Affairs
3rd Floor, 91-97 Grenfell Street
Adelaide SA 5000
Ph: (08) 8204-9777

Office of the Small Business Advocate
74 South Terrace
Adelaide SA 5000
Ph: (08) 8221-6120