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| HOME ACTIVITY | IS015 |
|---|---|
| | Responsible Officer: MDS |
| | Issue Date: 24 September 2024 |
| | Next Review Date: September 2028 |

**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 Planning, Development and Infrastructure Act 2016 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 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 in a window or on and around the dwelling unless for the display of food produce;
- 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 on premises which are more appropriately zoned (e.g. industrial or commercial areas).

**What type of activity may be deemed a nuisance?**

Nuisance is considered to be an activity which 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 Planning, Development and Infrastructure Act 2016.

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 South Australia Planning and Design Code in relation to the proposed land use. In such instances, there is no guarantee that consent will be granted.

A home activity which involves the preparation, handling or packaging of any food items for sale must also meet the food safety requirements as set out by the Food Act 2001. Refer to Information Sheet IS013 Food Premises for further information.

**Further Information**

For any queries regarding a home activity please contact Council's Development Services Department on (08) 8832 0000.