HOME ACTIVITY (HOME BASED BUSINESS) GUIDE

In certain circumstances you can run a small-scale business from your home. This is defined as a 'home activity' in the *Planning Development and Infrastructure Act 2016.*

A home activity is not deemed development and does not require approval from Council provided it complies with the definition of a home activity and does not detract from the enjoyment of the area for your neighbours.

WHAT IS A HOME ACTIVITY?

The Regulations under the *Planning, Development and Infrastructure Act 2017* define a "home activity" to be:

"The use of a site by a person who is a resident of the site:

1. *That does not detrimentally affect the amenity of the locality or any part of the locality; and*
2. *That does not require or involve any of the following:*
    a. *assistance by more than one person who is not a resident in the dwelling;*
    b. *use (whether temporarily or permanently) of a floor area exceeding 30 square metres;*
    c. *the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality;*
    d. *the display of goods in a window or about the dwelling or its curtilage;*
    e. *the use of a vehicle exceeding 3 tonne tare in weight (3000kg)."*

RESIDENTIAL AMENITY

The subjective nature of Part 1 (above) can often be difficult to assess. Generally, the following guidelines can be applied to determine compliance with the requirements of this Part:

1. Traffic to and from the house should not unreasonably exceed that which could ordinarily be expected from a private home;
2. The parking of vehicles as a result of the activity should not unreasonably exceed that which could ordinarily be expected from a private home;
3. Noise generated by the activity should not unreasonably exceed that which could ordinarily be expected from a private home.

WHAT SORT OF ACTIVITIES CAN CAUSE A PROBLEM?

It is important to remember that a Home Activity is a business that does not create problems for your neighbours. Council often receives complaints from residents about Home Activities which:

- Create repeated, prolonged or loud noise;
- Increase traffic in the street by delivery vehicles or the parking of customers/clients cars;
- Produce smoke, smells, fumes, dust and/or the like;

- Are carried on at times outside of normal working hours or operate for extended or continuous periods.

Should these complaints be substantiated, a development application seeking development approval for the use or activity will need to be lodged with Council via the PlanSA website.

SIGNAGE

Any signage advertising a home activity should be discreet, not detract from the residential amenity, and comply with the following:

- Have a maximum surface area 0.2 m^2; and
- Does not move, flash, reflect light to be an undue distraction to motorists, and is not internally illuminated; and
- There are no more than 2 such advertisements displayed in relation to the same building.

If you wish to erect a sign that exceeds these limits, you will need to lodge an application for development approval via the PlanSA website.

HOME ACTIVITIES INVOLVING FOOD PREPARATION OR PERSONAL SERVICES

You may need additional advice or permits from Council if your business involves the preparation, assembly or production of food, or hairdressing, beauty or tattoo services.

More information for these businesses can be found on Council's website at Information for Food Businesses and Information for Hair, Beauty and Tattoo Businesses. If you wish to discuss any matters to do with these types of businesses, please contact Council's Environmental Health Team on 8405 6600.

FURTHER INFORMATION

The above information is advisory and only a guide to give you a general understanding of the key issues associated with home activity. For further information or assistance, please contact Council's Planning Team on 8405 6600.

It is also recommended to check with other authorities about any non-Council related requirements that may need to be met.

HELPFUL LINKS

PAE Economic Development Team
business@cityofpae.sa.gov.au
Phone: 8405 6600

Office of Consumer & Business Affairs
https://www.cbs.sa.gov.au/
Phone: 131 882

Office for Small & Family Business
https://business.sa.gov.au/
Phone: 8429 3801