

Fact Sheet

Development Information Guide

Home Activity

Residents may be permitted to operate small-scale business from the site of their residential premises within certain limitations. This is known as a Home Activity, and is defined by the Development Regulations 2008.

* Please note if the home activity involves preparing, handling or selling food for human consumption please contact Council's Environmental Health Officer to determine what legal requirements or guidelines apply.

What is a Home Activity?

A home activity is the use of a site by a person resident that complies with the following criteria:

- the floor or site area of the business shall not exceed 30m² ;
- not more than one other person in addition to the specified person shall work on the premises at any time;
- no non-domestic requirements shall be placed upon any public utility;
- no products or goods for sale or associated with the business shall be displayed;
- no vehicles in excess of 3 tonne tare in weight shall be associated with or service the business; and
- no detrimental effect on the amenity of any part of the locality.

In determining whether the activity is having a detrimental effect on the locality, the following aspects (among others) are relevant:

- no sign other than a non-illuminated sign not exceeding 0.2m² and displaying only the name, address and identification of the business or profession shall be permitted;
- no nuisance shall be caused to any owner or occupier of land in the vicinity.

What type of activity may be considered a nuisance?

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

- excessive noise (e.g. use of electrical equipment such as angle grinders);
- traffic – significant deliveries, significant parking requirements, on and off-site;
- excessive number of visitors to the property, frequent trip generation;
- impacting activity outside of normal business hours; and
- generation of fumes, dust, smoke, smell, etc.

Determining the levels of nuisance can be subjective and, in cases where there is a dispute, Council may attempt to resolve issues through mediation. However, in general a Home Activity should not be readily discernable from outside the subject property.

Is a Development Application necessary?

Provided the business is conducted within the defined criteria of a Home Activity, an application to Council is **not** required under the Development Act, 1993. It is advisable however, to give written notice to Council's Development and Environmental Services Department outlining your intentions to undertake a Home Activity.



If your proposed activity does not conform to the criteria of a Home Activity, a Development Application may need to be lodged with Council if you decide to proceed. It will be assessed against the relevant provisions of The Barossa Council Development Plan in relation to the proposed land use and zoning requirements. In such instances there is no guarantee that consent to proceed will be granted.

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Further information

Visit Council's website www.barossa.sa.gov.au or contact Council's Development and Environmental Services Department. It is also recommended to check with other authorities for any non-Council related requirements.