

Can a business be operated from a residential property?

Yes, you may operate a small scale business from a residential property, provided it does not detract from the amenity of the area and complies with the definition of "home activity" as set out in the *Development Regulations 2008*.

What is a "home activity"?

A home activity is the use of a site by a resident on the site that:

A. Complies with the following criteria:

- Is conducted by a person who lives on the site;
- The total floor area (internal and external) used for the business must not exceed 30m²;
- Assistance by no more than one other person who is not resident in the dwelling;
- The use must not impose on the services provided by any public utility organisation greater than that which is usual for a residential property;
- No products or goods for sale or associated with the business are displayed;
- No vehicles in excess of 3 tonne tare in weight are associated with, or service the business;
- There is no detrimental effect on the amenity of any part of the locality; and
- Any signage associated with the activity does not exceed 0.2m², does not move, flash, reflect light or is not internally illuminated.

B. Does not cause:

- A "nuisance" to any owner or occupier of land in the vicinity of the site.
- A "nuisance" is considered to be an activity that may include excessive noise, traffic or activity or the generation of fumes, dust or smoke.

When is Development Approval required?

If the proposed activity does not meet all of the above criteria, a Development Application must be lodged with Council. In this case, the proposed land use will be assessed against the relevant provisions of Council's Development Plan.

Within Residential Zones, opportunities for business activities are limited.

Can I use my garage or shed for a home activity?

It is possible, however you are required to provide onsite car parking in accordance with the Development Plan Requirements.

The Town of Walkerville Development Plan can be accessed at the Town of Walkerville website, www.walkerville.sa.gov.au

If the activity results in the need for a new covered carpark a Development Application is required.

Your activity may result in a change in classification under the Building Code of Australia (BCA) in which case you will need to lodge a Development Application. Please contact Council's Building Team if you require further information.

Do I need Development Approval for signage?

Yes, should your sign exceed 0.2m² you are required to obtain Development Approval.

Other approvals

You may be required to obtain other approvals from Council if you wish to run a business from home.

For example, activities involving food, beauty and hairdressing may be required to seek a separate approval from the Eastern Health Authority (EHA).

For further information on these activities please contact the EHA via the below contact details:

Web: <https://www.eha.sa.gov.au/>

Phone: 8132 3600

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the Town of Walkerville Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated in January 2018.

Access the Development Plan and current versions of information guides at <http://www.walkerville.sa.gov.au/>

Should you have any further enquiries or wish to discuss this process, please do not hesitate to contact the Planning and Environment team via:

In Person: Planning and Environment, 66 Walkerville Terrace, Gilberton SA 5081

Post: Town of Walkerville, PO Box 55, Walkerville SA 5081

Phone: (08) 8342 7100

Facsimile: (08) 8408 1122

Email: walkerville@walkerville.sa.gov.au