

A Guide for Home Based Businesses

Can a business be run from home?

You can run a small scale business from your home, provided it does not detract from the enjoyment of the area for your neighbours and is in compliance with the definition of a “Home Activity”.

A Home Activity does not require approval from Council if it is operated within certain guidelines. These guidelines are designed to protect the attractiveness of residential areas.

You are advised to check with Council’s Planning & Development Department prior to setting up a business to ensure that you do not breach these guidelines.

To check whether or not your intended use falls within the Home Activity definition you can either write in to Council or contact on (08) 8629 2019 during business hours.

What is a Home Activity?

Schedule 1 of the Development Act Regulations, 1993 states that a “Home Activity” means: the use of a site by a person who is resident on that site and:

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

The requirements outlined under part b) are quantifiable standards that can be easily measured and controlled.

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

- traffic to and from the house should not unreasonably exceed that which could ordinarily be expected from a private home.
- the parking of the vehicles, as a result of the activity should not unreasonably exceed that which could ordinarily be expected from a private home.
- noise generated by the activity and/or fumes emitted should not unreasonably exceed that which could ordinarily be expected from a private home.

What Sort of Activity Can Cause a Problem?

Please keep in mind that a “Home Activity” must not create a problem for your neighbours. Council has receives complaints from residents about activities which:

- create repeated, prolonged or loud noise;
- increase traffic in the street with delivery vehicles or customer car parking;
- produce smoke, smells, fumes, dust etc; and
- operate outside normal working hours. It has been found that mechanical repairs, panel

beating, spray painting, and activities which involve noisy machinery do not fit into the definition of a "Home Activity".

You must at all times operate within the above guidelines to be considered a "Home Activity". If you cannot comply with these requirements, you will need to look at an industrial or commercial premises to establish your business.

Activities Involving Food

If you intend to establish a business which involves the preparation, transportation or storage of food for sale, you will be required to seek a separate approval from the Council's Public Health Officer.

For specific advice on food activities, telephone 8629 2019.

Outdoor Signs

The use of signs should ensure the character and amenity of the locality is maintained, and should be no more than the following:

- maximum area 0.2 square metres
- maximum of two signs
- the sign must only display the name, nature of the business and the trading hours

Additional Advice

Further assistance can also be obtained from the following body to ensure the success of your venture:

Regional Development Australia, Whyalla Eyre Peninsula
Nicolson Avenue
WHYALLA NORRIE SA 5608
Ph: 8645 7811

PLEASE NOTE: The information contained herein is intended as a guide. Further information or clarification of the Planning or Building requirements can be obtained from

District Council of Franklin Harbour

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