

Working from Home

In some circumstances 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 it is in compliance with the definition of a "home activity".

A home activity does not require approval from Council provided it is operated within certain guidelines. These guidelines are designed to protect the residential nature and quality of an area.

To be classified as a "Home Activity" under the Development Act 1993, the business being undertaken must meet the following conditions:

1. Be conducted by a person who lives on the site.
2. Not detrimentally affect the amenity of the locality or any part of the locality.
3. Not require or involve assistance by more than one person who is not a resident in the dwelling.
4. Not occupy (whether temporary or permanently) a floor area exceeding 30 m².
5. Not impose any demand or load on public services greater than that which is ordinarily imposed by other users of the services in the locality.
6. Not require or involve the display of goods in a window or outside the dwelling.
7. Not require the use of a vehicle exceeding three tonnes tare in weight.

If the business activity meets the criteria above, then it is classified as a home activity and no development application is required.

Residential Activity

The subjective nature of amenity can often be difficult to assess. Generally the following guidelines can be applied to determine compliance with the requirements of the conditions:

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.

Other Approvals

There may be requirements under other legislation that apply to the home activity. For example, food preparation and personal services (e.g. hairdressing) may have specific health requirements and you should contact Council's Environmental Health Officers on 8539 1100 for specific information.

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

Signage

Development approval will be required for any signage. However it should be noted that commercial signage is not normally allowed in residential areas. In general Council will only support a single sign identifying a home

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activity, with a maximum total area of 0.2m². The sign must not move, flash, reflect light or be internally lit.

Other Considerations

It is recommended to first check with Council before setting up a business so that guidelines can be discussed. Councils often receive complaints from neighbours and others about activities which cause a nuisance (noise, smoke, fumes, dust, traffic congestion, activities outside of normal working hours).

Should these complaints be substantiated a development application, seeking planning consent for the use or activity, will have to be lodged with Council.

Council requests that if a home activity is to be undertaken on a subject property, a letter outlining the manner in which the activity is to be undertaken be submitted for information purposes only.

Further Information

The above information is advisory and only a guide to give you a general understanding of the key issues associated with planning. For further information or assistance, please contact Council's Development Department on 8539 1414 or planning@murraybridge.sa.gov.au