



Government  
of South Australia

Department of Trade and  
Economic Development

# BizFacts

www.southaustralia.biz

## Using Your Home as a Business Premise

Do you want to run a business at home? If you want to use your home as a place of business then you must be aware there are controls on the kind of business activities (classed as home activities) that may be allowed under the regulations of the Development Act. These ensure that any use of residential areas for business purposes will not cause problems through noise, traffic, pollution or any visual evidence of a business activity that will affect the quality of life in a neighbourhood. Before you approach your local council for permission to use your home as a business premise, you should be aware of the following points:

### Zoning Controls

The Development Act controls land use in a designated area. Local councils have the responsibility for deciding whether a proposed land use complies with the Act. The regulations provide for the creation of different land use zones and the classification of land uses into groups. A council may decide whether a land use is in compliance, or not in compliance within a particular zone.

### Home Activities

Manufacturing, trading and office uses are not generally permitted in almost all residential zones. There are provisions for some business uses to be classified as a home activity and can be carried on with council consent.

Business use must not have an adverse impact on the local environment and the general surrounding area. Residents may carry out business in their own home provided:

- the business does not require the assistance of more than one person not normally resident in the home no more than 30 square metres of floor space are used (either permanently or temporarily)
- the business does not require any other source of power not normally supplied to a household, with the exception of an electric motor of not more than 0.4 kilowatts
- it does not impose a greater load on any public utility (gas, electricity, water, sewerage) than that normally used by other service users in the locality

- goods are not displayed in a window, around the house and garden or on the kerbside
- it does not involve the use of a vehicle exceeding three tonne tare in weight.

Home activities are classed as: some hobby, craftwork or similar activity that the resident may carry out without causing offence or annoyance to other nearby residents.

Permission to engage in a home activity should not be seen as consent to conduct a backyard industry or business in the home.

### Breach of Regulations

Local councils are given clear rights and criteria for prosecuting breaches of zoning regulations. No business activities should be carried out without council approval.

If you are unsure if your proposed home business activity is permitted as a home activity then you should consult your local council.

### Gaining Council Approval

In order to gain council approval to use your home for business purposes you should write to them with details of your business and state clearly how it meets the criteria given for a home activity.

If the home activity qualifications cannot be met then you will be unlikely to receive approval to operate a commercial business within a residential zone.

Do not proceed to conduct business unless you have the approval in writing.

No responsibility for any loss or damage howsoever caused by reliance on any of the information or advice provided by or on behalf of the State of South Australia or the providers of this service or damage arising from acts or omissions made is accepted by the State of South Australia, the providers of this service or their officers, servants or agents.