

Town of Gawler Home Based Businesses



Running businesses from home is becoming an increasingly popular and common practice. While many home-based businesses require development approval from Council prior to commencement, this is not the case for all.

To avoid the need for Council approval to run your home-based business, you must comply with the requirements in the table below. Please note that any variation to the criteria below will trigger the need for a development application no matter how minor the variation (i.e. if floor area is 30.1m² instead of 30m² a development application will be required):

LAND USE

- Residential use must be the primary use of building and land
- Floor area for business use, including any areas of dwelling or associated buildings (i.e. sheds) must not exceed an area of 30m²

TRAFFIC & CAR PARKING

- Parking of vehicles resulting must not exceed that which could ordinarily be expected from a residential use (usually 2 or 3 spaces maximum, depending on site)
- Traffic volume must not exceed that ordinarily expected from a residential use
- A vehicle exceeding 3 tonne tare in weight must not be parked on the site at any time

NOISE & FUMES

- Noise levels must not exceed that which normally could be expected from a residential property
- Fumes emitted must not exceed that which would normally be expected from a residential property (i.e. smoke generated may be equivalent to that by a small fire place)
- No spray painting or panel beating is allowed without Development Approval due to Environmental Protection Authority regulations.

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EMPLOYEES

No more than 1 person who does not reside on the site shall assist in the running of the business

SERVICES & UTILITIES

No more than 1 person who does not reside on the site shall assist in the running of the business

SIGNAGE

- Signage must not exceed 0.2 square metres
- No A-Frame signs are permitted
- Signage must not move, flash, unreasonably reflect light or be illuminated in any way

DISPLAY OF GOODS

Goods relating to an activity (i.e. flowers for a florist based business) shall not be on display outside of the dwelling or in a window such that they are visible from the street

Please note that if your home-based business complies with the criteria listed above, may need approval from other authorities depending on the nature of your business, such as food handling. Please refer overleaf for further information.

If any of the above criteria are not satisfied, a development application will be required for a change of land use before you can start your business. For further information regarding lodging a development application please refer to Fact Sheet - Change of Land Use, or contact Council's Developmental Services Department on 8522 9211.

Preparation and Handling of Food

A "Food Business Notification Form" will need to be completed and an inspection will need to be undertaken by Council's Environmental Health Officer prior to the commencement of any business involving food. This is done independently of the Development Approval process. For further details regarding food handling requirements contact Council's Environmental Health department on 8522 9235.

Bed and Breakfast Establishments

An assessment by Council's Building department is required concerning installation of exit signs, smoke detectors and so forth. All bed and breakfast establishments are required to have smoke detectors installed prior to occupation, and bed and breakfast establishments with a total floor area exceeding 300 square metres require exit signs to be installed prior to occupation.

Other Considerations

Any land use that produces noise or other emissions must comply with guidelines as set out by the South Australian Environmental Protection Authority (EPA). For further information please contact the EPA on (08) 8204 2004, or visit their website at www.epa.sa.gov.au.