

## **CHANGE OF USE**

### **Development Guide**

#### **What requires approval?**

You need to make a development application to use land if:

- You intend to change the use of a property or any buildings/structure on the property, for example:
  - an office to a café
  - sheds/garages to a habitable building (bedroom, living room, granny flat)
- An existing activity changes through the expansion or introduction of a different way of carrying out the same activity.

A development application is NOT required if:

- The property enjoys existing use rights, (that is if the land use has been previously approved under the Development Act 1993 or equivalent previous legislation and has not been vacant for more than 12 months) and no building work is proposed
- If you operate a business from home (refer to Home Activity guide)

You should check with Council before you set up your business or proposed land use. This ensures that your proposed use is suited to the property and complies with the Council's Development Plan and the area's zone classification. If you are changing the use of the land then you must obtain a Development Approval before commencing a new land use.

#### **What about rural land uses?**

The concept of change of use applies also to rural land uses. Generally, most of these activities or operations remain within the overall 'generic' primary production use of the land. However, the planning system does deal with some changes of agricultural use, for example:

- dryland farming to horticulture/viticulture (almonds, stone fruit, vineyard)
- any intensive animal keeping (sheep grazing, horse keeping)

Again, contact with Council planning officers is encouraged so that prospective changes in rural activity can be discussed. Whether or not a change of use occurs, which needs formal approval, will depend directly upon the circumstances of each case.

#### **What do I need in my application?**

Details of what to provide with a Development Application can be found on Council's Development Application Checklist.

This checklist and other information are located on Council's website  
[www.renmarkparinga.sa.gov.au](http://www.renmarkparinga.sa.gov.au).

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