

OVERVIEW

This fact sheet provides guidance on the assessment of a proposed *farm building* against Volume One of the Building Code of Australia (the “BCA”) and the application of concessions prescribed under *Minister’s Specification SA H3.2 – Concessions for farm buildings*.

Farm building is defined as a building used wholly or partly for the purpose of farming which might consist of but not limited to livestock barns and shelters, farm machinery and supply storage building, buildings and facilities for crop storage, including fodder and special purpose structures.

Minister’s Specification SA H3.2 provides concessions and variations to the deemed-to-satisfy provisions of Volume One of the BCA. These concessions only apply to Class 7 and Class 8 *farm buildings*. For a structure to be considered as a *farm building* it must satisfy the following criteria:

1. The building must be associated with agriculture and be located on land used primarily for agriculture;
2. The building must not be more than one storey;
3. The total number of people accommodated in the building must not exceed 1 person per 200m² of the total floor area, or a total of six people, whichever is the greater;
4. The floor area of each building must not exceed the maximum floor area and volume specified in Table 1 (below) for the specific type of farm building (i.e. its Group);
5. The building must not contain occupancies of excessive fire hazard as listed in Table E1.5 of Volume One of the Building Code of Australia (e.g. storage of combustible materials in large quantities or highly combustible/volatile materials);
6. If the building is to be used for the storage of hay, an open space complying with Clause C2.4(a) of Volume One of the Building Code of Australia must be provided around the perimeter of each building (i.e. minimum 6m wide continuous forward access for emergency vehicles around the building)

A copy of *Minister’s Specification SA H3.2* can be found on the SA Government website.

Building Group	Type of Farm Building	Maximum Floor Area	Maximum Volume
Group A	Buildings used for the keeping, growing and/or harvesting of animals and/or plants. Includes greenhouses with rigid covering material and implement/vehicle storage sheds.	5,000m ²	30,000m ³
Group B	Buildings used for packing, sorting and/or storage of produce and may include workshops.	2,000m ²	12,000m ³
Group C	Greenhouses with non-rigid, plastic or fabric covering material.	5,000m ²	30,000m ³

Table 1: Farm building categories and maximum floor area (scope of the Specification)

If the proposed development does not satisfy the above constraints then the exemptions/variations cannot be applied under *Minister’s Specification SA H3.2* and the proposed development must comply with the full ambit of building rules requirements under Volume One of the Building Code of Australia.

LODGEMENT DOCUMENTATION

The minimum requirements for plans and specifications that are prepared and submitted as part of an application must be in accordance with Schedule 5 of the *Development Regulations 2008*. It may be beneficial to engage a suitably qualified or experienced consultant to assist in the preparation of the application documentation before lodgement with the Council.

As a general guide, if lodging for full development approval (i.e. both Development Plan Consent and Building Rules Consent) the following documentation is the minimum required to enable a full assessment to be undertaken:

- Fully completed, signed and dated development application form in clearly legible text, including the Office of the Technical Regulator Powerline Declaration (ensure you fill in all sections) including but not necessarily limited to:
 - Indication of what is being applied for (e.g. Full Development Approval, Planning Consent Only, etc.);
 - Accurate description of the proposed development;
 - Owner's and Applicant's full contact details (including e-mail and phone number);
 - Builder's details (including e-mail, phone number and license details);
 - Total cost of the proposed development;
 - Total floor area of the proposed development; and
- Completed and signed development application checklist; and
- Copy of Certificate of Title, deposited plan or other instrument evidencing title in relation to the land (can be purchased from the Council for a fee); and
- Payment of development assessment fees, as applicable;
- Payment of Essential Safety Provisions (ESP) fee;
- Payment of Certificate of Occupancy fee;
- Certificate of Title (no older than 12 months);
- Construction Industry Training Board (CITB) Levy payment if the total development cost is greater than \$40,000;
- Plans and technical details for assessment, including but not necessarily limited to:
 - Site plan drawn to scale or dimensioned – showing the location of the proposed structure in relation to site boundaries and other existing structures, as well as other site features such as septic tanks, effluent soakage area, dams, rainwater tanks, water courses and the like;
 - Floor plan – showing the layout and general use of all areas within the proposed structure;
 - Elevation drawings – identifying the eave height and all openings (windows and doors);
 - Details of materials, finishes and external colour scheme;
 - Details of the maximum level of excavation and/or fill associated with the development (if any);
 - Full structural and technical details – including structural framing details, connection details, footing details, and supporting structural design engineering documentation as appropriate;
 - Roof stormwater control specifications – including the location and size of all gutters and downpipes and confirmation of the proposed method of stormwater retention/dispersal;

- Details of Essential Safety Provisions (ESPs) and Fire Fighting Equipment – including Portable fire extinguishers, Emergency lighting systems, Exit and direction signage, Fire hydrants, Fire hose reels, Fire sprinkler systems, Firefighting water storage tanks and the like, as applicable;
- Paths of emergency egress – including specifications of all doors forming part of a required (emergency) exit and specifications of the door handle and door latch hardware

ASSESSMENT FEES

Schedule 6 of the *Development Regulations 2008* prescribes the minimum fees that must be paid for the assessment of any development (Lodgement Fees, Development Plan Assessment Fees, etc.). However, it is Council's policy that any *farm building* with a floor area not greater than 500m² may be charged a reduced building rules assessment fee. Note that any *farm building* over 500m² will require payment of the full sum of assessment fees as calculated based on the building's floor area. All farm buildings, regardless of their size, necessitate payment of the Certificate of Occupancy fee and Essential Safety Provisions fee.

PLEASE NOTE

The information provided in this Fact Sheet is only intended to be a summary. All applications are considered on their individual merits and therefore situations may vary.

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Further information

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