

Farm buildings in South Australia



fact sheet

This fact sheet has been prepared to assist industry in understanding the development approval process in relation to farm buildings.

The fact sheet is for information purposes only and your architect, builder, Council or building surveyor can provide a more detailed explanation of the approval process and technical requirements.



May 2015

KNet #9210872



Government of South Australia

Department of Planning,
Transport and Infrastructure

When development approval is required

Development approval is required for all building work defined as development in SA and can be made up of several consents, including but not limited to a **Development Plan Consent** (planning consent) and a **Building Rules Consent** (building consent). Planning consent can only be obtained from the council. Building consent can be issued by the council or a private certifier. Once all the relevant consents have been issued, development approval can be issued by the council.

Process to gain development approval

Development Plan Consent

Each council has a Development Plan which details the types of development envisaged for individual areas and all proposed development work is assessed against the policies in that Development Plan. At this stage the proposed development may also be referred to other agencies (eg. the Environment Protection Authority, SA Health etc) for comment. For advice about obtaining planning consent contact the council.

Building Rules Consent

Planning consent must be issued prior to seeking a building consent and included in the submitted documentation for a building consent. Most building work requires an assessment against the provisions in the *Development Regulations 2008*, the National Construction Code (NCC) and Minister's Specifications. The proposed development may also be referred to other agencies.

For advice about obtaining building consent contact the local council or a private certifier.

Farm buildings classified as Class 7b or Class 8 buildings are required to meet the relevant Performance Requirements set out in the NCC. The Performance Requirements can be met by complying with the Deemed-to-Satisfy provisions of the NCC, and as varied by the Minister's Specification, or by an approved Alternative Solution.

Information requirements for development approval

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 consultant to assist in the preparation of the application documentation.

Building classifications and farm building classifications

Buildings are assigned classifications (as defined in the NCC) by a council building surveyor or a private certifier and are based on a risk assessment and consideration of the proposed use of the building.

A building used for intensive animal keeping, horticulture, or another process for the production, packing, or cleaning of goods or produce for trade, sale or gain, is classified as a **Class 8** building. An implement shed depending on the size, nature and use of the building could be classified as either a **Class 10a** or **Class 7b** building; however one that is used for display of goods or produce for sale is a **Class 7b** building.

Minister's Specification SA H3.2 Concessions for farm buildings

The Minister's Specification provides concessions for Class 7b and Class 8 farm buildings, including:

- Concessions for hydrants, including—
 - Reductions in the amount of water required
 - Extended distance from hydrant to building – resulting in less trenches and pipes for hydrants
 - Pumpsets not required
 - Allowance for tanks with fire service connections to be used instead of hydrants
 - Hydrant ring mains not required

Hydrant layout and fire fighting water supply layout examples are provided at the back of this guide to assist in interpreting the requirements of the Minister's Specification.

- Fire hose reels
- Portable fire extinguishers – wash down hoses or similar can be used instead of portable fire extinguishers for combustible material fires
- Longer distance of travel to an exit, and the maximum distance between exits – meaning less exit doors are required
- Allowing the use of platforms and ladders in paths of travel to exits
- Concessions for emergency lighting
- Exit signs don't have to be illuminated if illuminated exit signs would affect the behaviour or welfare of animals being kept in the building
- The farmer's shed – in cases where a farmer's shed or implement shed is classified as a Class 7 or 8 building, significant concessions are provided

Referrals to the fire service

If the proposal is in accordance with the Deemed-to-Satisfy Provisions of the NCC and/or the Minister's Specification, and there is/are no—

1. proposed Alternative Solution requiring assessment against a Performance Requirement which provides for fire fighting operations of a fire authority; or
2. proposed variation to a Performance Requirement which provides for fire fighting operations of a fire authority; or
3. special problems for fire fighting that could arise due to hazardous conditions of a kind described in Section E of the NCC (such as the special function or use of the building or special type of materials stored in the building),

there is no requirement to refer the application to the fire authority for comment under regulation 28(3) of the *Development Regulations 2008*.

The role of the Building Rules Assessment Commission (BRAC)

Where an applicant proposes an Alternative Solution, the applicant or relevant authority (council or private certifier) may seek an opinion from BRAC under section 36(2b) of the *Development Act 1993* on whether the proposed performance solution complies with the Performance Requirements of the NCC.

If, in response to a referral to the fire service under regulation 28, the fire authority recommends that building consent not be granted, or recommends conditions that the relevant authority (council or private certifier) does not agree with, the relevant authority must seek the concurrence of BRAC before issuing building consent.

For further information about BRAC visit www.dac.sa.gov.au

Schedule of essential safety provisions

The relevant authority (council or private certifier) granting the building consent will also issue a schedule of essential safety provisions detailing the maintenance requirements of those essential safety provisions.

A schedule of essential safety provisions is issued with the development approval and consists of 3 forms:

- Form 1 lists the required fire safety systems that must be installed for the development
- Form 2 is completed by the installer to confirm that essential safety provisions listed on the Form 1 have been installed as per the development approval.
- Form 3 must be completed annually and forwarded to the council confirming that the required maintenance has been carried out.

Commissioning of fire fighting equipment

If the building is—

- to be equipped with a booster assembly installed for use by a fire authority; or
- to have a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority;

and facilities for fire detection, fire fighting or the control of smoke must be installed in the building, a fire service report is required before the local council or private certifier can issue a Certificate of Occupancy (Regulation 83(4) of the *Development Regulations 2008*).

This happens after the development approval has been issued, the building work completed as per the approved documentation and the Form 2 has been provided to the relevant authority. The council or private certifier is required to seek the report from the fire authority stating that the required facilities have been installed and operate satisfactorily.

Certificate of Occupancy

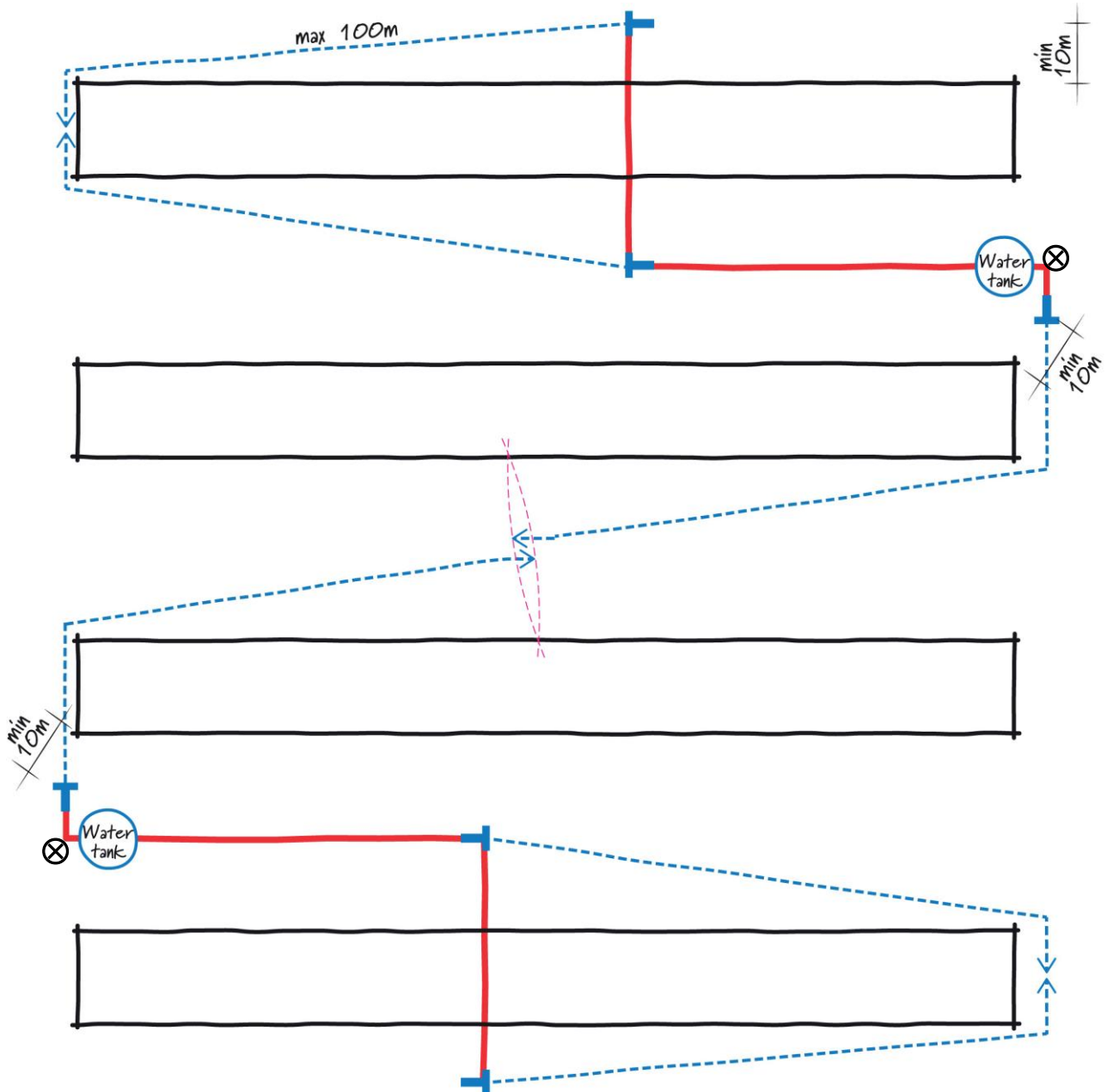
A certificate of occupancy is required under Regulation 83 of the *Development Regulations 2008* and is issued by the relevant authority (council or the private certifier) once the relevant authority is satisfied the building is suitable for occupation. The building cannot be occupied until this certificate has been issued.

References

Development Act 1993
Development Regulations 2008

National Construction Code
Minister's Specification SA H3.2 Concessions for farm buildings

Examples - Layout of hydrants



T Hydrant

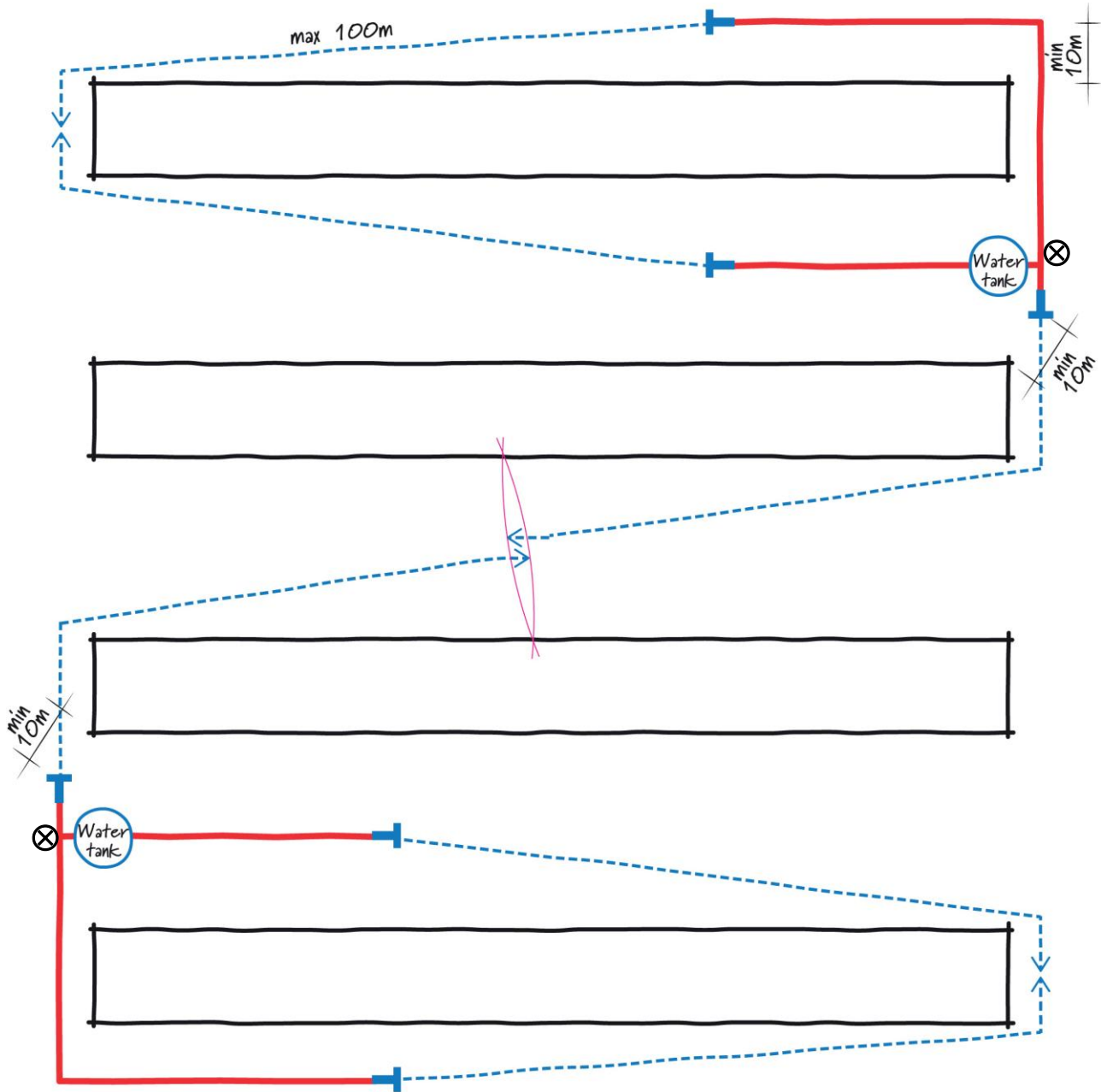
— water supply

- - - Every part of the perimeter of a building is within 100m from a hydrant outlet

⊗ Fire brigade hard stand, connection and booster inlets

Group A and B buildings
Example: Layout of hydrants

Examples - Layout of hydrants



T Hydrant

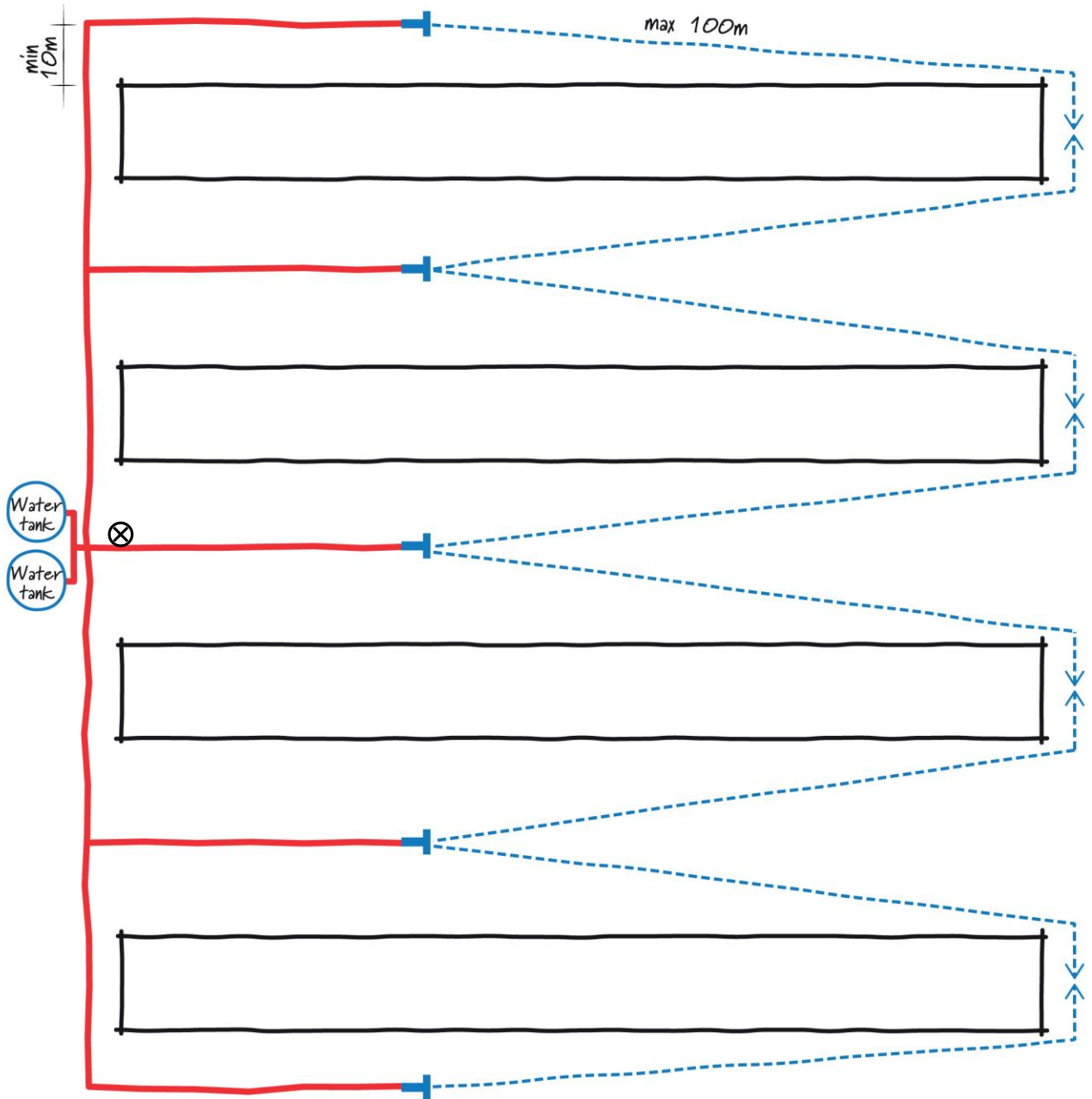
— water supply

- - - Every part of the perimeter of a building is within 100m from a hydrant outlet

⊗ Fire brigade hard stand, connection and booster inlets

Group A and B buildings
Example: Layout of hydrants

Examples - Layout of hydrants



T Hydrant

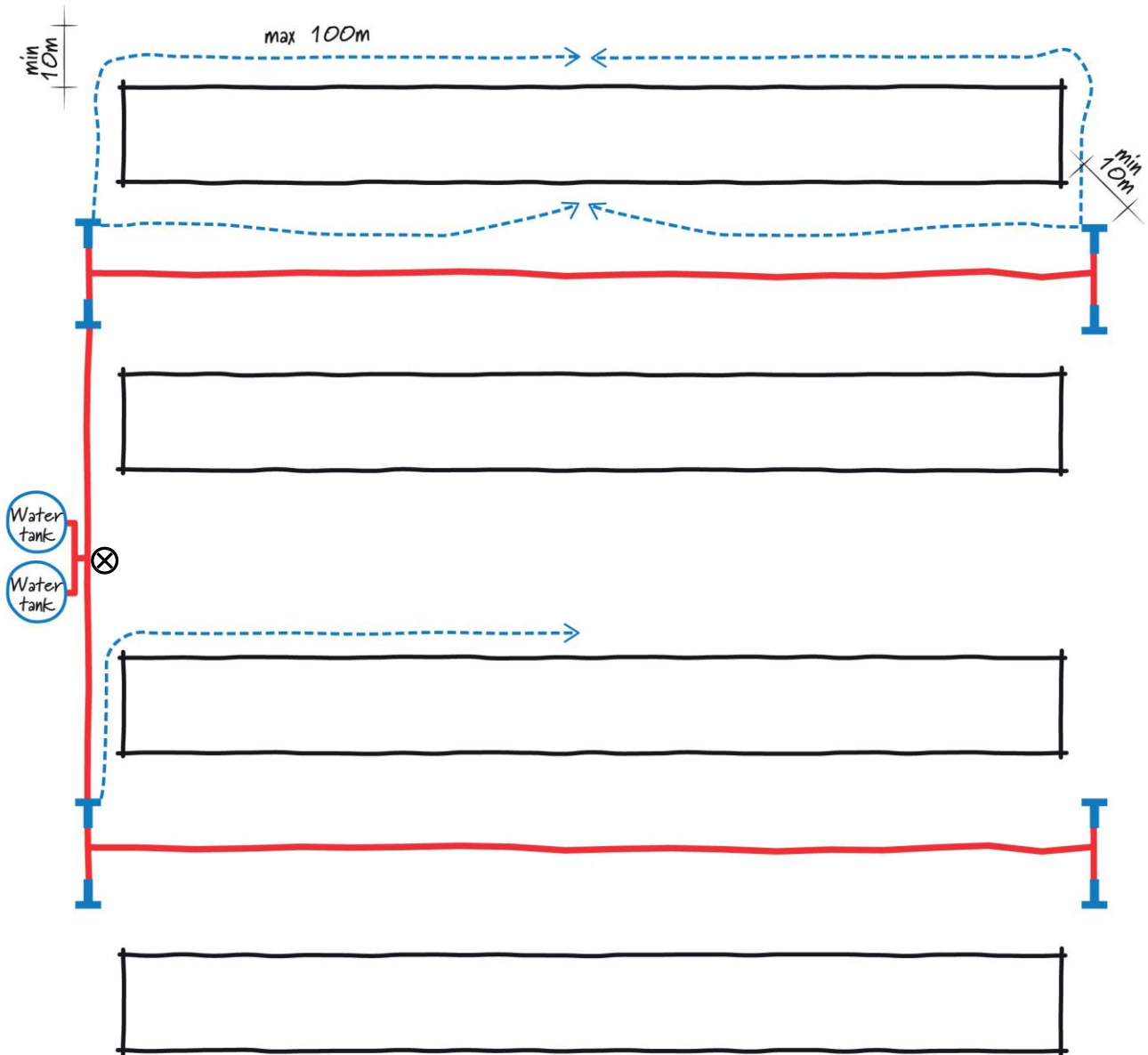
— water supply

- - - Every part of the perimeter of a building is within 100m from a hydrant outlet

⊗ Fire brigade hard stand, connection and booster inlets

Group A and B buildings
Example: Layout of hydrants

Examples - Layout of hydrants



T Hydrant

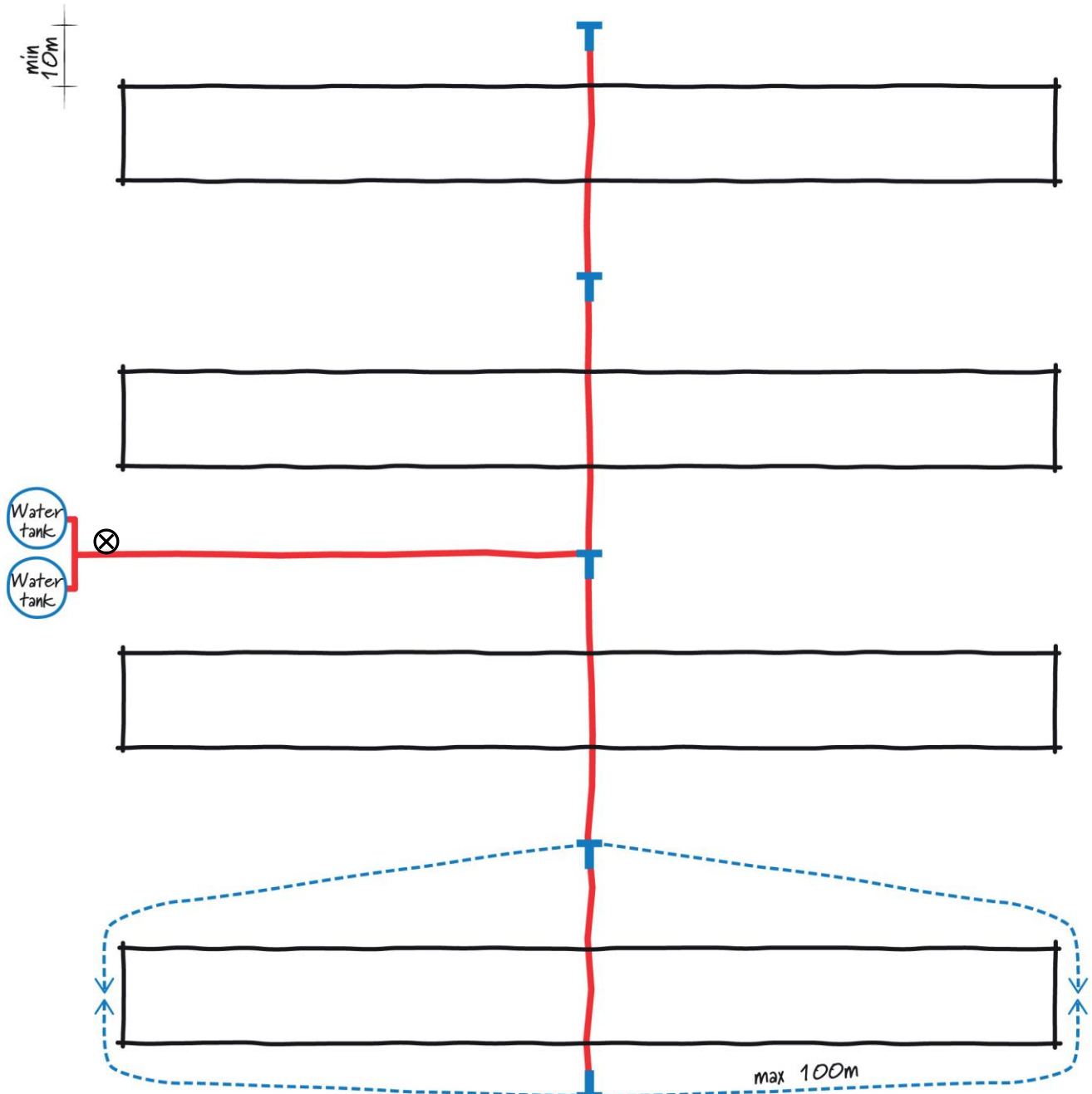
— water supply

- - - Every part of the perimeter of a building is within 100m from a hydrant outlet or tank connection

⊗ Fire brigade hard stand, connection and booster inlets

Group A and B buildings
Example: Layout of hydrants

Examples - Layout of hydrants



T Hydrant

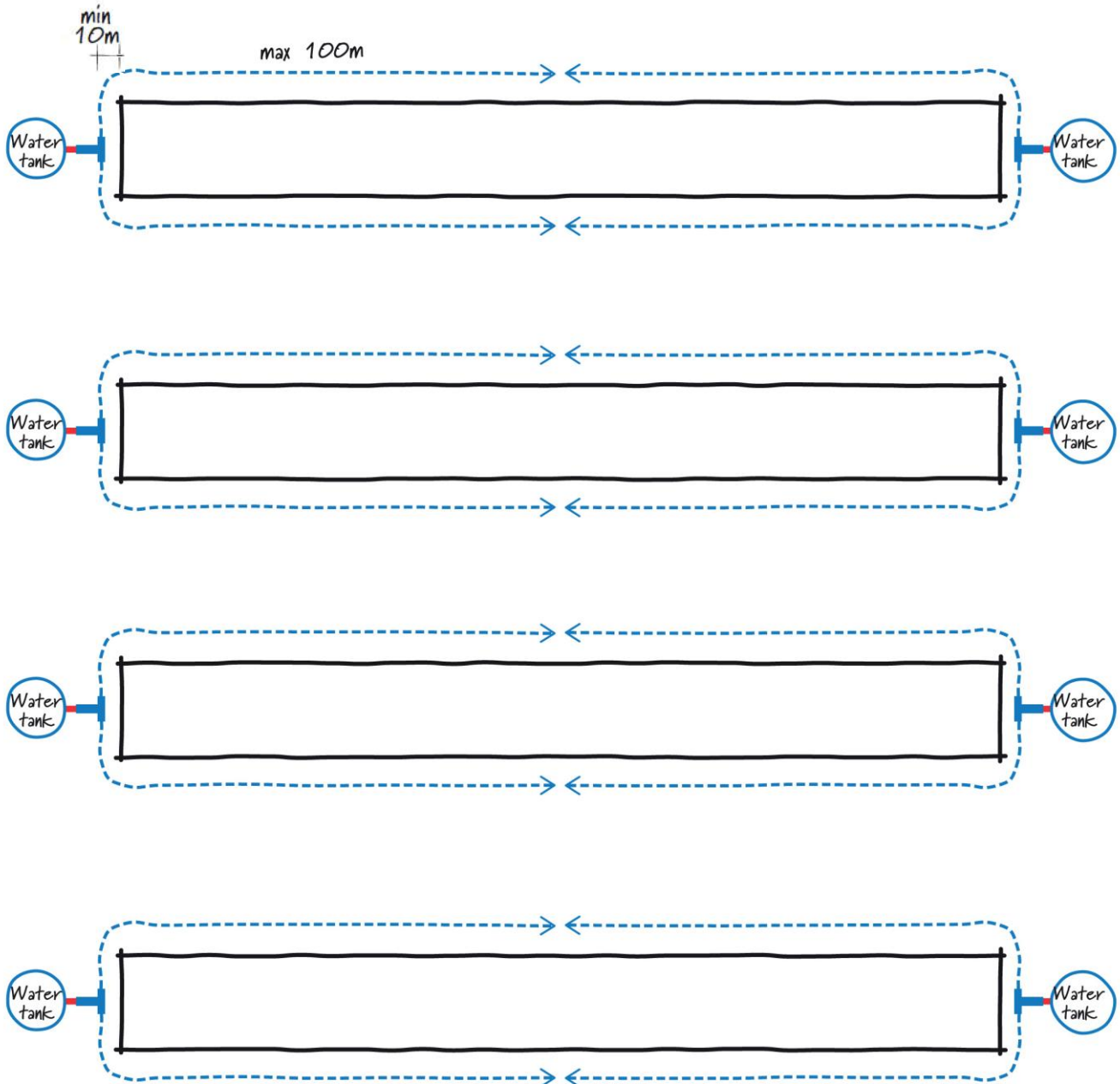
— water supply

- - - Every part of the perimeter of a building is within 100m from a hydrant outlet or tank connection

⊗ Fire brigade hard stand, connection and booster inlets

Group A and B buildings
Example: Layout of hydrants

Examples – Layout of water supply for fire fighting



T Fire brigade connections

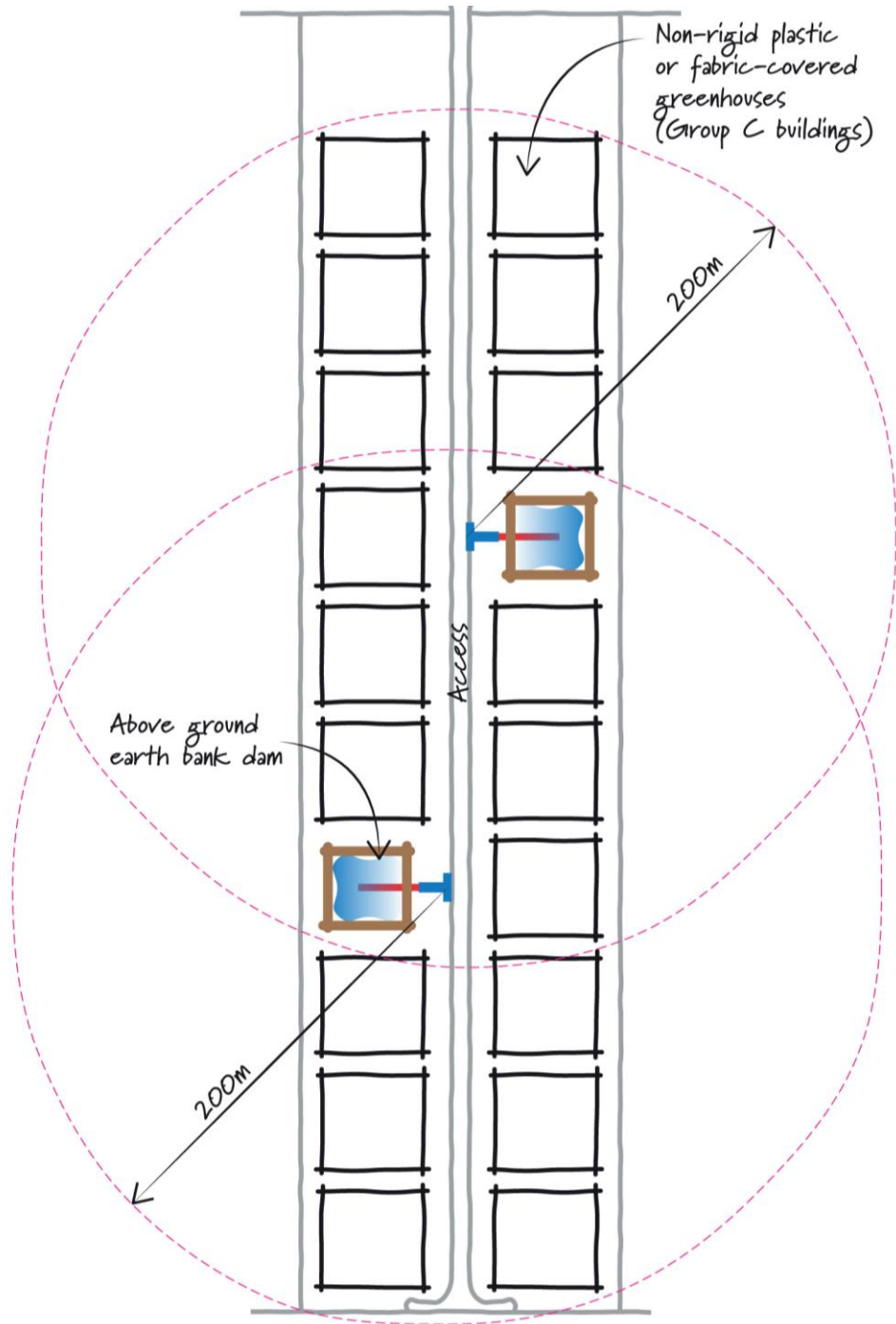
— water supply

- - - Every part of the perimeter of a building is within 100m from a tank suction point

Group A and B buildings

Example: Layout of water supply for fire fighting

Examples – Layout of water supply for fire fighting



T Fire brigade connections

— water supply

Note: Every part of the perimeter of a building is within a 200m radius of a tank (dam) suction point

Further information:

Call: 1800 752 664

Email: dpti.pdbuildingbranch@sa.gov.au

Visit: www.sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure