



## INFORMATION SHEET NO. 8

# Information to Submit with a Development Application for FARM SHEDS/BUILDINGS

Development Applications are assessed against the relevant zone and policies contained within the Council's Development Plan. The purpose of the development assessment is to ensure that the proposed development conforms with the Development Plan and the zoning relevant to the subject land.

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate information is provided you run the risk of delaying the assessment. It is important that you provide all the required information in a format that is easy to understand. You should aim to ensure that the assessing officers are able to clearly understand what currently exists on your property and what you are proposing.

### Information that must be submitted with a Development Application

1. A completed development application form that is signed and dated.
2. Payment of all relevant fees.
3. A copy of the Certificate of Title for the relevant property.
4. Written description of the proposed use(s) of the building(s) (i.e. hay shed, implement shed, farm machinery shed).
5. Details of numbers of staff that may use the building (if applicable).

### **Plans and Documentation (3 copies with at least one copy being A3 or smaller)**

6. Elevations drawn to scale showing external building materials, finishes and colours to be used.
7. Site plan:-  
A site plan must clearly show the location and size of the proposed development or activity and should:-
  - Have a minimum scale of 1:100 or 1:200 and a north point;
  - Show all property site boundaries (include dimensions in metres) and indicate the setback distance from these boundaries to the proposed development; and
  - Show the location, size and nature of existing structures and buildings (including fences, houses, verandahs and retaining walls), activities and easements.
8. Details of construction materials (internal and external) and design (including heights and ceiling levels).
9. Structural details of the proposed shed including engineer's calculations and/or independent certification if required.
10. A floor plan of the building indicating all openings and showing the location of all columns, rafters, carry beams and bracing units. Include dimensions of the building.
11. A schedule of member sizes that correspond with the engineers calculations provided. (Some engineers calculations are provided that allow for a range of scenarios and often not specific to the application submitted. The schedule is required to ensure the size of materials and size of footings used for the structure are correct.)

12. Details of fire safety equipment such as fire extinguishers, hose reels, exit signs.
13. Details of the water supply for fire fighting, hard stand areas, fittings and couplings, capacity of water tanks etc.
14. Details of the location and number of available toilet facilities.
15. Method(s) of storm water disposal i.e. rainwater tank.

**Please provide three (3) copies of any plans and specifications submitted.**

Note that an application may be subject to public notification, depending upon the relevant legislative requirements or zone provisions. Council will advise you in writing if your application is required to be publicly notified.

Once an initial assessment of an application and site inspection has been undertaken Council may request further information. The information may relate to the requirements of the Building Code of Australia such as toilet facilities, access for people with disabilities, water supply for fire fighting purposes or fire safety equipment.

The classification applied to a farm building pursuant to the Building Code of Australia is usually a class 7 or 8 and this information is often required by the designing engineer to ensure the structural aspects are designed appropriately.

In some cases, referral of your application to the Country Fire Service headquarters may be required. Refer to the Development Regulations 2008, Regulation 28. This may be required for farm buildings when they reach 2000 square metres or more but could affect other buildings too.

For further details regarding fire safety requirements, applicants are advised to refer to the Ministers Specification SA H3.2 July 2004, 'Concessions and additional requirements for farm buildings' and South Australian Fire Services Policy No. 0014, 'Above ground water storage tanks for fire fighting purposes'.

Both documents are available electronically from either Council or the website of the Department for Planning and Local Government. [www.planning.sa.gov.au](http://www.planning.sa.gov.au).

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*Please note the information contained herein is intended as a guide only.  
Further clarification may be obtained by contacting the Council on 8525 3200.*