

# Class 1a Buildings (Dwellings-New, Alterations, Additions and Relocations)

## INFORMATION SHEET



A **class 1a building** is a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like.

Whether you are building a new dwelling, dual occupancy, multiple dwelling or extending, raising and or restumping more than 20% or renovating an existing dwelling a building application is required.



It is important to check [Livingstone Shire Councils Planning Scheme](#) to see if a Development Application is also required. Any questions relating to Development Applications including relaxation of siting requirements should be directed to Councils Duty Planner.

### Assessment Process

A building application is assessed against technical design and construction provisions to ensure your dwelling meets the minimum required level of safety, health, amenity and sustainability. If you are required to provide further information, Councils Building Certifier will issue a request for information.

### Building Inspections

Building inspections are a mandatory process and must be conducted in accordance with the conditions of approval. All inspections should be arranged by the owner and/or builder when the stages of work are ready for an inspection.

The stages of inspections required are:

- Slab Inspection
- Footings Inspection
- Frame Inspection
- Final Inspection

Please take note of the inspections stated in the approval and other conditions that are outlined to ensure compliance as stages of inspections vary.

### Other Applications

A plumbing and drainage application is required for all new work and a building permit cannot be issued without the associated plumbing approval. Please visit Councils website for more information on how to lodge a plumbing application.

A building over or near relevant infrastructure application (BONRI) may be required where the structure is located over or near councils infrastructure.

An operational works application may be required for the construction of a driveway. Please contact Councils Duty Planner for more information regarding the requirement for a development permit (including operational works)

### Minor Work/Assessable Maintenance

Minor works or otherwise known as assessable maintenance on a Class 1a building requires a building approval and mandatory inspections are conducted in accordance with the approval given. Some example of minor building works are as follows:

- Reroofing
- Converting a garage into a habitable room
- Replacement or the addition of external stairs

### Lodging a Building Application

Council will require a completed [DA Form 2](#), plans and payment of the applicable fees in accordance with [Councils current fees and charges](#).

All building applications should be submitted using Councils [online services](#).

Please refer to Councils *Submitting a Building Application* fact sheet and checklist to ensure all the required information and documentation is provided at lodgement.

### Other options for lodging an application:

- Email a copy of your application to [developmentadministration@livingstone.qld.gov.au](mailto:developmentadministration@livingstone.qld.gov.au)
- Town Hall, 25 Normanby Street Yeppoon

Please note additional fees and charges apply for lodgements outside of Councils online services.

If you have any questions or need assistance lodging an application, please contact Councils Support Services Unit on 07 4939 9937