

Change of Classification

Class 10a Building to a Class 1a Dwelling

INFORMATION SHEET



Class 10a buildings (garage, carport, shed, or the like) are defined as a non-habitable building as per in the National Construction Code (NCC). It is not permitted to be used for residential purposes without a change of classification. The Class 10a building must be upgraded to the minimum standard of a Class 1a dwelling, prior to the building being occupied for residential purposes. It is recommended that consultation with an appropriately qualified Registered Professional Engineer (RPEQ) prior to submitting a change of classification application.

Building Requirements

To ensure compliance with the acceptable building provisions a building application to convert the Class 10a to a Class 1a is required to be lodged regardless if additional building work is required or not. The application will be assessed against the building provisions from the Building Code of Australia for a Class 1a dwelling and needs to be designed and constructed to meet but not limited to the following standard requirements:

- Footing and Slab System
- Walls and Roof Frame
- Termite Management
- Fire Safety
- Health and Amenity

Reports and Additional Requirements

The dwelling will need to have energy efficiency report; possibly requiring additional materials to ensure it complies. An Energy Efficiency report is typically required for the development application;

- Geotechnical report (soil test);
- Engineers plans and Form 15;
- Bushfire and or Flood Study
- Approval documents for Concurrence Referrals, Planning and Operational Works Approvals (as applicable)

Upon the issue of a building permit the building works may then commence to upgrade the building to comply with Class 1a requirements.

Setback and Siting Requirements

The Livingstone Planning Scheme 2018 includes setback and siting requirements for Class 10a buildings. These requirements are found in the relevant zone code and Schedule 10 - Setback standards for buildings or structures at or near lot boundaries of the planning scheme.



Wind Category Rating:

The building work is required to be designed to comply with the wind rating of the property on which the development is to occur. The building plans/documents must confirm the design standard. To find out the wind rating of your property contact either your nominated RPEQ Engineer or the authority nominated to assess the application.

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 Council's website for more information on how to lodge a plumbing application.

An operational works application may be required for the construction of a driveway. Please review Council's Information Sheets and Checklist for [Access Works](#).

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 Council's [online services](#).

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

Related Websites and Information

Building Application Form:

[DA Form 2](#)

Livingstone Shire Council Website:

[Information Sheets](#)

Livingstone Shire Councils Planning Scheme:

<https://www.livingstone.qld.gov.au>

Queensland Development Code:

www.hpw.qld.gov.au

Building Act 1975 and Building Regulations 2006:

<https://www.legislation.qld.gov.au>