

# CLASS 1A BUILDINGS

## (DWELLINGS - NEW, ALTERATIONS, ADDITIONS, RELOCATION)

A Class 1a building is a single detached dwelling or one of a group of two or more attached dwellings separated by a fire-resisting wall, including a town house, villa unit or duplex.

A building application is required for all Class 1a buildings, including:

- New dwelling
- Pre-fabricated dwellings transported to a new site
- Relocated dwellings to a new site
- Raising the dwelling or restumping 20% or more of the total number of stumps of the dwelling
- Additions / Alterations / Extensions to an existing Class 1a building

Some exceptions would be minor work that does not affect a structural aspect or the fire safety of the building Refer to *Building Regulations 2006* Schedule 1. Ask our Building Unit staff for advice if you are not sure. Before you commence head over to the QBCC as they provide advice on the building and renovation process - <https://www.qbcc.qld.gov.au/home-building-owners/forms-fact-sheets-publications/overview>

### Building Requirements

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. The following is typically required for the assessment of a Class 1a dwelling:

- Builder details and QBCC Home Warranty Insurance Notice of Cover (if work is undertaken by a licenced builder and project value is greater than \$3,300)

- Owner Builder Permit (if owner builder project is valued more than \$11,000)
- QLeave Portable Long Service Leave levy receipt for work valued over \$150,000
- Footing/slab engineering and certification from a RPEQ
- Truss and frame report
- Energy Efficiency report
- Soil report
- Architectural drawings
- Plumbing/drainage permit
- Concurrence Agency advice
- Planning Approval

### Design, Setback and Siting Requirements

The Queensland Development Code (QDC) sets out specific design, setback and siting requirements for all Class 1a buildings (see Referral Agency assessment requirements fact sheet). When the proposed building work cannot meet the acceptable solutions of the QDC a Concurrence Application must be lodged with Council.

In some cases the Rockhampton Regional Council Planning Scheme may prescribe an alternative siting or setback provision to the QDC in which it will prevail. When the proposed work is not deemed accepted development under the Planning Scheme a development application may be required.

### Other Applications Required

- Where plumbing and drainage work is associated with new building work a plumbing permit may be required (see Plumbing Application Guidelines fact sheet).



- Concurrence agency advice where the proposed structure is located over or near Council infrastructure or sitting dispensation.
- Where a driveway is proposed to be constructed in the Council road reserve or stormwater is to be connected to the kerb and channel a road reserve works permit is required.

## Lodging an Application

To lodge your application with Council for a Class 1A building, the following documentation will be required:

- DA Form 2 completed in full
- Site Plan (fully dimensioned)
- Elevation and Section Plans (fully dimensioned)
- Floor plan
- QBCC Home Warranty Insurance Notice of Cover (if work is undertaken by a licenced builder and project value is greater than \$3,300)
- PLSL Receipt (if project value is greater than \$150,000)
- Owner Builder Permit (if owner builder project is valued more than \$11,000)
- Engineer drawings/specifications/design certification
- Geotechnical Report
- Energy Efficiency Report
- Other applications listed above

For further information regarding QBCC Home Warranty Insurance or Owner Building, please visit Queensland Building and Construction Commission (QBCC) [www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au).

## Where to Lodge Your Application

**Email:** [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au)

**Post:** PO Box 1860, Rockhampton QLD 4700

**Online:** [eServices - Applications](#)

**Visit:** Development Advice Centre (DAC) or a Council Customer Service Centre.

DAC – Level 2, Walter Reid Cultural Centre,  
Corner Derby and East Sts, Rockhampton City

Customer Service Centres:

- Rockhampton Office - City Hall, 232 Bolsover Street, Rockhampton City
- Gracemere Office - 1 Ranger Street, Gracemere
- Mount Morgan Office - 32 Hall Street, Mount Morgan

## Related Websites

*Building Act 1975*

[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

Building Application Form

<https://www.rockhamptonregion.qld.gov.au/Development-Advice/Forms-and-Fact-Sheets/Forms>

Rockhampton Region Planning Scheme

<https://www.rockhamptonregion.qld.gov.au/Development-Advice/Planning-Schemes-and-Studies/Rockhampton-Region-Planning-Scheme>

Queensland Development Code

[www.hpw.qld.gov.au](http://www.hpw.qld.gov.au)

*Building Regulation 2006*

[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

Queensland Building and Construction Commission (QBCC)

[www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au)

