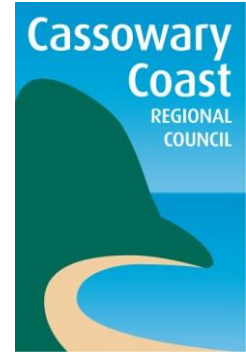


# FACT SHEET

## Class 1a Buildings

### (Dwellings – New, Alterations, Additions, Relocation or Reroofing)



This fact sheet has been designed to provide general information about Class 1a Buildings and to answer some of the most frequently asked questions.

### What is a Class 1a Building?

The Building Code of Australia defines a Class 1a building as a single dwelling being a detached house, or one or more attached dwellings, each being a building separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.

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

- New dwellings
- 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
- Reroofing a dwelling or reroofing 20% or more of the total roof area 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 the *Building Regulations 2006 Schedule 1*). Ask our Building and Plumbing Team if you are unsure.

### What applications do I need to lodge to build a Class 1a Building?

Generally speaking, a Building Application and a Plumbing and Drainage Application.

Both applications are assessed against technical design and construction provisions to ensure your dwelling meets the minimum required level of safety, health, amenity and sustainability.

### Do design and siting requirements apply to Class 1a buildings?

Yes. The *Queensland Development Code (QDC)* sets out specific design and siting requirements for Class 1a buildings, except where the Cassowary Coast Planning Scheme identifies an alternative siting or provision.

The *Planning Act 2016* legislates that where the proposed building work cannot comply with the acceptable solutions of the QDC, then a Referral Agency Application must be lodged with Council for its approval as a Concurrence Agency.

Where the proposed building work cannot comply with the acceptable solutions of the Cassowary Coast Planning Scheme, then a Referral Agency Application must be lodged with Council for its approval as a Concurrence Agency.

More information about Siting requirements is attached to the rear of this factsheet.

## What about reroofing?

Yes. Council recommends reading the *Reroofing Factsheet* for more information.

## Are there any other requirements for relocating a dwelling?

Yes. Council recommends reading the *Guide to Relocating a Dwelling Factsheet* for more information.

## How do I lodge an application?

To lodge your application for a Class 1a building, you can use the following methods:

### Email

If your application is for a property located to the south of El Arish and Bingil Bay (inclusive) please email it to [buildingsouth@ccrc.qld.gov.au](mailto:buildingsouth@ccrc.qld.gov.au)

If your application is for a property located to the north of Silkwood and Kurrimine Beach (inclusive) please email it to [buildingnorth@ccrc.qld.gov.au](mailto:buildingnorth@ccrc.qld.gov.au)

### Post

PO Box 887  
INNISFAIL QLD 4860

### In Person

Innisfail Shire Hall (Northern Office)  
Level 3, 70 Rankin Street  
INNISFAIL QLD 4860

Tully Civic Centre (Southern Office)  
Level 2, 38-40 Bryant Street  
TULLY QLD 4854

## What fees and charges will apply?

A link to view Council's schedule of fees and charges is [here](#).

## Further Information

For any further queries in relation to Class 1a Buildings please contact the relevant Building and Plumbing Team on the details below:

- Tully Building and Plumbing Team on (07) 4043 9150 or by email at [buildingsouth@ccrc.qld.gov.au](mailto:buildingsouth@ccrc.qld.gov.au)
- Innisfail Building and Plumbing Team on (07) 4030 2242 or by email at [buildingnorth@ccrc.qld.gov.au](mailto:buildingnorth@ccrc.qld.gov.au)

## Design and Siting for Class 1a Buildings

Setbacks		
Boundary	Front	Side & Rear
<b>Environmental Management and Conservation Zone</b>		
Fronting a private road	6m	10m
Fronting a public road (Lot is less than 4,000m <sup>2</sup> )	10m	10m
Fronting a public road (Lot is greater than 4,000 m <sup>2</sup> )	20m	10m
<b>Rural Zone</b>		
Fronting a private road	6m	10m
Fronting a public road (Lot is less than 4,000m <sup>2</sup> )	10m	10m
Fronting a public road (Lot is greater than 4,000 m <sup>2</sup> )	20m	10m
<b>Rural Residential Zone</b>		
Fronting a private road	6m	5m
Fronting a public road	10m	5m
<b>Special Purpose Zone</b>		
Fronting a private road	6m	10m
Fronting a public road (Lot is greater than 4,000 m <sup>2</sup> )	10m	10m
Fronting a public road (Lot is greater than 4,000 m <sup>2</sup> )	20m	10m
<b>Township Zone (Residential and Residential Choice &amp; Cardwell Tourism Precinct)</b>		
Primary Street Frontage	6m	Height 4.5m or less: <b>1.5m</b> Height 4.5m to 7.5m: <b>2m</b> Height >7.5m: <b>2m + 0.5m</b> for every 3m over 7.5m
Secondary Street Frontage	3m	Height 4.5m or less: <b>1.5m</b> Height 4.5m to 7.5m: <b>2m</b> Height >7.5m: <b>2m + 0.5m</b> for every 3m over 7.5m
Recreation Precinct		3m

**Note:** This list is not exhaustive and is intended as a **guide only**. For the full range of requirements, please refer to the Queensland Development Code (QDC) and CCRC Planning Scheme.

**Note:** If your proposal does not meet the above requirements, you have the opportunity to apply for a dispensation from council. Exemptions may apply for certain structures (e.g. garden sheds & open carports) depending on the design and location. Please refer to the QDC or contact Council for more information.

### Further information:

[MP 1.1—Design and siting standards for single detached housing—on lots under 450 square meters](#)

[MP 1.2—Design and siting standards for single detached housing—on lots 450 square meters and over](#)  
Cassowary Coast Regional Council Planning Scheme 2015 v3