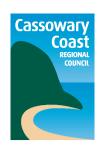
CASSOWARY COAST REGIONAL COUNCIL



Class 1a Buildings (Dwellings - New, Alterations & Additions)

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
- Prefabricated 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?

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.

For more information on siting requirements see the relevant factsheet.

How can I lodge my application?

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

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

www.cassowarycoast.qld.gov.au

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Post:

PO Box 887 INNISFAIL QLD 4860

In Person:

Innisfail Shire Hall (Rankin Street entrance) Level 3, 70 Rankin Street INNISFAIL QLD 4860 Tully Civic Centre (Level 2), 38-40 Bryant Street TULLY QLD 4854

What fees and charges will apply?

To view Council's fees and charges visit www.cassowarycoast.qld.gov/fees-charges.

Further Information

For further information contact Council at 1300 763 903 or email enquiries@cassowarycoast.qld.gov.au.

www.cassowarycoast.qld.gov.au

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