

CITY OF PLAYFORD

CONVERTING 10a TO 1a EG, GARAGE TO LOUNGE ROOM



NEXT GREAT CITY

SUMMARY:

Sheds, garages, carports and the like (Class 10a structures) are not designed to the same standard as a habitable room, such as a granny-flat, rumpus room, or a dwelling extension (Class 1a structures), in that they are not designed to be lived in or used for extended periods of time. In order to convert a Class 10a structure into a Class 1a structure, it must meet the requirements of a habitable room under the National Construction Code, as well as meeting requirements under the Playford Council Development Plan, the Development Act (1993) and Development Regulations (2008).

WORK THAT MAY BE REQUIRED

In order to ensure the room or building complies with the legislative requirements, your building project should consider:

- Floor to ceiling heights (typically 2.4m minimum)
- Concrete slab or footings (including damp-proof membrane)
- Fire separation (from nearby structures and boundaries)
- Termite risk-management systems
- Energy efficiency, including:
 - o Windows (for both light and ventilation)
 - o Wall and roof insulation
 - o Building sealing
- Wall or roof framing and bracing
- Engineering design for any structural changes
- CITB and Building Indemnity Insurance
- Building specification.

DOCUMENTS REQUIRED FOR ASSESSMENT

Refer to our Development Application Checklist for standard documents required for lodgement. In addition to the standard documents, you will be required to provide supporting documentation for each of the areas outlined above.

Applications can be lodged online using the Council's [electronic lodgement system](#).

You may also like to view the following resources:

- [Development Approval Process](#)
- [CITB and Building Indemnity Insurance](#)

This fact sheet is provided as a guide only and is intended to provide our customers with information that will assist Council to make accurate and timely assessments of Development Applications. This information is subject to frequent change and so it is in the best interest of applicants to engage the services of a building professional or speak with Council directly for advice.