

Enclosing an existing garage into a habitable room requires a building application and areas below need to be addressed with the application.

AREAS TO CONSIDER

- Finished height of the slab on ground – the height of the slab on ground above external finished surfaces must not be less than:
 - 50 mm above impermeable (paved or concreted areas) that slope away from the building for 50 mm over the first 1 m; or
 - 150 mm in any other area.
- External walls (including openings around windows and doors) must prevent the penetration of water into the building;
- The concrete slab must comply with AS 2870 and have a vapour barrier installed under the slab. (When class 1 buildings and class 10 buildings have a continuous slab, they will comply with this requirement, depending on the age of the building.
- The building must be sited as required for a class 1a, or a concurrence application will be required from the council;
- Ceiling height must be a minimum of 2.4 m for a habitable room;
- Provide onsite car parking to comply with the relevant Local Authority Planning Scheme;
- 5% of the floor area is to be provided for ventilations (windows / doors);
- An energy efficiency assessment will be required to comply where appropriate with the Building Code of Australia;
- A habitable room requires that 10% of the floor area of the rooms to be provided with natural light.