



SHIPPING CONTAINERS

A shipping container is considered the same as a shed (Class 10a) under the Schedule 1, Section 13(2) of the *Building Regulation 2006*.

People commonly purchase or hire a container to use on their land for storage purposes on either a temporary or permanent basis. If you intend to place a shipping container on your property for more than 30 days, you will need to obtain Building Approval through a Building Certifier (Council or Private).

You may also need to obtain a Development Permit from Council depending on the size and location of the container. Council recommends that prior to ordering a shipping container for your property, you enquire with a Building Certifier or Council's Planning Team to determine if a Development Permit is required.

This applies for use of the container as both a non-habitable structure (shed, storage or the like) or for a habitable structure (a granny flat, dwelling house extension).

Building Approval

Building approval is a requirement of the *Building Act 1975* and relates to the siting, the secure anchorage and structural integrity of the shipping container.

Application stage:

- To lodge a building application, you are required to submit a DA Form 2 Building work details through a Building Certifier (Council/Private).
- Should you choose to lodge your building application with Council's Building Certifier, the completed DA Form 2 should be accompanied with:
 1. a site plan drawn to scale (including the location of existing dwelling/structures). The drawing is to show all dimensions, setbacks to property boundaries and Council infrastructure.
 2. **Note:** the shipping container is to be located on the block in accordance with the acceptable solutions of the *Queensland Development Code* or Western Downs Regional Council Planning Scheme.
- Structural details, inclusive of a form 15 Design Certificate (*Registered Professional Engineer Queensland*) for a footing/slab design suitable to correctly anchor the container, whilst being able to support the combined weight of the container and its contents.
- Payment of the current lodgement fee.
- Should you elect to lodge your building application through a Private Certifier, please contact the Private certifier directly in relation to their requirement for application fees and supporting documentation.

Whether you choose to lodge your building application with Council's Building Certifier or Private Certifier, you may be required to provide documentation detailing the following:

- **Stormwater** - provision of a roofed structure, guttering, stormwater collection and connection to a lawful point of discharge such as the kerb & channel or a rubble pit.
- **Vermin** - eliminate the harbouring of vermin, so the area between the ground surface and the shipping container is sealed.
- **Protection to the element** - it is recommended that the shipping container be painted to protect it from the elements.
- **Confinement** - for safety reasons, it is recommended to install a window to prevent self-enclosure.

Development Permit

The *Western Downs Regional Council Planning Scheme 2017* only regulates shipping containers to the same extent it would a regular Class 10a or Class 1a structure. There are no special planning requirements for shipping containers outside of the regular siting and size criteria for a structure such as sheds and dwelling houses.

These criteria are located in the Queensland Development Code parts MP1.1 to MP 1.4. Please be aware that the location of Council infrastructure (water, sewer, stormwater) in relation to the shipping container may also trigger assessment by Council under the Queensland Development Code MP1.4 - Building over or near relevant infrastructure.

Obtaining a Development Permit

A Development Permit may be obtained by lodging a development application with Council's Planning Department. The development application is assessed based on the use and location of the container against the relevant planning scheme criteria.

When lodging a development application, you need to provide all of the following information together with the applicable fee:



- Site Plan drawn to scale (including location of existing dwelling/structure). The drawing is to show all dimensions, setbacks to property boundaries and Council infrastructure, and
- Floor/footprint plan showing the floor area, and elevations showing height of the proposed container.

Should you choose to engage a Private Building Certifier in regard to the Building Permit; the Certifier may be able to assist with the lodgement of the Development Application or you may wish to do so yourself.

For further Assistance

Further information on this matter is available from Western Downs Regional Council. Please contact 1300 COUNCIL (1300 266 624) to speak with a Compliance Officer or Building Certifier.

