

Class 10a Buildings – Sheds, Carports, Garages, Shipping Containers, Awnings etc.

This fact sheet has been designed to provide general information about Class 10a Buildings and to answer some of the most frequently asked questions.

What is a Class 10a building?

The Building Code of Australia defines a Class 10a building as a non-habitable building or structure, a private garage, carport, shed or the like. If a shed is to be used for either commercial or industrial purposes, a different building classification will apply.

Can I build a shed on vacant land?

Yes, but only if the land is zoned Rural or Environmental Management and Conservation. In some zones, a shed is unable to be built on a vacant site as it must be ancillary to a residential use (e.g.: Dwelling). This applies for all parcels of land in the Township and Rural Residential Zones.

In the Township and Rural Residential Zones, where the proposed work cannot comply with the acceptable solutions of the Cassowary Coast Planning Scheme, a Planning Application for Building Work Assessable Against the Planning Scheme must be lodged with Council for approval.

In addition, it is also important to note that a shed on vacant land cannot be occupied as a residence (in any circumstances) unless:

- A Temporary Home Permit has been issued (if you are living in it whilst building the house); or
- The shed is built as a Class 1a building (a dwelling) and meets all the requirements associated with a dwelling house.

More information about Temporary Homes, Living in Sheds and Changing a Shed into a Dwelling, can be found in the relevant factsheets.

Can I have a Shipping Container on my property?


Yes, but it must be securely tied down. A building approval will need to be obtained and plans for the footings, signed and stamped by a structural engineer will need to be provided as part of the application.

Do design and siting requirements apply to Class 10a buildings?

Yes. The Queensland Development Code (QDC) sets out specific design and siting requirements for Class 10a 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

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must be lodged with Council for its approval as a Concurrence Agency.

Are there size limitations for sheds?

Yes, but only if the land is zoned Township or Rural Residential. The Cassowary Coast Planning Scheme advises a shed cannot have a gross floor area greater than 100m² in the Township Zone and 150m² in the Rural Residential Zone. There are no size limitations in other zoned areas. In the Township and Rural Residential Zones, where the proposed work cannot comply with the acceptable solutions of the Cassowary Coast Planning Scheme (meaning you need to construct a shed with a greater floor area than what is permitted), a Planning Application for Building Work Assessable against the Planning Scheme must be lodged with Council for approval.

How can I lodge my application?

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

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

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.