



A shipping container is considered the same as a shed (class 10a) under the Schedule 1, Section 13(2) of the Building Regulation 2021.

People commonly purchase or hire a container to use on their property 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 (granny flat, dwelling house extension, dwelling).

Building Approval


A Building Approval is a requirement of the Building Act 1975 and relates for the siting, secure anchorage, and structural integrity of the shipping container.

Building application stage

To lodge a building application, you are required to submit a DA Form 2 (building work details) through a Building Certifier (Council or private). Should you choose to lodge your building application with Council's Building Certifier, the completed DA Form 2 should be accompanied with:

1. 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.
Please note the shipping container is to be located on the block in accordance with acceptable solutions of the Queensland Development Code or the Cassowary Coast Regional Council Planning Scheme.
2. Structural details/plans inclusive of a Form 15 Design Certificate (Registered Profession Engineer) 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.
3. Payment of the prescribed application 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 (if applicable).
- **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.

Planning Development Permit

Cassowary Coast Regional Council Planning Scheme 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 (class 10a) structures outside of the regular siting and size criteria however, if the shipping container is to be used a class 1a structure the structure will need to comply with elements of the [Cassowary Coast Regional Council Planning Scheme, Schedule 6 \(Building Design Policy\)](#).

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 Planning 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:

1. 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 and;
2. Floor/Footprint Plan showing the floor area and elevations showing the 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 a Planning Development Application or you may wish to do it yourself.

For Further Assistance

Further information on this matter is available from Council's Department of Planning and Development, please contact Council by email: enquiries@cassowarycoast.qld.gov.au or phone: 1300 763 903 for further assistance.