

Shipping containers



Do I need approval to have a shipping container on my property?

If you intend to place a shipping container on your property for more than 30 days, you will need to obtain building development approval permit from a private building certifier. After 30 days the container is then considered a permanent structure, like a shed.

You may also need to obtain a planning approval from council depending on the size and location of the container. Council recommends that prior to locating a shipping container on your property, you enquire with a private building certifier to determine if a Planning Approval is required.

This applies for use of the container

as both a Class 10a non-habitable structure (shed, storage, or the like) or for a Class 1a habitable structure (a granny flat, dwelling house extension or similar space).

If the container is to be placed on your property for 30 days or less, no building development approval permit or planning approval is required.

Difference between a building development approval permit and a planning approval?

A building development approval permit is a requirement of the *Building Act 1975* and relates to the siting, the secure anchorage and structural integrity of the container. This approval can be obtained through a private

building certifier.

A planning approval is a requirement of the *Planning Act 2016* and the *Mackay Region Planning Scheme 2017* and relates to the impacts on residential amenity and the local environment. Your building certifier may be able to lodge a permit on your behalf or you may wish to do so yourself.

When do I require a building development approval permit?

Before siting any structure, including a container, a building development approval permit is to be obtained through a private building certifier prior to delivery to the premises.

Shipping containers

Your building certifier would typically consider the following for your building development approval permit:

- Structural stability and strength of your shipping container. This may be provided by anchoring the container to a prescribed concrete foundation. The building certifier may require a design produced by a registered professional engineer of Queensland, accompanied by a certificate of design.
- Provision of a roofed structure, guttering, stormwater collection and connection to a legal point of discharge such as the kerb and channel or a rubble pit.

Obtaining building development approval permit

Step 1

Contact council's planning advice team by lodging an online planning advice enquiry on council's website using online services.

The planning advice team are available to ensure that no restrictions apply to the siting of a container on your property, and answer general questions about the planning approval including:

- Is a planning approval required?
- What information is required as part of a planning approval?



- What are the possible fees?
- How will the development assessment process work?
- What provisions apply to the container and residential storage sheds?

Step 2

Engage a Queensland Building and Construction Commission (QBCC) licenced private building certifier to issue appropriate building development approval permit and can assist with advice on the required documentation and plumbing and drainage requirements.

Yellow Pages and internet searches will provide a list of building certifiers in the Mackay region. Alternatively, a list of licenced certifiers can be obtained through the QBCC website at www.qbcc.qld.gov.au.

Leased land (Council owned land)

Shipping container usage on leased land is generally not

supported. As with other building works and additions taking place on your leased area, consent for the placement of a shipping container is required by council.

All shipping containers are required to meet compliance by lodgment and completion of the necessary building development approval permit with a private building certifier at the cost of the lessee.

Shipping containers cannot be placed on council land until consent and compliance has been satisfied and received.

Still unsure?

Contact council's planning advice team by lodging an online planning advice enquiry at mackay.qld.gov.au.