



PLACEMENT OF A SHIPPING CONTAINER

This fact sheet has been designed to provide you with information about the placement of 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 Cloncurry Shire 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.

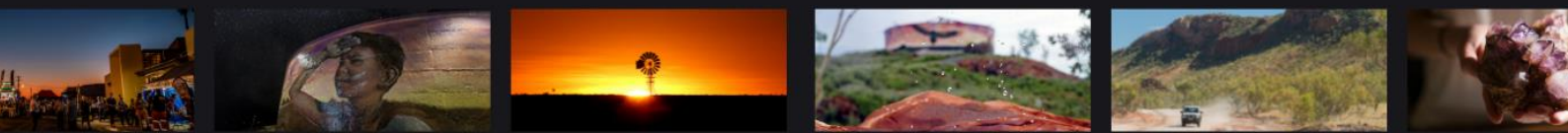
Your Building Certifier would typically consider the following for your Building Development Approval Permit:

- 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.

Role of a Building Certifier

Building Certifiers are licensed by the Queensland Building and Construction Commission (QBCC) and are responsible for determining whether proposed building work complies with the *Building Act 1975*, as well as the NCC, associated Australian Standards and the QDC. If it does, they will issue a building approval.

The building approval will list any inspections that must take place during construction. The building certifier who issued the approval is responsible for these inspections being carried out.



Please note, a Building Certifier cannot approve any work which conflicts with the Cloncurry Shire Planning Scheme.

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 lodgement 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 received.

Further information

For further information, please contact Cloncurry Shire Council:

- Phone: (07) 4742 4100
- Fax: (07) 4742 1712
- Email: council@cloncurry.qld.gov.au
- Address: Cloncurry Shire Council Administration Centre, 38-46 Daintree Street, Cloncurry
- Mailing Address: PO Box 3, Cloncurry QLD 4824

