

Building Information Shipping Containers

Info Sheet

Class 10a

This information sheet explains the requirements to place a shipping container on-site for the purpose of a storage facility (non habitable).

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TO BE READ IN CONJUNCTION WITH BUILDING INFORMATION SHEET 2 AND POLICY NO. 267 AMENITY AND AESTHETICS POLICY

Shipping Containers

The placement of a shipping container on any land constitutes assessable building work in accordance with the *Planning Act 2016* and requires a building work approval under the *Building Act 1975*.

CLASSIFICATION

Under the *Building Code of Australia 2019* a shipping container that is used for storage purposes is classified the same as a shed, being a Class 10a.

Class 10—non habitable building being a garage, carport, shed or like.

If it is intended that the shipping container is to remain on the site for a period of more than three months, or will be fixed to the land, building approval must be obtained prior to the shipping container being placed on the site. This will require a building application for a Class 10a building being lodged and assessed by the North Burnett Regional Council.

AMENITY AND AESTHETICS APPROVAL

North Burnett Regional Council also adopted the Amenity and Aesthetics Policy on 4 November 2015 stipulating that any shipping container being placed permanently on-site to be utilised for storage purposes in the form of a Class 10a building required amenity and aesthetics approval from Council prior to installation. The assessment for this application ensures that the shipping container does not have an adverse effect on the surrounding amenity. Conditions of approval may include -

- a change to the siting location,
- replacing rusty panels,
- placement of screening,
- a change to securing the container and
- limitation on the number of Class 10a structures on the site.

BUILDING APPLICATION AND APPROVAL

You can lodge a building application directly to Council. However, should you choose to lodge your application with a private certifier, please contact them directly in relation to their requirement for application fees and supporting documentation.

The DA Form 2 Building work details (application form) is to be completed in full and accompanied by:

- The relevant lodgement fee
- a site plan showing the size of the container and its location onsite with respect to all other buildings onsite and the site's boundaries. The shipping container needs to be located on the block in accordance with the acceptable solutions of the *Queensland Development Code* and the *North Burnett Regional Planning Scheme*.
- Structural details which includes a Form 15 Design Certificate from a Registered Professional Engineer of Queensland, for a footing/slab design suitable to anchor the container, whilst being able to support the combined weight of the container and its contents.
- Supporting documentation as listed on page 5 of this information sheet.

The building approval considers matters such as -

- (i) the structural integrity of the shipping container; and
- (ii) site wind conditions and method of anchorage; and
- (iii) associated earthworks; and
- (iv) stormwater discharge and runoff.

BUILDINGS ERECTED OR USED UNLAWFULLY

It is an offence under the *Planning Act 2016* to undertake building work without a building approval. This means that it is an offence to place a shipping container on land without building approval, if the container is to be fixed to the ground or to be retained on the site for an extended period of time.

Where it comes to the knowledge of a local authority that any building or other structure has been erected or used -

- (a) Without an approval as required by the *Planning Act 2016*; or
- (b) Other than in accordance with the approved plans, specifications and conditions as imposed by the local authority;

a notice pursuant to the *Planning Act 2016* / *Building Act 1975* may be served on the owner of the building or structure to perform such work on the building or structure as is necessary to bring the same into conformity with the *Building Regulation 2006*, or to demolish or remove the same.

SHIPPING CONTAINER CONVERSION TO A DWELLING

Should you be considering the installation or conversion of a shipping container to be used as a residence, refer to Affordable Housing Information Sheet 9 for further information.



CONSULTANTS

The following is a list of consultants who have worked or are currently doing work in the North Burnett Region. Other consultants may be found online or in yellow pages business directory.

NOTE: This list has been compiled to assist applicants. Council does not take responsibility for any errors or omissions and consultants are **NOT** listed in any order of preference. Council does **NOT** offer advice or make recommendations about consultants.

ARCHITECTS

- | | |
|--|--|
| 1. Core Architects
HERVEY BAY QLD 4655
Ph: 4128 4466 | 2. Keystone Architects
MARYBOROUGH QLD 4650
Ph: 4123 1005 Fax: 4123 1001 |
|--|--|

LICENSED BUILDING DESIGNERS

- | | | |
|--|---|--|
| 1. Arthur Martin Design & Drafting
DALBY QLD 4405
Ph: 4662 1403 Fax: 4669 8049 | 2. Payten Design Group
HERVEY BAY QLD 4655
Ph: 4191 4115 M: 0419758956 | 3. Michael Russell Building Design
MARYBOROUGH QLD 4650
Ph: 4123 3654 Fax: 4123 5554 |
| 4. John Poulsen Building Design
BUNDABERG QLD 4670
Ph: 0427 593 682 | 5. John Gatley Building Designs
BUNDABERG QLD 4670
Ph: 4153 1183 Fax: 4152 3958 | 6. Greg Pershouse & Assoc Pty Ltd
BUNDABERG QLD 4670
Ph: 4151 8350 |
| 7. TR & SL Roper Drafting
CHILDERS QLD 4660
Ph: 4126 3110 M: 0412786330 | 8. Megan Maher Computer Drafting
MARYBOROUGH QLD 4650
Ph: 4122 3674 | 9. Hervey Bay Design Group
HERVEY BAY QLD 4655
Ph: 4124 1561 |
| 10. Bespoke Building Design
HERVEY BAY QLD 4650
PH: 4128 9065 M: 0408 150 676 | | |

HYDRAULICS CONSULTANTS

- | | | |
|---|--|---|
| 1. Water Wise Design
TORQUAY QLD 4655
Ph: 4125 3510 M: 0416062487 | 2. CQ Soil Testing
ROCKHAMPTON QLD 4701
Ph: 4936 1163 | 3. Coastal Wastewater Specialists
HERVEY BAY QLD 4655
Ph: 4128 8019 M: 0400 497 166 |
| 4. Engage Consulting Engineers
MARYBOROUGH QLD 4650
Ph: 4121 4344 | 5. Enviro Water Design
HERVEY BAY QLD 4655
M: 0427 287 600 | 6. Trevor Endres
MARYBOROUGH QLD 4650
Ph: 4123 5973 |

SOIL TESTERS

- | | | |
|--|---|---|
| 1. Wide Bay Geotechnical Services
PIALBA QLD 4655
Ph: 4124 3677 Fax: 4128 3284 | 2. DIRTS (QLD) P/L
URANGAN QLD 4655
Ph: 4125 4862 | 3. CM Testing Service
WEST BUNDABERG QLD 4670
Ph: 4152 7644 |
| 4. CQ Soil Testing
ROCKHAMPTON QLD 4701
Ph: 4936 1163 | | |

ENERGY EFFICIENCY CONSULTANTS

- | | | |
|---|--|--|
| 1. McCutcheon MacDonald
HERVEY BAY QLD 4655
Ph: 4124 2454 | 2. Q-Bears
TOOWOOMBA QLD 4350
Ph: 0431 868 451 | 3. Anderson Energy Efficiency
MOUNT GRAVATT QLD 4151
Ph: 3420 5083 |
| 4. Rebecca Hunt
BARGARA QLD 4670
M: 0418 980 465 | 5. Z and N Jovanovic
MT OMMANEY Q 4074
Ph: 3376 4319 M: 0411 801 605 | |

ENGINEERS (STRUCTURAL, CIVIL, HYDRAULICS)

1. Tony Wright Building Design
SCARNESS QLD 4655
M: 0429 859 596
2. Brandon & Associates
CHINCHILLA QLD 4413
Ph: 4668 9351
3. Engage Engineers
MARYBOROUGH QLD 4650
Ph: 4121 4344 Fax: 4123 3144
4. Larkin Teys Consulting
TOOWOOMBA QLD 4350
Ph: 4639 3620 Fax: 4639 2487
5. Leddy Sergiacomi & Associates
BUNDABERG QLD 4670
Ph: 4152 9822 Fax: 4152 4114
6. Cardno
PIALBA QLD 4655
Ph: 4124 5455
7. Engineers Plus
HERVEY BAY QLD 4655
Ph: 4128 3955

FIRE DESIGN ENGINEERS

1. Ferm Engineering
SALISBURY QLD 4107
Ph: 3277 6314
2. Chris Odgers
STRATHPINE QLD 4500
Ph: 3205 2370 M: 0409 267 075

ELECTRICAL/MECHANICAL ENGINEERS

1. McCutcheon MacDonald
HERVEY BAY QLD 4655
Ph: 4124 2454 Fax: 4124 2323
2. Cushway Blackford & Assoc Pty Ltd
WOOLLOONGABBA
Ph: 3896 1100
3. Ashburner Francis Consulting Engineers
WEST END QLD
Ph: 3510 8888 Fax: 3510 8899
4. EMF Griffiths
FORTITUDE VALLEY QLD 4006
Ph: 3254 2788 Fax: 3254 2799

TOWN PLANNERS

1. Insite SJC
BUNDABERG QLD 4670
Ph: 4151 6677
2. Angelo Oliaro Town Planning
HERVEY BAY QLD 4655
Ph: 4125 6887
3. Leddy Sergiacomi & Assoc Pty Ltd
BUNDABERG QLD 4670
Ph: 4152 9822 Fax: 4152 4114
4. Urban Planet Town Planning
Consultants
HERVEY BAY QLD 4655
Ph: 4128 2888

SURVEYORS

1. JB Serisier & Associates
MUNDUBBERA QLD 4625
Ph: 4165 4468
2. Wayne Say & Associates Pty Ltd
CHILDERS QLD 4660
Ph: 4126 2555
3. O'Reilly, Nunn, Favier
KINGAROY QLD 4610
Ph: 4162 2647

Still need help?

This information sheet summarises the key matters to consider for people considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.

Contact Us

Give us a call for more information about the planning scheme and making an application.

North Burnett Regional Council

PO Box 390
Gayndah QLD 4625

(1300 696 272) (1300 MY NBRC)

admin@northburnett.qld.gov.au

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APPLICATION LODGEMENT CHECKLIST

SHIPPING CONTAINER CLASS 10a (STORAGE)

This form, completed by the Applicant, is to be lodged with the Building Application. It is the responsibility of the Applicant to ensure that all these details are correct and provided to Council in order to ensure Approval of your Application. All fees associated with this application to be provided at time of lodgement. Government legislation requires the payment of portable long (Qleave) service entitlements be made prior to issue of Development Permit. Building plans and application will not be accepted by Council until all information as listed below has been submitted.

APPLICANTS NAME:

BUILDING SITE ADDRESS:

MANDATORY DOCUMENTATION AT LODGEMENT		APPLICANT CHECK	COUNCIL CHECK
1.	Completed Form 2 Building Work Details (and others if required)		
2.	Relevant local authority application fee.		
3.	1 copy of the QBCC Builder's Insurance Premium receipt, or Owner Builder Insurance Number / permit certificate.		
4.	1 copy of the Portable Long Service Leave Levy (Qleave) receipt. (Projects valued at \$150,000 or more).		
5.	1 copy of the Site Plan showing the location of the new building in comparison of any other structures on the site and distances to boundaries and/or other features		
6.	1 copy of footing/slab design.		
7.	1 copy of the elevation plan showing natural ground level and finished ground level.		
8.	1 copy of a plan of dimensioned floor slab and details.		
9.	1 copy of bracing calculations for each level.		
10.	1 copy of connection and tie down schedules or details.		
11.	Engineers Design Certification (Form 15) for structure's steel members, or provide the manufacturer's details with Engineer Certification.		
12.	1 copy of the Soil Investigation/ Classification Report		

A plan is a document that should contain enough information presented in such a way that it is possible to construct the building or structure from it. It should contain information (where applicable) as listed in the attached sheet entitled '**MINIMUM LEVEL OF DETAILS TO BE INCLUDED**'.

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Disclaimer The onus is fully on the owner and/or builder to design, construct and maintain the building work in accordance with Manufacturer's specifications, *Building Code of Australia 2019* and referenced Australian Standards, and Council's Policy Statements as issued from time to time. North Burnett Regional Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

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