

## FACT SHEET: Sheds, Garages, Carports, Shipping Containers (Class 10a)

### Do I need an approval to build a shed, garage, or carport?

Depending on your proposal and the property to which it relates, the following approvals may be required:

- Development Approval for Building Work (a building approval)
- Compliance Permit for Plumbing and Drainage Work (a plumbing approval)
- Development Approval for a Material Change of Use for a Domestic Outbuilding (a planning approval)

Sheds, garages and carports are included in the National Construction Code (NCC) as Class 10a non-habitable structures. It's important to consider the size and location/siting of the structure and compliance with the NCC.

### Can I put a shipping container on my property?

Shipping containers are treated the same as sheds (Class 10a) regardless of how long the shipping container is to be located on site. A building approval is required to be issued prior to transporting the container to the site.

### Do I need a Building Approval?

In limited circumstances, you can build a class 10a non-habitable building without a building approval. This is called 'accepted development' and is contained in Schedule 2 of the [Building Regulation 2021](#). The 10a structure must comply with the NCC and meet all the below requirements:

- Does not exceed 10m<sup>2</sup> in area; and
- Does not have any side longer than 5m; and
- Does not exceed 2.4m in height and or an average height exceeding 2.1m; and
- Is not located within an easement, boundary setbacks or over Council infrastructure;

**OR**

- Is located on land used for agricultural, horticultural, floricultural, or pastoral purposes; and
- No part of the building is within 200m of a road or property boundary.

If it does not comply with ALL the above requirements then a Building Approval is needed from a Building Certifier.

### Do I need a Plumbing approval?

Any plumbing work in your shed must be completed by a licenced plumber and they can advise whether it is Notifiable Work or if it requires a Permit Works. Permit Works requires Council assessment and approval prior to the plumbing work commencing and a minimum of one inspection.

### Do I need a Planning approval?

You can view and download a property report for a selected property on Council's [website](#). The property report will show you what zone the property is located in and any overlays (such as flooding) that are on the property.

To find out what the zoning and overlays mean, please see the [Western Downs Planning Scheme 2017](#). You can also view the relevant [Zone Card](#) for the property which provides information on the planning intent of each zone and the types of development supported and not supported in each zone. The zone cards may be useful to you in understanding if your development will be supported in the zone of the property you have selected. To view current and past Development Applications that have been lodged within our region, you can use Council's [Development.i](#).

The building height, site cover, setbacks, total floor area of structures ancillary to the dwelling house, proposed location of the building and Council infrastructure, overlays, and zone all affect whether a Planning approval is needed. Your Building Certifier should request a copy of your planning approval if it is required.