

FACT SHEET – CLASS 10A BUILDINGS

Sheds, Carports, Garages, Shipping Containers

Design, setback and siting requirements

The Queensland Development Code (QDC) sets out specific design, setback and siting requirements for any Class 10 building, except where the Maranoa Planning Scheme identifies an alternative siting or setback provision.

Where there are discrepancies between the Maranoa Planning Scheme and the QDC, the Maranoa Planning Scheme prevails.

If the proposed building work cannot comply with the specific provisions, then a town planning application may need to be lodged with Council.

Sheds on vacant land

A shed cannot be established on a vacant residential site for storage or other non-residential purposes as it must be ancillary to a residential use/ dwelling.

In addition, it is also important to note that a shed on vacant land cannot be occupied as a residence unless:

- a temporary home permit has been issued (if you are living in it while building the house), or
- the shed is built as a Class 1a building (i.e. a detached dwelling) and meets all requirements associated with a dwelling house.

Shipping containers

If you intend to place a shipping container on your property for more than 30 days, you will need to obtain a Building Approval. An exception to this is if the shipping container is used temporarily on a construction site. Depending on the container's size, location and purpose, you may also need to obtain a Referral Agency approval and/or town planning approval.

It is recommended that prior to locating a shipping container on your property, if not for a domestic storage purpose, that you make an appointment to speak to Council's Town Planner to determine if town planning approval is required.

Lodging an application

To lodge your application with Council for a Class 10a building, please refer to Council's Fact Sheet Building Application Guidelines and Checklists.

Where to lodge your application

Email: bpadmin@maranoa.qld.gov.au

Post: PO Box 620, Roma QLD 4455

Visit: Council Customer Service Centre.

Customer Service Centres:

- Roma Operating Area: Cnr Bungil and Quintin Street, Roma
- Warroo Operating Area: 73 Burrowes Street, Surat
- Bungil Operating Area: 32 Hutton Street, Injune
- Bendemere Operating Area: 20 Stephenson Street, Yuleba
- Booringa Office: 100 Cambridge Street, Mitchell