

CLASS 10A BUILDINGS

(SHEDS, CARPORTS, GARAGES, SHIPPING CONTAINERS)

A Class 10A building is a domestic outbuilding that is defined by the Building Code of Australia as being a building that is non-habitable, including sheds, carports and private garages. Where a shed is to be used for either commercial or industrial purposes, then a different building classification will apply.

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 Rockhampton Region Planning Scheme identifies an alternative siting or setback provision.

Where there is discrepancies between the Rockhampton Planning Scheme and the QDC, the Rockhampton Region Planning Scheme overrides the QDC.

The Planning Act 2016 legislates that where the proposed building work cannot comply with the acceptable solutions of the QDC, then a Referral Agency Application must be lodged with Council for its approval as a Concurrence Agency.

If the proposed building work cannot comply with the specific provisions of the Rockhampton Planning Scheme (where it overrides), then a town planning application may need to be lodged with Council.

Sheds on Vacant Land

A shed is unable to 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 whilst building the house); or
- The shed is built as a Class 1a building (ie. 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 building approval. Depending on the size, location and purpose of the container, 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 a free appointment to speak to Council's Duty Planner to determine if town planning approval is required.

Approval must also be obtained from Council to place a shipping container on Council's footpath. Containers are generally only permitted to be placed on the footpath for up to 14 days.

Applications are assessed on a case by case basis to ensure containers do not create a hazard for road and footpath users. They will not be approved over concrete pathways or on the roadway.

If you would like to place a shipping container on Council's footpath, you will need to lodge a Road Reserve Works Permit Application.

Development Advice Centre
developmentadvice@rrc.qld.gov.au
07 4932 9000 | www.rrc.qld.gov.au/DAC

Lodging an Application

To lodge your application with Council for a Class 10A building, the following documentation will be required:

- DA Form 2
- Site Plan (fully dimensioned)
- Elevation and Section Plans (fully dimensioned)
- Floor plan (only required if shed is over 60sqm to identify compliance with the Rockhampton Region Planning Scheme)
- QBCC Home Warranty Insurance (if builder is a registered builder and project value is greater than $3,300)
- PLSL Receipt (if project value is greater than $150,000)
- Owner Builder Permit (if owner builder project is greater than $11,000)
- Wind Category Design Certification (only if requested)
- Engineer drawings/specifications/design certification (specifications of the fitout, bracing, timber schedule, tiedown details etc). If connected to a building, then connection details will also be required. If timber trusses to be installed, then timber truss layout/tiedown details will be required.

For further information regarding QBCC Home Warranty Insurance or Owner Building, please visit www.qbcc.qld.gov.au.

Where to Lodge Your Application

Email: developmentadvice@rrc.qld.gov.au

Post: PO Box 1860, Rockhampton QLD 4700

Online: eServices - Applications

Visit: Development Advice Centre (DAC) or a Council Customer Service Centre.

DAC – Level 2, Walter Reid Cultural Centre, Corner Derby and East Sts, Rockhampton City

Customer Service Centres:

- Rockhampton Office - City Hall, 232 Bolsover Street, Rockhampton City
- Gracemere Office - 1 Ranger Street, Gracemere
- Mount Morgan Office - 32 Hall Street, Mount Morgan

Related Websites

Building Act 1975
www.legislation.qld.gov.au

Building Application Forms
https://www.rockhamptonregion.qld.gov.au/Development-Advice/Forms-and-Fact-Sheets/Forms

Rockhampton Region Planning Scheme
https://www.rockhamptonregion.qld.gov.au/Development-Advice/Planning-Schemes-and-Studies/Rockhampton-Region-Planning-Scheme

Queensland Development Code
www.hpw.qld.gov.au

Building Regulation 2006
www.legislation.qld.gov.au

Queensland Building and Construction Commission (QBCC)
www.qbcc.qld.gov.au

