

### 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 Approval** from a Private Building Certifier.

You may also need to obtain a **Development Permit** 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 Development Permit 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 Approval or Development Permit is required.

### What is the difference between Building Approval and a Development Permit?

**Building Approval** is a requirement of the *Building Act 1975* and relates to the siting, the secure anchorage and structural integrity of the container.

A **Development Permit** is a requirement of the Logan Planning Scheme 2015 and relates to the impacts on residential amenity and the local environment.

### Obtaining Building Approval

To obtain **Building Approval** you will need to acquire the services of a Private Building Certifier. They are listed in the Yellow Pages under "Building Surveyors".

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

- Structural Stability of your shipping container. This may be provided by anchoring the container to a prescribed concrete foundation. The Building Certifier may require a design by a Registered Professional Engineer of Queensland, accompanied by a Form 15 Design Certificate.
- Structural strength of the container. The Building Certifier may require documentation from the manufacturer of the container or an assessment by a Registered Professional Engineer of Queensland accompanied by a Form 15 Design Certificate.
- 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.

*Note: If a development permit has been given, a copy of the decision notice must be given to the building certifier before building approval can be granted.*

### When is a Development Permit required?

Your Building Certifier will also advise you if a Development Permit is required.

The Logan Planning Scheme 2015 only regulates shipping containers to the same extent it would a regular Class 10a or 1a structure. There is no special planning requirements for shipping containers outside of the regular siting and size criteria for structure such as sheds and dwelling houses.

This criteria is located in the Queensland Development Code parts MP 1.1 to MP 1.4 and, where Council has elected to alter the criteria, section 9.3.1 – 'Dwelling house and Dual occupancy code' of the planning scheme.

If the container cannot meet one or more of the relevant acceptable outcomes in either document, an application will need to be lodged with Council to gain a Development Permit.

Please be aware that the location of Council infrastructure (water, sewer, stormwater) in relation to the shipping container may also trigger assessment by Council under the Queensland Development Code MP1.4 – Building Over or Near Relevant Infrastructure.

### Obtaining a Development Permit

A Development Permit may be obtained by lodging a development application with Council. For more information on application lodgement methods and requirements visit Council's [website](#).

The development application is assessed based on the use and location of the container against the relevant planning scheme criteria.

When lodging a development application you need to provide all of the following information together with the applicable fee:

- Site Plan drawn to scale (including location of existing dwelling /structures). The drawing is to show all dimensions, setbacks to property boundaries and Council infrastructure, and;
- Floor/footprint plan showing floor area, and elevations showing height of the proposed container.

Your Building Certifier may be able to lodge a Development Application on your behalf or you may wish to do so yourself.

### How much will the Development Permit cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment, and other factors. These fees are set by resolution of Council and can be identified via:

- The [Register of Cost Recovery Fees and Schedule of Commercial and Other Charges](#) published on Council's website;
- The [Logan PD Hub](#), which includes a development fees estimator; or
- By emailing [dafeerequest@logan.qld.gov.au](mailto:dafeerequest@logan.qld.gov.au)

If the development application is lodged electronically (online), payment is not required up front and Council will issue a Notice of Account which identifies the required fees for payment.

Payment can be made [online](#) via credit card or BPay (savings or cheque account), in person via credit card, cheque or cash or by post (via cheque). A merchant service fee will apply to all credit card payments.

### Storage of a shipping container on the footpath

Approval must be obtained from Council to place a shipping container on a Council 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.

Application forms can be found by searching for 'road permits' on Council's [website](#).