

Class 10a Buildings (Sheds, Carports, Shade Sails and Shipping Containers)

INFORMATION SHEET



Class 10a is a domestic non habitable building as defined by the Building Code of Australia this includes structures such as sheds, carport, patios, decks and shipping containers. A building application is required for all class 10a structures due to Livingstone Shire Council being in a Cyclonic Region as per Section 13 (1) of the Building Regulations 2021.

It is important to also check Livingstone Shire Councils Planning Scheme for any Development Application requirements. Any questions relating to Development Applications including relaxation of siting requirements should be directed to Councils Duty Planner.

Setback and Siting Requirements

The *Livingstone Planning Scheme 2018* includes setback and siting requirements for Class 10a buildings. These requirements are found in the relevant zone code and *Schedule 10 - Setback standards for buildings or structures at or near lot boundaries* of the planning scheme.

Sheds on Vacant Land

A shed used for storage or other non-residential purposes is unable to be established on a vacant residential site.

In addition, a shed on vacant land cannot be occupied as a residence, unless you have obtained the following:

- A temporary home permit (if you are living in it whilst building the house); or
- A building approval for a class 1a structure. It must meet all requirements associated with a dwelling house.

Shipping Containers

If you intend to place a shipping container on your property temporarily, a written request seeking approval from Council is required. This is then assessed on a case-by-case basis and a approval issued accordingly. Depending on the size, location and purpose of the container, you may also need to obtain a town planning approval.

Applications are required should the shipping container be located on the property on a permanent basis. This is assessed as a class 10a structure and inspections are required as per the conditions of approval.

Assessment Process

A building application is assessed against technical design and construction provisions to ensure your dwelling meets the minimum required level of safety, health, amenity and sustainability.

Please take note of the inspections stated in the approval and other conditions that are outlined to ensure compliance as stages of inspections vary.



Lodging a Building Application

Council will require a completed DA Form 2, plans and payment of the applicable fees in accordance with [Councils current fees and charges](#).

All building applications should be submitted using Councils [online services](#).

Please refer to Councils *Submitting a Building Application* fact sheet and checklist to ensure all the required information and documentation is provided at lodgement.

Related Websites and Information

Building Application Form:

[DA Form 2](#)

Livingstone Shire Councils Planning Scheme:

<https://www.livingstone.qld.gov.au>

Queensland Development Code:

www.hpw.qld.gov.au

Building Act 1975 and Building Regulations 2006:

<https://www.legislation.qld.gov.au>