

Building newsflash number 407

Draft Queensland Development Code (QDC) 4.4– Buildings in transport noise corridors and new laws commencing 1 January 2010

Purpose

This newsflash is to:

- advise that a draft version of QDC 4.4 – Buildings in transport noise corridors is now available for consultation
- remind stakeholders that new laws for electric hot water system replacement in reticulated natural gas areas, electricity sub-metering, 'ban the banners' and sustainability declarations all commence on 1 January 2010.

Draft QDC 4.4 - Buildings in transport noise corridors

The Department of Infrastructure and Planning, in consultation with key stakeholders, has developed a draft Queensland Development Code to set a consistent standard for residential buildings in transport noise corridors. The draft code includes provisions for the construction of the external envelope of habitable rooms within class 1–4 buildings located in designated transport noise corridors. The draft code will provide a consistent and streamlined approach across Queensland. It will also provide greater certainty for developers and reduce delays and holding costs for developments. An accompanying technical guideline will also be developed in the near future to assist with compliance.

There is no existing building standard to manage the impacts of noise generated from outside the building and, as a result, the Department of Transport and Main Roads determines the additional building requirements on a case by case basis through the use of covenants. This process increases time and costs for approval, and there is little up front design direction and certainty for developers.

Land captured by the code will be identified through local government planning schemes and administrative notes on property titles. It is proposed that this information will also be available on a state government website.

The draft code is attached to this newsflash and can also be accessed on the departmental website at www.dip.qld.gov.au

Please forward your comments and feedback to Megan.Woods@dip.qld.gov.au by **COB 1 February 2010**.

Electric resistance hot water system replacement

From 1 January 2010, existing houses and townhouses (class 1 buildings) located in a reticulated natural gas area must install a greenhouse efficient hot water system (i.e. gas, solar or heat pump) when the existing electric resistance hot water system needs replacing. Householders will not need to replace their existing electric resistance hot water systems that are in good working order. Owners of homes located outside these areas will still be able to replace their existing hot water system with another electric system or voluntarily upgrade to a greenhouse efficient system.

A postcode and address search tool has been developed to assist industry and homeowners with determining whether their property is located in a reticulated natural gas area.

Further information and the search tool are available at www.dip.qld.gov.au
A factsheet will be available at www.dip.qld.gov.au in the near future.

Electricity sub-metering

From 1 January 2010, new multi-unit residential (class 2) and office (class 5) buildings are required to have an electricity sub-meter installed for each individual unit or for each storey in an office building where individual lettable areas have not been identified at the time of the building development approval. See Newsflash 404 for further information. A factsheet will be available at www.dip.qld.gov.au in the near future.

Ban the banners

From 1 January 2010, the *Building Act 1975* will prohibit new and some existing covenants and body corporate by-laws from banning certain design and energy efficient features or fixtures of a house, townhouse (class 1a building), unit (class 2 building) or enclosed garage (class 10a building). A factsheet will be available at www.dip.qld.gov.au in the near future.

Sustainability declarations

From 1 January 2010, a sustainability declaration must be completed by the seller prior to marketing or offering a house, townhouse (class 1a building) or unit (class 2 building) for sale. The declaration is a compulsory checklist that identifies the dwelling's sustainability features in four key areas—energy, water, access and safety. The declaration will inform buyers about the sustainability features of a property and increase community awareness of the value of such features.

Further information is available on the department's website at www.dip.qld.gov.au

Legislation

Building Act 1975
Building Regulation 2006
Property Agents and Motor Dealers Act 2000
Body Corporate and Community Management Act 1997
Plumbing and Drainage Act 2002
Standard Plumbing and Drainage Regulation 2003
Plumbing and Drainage Regulation 2003
Queensland Development Code Mandatory Part 4.1
Queensland Plumbing and Wastewater Code Part 7

Contact for further information

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