

# Building and Plumbing Newsflash 508

## New Queensland Development Code part for construction of buildings in flood hazard areas

### Purpose

To advise that a new Queensland Development Code (QDC) Mandatory Parts 3.5 – Construction of buildings in flood hazard areas commenced on 26 October 2012.

### Background

On 16 March 2012, the Queensland Floods Commission of Inquiry (the Commission) delivered its final report into the 2010-11 floods. The final report contained recommendations covering a broad range of matters including management of Wivenhoe Dam, floodplain management, planning issues, performance of private insurers and management of abandoned and operational mines. It also recommended that further public consultation be conducted on a revised draft QDC for construction of buildings in flood hazard areas.

The Queensland Government's response included a commitment to revising the draft QDC to reflect the Commission's recommendations with a focus on providing further practical flexibility in the application of the code. In addition, the government committed to undertaking community and industry consultation on the revised draft QDC.

### New QDC part for construction of buildings in flood hazard areas

The new QDC part will apply to building work in a practical way where a local government has designated a flood hazard area and declared a defined flood level. It adopts the draft national Standard for construction of buildings in flood hazard areas (draft Standard) developed by the Australian Building Codes Board. The draft Standard is anticipated to be included in the Building Code of Australia in 2013. The new QDC part also requires new buildings in flood hazard areas to be protected from sewage backflow by fitting a reflux valve as part of the sewerage system between the connection point or on-site sewerage facility and the building. This requirement is included as an Applied Provision under the *Standard Plumbing and Drainage Regulation 2003*.

Requirements have also been included for buildings that require a dedicated substation under section 59 of the *Electricity Regulation 2006*. These substations will be required to be protected against flood waters by raising them above the flood level.

[Guidance material](#) for the new QDC part will be made available on the department's website. The new QDC part took effect from 26 October 2012.

## Contact for further information

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