

Building and Plumbing Newsflash 543

Updated mapping for State-controlled roads as designated transport noise corridors under the *Building Act 1975*

Purpose

From 17 June 2015, mapping of State-controlled roads designated as transport noise corridors have been updated under the *Building Act 1975*. This updated mapping layer has been included in the online property search tool that is used for compliance with the Queensland Development Code MP 4.4—Buildings in transport noise corridors (QDC 4.4).

Background

Residential buildings (classes 1 to 4) located in a designated transport noise corridor are required to comply with QDC 4.4. This applies to new residential buildings or an existing dwelling undergoing a major renovation (alteration, addition or relocation). Transport noise corridors can be designated under the *Building Act 1975* for State-controlled roads, railways and local government's major roads.

QDC 4.4 assists in managing noise impacts generated from transport infrastructure noise by reducing the effects on the dwelling's occupants. Appropriate building materials are used in the design and construction of the building's external envelope (via walls, windows, doors, roof and floors). These depend on the location of the dwelling and its relative noise category, with '1' being the lowest and '4' the highest.

The Department of Transport and Main Roads (TMR) has undertaken a review of the modelling for State-controlled roads designated as transport noise corridors based on an assessment of their relative 'noise risk'. The updated mapping for State-controlled roads has been designated and gazetted under the *Building Act 1975*.

Updated mapping for State-controlled roads

The revised modelling undertaken by TMR has resulted in a 72 per cent reduction in the State-controlled road network designated as transport noise corridors. The State-controlled road network has been separated into two (2) areas, these being either a 'mandatory' area or a 'voluntary' area. The 'voluntary' area reflects the relatively lower risk to noise exposure that these roads pose to occupants. Where a property and building is located within the 'voluntary' area (wholly or partly), the building owner can choose to include the relevant noise category measures under QDC 4.4.

Where a property and building is located within the 'mandatory' area (wholly or partly), the building will need to comply with the relevant noise category measures under QDC 4.4.

The updated mapping of the State-controlled road network has been incorporated into the transport noise corridor mapping system and are presented with the results generated for a property search, as shown in the figure on the following page.

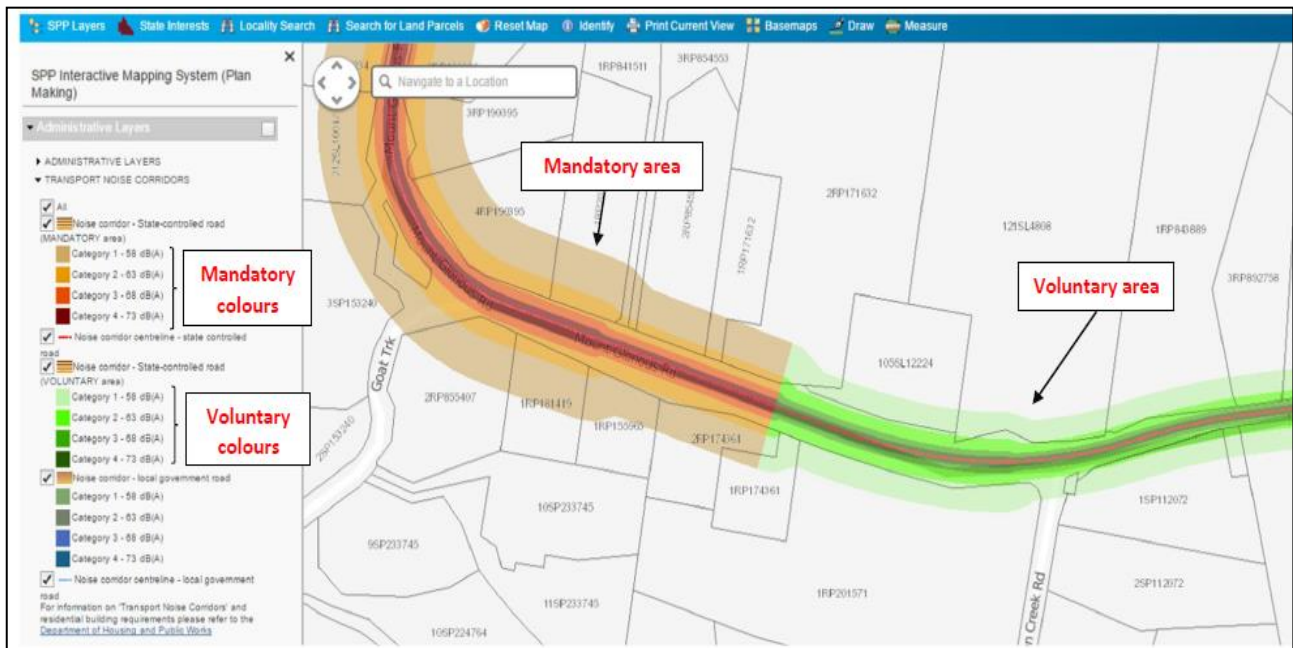


Figure: Property search result for mandatory and voluntary areas of a designated transport noise corridor

Building practitioners and property owners are able to identify if a property is located within a State-controlled road area by using the free online [property search tool](#).

Transitional arrangements

To assist with transitioning to the updated mapping system, section 37 of the *Building Act 1975* permits building certifiers to use discretion to apply the new or amended building assessment provisions in some cases. In cases where a property is now located in a ‘voluntary’ area and the proposed building is subject to a building development application, it would be appropriate for a building certifier to approve the building against the new property search result for compliance under QDC 4.4.

More information

Information about transport noise corridors and relevant supporting materials such as the quick guide, user guide and the free online property search tool is available on the department’s website at www.hpw.qld.gov.au.

Contact for further information

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