

# Building and Plumbing Newsflash 545

## Changes to building requirements for existing dwellings in transport noise corridors

### Purpose

From 17 August 2015, the Queensland Development Code Mandatory Part 4.4—Buildings in transport noise corridors (QDC 4.4) has been amended. This code no longer applies to renovations with existing residential dwellings approved before 1 September 2010, and to relocatable homes located in a designated transport noise corridor.

### Background

Since 1 September 2010, residential buildings (classes 1 to 4) located in a designated transport noise corridor have been required to comply with QDC 4.4. This has applied to a new residential building and major renovations to an existing residential dwelling (alteration, addition or relocation).

QDC 4.4 assists in managing amenity impacts generated from transport noise by reducing the effects on the dwelling's occupants. This is achieved by the inclusion of appropriate design and construction measures to the building's external envelope (via walls, windows, doors, roof and floors).

A review has been undertaken by the Department with relevant industry associations to identify potential improvements to make QDC 4.4 more workable and cost-effective for existing residential dwellings.

### Application

#### Existing residential dwellings

##### **Building approval received before 1 September 2010**

Where an existing residential dwelling located within a designated transport noise corridor was approved before 1 September 2010 and a major renovation is proposed for that dwelling (alteration, addition or relocation), it does not need to comply with building measures under QDC 4.4. In these situations, the building owner can choose to voluntarily include noise mitigation measures under QDC 4.4.

##### **Building approval received after 1 September 2010**

Where an existing residential dwelling located within a designated transport noise corridor was approved after 1 September 2010 and a major renovation is proposed for that dwelling (alteration, addition or relocation), then QDC 4.4 will apply to the area covered by the renovation. This is to ensure that there will be no lessening of the building standards to mitigate noise to the entire dwelling due to the renovation (as the existing dwelling had already complied with QDC 4.4).

## Relocatable homes

QDC 4.4 no longer applies to an existing relocatable home (sometimes referred to as a 'removal building') where it is to be located within a designated transport noise corridor. A relocatable home is a residential building that has been already built and is moved from one property to another. It can also involve moving an existing dwelling on the same property. This change recognises that relocatable homes can be difficult and costly to retrofit with acoustic treatments.

## Other dwellings

QDC 4.4 will continue to apply to new residential dwellings, including pre-fabricated and modular homes yet to be built, as noise mitigation measures can be incorporated with their overall design and construction.

## Property search tool

Building practitioners and property owners are able to identify if a property is located in a designated transport noise corridor by using the free online [property search tool](#).

## More information

Information about 'transport noise corridors' and the free online property search tool is available on the department's website at [www.hpw.qld.gov.au](http://www.hpw.qld.gov.au).

## Contact for further information

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