



Building newsflash number 411

Local government exemptions from the Queensland Development Code – Water Saving Targets and Alternative Water Sources

Purpose

To remind local governments of the impending expiry of exemptions from the application of Queensland Development Code (QDC) mandatory parts relating to water efficiency for homes and commercial buildings.

Background

Water savings targets apply to applications lodged for the construction of new houses in local governments in South East Queensland from 1 January 2007 and statewide from 1 July 2007.

The alternative water sources requirements apply to applications lodged for the construction of commercial buildings from 1 January 2008.

Under the mandatory parts (MP) of the QDC relating to water savings targets (MP 4.2) and alternative water sources (MP 4.3), local governments can apply to the Minister to exempt their area from the application of water efficiency codes.

Applications are made to the department in the approved form (see www.dip.qld.gov.au/resources/form/building/exemption-mp4-2-and-4-3.pdf).

Local governments need to provide supporting evidence which demonstrates there will be sufficient water supplies to meet projected population and demand increases through current and future infrastructure and any other water efficiency programs.

Exemptions may also be granted for a limited time due to operational reasons (e.g. to allow for a planned additional water infrastructure to be delivered).

Where an existing local government area or part of a local government area has had an exemption granted, this exemption remains in force for the duration of the exemption period or until such time as a new application for a new local government area has been approved.

After the expiration of an approved exemption, all building development applications must be assessed against the requirements of the water efficiency parts of the QDC.

A full list of exemptions is located on the department's website:
<http://www.dip.qld.gov.au/sustainable-housing/water-savings-targets.html>.



Legislation

Building Act 1975

Building Regulation 2006

Interpretation

It is recommended that local governments consider whether they wish to seek an extension on the existing exemptions from the water efficiency QDC parts. Applications with supporting documentation should be submitted to the department as soon as possible prior to the expiration of the current exemption to allow adequate time for assessment and approval.

Contact for further information

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