

Impact Analysis Statement

Summary IAS

Details

Lead department	Department of Energy and Public Works (DEPW)
Name of the proposal	Amendment of the <i>Queensland Development Code Mandatory Part 3.7 Farm buildings and vehicle storage farm sheds (QDC MP 3.7) and consequential amendments</i>
Submission type	Summary IAS
Title of related legislative or regulatory instrument	<i>Building and Other Legislation (Queensland Development Code Update) Amendment Regulation 2023</i>
Date of issue	November 2023

Proposal type	Details
Regulatory proposals where no RIA is required	<p><i>The amendment relates to regulatory proposals that are deregulatory (remove regulation), and do not increase costs or regulatory burden on business or the community. No regulatory impact analysis is required under the Better Regulation Policy.</i></p> <p>Proposed amendments to QDC MP 3.7:</p> <ul style="list-style-type: none">• Provide additional on-site water supply options for firefighting purposes for farm buildings. Only water storage tanks are currently permitted as an alternative to a mains water supply. The changes will permit the use of additional water supply options such as dams, bores and rivers to better align with the Building Code of Australia (BCA) 2022.• Introduce a new 'vehicle storage farm shed' definition for building that have a very low fire risk (i.e. no walls, infrequent occupancy, etc.), and they will not require dedicated onsite firefighting water storage or supply equipment. This change will better align with the BCA.• Introduce a water quality requirement for all water storage or supply options (i.e. tanks and additional water supply options) for the safety of firefighters in Queensland.• Introduce siting requirements for additional water supply options to be located close to farm buildings and to be accessible to firefighters.• Update references to outdated or repealed legislation and modernise the QDC part to be consistent with the structure of the BCA. <p>Subsequential amendments:</p> <ul style="list-style-type: none">• An amendment to Schedule 7 of the BR 2021, which will give effect to the amended QDC MP 3.7.• An amendment to Section 88(1)(c) of the BR 2021 to require building certifiers to notify the Queensland Fire and Emergency Services (QFES) when additional on-site water supply options are used to meet the QDC MP 3.7 requirements for firefighting water for farm buildings. This requirement already exists in relation to water storage tanks.

	<ul style="list-style-type: none"> • An amendment to Schedule 9, part 3, division 3, table 3, item 1, column 2, paragraph (b)(i) of the PR 2017 to require building applications to be referred to QFES for assessment, where water sources that do not comply with QDC MP 3.7 are used. <p>Cost benefits: The proposed amendments will provide Queensland farmers with similar options for the provision of dedicated firefighting water supply to those provided in the BCA for farm buildings, while retaining adequate protections for firefighters and residents in line with QFES policies.</p> <p>Significant cost and time savings are expected to be achieved by the amendments, including:</p> <ul style="list-style-type: none"> • a construction cost saving of up to \$100,000, where farmers opt to use additional on-site water supply options (such as dams or bores) rather than constructing a storage tank. • a construction cost saving, where a structure falls in the definition of a 'vehicle storage farm shed' as the structure does not require an on-site water storage or supply. • a cost saving in regulatory fees for referral applications as these will no longer be required where additional on-site water supply options as prescribed in QDC MP 3.7 are used. <p>No additional costs are expected to be imposed by the additional siting requirements for water sources in the amendments.</p> <p>A potential cost increase may result from the requirement for water storage or supply options to meet water quality standards. This impact is unlikely to be significant, and the costs are expected to be negated by the savings realised by the option of not having to construct a water storage tank.</p>
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Signed



Paul Martyn
 Director-General
 Department of Energy and Public Works
 Date: 20/11/2023



Mick de Brenni MP
 Minister for Energy, Renewables and Hydrogen and
 Minister for Public Works and Procurement
 Date: 28/11/2023