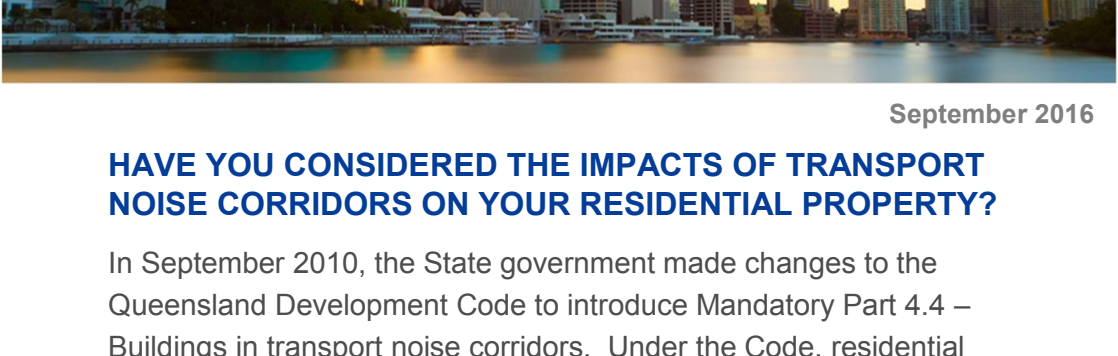


TRANSPORT NOISE CORRIDORS



September 2016

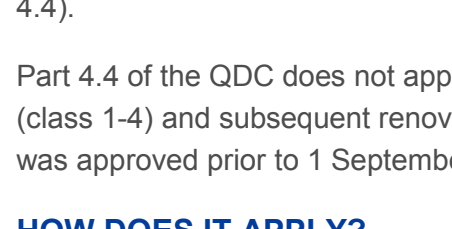
HAVE YOU CONSIDERED THE IMPACTS OF TRANSPORT NOISE CORRIDORS ON YOUR RESIDENTIAL PROPERTY?

In September 2010, the State government made changes to the Queensland Development Code to introduce Mandatory Part 4.4 – Buildings in transport noise corridors. Under the Code, residential buildings need to achieve certain levels of noise reduction to reduce the impacts of transport noise on occupants. Achieving these noise levels may result in additional building costs for the development.

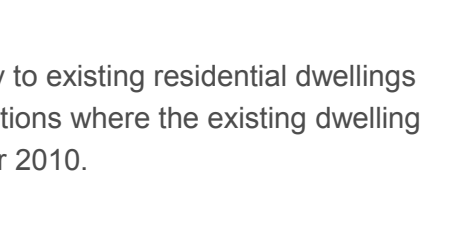
WHAT ARE TRANSPORT NOISE CORRIDORS?

Transport Noise Corridor means land designated under Chapter 8B of the *Building Act 1975* as a transport noise corridor, and can be State controlled roads, railways or major Local government roads. These corridors have the potential to generate a high level of transport noise which may adversely impact on the health and wellbeing of individuals living in close proximity to these major noise corridors.

Transport Noise Corridors for State controlled roads and railways are mapped as part of the State government’s SPP interactive mapping tool. Mapping of Local government transport noise corridors may be contained Local government planning schemes, such as the Transport Noise Corridor ‘Overlay’ as identified in *City Plan 2014*. Some examples in Brisbane include arterial or suburban roads such as Beckett Road, Rode Road, Oxley Road, Learoyd Road, and Green Camp Road.



State Planning Policy Interactive Mapping System—Railway Noise Corridors, 2016



Brisbane City Council *City Plan* Interactive Mapping—Transport Noise Corridors, 2014

WHAT TYPE OF DEVELOPMENT DOES IT APPLY TO?

New residential buildings (class 1-4), and alterations or additions to an existing residential buildings that are located in a transport noise corridor need to comply with the Queensland Development Code Mandatory Part 4.4 – Buildings in transport noise corridors (QDC 4.4).

Part 4.4 of the QDC does not apply to existing residential dwellings (class 1-4) and subsequent renovations where the existing dwelling was approved prior to 1 September 2010.

HOW DOES IT APPLY?

Under QDC 4.4, the external envelope of residential buildings in transport noise corridors must be designed and constructed to reduce transport noise. The QDC 4.4 identifies acceptable forms of construction for glazing, external walls, roof, floors and entry doors that are required to achieve the required noise attenuation. These specifications vary depending on the relevant noise category and the level of transport noise.

Property owner’s and building designers have the choice to either adopt the ‘standard’ construction methods outlined in QDC 4.4, or to undertake an independent noise assessment to identify an alternative design solution for meeting noise reduction requirements.

Either way, the costs of constructing or renovating residential dwellings in transport noise corridors may significantly increase as a result of QDC 4.4. We recommend that you check the transport noise corridor mapping prior to making a purchase or renovation decisions if the property is located near a State controlled road, railway, or major Local government road.

For further information on transport noise corridors, click [here](#).

To access the Queensland Development Code MP4.4, click [here](#).

DID YOU KNOW?

Brisbane City Council recently updated its flood awareness maps and FloodWise Property Search with new creek flood data for 17 creeks across Brisbane. In some cases flood levels have reduced, while in other cases flood levels have increased.

To find out if your property has been affected, click [here](#).

WANT MORE INFORMATION?

Want to know more about how these changes impact the development potential of your property? Contact Doug from our office on (07) 3876 0533.

Ken Ryan & Associates

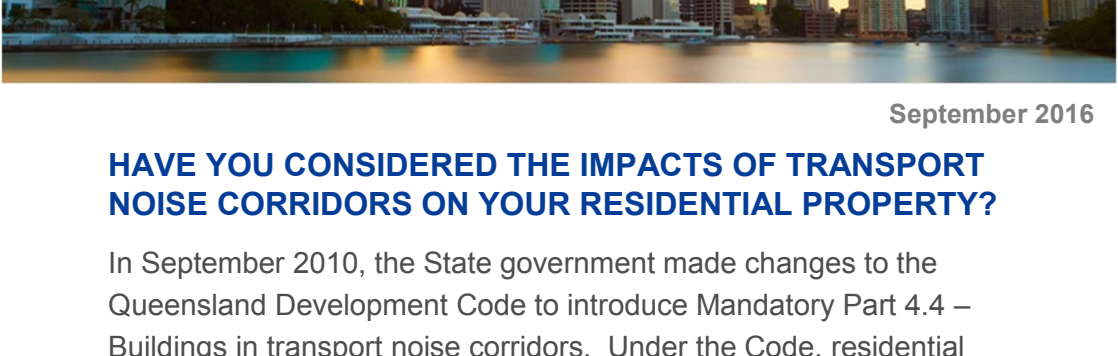
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Ken Ryan & Associates Pty Ltd—August 2016

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September 2016

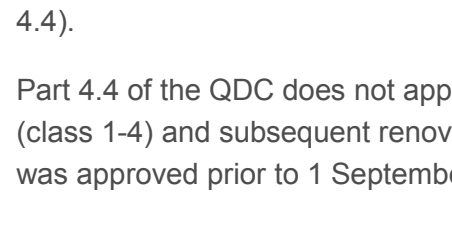
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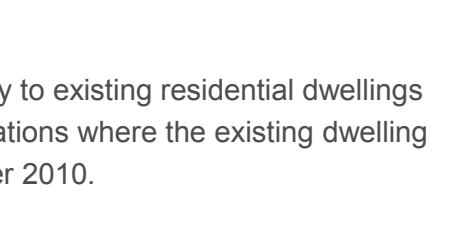
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