



Queensland

Building and Other Legislation Amendment Regulation 2026

Subordinate Legislation 2026 No. 115

made under the

Building Act 1975

Planning Act 2016

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Part 1 Preliminary

1 Short title

This regulation may be cited as the *Building and Other Legislation Amendment Regulation 2026*.

Part 2 Amendment of Building Regulation 2021

2 Regulation amended

This part amends the *Building Regulation 2021*.

3 Omission of s 6 (Design and siting standards for single detached housing)

Section 6—
omit.

4 Amendment of s 80 (QDC residential design and siting provisions—Act, sch 2, definition *QDC residential design and siting provisions*)

Section 80, ‘the aspects of’—
omit.

5 Insertion of new s 80A

After section 80—
insert—

80A Relevant buildings—Act, s 33, definition *relevant building*

- (1) For section 33(6) of the Act, definition *relevant building*, paragraph (b), the following buildings

[s 6]

are prescribed—

- (a) 2 class 1 buildings located on the same allotment, but only if 1 of the buildings is a secondary dwelling;
 - (b) a class 2 building but only if—
 - (i) the building consists of a maximum of 2 dwellings; and
 - (ii) 1 of the dwellings is a secondary dwelling.
- (2) In this section—

dwelling see the *Planning Regulation 2017*, schedule 24.

secondary dwelling see the *Planning Regulation 2017*, schedule 24.

6 Insertion of new pt 11, div 6

Part 11—

insert—

Division 6 Transitional provision for Building and Other Legislation Amendment Regulation 2026

106 Particular former provisions continue in force for local government planning schemes

- (1) This section applies to a local government's planning scheme if the scheme—
 - (a) was in effect for a local government area immediately before the commencement; or
 - (b) is made after the commencement but before 1 September 2029.

- (2) Former sections 6 and 80 and former schedule 7 continue in force in relation to the local government's planning scheme until the earlier of the following days—

- (a) if the scheme is amended to state how the Queensland Housing Code applies in relation to the scheme—the effective day for the amendment;

Note—

If paragraph (a) applies to a local government's planning scheme, the department will publish the effective day on the department's website.

- (b) 1 September 2029.

- (3) In this section—

effective day see the Planning Act, section 9(2).

former, in relation to a provision of this regulation, means the provision as in force from time to time before the commencement.

Queensland Housing Code means the document called the 'Queensland Housing Code' that is parts 1.1 and 1.2 of the Queensland Development Code.

7 Amendment of sch 7 (Queensland Development Code)

- (1) Schedule 7, before entry for part 1.1, '—detached housing and duplexes'—

omit.

- (2) Schedule 7, entries for part 1.1 and 1.2—

omit, insert—

[s 8]

1.1 published 3 August 2026	Design and siting standard for housing on lots under 450m ²	1 September 2026
1.2 published 3 August 2026	Design and siting standard for housing on lots 450m ² and over	1 September 2026

(3) Schedule 7, entry for part 4.1—
omit, insert—

4.1 published 3 August 2026	Sustainable buildings	14 August 2026
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(4) Schedule 7, entry for part 4.5—
omit, insert—

4.5 published 3 August 2026	Livable dwellings and grading to floor wastes	14 August 2026
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Part 3 Amendment of Planning Regulation 2017

8 Regulation amended

This part amends the *Planning Regulation 2017*.

9 Insertion of new pt 10, div 8

Part 10—

insert—

Division 8 Transitional provisions for Building and Other Legislation Amendment Regulation 2026

83 Definition for division

In this division—

Queensland Housing Code means the document called the ‘Queensland Housing Code’ that is parts 1.1 and 1.2 of the Queensland Development Code.

84 Particular former provisions continue in force for local government planning schemes

- (1) This section applies to a local government’s planning scheme if the scheme—
 - (a) was in effect for a local government area immediately before the commencement; or
 - (b) is made after the commencement but before 1 September 2029.
- (2) Former Schedule 9, part 3, division 2, table 3, items 1 and 4, continue in force for the local government’s planning scheme until the earlier of the following days—
 - (a) if the scheme is amended to state how the Queensland Housing Code applies in relation to the scheme—the effective day for the amendment;

[s 9]

Note—

If paragraph (a) applies to a local government's planning scheme, the department in which the Building Regulation is administered will publish the effective day on that department's website.

- (b) 1 September 2029.
- (3) During the period that former schedule 9, part 3, division 2, table 3, item 1 continues in force under subsection (2)—
 - (a) the reference in item 1 to the Building Regulation, section 6, is taken to be a reference to the Building Regulation, section 6 as in force before the commencement; and
 - (b) the reference in item 1 to the Queensland Development Code is taken to be a reference to the Queensland Development Code as in force before the commencement.
- (4) In this section—

former, in relation to a provision of this regulation, means the provision as in force from time to time before the commencement.

85 Particular references to Building Regulation and Queensland Development Code

- (1) This section applies to a local government's planning scheme if the scheme—
 - (a) was in effect for a local government area immediately before the commencement; or
 - (b) is made after the commencement but before 1 September 2029.
- (2) For the local government planning scheme, a reference in schedule 12, section 3(g) to the Queensland Development Code is taken to be a reference to the Queensland Development Code

as in force immediately before the commencement.

(3) This section applies to a local government's planning scheme until the earlier of the following days—

(a) if the scheme is amended to state how the Queensland Housing Code applies in relation to the scheme—the effective day for the amendment;

Note—

If paragraph (a) applies to a local government's planning scheme, the department in which the Building Regulation is administered will publish the effective day on that department's website.

(b) 1 September 2029.

10 Amendment of sch 9 (Building work under Building Act)

(1) Schedule 9, part 3, division 2, table 3, item 1, column 2, paragraph (c)—

omit.

(2) Schedule 9, part 3, division 2, table 3, item 4, column 2, 'or (c)'—

omit.

Endnotes

ENDNOTES

- 1 Made by the Governor in Council on 13 August 2026.
- 2 Notified on the Queensland legislation website on 14 August 2026.
- 3 The administering agency is the Department of Housing and Public Works.

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