

Queensland Building and Construction Commission and Other Legislation Amendment Bill 2025

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Inquiry into the QLD Building and Construction Commission and Other Legislation Amendment Bill 2025

A submission by the Design Institute of Australia
8 July 2025

EXECUTIVE SUMMARY

The Design Institute of Australia (DIA) welcomes the opportunity to submit to the inquiry into the Queensland Building and Construction Commission and Other Legislation Amendment Bill 2025. We support the Bill's objectives to modernise the QBCC's regulatory framework through digital licensing and streamlined safety notifications, which represent important steps toward efficient regulation.

However, we respectfully submit that this legislative review presents an opportunity to address a significant gap in Queensland's building regulatory framework: the absence of clear regulation for interior design practitioners. While the Bill focuses on operational improvements, the underlying QBCC Act continues to leave interior designers in regulatory uncertainty that **undermines public safety and health outcomes**, forcing interior designers to work under other professional licences despite Queensland's own guidelines recognising interior design as crucial for crime prevention and research linking poor interior design to preventable health impacts.

This regulatory gap closes their professional pathway, sets up an anticompetitive framework and stifles their potential to make an effective contribution to Queensland housing stock. Their specialist expertise is rendered further invisible when architectural and building design practices claim interior design work as their own. This particularly disadvantages small specialist interior design practices who cannot compete with larger firms for licensed project roles, despite often having superior interior design expertise that goes unrecognised in the current regulatory framework.

54% of interior designers in Australia hold a bachelor or honours degree which is a higher degree qualification than what is required for building designers in Queensland, however their expertise is not recognised. This creates a paradox where more highly qualified professionals are excluded from regulatory recognition, where their coordination efforts are undermined in a ¹culture dominated by bullying and where quality is compromised through their lack of authority to influence (a direct result of having no license).

Interior designers are essential for adaptive reuse interior refurbishment projects critical to the circular economy and Brisbane 2032 Olympics preparation, which will require extensive building interior modifications post-event to create lasting community legacy. The Brisbane 2032 aim to be the most accessible and inclusive Games in history aligns perfectly with interior designers' expertise in human-centred community engagement and accessibility/inclusivity requirements, as demonstrated through their close collaboration with stakeholders to design the details of their environments.

This regulatory reform aligns with the Queensland Government's broader commitment to construction industry reform and supporting pathways for qualified professionals, particularly women, to contribute their expertise in areas where they demonstrate competency.

Key Recommendations:

- Support the Bill's passage with its digital modernisation objectives
- Consider future amendments to include interior designers as licensed design practitioners under the QBCC framework
- Clarify the definition of interior design work within QBCC regulations aligning it with Australian Bureau of Statistics (ABS) Occupation Standard Classifications for Australia (OSCA) 242311
- Establish a pathway for consultation with interior design professionals on licensing requirements

¹ QLD Premier David Crisafulli announcement 14 July 2025 of a Royal Commission-style inquiry into the CFMEU, citing allegations of violence, bullying, and intimidation. See [HERE](#)



Brisbane Airport (BNE) Domestic by interior design firm [Studio Spillane](#). Photographer – Jen Dainer

ABOUT THE DESIGN INSTITUTE OF AUSTRALIA

The Design Institute of Australia (DIA) is the national professional body representing design professionals across Australia for over 75 years, including ²18,800 interior designers nationwide. In Queensland, approximately 2,105 interior designers practice (11.2% of the national total), representing a significant professional workforce contributing to the state's \$47 billion building and construction industry.

Interior designers work across all Classes of Building (1 to 9) including residential, commercial fit outs, workplace, hospitals, schools, museums, restaurants and all manner of public and heritage buildings. They perform their work as employees in corporate Australia e.g. in banks, in very large architectural practices, in medium to small businesses, in government departments and as sole practitioners. Their expertise is a specialist field and is growing in importance because of their role in adaptive reuse of existing structures and constructing resilient buildings.

The DIA has been at the forefront of advocating for professional recognition and regulatory frameworks that protect both practitioners and the public, with substantial recent investments in professional standards development to support licensing initiatives with state regulators. DIA are members of the ³Australian Construction Industry Forum (ACIF), the ⁴International Federation of Interior Designers and Architects (IFI) and the ⁵Asia Pacific Space Designers Association (APSDA).

² Jobs and Skills Australia Occupation profiles see [HERE](#)

³ Australian Construction Industry Forum see [HERE](#)

⁴ International Federation of Interior Architects / Designers see [HERE](#)

⁵ Asia Pacific Space Designers Association See [HERE](#)

National Professional Standards Development

The DIA is actively pursuing a **Professional Standards Council Scheme** to establish national professional recognition across Australia. This comprehensive initiative includes:

- Establishment of a national Code of Conduct for interior design practitioners
- Implementation of mandatory Continuing Professional Development (CPD) requirements
- Creation of minimum education standards aligned with industry needs
- Provision of professional liability protection similar to legal and accounting professions
- Development of national competency frameworks for interior design practice

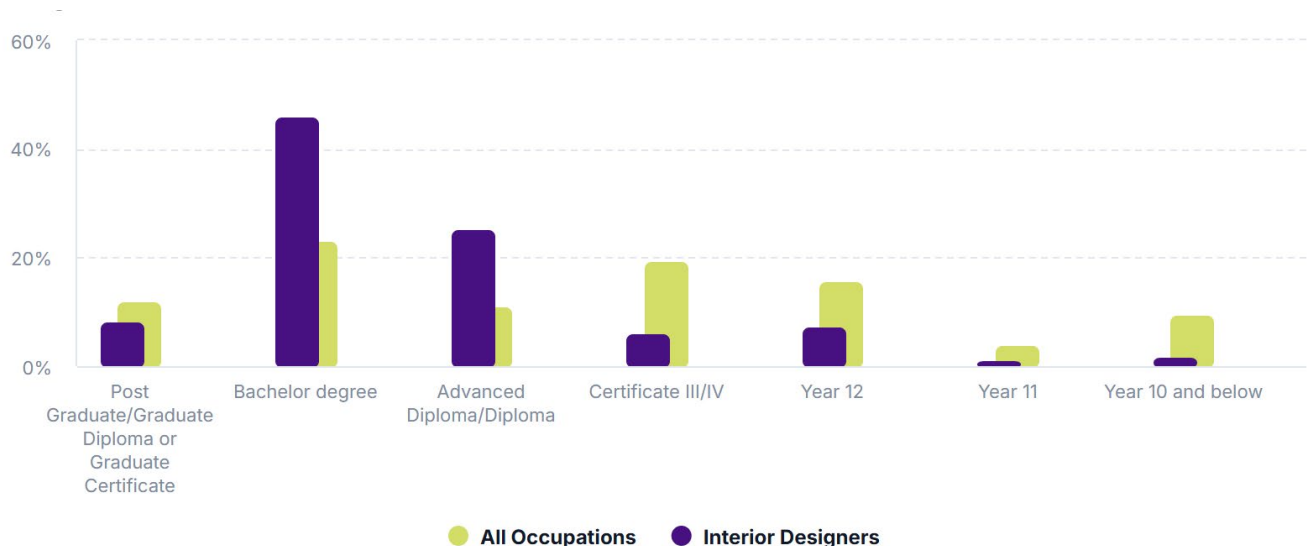
Queensland's participation in this national framework is crucial for ensuring the state's interior design practitioners can compete effectively in the national market and contribute fully to major projects like Brisbane 2032. Government recognition through QBCC licensing would position Queensland as a leader in this national professional standards trajectory.

Professional Qualifications and Educational Distinctions

The DIA advocates for **tiered licensing that recognises professional qualifications and experience**, not blanket regulation of all interior practitioners. Interior designers in Australia typically hold:

- **Bachelor degrees in Interior Design or Interior Architecture (AQF 7):** 54% of practitioners
- **Advanced Diploma or Diploma qualifications (AQF 5/6):** 25.3% of practitioners
- **Masters qualifications (AQF 9):** Additional professional development pathway

⁶Highest Level of Educational Attainment (% Share)



Gender equity: 74% female workforce, median age 43 years

⁶ Source: [ABS, 2021 Census](#) of Population and Housing based on place of usual residence

Current QLD Education Landscape

Queensland offers interior design education through:

- **Universities:** Multiple bachelor's and master's degree programs e.g. QUT, UQ and Griffith University
- **Vocational Institutions:** Diploma and Advanced Diploma courses e.g. TAFE QLD

Case Study:

QUT Interior Design degree program has produced consistent winners in the DIAs Graduate of the Year program over many years. These graduates have gone on to work both nationally and internationally e.g. [Kirsten James 2022 Madeline Lester Australian Graduate of the Year](#) secured a job at Gensler Houston US.

Case Study:

TAFE QLD is one of the largest providers of the Diploma of Interior Design in Australia with large numbers of face to face and online cohorts. Enrolment numbers are rising:

- 2023 - Program admissions 159
- 2024 - Program admissions 283

According to ⁷National Centre for Vocational Education Research (NCVER) data from period 2019 to 2023 enrolments in the Diploma of Interior Design in QLD were the third largest under all offerings in the national MSF Training package comprising 23% of enrolments.

Education Opportunity for Queensland:

Numbers for these interior design programs are expected to grow with particular growth online as other states are either removing the Diploma or moving to the Advanced Diploma of Interior Design offering. This places Queensland in a leadership position for vocational training and skills outcomes.

Interior Design vs Building Design: Distinct Educational Focus

A common misconception is that interior designers could simply use Building Design licences. However, vocational qualifications demonstrate these are **fundamentally different disciplines** with distinct educational pathways:

Building Design Education (limited course offerings):

- **CPP50921 Diploma of Building Design:** 17 units total, heavily focused on:
 - Structural building compliance (Class 1-10 buildings)
 - Construction materials and methods evaluation
 - Building code compliance and approval processes
 - Timber framing and structural design
 - Contract administration for building projects
- **CPP60421 Advanced Diploma of Building Design:** 14 units total, extending to:
 - Multi-storey building design (up to 3 storeys)
 - Building information modelling (BIM)
 - Construction materials for larger buildings
 - Tendering and contract administration

⁷ Stats provided by Skills Insights who manage MSF Training package drawing from NCVER overview See [HERE](#)

Interior Design Education (extensive course offerings):

- **MSF50222 Diploma of Interior Design:** 49 units total, focused on:
 - Creative design processes (2D and 3D forms)
 - Spatial design and human factors
 - Design history, theory, and industry knowledge
 - Interior-specific construction methods (Class 1 & 10 buildings)
 - Project management and client relations
 - Digital modelling and presentation techniques
- **MSF60122 Advanced Diploma of Interior Design:** 59 units total, expanding to:
 - Advanced spatial design techniques
 - Comprehensive design brief development
 - Professional practice and business development
 - Advanced creative and technical skills

Key Educational Distinctions:

- **Course Availability:** Interior Design offers 34 degree courses and 49 vocational courses nationally vs limited Building Design options
- **Scope Focus:** Building Design emphasises structural compliance and construction methods; Interior Design emphasises spatial planning, human factors, and interior environments. (Refer to Appendix 4 Residential Scope of Work)
- **Unit Volume:** Interior Design qualifications are more comprehensive (49-59 units vs 14-17 units)
- **Specialisation:** Interior Design includes only basic construction knowledge while focusing extensively on interior-specific competencies
- **Standards:** Interior designers work with multiple standards covering accessibility, fire, lighting, ventilation, sanitary etc (Refer to Appendix 5 – Typical Standards Interior Designers work with in NCC compliance)

The DIA's proposed licensing framework would establish **two tiers of professional practice**:

1. **Interior Design - Commercial Licence (AQF 7+):** For complex commercial, institutional, and multi-residential projects requiring:
 - Bachelor degree in Interior Design/Interior Architecture + 3 years supervised experience
 - Professional competency examination
 - Annual continuing professional development (50 CPD points)
2. **Interior Design - Residential Licence (AQF 5/6+):** For residential and small commercial projects requiring:
 - Advanced Diploma in Interior Design + 4 years supervised experience, OR
 - Diploma in Interior Design + 5 years supervised experience
 - Professional competency examination
 - Annual continuing professional development (40 CPD points)

This framework ensures that only **qualified professionals with demonstrated competency** can undertake regulated interior design work, while excluding short-course certificate holders and ensuring appropriate consumer protection through education-based professional standards.

Refer to Appendix 6 & 7 – Licensing Framework for state regulators in compliance with NCC technical design and DIA accreditation for design qualifications and experience

SUPPORT FOR THE BILL'S OBJECTIVES

The DIA supports the Bill's three main objectives:

1. **Digital Licensing:** The transition from physical licence cards to digital licences aligns with modern expectations and will improve efficiency for all building practitioners
2. **Electronic Communications:** Enabling digital document service and communication will reduce administrative burden and improve responsiveness
3. **Streamlined Safety Notifications:** Reducing duplicative reporting requirements while maintaining safety oversight through information-sharing arrangements is a sensible reform

These modernisation measures will benefit all participants in Queensland's building industry, including interior designers who currently work within this regulatory framework despite the uncertainties outlined below.

THE CORE REGULATORY PROBLEM: NO INTERIOR DESIGN LICENCE CATEGORY

Current QBCC Licensing Framework

The QBCC manages over 80 licence categories covering virtually every aspect of building and construction work, including:

Design Licences:

- Building Design - Open
- Building Design - Low Rise
- Building Design - Medium Rise
- Hydraulic Design

Trade and Construction Licences:

- Builder categories (low-rise, medium-rise, open)
- Various trade contractor licences
- Mechanical services
- Fire protection
- Plumbing and drainage

Inspection and Certification:

- Building certifier licences
- Pool safety inspector
- Completed residential building inspection

The Missing Category: Interior Design

Interior design is conspicuously absent from this comprehensive licensing framework, despite interior designers regularly undertaking work that falls within QBCC's regulatory scope, including:

- **Partition installations** (often requiring Building Design licence when over \$3,000 + GST)

- **Ceiling modifications** (requiring structural certification under tightened NCC 2019/2023)
- **Complex joinery systems** (potentially requiring structural advice)
- **Fire safety compliance elements** (requiring specialist knowledge)
- **Commercial fit outs** (significant building modifications)

Current Regulatory Uncertainty

This absence creates a regulatory gap where interior designers must either:

1. **Operate unlicensed** - risking potential breaches when work requires structural certification
2. **Obtain Building Design licences** - despite these being designed for different skill sets and project types
3. **Subcontract to licensed building designers** - creating unnecessary project complexity and cost
4. **Avoid certain types of work** - limiting their ability to serve clients comprehensively

Updated National Recognition: OSCA Classification

In December 2024, the Australian Bureau of Statistics (ABS) replaced ANZSCO with the new **Occupation Standard Classification for Australia (OSCA)**, which significantly strengthened recognition of interior design as **Occupation 242431** with:

- **Skill Level 1 classification:** Bachelor's degree or higher qualification required
- **Professional definition:** "Plans, designs, details and coordinates the construction of commercial, residential, institutional, recreational and temporary interior spaces"
- **Licensing provision:** "Registration or licensing may be required"
- **Clear distinction:** Interior Decorators are explicitly excluded and classified separately (391931)

Critical OSCA Main Tasks Include:

- "Details and documents new interior building work for construction to comply with required building codes, standards and authorities"
- "Collaborates with Architects, contractors, vendors and suppliers to ensure that designs are executed according to specifications"
- "Consults and coordinates with clients, stakeholders, users and specialist consultants"

This federal classification directly supports the coordination and construction documentation work that QBCC licensing should encompass for interior design practitioners.

Case Study: Queensland's Recognition of Interior Design for Public Safety

Queensland's own Crime Prevention Through Environmental Design Guidelines (updated 2021) explicitly recognise interior design as crucial for public safety, creating a **regulatory contradiction**: the state acknowledges interior design as essential for public safety yet cannot appropriately license practitioners for this critical work.

The Guidelines state: *"CPTED can be employed in interior design particularly where the built environment is very large and complex, and involves differing degrees of public accessibility, such as a shopping centre complex. Importantly, a building design and its use contributes to the safety of the surrounding neighbourhood. This applies to all buildings, from dense urban precincts to individual homes."*

The Contradiction: Queensland recognises interior design as crucial for public safety through its CPTED

Guidelines, but the current QBCC framework provides no pathway for ensuring that professionals implementing these critical safety measures are appropriately qualified and regulated.

IMPACTS ON THE PROFESSION AND PUBLIC

1. Professional Impacts

Sole Practitioners/Business Owners:

- Lack of clarity around regulatory scope creates commercial risk
- Difficulty obtaining appropriate professional indemnity insurance
- Uncertainty about when Building Design licences are required

Employees:

- Unclear career progression pathways
- Inappropriate remuneration due to unrecognised professional status
- Limited professional development opportunities

Suppliers and Contractors:

- Risk exposure when working with unlicensed/unregulated interior designers
- Difficulty determining practitioner competency levels
- Increased project risks due to non-compliant specifications

2. Public Safety and Consumer Protection

The current regulatory gap compromises:

- **Building Safety:** Unregulated practice may result in non-compliant installations
- **Consumer Recourse:** Limited avenues for complaints or compensation
- **Quality Assurance:** No mandatory minimum standards for interior design practice

Health Outcomes and Building Performance

The absence of regulated interior design practice has direct implications for public health outcomes. Research has demonstrated that Australia's poorly constructed and inadequately insulated housing contributes to preventable cold-related deaths, with experts directly linking these fatalities to substandard building and interior design practices, particularly regarding thermal comfort and insulation systems.

This health crisis extends to Queensland, where **unregulated interior design practice may contribute to buildings that fail to protect occupant health and wellbeing**. Licensed interior designers are specifically trained in:

- **Thermal comfort design** and building envelope performance
- **Indoor air quality** management through appropriate ventilation planning
- **Accessibility standards** ensuring safe navigation for all users
- **Lighting design** that supports circadian health and reduces eye strain
- **Material selection** that minimizes harmful emissions and supports wellness

Crime Prevention Through Environmental Design (CPTED)

Queensland's own Crime Prevention Through Environmental Design Guidelines (updated 2021) explicitly recognise interior design as crucial for public safety. The Guidelines state:

"CPTED can be employed in interior design particularly where the built environment is very large and complex, and involves differing degrees of public accessibility, such as a shopping centre complex. Importantly, a building design and its use contributes to the safety of the surrounding neighbourhood. This applies to all buildings, from dense urban precincts to individual homes."

Interior Design Enhances Public Safety Through:

- **Application of CPTED Principles Indoors:** Interior layouts, sightlines, lighting, and accessibility decisions directly influence safety in complex environments like shopping centres, public facilities, and institutions.
- **Maximizing Surveillance and Visibility:** Professional interior design ensures people can see and be seen, both within buildings and to public spaces. Open layouts and transparent barriers increase passive surveillance and reduce concealment opportunities.
- **Encouraging Legitimate Use and Wayfinding:** Strategic placement of activity-generating uses (cafés, community rooms) increases natural surveillance. Professional wayfinding design helps people navigate safely and understand how to access help when needed.
- **Ensuring Safe Access and Emergency Egress:** Professional interior layouts provide clear, accessible paths for entry, exit, and emergency evacuation. Properly designed lighting in corridors, stairwells, and lobbies eliminates dark corners and entrapment spots.

The Regulatory Gap Creates Public Safety Risks:

Without licensed interior designers, Queensland lacks assurance that these critical safety principles are being applied by qualified professionals. **Unregulated practice may result in interior environments that inadvertently increase crime risk, compromise emergency egress, or fail to provide adequate surveillance opportunities.**



Interior Design work for the Buccan Group in public spaces

INDUSTRY GROWTH AND ECONOMIC SIGNIFICANCE

Interior design represents a significant and growing sector:

- **Current Employment:** 18,800 interior designers nationally, with 2,105 in Queensland
- **Projected Growth:** 19.1% growth predicted (additional 4,300 jobs by 2028)
- **Brisbane 2032 Olympics:** Expected to generate \$8+ billion in economic activity, with substantial interior design opportunities
- **Demographics:** 76% female workforce (higher than national average of 48%)
- **Women's Workforce Opportunity:** Women make up only 15% of Queensland's construction workforce, with only 5% involved in trade and labouring roles, yet interior design offers a pathway for women to contribute their expertise to the construction industry in areas where they want to work
- **Construction Industry Reform Alignment:** The Queensland Government's current focus on construction industry culture reform demonstrates commitment to creating safer, more inclusive work environments. Recognizing interior design as a licensed profession would complement these efforts by providing regulatory pathways for Queensland's 2,105 interior designers - a predominantly female professional workforce - to contribute their expertise to the state's \$47 billion construction industry through appropriate professional recognition rather than exclusion.

This growth trajectory, combined with major infrastructure projects like the Brisbane 2032 Olympics, makes regulatory clarity and professional protection increasingly urgent. The construction industry has the largest gender pay gap among all Australian industries and recognising interior design as a licensed profession would help address gender equity issues by empowering women in areas where they have demonstrated expertise and interest.



ABC Shop - QLD small interior design business in heritage buildings

PUBLIC HEALTH AND CRIME PREVENTION IMPACTS

Public Health Cost Implications

The health impacts of poor interior design represent significant economic costs to Queensland's healthcare system. **Preventable cold-related deaths, respiratory conditions from poor indoor air quality, and injuries from inadequately designed spaces create substantial public health expenditure that could be reduced through proper interior design regulation.**

Licensed interior designers are trained to address these health factors through:

- Evidence-based material selection reducing harmful emissions
- Thermal comfort design preventing temperature-related health issues
- Accessibility compliance reducing injury risk
- Lighting design supporting mental health and circadian wellness

Crime Prevention Economic Benefits

Queensland Police's CPTED Guidelines recognise that proper interior design reduces crime, with corresponding economic benefits:

- **Reduced security costs** through design-based crime prevention
- **Lower insurance premiums** for well-designed buildings
- **Increased property values** in safer, better-designed environments
- **Reduced public safety response costs** through preventive design measures

WHY THIS REGULATORY GAP MATTERS NOW

1. Consumer Protection Failures

Without Interior Design licence categories, Queensland consumers lack:

- **Clear identification** of qualified interior design practitioners
- **Regulatory recourse** when interior design work is defective or non-compliant
- **Insurance protection** through the Queensland Home Warranty Scheme for interior building work
- **Professional standards** enforcement for interior design services

2. Industry Growth and Brisbane 2032

The interior design sector represents:

- **18,800 practitioners nationally** with 19.1% projected growth
- **2,105 practitioners in Queensland** (11.2% of national workforce)
- **Major opportunities** from Brisbane 2032 Olympics infrastructure development
- **\$8+ billion economic impact** from Olympics-related construction and interior projects

3. Building Industry Evolution

Modern interior design increasingly involves:

- **Complex building modifications** requiring technical expertise
- **Integration with building systems** (mechanical, electrical, fire safety)
- **Compliance with accessibility standards** and universal design principles
- **Sustainability and wellness requirements** in commercial and institutional projects

5. National Competitive Disadvantage

Queensland's lack of interior design regulation creates:

- **Barriers to interstate practice** for Queensland practitioners
- **Inconsistent professional recognition** across Australian jurisdictions
- **Consumer confusion** about professional qualifications and standards
- **Reduced industry credibility** in national and international markets
- **Inability to leverage national professional standards** being developed by the DIA

6. Economic Impact on Multiple Stakeholders

For the Profession:

- **Restriction of trade:** Qualified professionals cannot undertake work they are competent to perform
- **Career limitations:** New graduates face reduced opportunities despite extensive education
- **Professional inequality:** Other professions receive preferential treatment in their areas of expertise

For Consumers:

- **Increased costs:** Consumers must engage multiple professionals for integrated projects
- **Reduced choice:** Access to specialised interior design expertise is artificially constrained
- **Project inefficiencies:** Coordination difficulties lead to delays and cost overruns

For Government:

- **Lost opportunity:** Interior designers can play a key role in adaptive reuse of existing buildings to address housing challenges
- **Poorly designed spaces:** Spaces in which we live, work, learn and heal can be improved through qualified design intervention
- **Consumer wellbeing:** Interior designers work through an OH&S prism including compliance with Australian Standards, accessibility, and NCC requirements
- **Public Health Costs:** Poor interior design contributes to preventable cold-related deaths and health issues, creating unnecessary healthcare expenditure
- **Crime Prevention:** CPTED guidelines recognise interior design as crucial for public safety, but licensing gaps prevent proper implementation
- **Safety Response Costs:** Inadequately designed interiors may increase emergency response and public safety costs
- **Construction Industry Reform:** With significant infrastructure spending planned for Brisbane 2032 and ongoing construction industry reform initiatives, Queensland needs appropriately licensed professionals across all design disciplines to ensure project success and professional accountability

For the Construction Industry:

- **Lost expertise:** Specialised knowledge in adaptive reuse and space optimisation is underutilised

- **Reduced innovation:** Constraints on professional practice limit design solutions
- **Regulatory inconsistency:** Different treatment across jurisdictions hampers mutual recognition
- **Wasted investment:** Professional development investments cannot be fully utilised due to regulatory barriers



Office fit out for Zenith - work performed by interiors team at Base Architecture

HOW THIS RELATES TO THE CURRENT BILL

1. Digital Infrastructure Opportunity

The Bill's establishment of digital licensing provides an ideal platform for adding Interior Design licence categories:

- **Existing digital framework** can accommodate new licence types without additional system development
- **Streamlined application processes** would benefit new Interior Design licence holders
- **Electronic document service** supports efficient regulation of additional practitioner categories

2. Regulatory Modernisation Context

While this Bill focuses on operational improvements, it represents broader QBCC modernisation that should include:

- **Comprehensive practitioner coverage** to match industry evolution

- **Contemporary licence categories** reflecting current building practices
- **Future-ready regulatory framework** supporting industry growth

ALIGNMENT WITH QUEENSLAND'S LEADERSHIP OPPORTUNITY

1. Brisbane 2032 Olympics Catalyst

The DIA is already actively engaged in Brisbane 2032 planning through two major initiatives that demonstrate why interior design licensing is critical:

Green Pathways, Gold Places Partnership: The DIA has formed a landmark partnership with the Australian Institute of Architects (AIA), Australian Institute of Landscape Architects (AILA), and Planning Institute of Australia (PIA) advocating for:

- **Cohesive and integrated urban development** across all levels of government
- **Single integrated design and development excellence delivery mechanism** for Olympic infrastructure
- **Coordinated approach spanning various disciplines** ensuring Olympic infrastructure contributes to long-term city planning goals
- **Sustainable and aesthetic urban development** setting new standards for generations

Play 32 Collective Leadership: The DIA participates in this cross-sectoral coalition advocating for children's play and voice as a lasting legacy, focusing on:

- **Inclusive legacy for all Australian children** aged birth to 24
- **Embedding play in legacy strategy, infrastructure and policy**
- **Community-led, culturally grounded, and inclusive play initiatives**
- **Co-design with children central to all legacy projects**

These initiatives demonstrate that **interior designers are already recognised as essential partners** in Brisbane 2032 planning, yet Queensland's licensing framework prevents them from being appropriately regulated for the technical work these projects require.

Furthermore, Queensland's CPTED Guidelines recognise that interior design is crucial for public safety in complex environments. Olympic venues will require sophisticated implementation of these safety principles through licensed professionals who understand surveillance design, emergency egress, and crime prevention through environmental design.

Brisbane 2032 Community Engagement Expertise:

Interior designers are uniquely positioned to deliver on Brisbane 2032's inclusivity and accessibility targets through their expertise in:

- **Venue Design:** Ensuring venues are designed with accessibility and gender equity in mind, considering factors like signage, lighting, seating, and bathroom facilities that directly impact user experience
- **Accommodation projects** need interior design expertise but lack appropriate licensing pathways. This is another barrier to hotel refurbishment and development to meet the State Government's destination 2045 tourism plan, which sets a target of 40,000 rooms by 2045. Further, the current 30,000 shortfall in hotel rooms for Brisbane 2032 (Australian Financial Review, April 2025) threatens Queensland's ability to meet tourism demand.

- **Transport Planning:** Contributing to improved transport planning and infrastructure with accessibility focus. Queensland interior design firms such as Studio Spillane are heavily involved in airport work, demonstrating sector expertise in transport infrastructure
- **Community Engagement:** Interior designers are well equipped to utilise human-centred design methods to ensure community groups are represented in all design work for the Olympics and Paralympic Games. This is evident in Play 32 which focuses on child participation in design for Brisbane 2032
- **Legacy infrastructure** requires integrated design approaches that current licensing gaps undermine
- **International standards** expect comprehensive professional regulation that Queensland currently cannot provide

2. Housing Crisis Response

Queensland needs to look at every possible solution to deliver more homes sooner, and interior designers are ready and willing to help. As Australia faces critical housing challenges, interior designers offer specialised expertise in:

- **Adaptive reuse** of existing buildings for residential conversion
- **Space optimisation** to maximise dwelling efficiency and livability
- **Accessibility compliance** for aging population needs
- **Sustainable design** practices reducing environmental impact

3. Economic Development Leadership

Brisbane has delivered less than 50% of its housing targets since 2019 and the ⁸Gold Coast less than a third (Property Council of Australia, June 2025). This Urbis research (June 2025) shows annual Brisbane since 2020 of circa 1-2,000 dwellings per annum based on the completion pipeline. Queensland can position itself as the leader in:

- **Comprehensive building regulation** covering all design disciplines
- **Professional recognition** supporting industry growth and innovation
- **Interstate mutual recognition** facilitated through robust licensing frameworks
- **Digital regulatory innovation** through the QBCC's modernisation initiatives

Interior Designers can add value to \$7.1 billion investment in Games venues and athlete accommodation so design is embedded to achieve legacy precincts beyond the Games.

IMPLEMENTATION PATHWAY

Rather than delaying this important modernisation Bill, we recommend:

1. Immediate Support (2025)

- Support passage of the current Bill to enable digital modernisation
- Establish stakeholder consultation process for future regulatory enhancements

⁸ Urbis Report June 2025 titled *Gold Coast apartment snapshot - A report on Gold Coast's apartment supply pipeline* commissioned by the Property Council of Australia. See [HERE](#)

2. Next Review Cycle (2026-2027)

- Include interior design licensing in subsequent QBCC Act amendments
- Leverage established digital infrastructure for new practitioner categories
- Align with national Professional Standards Council Scheme development

3. Long-term Integration (2027-2030)

- Full integration of interior design practitioners into QBCC digital licensing system
 - Interstate mutual recognition arrangements
 - Alignment with Brisbane 2032 Olympics infrastructure requirements
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IMPLEMENTATION RECOMMENDATIONS

IMPLEMENTATION PATHWAY

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- Align with national Professional Standards Council Scheme development

3. Long-term Integration (2027-2030)

- Full integration of interior design practitioners into QBCC digital licensing system
 - Interstate mutual recognition arrangements
 - Alignment with Brisbane 2032 Olympics infrastructure requirements
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BENEFITS OF ADDRESSING THIS GAP

1. Enhanced Consumer Protection

- Clear identification of qualified interior design practitioners
- Regulatory recourse for defective or non-compliant work
- Professional standards enforcement
- Integration with Queensland Home Warranty Scheme

2. Industry Professional Development

- Recognition of interior design as a distinct professional discipline

- Clear career pathways and professional advancement opportunities
- Improved remuneration through professional recognition
- Enhanced industry credibility and market confidence

3. Regulatory Efficiency

- Comprehensive coverage of building design disciplines
- Reduced grey areas and compliance uncertainty
- Better integration between design professionals and building regulators
- Streamlined project delivery through clear practitioner roles

4. Economic Benefits

- Support for growing interior design sector (19.1% projected growth)
- Enhanced capability for Brisbane 2032 Olympics projects
- Improved interstate competitiveness for Queensland practitioners
- Increased consumer confidence driving market demand

ECONOMIC BENEFITS OF REGULATION

1. Industry Benefits

- **Improved Professional Recognition:** Enhanced career prospects and remuneration
- **Increased Consumer Confidence:** Greater market demand for licensed practitioners
- **Risk Reduction:** Clearer liability frameworks and insurance arrangements
- **Quality Improvement:** Higher professional standards and better project outcomes

2. Public Benefits

- **Consumer Protection:** Clear complaint and compensation mechanisms
- **Building Safety:** Improved compliance with building codes and safety standards
- **Economic Growth:** Support for Brisbane 2032 Olympics and ongoing construction activity
- **Innovation Support:** Professional framework enabling industry evolution

3. Government Benefits

- **Regulatory Clarity:** Reduced ambiguity and enforcement challenges
- **Revenue Generation:** Licensing fees and improved tax compliance
- **Industry Development:** Support for growing professional sector
- **Public Safety:** Enhanced building standards and consumer protection

RESPONSES TO POTENTIAL CONCERNS

1. "Additional Regulatory Burden"

Response: The current regulatory uncertainty creates greater burden through unclear liability and compliance requirements. Clear licensing provides certainty and reduces business risk.

2. "Increased Costs"

Response: Licensing costs are typically modest compared to project values, and professional recognition often enables higher fees that more than offset licensing costs.

3. "Restriction of Competition"

Response: Licensing ensures competent practice while maintaining open competition among qualified practitioners. Grandfathering provisions protect existing practitioners.

4. "Duplication with Building Designers"

Response: Interior design requires specialist knowledge of space planning, human factors, accessibility, and interior systems that differs from general building design expertise.

CONCLUSION

The Design Institute of Australia supports the Queensland Building and Construction Commission and Other Legislation Amendment Bill 2025 as an important step in modernising Queensland's building regulatory framework. The digital licensing and streamlined notification systems will benefit all industry participants.

We respectfully submit that this modernisation provides an opportunity to consider how Queensland's regulatory framework can be enhanced to provide comprehensive coverage of all building design disciplines. The established digital infrastructure and streamlined processes being created through this Bill would provide an efficient foundation for future expansion to include interior design practitioners.

The interior design profession stands ready to work collaboratively with the QBCC, government, and other industry stakeholders to support effective regulation that serves the public interest while enabling the continued growth of Queensland's building and construction industry.

COMMITTEE QUESTIONS FOR CONSIDERATION

The DIA respectfully suggests the Committee may wish to consider:

1. **Digital Infrastructure Expansion:** How can the digital licensing system being established accommodate future expansion to additional practitioner categories like Interior Design?
2. **Professional Standards Integration:** How can Queensland leverage the substantial investment the DIA has made in developing Professional Standards Schemes and accreditation systems?
3. **National Leadership Opportunity:** How can Queensland's regulatory modernisation position the state as a leader in comprehensive building design regulation ahead of Brisbane 2032?
4. **Consumer Protection Enhancement:** What mechanisms exist for ensuring comprehensive consumer protection across all building design disciplines through the QBCC framework?
5. **Economic Development Support:** How can Queensland's regulatory framework support the 19.1% projected growth in the interior design sector while maximising Brisbane 2032 opportunities?
6. **Interstate Coordination:** What processes should be established for ongoing regulatory framework enhancements that support national mutual recognition?

CALL TO ACTION

Queensland's own Crime Prevention Through Environmental Design Guidelines explicitly recognise interior design as crucial for public safety, while research demonstrates that poor interior design contributes to preventable health outcomes. This evidence transforms interior design licensing from a professional recognition issue into a **public welfare imperative** - Queensland already acknowledges these practitioners as essential for community safety and health yet cannot appropriately regulate their critical work.

The DIA urges the Committee to recommend that the Queensland Government:

1. **Support the current Bill's passage** while recognising the opportunity for comprehensive regulatory enhancement
2. **Establish an Interior Design Working Group** with QBCC, DIA, and industry stakeholders to develop licensing frameworks
3. **Commission a regulatory impact assessment** on Interior Design licence categories within the QBCC system
4. **Leverage the digital infrastructure being created** to support efficient licensing of interior design practitioners
5. **Position Queensland as a national leader** in comprehensive building design regulation ahead of Brisbane 2032

The DIA's leadership in both Green Pathways, Gold Places and Play 32 initiatives demonstrates that interior designers are recognised as essential contributors to Brisbane 2032 planning and legacy development. However, this recognition creates a regulatory contradiction: **interior designers are deemed essential for Olympic planning but cannot be appropriately licensed for the technical work these projects require.**

The Committee's review provides a crucial opportunity to resolve this contradiction by ensuring Queensland's licensing framework matches the professional reality of Brisbane 2032 delivery requirements. Establishing Interior Design licence categories now would position Queensland to deliver world-class Olympic projects with appropriately regulated professionals while creating a lasting regulatory legacy that benefits all Queenslanders.

CONTACT INFORMATION

Design Institute of Australia

National Office: 1300 888 056

Email: admin@design.org.au

Website: www.design.org.au/campaign

For inquiries regarding this submission:

DIA Queensland Interior Design Working Group

Jo-Ann Kellock Email: ceo@design.org.au

Appendix 1

ABS OSCA 242431 Interior Designer Profile

Plans, designs, details and coordinates the construction of commercial, residential, institutional, recreational and temporary interior spaces to transform an environment and improve its performance, experience, meaning or purpose.

Registration or licensing may be required.

Interior Decorators are excluded from this occupation. Interior Decorators are included in Occupation 391931 Interior Decorator.

Specialisations

- Commercial Interior Designer
- Residential Interior Designer
- Retail Interior Designer

Skill level: 1

Main tasks

- Consults and coordinates with clients, stakeholders, users and specialist consultants to determine objectives and constraints on interior design projects
- Researches and analyses spatial, functional, economic, ergonomic, comfort, safety, sustainability, inclusivity and aesthetic requirements of interior spaces
- Creates designs that encourage and facilitate optimal use of a space by inhabitants
- Generates presentations, renderings and 3D visualisations to illustrate interior design concepts
- Communicates ideas to clients, stakeholders and collaborators using CAD software and other visualisation tools to develop realistic representations of proposed interior designs
- Selects materials, finishes, furnishings and decorative elements to enhance the aesthetic appeal and functionality of the space
- Details and documents new interior building work for construction to comply with required building codes, standards and authorities
- Collaborates with Architects, contractors, vendors and suppliers to ensure that designs are executed according to specifications, budget and time constraints

Appendix 2

Interior Design Higher Education Qualifications offered in Australia by Universities and Institutions

University	No of Courses	Name of School / Faculty	Status	Name of Course 1
University of Canberra	2	Faculty of Arts and Design		Diploma of Design
University of Canberra		Faculty of Arts and Design		Bachelor of the Built Environment (Interior Architecture)
TAFE NSW	1	School of Design and Media		Bachelor of Interior Design
University of New South Wales	1	Faculty of Arts, Design & Architecture		Bachelor of Interior Architecture (Honours)
University of Technology Sydney	1	Design, Architecture and Building		Bachelor of Design in Interior Architecture
Torrens University Australia		Design and Creative Technologies	Offered	Diploma of Interior Design and Decoration
Torrens University Australia	2	Design and Creative Technology		Bachelor of Interior Design (Commercial)
Torrens University Australia		Design and Creative Technology		Bachelor of Interior Design (Residential)
Torrens University Australia		Design and Creative Technology	Offered	Master of Design
Torrens University Australia		Design and Creative Technology	Offered	Master of Design(Advanced)
Whitehouse Institute of Design Australia	2	Design	Offered	Master of Design
Whitehouse Institute of Design Australia		Interior Design		Bachelor of Design (Interior Design)
Charles Darwin University	1	Arts	Offered	Bachelor of Arts (Architectural Design)
Griffith College	1	Design	Offered	Diploma of Design
Griffith University	4	Arts Education and Law	Offered	Bachelor of Design (Interior and Spatial Design)
Griffith University		Arts Education and Law	Offered	Bachelor of Design / Bachelor of Business
Griffith University		Arts Education and Law	Offered	Graduate Certificate of Design
Griffith University		Arts Education and Law	Offered	Master of Design
Queensland University of Technology	4	Architecture & Built Environment		Bachelor of Design (Interior Architecture)
Queensland University of Technology		Architecture & Built Environment		Bachelor of Built Environment (Honours) (Interior Design)
Queensland University of Technology		Architecture & Built Environment		Bachelor of Design (Interior Architecture)/Bachelor of Urban
Queensland University of Technology		Design		Bachelor of Business/Bachelor of Design (Interior Architecture)
TAFE Queensland		Creative Industries - Visual Arts and Design	Offered	Diploma of Interior Design
TAFE Queensland	2	Creative Industries - Visual Arts and Design	Offered	Bachelor of the Built Environment (Interior Architecture)
University of Queensland	1	Architecture Design & Urban Planning		Bachelor of Architectural Design
University of South Australia	4	Architecture		Bachelor of Interior Architecture
University of South Australia		Architecture		Graduate Diploma in Design (Interior Architecture)
University of South Australia		Architecture		Master of Design (Interior Architecture)
University of South Australia		Architecture		Diploma in Arts
Collarts	2	Design	Offered	Diploma of Arts (Interior Design)
Collarts		Design		Bachelor of Arts (Interior Design)
LCI Melbourne	1	Design Arts		Bachelor of Design Arts (Interior Design)
Monash University		Art Design and Architecture		Bachelor of Spatial Design
RMIT University	3			Associate Degree in Interior Decoration and Design
RMIT University				Bachelor Interior Design (Honours)
RMIT University				Master of Interior Design
Swinburne University of Technology	2	Built Environment and Architecture		Bachelor of Design (Interior Architecture) (Honours)
Swinburne University of Technology		Built Environment and Architecture		Master of Design
The University of Melbourne	2			Graduate Certificate in Design for Health and Wellbeing
The University of Melbourne				Bachelor of Design
Curtin University	2	Architecture and Construction		Bachelor of Applied Science (Interior Architecture)
Curtin University		Architecture and Construction		Undergraduate Certificate in Interior Design
Number of Courses	38	VIC (14) QLD (12) NSW (7) SA (4) WA (2) ACT (2)		
Number of Providers - Higher Education	20	Bachelor (23) Bachelor (hons) (2) Assoc Degree (1) Diplomas (3)		
Initial Information taken from				
https://www.coursesseeker.edu.au/courses				

Appendix 3

Interior Design Vocational Qualifications offered in Australia by TAFEs, Universities & Private Providers

Organisation Code	Legal Name	Trading Name	RTO Status	Dip of Interior Design	Adv Dip of Interior Design
90511	Academy of Information Technology Pty Ltd	Academy of Information Technology P/L	Current	MSF50222	N/A
31301	Australian Institute of Fashion Design Pty Ltd	Australian Institute of Creative Design	Current	MSF50222	MSF60122
4687	Box Hill Institute	Box Hill Institute	Current	MSF50222	N/A
0101	Canberra Institute of Technology	Canberra Institute of Technology	Current	MSF50222	MSF60122
52395	Department of Training and Workforce Development	TAFE International Western Australia	Current	MSF50222	N/A
91446	Design Schools Australia P/L	Sydney Design School	Current	MSF50222	MSF60122
3044	Gordon Institute of TAFE	The Gordon	Current	MSF50222	N/A
91703	High Demand Skills Pty Ltd	High Demand Skills	Current	MSF50222	N/A
0416	Holmesglen Institute	Homesglen	Current	N/A	N/A
91439	International School of Colour & Design Pty Ltd	ISCD	Current	MSF50222	N/A
3075	Melbourne Polytechnic	Melbourne Polytechnic	Current	MSF50222	N/A
45438	National Skills Pty Ltd	National Skills	Current	MSF50222	N/A
52786	North Metropolitan TAFE	North Metropolitan TAFE	Current	MSF50222	MSF60122
110071	OHS Media Services Pty Ltd	Pacific Training Group	Current	MSF50222	N/A
45423	Online Education Pty Ltd	The Interior Design Institute	Current	MSF50222	N/A
90796	Open Colleges Pty Ltd	Open Colleges	Current	MSF50222	N/A
3046	Royal Melbourne Institute of Technology	RMIT University	Current	MSF50222	N/A
21979	Star Gazers Education Pty Ltd	Danford College	Current	N/A	MSF60122
3059	Swinburne University of Technology	Swinburne University of Technology	Current	MSF50222	MSF60122
0275	TAFE Queensland	TAFE Queensland	Current	MSF50222	N/A
41026	TAFE SA	TAFE SA; TAFE South Australia; Australian Arts and Design	Current	MSF50222	N/A
90003	Technical and Further Education Commission	TAFE NSW	Current	MSF50222	N/A
40530	Virtu Design Institute Pty Limited	APC Design School	Current	MSF50222	MSF60122
3097	Wodonga Institute of TAFE	Wodonga Institute of TAFE	Current	MSF50222	N/A
90396	Young Rabbit Pty Ltd	Australian Pacific College	Current	MSF50222	MSF60122
	24 Institutions	NSW (10) VIC (9) QLD (2) SA (1) WA (2) ACT (1)	TOTALS	24	8
	49 Courses	Cert III (2) Cert IV (15) Dip (24) Adv Dip (8)			
Source of Information www.training.gov.au search as below					
https://training.gov.au/Search?searchTitleOrCode=&SearchType=Rto&searchTgaSubmit=Search&registrationStatus=0%2C1					

Appendix 4

Example of Residential Interior Project - Scope of Work

A typical residential project where interior designers would be coordinating and working with an engineer:

Step 1: Initial Consultation

1. **Client Meeting:** The interior designer meets with the client to discuss their vision, including the desire to remove walls for an open-plan layout.
2. **Preliminary Assessment:** The designer assesses the existing layout, noting potential structural elements that may be affected.

Step 2: Engaging the Structural Engineer

3. **Identify the Need:** The designer recognises that wall removal could impact structural integrity, necessitating the expertise of a structural engineer.
4. **Referral and Engagement:** The designer contacts a trusted structural engineer, explaining the project's scope and urgency. A preliminary meeting is arranged.
5. **Site Visit:** The structural engineer visits the site with the designer to evaluate the walls in question. They discuss load-bearing walls and any necessary calculations.

Step 3: Conceptual Design

6. **Collaboration on Design:** The designer and engineer collaborate on initial design concepts, ensuring that the proposed changes comply with safety standards and local regulations.
7. **Engineer's Recommendations:** The engineer provides insights into feasible structural alterations and suggests reinforcement methods if needed.

Step 4: Detailed Design/ Tender Documentation

8. **Detailed Design:** The designer and engineer work through the details to incorporate the structural designs within the overall interior design.
9. **Tender Documentation:** The designer and engineer coordinate their tender documentation, undertake final checks, and QA review on compliance with NCC, safety standards and local regulations. The tender documentation is sent out for pricing

Step 5: Documentation for CDC/ Construction Documentation

10. **Prepare Engineering Drawings:** The structural engineer prepares detailed drawings and specifications for the proposed changes, including load calculations and reinforcement details.
11. **Lodging a CDC:** The designer prepares the necessary documentation for a Complying Development Certificate (CDC) application, incorporating the engineer's structural plans. They ensure all paperwork aligns with local council requirements in NSW.
12. **Submission:** The designer submits the CDC application to the local Authority or a PCA ensuring all relevant documents, including the structural plans, are included.
13. **Construction Documentation:** The designer issues the "For Construction" documentation including any inclusions to documentation arising out of the CDC process.

Step 5: Coordination with the Builder

14. **Builder Engagement:** Once the CDC is approved, the designer works with the client to select a builder. They provide the builder with the structural plans and design documents.
15. **Site Meetings:** The designer, engineer, and builder hold regular site meetings to discuss progress, clarify any issues, and ensure adherence to the design and structural specifications.

Step 6: Inspections and Compliance

16. **Inspections:** As construction progresses, the structural engineer conducts site inspections to ensure that the work complies with their specifications and safety standards.
17. **Final Review:** After construction, the engineer may perform a final inspection and provide a compliance certificate if all structural elements meet required standards.

Conclusion

By coordinating with the structural engineer from the beginning, the interior designer ensures that the project adheres to safety regulations, streamlines the CDC application process, and ultimately leads to a successful construction phase with minimal issues. This collaborative approach not only enhances design quality but also safeguards the project's structural integrity.

Appendix 5

Standards which Interior designers must comply with in their projects

Part B1 Structural provisions

B1F1 - Structural reliability

B1F2- Glass installations at risk of human impact

Part C2 Fire resistance and stability

C2D11- Fire hazard properties

Part D1 Access and egress

D1P1-Access for people with a disability

D1P2- Safe movement to and within a building

D1P3- Fall prevention barriers

D1P4- Exits

D1P5- Fire-isolated exits

D1P6- Paths of travel to exits

D1P9- Communication systems for people with hearing impairment

Part D2 Provision for escape

D2D3-Number of exits required

D2D4- When fire-isolated stairways and ramps are required

D2D5- Exit travel distances

D2D6- Distance between alternative exits

D2D7- Height of exits, paths of travel to exits and doorways

D2D8- Width of exits and paths of travel to exits

D2D9- Width of doorways in exits or paths of travel to exits

D2D10- Exit width not to diminish in direction of travel

D2D11- Determination and measurement of exits and paths of travel to exits

D2D12- Travel via fire-isolated exits

D2D13- External stairways or ramps in lieu of fire-isolated exits

D2D15- Discharge from exits

D2D18- Number of persons accommodated

D2D19- Measurement of distances

Part D3 Construction of exits

D3D3 Fire-isolated stairways and ramps

D3D4 Non-fire-isolated stairways and ramps

D3D5 Separation of rising and descending stair flights

D3D6 Open access ramps and balconies

D3D8 Installations in exits and paths of travel

D3D9 Enclosure of space under stairs and ramps

D3D10 Width of required stairways and ramps

D3D11 Pedestrian ramps

D3D14 Goings and risers

D3D15 Landings

D3D16 Thresholds

D3D17 Barriers to prevent falls

D3D18 Height of barriers

D3D19 Openings in barriers

D3D20 Barrier climb ability

D3D21 Wire barriers

D3D22 Handrails

D3D23 Fixed platforms, walkways, stairways and ladders

D3D24 Doorways and doors

D3D25 Swinging doors

D3D26 Operation of latch

D3D27 Re-entry from fire-isolated exits

D3D28 Signs on doors

Part D4 Access for people with a disability

D4D2 General building access requirements

D4D3 Access to buildings

D4D4 Parts of buildings to be accessible

D4D5 Exemptions

D4D7 Signage

D4D8 Hearing augmentation

D4D9 Tactile indicators

D4D10 Wheelchair seating spaces in Class 9b assembly buildings

D4D12 Ramps

D4D13 Glazing on an accessway

Specification 15 Braille and tactile signs

Part E1 Fire fighting equipment

E1P1 Fire hose reels

E1P2 Fire extinguishers

E1P3 Fire hydrants

E1P4 Automatic fire suppression systems

E1P5 Fire-fighting services in buildings under construction

E1P6 Fire control centres

Part E2 Smoke hazard management

E2P2 Safe evacuation routes

Part E4 Visibility in an emergency, exit signs and warning systems

E4P1 Visibility in an emergency

E4P2 Identification of exits

E4P3 Emergency warning and intercom systems

Specification 20 Smoke detection and alarm systems

Part F2 Wet areas and overflow protection

F2P1 Wet area overflows

F2P2 Wet areas

Part F4 Sanitary and other facilities

F4F1 Sanitary facilities

F4F4 Removal of unconscious occupant

Part F5 Room heights

F5P1 Room or space heights

Part F6 Light and ventilation

F6P1 Natural lighting

F6P2 Artificial lighting

F6P3 Outdoor air supply

F6P4 Mechanical ventilation to control odours and contaminants

F6P5 Disposal of contaminated air

Part J1 Energy efficiency performance requirements

J1P1 Energy use

Part J6 Air-conditioning and ventilation

J6D3 Air-conditioning system control

J6D4 Mechanical ventilation system control

Part J7 Artificial lighting and power

J7D3 Artificial lighting

J7D4 Interior artificial lighting and power control

J7D5 Interior decorative and display lighting

J7D7 Boiling water and chilled water storage units

Appendix 6

Example of a Letter of Compliance

Qualified Interior Designers are typically required to sign off on their work as illustrated below

Date

Project

Attention:

Project:

Location:

Package No.:

Re: **LETTER OF COMPLIANCE**

I hereby certify that all designs have been designed in accordance with the following:

- Comply with the building code of Australia and relevant Australian standards.
 - Section B Structural Provisions
 - Section C1.10 Fire hazard properties - Materials spec : need to be added
 - Section D Access and Egress
 - Section E4 Visibility in an emergency, exit signs and warning systems : needs to be added
 - Section F Health and Amenities
 - Section J Energy Efficiency:
- The fit- out will on completion comply with the following list of Australian standards:
 - AS1428.1 Design for access and mobility
 - AS 4674-2004: Design, Construction & Fit-out of Food Premises
 - AS/NZS 1680.1:2006 Interior and workplace lighting – General principles and recommendations
 - AS 4586-2013 Slip resistance classification of new pedestrian surface materials
 - AS1288:2006-Glass in buildings
 - AS 4654.1 + 2-2012 Waterproofing membranes for external above-ground use, Part 2: Design and installation

I, the undersigned, confirm that the proposed works are designed, and will be constructed, in accordance with the above relevant BCA requirements, by appropriately qualified persons who have:

- Appropriate current professional indemnity insurance (taken up by the designer or employer as appropriate) to the satisfaction of the building owner or the principal authorising the design work; and,
- Relevant professional experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentation required to demonstrate compliance with the BCA and CDC consent conditions will be forwarded to BCA Pty Ltd prior to the commencement of the relevant work and/or the issue of the Occupation Certificate, as relevant.

Name:	
Position:	
Qualifications to sign:	
Company:	
Signature	
Date:	

Appendix 7

Proposed Framework for Accreditation and Licensing

