



# Building Summit snapshot

➤ August 2016



## Approximately 70 representatives

of the Western Australian building industry and local and State government agencies built on the discussions that took place at the inaugural Building Summit in February 2016 with a focus on how to improve the current building approval process.



View the [background paper](#)



View the [media statement](#)

### The topics explored were:

- Electronic enablement in the building industry
- Engineering standards
- Implementation of bushfire reforms



[View a short video](#) about electronic enablement in the building industry

## Since the last Summit

### Building approval process

- On 1 July 2016, an online system for permit authority reporting was rolled out to 40 local governments. This is an important first step toward a single electronic system for lodging and processing building permit applications.
- Electronic lodgement of plumbing notices is a step closer and drainage plumbing diagrams can now be retrieved online 24/7.



- Significant progress has been made on the Government's Regulatory Mapping Project on Home Building. [View the RGU paper](#).
- A Building Rules Advisory Committee is being formed in order to provide advice on technical building matters and queries relating to the building laws, codes and standards.
- A preliminary paper on options for a circuit breaker or adjudicator to deal with different requirements from various Government agencies has been drafted.

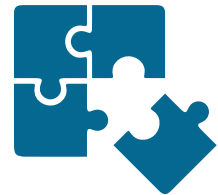
## Local government process

- The Western Australian Local Government Association (WALGA) has initiated a project with local governments to review current guidelines and specifications, and compile a unified standard or a best practice guide for the installation of residential vehicle crossovers in the Perth Metropolitan area.
- The Department of Local Government and Communities (DLGC) has been working with local governments to improve their consistency and performance. This encompasses improved governance, transparency, accountability and risk mitigation across all of their operations including building and planning.
- The Integrated Planning and Reporting Framework has been introduced as a strategic, longer term approach to planning, governance and service provision to meet community needs and priorities.
- The DLGC has been implementing a number of capacity building programs as part of the Local Government Capacity Building and Regional Reform Project, funded by the Royalties for Regions Country Local Government Fund. This includes Elected Member Training, Better Practice Reviews, Workforce Planning Training Workshops and the National Asset Management Assessment Framework and Asset Condition Rating Project.
- The capacity building programs will better equip local governments to work in collaboration with other levels of government and a range of stakeholders, including the building and related industries.



## Planning process

- A number of proposed changes to Western Australia's Residential Design Codes (R-Codes) to improve clarity and consistency are out for public comment. More information can be obtained at [www.planning.wa.gov.au/Residential-design-codes.asp](http://www.planning.wa.gov.au/Residential-design-codes.asp)
- The proposed changes will provide greater clarity to ensure the R-Codes are applied consistently across the State and include the introduction of a proposed new streetscape appearance clause.
- Draft frameworks for local councils are being prepared which will set out clear criteria and parameters along with guidance notes for developers, industry and the community.
- The proposed changes are part of a broader review of policy on design matters currently being undertaken by the WA Planning Commission. As the primary tool for the design, assessment and approval of dwellings and lot sizes, it is important that the R-Codes and the planning system in general, continue to evolve in line with community needs and expectations.
- Broad and consultative engagement will continue with the industry and local government.



## At this Summit

### Electronic enablement in the building industry

Summit attendees recognised there are significant opportunities and advantages in moving systems online. This is going to require both cultural and technological change.

Priorities for the projects include a need to understand the current process and establish systems that are integrated, transparent in how we access and review the data; yet innovative in how it is used.

Attendees were of the view that a project of this scale, requires strong leadership and a commitment from everyone to using a single system while continuing to consider how any solution will impact existing processes or systems within the industry and local government.



### Engineering standards

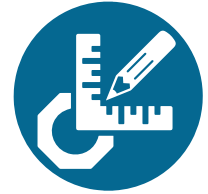
It was agreed that there is an opportunity to review what information is being asked for and to establish that the information being asked for is essential.

There was discussion around a need for developing standardised policies or potential legislative amendments to increase consistency, while allowing for local needs where necessary.

Attendees agreed that there are opportunities to refine or streamline the process and reduce cost and timeframes of approvals. A number of projects were identified as being underway and current information is available below:

- View the [Draft Guidelines for the Planning and Design and Construction of Residential Vehicle Crossovers](#)

- View the [Specification Separation distances for groundwater controlled urban development](#) (Please note that this Study is currently on trial for two years before the Review Committee recommends it to IPWEA WA for formal adoption and use. This document is for information and awareness purposes only.)
- Local Government Guidelines for Subdivisional Development Guidelines (Please note that this document can be purchased directly from IPWEA Western Australia.)



### Implementation of bushfire reforms

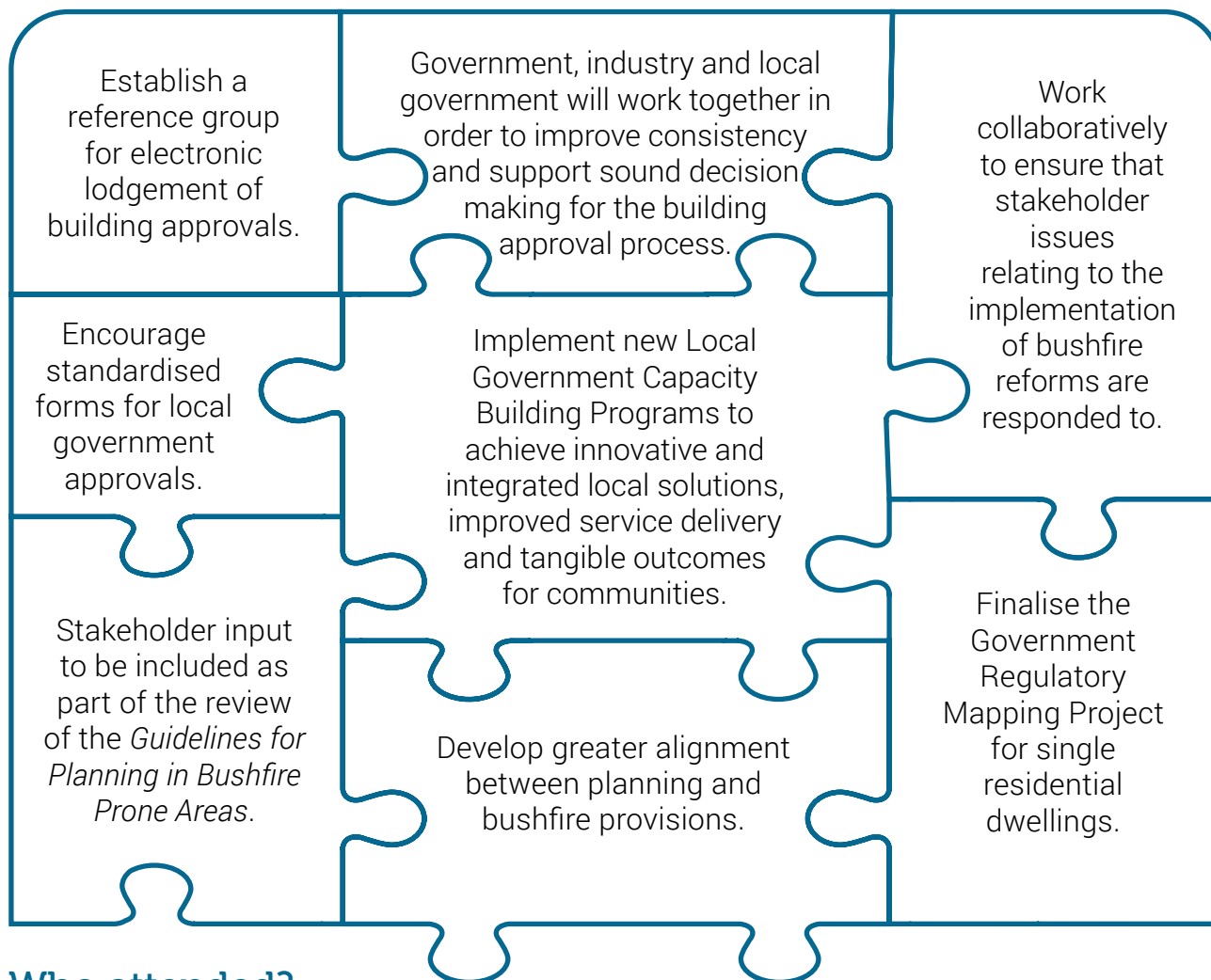
Recent reviews into bushfires in Western Australia have recommended improving the resilience of the WA community to bushfire. It is important to recognise the significance of the bushfire risk facing our communities and have an integrated approach to managing that risk.

It was suggested that there could be more alignment between the planning and building bushfire provisions. There could be benefits in having more frequent updates to the map of bushfire prone areas and that Government needs to consider and respond to the issues that industry encounters as they apply the reforms.

The Department of Planning, Building Commission and the Department of Fire and Emergency Services should consider these and any future suggestions by industry as it delivers developments and buildings that are consistent with the bushfire planning and building requirements.



## Where to from here?



### Who attended?

- Department of the Premier and Cabinet WA  
*Commerce Minister, Hon. Michael Mischin MLC*  
*Local Government and Communities Minister, Hon. Tony Simpson MLA*  
*Planning Minister, Hon. Donna Faragher, MLC*
- Australian Institute of Architects
- Australian Institute of Building
- Australian Institute of Building Surveyors
- Building Designers Australia of WA Inc
- City of Armadale
- City of Busselton
- City of Fremantle
- City of Joondalup
- City of Mandurah
- City of Wanneroo
- Department of Commerce – Building Commission
- Department of Finance
- Department of Fire and Emergency Services
- Department of Health
- Department of Local Government and Communities
- Department of Planning
- Fire Protection Association Australia
- Housing Authority
- Housing Industry Association
- Institute of Public Works Engineering Australasia
- Landgate
- Local Government Planners Association
- Master Builders Association of WA
- Master Plumbers Association of WA
- Office of Bushfire Risk Management
- Office of Government Chief Information Officer
- Planning Institute of Australia
- Property Council of Australia
- Swimming Pools and Spa Association
- Urban Development Institute of Australia
- Western Australian Local Government Association



Send your ongoing feedback and suggestions on the building process to [bcinfo@commerce.wa.gov.au](mailto:bcinfo@commerce.wa.gov.au)