

4th November 2016

MEMBER ALERT

City of Stirling improve communication after HIA Approvals Forum

In August 2016, HIA engaged the City of Stirling in an Approvals Forum, where HIA and 15 builder representatives met with the Mayor, CEO and Approvals team to discuss their planning and building approvals processes.

The Forum provided industry with an opportunity to raise their concerns around the timing of approvals and the clarity of information being provided. The City was also able to identify some of the areas of non-compliance which slows down the approval process. Both parties left with actions to pursue to enable a more efficient approvals process.

The key point addressed at the Forum was the amount of detail provided when a request for a Development Approval was made for a Building Licence application where the home was submitted as complying with the R-Codes (and therefore exempt from requiring planning approval). The City agreed to review their stance of not providing any detail of the non-compliance with the R-Codes that they had identified.

HIA called a follow up Forum at the end of October to address the actions, and other new concerns. At this meeting, Stirling announced that they will be making changes to their approvals procedure in order to allow details of R-Code non-compliance to be released.

Where a request for information is sent to the applicant, a letter of release will be included. This form will outline the limitations of any advice provided to the applicant, and once signed and returned, will enable the details of the R-Code non-compliance to be provided. This will allow the applicant to make an informed decision around making changes to the plans or applying for Development Approval.

Details of the form are being finalised, with HIA providing support to the City to ensure the final document works for industry.

This procedural change is a hugely positive step for industry in reducing timeframes for approvals in the City of Stirling.

HIA and the City will continue to meet regularly to address matters affecting our industry, and we look forward to an increasingly collaborative approach around future changes.

For further information on this topic, please contact Rachelle Gill at HIA on 9492 9219