



# Better Regulation Victoria

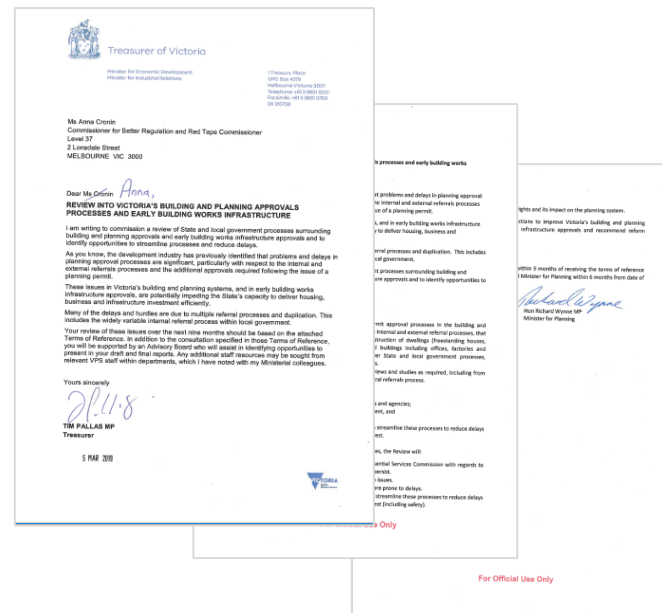
## **Planning and Building Approvals Process Review**

*VPA Slides*

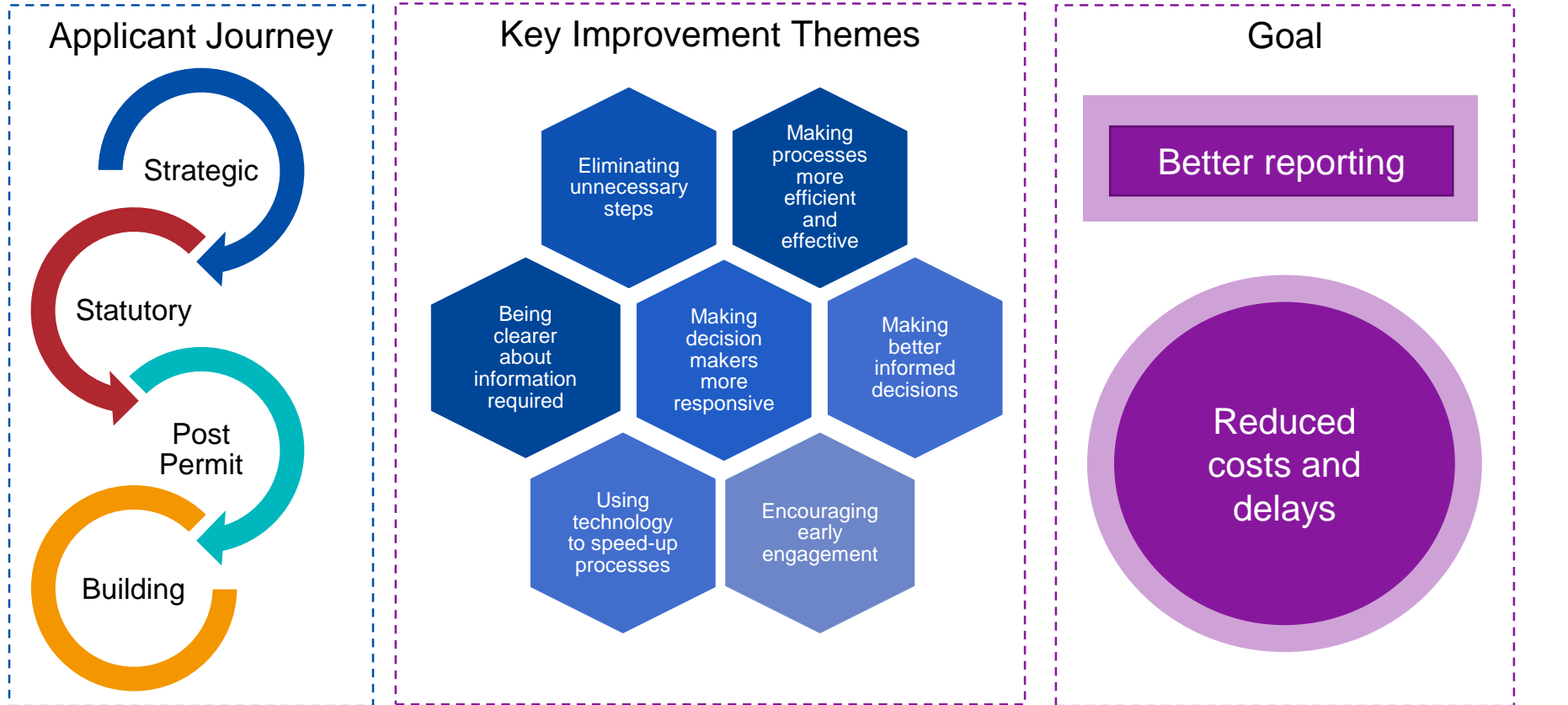


***Identify opportunities to reduce delays and costs in the planning and building approvals process***

- Review jointly commissioned by Treasurer and Minister for Planning in March
- Draft report out now, final report to be submitted in December.
- Advisory Board: Bill Kuszniarczyk, Kate Roffey and Radley de Silva. Supported by a review team of eight.
- We have identified initiatives in 27 key areas for improvement across the applicant journey.



## APPROACH TAKEN IN DISCUSSION PAPER



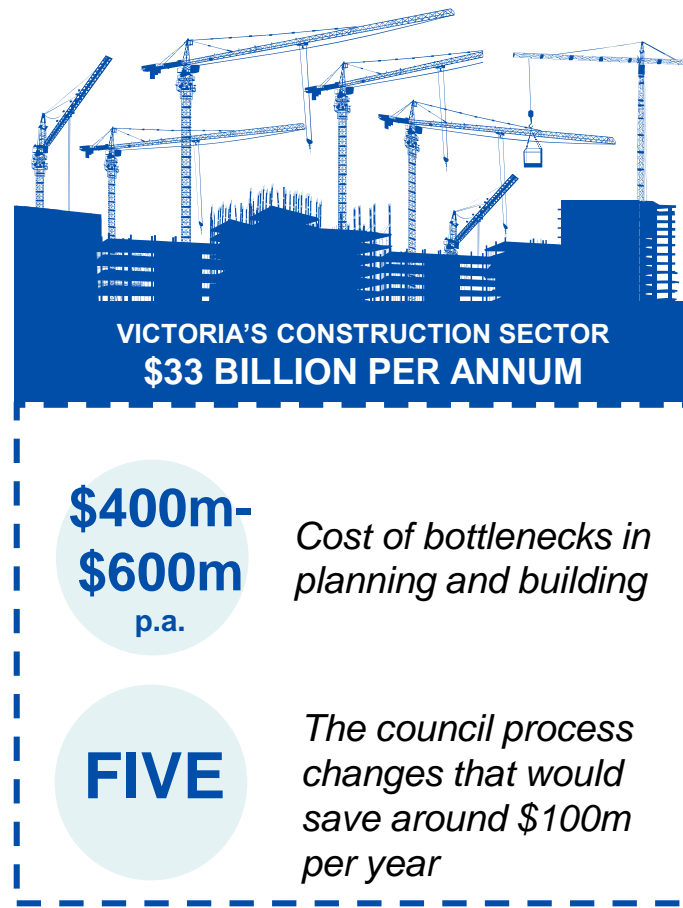
## SIZE OF THE PRIZE

Victoria's construction sector is worth \$33 billion per year and provides 1 in 10 Victorian jobs

Planning and building bottlenecks potentially add between \$400 - \$600 million per year in avoidable costs (SGS Economics and Planning)

Implementing just 5 “best practice” planning permit approvals processes in Councils could reduce overall costs by around \$100 million per year (PwC)

- **Early engagement** with referral authorities through pre-application processes
- Sending referrals and **requests for information** concurrently
- **Better co-ordination** and process mapping of internal referrals
- **Delegations** (respective roles of Councillors and staff)
- **Online processing** of applications



# 27 KEY IMPROVEMENTS

## STRATEGIC PHASE

A1 Simplify planning schemes

A2 Streamline planning scheme amendments

A3 Streamline the PSP process

A4 Escalate planning for sites of strategic importance

## STATUTORY PHASE

### Preparing the application

B1 More help with applications

B2 Ensure lodged applications are complete

B3 Move to online processing and tracking

B4 Improve planning resources and training

### Assessing the application

B5 Modernise public advertising of proposals

B6 Stream applications according to risk

B7 Reduce requests for further information

B8 Reduce response times for referrals

### Deciding the application

B9 Make decisions in a reasonable time

B10 Promote best practice delegation of decisions

## POST PERMIT APPROVALS PHASE

C1 Checking compliance with permit conditions

C2 Streamline variations to the terms of a permit

C3 Reduce timelines for electricity connections

C4 Simplify payment of infrastructure contributions

C5 Approvals by other authorities

C6 Coordinate planning and building permit assessments

## BUILDING PHASE

D1 Expand the workforce of building surveyors, inspectors and fire safety engineers

D2 Improve access to building records

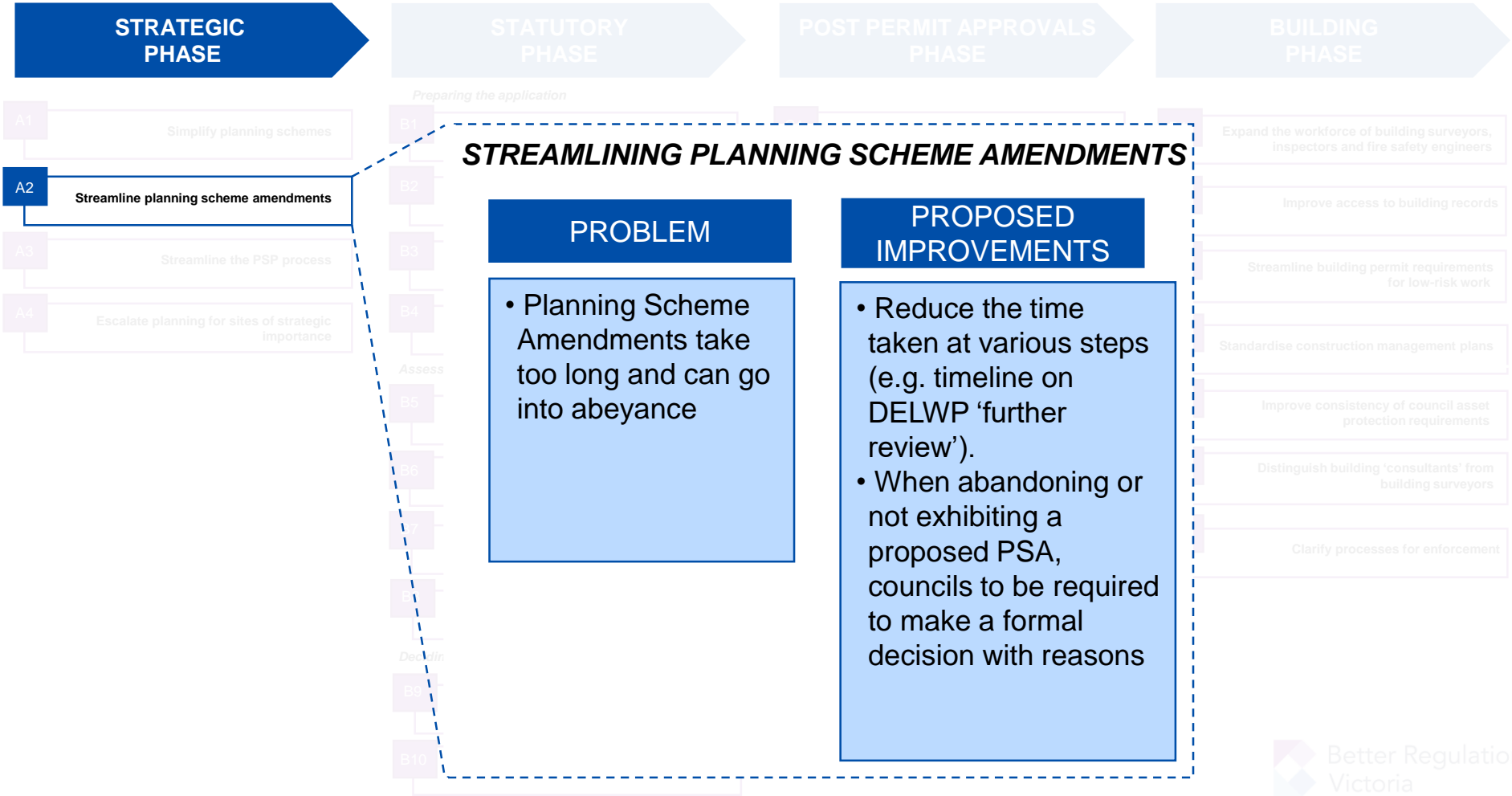
D3 Streamline building permit requirements for low-risk work

D4 Standardise construction management plans

D5 Improve consistency of council asset protection requirements

D6 Distinguish building 'consultants' from building surveyors

D7 Clarify processes for enforcement



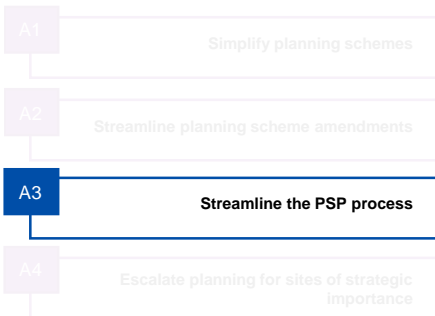
# 27 KEY IMPROVEMENTS

## STRATEGIC PHASE

## STATUTORY PHASE

## POST PERMIT APPROVALS PHASE

## BUILDING PHASE



Preparing the application



Deciding the application



### STREAMLINE THE PSP PROCESS

#### PROBLEM

- PSP and other precinct processes take too long, too costly

#### PROPOSED IMPROVEMENTS

- PSP 2.0 to be implemented by VPA asap (3.5 yrs down to 2 yrs)
- PSP 2.0 process to be adapted for other precinct plans (regional cities)

Expand the workforce of building surveyors, inspectors and fire safety engineers

Improve access to building records

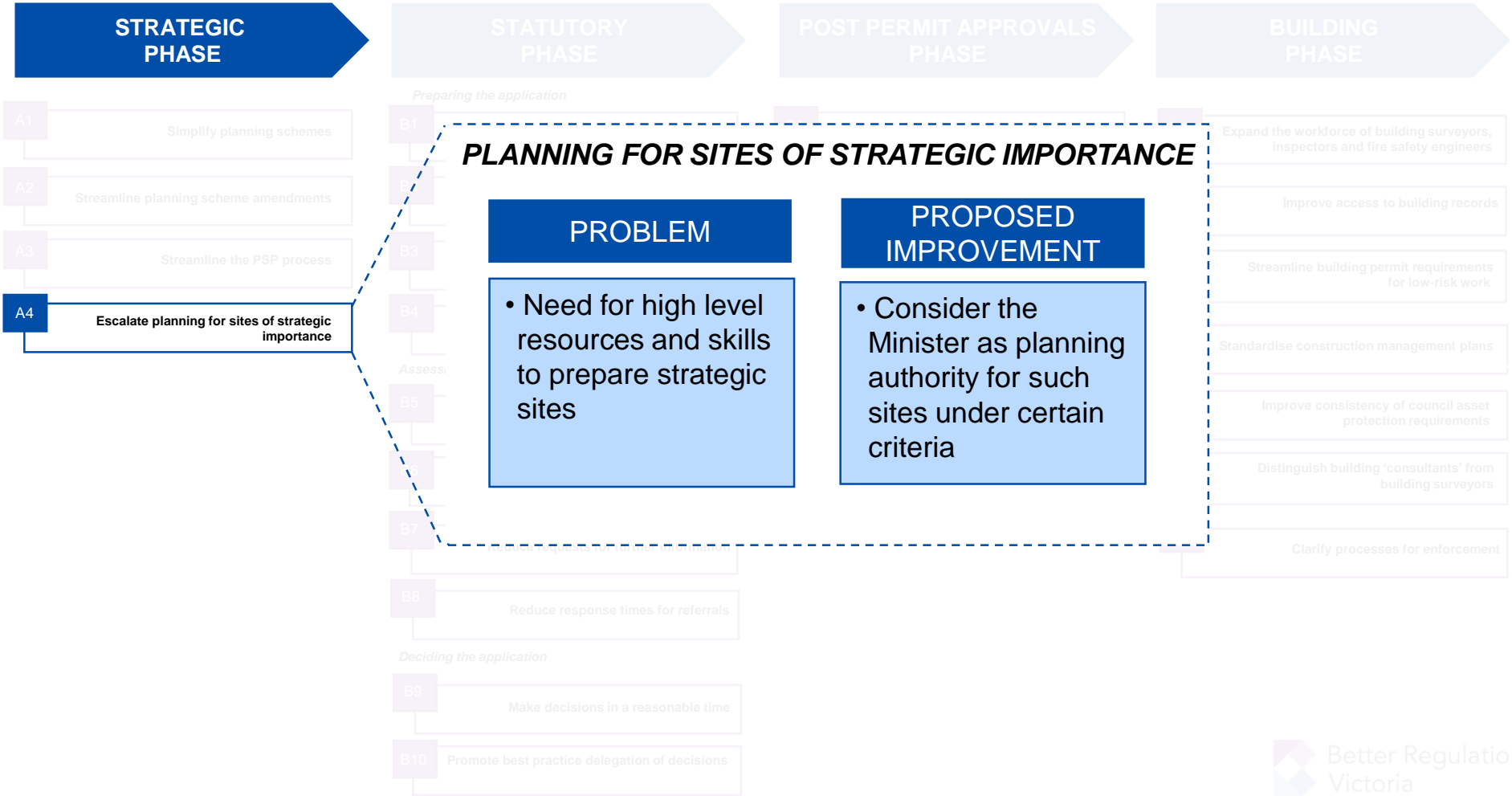
Streamline building permit requirements for low-risk work

Standardise construction management plans

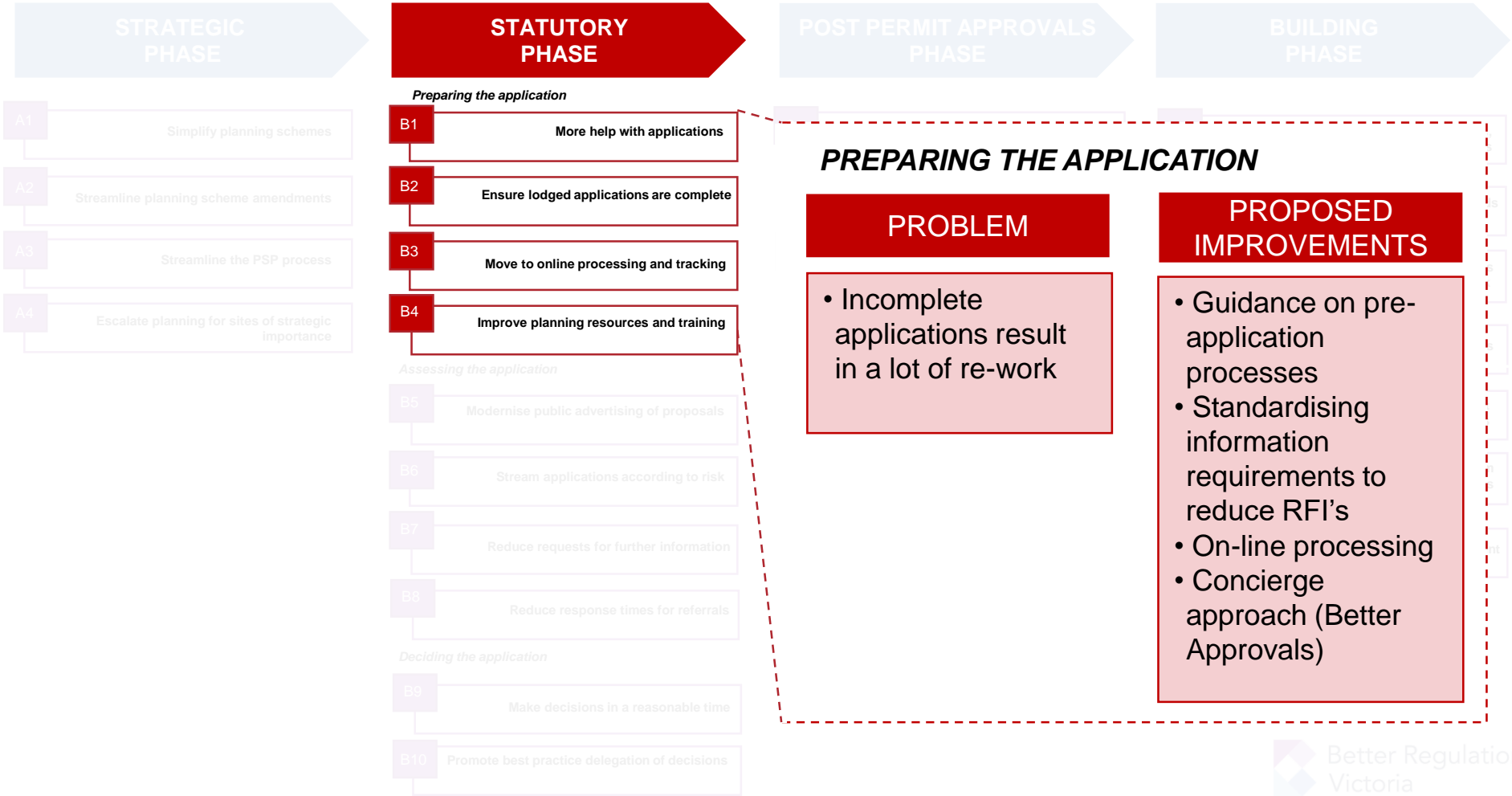
Improve consistency of council asset protection requirements

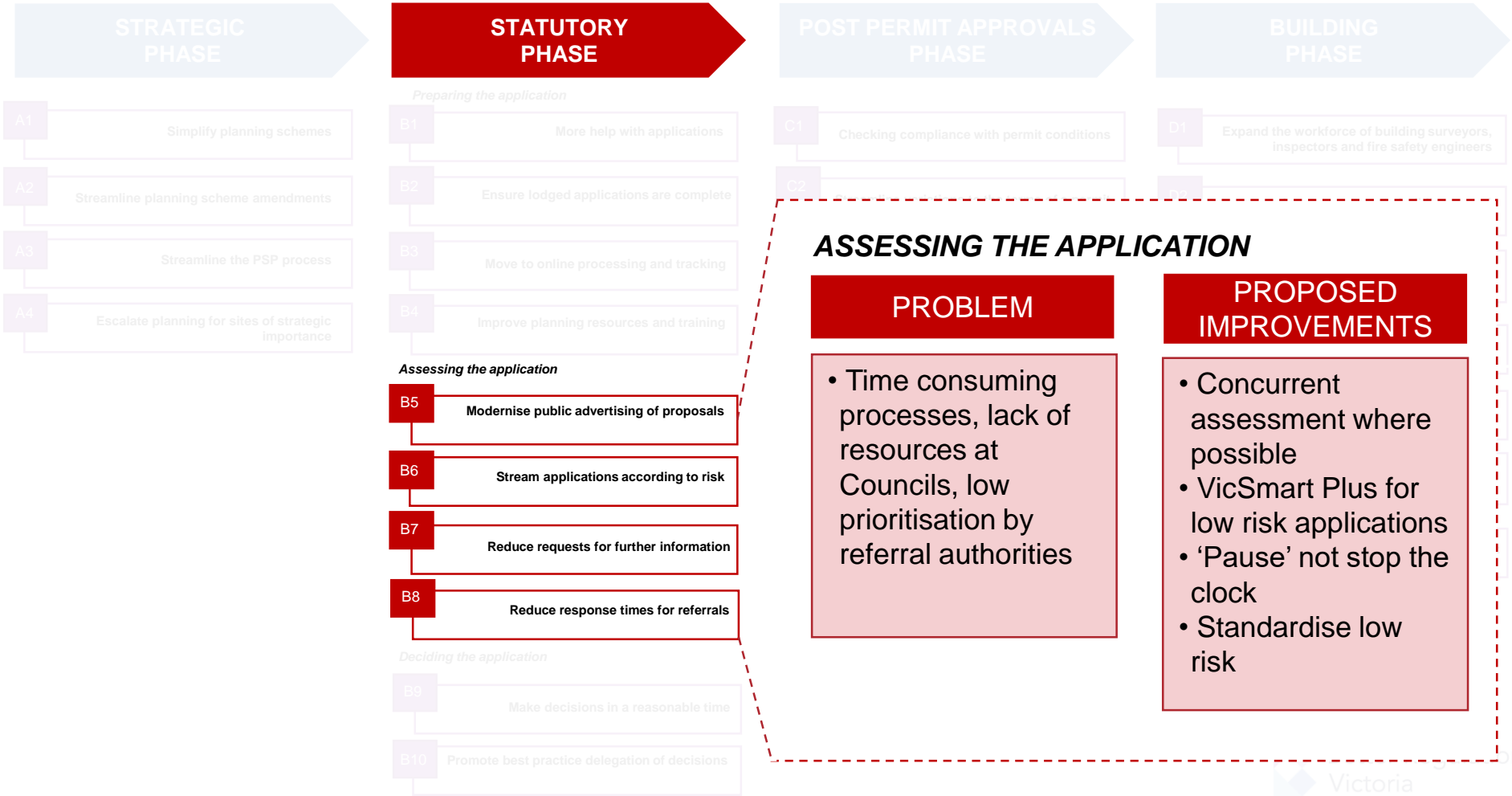
Distinguish building 'consultants' from building surveyors

Clarify processes for enforcement



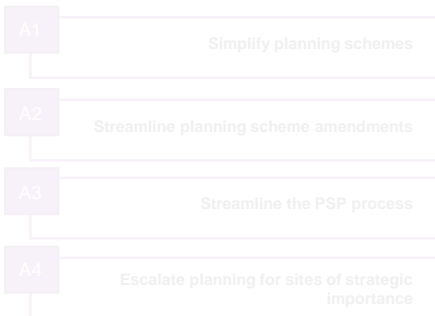






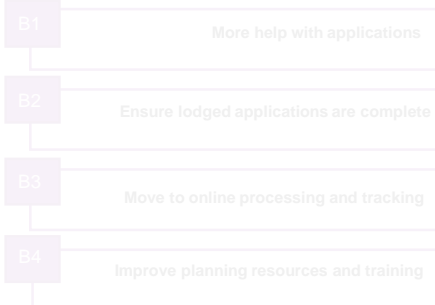
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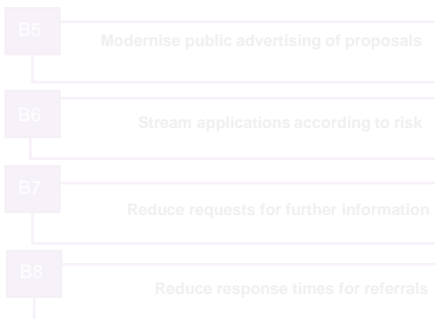


## STATUTORY PHASE

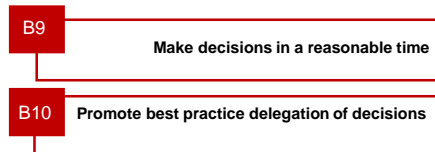
### Preparing the application



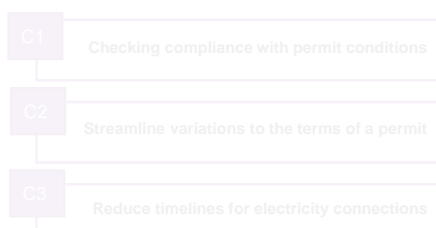
### Assessing the application



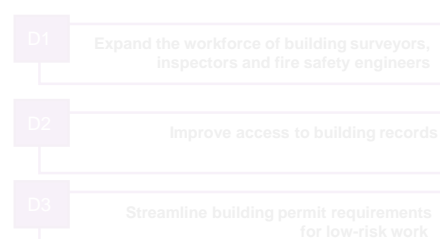
### Deciding the application



## POST PERMIT APPROVALS PHASE



## BUILDING PHASE



## DECIDING THE APPLICATION

### PROBLEM

- Timelines may not recognise complexity
- Decisions are further clogged up in Council processes

### PROPOSED IMPROVEMENTS

- Consider a longer time before 'failure to determine' (90 days?)
- Promoting 'best practice' delegation of decisions

# 27 KEY IMPROVEMENTS

STRATEGIC  
PHASE

STATUTORY  
PHASE

POST PERMIT APPROVALS  
PHASE

BUILDING  
PHASE

## PERMIT CONDITIONS

### PROBLEM

- Permit holders can get bogged down with meeting conditions, causing delays and unnecessary costs

### PROPOSED IMPROVEMENTS

- Clarification in a PPN (and model framework) about use of conditions
- Timelines for Council approval of amended plans
- Updated guidance and training for Council staff on use of conditions
- Statewide manual of standardised engineering conditions

C1

Checking compliance with permit conditions

C2

Streamline variations to the terms of a permit

C3

Reduce timelines for electricity connections

C4

Simplify payment of infrastructure contributions

C5

Approvals by other authorities

C6

Coordinate planning and building permit assessments

D1

Expand the workforce of building surveyors, inspectors and fire safety engineers

D2

Improve access to building records

D3

Streamline building permit requirements for low-risk work

D4

Standardise construction management plans

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Improve consistency of council asset protection requirements

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Distinguish building 'consultants' from building surveyors

D7

Clarify processes for enforcement

B9

Make decisions in a reasonable time

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Promote best practice delegation of decisions



# 27 KEY IMPROVEMENTS

## STRATEGIC PHASE

Simplify planning schemes

## STATUTORY PHASE

Preparing the application

B1

More help with applications

## POST PERMIT APPROVALS PHASE

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### TIMELINES FOR ELECTRICITY CONNECTIONS

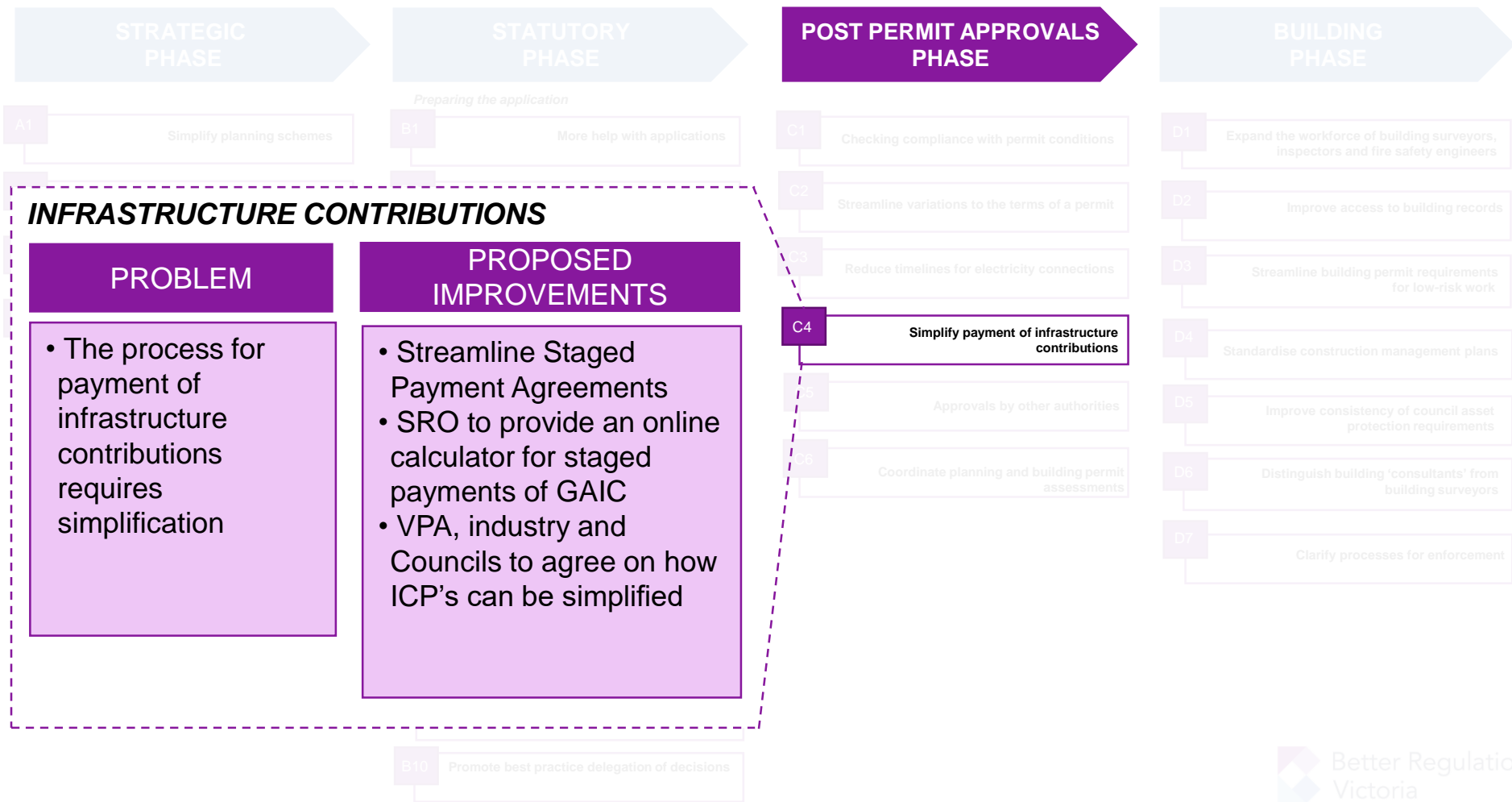
#### PROBLEM

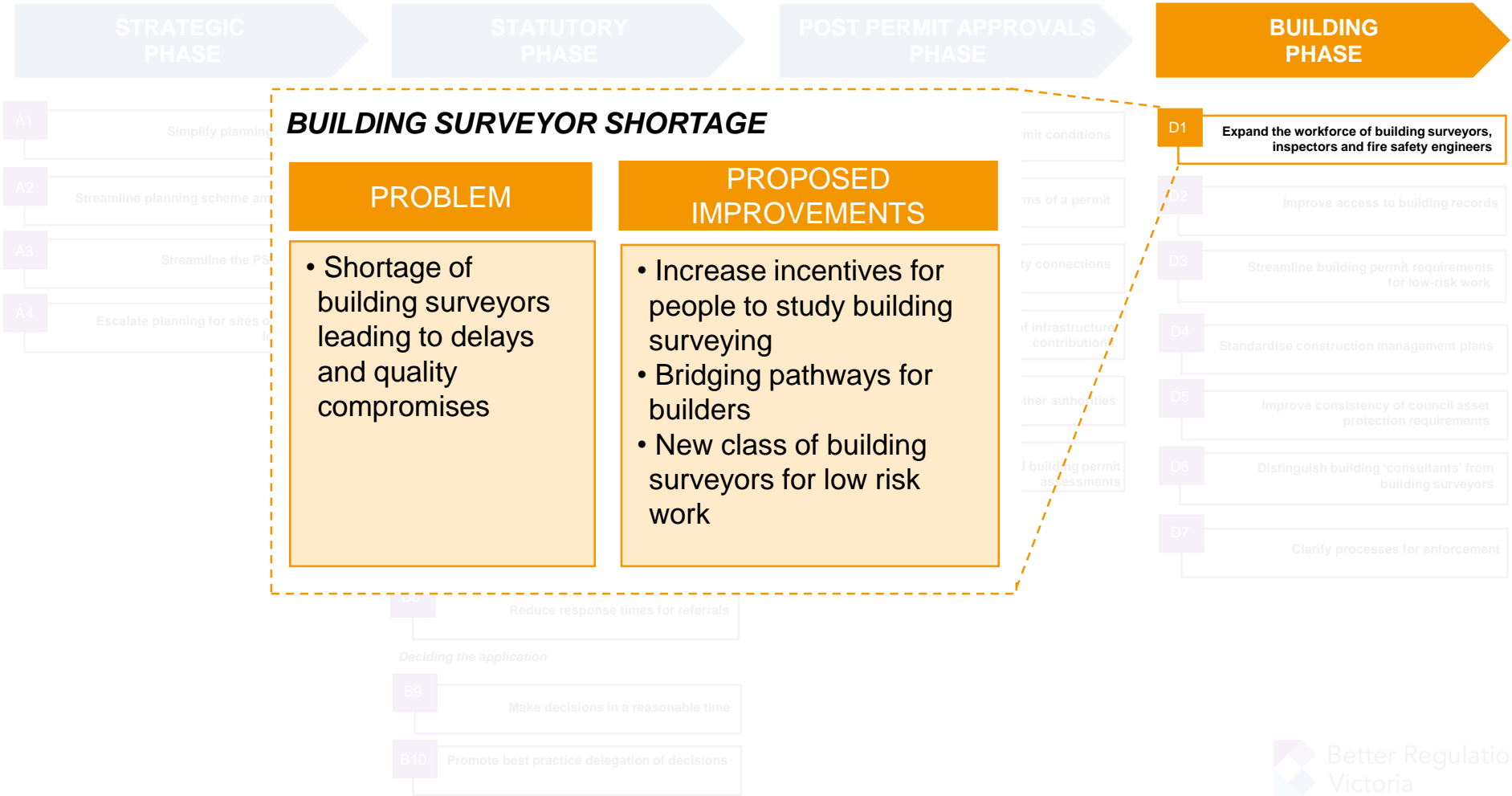
- Electricity connections to greenfield sites can be slow and delay projects

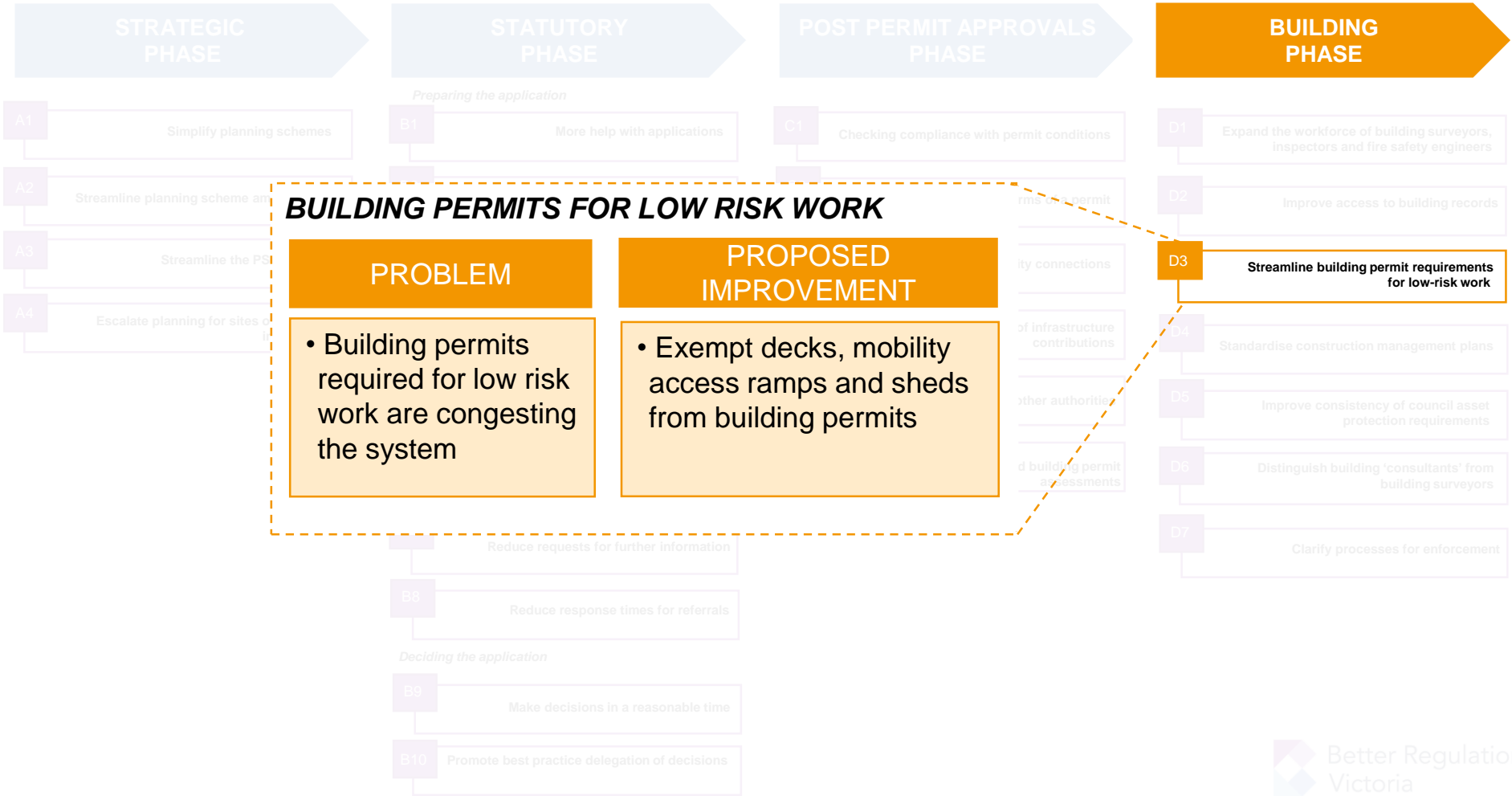
#### PROPOSED IMPROVEMENTS

- Specify timelines in the Electricity Distribution Code to encourage continuous improvement and maintain safety standards.
- Civil Contractors' Federation and Energy Safe Victoria to develop training for contractors to reduce audit failure rates

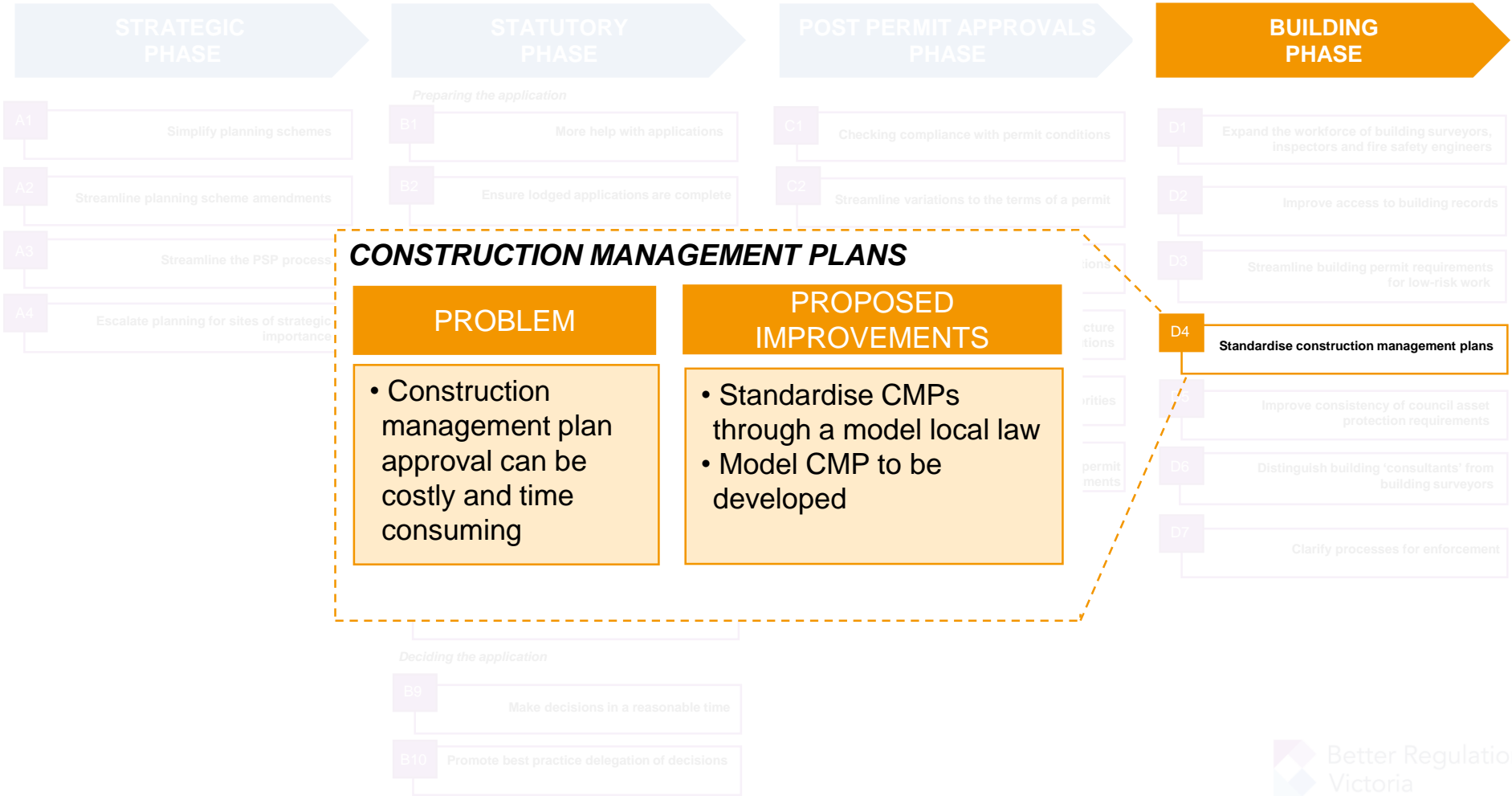
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# Next steps

Discussion paper released through Engage Victoria

<https://engage.vic.gov.au/>

Further public consultation open until 15 November

Final report submitted in December

