



One House One Approval

Version 02, June 2025



**Simple and
effective**

Executive Summary

One House One Approval 2025

HIA first released *One House One Approval* (OHOA) in 2019. Since then, the housing landscape has continued to evolve.

Terms such as ‘housing affordability’ and ‘housing crisis’ have gained greater prominence in the media and industry discussions. Planning has increasingly become a focal point in addressing these issues.

Both industry and governments continuously explore ways to streamline the planning system for better, faster outcomes. While there is no silver bullet to fix planning, concrete actions must be taken now to achieve more efficient and timelier results. Planning must serve as an enabler, not the roadblock, to housing delivery.

In August 2023, the federal government showed heightened interest in planning when the National Cabinet endorsed the National Housing Accord (the Accord), which set an aspirational target to build 1.2 million new homes over five years from mid-2024. To facilitate this goal, the government also agreed to a 10-point National Planning Reform Blueprint (the Blueprint).

In August 2024, 12 months post the commitment to the National Planning Reform Blueprint, HIA released the *HIA Planning Blueprint Scorecard* ([HIA Scorecard](#)) to assess progress of each state and territories planning systems to implement this important planning reforms. This HIA Scorecard strategically assessed the metropolitan and housing strategies of each state and territory, scoring them out of 5 based on four themes: shovel-ready land, higher density housing, reducing red tape, and faster decisions.

Disappointingly, no state or territory planning systems received a score of greater than 3 out of 5 in implementing genuine planning reforms to bring critical shovel-ready land to market in a timely fashion and providing adequate land supply to deliver on the Government’s 1.2 million homes target.

The Scorecard did acknowledge states and territories have made some progress, or committed to a number of reforms to their planning systems but we all know more substantive reform is needed to match housing demand with supply.

In 2024, the federal government released a National Urban Policy (NUP) that aims for nationally consistent housing and planning outcomes that efficiently and effectively meet the needs of all Australians.

There are clear synergies between the National Planning Reform Blueprint, HIA Planning Blueprint Scorecard, National Urban Policy and One House One Approval. Each framework calls for decisive government action to improve planning processes and outcomes.

Importantly, the principles and objectives outlined in the original OHOA remain as relevant today as they were in 2019 when this was first published by HIA and if anything, they are even more critical given the national housing shortages being faced across the country.

The 2025 version of OHOA has assessed state and territory planning systems in adopting principles or components of OHOA. Disappointingly, despite acceptance recognition of these key guiding principles for streamlined planning approvals, particularly for single dwelling housing, no state or territory has fully adopted these principles.

HIA continues to push for streamlined, consistent regulatory processes that remove red tape and duplication. These reforms will give the industry the certainty it needs to build the homes Australians need now and in the future.

We can’t just keep on with ‘Business as Usual’ approaches to planning and think this will solve Australia’s housing crisis itself. We need comprehensive reform and One House One Approval can be a key driver to unlocking the housing that Australia desperately needs.

Working with state and territory governments to achieve simple and effective approval outcomes for all new housing is a key priority for HIA.

Unnecessarily complex approval systems lead to protracted approval timeframes, higher approval costs and negatively impacted housing affordability.

A nationally consistent approvals outcome for all single dwellings on land zoned residential must be the goal

– *One House One Approval*.

**Nationally
consistent
outcomes**

Is the planning and building approvals system for houses broken?

The development approval system for houses in all States and Territories has become cumbersome and unwieldy to the point where now many of the systems are showing real signs of being ineffective and inefficient.

Most now incorporate controls and technical requirements in response to highly specific matters resulting in ad-hoc planning rules that act as pre-emptive or quasi building controls creating regulatory duplication.

Regulatory duplication is particularly prevalent when obtaining development approval for housing for the most-straight forward approval – particularly a single dwelling on a residential lot.

It is time to take action and arrest these duplicative and costly systems that have crept into new housing approvals.

A refreshed and simplified approach to obtaining development approval for a single dwelling on a residential lot – *One House One Approval* is needed.

What is *One House One Approval*?

One House One Approval (OHOA) is the basis of HIA's approach to the planning and building system. OHOA facilitates a pathway to deliver one approval for the construction of a single house on a block of land zoned for housing.

OHOA does not seek to achieve national consistency in (statutory) approval processes, rather it aims to achieve a nationally consistent outcome in terms of an approval for a single dwelling on land zoned residential.

Given each jurisdiction has existing bespoke legislative mechanisms for dwelling approvals it would be unreasonable to aim to achieve a nationally consistent approval process – rather the goal can be achieved by using the bespoke legislative mechanisms already in place. Amendments to legislative requirements and processes may still be required and the degree of change will vary between States and Territories.

Why approving one house is complex

In most state and territories, despite the primary planning control over the land, the Zone, being for residential use, it is common that two approvals – planning and building – must be obtained prior to construction of a dwelling. This is contrary to the intent of strategic planning where potential barriers, such as environmental constraints that may impede the intended use, are mitigated at the start.

Currently there are few examples where a fully integrated streamlined approvals process such as that proposed by OHOA has been implemented. Some states have a version of a streamlined approvals process for a single dwelling on land zoned residential – though often the process is undermined by secondary planning controls or there is only narrow application of the streamlined approvals process.

Requirements to obtain both planning and building approval embeds a number of costs the owner (applicant) must carry including:

- dual application fees;
- duplicated plans, reports and specifications; and
- time.

This leads to protracted approval timeframes and added costs on new home delivery which negatively impacts housing affordability.

This issue most commonly arises in instances where use and development of a dwelling is captured in some way through secondary planning control such as an Overlay, local planning policy, development control plan or the like. Secondary planning controls often seek to regulate a specific land use matter not actually related to the design of the dwelling.

Secondary planning controls often undermine the purpose of the primary planning control – the residential zoning of the land.

Building standards have also been allowed to creep into planning approval requirements creating duplication for no added value.

The relationship between planning approval and building approval for smaller scale residential development on land zoned for residential purposes is in need of review in order to be more efficient.

Appendix A discusses four examples to promote consideration and discussion as to likely ways in which *One House One Approval* could be approached.

Appendix B outlines the current 'State of Play' in each State/ Territory jurisdiction to obtain all necessary approvals for construction of a single dwelling on land zoned residential.



reducing
inefficient
duplication

Planning controls



**Tangible
benefits**



What benefits can *One House One Approval* deliver?

Adequate housing supply is influenced by a range of matters:

- the availability of labour and materials;
- a steady pipeline of shovel-ready land; and
- the processes involved in gaining approval to build a home.

Red tape in the approval processes to build a new home is the greatest factor negatively impacting timely decision making for housing. This leads to significant increases in development costs and negatively impacts housing affordability.

It is time to streamline the approval processes for one house on one block of land zoned for residential use.

OHOA will create certainty and predictability for the residential building industry leading to market confidence and support the ability for home buyers to commit to a project with certainty about the cost and timeframes involved for necessary approvals.

Governments will be able to forecast housing availability with greater accuracy and provide the community with the assurance that the cost of housing is not being unduly influenced by red tape.

One House One Approval can deliver considerable productivity gains

Based on a bottom-up investigation of the magnitude of statutory taxes and regulatory costs in housing, it is estimated the costs of compliance with development and building rules in Sydney, accrue in the following ways:

1. Development approval – such as state and local planning authority charges and levies;
2. Building approval – such as application fees, inspection Fees, energy efficiency reports, site soil assessments, and utility plans; and
3. Discretionary reports – such as flood overlay reports, tree protection reports and protections works report.

Given the time taken to request, schedule and submit these reports and respond to the local council, it is estimated the cost to the end client included an additional cost of between \$9368 and \$11,273 per home.

Assuming that half of these costs can be avoided, on a national sales weighted basis, this would see a saving of \$10,784 per home, or around \$1.132 billion annually.



it's time to
streamline
the process

How should *One House One Approval* work?

Once land has been zoned and subdivided for residential purposes, no further constraints, such as environmental investigations, should remain on the land that impact the approval process for a single house. No other (strategic) matters should be allowed to creep into the statutory planning approvals process.

OHOA aims to achieve a simple, expedited, consistent and certain approval process for a single dwelling on land zoned and subdivided for residential development.

This can be achieved by:

- reducing application duplication;
- establishing deemed to satisfy housing design provisions; and
- acknowledging design constraints and opportunities on a lot by lot basis early in the planning process.

It is paramount that robust planning reform is implemented to remove secondary planning controls that contain unnecessary approval triggers.

Thorough strategic planning and strong guidance from all levels of government is required to ensure as a principle of a good planning system these approval triggers are not allowed to creep back into the planning approvals process.

It is acknowledged there will be some variety in the approach governments adopt to achieve a *One House One Approval* outcome. There are key components a well-structured, practical and workable *One House One Approval* system should entail to ensure an optimal outcome.

Key components of an optimal *One House One Approval* system are:

- Applying truth in zoning to land zoned and subdivided for residential development.
- Providing a planning pathway that ensures all single dwellings on residential land are permitted as either 'exempt' or 'code' assessable development.
- Providing a state based residential design code that addresses all planning requirements to be treated as 'exempt' or 'code' assessable development.
- Limiting the ability for planning overlays to remove single dwellings from the 'exempt' or 'code' assessable pathway.
- Prohibiting the inclusion of development approval/ permit triggers for single dwellings in secondary planning instruments such as overlays and local planning policies.
- Prohibiting planning regulations, codes and policies from incorporating building code requirements.

Robust planning reform is needed



**Practical
and workable**

A photograph of a man with a beard and short dark hair, smiling warmly while hugging two children. He is wearing an orange t-shirt. On the left, a young girl with her hair in a bun, wearing a light blue t-shirt and white shorts, is seen from the back. On the right, a young boy with short brown hair, wearing a blue t-shirt, is smiling at the camera. The background shows green foliage and a cloudy sky.

**Meaningful
reform**

How can HIA help achieve *One House One Approval*?

Some jurisdictions have provisions that, with a real desire for process improvement and increased productivity could with relative ease be amended to achieve an OHOA outcome.

HIA recognises the current complying development process in NSW delivers the outcome OHOA is seeking. Similarly, the R Code provisions in Western Australia and the ResCode provisions in Victoria offer the desired outcome, but without reform fail to deliver at the level necessary to support housing affordability.

Having established there are some jurisdictions that are well placed to embrace OHOA, it is considered there is no better time to start implementing an initiative to achieve a nationally consistent outcome that provides a pathway to deliver one approval for the construction of a single house on a block of land zoned for housing.

As Governments look to ways to deliver productivity reform, planning often receives a notable mention, but identifying meaningful reform and actions that can be effectively delivered is a constant challenge.

HIA sees *One House One Approval* as a tangible and deliverable planning reform that can increase housing productivity, support housing affordability and meet community expectations. Minimal change is needed to the operation of planning systems in each jurisdiction, but maximum effort is needed.

With the support of all governments now is the time to help facilitate this critical planning reform and deliver a fully integrated *One House One Approval* outcome across Australia.

Reforming the planning and building approval processes to ensure that proposed single dwellings on land zoned and subdivided for housing and designed to meet the residential design code in that state, only require one statutory approval must be a priority for all Governments.

Achieving this outcome should be a priority for all Planning and Building Ministers today.

Minimal change is needed to the operation of planning systems in each jurisdiction.

How can *One House One Approval* deliver change?

Discussed below are four examples to promote consideration and discussion as to likely ways in which *One House One Approval* could be approached.

Whilst each of these examples does not provide a single answer to what a simple, expedited, consistent planning system for single dwellings should look like, they are examples that clearly support the ideal that a single dwelling should have access to a tailored design code, preferably a state code, and that where a design meets that code, there should be a one-step approval pathway available.

The underlining theme of each example is that the role, intention and interdependence of a planning approvals system and a building approvals system needs to be understood.

APPENDIX A

1 New South Wales

Complying Development

Complying development is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier. Complying development can be used for the construction of a new dwelling house, alterations and additions to a new house, and demolition of a building. Fast-tracked complying development approvals can be issued in as little as 20 days, compared to a state-wide average of over 100 days for a development application.

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides the applicant with an option to use the one-step complying development approval pathway. Part 3 of the SEPP sets out the NSW Housing Code and provides the deemed to comply development standards for single dwelling houses (both one and two storey).

The Codes SEPP demonstrates the efficiency that can be achieved when a single approval pathway is available.

The NSW Government expanded the state based approach to streamlined housing approvals with the subsequent release of the Low Rise Housing Diversity Code (the missing middle). This Code facilitates using complying development for these additional housing types, addressing dual occupancies, manor houses and terraces built as complying development in R1, R2, R3 and RU5 zones where this type of housing is already permitted under a council's Local Environmental Plan.

2 Western Australia

Streamline WA

Western Australia's planning framework provides for a Deemed-to-comply OHOA pathway for all Single Houses, Ancillary Dwellings (Granny Flats) and minor development to be assessed by a Building Surveyor when a building permit is applied for and granted by the Local Government. Single Houses (along with Ancillary Dwellings, some renovations and other outbuildings) that meet the conditions of the Deemed Provisions within the Planning and Development (Local Planning Scheme) Regulations 2015 are exempt from the need for a Development Assessment. Those conditions are that the Residential Design Codes (R Codes) apply, the proposal meets the Deemed-to-comply outcomes of the R Codes, and that the proposal is not in a sensitive or special area.

WA's R Codes provides for both conservative Deemed-to-comply (quantitative) outcomes and Design-principles (qualitative) provisions. By complying with the conditions of the Deemed Provisions, Single Houses (and other uses) can progress straight to an application for a building permit.

However, many Local Governments can prescribe Scheme Provisions or Policies that may be difficult or onerous to meet, that can regularly require a Development Application to assess and determine – especially within established or infill suburbs.

The WA Supreme Court recently ruled that these Schemes or Policies can vary the R Codes, but cannot override the exemptions within the Deemed Provisions – see WASC 502 [2024].

This approach means the Local Government is both the building permit authority and the decision-maker in the one process, maintaining a very high bar for third-party appeals.

The Action Plan for Planning Reform was released in 2019, and outcome C7: Development assessment processes are streamlined and outcomes-focused draws directly from StreamlineWA's 2018 paper Making it easier to build a single residential dwelling – and Since 2019, HIA has successfully negotiated for Single Houses and secured;

APPENDIX A

- A review and update of the 2021 R Codes to remove ambiguity that often triggered Development Applications for Single Houses,
- Intrinsic involvement with the Medium Density Housing Code, to ensure most Single Houses remained 'Low Density' with appropriate controls and considered in line with the current 'Neighbourhood Design' – being an overdue review of greenfields housing estate design,
- If required, planning applications for Single Houses cannot be elevated to a Council of elected members, and must be determined at officer level – in many cases saving over 30 days of assessment time.

HIA continues positive dialogue with the WA State Government to further OHOA outcomes.

APPENDIX A

3 Victoria

Small Lot Housing Code

The Victorian Planning Provisions allow a Schedule to the Urban Growth Zone that provides a planning permit is not required to construct one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code. The restriction must identify each lot as 'Type A' or 'Type B' and a recently introduced 'Type C' under the Small Lot Housing Code, design requirements vary depending on the Type that is allocated to each lot.

- Type A lots are typically detached or semi-detached single storey products with room for small tree planting in the front yard.
- Type B is typically town house product that can provide for a transition from town centres to surrounding residential areas.
- Type C is intended to be the densest product and is best located within vicinity of town centres

Approval for the construction of housing that meets all the standards is in the form of a building permit issued by a Relevant Building Surveyor (RBS). House designers must provide sufficient information on the plans to enable the RBS to determine compliance with the standards and the RBS must ensure that an application for a building permit provides sufficient information to determine that the application complies with the design standards.

Application of the Small Lot Housing Code is relatively limited as the Urban Growth Zone can only be applied to land within the Urban Growth Boundary. The Victorian government has recently allowed the Code to be introduced to limited areas of strategic infill sites via a Special Purpose Zone. HIA would like to see the Small Lot Housing Code applied in other development settings such as regional greenfield sites.

4 Tasmania

Housing Land Supply Orders

Following on from the introduction of the Housing Land Supply Act, HIA has continued to advocate for facilitation of the one house one approval process.

Whilst this Act itself does not facilitate a one house one approval process through proper and orderly strategic planning it does begin to pave the way for a streamlined statutory approvals process.

The Act does this by allowing Housing Land Supply Orders to be made that identify barriers and constraints to residential development to be identified and managed as part of the strategic planning process rather than being dealt with as regulatory requirements as part of the statutory planning / approvals phase.

The recent simplification of the plumbing approval process, proposing the extension of the Urban Growth Boundary across Greater Hobart and the Density Incentive Grant Scheme for medium and high density developments are all clear indicators Tasmania's regulatory system is aiming to reduce delays and the cost of building new homes

HIA is continuing to engage with the State government presenting a number of planning reform proposals, one being a Single Dwelling Fast Track Housing Approval Process. This process starts with a builder assessing a customer's eligibility criteria and if eligible moving through a number of self-certifications for planning, building and plumbing prior to lodging with the permit authority to obtain approval within two working days. Government have shown strong interest in the proposal and engagement is continuing with the Planning Minister, who also has the housing portfolio, and is supported by a dedicated Parliamentary Secretary focused on removing barriers to housing supply.

APPENDIX B

Current statutory planning regimes for single dwellings

Queensland



Is planning approval required for single dwellings on land zoned residential?	<p>Yes, in some instances.</p> <p>A <i>dwelling house</i> on land in most residential zones is considered 'accepted development' under the Queensland <i>Planning Regulation 2017</i> and thus only requires a building approval. However, the planning framework requires building approvals to be referred to local government when a <i>dwelling house</i> does not comply with the acceptable outcomes of the respective planning scheme, this is commonly referred to a referral agency response.</p> <p>Alternatively if a relevant overlay applies to the property in accordance with a local government planning scheme, a <i>dwelling house</i> can be considered 'assessable development' which triggers the need to obtain planning approval in addition to building approval.</p> <ul style="list-style-type: none">Consistent with HIA's advocacy, in 2022 amendments were made to the <i>Planning Regulation 2017</i> to limit which council planning scheme overlays can require a planning approval for a dwelling house in residential areas. The planning scheme overlays relevant to <i>dwelling houses</i> are limited to environmental, waterway, flooding/overland flow, traditional building character, local heritage, bushfire or safety hazards from mining activities. Some of these overlays automatically trigger the need to gain additional planning approval while others introduce a range of additional requirements that must be met.
Is there a statutory timeframes for planning approval (where required)?	<p>Yes. Under Queensland planning legislation there are two levels of assessment that could be triggered for the construction of a dwelling house on a residential zoned parcel of land, 'code assessment' or 'impact assessment' (publicly advertised), which have the following statutory timeframes for decision making:</p> <ul style="list-style-type: none">Code assessment – up to 45 business days for Council to issue a decision notice. Where additional information is requested and or the application must be referred to other agencies there are regulatory provisions that allow Council additional time to issue a decision notice.Impact assessment – up to 45 business days plus a further 15 business days public notification period (with up to 10 business days in addition for Council to 'assess' any submissions), giving a total of 70 business days for Council to issue a decision notice. Where additional information is requested and or the application must be referred to other agencies there are regulatory provisions that allow Council additional time to issue a decision notice.
Is there a fast track assessment pathway for dwellings?	<p>No, however a few Councils offer a third party assessment pathway for low-risk applications that can be assessed by accredited consultants who have been approved by Council.</p>

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Current statutory planning regimes for single dwellings

Is there a statutory time for fast track?	No.
Who is responsible for issuing building approvals?	Building Certifiers have authority under Queensland legislation to assess applications and issue a Building Approval. While a few Councils still employ Building Certifiers and offer an approval service most Building Certifiers operate independently of Council.
Is there a statutory timeframe for building approvals?	Yes. Building approvals follow the statutory timeframes of 'code assessment' development applications. Where additional information is requested or the applications must be referred to Council there are regulatory provisions that allow additional time to issue a building approval. The private certifier is required to notify and provide the local council with a copy of the approval documents (and fees to maintain these records) within 5 business days of approval. The approval documents can be issued to the applicant only after this.

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New South Wales



Is planning approval required for single dwellings on land zoned residential?	Yes. In almost all residential Zones, single dwellings are classified as 'development with consent' requiring development approval. However, under state planning policies a single dwelling may be eligible for assessment as complying development.
Is there a statutory timeframes for planning approval (where required)?	Yes. Local councils have 40 days to make a determination on a development application (and 60 days for Integrated or Designated Development applications). Councils or referral authorities can 'stop the clock' for a 'reasonable period' if they seek additional information from the applicant.
Is there a fast track assessment pathway for dwellings?	<p>Yes. Under the state planning policies , a single dwelling is generally eligible to be considered as complying development it is eligible under the Local Environmental Plan and designed to meet the relevant development standards set out in the Housing Code.</p> <p>Complying development is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier – this includes the construction of a one or two-story dwelling house.</p>
Is there a statutory time for fast track?	No. Complying development certificates however, can be issued within 20 days if the proposal complies with all the relevant requirement in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Who is responsible for issuing building approvals?	A building approval (Construction Certificate) is required for all building work that is not complying development. A building approval can be issued by either a local council certifier or a private certifier.
Is there a statutory timeframe for building approvals?	Yes. 28 days is timeframe for deemed refusal of Construction Certificate, unless the application is made together with the DA, then statutory timeframe links to DA assessment.

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Australian Capital Territory



Is planning approval required for single dwellings on land zoned residential?	<p>Yes, in some instances. When a proposal for a single dwelling on residential land does not comply with relevant provisions of the <i>Planning and Development Regulations 2008</i> Schedule 1 and Zone a single dwelling cannot be considered Exempt development and planning approval must be obtained.</p> <p>The need to obtain planning approval is most commonly triggered when provisions of the various residential Zones contain stringent building and site control approval requirements in relation to:</p> <ul style="list-style-type: none">• setbacks and allowable encroachments• built form• materials and finish• vehicle access and parking.
Is there a statutory timeframes for planning approval (where required)?	Yes. 30 working days from date of lodgment if no representations are received, and 45 working days from date of lodgment when representations are received.
Is there a fast track assessment pathway for dwellings?	Yes. For a single dwelling application requiring planning approval these are typically dealt with as 'code track' assessment. These assessments are generally for simpler developments that meet all the relevant rules in the Territory Plan.
Is there a statutory time for fast track?	Yes. The planning authority has 20 working days from date of lodgment for 'code track' assessment.
Who is responsible for issuing building approvals?	Building approvals are issued by an ACT licensed building surveyor as the certifier. There are no building approval exemptions for detached houses.
Is there a statutory timeframe for building approvals?	No. Building approvals are issued as soon as practicable.

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Current statutory planning regimes for single dwellings

Victoria



Is planning approval required for single dwellings on land zoned residential?	<p>Generally a planning permit is not required for a single dwelling on land zoned residential.</p> <p>A planning permit is required if one of the following applies:</p> <ul style="list-style-type: none">• the lot size is less than 300sqm or 500sqm if specified in a schedule to a residential zone;• an Overlay applies to the lot e.g. Neighborhood Character Overlay; or• another planning scheme control that triggers a planning permit applies, such as a local planning policy.
Is there a statutory timeframes for planning approval (where required)?	<p>Yes. Local councils have 60 statutory days from the date the application is received to determine the application. The statutory days clock is turned off and back on during elements of the assessment process, meaning the overall days to assess and determine the application can be greater than the 60 statutory days.</p>
Is there a fast track assessment pathway for dwellings?	<p>Yes. Fast track assessment pathways for single dwellings are; the Small Lot Housing Code (the Code) and VicSmart. Though the uptake of these fast track pathways is generally low.</p> <p>Provided a lot is identified as a lot to be assessed against the Code via a restriction on title the Code eliminates the need for a planning permit on lots less than 300 square metres where a clear set of house design and siting standards are met. Currently the geographic application of the Code applies only to the Urban Growth Zone (Melbourne's greenfield growth areas) and some limited regional locations. State government is currently considering ways in which the Code could be expanded.</p> <p>To determine if an applicant qualifies to utilise VicSmart is generally considered a convoluted and debated process and several local councils typically do not encourage or promote its use.</p> <p>Until recently there were only two dwelling types that qualified for the SLHC process. The government has now added a third dwelling type intended to be the densest product and is best located within the vicinity of town centres.</p>

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Current statutory planning regimes for single dwellings

Is there a statutory time for fast track?	<p>SLHC – No, as a planning permit not required if prescribed provisions are met an assessment and approval is undertaken by a private building surveyor.</p> <p>VicSmart – local council has 10 business days to issue a planning permit. If the 10 business days is exceeded the applicant can apply to have the matter reviewed at VCAT.</p>
Who is responsible for issuing building approvals?	Building permits can be issued by either a private building surveyor or the municipal building surveyor.
Is there a statutory timeframe for building approvals?	No. Though a building permit issued by a private building surveyor must be lodged with the relevant council within five days of it being issued.

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Current statutory planning regimes for single dwellings

Tasmania



Is planning approval required for single dwellings on land zoned residential?	<p>No. In a majority of cases as per the Tasmanian Planning Scheme and State Planning Provisions single dwellings can qualify as development without consent.</p> <p>Planning approval is not required for single dwellings which comply with the Acceptable Solutions in development standards in five residential zones (GRZ, IRZ, LDRZ, RLZ, VZ).</p> <p>Acceptable Solution criteria and development standards which must be met varies for each of the above listed zones, which includes the following provisions:</p> <ul style="list-style-type: none">• Setback provisions• Height• Site coverage• POS• Sunlight and overshadowing.• A Local Provisions Schedule may be applied which triggers the need to obtain planning approval. <p>It is often the strict adherence and inflexible application of these requirements that can lead to planning approval being required.</p>
Is there a statutory timeframes for planning approval (where required)?	Yes, the Planning Authority must determine 'Permitted' planning applications within 28 days and 'Discretionary' planning applications within 42 days from the date of submission.
Is there a fast track assessment pathway for dwellings?	No, as the majority of dwellings can qualify as development without consent. The Tasmanian government is considering a Development Assessment Panel model that may be able to assist in the fast tracking of some residential development types.
Is there a statutory time for fast track?	Not applicable, as there are no specific single dwelling fast track mechanisms.
Who is responsible for issuing building approvals?	Single dwellings require a building approval from the local authority. A (private) building surveyor makes application to the local authority for a certificate of likely compliance.
Is there a statutory timeframe for building approvals?	Yes. A local authority is required to issue a certificate of likely compliance within 21 days.

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Current statutory planning regimes for single dwellings

South Australia



Is planning approval required for single dwellings on land zoned residential?	<p>Yes. Planning consent is required for all dwellings under the <i>Planning Development and Infrastructure (PDI) General Regulations 2017</i>.</p> <p>Pursuant to the regulations single dwellings are not legislated under 'accepted development'.</p> <p>Whilst there are no exemptions to requiring Planning consent for a single dwelling on residential land all planning applications are assessed against the Planning & Design Code (the Code) which outlines Zone and Overlay requirements. Based on the requirements of the Code the assessment pathway (and the statutory time to assess an application) varies depending on the three types of assessment:</p> <ul style="list-style-type: none">• deemed-to-satisfy• performance assessed• restricted development.
Is there a statutory timeframes for planning approval (where required)?	<p>Under the PDI (General) Regulations 2017, the relevant authority must verify the application within 5 business days. In addition, the relevant authority has a further:</p> <ul style="list-style-type: none">• 5 business days to issue consent if the dwelling is deemed-to-satisfy development• 20 days if the dwelling is performance assessed development• 60 business days if the dwelling is restricted development.
Is there a fast track assessment pathway for dwellings?	<p>Most applications for a single dwelling on residential land are assessed using the performance assessed pathway. However, there are fast track assessment pathways for dwellings depending on the area in which they are being constructed. If a detached dwelling is to be constructed in a Master Planned Neighbourhood Zone or a MasterPlanned Township Zone, the development may be classified as "accepted development" under Schedule 6A Part 3 of the Planning, Development and Infrastructure (General) Regulations 2017. This means no planning assessment is necessary. It is expected that such development adheres to the following</p> <ul style="list-style-type: none">• Suitable setback requirements are met (generally 5 metres)• The finished floor level is 300 mm above the kerb in flood zones• Carparking spaces meet standard requirements

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Is there a statutory time for fast track?	<p>Yes, statutory time for fast track approval varies depending on the assessment pathway – these are (same as above):</p> <ul style="list-style-type: none">• 5 business days to issue consent if the dwelling is deemed-to-satisfy development• 20 days if the dwelling is performance assessed development• 60 business days if the dwelling is restricted development. <p>There are no statutory timeframes applied to a planning assessment if consent is not required.</p>
Who is responsible for issuing building approvals?	<p>The council building surveyor or a private (building) certifier can undertake an assessment and issue the building rules consent.</p>
Is there a statutory timeframe for building approvals?	<p>Under the PDI (General) Regulations 2017, the relevant authority must verify the application within 5 business days. In addition, the relevant authority has a further</p> <ul style="list-style-type: none">• 20 business days to issue consent for dwellings and minor domestic structures• 60 business days for any other case.• <i>*A further 2 business days are allowed for the processing of the Development Approval (effectively the building permit) once planning and building assessment are complete.</i>

APPENDIX B

Current statutory planning regimes for single dwellings

Western Australia



Is planning approval required for single dwellings on land zoned residential?	<p>Generally a planning permit is not required for a single dwelling on land zoned for residential uses.</p> <p>The Deemed Provisions within the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> table a range of land uses that are conditionally exempt from Development Assessment.</p> <p>For Single Houses, those conditions are that the Residential Design Codes (R Codes) apply, that a proposal meets the Deemed-to-comply provisions of the R Codes, and the proposal is not in a heritage or special control area.</p> <p>Should a Single House not be able to meet the Deemed Provisions, a development assessment is needed to determine compliance against the Design-principles of the R Codes. This is undertaken with a Development Assessment.</p> <p>Other uses are also exempt, such as some renovations, additional structures and ancillary dwellings – with similar conditions.</p> <p>Other planning instruments, such as a proponent-led Local Development Plan, may supplement or replace the Deemed-to-comply outcomes with approval. Local Planning Schemes may also do the same but cannot force a development assessment for proposals complying with the Deemed Provisions.</p>
Is there a statutory timeframes for planning approval (where required)?	Yes. 60 days assessment for Single Houses and Ancillary Dwellings.
Is there a fast track assessment pathway for dwellings?	<p>Not at present.</p> <p>A range of process improvements such as fast track assessment pathways are currently being reviewed as part of the WA Planning Reform agenda, this includes a reduced assessment period for single dwellings that require planning approval.</p> <p>The recently gazetted Interim R Codes have brought about simplified changes to the Single Dwelling frameworks that will reduce the number of Single Dwellings being triggered into planning assessments.</p>
Is there a statutory time for fast track?	Not applicable at this stage.

APPENDIX B

Current statutory planning regimes for single dwellings

Who is responsible for issuing building approvals?	<p>Two pathways exist for issuing a building permit.</p> <p>The first option is the use of a private Building Surveyor, who issues a Certificate of Design Compliance (CDC). The CDC must then be lodged with the local government for a building permit to be issued.</p> <p>The second option is to lodge directly with the Local Government itself, who then issues both the CDC and the permit.</p> <p>In both cases, the Local Government is permit authority. This means the Local Government must agree that proposed development meets the Deemed Provisions conditions to issue a permit through this pathway.</p>
Is there a statutory timeframe for building approvals?	<p>Yes. A lodged privately certified CDC requires a Local Government to issue a building permit within 10 business days (in the absence of any RFI).</p> <p>If the Local Government is responsible for the CDC and permit, the statutory timeframe is 25 business days combined (subject to any RFI).</p>

APPENDIX B

Current statutory planning regimes for single dwellings

Northern Territory



Is planning approval required for single dwellings on land zoned residential?	<p>No. Typically single dwellings on residential land are <i>permitted development</i> under the NT Planning Scheme. Therefore, in a majority of cases planning approval is not required for a single dwelling on residential land provided the proposal complies with relevant provisions of the <i>Northern Territory Planning Scheme</i>.</p> <p>If an application complies, only certification from a Registered Building Certifier is required.</p>
Is there a statutory timeframes for planning approval (where required)?	<p>Whilst there are no statutory times for instances when planning approval is required for a single dwelling on residential land, typical processing time is around 8 weeks, this can be inclusive of a 14 – 28 day exhibition period.</p>
Is there a fast track assessment pathway for dwellings?	<p>Typically, single dwellings on residential land do not require planning approval. Therefore, no statutory timeframes are applied in such cases.</p>
Is there a statutory time for fast track?	<p>Not applicable,</p>
Who is responsible for issuing building approvals?	<p>A Registered Building Certifier.</p>
Is there a statutory timeframe for building approvals?	<p>A Registered Building Certifier must make determination for a building permit within 20 days of receiving a completed application, or a further 20 days after making any requests. A Registered Building Certifier can verify a development does not require a Development approval by assessing it against the provisions of the Planning Scheme.</p>

**Nationally
consistent
outcomes**



The Housing Industry Association (HIA) is Australia's only national industry association representing the interests of the residential building and construction industry.

As the voice of the residential building industry, HIA represents a membership of 60,000 across Australia.

Our members are involved in delivering more than 170,000 new homes each year through the construction of new housing estates, detach homes, low and medium-density housing developments, apartment buildings and completing renovations on Australia's 9 million existing homes.

