



one  
house  
one  
approval





simple  
and effective



2 ONE HOUSE ONE APPROVAL

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

Unnecessarily complexed approval systems lead to protracted approval timeframes, higher approval costs and negatively impact housing affordability.

A nationally consistent approvals outcome for all single dwellings on land zoned residential must be the goal  
– *One House One Approval*.

## 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.



nationally  
consistent  
outcomes





# 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.**

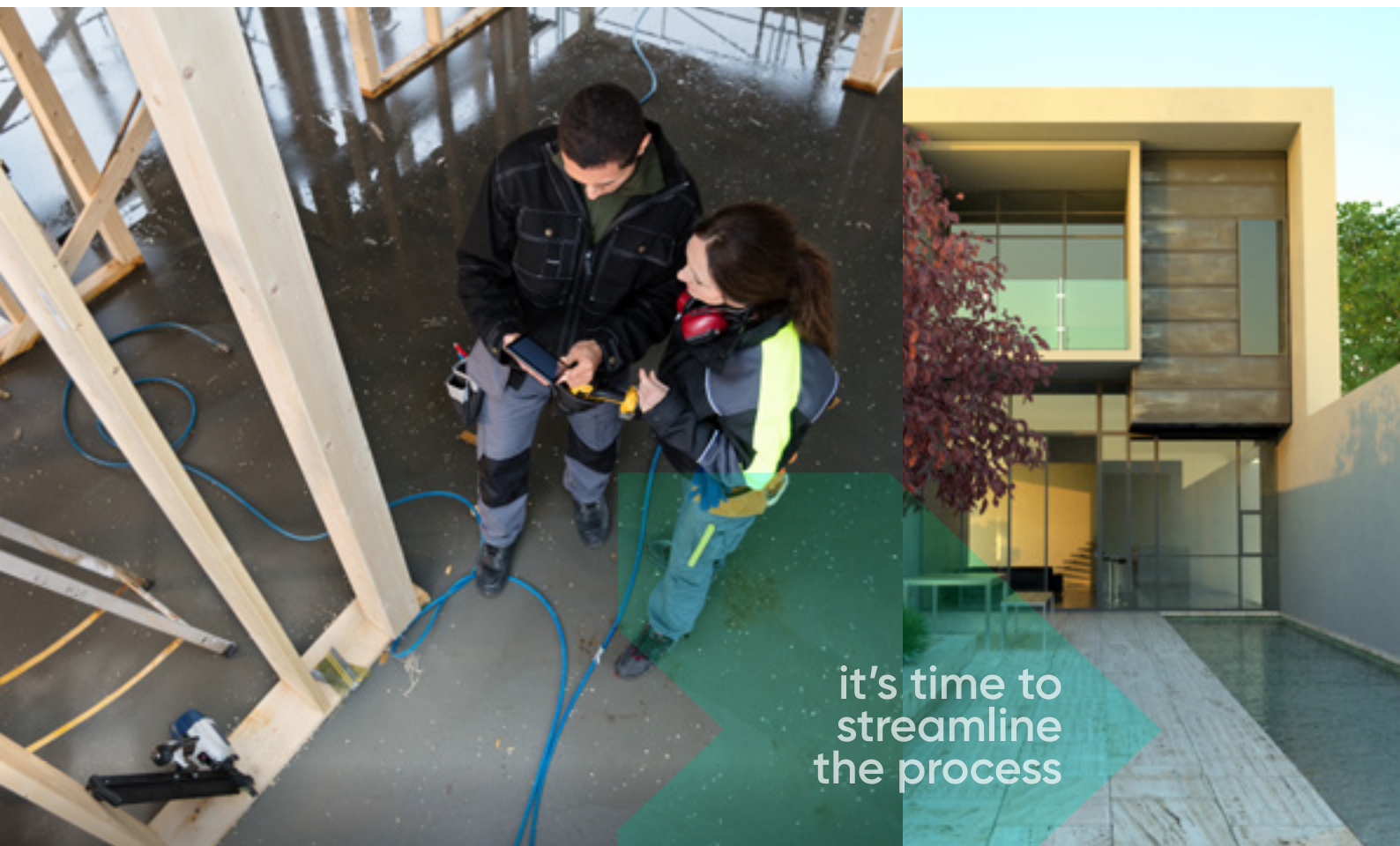
## *One House One Approval* can deliver considerable productivity gains

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.





# 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





# 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.







a single dwelling  
should have access to  
a tailored design code

# 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.

## 1 New South Wales Complying Development

Complying development is a subcategory of 'development with consent' under the NSW planning system. This approval pathway offers a combined planning approval and building approval, providing a single step approval for any development types nominated by the state government or local council in their planning instrument. A complying development certificate is required to be issued in 14 days (or is taken as deemed refusal) and can be granted by either the local council or a private building certifier.

A new house and other residential development such as renovations and minor ancillary residential works, carports, pools and more can be assessed as Complying Development under most local planning instruments, but many council provide strict design criteria which can make the pathway impractical.

For single dwellings, to facilitate greater opportunity to use complying development, the NSW government introduced State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 which allows a property owner a choice to use the state code and the one step approval pathway. Part 3 of the Policy sets out the Housing Code and provides the deemed to comply design controls for residential development types including single dwellings (both one and two storey).

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

NSW has expanded the state based approach to streamlined housing approvals with the adoption of a Low Rise Medium Density Housing Code (the missing middle) in July 2018. 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 planning instrument.

## 2 Western Australia Streamline WA

In December 2018 the Western Australian government announced the whole of government initiative Streamline WA to make it easier to do business in Western Australia by improving regulation and regulatory practice. The project spanned a range of sectors including residential building resulting in the release of a paper *Making it easier to build a single residential dwelling*.

The paper provided a number of recommendations. The following recommendation is considered most pertinent to the OHOA initiative:

*The Department of Planning, Lands and Heritage, in collaboration with the Western Australian Local Government Association and local governments, should investigate opportunities to reduce development application requirements and improve assessment timeframes.*

Excessive and superfluous development application requirements are often the nub of the issue when there are unnecessary barriers to home building, such as approval delays, that negatively impact the supply and delivery of housing to the market at an affordable price.

The Streamline WA work has now been incorporated into the WA *Action Plan for Planning Reform*. Whilst there is no longer the specificity of recommendations in relation to building a single residential dwelling, the Action Plan for Planning Reform does provide similar recommendations and provides for broader planning matters that may assist such as clarifying policies and streamlining approvals and advertising processes.

HIA is working with State government to achieve a OHOA outcome.



## 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' under the Small Lot Housing Code, design requirements vary depending on the Type that is allocated to each lot.

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.

Currently 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 is currently in the process of determining how the Small Lot Housing Code could be applied in other development settings such as regional greenfield sites and strategic development areas/urban infill sites.

## 4 Tasmania Housing Land Supply Orders

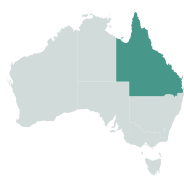
In 2018 the Tasmanian government introduced the Housing Land Supply Act. Whilst this Act itself does not facilitate a one house one approval process through proper and orderly strategic planning it does begin to pave the way for a streamlined statutory approvals process. The Act does this by allowing 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.

In more recent times HIA has actively engaged 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 interest in the proposal and engagement is continuing.





### 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 zoned residential is considered 'accepted development' under the <i>Queensland Planning Act 2016</i> and thus only requires a building approval providing the <i>dwelling house</i> complies with all of the acceptable outcomes of the respective planning scheme.</p> <p>If a <i>dwelling house</i> does not comply with acceptable outcomes it is then considered 'assessable development' and will trigger the need to obtain planning approval in addition to building approval. There are a number of common reasons why a <i>dwelling house</i> to be built on land zoned residential triggers the need to get planning approval in addition to building approval.</p> <ul style="list-style-type: none"> <li>• The proposed dwelling does not meet the relevant siting requirements set out in the planning scheme or subdivision approval such as acceptable height, acceptable setbacks from boundaries and infrastructure, acceptable garage width.</li> <li>• A planning overlay e.g. waterway, flooding/overland flow, character, vegetation, slope, bushfire overlay applies to the site and the proposed development must be assessed in accordance with the requirements of the Overlay. Some Overlays automatically trigger the need to gain additional planning approval while others introduce a range of additional requirements that must be met.</li> </ul>
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"> <li>• 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.</li> <li>• 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.</li> </ul>
Is there a fast track assessment pathway for dwellings?	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.
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?	No. However, 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.



### 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 or local council planning policies, a single dwelling <i>may</i> 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 in the first 21 or 25 days of the assessment period.
Is there a fast track assessment pathway for dwellings?	Yes. Under the state planning policies or local council planning policies, a single dwelling is generally eligible to be considered as complying development if designed to meet the relevant design code set out in those policies.  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 construction of a dwelling.
Is there a statutory time for fast track?	Yes. Complying development certificates must be issued within 20 days where requiring neighbour notification is required and 10 days in all other cases. A complying development certificate is combined planning and building approval in a single consent.
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.

# 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"> <li>• setbacks and allowable encroachments</li> <li>• built form</li> <li>• materials and finish</li> <li>• vehicle access and parking.</li> </ul>
Is there a statutory timeframes for planning approval (where required)?	Yes. 30 working days from date of lodgement if no representations are received, and 45 working days from date of lodgement 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 lodgement 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.



### 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"> <li>the lot size is less than 300sqm or 500sqm if specified in a schedule to a residential zone;</li> <li>an Overlay applies to the lot e.g. Neighbourhood Character Overlay; or</li> <li>another planning scheme control that triggers a planning permit applies, such as a local planning policy.</li> </ul>
Is there a statutory timeframes for planning approval (where required)?	<p>Yes.</p> <p>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>
Is there a statutory time for fast track?	<p><b>SLHC</b> – 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><b>VicSmart</b> – 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?	<p>Building permits can be issued by either a private building surveyor or the municipal building surveyor.</p>
Is there a statutory timeframe for building approvals?	<p>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.</p>

# Tasmania



<b>Is planning approval required for single dwellings on land zoned residential?</b>	<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). 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"> <li>• Setback provisions</li> <li>• Height</li> <li>• Site coverage</li> <li>• POS</li> <li>• Sunlight and overshadowing.</li> </ul> <p>A Local Provisions Schedule may be applied which triggers the need to obtain planning approval.</p>
<b>Is there a statutory timeframes for planning approval (where required)?</b>	Yes, the Planning Authority must determine 'Permitted' planning applications within 28 days and 'Discretionary' planning applications within 42 days from the date of submission.
<b>Is there a fast track assessment pathway for dwellings?</b>	No, as the majority of dwellings can qualify as development without consent.
<b>Is there a statutory time for fast track?</b>	Not applicable, as there are no specific single dwelling fast track mechanisms.
<b>Who is responsible for issuing building approvals?</b>	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.
<b>Is there a statutory timeframe for building approvals?</b>	Yes. A local authority is required to issue a certificate of likely compliance within 21 days.



### 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 &amp; 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"> <li>• deemed-to-satisfy</li> <li>• performance assessed</li> <li>• restricted development.</li> </ul>
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"> <li>• 5 business days to issue consent if the dwelling is deemed-to-satisfy development</li> <li>• 20 days if the dwelling is performance assessed development</li> <li>• 60 business days if the dwelling is restricted development.</li> </ul>
Is there a fast track assessment pathway for dwellings?	<p>Yes, based on the assessment pathway according to requirements of the Code. Most applications for a single dwelling on residential land are assessed using the performance assessed pathway.</p>
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"> <li>• 5 business days to issue consent if the dwelling is deemed-to-satisfy development</li> <li>• 20 days if the dwelling is performance assessed development</li> <li>• 60 business days if the dwelling is restricted development.</li> </ul>
Who is responsible for issuing building approvals?	<p>The council building surveyor or a private 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"> <li>• 20 business days to issue consent for dwellings and minor domestic structures</li> <li>• 60 business days for any other case.</li> </ul> <p><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></p>

NOTE: additional time may be provided to the assessing authority where decisions are deferred to assessment panels, the State Planning Commission, the Building Technical Panel or general referrals under the Planning and Design Code.

# Western Australia



<b>Is planning approval required for single dwellings on land zoned residential?</b>	<p>Generally a planning permit is not required for a single dwelling on land zoned residential.</p> <p>Single dwellings proposed on lots over 260m<sup>2</sup> (unless subject to a structure plan or local development plan), and that are compliant with the Deemed-to-comply elements of the R-Codes (or local scheme that varies the R-Codes) are exempt from planning / development approval.</p> <p>R-Codes outline standards for residential development, with the exception of some lot/site or precinct-specific circumstances, they form the basis for the design and assessment of most residential development in Western Australia.</p>
<b>Is there a statutory timeframes for planning approval (where required)?</b>	Yes. 60 days assessment, 90 days with advertising.
<b>Is there a fast track assessment pathway for dwellings?</b>	<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>
<b>Is there a statutory time for fast track?</b>	Not applicable at this stage.
<b>Who is responsible for issuing building approvals?</b>	<p>Two pathways exist for issuing a building permit. The first option is the use of a private Building Surveyor, who issues a Certificate of Design Compliance (CDC). The CDC must then 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>
<b>Is there a statutory timeframe for building approvals?</b>	<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>



### Northern Territory



Is planning approval required for single dwellings on land zoned residential?	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> . If an application complies, only certification from a Registered Building Certifier is required.
Is there a statutory timeframes for planning approval (where required)?	No. 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.
Is there a fast track assessment pathway for dwellings?	No. As typically single dwellings on residential land do not require planning approval.
Is there a statutory time for fast track?	Not applicable, as there are no single dwelling fast track assessment pathways. Refer question/answer immediately above.
Who is responsible for issuing building approvals?	A Registered Building Certifier.
Is there a statutory timeframe for building approvals?	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.



one  
house  
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**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.



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