

MINUTES OF MEETING

2.00pm Tuesday 19 July 2022

Microsoft Teams

1. ACKNOWLEDGEMENT OF COUNTRY, WELCOME AND APOLOGIES

MEMBERS

Greg Van Gaans (Chair)	Director, Land and Built Environment
Nardia Symonds (Proxy)	Service Support Manager
Kristen Mackintosh	Metropolitan Council
Sean Teelow	Metropolitan Council
Colin Paton	Regional Council
Chris Short	Building Consultant
Jeff Shillabeer	Private Building
Andrew Cronin	Master Builders Association Representative
Chris Wiltshire	Housing Industry Association Representative
Stephen Smith	Local Government Association Representative
Troy Olds	Australian Institute of Building Surveyors Representative

EXECUTIVE OFFICER

Jaclyn Symons	Governance Officer
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INVITED ATTENDEES

Chris Powell	Principal Policy Officer
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The Chair acknowledged the traditional custodians of the land on which they meet, and paid respect to Elders past, present and emerging.

The Chair welcomed all in attendance.

Apologies: Jodie Evans, Manager, Building Policy and Programs
Ameya Sawant, Director PlanSA (Nardia Symonds as proxy)

2. DECLARATION OF CONFLICTS

Nil.

3. MINUTES OF PREVIOUS MEETING

The Heads of Building Reference Group noted the minutes of the 28 April 2022 meeting.

4. ACTIONS

The Heads of Building Reference Group noted the action list.

5. CURRENT BUSINESS

5.1 Certificates of Occupancy (Class 1A) – Draft occupancy criteria

Chris Powell provided a background on Certificates of Occupancy (CoO) for Class 1A buildings, including that the Government formally approved the deferral for the requirement of CoO until 1 January 2024.

Chris referred to the draft occupancy criteria and the language used to make it as easy as possible for the public to understand (for example, 'housing occupancy requirements' instead of 'prescribed building occupancy requirements' as used under the regulations) as well as the consultation currently occurring with stakeholders.

Chris asked the group for their thoughts on the draft housing occupancy requirements. Comments referred to its consistency with the statement of compliance, and that it was good to see NCC references introduced into it.

The main discussion focused on the proposed stormwater requirements, including the timeframe for connection (within twelve months) and the difficulty for councils in having to ensure that this occurs and the potential for follow ups. Further, it was also contemplated by some members that CoO were not the right place to address stormwater, however others posed the question as to where else they would be captured if they were not captured within CoO.

Overall, at this point in time, the majority of members would support the draft housing occupancy criteria for class 1A's to proceed to further broader consultation.

The Heads of Building Reference Group noted the supporting report.

5.2 Builder and IT integrations and other improvements

Nardia Symonds advised the group that feedback had been received regarding improving the system for builders, namely the idea of having a connection between the builders licensing system and the Development Application Processing system (DAP), with the license number used as an identifier.

Members were supportive of the idea but raised questions regarding data validation as well as circumstances where a contractor and site supervisor are covered under one license number. A suggestion was raised to link to the Consumer and Business Services (CBS) website as this allows you to search a license number and see the conditions under licenses.

User experience with the DAP was also discussed, including whether there is work currently being performed in the space of having the DAP in such a form that it could be used on a tablet or smartphone.

The Heads of Building Reference Group noted the verbal update.

5.3 PlanSA update

Nardia Symonds provided a PlanSA update.

The update focused on a detailed overview of the workshops and the status of them, as well as key projects.

Nardia asked the group whether they had any questions. Questions included the Zones, Subzones and Overlays reporting and what the scope of this is.

The Heads of Building Reference Group noted the supporting report.

6. OTHER BUSINESS

6.1 Essential Safety Provisions (ESPs)

Chris Powell advised the group of an issue that had been raised around ESPs and older buildings.

The issue focused on getting documentation (ESPs etc) in order for an older building and the fact that there is no way to commence a development application as there is no building work. At the moment, ESPs of this nature can only be made via downloading a word version online and filling it out manually.

The group discussed whether there is a way to have somewhere in the Portal where ESPs are generated through the DAP for older buildings.

Whilst the majority of members supported this idea, the need to start thinking differently in how ESPs are managed was also discussed, including to ensure they are efficient and the cost efficiency of them.

6.2 NCC 22 series

Members discussed whether there have been any updates on the current state of the NCC 22 series. Members was advised that an update will be provided in due course.

7. NEXT MEETING:

Tuesday 20 September 2022

8. MEETING CLOSED:

The Chair thanked all in attendance and declared the meeting closed at 3.22pm.