



Discussion questions

Discussion Paper on Inspection Policies for Proposed Practice Direction Updates

The State Planning Commission has prepared a discussion paper and associated questions on inspection policies for the purpose of gathering feedback from key stakeholders. The discussion questions are designed to focus stakeholder feedback on key areas of investigation within the paper.

Topic 2 - Jurisdictional comparison

1. Should mandatory inspections be aligned to specific stages of building work? If so, what stages should be mandatory? Should these differ based on the building classification?
2. Should mandatory inspections be based on a building's complexity level? If so, how should the building complexity be determined?
3. Should the percentage requirements for mandatory inspections be broken down by classification and stage?
4. Should the percentage requirements for mandatory inspections be based on a building's complexity level with the same percentage requirement for each stage of building work?

Topic 3 - Resourcing

5. Are there other key areas of concerns with respect to resourcing issues that have not been identified and need to be considered in the Practice Directions updates?
6. Should inspections in relation to be pools be mandatory upon the completion of both temporary and permanent swimming pool safety features?
7. Would further guidance material around swimming pool inspection elements, and where to report issues relating to swimming pool safety, assist to ensure consistency across councils?

8. Should inspection time frames be based on a building's complexity level?
9. Should the current time frames to carry out an inspection on completion of construction be varied? If so, what would be considered reasonable giving consideration to ensure occupation is not unduly hindered by the time taken by council to inspect?
10. Should local government consider pooling resources to help combat the key concerns raised above? How could this best be achieved?
11. If pre-purchase building inspectors become licenced or registered, should a pathway be explored that provides eligibility for them to also undertake inspections during construction for the purposes of the Practice Directions?
12. Are there any other initiatives that could assist in attracting and retaining qualified building compliance personnel to the profession?

Topic 4 – Mandatory notifications

13. Should the flexibility in specifying mandatory notification requirements under the Regulations be removed and replaced with prescribed mandatory notification stages of building work to provide consistency across councils?
14. What areas at greatest risk on non-conformance should be considered when specifying mandatory notifications?
15. Are there any benefits in linking mandatory notification stages to progress payment stages to mirror existing industry processes and procedures?
16. Should mandatory inspections be linked to mandatory notifications or should councils retain flexibility in directing inspections towards target areas as required?
17. Would further guidance material around notification requirements be beneficial for industry and users of the DAP?

Topic 5 – Reliance on other mechanisms to inspect

18. Do you support the concept of virtual inspections (video inspections, photographic evidence or drone inspection technology) as an alternative to on-site inspections? If so, should this be limited to particular circumstances?
19. When considering virtual inspections how can consistency and reliability be ensured as to not compromise the quality of building outcomes and record keeping?

20. Who should be responsible for undertaking the inspection and how should this information be stored in the DAP?
21. Should the current provisions that exist in [Practice Direction 7](#) that relate to conducting off-site inspections be mirrored in Practice Directions 8 and 9?
22. What site inspection certification processes currently exist that could be leveraged to satisfy councils of compliance and reduce duplicated work effort?

Topic 6 – Fees

23. If an increase to fees was proposed, what fees should be increased, by how much and who should bear that cost? Information on costs incurred to undertake inspections should be provided to support any answer to this question.
24. Could pooling of resources and providing other mechanisms to inspect (site inspection certification, video inspections, photographic evidence or drone inspection technology) reduce the need to increase fees?

Provide your feedback

You do not need to provide feedback on all questions, as we understand you may want to only comment on some areas.

To provide your feedback:

- **Email:** PlanSASubmissions@sa.gov.au (subject: Submission – Discussion Paper on Inspection Policies)
- **Complete the YourSAy survey:** yoursay.sa.gov.au/discussion-paper-practice-direction-updates
- **Post your feedback to:** Strategic Projects, Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

For more information

Email: DHUD.PLUSStrategicProjects@sa.gov.au