

In June 2011, the State Government announced the allocation of funding for a range of initiatives in response to the Building Revival Forum held in April. A proposal developed by the Council of Mayors (SEQ) and the Local Government Association of Queensland (LGAQ) was successful in securing a portion of this funding.

The Project, known as the **Development Assessment Process Reform – Operational Works and Large Subdivisions (DAPR-OWLS) Project**, will assist the planning reform agenda in Queensland.



Project Objectives

The overall objectives of the DAPR-OWLS Project are:

- Improve the operational works assessment process (i.e. post development assessment) through a range of improvements that may include self and private certification approaches based on risk profiles;
- Develop tools and services that will provide greater certainty and reduce complexity of the planning process;
- Reduce holding costs of large residential developments through a range of process reform activities;
- Apply a proven process reform methodology to development assessment activities in high growth Councils across Queensland; and
- Ensure Project outcomes deliver more efficient processes while maintaining the current level of quality.

Project Deliverables

The DAPR-OWLS Project will apply proven methods to key development assessment and compliance areas, these methodologies include:

- **Risk framework** applied to larger subdivisions and operational works;
- **Suite of tools** to support the implementation of the process reform objectives; and
- **Operational reform** activities across the more complicated assessment activities.

In particular, the Project will establish an evidence-based review of the current state of processes and procedures for the delivery of subdivisions and operational works applications within each participating Council area. The DAPR-OWLS Project will also deliver an improvement plan that will reduce complexity, provide greater certainty and reduce the overall holding costs of development in Queensland.

Project Delivery Strategy

The DAPR-OWLS Project will make use of proven process reform methodologies to deliver improvements to participating high growth Councils' subdivision and operational works assessment processes.

The Project will be managed through the Council of Mayors (SEQ), with funding provided by the State Government.

The objectives of the Project will be achieved through a number of improvement activities delivered collaboratively with Councils and the central Project team. These activities will apply a proven process improvement methodology to larger subdivision developments and the majority of operational works applications. A pilot project with Logan City Council will be undertaken to deliver early benefits to the development industry and provide a basis for improvement in other participating councils.

A number of councils will be involved in both the subdivisions and operational works components of the Project. These Councils are Gold Coast, Moreton Bay, Sunshine Coast, Logan, Redland, Ipswich, Townsville, Mackay and Gladstone.

Further councils – Brisbane, Scenic Rim, Lockyer Valley, Somerset and Toowoomba – will be involved in the improvement of Operational Works processes only, including an extensive file survey. This information will form the basis for the identification of opportunities to improve the efficiency of the operational works development assessment processes.

Project Benefits

Initial estimates for the DAPR-OWLS Project indicate a financial benefit to the development industry of approx \$17 million per annum through a reduction in holding costs. Councils will also benefit through more efficient processes and operational improvements.

Collectively, the project provides a significant opportunity to improve the efficiency of the processes for these and other key stakeholders in the development process and ultimately reduce the timeframe for development approvals, thus facilitating the earlier commencement of new developments whilst preserving quality planning outcomes.

Contact Details

Scott Smith | Project Manager
DA Process Reform (OWLS) Project
Council of Mayors (SEQ) Pty Ltd
P: 07 3040 3479 | M: 0417 732 461 | F: 07 3211 5889
E: scott.smith@seqmayors.qld.gov.au
W: www.seqmayors.qld.gov.au

