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**From:** DPTI:PD Building Branch  
**Sent:** Wednesday, 18 December 2019 2:11 PM  
**To:** Powell, Chris (DPTI)  
**Subject:** FW: DCLEP Submission - Draft Council Inspection Policies

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Leith Blacker [mailto: ]  
**Sent:** Wednesday, 18 December 2019 1:50 PM  
**To:** DPTI:PD Building Branch <DPTI.PDBuildingBranch@sa.gov.au>  
**Cc:** DCLEP Development <development@dclep.sa.gov.au>  
**Subject:** DCLEP Submission - Draft Council Inspection Policies

To Whom it may concern,

**RE: SUBMISSION ON DRAFT COUNCIL INSPECTION POLICIES**

Thankyou for the opportunity to comment on the Draft Council Inspection Policies. Due to time constraints, this submission is focused primarily on the proposed inspections required for Small Commercial or public buildings.

The District Council of Lower Eyre Peninsula covers a large geographical area and the construction of farm sheds and farm buildings is common. Council is concerned that the requirement for ALL farm sheds and farm buildings to be inspected within 1 business day of receipt of the completed Statement of Compliance is unrealistic and requests that a longer timeframe be given for the inspection (i.e. 5 business days from receipt of the SOC). The reason for this is that regional Councils have limited access to staff who are qualified/accredited to undertake inspections of farm sheds and farm buildings and these staff are already stretched across the vast region (sometimes across a number of Councils).

Further to the above, whilst it is acknowledged that this consultation is on the draft Council Inspection Policies, it also links to the ability of appropriately qualified and experienced staff to obtain suitable accreditation from DPTI to undertake the required inspections. The proposed inspections for farm buildings/sheds would be limited to DTPI Accreditation Level 2 under the proposed scheme which limits the number of staff (AIBS - Building Surveyor Limited) able to inspect farm buildings/sheds on the entire Eyre Peninsula to **two**. One of which is nearing retirement.

Currently, AIBS Accredited 'Assistant Building Surveyors' (Level 3) are able to inspect farm buildings and farm sheds up to a size of 500sqm. The majority of farm sheds/buildings constructed on Eyre Peninsula are less than 500sqm and subsequently fall under that criteria. There are currently **three** known Assistant Building Surveyors (Level 3) on Eyre Peninsula, two of which hold Manager positions within their respective Councils. Combined with the previously mentioned two Building Surveyor Limited (Level 2) professionals, there are currently a total of **five** qualified and accredited professionals to cover the entire Eyre Peninsula (including Pt Lincoln, Whyalla and Ceduna).

Council strongly urges DPTI to consider the resourcing limitations that are faced by regional Councils when it comes to being able to attract and retain qualified and accredited professionals and the impact that has when setting minimum inspection requirements. It is also important to recognise that those professionals who are currently Assistant Building Surveyors (Level 3) and able to inspect farm buildings/sheds will no longer be able to under the DPTI Accreditation Scheme unless they are able to obtain concessions from DPTI based on their qualifications and experience. Council urges DPTI to seriously consider such concessions where those professionals demonstrate experience in the relevant areas.

It needs to be noted that the introduction of a DPTI Level 4 'Inspector' will not assist most regional Councils as that accreditation level does not cover farm buildings/sheds.

Council looks forward to working with DPTI to get a positive outcome for not just regional Councils but for the Communities which we all serve.

Should you have any queries in relation to any of the above please do not hesitate to contact the undersigned on (08) 8623 0600.

Yours faithfully,

**LEITH BLACKER**  
**MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES**  
**DISTRICT COUNCIL OF LOWER EYRE PENINSULA**  
B.Arch, GradCertBldgPlan, MAIBS