



Australian
Institute of
Architects

NSW

ABN 72 000 023 012

The Royal Australian Institute of Architects
trading as Australian Institute of Architects

Tusculum, 3 Manning St,
Potts Point, NSW 2011

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30th July 2026

Department of Planning NSW Government

Attention: Clay Presshaw

Standard Model and Conditions of Consent

Submission: Confidential industry consultation





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ABOUT THE INSTITUTE

The Royal Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with more than 13,500 members across Australia and overseas.

The Institute exists to advance the interests of members, support professional standards and contemporary practice, and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture.

The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design.

+At the time of this submission the National President is David Wagner FRAIA.

+At the time of this submission the NSW President is Elizabeth Carpenter FRAIA.

+The Chief Executive Officer is Cameron Bruhn Hon. FRAIA.

CONTACT DETAILS

Australian Institute of Architects

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The Royal Australian Institute of Architects recognises the unceded sovereign lands and rights of Aboriginal and Torres Strait Islander peoples as the First Peoples of these lands and waters.

This recognition generates acknowledgement and respect for Aboriginal and Torres Strait Islander Countries, Cultures and Communities, and their ways of being, knowing and doing.

Caring for Country practices including architecture and place shaping have existed on this continent since time immemorial.

The Institute recognises a professional commitment to engage and act meaningfully through reciprocal partnership and relationships with Aboriginal and Torres Strait Islander peoples. Together we will support and develop the emergence of new possibilities for our shared future.



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INTRODUCTION

The Institute thanks the NSW Department of Planning, Housing and Infrastructure (DPHI) for the opportunity to comment on the proposed reforms to standard and model conditions of consent. The Institute supports measures that improve consistency, reduce unnecessary complexity, and make development assessment and approval pathways easier to navigate for councils, industry and communities.

Greater consistency across local government areas will help councils, architects, builders and developers spend less time rewriting, reviewing and negotiating consent conditions for each application, supporting more timely decisions and fewer avoidable delays.

SUMMARY OF POSITION

The Institute broadly supports the proposed changes to introduce a standard model for conditions of consent, particularly where they:

The proposed reforms have the potential to reduce delays in the assessment process, improve certainty for applicants and consent authorities, and support more efficient project delivery.

1. Create consistent approaches for NSW councils and other consent authorities, reducing variation in requirements for comparable development types.
2. Reduce the time needed to prepare, review and finalise conditions for each application.
3. Support faster decision-making with fewer avoidable delays in the assessment process.
4. Introduce scaled conditions that are proportionate to potential impacts, with simpler, outcome-based requirements for low-rise developments.
5. Apply more detailed, management plan-based conditions for mid- and high-rise projects, ensuring the level of effort reflects project complexity and risk.

The Institute also recommends that DPHI consider the practical impacts and flow-on effects for architects, councils, certifiers, builders and communities, including the need for clear guidance, consistent interpretation and sufficient flexibility to address heritage, environmental, accessibility and design-quality considerations.



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CONCLUSION

The Institute thanks DPHI for engaging with industry on these proposed reforms. The Institute supports planning reform that streamlines approval pathways, improves consistency and contributes to a more efficient planning system.

The Institute would welcome the opportunity to participate in further consultation on the proposed reforms and their implications for architects, the broader design and construction industry, and the communities these processes serve.

Please contact the undersigned if DPHI would like to discuss this submission or arrange further consultation.

Sincerely,

A handwritten signature in black ink, reading "Elizabeth Carpenter".

Elizabeth Carpenter

NSW Chapter President

A handwritten signature in black ink, reading "Tammy Dickson".

Tammy Dickson

Executive Leader - NSW