

Position Description (Employee)

Building Surveyor

Division	City Planning, Development and Transport
Business Unit	Health and Building
Grade/Band	Band 6
Date position description approved	17 January 2020

Council overview

At the City of Sydney our people are our most important asset and central to achieving our exciting and ambitious Sustainable Sydney 2030 – developing a green, global and connected city. The City of Sydney works to build socially sustainable communities that support a more inclusive Sydney – a city that is also more connected, liveable and engaged.

From our high-quality facilities to local services and initiatives, we are dedicated to delivering the best city environment for business, work, living and recreation.

Council values

Our people are custodians of public trust and confidence. In recognising this, we are committed to building a high performing culture built on the values of collaboration, courage, integrity, innovation, quality and respect. These six core values guide everything we do at the City.

Primary purpose of the position

To deliver regulatory compliance (building and fire) and related services within the City of Sydney to ensure that buildings and places are safe.

Key accountabilities

- Conduct investigations for regulatory action under the provisions of the Environmental Planning and Assessment Act; Local Government Act; Roads Act; Building Code of Australia and other relevant Legislation, Codes of Practice, Australian Standards and Council Policies.
- Carry out inspections and associated enforcement of buildings and site works in response to reactive enquiries and programmed inspections relating to regulatory compliance.

- Ensure that buildings being investigated, comply with statutory and Council requirements in relation to fire safety, essential services and building related matters in regards to public safety, health and amenity.
- Initiate action and represent Council in Court where required.
- Comply with and keep abreast of any relevant legislation applicable to the performance of the duties of this position.
- Undertake position duties outside of normal working hours, as required.

Key challenges

To provide a fair and equitable building regulatory service to the community to meet the changing needs of the community and the built environment.

Key relationships

Who	Why
Internal	
Area Manager / Area Coordinator	<ul style="list-style-type: none"> • Advise and report on progress of investigations.
Specialist (Standards and Policy)	<ul style="list-style-type: none"> • Provide input into Unit procedures and policies. • Advise on complex or contentious matters.
External	
Customers	<ul style="list-style-type: none"> • Engage and manage customer expectations regarding enforcement action.

Key dimensions

Decision making

The position is accountable for decisions regarding investigation of proactive programs and reactive investigation and any follow up rectification and enforcement in accordance with relevant legislation.

Reports to

Area Manager, Health and Building

Essential Knowledge, Skills & Experience

- Appropriate tertiary qualifications in building, building science, building surveying, engineering, planning, architecture, construction management or equivalent.
- Demonstrated experience in development compliance work and/or building surveying.

- Sound understanding of building construction methods and materials suitable for residential and commercial buildings and structures.
- Working knowledge of the National Construction Code of Australia.
- Sound knowledge of state building legislation and regulatory requirements for all classes of buildings and structures.
- Working knowledge of Local Government Act, Environmental Planning and Assessment Act, other relevant Acts and legislation, Building Code of Australia, Codes and Australian Standards in relation to building assessment, compliance and enforcement.
- Well-developed understanding of essential fire safety measures within buildings.

Capabilities for the position

The City's capability framework outlines the capabilities everyone needs to work well in their role. They are expressed as behaviours that show expected knowledge, skills and our values. There are capabilities for **employees** and managers which provide clarity, common language and consistency.

Capability Group	Capability Name	Level
Personal attributes	Act with Integrity and Courage	Adept
	Demonstrate Accountability	Intermediate
	Manage Self	Intermediate
Relationships	Display Resilience and Adaptability	Adept
	Work Collaboratively	Intermediate
	Communicate and Engage Respectfully	Intermediate
	Community and Customer Focus	Adept
Results	Influence and Negotiate	Intermediate
	Deliver Quality Results	Intermediate
	Create and Innovate	Foundational
	Plan and Prioritise	Foundational
Resources	Think and Solve Problems	Intermediate
	Finance	Foundational
	Technology and Information	Intermediate
	Assets and Tools	Foundational
	Procurement and Contracts	Foundational

**This profile is subject to an organisation-wide review of capability profiles. The final profile may vary slightly.*

Focus capabilities

The capabilities in bold are the focus capabilities for this position. The focus capabilities are those judged to be most important at the time of recruiting to the position. That is, the ones that must be met at least at a satisfactory level for a candidate to be suitable for appointment.

Group and Capability	Level	Behavioural Indicators
Personal Attributes Act with Integrity & Courage	Adept	<ul style="list-style-type: none"> • Acts honestly, ethically and with discretion and encourages others to do so • Sets a tone of integrity and professionalism with customers and the team • Supports others to uphold professional standards and has the courage to report inappropriate behaviour • Respectfully challenges behaviour that is inconsistent with organisational values, standards or the code of conduct • Consults appropriately when issues arise regarding misconduct, unethical behaviour and perceived conflicts of interest
Personal Attributes Display Resilience and Adaptability	Adept	<ul style="list-style-type: none"> • Is flexible, showing initiative and responding quickly to change • Accepts changed priorities and decisions and works to make the most of them • Gives frank and honest feedback / advice • Listens when challenged and seeks to understand criticisms before responding • Raises and works through challenging issues and seeks alternatives • Stays calm and acts constructively under pressure and in difficult situations
Relationships Communicate and Engage Respectfully	Intermediate	<ul style="list-style-type: none"> • Focuses on key points and communicates in 'Plain English' • Clearly explains and presents ideas and technical information • Monitors own and others' non-verbal cues and adapts where necessary • Listens to others when they are speaking and asks appropriate, respectful questions • Shows sensitivity in adapting communication content and style for diverse audiences
Relationships Community and Customer Focus	Adept	<ul style="list-style-type: none"> • Demonstrates a sound understanding of the interests and needs of customers and the community • Takes responsibility for delivering quality customer-focused services • Listens to customer and community needs and ensures responsiveness • Builds relationships with customers and identifies improvements to services • Finds opportunities to work with internal and external stakeholders to implement improvements to customer services
Relationships Influence and Negotiate	Intermediate	<ul style="list-style-type: none"> • Builds a network of work contacts across the organisation • Approaches negotiations in the spirit of cooperation • Puts forward a valid argument using facts, knowledge and experience • Asks questions to understand others' interests, needs and concerns • Works with others to generate options that address the main needs and concerns of all parties

Results Deliver Quality Results	Intermediate	<ul style="list-style-type: none"> • Takes the initiative to progress own and team work tasks • Contributes to the allocation of responsibilities and resources to achieve team/project goals • Consistently delivers high quality work with minimal supervision • Consistently delivers key work outputs on time and on budget
Resources Technology and Information	Intermediate	<ul style="list-style-type: none"> • Shows confidence in using core office software and other computer applications • Makes effective use of records, information and knowledge management systems • Supports the introduction of new technologies to improve efficiency and effectiveness