

Ref: 02/018 - EM



26.02.2021

Department of Justice
(Attention Policy & Projects – No Planning Approval Required)
Via email: haveyoursay@justice.tas.gov.au

Dear Sir/Madam

Re: Submission to No Planning Approval Required Certificates

Thank you for the opportunity to provide input on the possible implementation of options to allow private planning consultants to provide statements or certificates that no planning approval is required.

The Northern Midlands Council considered this matter at its February, 15th 2021 Council meeting, and resolved (minute ref 051/21) as follows:

DECISION

That Council provides a submission to the Department of Justice that it supports Option 3: Status Quo, on the following grounds:

- The introduction of Private Certification for 'No permit required' development is likely to have negligible impact on Council resources due to requirement to review/check practitioner assessment anyway. If this is not expected from Council, the process has no quality assurance check points.
- Some matters requiring assessment require review of Council's property file/are unmapped, such as contaminated land.
- Workload could potentially increase when amendments/changes to plans occur at building approval, by adding an additional party to assessment process and associated admin.
- Costs to consumer likely to be significantly increased if there becomes expectation that Council must match costs of private consultants due to consumer competition laws.
- No guarantee of continuity between private consultants in terms of costs/timeframes/level of service, which is expected across local government.
- No 'dispute resolution process' has been identified for inaccuracies in assessment.

Should you have any questions, please do not hesitate to contact me [REDACTED]

Yours Sincerely

[REDACTED]
Erin Miles
DEVELOPMENT SUPERVISOR

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[REDACTED]
www.northernmidlands.tas.gov.au