



Property Council of Australia
ABN 13 00847 4422

PO Box 8072
Trevallyn TAS 7250

T. + [REDACTED]
E. tas@propertycouncil.com.au

propertycouncil.com.au
[@propertycouncil](https://twitter.com/propertycouncil)

Australia's property industry

Creating for Generations

Friday, 28 September 2018

Minister for Human Services

Minister for Housing Minister for Planning

Level 5 4 Salamanca Place, Parliament Square Building

HOBART TAS 7000 Australia

Via Email: minister.jaensch@dpac.tas.gov.au 7 September 2018

Dear Mr. Jaensch,

I write to you regarding the Tasmanian Government proposal for several administrative changes to the Land Use Planning and Approvals Act 1993 (LUPA Act) and the Tasmanian Planning Commission Act 1997 (TPC Act).

The Tasmanian Division of the Property Council of Australia is broadly supportive of the changes and welcomes the State Government's decision to initiate reforms that should assist bring the Tasmanian Planning Scheme to finalisation.

Further, we take the opportunity via this correspondence to again suggest amendments to legislative timeframes across all regulatory bodies involved in the planning and building process:

Strict timeframes must be set for the processing and assessment of post planning detailed design information prepared and submitted by developers in accordance with conditions of planning approvals.

The timeframes should be implemented via an amendment to the Land Use Planning and Approvals Act 1993 (Tas) and be similar in length to the existing timeframes for determining planning applications.

Under this amendment, the planning authority must assess the detailed design information and confirm satisfaction of the relevant planning permit condition by giving notice to the applicant within the period of 42 days from the day on which it received that information.

A mechanism must be considered whereby consent is automatically granted if information submitted in accordance with conditions of planning approvals is not processed and assessed within the timeframes.

Development applications should trigger a referral process to allow TasWater, TasNetworks and NBN Co. to forward plan work schedules and avoid design delays and supply problems.

The Government must provide specially allocated funds to the Land Titles Office and State Revenue Office to assist them in overcoming approval backlogs which currently hold up the system.

PROSPERITY | JOBS | STRONG COMMUNITIES

Like measures taken by the Victorian Government, these funds would only be provided until offices regain the capacity to assess new requests in a timely manner and would not require an ongoing budgetary allocation.

With warm regards,



Brian Wightman
Executive Director

