



HUON VALLEY COUNCIL

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To the Project Team

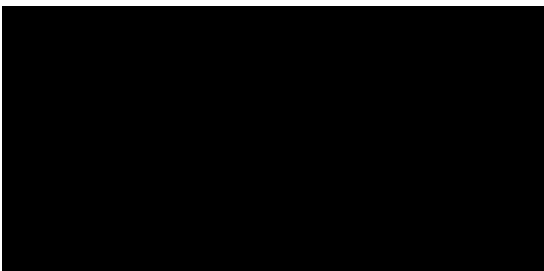
Consultation on Private Planning Consultant – No Planning Approval Required Certificates

I refer to the opportunity to comment on the proposal for private planning consultants issuing no planning approval required certificates.

The Huon Valley Council considered the options paper at its ordinary meeting of 24 February, 2021 and please find enclosed a submission on behalf of the Council.

I trust that these comments will be considered in the review and thank you for the opportunity to comment.

Yours faithfully



MATT GRIMSEY
DIRECTOR LEGAL AND GOVERNANCE SERVICES

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HUON VALLEY COUNCIL SUBMISSION

No Planning Approval Required Certificates – Options Paper

The Council supports allowing private planning consultants to issue “No Planning Permit Required Certificates as proposed in the Options Paper.

This proposal is considered to have a number of benefits to those wishing to undertake building development:

- The proposal is likely to result in more timely confirmation that no planning is required resulting in quicker commencement of building works;
- The proposal reduces the burden on Councils as Planning Authorities to assess proposed development that do not require approval;
- The proposal frees Council resources to focus on assessing development applications which do require planning approval.

In addition the process will also provide certainty to building service providers in issuing their approvals on the basis that no permit is required for the development.

As a result option 3, the Status quo is not supported.

Council does not though have a particular view in relation to options 1 or 2 which would both achieve the intended outcomes.

At face value, the benefits of option 2 ensures certainty to the process whereby certificates can be relied upon.

However the additional regulation for planning consultants through the requirement for licensing may act as an unintended barrier to participation in the process, particularly given that their current professional advice is relied upon without the requirement for licensing.

It is considered that the best option forward would be best addressed through direct consultation with the planning consultants to ensure an appropriate outcome that achieves the aims of the Options Paper.