



**MASTER BUILDERS
TASMANIA**

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SUBMISSION

**Draft Land Use Planning and Approvals
(Miscellaneous Amendments) Bill 2018**

September 2018

INTRODUCTION

Master Builders' Association of Tasmania Inc. (Master Builders Tasmania) was established in 1891 and is a registered Union of Employers under state and federal laws.

Master Builders Tasmania (MBT) has thirteen (13) employees and twenty one (21) apprentices employed through its registered Group Training Organisation. MBT operates from offices in Hobart, Launceston and Devonport. Members include commercial builders, housing builders, sub-contractors, suppliers and professionals. MBT represents 95% of all commercially orientated builders. Around forty five percent of all residential construction undertaken by licensed builders in the State is undertaken by MBT members.

MBT provides a wide range of services for members covering industrial relations, contractual, legal, legislative, educational and technical matters. In addition, the MBT is widely represented on many industry and Government bodies and provides on-going assistance to both industry participants and members of the public on all matters related to the building and construction industry.

As part of our mission, MBT seeks to lead the development and professional standards of the industry, to further the interests of its members and the Tasmanian community.

Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2018

Master Builders Tasmania (MBT) supports the thrust of the administrative changes to the Land Use Planning and Approvals Act 1993 (LUPA Act) and the Tasmanian Planning Commission Act 1997 (TPC Act).

As the Government would be aware, MBT has been involved previously with the TCP with its former Executive Director, Michael Kerschbaum, an invited representative on the Planning Reform Taskforce.

The scope of the proposed legislative changes for both the LUPA Act and the TPC Act will see an improved and productive management of processes and will remove unnecessary steps in a number of areas.

Changes to the LUPA Act

1. Streamlining the draft LPS approval process

a) Considering the LPS Criteria

The “as far as practicable” determination for Local Provisions Schedules and the reduction in time in approval processes is supported by MBT.

b) Issuing a ‘LPS criteria outstanding issues notice’

The fast tracking of draft LPSs for public exhibition is supported.

c) Removing an administrative step in the draft LPS exhibition process

Supported.

2. Aligning the SPPs with other planning reforms

Supported.

3. Notice to ‘relevant agencies’

All parties who are affected by, or have an interest in, draft amendments to a planning scheme should be advised and ensure they are provided with the opportunity to make representation on those draft amendments. Supported.

Changes to the Tasmanian Planning Commission Act 1997

Minor change, more an administrative process, but need to ensure that changes do not alter the meaning of a decision made, merely a clarification or correction of a clerical error. Supported.

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