

**Notes of Planning Review Meeting with
Association of Accredited Certifiers**
Bridge Conference Room, 23-33 Bridge Street Sydney
Monday, 15th August 2011

Attended by:

Association of Accredited Certifiers

Craig Hardy, President
Robert Marinelli, Vice President
Giuseppe Graziano, Vice President
Jill Brookfield, Executive Officer

Planning System Review

Tim Moore, Co-Chair
Ron Dyer, Co-Chair
Lia Saunders, Planning Review Manager
Rosemary Bullmore, Department of Planning
and Infrastructure (Notes)

Tim Moore & Ron Dyer (Planning System Review)

- Brief overview of process
 - NSW-wide consultation to meet with key groups and community members, please see the website for details of dates and locations
 - The web site will publish notes of all meetings to ensure maximum transparency in the process of the review
 - All written material submitted to the Review Panel will be published on the website
 - The only outcome instruction that has been given to us is that the Minister requires our outcomes to maximise the use of information technology capabilities
- General timelines
 - A listening and scoping of key principles and objectives for system will be undertaken from now until mid-November 2011. Submissions for this first stage will be accepted until 4 November 2011,
 - A discussion paper outlining identified issues & tensions within the system will be put on exhibition in the first week of December 2011 for public comment until 17 February 2012
 - A green paper will be submitted to the Minister for Planning and Infrastructure before the end of April 2012.

Overview of discussion points:

General

- Present planning system is too complicated and not understood by the community
- Need for separation between planning functions and building functions
- Need for more accountability in the system. Should be a requirement for professionals eg planners, trades people, builders to have professional indemnity insurance (PI)
- Private certifiers are targeted with “problems” because they do have PI
- Standardisation and consistency are required in conditions of consent, forms and issued certificates
- Conditions of consent need to be written in plain English and have nexus with the relevant development. Too many consent conditions & many conditions repetitive
- Need for standard consents & forms with special conditions added as required – leads to great understanding. Each Council has it’s own form. Content is standardised by law but the format is not eg different order of questions
- Create a system with consistent and understandable terminology
- Would not support an extension of the 48 hour time frame for lodgement of applications and certificates issued by private certifiers to council but this should be via an electronic system
- Private certifiers should be able to rely on certificates (in a prescribed form) given by other trades and professions

- All certifiers should be accountable to Building Professionals Board
- Who is signing the certificates? No monitoring or verification processes in place
- Huge need for clarity around what certifiers are actually permitted to amend/change?
- Provide guidance as to what 'generally consistent' means
- Public increasingly uninformed and unaware of issues & responsibilities
- Should certifiers receive a "heads up" about hot issues earlier in process? eg at DA stage
- Councils should be required to attach a copy of the council assessment report to any notice of determination approving a DA.
- What is a construction certificate? Is it a building permit? Confusion in the community
- Planners presently not accredited as certifiers are - should be accredited though a professional body
- Onerous responsibilities of private certifiers is leading to reduced numbers entering the profession