

## **SECOND READING SPEECH**

### **LAND USE PLANNING AND APPROVALS AMENDMENT BILL (No. 2) 2012**

That the Bill be now read for a second time.

The purpose of the Bill is to address a need for transitional arrangements under the *Land Use Planning and Approvals Act 1993* to provide for some land use issues which will arise following the declaration of interim planning schemes.

In 2008, we announced a review into Tasmania's planning system, mainly to streamline decision making, and this partly involved a commitment to review planning-related legislation.

These amendments are designed to allow development applications for permits lodged (but not yet determined by the relevant council) under a planning scheme to be assessed under that planning scheme's provisions, notwithstanding that it has been replaced by an interim planning scheme.

Industry has been concerned that, without these amendments, there is a lack of natural justice in the interim planning process.

However, it was the clear intention of Parliament, at the time, to postpone the right of representation until after the interim planning schemes came into effect. Nevertheless, there is merit in providing surety for development applications submitted under an old planning scheme, but which has now been replaced by an interim scheme.

These amendments will therefore mitigate the disruption and uncertainty to the developers and others with current development applications that have already been submitted under current planning schemes. The amendments would acknowledge the often substantial lead time, effort and money that proponents put into plans and specialist reporting for a development proposal.

The amendments are to be confined to the interim planning scheme process, even though similar circumstances exist in the traditional planning scheme assessment process. (The reason for not providing the same relief under the traditional process is that proponents have a long lead time (up to 2 years) to lodge development applications under the existing scheme, before the 'exposed' new planning scheme comes into effect.)

Because of the urgency to have these amendments in place by Christmas, the Local Government Association of Tasmania has agreed to reduce the normal 5 week consultation period to 2 weeks, in the interests of the broader public benefit.

LGAT and the Property Council of Australia (Tasmania) support the immediate progression of the proposed amendments and it is expected that developers with current development applications spanning the old planning scheme and the new interim planning scheme will also support them.

I commend the Bill to the House.