

## FACT SHEET

### *Land Use Planning and Approvals Amendment (Major Projects) Bill 2020*

The Land Use Planning and Approvals Amendment (Major Projects) Bill 2020 replaces the current 'Projects of Regional Significance' (PORS) process in the Land Use Planning and Approvals Act 1993 (the Act). It is needed to provide for the assessment of development proposals of significant scale, impact or complexity, including those that cross-municipalities or require assessment under multiple Acts.

The PORS process, which became effective in 2010, was designed to enable the assessment of projects that will have a significant impact or benefit to a region, but which are not of a scale to be considered eligible as a project of state significance, however the process has never been used.

The Amendment Bill provides for a coordinated process with predictable timeframes, public input and independent assessment. The Bill provides for potential major projects to be referred for assessment by the project proponents, the relevant council or the Minister for Planning, in consultation with the proponent and councils. The new process improves on the current assessment process by:

- coordinating required assessments, including land use planning, environmental, historic cultural heritage, Aboriginal heritage, threatened species, water and sewage as well as natural conservation assessments;
- setting clear pathways, with capacity to revoke the 'major project' status early on, where it is clear that there is no prospect of gaining the required approvals, thereby avoiding unnecessary costs;
- allowing multiple opportunities for public input into the assessment process;
- providing referrals to regulators who are required to assess projects under their own specific legislation;
- providing clear timeframes for each step of the assessment and approval process, thereby providing a proponent with project planning certainty; and
- requiring that any proposal furthers the objectives of the Act, is consistent with State Policies, the Tasmanian Planning Policies and is not inconsistent with the relevant Regional Land Use Strategy.

The Bill has been subject to a comprehensive public consultation process, identifying improvements incorporated in the final bill. Key stakeholders consulted included local government, State Government agencies, relevant regulatory bodies, the Tasmanian Planning Commission, business and industry groups, environmental and heritage groups and community organisations.

The process provides confidence to the community that proposals will undergo a rigorous assessment, by an independent panel of experts appointed by the Tasmanian Planning Commission, with ample opportunities for public comment on the proposal and the assessment criteria under which it is assessed.