

CLAUSE NOTES

Housing Land Supply Amendment Bill 2020

Key acronyms:

- Amending Act – *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Modification) Act 2021*
- Minister – Minister for Planning
- Commission – Tasmanian Planning Commission
- LPS – Local Provisions Schedule
- LUPA Act – *Land Use Planning and Approvals Act 1993*
- SPPs – State Planning Provisions

Clause 1	Cites the short title of the Act – the <i>Housing Land Supply Amendment Act 2021</i>
Clause 2	Provides for the provisions of this Act to commence upon receiving Royal Assent.
Clause 3	Identifies the Principal Act for this Bill as the <i>Housing Land Supply Act 2018</i> (HLS Act).
Clause 4	Section 3 amended (Interpretation) Amends the definition of ‘government land’ in Section 3 of HLS Act to include land owned by Tasmania Development and Resources, which is defined as land owned by the body corporate established under section 4 of the <i>Tasmanian Development Act 1983</i> .
Clause 5	Section 5 amended (Land that may be declared to be housing supply land) Subsection 5 is inserted to include the landowner consent requirements for land owned by Tasmania Development and Resources. Consent must be received from the Board established under the <i>Tasmanian Development Act 1983</i> for land owned by the body corporate established under section 4 of that Act. Subsection 6 is inserted to enable the consideration of land within the Flinders municipality by excluding the consideration of proximity to public transport for orders proposed in Flinders in determining whether or not to declare it as housing supply land.
Clause 6	Section 6 amended (Inclusion of intended zones in housing land supply orders) Amends section 6 of the HLS Act to align the assessment criteria for rezoning land with the <i>Land Use Planning and Approvals Act 1993</i> (LUPA Act), and to

	<p>enable the consideration of land within the Flinders municipality under a housing land supply order.</p> <p>Subsection 1(a) of the HLS Act is amended to align the assessment criteria for rezoning land with the LUPA Act, specifically the criteria relating to regional land use strategies and the Tasmanian Planning Policies.</p> <p>Subsection 2 of the HLS Act is amended to enable housing supply land to be rezoned within the Flinders municipality, specifically to a zone suitable for land that is unable to be connected to reticulated water and sewerage infrastructure. This includes the:</p> <ul style="list-style-type: none"> • Residential Zone under the Flinders Planning Scheme 2000; or • Low Density Residential Zone or Village Zone under the Tasmanian Planning Scheme. <p>In determining the suitability of the intended zone within the Flinders municipality, the Minister must be satisfied that the site can be adequately supplied with a water supply, wastewater treatment and that stormwater can be appropriately managed.</p>
Clause 7	<p>Repeal of Act</p> <p>Provides for the repeal of the Bill.</p>