

SECOND READING SPEECH

HON FELIX ELLIS MP

Land Use Planning and Approvals Amendment (Supporting Development) Bill 2024

check Hansard for delivery

Honourable Speaker, I move that the Bill be now read a Second time.

The Land Use Planning and Approvals Amendment (Supporting Development) Bill 2024 (the Bill), will amend the *Land Use Planning and Approvals Act 1993* to allow for extensions to permits that relate to complex or technical developments.

Honourable Speaker, this proposed amendment recognises that complex projects can require additional time to commence, more than the currently available 6-year time frame provided under the Act.

The Bill proposes to extend this time frame by inserting additional provisions at sections 42C and 53 of the Act to allow the Minister to grant an additional two-year extension of time for an applicant to substantially

commence a use or development in accordance with a planning permit.

This covers planning permits issued in combination with a Local Provisions Schedule (LPS) amendment along with those normally issued by councils acting as planning authorities under the Act.

The Minister will be able to provide one additional extension of two years in circumstances where the Minister is satisfied that, due to the technical or complex nature of a proposed use or development, the use or development is not, or is unlikely to be, substantially commenced before the permit would lapse and that the extension by the Minister would enable the use or development to commence.

This time frame is comparable with permits issued under the Major Projects pathway under Part 4 Division 2A of the Act, which provides for extensions of time up to eight years.

Honourable Speaker, this is a minor amendment to Tasmania's planning framework, yet will enable certain complex developments to continue to proceed, where

they may otherwise have lapsed, including in circumstances beyond the proponent's control.

I commend the Bill to the House.