Land Use Planning and Approvals (Amendment) Bill 2022

Consultation Report

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
June 2022

Contents

1.0 Introduction

In early 2022 proposed amendments to the *Land Use Planning and Approvals Act 1993* (LUPA Act) were circulated for targeted stakeholder consideration.

The draft Land Use Planning and Approvals (Amendment) Bill 2022 proposed a number of amendments to the LUPA Act to improve the major projects assessment process across 10 different themes.

This report has been prepared by the Department of Premier and Cabinet, State Planning Office to outline the response to the submissions received during consultation on the draft Bill. The feedback received was very constructive and informed a number of important revisions to the Bill.

The report sets out a summary of the issues raised in relation to each theme of the draft Bill and then provides a response, including setting out any changes made to the Bill in response to the submissions on that theme.

2.0 Glossary

Bill	Land Use Planning and Approvals (Amendment) Bill 2022
Commission	Tasmanian Planning Commission
Draft Bill	draft Land Use Planning and Approvals (Amendment) Bill 2022 – consultation version
LUPA Act	*Land Use Planning and Approvals Act 1993*
panel	the major project development assessment panel appointed by the Tasmania Planning Commission

3.0 Proposed amendments

The proposed amendments to the LUPA Act are intended to improve the major projects assessment process with the following alterations –

1. Improve the assessment process in relation to sensitive material, for example by preventing the public display of culturally sensitive Aboriginal heritage information during the assessment process.
2. Update references to legislation that has been repealed since the major projects process came into operation, such as the Gas Pipelines Act 2000.
3. Enable easier public involvement in the process through better use of digital technology, for example by sharing information digitally. This will also make it easier to meet statutory notification requirements.

4. Provide fairer outcomes for landowners who are not the proponent/developer of the major project but whose land is included within a major project declaration. The amendments will make it clearer to all involved when a major project is completed and where a landowner may still apply for a planning permit on their land.
5. Enable the Commission, panel or a regulator to grant permission for site investigations to occur once a major project has been declared and before the assessment criteria is finalised, in circumstances where the site investigation is necessary, or must occur early, to align with seasonal survey requirements and the site investigations have been identified in the major project proposal.
6. Allow the panel to consider aspects of a proposed major project on land outside of the area declared for the major project and make recommendations to the Minister, where appropriate, to alter the declared area of the proposed major project.
7. Clarify that the process continues if regulators do not respond at various stages in the process when they are required to respond.
8. Provide the panel with more time in the process to co-ordinate the responses from the regulators, with an additional 14 days to make the final assessment criteria and an additional 14 days to prepare the initial assessment report.
9. Allow the panel to address any minor administrative errors that may occur during the assessment process including notifying any persons that may have not been included in earlier consultations and seeking their views before a final decision is made on the proposed major project.
10. Revising the current major project permit amendment processes to enable an additional process option that is relative to the scale of the proposed permit amendment. This is for permit amendments that are larger than a minor amendment but less complex than a significant amendment to a major project permit. This additional option will involve public exhibition of the proposed major project permit amendment and public hearings.

4.0 Consultation

Consultation occurred over a 5 week period, commencing on 8 April 2022 and finishing on 12 May 2022. Feedback was sought from a range of stakeholders who are regularly engaged with the planning system including:

a) All 29 local Councils and the Local Government Association of Tasmania (LGAT);
b) All State agencies, the Tasmanian Planning Commission and the Tasmania Fire Service;
c) A range of State authorities, including TasNetworks, TasWater, TasRail, TasPorts, TasGas and Tasmania Irrigation;
d) A range of professional planning consultants operating in the State;

e) A range of industry groups, including the Tasmanian Farmers and Graziers Association (TFGA), Tasmanian Chamber of Commerce and Industry (TCCI), Property Council of Australia - Tasmania, Housing Industry Association, Master Builders Association, TasCoss and Shelter Tasmania; and

f) A range of environmental and community groups, including Planning Matters Alliance Tasmania (PMAT), Environmental Defenders Office (EDO), Tasmanian Conservation Trust (TCT), North East Bioregional Network (NEBN), all NRM Offices across Tasmania, Tasmanian National Parks Association, and the Environment Association.

During the consultation 17 submissions were received. Staff from the Tasmanian Planning Commission and the Department of Natural Resources and Environment Tasmania also provided informal feedback.

5.0 Summary of revisions

Various amendments to the Bill have been made in response to the issues raised in the submissions received, as follows:

a) Revising the scope of the sensitive matters process so that it only applies to matters of Aboriginal cultural heritage and not to threatened species matters.

b) Providing a set time for the Commission to issue a completion certificate after receiving a request from the proponent.

c) Enabling regulators to have the discretion to issue an early site investigation permission, as the Commission can, as opposed to a mandatory requirement to issue the permission early and setting timeframes for the issue of these early permissions.

d) Providing for a reminder to be issued to the regulators that they must respond to a request to provide their assessment requirements.

e) Enabling members of the public more time to respond if they receive a notice relating to correcting errors made in the process by increasing the time to respond from 7 to 21 days.

f) Notifying the relevant planning authority when a decision has been made to use the major project permit significant amendment process.

g) Clarifying in section 60ZZZH that persons can still receive documents by hard copy if the person requests to do so.

A series of further amendments to the Bill have been made to clarify the intent of the draft Bill, as follows:

a) Removing reference to a ‘cultural group’ from section 60CA(5) of the draft Bill, as officers from Aboriginal Heritage Tasmania have advised that this would be difficult to define and that the reference to ‘a culturally sensitive’ matter is adequate. Note, this section is now 60BA in the tabled Bill.

b) Clarifying that in all circumstances it is the proponent that has to make a 'sensitive matters' request.

c) Adding the proponent to the list of persons notified under section 60S(3B) when the Commission issues a completion certificate and clarifying that completion certificates can be issued in stages for the major project.

d) Clarifying that landowners only receive a completion certificate under section 60S when the completion certificate relates to their land.

e) In recognition of contemporary 'design and construct' processes, which often result in an evolving design, the Bill has been revised to enable an application to amend the declared area of land after a major project is declared, rather than waiting until the assessment criteria have been made.

f) Clarifying the intent of the operation of section 60ZZZAB(5)(b) for issuing 'Enforcement Certificates' by acknowledging that part of a major project may not be intended to be developed, similar to how this is acknowledged in section 60ZZZAB(5)(c) and (d).

g) Through the Office of Parliamentary Council quality assurance process, various clause numbering and cross references have been corrected.

6.0 Summary of issues raised

Many of the submissions supported the intent of the draft Bill and did not offer any further suggestions for refinements to the Bill.

Some of the submissions received offered a valuable critique of the draft Bill giving rise to modifications. Some of these submissions also offered a suggested response.

Some submissions noted their original objection to the major projects assessment process.

Some submissions raised issues or offered suggestions for alterations to the LUPA Act that were outside of the scope of the proposed amendments contained in the draft Bill. These issues have been noted for further consideration for any future amendments to the LUPA Act.

The issues raised in the submissions is set out below in relation to each of the proposed themes of the draft Bill.

1. ***Improve the assessment process in relation to sensitive material, for example by preventing the public display of culturally sensitive Aboriginal heritage information during the assessment process.***

   Submissions raised concerns with the proposal to include threatened species as a sensitive matter. Some submissions noted a concern that the process could be miss-used to purposely withhold information from the public. The submissions recommended that the major projects process align with section 59 of the *Threatened Species Act 1995* on this matter. Whilst the intent was to only apply this process to highly sensitive information (such as what might be covered by section 59 of the *Threatened Species Act 1995*) and not provide a means to withhold

information from the public, the point about overuse or misuse of the process warrants further consideration of the matter.

The Department of Natural Resources and Environment Tasmania (NRE Tas) have advised that information regarding threatened species and whether that information can be withheld from the public is managed under section 59 of the *Threatened Species Act 1995*, and to date this section has not been used. NRE Tas has a preference for ensuring that this information remains in the public realm. Advice from NRE Tas suggests that the proposed sensitive information request is not needed for the sake of avoiding harm to known threatened species, as the locations of these highly valued threatened species is not always mapped with any precision. This would make it difficult to locate the exact position of the particular species.

On this basis, including threatened species in the sensitive matters process would appear to be unnecessary at this time. Accordingly, the Bill has been modified to exclude threatened species from the sensitive information requests and has been further modified to only relate to matters of Aboriginal cultural heritage.

A submission raised concerns that consultation on Aboriginal heritage matters should enable meaningful opportunity for representatives chosen by the Tasmanian Aboriginal Community to be consulted with at every stage of the assessment process and provide for their free, prior and informed consent to the major project proposal, including about the release of sensitive information. Currently, in the process the regulator for Aboriginal heritage matters is the Minister for Aboriginal Affairs. In this role, the Minister for Aboriginal Affairs takes advice from Aboriginal Heritage Tasmania and the Aboriginal Heritage Council. This represents the current processes adopted under the Aboriginal Heritage Act 1975. This legislation is under review and it would not be prudent to change the current system prior to the finalisation of that review. The Major Projects process is intended to coordinate current assessments by the regulators, not revise their processes.

Some submissions suggested that a sensitive matters request should be able to be processed quicker than 35 days. However, to enable consultation with the Aboriginal Heritage Council which meets monthly, a period of 35 days is needed to make sure that it can consider any request at its monthly meetings. On this basis the 35 day period should not be reduced.

One submission raised concerns with the drafting of clause 60CA(8) and (10) in that it restricted the proponent from discussing sensitive matters with the regulators. The intent of the current Act is that the proponent should be able to discuss these issues with the regulators. The Bill has been modified to clarify the original intent. The revised clauses in 60BA(8) and (10), make it clearer that the intended restriction applies to members of the public and not the proponent. This particular submission also noted some confusion around the meaning of 60CA(8)(a). This clause has been renumbered as 60BA(8)(a) but remains unchanged as the drafting is considered to deliver the original intent that where sensitive information is identified, it can only be included in a document that is sent to the regulator or the panel if that part of the document is not made available to the public.

2. ***Update references to legislation that has been repealed since the major projects process came into operation, such as the Gas Pipelines Act 2000.***

   The submissions did not raise any issues with this theme.

3. ***Enable easier public involvement in the process through better use of digital technology, for example by sharing information digitally. This will also make it easier to meet statutory notification requirements.***

   Submissions raised concerns that the exchange of documents would only be available through electronic means, effectively 'cutting off' those who do not have access to digital technology. The intent has always been to provide a choice to receive information in digital form or by hard copy.

   The Bill has been modified to make it clear that an individual has the option to receive information digitally or in hard copy.

4. ***Provide fairer outcomes for landowners who are not the proponent/developer of the major project but whose land is included within a major project declaration. The amendments will make it clearer to all involved when a major project is completed and where a landowner may still apply for a planning permit on their land.***

   One submission noted that it would be advantageous if there were timeframes around when a completion certificate can be given, or not given, to the proponent. The suggestion included the provision for the proponent to make a request for a completion certificate to be made to the Commission, which would then determine if the major project, or part of the major project, had been completed. This suggestion would provide more certainty to all parties involved in the major project. The Bill has, therefore, been amended to include a provision of this nature in section 60SA.

   This submission also suggested that the assessment process should require planning authorities to refer development applications on the declared land to the panel, for it to determine if the application was one that could be considered by the planning authority outside of the major project process. This is considered an unnecessary administrative task under the circumstances where proponents and landowners would be expected to agree to what uses of the land not related to the major project process are anticipated. Additionally, the planning authority would be aware of the scope of the major project proposal and can assess if a development application is seeking to duplicate some part of it. On these grounds, the Bill has not been altered as suggested.

   Submissions from local government raised concerns about how enforcement of major project permit conditions would work, and the burden on their resources given that they will be unable to charge fees for their role. A particular concern was noted with respect to enforcing conditions on the major project permit that relate to the functions of the regulators.

Under the normal planning permit process, only the regulators for Aboriginal heritage and threatened species enforce their own requirements, because they issue separate permits. In respect of other regulators, their conditions are included within the planning permit that is issued by the planning authority. As the planning authority enforces the permit it issues, by default it is also enforcing conditions placed on the permit by the Environment Protection Authority, the Heritage Tasmanian Council, TasWater and TasGas. Section 60ZZZD of the LUPA Act requires the regulators of Aboriginal heritage and threatened species to enforce the conditions on a major project permit that they have required to be included in that major project permit. Therefore, in effect, enforcing a major project permit is the same as enforcing a normal planning permit.

The purpose of the enforcement certificate is to make it clear when the planning authority's role becomes effective, giving further meaning to the existing provision in section 48AA of the LUPA Act. An enforcement certificate cannot be issued unless the panel is satisfied that the major project, or a stage of the major project, has been completed.

Clause 60ZZP(9) enables the panel to specify if a regulator is responsible for enforcing a particular condition on a major project permit. The proposed clause 60ZZP(10) enables the panel to specify in a condition on the major project permit that a plan or action must be undertaken to the satisfaction of the panel or a planning authority.

In practice, a panel would specify actions to be done to its satisfaction where they relate to implementing a major project. It is unlikely that a panel would require an implementation plan be done to the satisfaction of a planning authority, when the panel has a specific view of what should occur, and the panel is still responsible for the oversight of that condition. However, if a planning authority specifically sets out in a representation that they had an interest in the implementation of the major project, then a condition on a major project may require actions or plans to be done to the satisfaction of that planning authority.

It is more likely that any major project conditions specified by the panel as being the responsibility of the planning authority would be matters that relate to the ongoing use of the major project site. This is also in line with the current the requirements of section 48AA of the LUPA Act.

On this basis the Bill does not need alteration to address the issue raised.

5. ***Enable the Commission, panel or a regulator to grant permission for site investigations to occur once a major project has been declared and before the assessment criteria is finalised, in circumstances where the site investigation is necessary, or must occur early, to align with seasonal survey requirements and the site investigations have been identified in the major project proposal.***

Submissions raised concerns with the appropriateness of granting site study permissions before the assessment criteria have been made, noting that if the reason is to align with seasonal variations, then proponents should simply plan the timing of their projects better.

In most cases the proponent would have a clear idea of the studies required, such as ground surveys or botanical studies, prior to a major project being declared, and a significant amount of preliminary work may have been undertaken by a proponent.

A major project proposal is required to be submitted prior to the declaration of any major project which must specify the 'environmental, health, economic, social and heritage effects' identified by the proponent at that stage, and the surveys and studies that will need to be undertaken for the proponent to prepare a major project impact statement.

This means that a proponent will have a relatively good understanding at a very early stage of the assessment process of the sorts of investigations that need to be carried out. Specifically, section 60F(1A) requires that any early studies be identified in the major project proposal documentation that is submitted in support of the declaration of the major project, so that the regulators are made aware early of any potential request that might come from the proponent. On this basis the issue of early site investigation permissions is considered reasonable.

Some investigations and surveys, particularly those relating to natural values, need to be undertaken during specific times, such spring surveys for flora and fauna. The process simply allows for investigations that have already been identified to be undertaken at the most appropriate time, to provide for the best environmental outcomes, whilst reducing the risk of the project incurring significant delays.

It was noted that the draft Bill sets a mandatory requirement for the regulators to issue these permissions, yet the Commission has discretion to issue, or not issue, an early site investigation permission. It is considered more appropriate if there is a consistent power of discretion to issue, or not issue, an early site investigation. Accordingly, the Bill has been amended so that both the Commission and regulators have the discretion to issue an early site investigation, where it is considered appropriate to wait until the assessment criteria have been made.

Another submission noted that there should be a set time period for when an early site investigation permission ought to be given, or not given. This is a reasonable proposition, and the Bill has been amended to give the Commission and the regulators 21 days to issue the permission after receiving a request.

Another submission noted that the site investigations should be as minimally intrusive as possible. In this regard the Commission and regulators can impose conditions on these permissions to minimise impacts.

Another submission noted that early site investigations should not compromise due process or consultations. The issue of early site investigation permissions does not alter the process to prepare assessment criteria or the final assessment of the major project. If a proponent is undertaking an early site investigation and the assessment criteria requires a further specific investigation, then the proponent will be required to undertake that investigation as well.

6. ***Allow the panel to consider aspects of a proposed major project on land outside of the area declared for the major project and make recommendations to the Minister where appropriate, to alter the declared area of the proposed major project.***

Submissions raised concerns with the use of the word 'small' and that the Minister could allow any land to be included in the declared area of land by acting independently of any advice given from the Commission. A submission further noted that the public should be consulted before making the determination to amend the declared area of land.

When advising the Minister whether it is appropriate to amend the declared project area, the panel or the Commission must have regard to whether the additional area of land is small, relative to the overall declared project area. In the decision-maker's view, therefore, the area of land to be added must be considered within the context of the greater project area. In this instance the professional judgement of the panel or the Commission will be relied upon. In other sections of the LUPA Act the term 'minor' is used, but in this case that term is considered to be potentially limiting (as it might be too small) to the needs of a project. Additionally, expressing the area of extra of land by a percentage of the original area (whilst providing absolute certainty) could provide a perverse outcome when a more qualitative judgement is required.

The Bill provides that the Minister can only amend the area of land declared for a major project after receiving advice from the panel or the Commission that it is appropriate to do so. The Minister does not receive the application to amend the area directly. The application to amend the area of land is lodged with the Commission. If the panel or Commission considers that it is not appropriate to amend the area of land, then the Minister will not receive any notice regarding the request. As such, the Minister cannot act independently of advice from the panel or the Commission.

The public involvement in considering whether to amend the area of land which is declared for a major project is the same as that which occurs when the Minister considers an original proposal to declare an area of land.

One submission raised concerns that the additional area of land could only occur on government land or land managed by the Wellington Park Trust and that the Minister cannot declare an additional area of land if the land is in private ownership. That is not the case. Subsections (2) and (3) in this clause provide for the Minister to include land of any tenure in a declaration to amend the original declared area of land. The provision in subsection (7) means that when the additional area of land is owned, or partly owned, by the Crown, a Council or is managed by the Wellington Park Management Trust, the relevant consent from the Crown, a Council or the Wellington Park Management Trust must be provided before the Minister can make the declaration to amend the area of land. The intent of the provision is to check that the required consent is given for land under certain types of ownership.

In plain English the clause can be read as –

> If all or part of the additional area of land is Crown Land, the Minister must not amend a declaration of a major project under subsection (2) to include that additional area, except with the consent of the Minister for the *Crown Lands Act 1976*.

This is consistent with the current drafting so there is no need to amend the Bill.

A submission noted that amendments to the declared area should be accompanied by plain English summary that explains why it is needed, what difference it will make and how people can respond. These matters are mostly provided under section 60TC(3) of the Bill. Information that assists people on how they can respond is usually provided in the letters they receive inviting a submission.

Note that the Bill has been modified to clarify the procedures for amending the declared area of land relative to the particular stage in the assessment process that has been reached at the time the request to amend the declared area of land was made.

7. Clarify that the process continues if regulators do not respond at various stages in the process when they are required to respond.

Submissions raised concerns that a regulator might accidentally get left out of the assessment process if they do not respond within the 28 day period. Under section 60ZA(1) of the LUPA Act, regulators can have additional time to respond if they seek an extension of time from the Minister. Also, under section 60ZD of the LUPA Act, a regulator may request further information to be provided, and whilst this information is being prepared, the 28 day period does not run until the regulator is satisfied that the request for further information has been answered.

However, currently there is a time limit for a regulator to respond to an invitation to become involved in the assessment process. To ensure that the regulator is aware that they need to respond to the Commission, the Bill has been modified to require the Commission to send a reminder notice prior to the expiry of the period. The notices will remind the regulators of their requirements and explain that not responding is taken to be a notice of "no assessment requirements". This enables the process to continue without any doubt as to the regulators involvement.

8. Provide the panel with more time in the process to co-ordinate the responses from the regulators, with an additional 14 days to make the final assessment criteria and an additional 14 days to prepare the initial assessment report.

One submission suggested these timeframes should not be extended, or if that was not possible, then it should be the Minister who grants an extension of time instead of it being subject to the discretion of the panel.

Under both sections 60ZN and 60ZZA of the LUPA Act, there is already a provision for the Minister to grant an extension of time. In this instance the modest extension of time requested by the panel would be unlikely to be rejected by the

Minister and to require this would simply add to the administrative burden of managing the process.

The purpose of the amendment in the Bill is to try and lower the administrative burden for modest adjustments to the timeframes and on that basis the Bill has not been amended.

9. ***Allow the panel to address any minor administrative errors that may occur during the assessment process including notifying any persons that may have not been included in earlier consultations and seeking their views before a final decision is made on the proposed major project.***

Some submissions raised concerns that notices issued under this provision only give people seven days to respond with their views about the proposed major project. It is acknowledged that seven days could be too short of a period to enable a person to properly inform themselves about the proposed major project and then prepare a response addressing any concerns they may have.

On this basis, the Bill has been modified to change the seven day period to 21 days.

10. ***Revising the current major project permit amendment processes to enable an additional process option that is relative to the scale of the proposed permit amendment. This is, for permit amendments that are larger than a minor amendment but less complex than a significant amendment to a major project permit. This additional option will involve public exhibition of the proposed major project permit amendment and public hearings.***

Submissions raised concerns that the public are not involved in the decision as to which significant amendment assessment pathway would be used to assess a proposed significant amendment, and that process timeframes can be reduced for the assessment of a proposed significant amendment when the assessment criteria do not need to be re-made.

Under the current provisions of section 60ZZZ, for significant amendments decisions are made as to whether a proposed major project permit can, or cannot, be considered a significant amendment to a major project permit. This decision is made by the regulators and the Commission. The public are not currently involved with this decision. At this point in the process, the decision is only about which process to use, and does not extend to testing the merits of the proposed major project permit amendment. At present if the decision makers determine that a proposed amendment to a major project permit cannot be a significant amendment, then that proposed amendment can only be considered as a 'new' major project.

If a proposed major project permit amendment is a significant amendment, then the proposed amendment is considered under the major projects assessment process from the point at which a major project has just been declared. The public are then involved in making the assessment criteria, the exhibition of an amended major project impact statement and public hearings, as they would have been with the original major project.

The Bill proposes that significant amendments are also reviewed against their scale and impact. Proposals with a lessor scale of impact can have some of the assessment process times shortened. The intent behind shortening these assessment process timeframes is to recognise that some proposed major project permit amendments may not be that extensive, have a great impact nor require a detailed assessment, yet do not qualify for a minor amendment to the major project permit. The shortened process times can only be applied if the proposed major project permit amendment can still be considered under the original assessment criteria. Currently in the draft Bill, if the regulators advise the assessment criteria do not need to be revised the shortened process timeframes are then applied.

However, in consideration of the submissions and noting that in some cases where the assessment criteria do not need revising, the scale of the amendment may still be such that the standard assessment process timeframes should be applied. The Bill has been modified to give the regulators the opportunity to advise that they will need more time to conduct their assessment of the proposed major project permit amendment and when this advice is given, the shortened process times cannot be applied.

7.0 Other Matters raised

Some of the submissions raised issues that were outside of the scope of the proposed changes listed in the draft Bill. The issues raised are listed below –

1. Consultation should occur with regional authorities if they exist.
2. The panel should include a member who has expertise in urban and landscape design, to ensure sound design outcomes that benefit the whole community.
3. Local Councils should have a role as a regulator.
4. Local Councils should be able to charge fees for their enforcement work.
5. Section 60 of the LUPA Act and its application to conditions on a major project permit.
6. Amending development applications after they have been submitted and before the planning authority has determined them.
7. Complex drafting style of the Bill.
8. TasNetworks suggested a range of amendments to the major projects assessment process as follows -
    a) The inclusion of an ability to establish criteria that can apply to certain project types (eg: transmission lines) that are reviewed at a regular interval. This would streamline the beginning of the assessment process by removing the need to establish criteria every time a project of this type is proposed.
    b) Ensuring that after the declaration stage, if additional issues are discovered, an ability to amend criteria to include the issue requiring assessment.

c) Any reference to planning schemes in criteria is at the point a major project is declared, not at the point an application for approval is submitted.

d) A flexible definition of 'project area' where specific land does not need to be identified in the declaration process but is identified as the project develops and progresses.

e) One Planning Authority for enforcement of the permit.

9. As well as the above points, TasNetworks suggested other changes that could also be considered to better support streamlined and integrated assessment, and protection of electricity transmission infrastructure include:

a) Amendment to the LUPA Act exemptions, or State Planning Provision exemptions, that allow for project investigations that expand exemptions already available (with appropriate limitations) without the need to enter the Major Project process.

b) The ability to easily and efficiently apply the Electricity Transmission Infrastructure Protection Code (ETIPC) to new assets.

c) Amendments to the State Planning Provisions to extend application of the ETIPC to a broader suite of potentially conflicting use and development.

d) Progression of Tasmanian Planning Policies and review of Regional Land Use Strategies taking into account and supporting TasNetworks' strategic plans.

The above points are all suitable matters to consider for further revisions to the LUPA Act, but at this point in time the purpose of the Bill is to cover the 10 themes listed above.

8.0 Next steps

The revised Bill will be tabled and debated in both Houses of Parliament. If passed, the Bill will come into effect upon receiving Royal Assent from the Governor.

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au