

## Development Assessment Panel Framework Position Paper

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**From:** Cindy Aulby  
**Sent:** Monday, 13 November 2023 4:27 PM  
**To:** State Planning Office Your Say  
**Subject:** Saved to CM: kunanyi (Mount Wellington) cable car

Re: Mount Wellington Cable Car. Again.

I can't quite believe that I have to be writing to you again about this. In November 2022 TASCAT affirmed the decision of the Hobart City Council to reject the proposal for a cable car across the Organ Pipes and a large tourist centre/restaurant near the Pinnacle.

It seems to me that the process of reviewing this matter was transparent and agreed by all, and the decision to reject the proposal on the grounds that it failed to meet the agreed criteria needs to be respected. That should have been the end of it. But apparently there are political moves afoot to undermine and negate that legitimate decision.

In our incredibly commercialised world, I find great comfort in having such a splendid example of natural wonder, so close to a capital city. Our mountain simply is. It's wild and it is un-messed with. I'm flabbergasted to think that this free offering of our place, available to all, could become a commodity, to be the font of profits for a few while we have to buy it.

kunanyi is not ours to turn into money for the developers. It is not right to use its magnificence to provide an endless supply of new wizz-bang things that people can buy. It is not for sale.

Human life and non-human life have fundamental, primal need for wild places, untouched and left alone. People need connectedness to the natural world. How it is, not how we enhance it to make more money. The pressures on our natural world are relentless, destroying the balance of life on the planet, and making our capacity for connectedness more fraught, I find it inconceivable that we would allow the natural values of Mount Wellington to be commodified in the interests of novelty.

So I ask the Tasmanian State Planning Office:

Please keep planning local and democratic. Please don't take planning decisions away from Local Government and please, please, **please** don't give the Minister the power to change the Local Planning Scheme.

With best regards,

**Cindy Aulby** (*she/her*)

*I am grateful to live and work in nipaluna, lutruwita, the ancient land belonging to the muwinina and palawa people, who nurtured this place for tens of thousands of years. I offer my respect to elders, past, present and emerging, and acknowledge that sovereignty was never ceded.*

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**From:** Jane Berriman  
**Sent:** Tuesday, 14 November 2023 3:00 PM  
**To:** State Planning Office Your Say  
**Subject:** Planning approvals in Tasmania

To the Premier and Minister for Planning

How can you decide to draft legislation in favour of your chosen projects just because you did not get your own way with regards to the proposed cable car application? The last time I checked Tasmania was still a democracy and the majority of the public have resoundly said that they do NOT WANT a cable car on kunanyi/Mt Wellington.

To change the laws to allow for this amount of power to be given to the Minister is totally undemocratic and completely untransparent.

Planning decisions should be kept local and democratic.

The Tasmanian Liberal Government has a habit of changing things to suit itself when a decision does not go its chosen way. You are elected to serve the people, not the other way around.

Regards

Jane Berriman

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**From:** Kerry Andrews  
**Sent:** Thursday, 16 November 2023 12:06 PM State  
**To:** Planning Office Your Say  
**Subject:** Saved to CM: Cable Car proposals x 2

Hello all,

I write to express my concern about Premier Rockliff's statement on 28th February at 'State of the State Address' :  
"I am committed not only to the Cradle Valley Cableway, but also a Cableway on kunyoni/Mt Wellington, and I have sought advice on developing a pathway to support this to happen".

I believe these developments would outrage most Tasmanian citizens, the statistical evidence is there that we want our Mountains to be respected as Heritage, not for short term financial gain.

The reasons are clear as we have voted on to stop the Cableway on kunyoni and we need to be heard.

- # Keep planning local and democratic.
- # Don't take planning away from. Local Government.
- #. Don't give the Minister the power to change the Local Planning Scheme.

Regards,

Kerry Andrews

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**From:** Sue Abbo  
**Sent:** Saturday, 18 November 2023 4:12 AM  
**To:** State Planning Office Your Say  
**Subject:** Our Mountain kunayni/Mt Wellington: Keep Planning Local & Democratic

Dear State Planning Office,

Heartbreakingly it appears we once more need to make our voices heard to protect the mountain, kunayni/Mt Wellington, our mountain, and this time it is by fighting to retain local control over planning decisions.

So here I am responding to the Position Paper and I have to tell you that feel exhausted by the whole process.

Notwithstanding, here is my feedback in a nutshell:

- Keep planning local and democratic.
- Don't take planning away from Local Government.
- Don't give the Minister the power to change the Local Planning Scheme.

Thank you for your time and consideration.

Kind regards,

Sue

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**From:**  
**Sent:** Saturday, 18 November 2023 2:40 PM  
**To:** State Planning Office Your Say  
**Subject:** Submission on the Position Paper on a proposed Development Assessment Panel (DAP) Framework

Dear Sir or Madam,

Thank you for providing the opportunity to submit feedback to the Position Paper on a proposed Development Assessment Panel (DAP) Framework. I would appreciate it if my submission could be kept anonymous on the website if published.

Having read through the proposal I am not convinced that the proposed DAP would be of benefit or improve the current process in any way for Tasmania. I am also skeptical of the reasoning for generating this proposal to the Tasmanian Community, which has been highly publicised that the stated intent for introducing DAPs is 'to take the politics out of planning' by providing an alternate approval pathway for more complex or contentious development applications and stating that 'despite any statistical evidence', there was a perception that some Councils were less supportive of new developments than others. Can I ask whose perception this was? In my experience of living in two differing jurisdictions in Tasmania, I have always found the Councils decision-making process and transparency around their decision-making to be clear and objective in relationship to development applications. The proposal for a DAP seems to be preferencing developers interests over the communities in which they wish to operate, particularly in regards to allowing property developers the choice to have their development proposals assessed by State-appointed DAP, rather than by local council authorities.

I am particularly concerned about the proposal to remove any planning appeal rights meaning that our communities would have no avenue to voice concerns about contentious planning decisions. I see this as a direct erosion of my democratic rights as a Tasmanian citizen. It seems to me that altering a system, based on democratically appointed members assessing developments within their local areas of governance, (and which seems to be working quite well), to a new system which seems to enable greater interference by state-appointed panels and the Planning Minister, (who may not represent the area under which the development is proposed), is politicising the process more not less.

These proposed amendments will allow developers to bypass councils and communities completely creating no avenue for community engagement. Additionally it could see developers pull out of the local government assessment process if they felt an assessment was not going to be approved resulting in a waste of Council time and resources.

Having lived previously in NSW I am aware that DAP frameworks there have been found to regularly favour developers over local community's interests, lack transparency over the decision-making process and do not take into consideration the strategic future planning directions of local government authorities. I would be very disappointed to see these amendments passed undermining Tasmania's current planning processes which ensure that the local communities are represented and importantly have a voice. Additionally decision-makers are currently accountable to the communities they represent, which would not be the case if there was a DAP framework.

Kind regards

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**From:** Yabbo & Don Thompson  
**Sent:** Sunday, 19 November 2023 5:49 PM  
**To:** State Planning Office Your Say  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

## To Whom it May Concern

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.



- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?
- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Please **say yes to a healthy democracy we would fast lose if this was allowed.**

I look forward to hearing back.

Thank you

**Yabbo Thompson (Ms)**

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**From:** Val Noga  
**Sent:** Sunday, 19 November 2023 4:24 PM  
**To:** State Planning Office Your Say  
**Cc:**

**Subject:** I say no to the Liberals new planning panels

Dear Sir/Madam

I am writing to voice my objection to the proposed legislation that seriously diminishes Local Government's control over planning matters. I am disgusted at this Government's continued determination to ride roughshod over the desires of the public they are supposed to be representing. God help us if developers get their way with this legislation. No thinking adult, who has lived in this State for any period of time, could actually trust this Government to appoint 'independent' people to any panel that the proposed legislation may sanction. I for one, do not trust this Government.

I also object on the following grounds:

- A Planning Minister could not be trusted to act independently. Current experience clearly shows us that Minister tow the party line and do not have the courage to think or act independently
- Local Government is the grass roots vehicle for people in any municipality to have their voices heard. Giving planning power to Government and their appointed panels will rob local citizens of their most effective vehicle for being heard. Communities need to have a direct say in planning matters. The current arrangements facilitate this, the proposed legislation will significantly detract from this
- Giving the Planning Minister power to override local government will end up severely politicising the process. Governments cannot be trusted to not pander to those who are making large and consistent donations to them (e.g. Developers)
- The public and the existing planning appeals tribunals have spoken on the Kunanyi cable car. The public have also spoken on the Macquarie Point stadium and the University move to the city. These 'battle ground' projects are examples of projects that will get fast tracked (in opposition to the majority public view) by Governments who feel angry because they have 'lost' under the current system
- Transparency, independence and public participation in decision-making are critical for a healthy democracy. The proposed legislation is a direct threat to democracy. Governments should be championing democracy, not actively working to undermine it – as the proposed legislation is designed to do
- My research indicates that only about 1% of Tasmanian council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications. So, what do we need to change this effective system for??? The only conclusion I can come to is that the Government and its powerful donors (e.g. developers) want their way on everthing. How can this be a good thing for the local population and democracy???

Thank you for this opportunity to state my views on the proposed legislation to change the planning laws. I hope this anti-democracy legislation does not succeed.

Kind Regards

Valentine Noga

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**From:** Sue Drake <>  
**Sent:** Sunday, 19 November 2023 3:40 PM  
**To:** State Planning Office Your Say  
**Subject:** opposing the Liberals' new planning panels

The proposed creation of planning panels and increase in ministerial power over the planning system concerns me.

Please register that I oppose this move to inhibit public participation in the planning process and the associated disempowerment of the elected local government councils.

Yours sincerely  
Sue Drake

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**From:** SEYM LONG <>  
**Sent:** Sunday, 19 November 2023 9:22 PM  
**To:** State Planning Office Your Say  
**Cc:**

**Subject:**

## **Say NO to the new Planning Panels**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway, allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications, not your elected local council representatives. Local concerns will be ignored in favour of the developers, who may not be from Tasmania. Also, if an assessment isn't going their way, the developer can abandon the standard local council process at any time and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streets capes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be challenged by an appeal to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes any local decision-making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision-making and reduce transparency and robust decision-making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system, which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision-making local, with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours sincerely,  
 Daniel Steiner  
 for  
 Seymour Community Action Group Inc.

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**From:** Robyn Weare  
**Sent:** Sunday, 19 November 2023 9:20 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Liberal government Planning Panels

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- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**Yours sincerely

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Nick Weare

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**From:** Michelle Taylor  
**Sent:** Sunday, 19 November 2023 9:13 PM  
**To:**  
**Cc:** State Planning Office Your Say  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

Hello,

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- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Please say no!

Kind regards  
Michelle Taylor

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**From:**  
**Sent:** Sunday, 19 November 2023 7:17 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

## Say no to the Liberals new planning panels

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- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

***Openness and transparency are vital for the benefit of all and the greater good. Don't forget who put you into govern, you are accountable. Say "no" to the Liberals sinister and murky planning panels proposal.***

Yours sincerely,  
**Bronwyn Byrne**

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**From:** Greg Drury  
**Sent:** Sunday, 19 November 2023 4:59 PM  
**To:** State Planning Office Your Say  
**Subject:** Protect our local democracy - no to the Liberals new planning panels

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I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the Right to Information Act 2009, and create a strong anti-corruption watchdog.

Sincerely

Greg Drury-Sinclair

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**From:** Josephine Castillo  
**Sent:** Sunday, 19 November 2023 4:34 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - No to the new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only**

be appealable to the Supreme Court based on a point of law or process.

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning

outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours sincerely,  
Josephine Castillo

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**From:** craig Ling <  
**Sent:** Sunday, 19 November 2023 7:23 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
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- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours Sincerely,  
**Craig Ling**

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**From:** Peter Hughes <  
**Sent:** Sunday, 19 November 2023 4:50 PM  
**To:** State Planning Office Your Say  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

## Say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
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- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

*This is ultimately about the places where people live and that they care about. Such places can easily be destroyed by poor decisions and short term thinking.*

Yours sincerely,  
Peter Hughes



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**From:** Catharine Errey <  
**Sent:** Sunday, 19 November 2023 4:48 PM  
**To:** State Planning Office Your Say  
**Cc:** Keep planning in public view  
**Subject:**

Dear Honorable Member

I am alarmed at the prospect of 'complex' planning decisions being made behind closed doors, by people who have not been elected by and are not answerable to, the Tasmanian public, and where the public does not have the opportunity to comment. As far as I can see, the present system, even though it may be slow and cumbersome, is fine by most people, most people most of the time - and at least it is not complicated by suspicion of deals being done out of view of the public. Most people distrust property developers!

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
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- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
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## Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical**

for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.** This is a no-brainer, which surveys in different jurisdictions of the country have found to be supported by a clear majority of Australians.

Yours sincerely  
Catharine Errey

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**From:**  
**Sent:** Sunday, 19 November 2023 4:22 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Please Say No to Proposed New Planning Panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
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*Yours sincerely,*  
**Mitty Williams**

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**From:** Delia Nicholls <>  
**Sent:** Sunday, 19 November 2023 4:21 PM  
**To:** State Planning Office Your Say  
**Cc:** Protect local democracy - I say 'no' to the planning panels that will allow developers to bypass local councils and communities  
**Subject:**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
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outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

*Yours sincerely,  
Delia Nicholls*

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**From:** Felicity HappiSurfi  
**Sent:** Sunday, 19 November 2023 3:49 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

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Dear public representatives,  
PLEASE SAY NO TO THE LIBERALS NEW PLANNING PANNELS. I oppose the creation of planning pannels and increasing ministerial power over the planning system For all the reasons that PMAT have outlined below:



for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like

## Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
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- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
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#### **Say yes to a healthy democracy**

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Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours sincerely,  
F. Hargraves

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**From:** Greg Pullen  
**Sent:** Sunday, 19 November 2023 3:33 PM  
**To:** State Planning Office Your Say  
**Cc:** Submission to Position Paper on Proposed DAPs  
**Subject:** 23-11-19 submission re planning panels.docx  
**Attachments:**

I object to the proposed changes sought by the current Liberal Government to remove planning authority from local councils, and replace it with selected Development Assessment Panels. Please see my attached letter which outlines my objections to a further erosion of democracy in this State.

Regards

Greg Pullen



## Submission to the Position Paper on a proposed Development Assessment Panel (DAP) Framework

I am strongly opposed to the State Liberal Government's proposition to take planning decisions away from local councils, and to have any development the Government sees fit assessed by a planning panel.

There is a suggestion that local councillors may be biased in their decision-making – and that somehow, by State politicians assuming the power to appoint members of planning panels, this perceived deficiency in fair assessment of developments will be annulled.

I have a good understanding of where my local councillors' allegiances lie, and their prejudices or otherwise regarding development. In local government circles their affiliations are widely-known, and because they are easily approached by ratepayers, it's difficult for them to hide associations.

They are also restricted in their personal opinion by the planning laws which they must consider, as prescribed by the State Planning Scheme.

However, State Government is far less transparent. With two major parties dominating our Parliament the capacity of individual members to promote the concerns of one person or one group in their electorate, if opposing the party line, is basically nil.

By contrast, large organisations which support parties with cash donations have an uncanny ability to have their voices heard and legislation drafted to suit their needs. To suggest political donations lack a "quid pro quo" element is insulting to the electorate.

While this is vigorously denied by both the State Liberal and Labor parties, the 10-year go-slow on political donation reform, bolstered by the recent about-face by Labor, does nothing but promote further distrust that Parliament is being used for the good of select corporate interests, and not the people of Tasmania.

If this were not the case, this state would boast the nation's most transparent political donation laws, combined with a real-time register of ministerial and senior bureaucrats' diaries.

Without any way for the voting public to know who is handing money to State politicians, and the sums involved, it appears blatantly hypocritical to cast aspersions upon the integrity and independence of local councillors.

While planning panels may suit the "development at any cost" mantra of today's reigning Liberal Party, how would our current Minister for Planning feel if a Green or independent government was able to influence the selection of panels to adjudicate on contentious developments?

It would be well for both Liberal and Labor to remember that they have not always governed as a majority party – as is the case at the moment – and that there appears to be a national trend towards electing independents and those from less mainstream organisations.

Not even majority in opposition is guaranteed, with voters tiring of jaded hacks and a sense of election entitlement.

Recent attempts by this Government to force council amalgamations saw its long-term policy dumped due to public backlash.

When people on a municipal level perceive their say will no longer be important in local planning discussions, there is bound to be voter reaction at the next State election.

One size does not fit all. While the citizens of Hobart may see the benefit in siting wind turbines at Smithton, there may be little objection in Circular Head to a cable car giving them an enjoyable ride up kunyani/Mt Wellington. While the building of a 3000 hectare private enclave for foreign nationals on the East Coast might be a boon for investors and construction companies, by its very nature it disrespects the sense of place felt by residents of Swansea.

Any of these large-scale and divisive proposals could be removed from public scrutiny, at any stage of the development process, should the Minister wish to put the decision in the hands of a planning panel.

I object to the Draft Land Use, Planning and Approvals (Development Assessment Panel) Amendment Bill 2024 being introduced to Parliament, and instead, call on our Government to make financial and professional services available to local councils to enhance their capabilities as planning authorities.

There are systems in place which allow the State to declare projects of major significance, and developments such as Level 2 Activities which involve environmental assessments, over which councils have no ultimate power.

Centralisation of decision-making is not healthy for a democracy, especially where influence over Government is currently opaque (at best).

Greg Pullen

November 19, 2023

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**From:** Rose Farrell  
**Sent:** Sunday, 19 November 2023 2:44 PM  
**To:** State Planning Office Your Say;  
**Subject:** Protect our LOCAL PLANNING democracy

To all current Tasmanian Parliamentarians,

**Say NO to the Liberals new planning panels. PLEASE protect our LOCAL PLANNING democracy which is ESSENTIAL for all Tasmanian, now and in years to come.**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.

- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
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- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

***I TOTALLY support these PMAT statements above.... AND .... now, thanks to the latest legislation on political donations PASSED BY THE CURRENT TASMANIAN PARLIAMENT, Tasmania does at last HAVE legislation to make corruption transparent - BUT it is the weakest in Australia..... SO ..... As a voter I STILL want to know WHO is paying politicians for :-***

*a) support and taxpayers money to build a wrong-site-proposed, huge, wasteful, hurtful AFL Stadium on Macquarie Point and the noise and traffic chaos it would bring to the already stressed city;*

*b) allowing the accumulation, by large overseas companies, of ALREADY biodiversity-destroying industrial salmon farms and their continued poor regulation throughout OUR precious and unique coastal marine areas;*

*c) ANY possibility of threatening kunanyi - its biodiverse ecology and organpipe geological perfection - with ANY cable car proposal, thereby diminishing what belongs, not only to southern Tasmanians, but all who view this unique mountain from every angle;*

*d) ANY possibility of interfering with the day to day lives of those who live closer to kunanyi with the threat of huge, inappropriate infrastructure, noise and traffic chaos with ANY cable car proposal;*

*e) support for vested-self-interested property developments across the state which freeze ordinary Tasmanians out of basic housing, rental properties and a healthy family life;*

*f) massive infrastucture across what little now remains of our original native forest areas for High Voltage Transmission Towers that generate - **yes** "clean, green" energy - but for racing to EXPORT that energy OUT of our stat. Smaller scale, TRUE clean, green energy infrastucture would regionalise employment and enhance agricultural industry, creating an economy for the benefit of ALL TASMANIANS across ALL council areas.*

**AND A SMALL parting point** - re a notice which has just appeared attached to bus stop 11 outside of the Wrest Point Casino about a 5G upgrade - the bus shelter and bench seat for that bus stop which was removed in early 2022 has still not been replaced, Minister Ferguson. I am 74 and dependent on Metro buses.

*Yours sincerely,*

**Mrs. Rosemary Farrell,**

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**From:** Zoe Magnus <>  
**Sent:** Sunday, 19 November 2023 1:39 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications, not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at any time and have a development assessed by a planning panel. This could intimidate councils into conceding to developers' demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only**

be appealable to the Supreme Court based on a point of law or process.

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

## Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning

outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Thank you for your consideration.

Kind regards,

Zoe

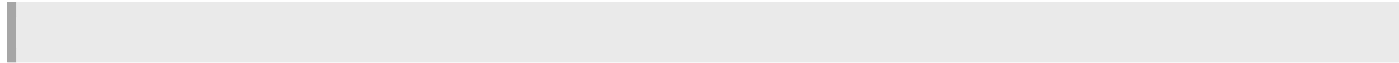
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Zoe Magnus



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**From:** Robert Pearce  
**Sent:** Sunday, 19 November 2023 12:35 PM  
**To:** State Planning Office Your Say  
**Cc:** the Liberals new planning panels  
**Subject:**



I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications, not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at any time and have a development assessed by a planning panel. This could intimidate councils into conceding to developers' demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-

density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest ' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often

dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability.](#)

- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania’s planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### **Say yes to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

*Yours sincerely,*

**Robert L Pearce**

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**From:** Sue McNeil <>  
**Sent:** Sunday, 19 November 2023 12:07 PM  
**To:** State Planning Office Your Say  
**Cc:** Protect our local democracy - say no to the Liberals new planning panels  
**Subject:**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications, not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at any time and have a development assessed by a planning panel. This could intimidate councils into conceding to developers' demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only**

be appealable to the Supreme Court based on a point of law or process.

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning

outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

**This proposed alteration by the Liberal government to planning procedures is extremely undemocratic and reeks of cronyism.**

*Yours sincerely,*  
**Susanne Lafferty**

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**From:** David Jackson  
**Sent:** Sunday, 19 November 2023 11:30 AM  
**To:** State Planning Office Your Say  
**Subject:** State Planning Office - Have your say

The proposed planning panel is an unjustifiable extra means of the Rockliffe government taking planning decisions out of the hands of democratically elected local government officials. As we have seen in the past, many decisions regarding developments (and use of public land) have been made by this government without genuine consultation with the electors of Tasmania. Such is the case, as we have seen, with the Stadium proposal, taken to parliament as a "development of state significance" so as to bypass any consultation with the public. This proposal also seems to be an underhanded means of putting more control in the hands of politicians, and their mates, and taking away any opposition to dodgy developments. As such I am strongly opposed to such a "planning panel" as proposed!

Respectfully,

David Lawrence Flexmore Jackson

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**From:** Evan Hadkins  
**Sent:** Sunday, 19 November 2023 10:06 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel



criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.

- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

#### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

We need developments that deal with the reality of climate change - eg more than one road in and out of locations - nothing like this is even mentioned.

Evan Hadkins

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**From:** Mick L  
**Sent:** Sunday, 19 November 2023 9:25 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect the amenity of our local areas and local democracy - say no to the Liberals new planning panels

Dear DPAC,

I write to object to suggested changes to planning law which would enable control to be wrested away from local Council and empowering the Planning Minister to ride roughshod over planning in this state.

The issues involved here are immense and have the potential to seriously impact, if not destroy, local amenity by removing the safeguards and reasonable controls now in place.

In my view the impact on local people must be held to have greater importance than any other consideration when dealing with development applications and I have no doubt that the proposed changes would not do this.

The existing system already has the power to assess and approve appropriate developments so these new powers are not needed.

The only rationale for these new powers is to allow the State government to ignore the checks and measures provided by existing systems and will absolutely act to the detriment of local people for the purpose of achieving political goals.

To my mind, the primary role of government should be to protect the people. This proposal will not do this and in fact will likely do the exact opposite. It is an unconscionable, shameful proposal that seeks to meet political desires at the cost of local amenity.

What this proposal seeks to address is not planning difficulties - they are already well catered for - it's goal is to make life easier for the state government by pushing through matters as a cheap and nasty 'fix' to satisfy perceived political needs at the cost of community.

As summarized by the Planning Matters Alliance Tasmania, the proposal also has the following failings.

It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities. Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.

Makes it easier to approve large scale contentious developments like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

Remove merit-based planning appeal rights via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. Developments will only be appealable to the Supreme Court based on a point of law or process.

Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes. The NSW Independent Commission Against Corruption recommended the expansion of merit-based planning appeals as a deterrent to corruption.

Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions. The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.

Flawed planning panel criteria. Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.

Undermines local democracy and removes local decision making. State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.

Mainland experience demonstrates planning panels favour developers and undermine democratic accountability. Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

Poor justification – there is no problem to fix. Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.

Increases complexity in an already complex planning system. Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

Say yes to a healthy democracy

I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the Right to Information Act 2009, and create a strong anti-corruption watchdog.

Yours sincerely,

Mick Logan  
Howrah

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**From:** Dorothy Frisken <  
**Sent:** Sunday, 19 November 2023 8:51 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Planning

Please reject the proposed new planning panels!

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

It will create an alternative planning approval pathway allowing property developers to bypass local councils and communities. Handpicked state appointed planning panels will decide on development applications not our elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers' demands.

Large scale and contentious developments like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point would be judged with less rigour.

Please retain merit-based planning appeal rights via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more.

Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes. The NSW Independent Commission Against Corruption recommended the expansion of merit-based planning appeals as a deterrent to corruption.

Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions. The Planning Minister would decide if a development application meets the planning panel criteria. The Minister would be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.

Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is unwise. The Planning Minister may have political bias and could use this subjective criterion to intervene on any development in favour of developers.

State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making. Mainland experience demonstrates that planning panels favour developers and undermine democratic accountability. Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications. There is no need to increase the complexity of a planning system which is already making decisions more quickly than any other jurisdiction in Australia.

I ask that you ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

Furthermore I strongly support the prohibition of property developers from making donations to political parties, the enhancement of transparency and efficiency in the administration of the Right to Information Act 2009, and the creation of a strong anti-corruption watchdog.

Poor design mars our beautiful city irreparably. An educated and independent view of the suitability of a new or redesigned structure is crucial to the retention of our city's unique charm.

Yours sincerely,  
Dorothy Frisken

Dorothy Frisken

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**From:** Rex Williams  
**Sent:** Sunday, 19 November 2023 8:49 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

**Dear Sir/Madam,**

## **Say no to the Liberals new planning panels**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more.

**Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of ‘perceived conflict of interest’ is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania’s planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.

- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### **Say yes to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system**, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours faithfully, Rex

Rex Williams



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**From:** Ben Rea  
**Sent:** Sunday, 19 November 2023 8:27 AM  
**To:** State Planning Office Your Say  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?
- Say yes to a healthy democracy
  - **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

I implore you to use your power as elected representatives to defend a planning system that has integrity.

*Yours sincerely,*  
**Ben Rea**

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**From:**  
**Sent:** Sunday, 19 November 2023 8:17 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** say no to the Liberals new planning panels

## Say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the

fastest, if not the fastest, in Australia when it comes to determining development applications.

- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

**Say yes to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- **I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Here in Westbury we are suffering terribly from a blight of ill-considered housing developments that are currently springing up in every corner. I implore you to put a stop to this!

Thank you.

Faithfully yours,

Martin Boord

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**From:** Lucienne Rickard  
**Sent:** Sunday, 19 November 2023 8:13 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

To those in power,

**Say no to the Liberals new planning panels!**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and

adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve



governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours sincerely,  
Dr Lucienne Rickard

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**From:** Kath McGinty  
**Sent:** Sunday, 19 November 2023 7:38 AM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

To Whom It May Concern,

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light

and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more

resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours Sincerely,

Kathleen McGinty

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**From:** Sally Shackcloth <  
**Sent:** Monday, 20 November 2023 1:54 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

Dear All, I oppose these new proposals as I believe they would create an alternate planning approval pathway allowing property developers to bypass local councils and communities. I think our local elected representatives should be the ones deciding on development applications.  
We don't need these changes.

Yours faithfully, Sally Shackcloth. Margate.

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**From:**

**Sent:**

Monday, 20 November 2023 4:09 PM

**To:**

State Planning Office Your Say

**Cc:**

Protect our local democracy - say no to the Liberals new planning panels

**Subject:**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only**

be appealable to the Supreme Court based on a point of law or process.

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning

outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Regards  
Carol Hanigan



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**From:** Danielle Pacaud  
**Sent:** Monday, 20 November 2023 4:34 PM  
**To:** State Planning Office Your Say  
**Cc:** Defend our local democracy - reject the Liberals proposal to replace elected Local Authorities with planning panels

**Subject:**

I am writing to implore you as my elected representative to reject the proposal for new planning panels to replace Local Authorities, who are the elected voice of the community.

At this crucial time of climate crisis it is paramount the development is steered through a robust planning process that considers the impacts for all, especially the vulnerable.

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

Firstly the need for this change is not demonstrated. It is a power grab for the few that would make more profit at the expense of amenity for the many who have to live with the outcome.

It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities. Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not have the interests of the people of Tasmania as their priority. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.

Makes it easier to approve large scale contentious developments like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point. The people have spoken on these issues and this proposal clearly flies in the face of the consensus, that Hobart and Tasmania are significant places, not to be sold off for private development gain.

I strongly object to the proposal to remove merit-based planning appeal rights via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. Developments will only be appealable to the Supreme Court based on a point of law or process. This undermines the very basis of planning.

Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes. The NSW Independent Commission Against Corruption recommended the expansion of merit-based planning appeals as a deterrent to corruption.

Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions. The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.

Flawed planning panel criteria. Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.

Undermines local democracy and removes local decision making. State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.

Mainland experience demonstrates planning panels favour developers and undermine democratic accountability. Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

Poor justification – there is no problem to fix. Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.

Increases complexity in an already complex planning system. Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

Say yes to a healthy democracy

I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the Right to Information Act 2009, and create a strong anti-corruption watchdog.

Yours sincerely

Danielle Pacaud

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**From:** Rick M  
**Sent:** Monday, 20 November 2023 5:01 PM  
**To:** State Planning Office Your Say  
**Subject:** Protect our local democracy - say no to the Liberals new planning panels

## Say no to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Hand-picked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **It makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **It removes merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **There is flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **It undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

- **There is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **It increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

#### **Say yes to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours Sincerely

Rick Mecklenburgh

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**From:** Sarah Lloyd  
**Sent:** Monday, 20 November 2023 5:03 PM  
**To:** State Planning Office Your Say  
**Cc:** Protect Tasmania's local democracy - say no to the Liberals new planning panels

**Subject:**

Dear Parliamentarians,

I am concerned at the latest efforts by the Liberal party to bypass the planning system by the creation of planning panels and increasing ministerial power over the planning system.

The current system already takes many decisions out of the hands of local elected councils who are there as representatives of their constituents. This is causing great concern among many people who are witnessing their communities being overtaken by inappropriate developments, or developments that could be better planned to allow for green space and greater community cohesion.

- **An alternate planning approval pathway will allow property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications rather than our elected local council representatives. Local concerns, including the threatened species that live in their communities, will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process and have a development assessed by a planning panel. This could intimidate councils into conceding to developers' demands.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability.](#)
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

## A healthy democracy is imperative

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for

appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

I myself have seen inappropriate developments in many small towns in northern Tasmania. These cause much distress to residents who care for their local community and do not want to see these developments change the nature of their towns.

Yours sincerely,

Sarah Lloyd OAM

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**From:** Sally Wayte  
**Sent:** Monday, 20 November 2023 5:27 PM  
**To:** State Planning Office Your Say  
**Cc:** Concern re Liberals new planning panels

**Subject:**

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications, not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and



high-density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.

- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability.](#)
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania’s planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### **Say yes to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

*Yours sincerely,*  
**Sally Wayte**

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**From:** Sarah Fox  
**Sent:** Monday, 20 November 2023 10:26 PM  
**To:** State Planning Office Your Say  
**Cc:** Protect our local democracy - say no to the Liberals new planning panels

**Subject:**

Dear Sir or Madam,

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light

and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more

resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Kind regards,

Sarah Fox

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**From:** Dan Pan  
**Sent:** Monday, 20 November 2023 10:39 PM  
**To:** State Planning Office Your Say  
**Cc:** Keep planning accountable - Reject the proposed Development Assessment Panel

**Subject:**

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## Please give a clear and resounding NO to the Liberals new palnning Development Assessment Panel

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

**Please say YES to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

**For the sake of the future of this country and the democracy our forefathers fought so hard for - please use your position of privilege and power to reject the Liberals planning Development Assessment Panel and demand better transparency and accountability in government.**

*Yours sincerely,*  
**Daniel Panek**

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**From:** Vera Thomson  
**Sent:** Monday, 20 November 2023 11:31 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** THE CREATION OF PLANNING PANELS AND INCREASING MINISTERIAL POWER OVER THE PLANNING SYSTEM

TO WHOM IT MAY CONCERN,

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.



- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

**I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system**, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

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Vera Thomson

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**From:** Michael Rowland <>  
**Sent:** Monday, 20 November 2023 11:00 AM  
**To:** State Planning Office Your Say  
**Cc:** Planning controls with local government NOT the Minister!

**Subject:**

I wish to make clear as a voter and member of the Tasmanian community. I DO NOT approve of the Minister having powers to make 'captains calls' on planning matters. This is a local government issue.

Generations of voters and Governments have developed and refined this.

Michael Rowland

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**From:** Louise Skabo  
**Sent:** Monday, 20 November 2023 10:55 AM  
**To:** State Planning Office Your Say  
**Cc:** Objection to the Tas Govt new Planning Approval Panels etc

**Subject:**

Dear Parliamentarians - Representatives and Senators,

I definitely oppose the creation of planning panels and increasing ministerial power over the planning system. Local Government and the people's voice is needed to keep a democratic process in planning in our State. This new plan could more easily lead to even more influence from big money and big business with Tasmanian community input negated.

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical**

for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

I have been very disappointed with the lack of transparency in the Tasmanian Government over the Stadium and other matters, (not only with the Tasmanian people but even with their own parliamentary colleagues!) but this new change to the existing Planning Schemes will only encourage even greater lack of transparency and possibility of corruption.

I reiterate that I oppose these new planning panels and increase in ministerial powers.

Yours truly,

Louise Skabo

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**From:** Norma Jamieson <>  
**Sent:** Monday, 20 November 2023 9:54 AM  
**To:** State Planning Office Your Say  
**Cc:** Fw: public opinion

**Subject:**



To Whom It May Concern,

I deplore the proposed decision, to remove the local government and public's opportunity to "have their voice" ruled out of any decisions re planning in local government issues.

Yours sincerely,

Norma Jamieson

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**From:** Norma Jamieson  
**Sent:** Monday, 20 November 2023 8:46 AM  
**To:** State Planning Office Your Say  
**Subject:** public opinion

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To Whom It May Concern,  
I deplore the proposed decision, to remove the local government and public's opportunity to "have their voice" ruled out of any decisions re planning in local government issues.  
Yours sincerely,  
Norma Jamieson,

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**From:** ALAN CARTER <>  
**Sent:** Monday, 20 November 2023 9:30 AM  
**To:** State Planning Office Your Say nic.street@parliament.tas.gov.au;  
**Cc:** Protect our local democracy - say no to the Liberals new planning panels

**Subject:**

I am writing to express my opposition to the Liberals new planning panels as I believe they are anti-democratic.

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and



adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**

- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system,** as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve

governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

Yours sincerely

Alan Carter

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**From:** Mika Pallari <>  
**Sent:** Monday, 20 November 2023 9:06 AM  
**To:** State Planning Office Your Say  
**Cc:** Protect our local democracy - say NO to the Liberals new planning panels

**Subject:**

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Say NO to the Liberals new planning panels

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities. Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.

Makes it easier to approve large scale contentious developments like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

Remove merit-based planning appeal rights via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. Developments will only be appealable to the Supreme Court based on a point of law or process.

Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes. The NSW Independent Commission Against Corruption recommended the expansion of merit-based planning appeals as a deterrent to corruption.

Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions. The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely,

only when a local council has rejected such an application, threatening transparency and strategic planning.

Flawed planning panel criteria. Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.

Undermines local democracy and removes local decision making. State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.

Mainland experience demonstrates planning panels favour developers and undermine democratic accountability. Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

Poor justification – there is no problem to fix. Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.

Increases complexity in an already complex planning system. Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

Say yes to a healthy democracy

I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the Right to Information Act 2009, and create a strong anti-corruption watchdog.

Feel free to also write why this is important to you....

Yours sincerely,  
Mika Pallari

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**From:** Mika Pallari <>  
**Sent:** Tuesday, 21 November 2023 12:19 PM  
**To:** State Planning Office Your Say  
**Subject:** I oppose the Draft Land Use Planning and Approvals (Development Assessment Panel) Amendment Bill 2024

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities. Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.

Makes it easier to approve large scale contentious developments like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.

Remove merit-based planning appeal rights via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. Developments will only be appealable to the Supreme Court based on a point of law or process.

Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes. The NSW Independent Commission Against Corruption recommended the expansion of merit-based planning appeals as a deterrent to corruption.

Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions. The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.

Flawed planning panel criteria. Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.

Undermines local democracy and removes local decision making. State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.

Mainland experience demonstrates planning panels favour developers and undermine democratic accountability. Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum say they favour developers and undermine democratic accountability.

Poor justification – there is no problem to fix. Only about 1% of council planning decisions go to appeal and Tasmania's planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.

Increases complexity in an already complex planning system. Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

Say yes to a healthy democracy

I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.

I also call on you to prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the Right to Information Act 2009, and create a strong anti-corruption watchdog.

Yours sincerely,

Mika Pallari

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**From:** Anne L-B  
**Sent:** Friday, 24 November 2023 3:39 PM  
**To:** State Planning Office Your Say  
**Cc:**  
**Subject:** Protect our local democracy - say NO to the Liberals' new planning panels

***Please note:***

I strongly oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green

and high-density subdivision like Skylands at Droughty Point.

- **Remove merit-based planning appeal rights** via the planning tribunal on issues like height, bulk, scale or appearance of buildings; impacts to streetscapes, and adjoining properties including privacy and overlooking; traffic, noise, smell, light and other potential amenity impacts and so much more. **Developments will only be appealable to the Supreme Court based on a point of law or process.**
- **Removing merits-based planning appeals has the potential to increase corruption and reduce good planning outcomes.** The NSW Independent Commission Against Corruption [recommended](#) the expansion of merit-based planning appeals as a deterrent to corruption.
- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of ‘perceived conflict of interest’ is fraught. The Planning Minister has political bias and can use this subjective criteria to intervene on any development in favour of developers.
- **Undermines local democracy and removes local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning



panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).

- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania’s planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### **Say YES to a healthy democracy**

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system**, as they are all critical aspects for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog**. Tasmania cannot have a truly healthy democracy until these issues are fully addressed.

Thank you for the opportunity to make this submission

Yours sincerely

Anne Layton-Bennett

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**From:** Sue Gebicki  
**Sent:** Monday, 20 November 2023 5:34 AM  
**To:** State Planning Office Your Say

I oppose the creation of planning panels and increasing ministerial power over the planning system, for the following reasons:

- **It will create an alternate planning approval pathway allowing property developers to bypass local councils and communities.** Handpicked state appointed planning panels will decide on development applications not your elected local council representatives. Local concerns will be ignored in favour of the developers who may not be from Tasmania. Also, if an assessment isn't going their way the developer can abandon the standard local council process at anytime and have a development assessed by a planning panel. This could intimidate councils into conceding to developers demands.
- **Makes it easier to approve large scale contentious developments** like the kunanyi/Mount Wellington cable car, high-rise in Hobart, Cambria Green and high-density subdivision like Skylands at Droughty Point.
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- **Increased ministerial power over the planning system increases the politicisation of planning and risk of corrupt decisions.** The Planning Minister will decide if a development application meets the planning panel criteria. The Minister will be able to force the initiation of planning scheme changes, but perversely, only when a local council has rejected such an application, threatening transparency and strategic planning.
- **Flawed planning panel criteria.** Changing an approval process where one of the criteria is on the basis of 'perceived conflict of interest' is fraught. The Planning Minister has political bias and can use this subjective criteria to

intervene on any development in favour of developers.

- **Undermines local democracy and removes and local decision making.** State appointed hand-picked planning panels are not democratically accountable, they remove local decision making and reduce transparency and robust decision making.
- **Mainland experience demonstrates planning panels favour developers and undermine democratic accountability.** Local planning panels, which are often dominated by members of the development sector, were created in NSW to stamp out corruption, but councillors from across the political spectrum [say they favour developers and undermine democratic accountability](#).
- **Poor justification – there is no problem to fix.** Only about 1% of council planning decisions go to appeal and Tasmania’s planning system is already among the fastest, if not the fastest, in Australia when it comes to determining development applications.
- **Increases complexity in an already complex planning system.** Why would we further increase an already complex planning system which is already making decisions quicker than any other jurisdiction in Australia?

### Say yes to a healthy democracy

- **I call on you to ensure transparency, independence, accountability and public participation in decision-making within the planning system**, as they are critical for a healthy democracy. Keep decision making local with opportunities for appeal. Abandon the planning panels and instead take action to improve governance and the existing Council planning process by providing more resources to councils and enhancing community participation and planning outcomes.
- I also call on you to **prohibit property developers from making donations to political parties, enhance transparency and efficiency in the administration of the *Right to Information Act 2009*, and create a strong anti-corruption watchdog.**

*As a Tasmanian, I value the rights of residents to have influence over changes to their own environment. This is what makes living here worthwhile, and removing that right to put it into the hands of people who may not have the best interests of residents, particularly if they have been chosen in a biased manner, will take away the enjoyment of living in this State.*

Yours sincerely,  
Sue Gebicki  
Birralelee