Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I strongly oppose the Draft Tasmanian Major Projects Bill (MPB). It is undemocratic and combined with anti-protest laws draconian.

Projects become political decisions that undermine principles of good planning and community participation.

It would give the minister too much power and the option to declare any development proposal a major project. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

There is no justification for this law or fast tracking powers.
Thank you for the opportunity to make a submission
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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Premier. The major projects legislation would remove any element of balance, fairness and democracy from planning decisions and must not proceed as it deprives your fellow Tasmanians of their rights.
Thank you for the opportunity to make a submission
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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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I object to the proposed Major Project Legislation as I feel it removes power from the Tasmanian people and gives it into the hands of the state government without appropriate checks and balances.

Tasmania's appeal on a local, national and international level is that of an unspoilt, wild paradise, and that's the way we should aim to keep it. Removing the appropriate processes to vet planning applications leads to the possibility of projects which will impact this image and therefore our long-term prospects. Without appropriate input at a local level I am also very concerned about the risk of major projects conducted which will have major benefits for outsiders and minimal benefits for locals.

I accept that development will and should occur, but as those most likely to be impacted, Tasmanians should retain their right to a fair go when it comes to the approval or otherwise. Please reconsider this legislation immediately.
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The Fragrance tower development is grossly out of scale with the Hobart CBD and cultural landscape of the historic Salamanca and Battery Point precincts. The tower interrupts an appreciation of the dominant element of Mount Wellington which defines the Hobart skyline and frames the city on the western shore of the Derwent.

All developments should require adequate interrogation by independent and appropriately qualified individuals to ensure the unique character and cultural environment of Tasmania is maintained for enjoyment of future generations.

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15 May 2020

Planning Policy Unit
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To whom it may concern
I write to make a submission on the draft Tasmanian Major Projects Bill of which I strongly oppose.

This bill appears to be an attempt to exclude the influence of any independent review of planning projects in this state.

-It aims to exclude the Tasmanian Planning Commission in favour of the Development Assessment Panel which does not meet the same criteria for true independence.

-It will give unreasonably power to the Minister to override all other voices including local councils.

- it is MAJOR projects in name, it allows for all planning projects in the state to be called "major".

It is in essence, a "Bill of Bullying" aiming to eliminate any voice of dissent (no matter how well founded or justified) and any need for consultation. It is the work of a government that finding its plans unsupported, (by independent review and the people who vote for them) will have its own way regardless. It is hardly the work of a democracy.

I do not support this bill

yours sincerely

[redacted]
Thank you for the opportunity to make a submission
Sincerely

[redacted]

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15 May 2020

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To whom it may concern
I agree with a transparent and honest process - I think it shouldn't be the loudest voices or most powerful that gets projects up. An example is the cable car project - it seems to be full of powerful people pushing it ahead despite most people not wanting it to progress with key decisions being made behind closed doors. An objective cba should be done taking into consideration the worth to future generations
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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GPO BOX 825
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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Virtually any project could be a major project

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Planning Policy Unit
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Hobart,TAS,7001

To whom it may concern
I oppose the Major Projects Bill and recommend that this undemocratic legislation be abandoned. Allowing this to override all other processes is undemocratic and erodes the Planning Appeal Tribunal. Checks and balances and community input applying to the TPC have lead to community trust, when that body has been allowed to operate independently, with transparence and in an evidence-based manner. I have no such trust in a selected "Development Assessment Panel". Altering perfectly good legislation to provide fast-tracking schemes removing public appeal rights is undermining our democracy.
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15 May 2020

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To whom it may concern
No to the fast track bill. Protect Tasmania, keep it wild.
Thank you for the opportunity to make a submission
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There is far too much opportunity for dishonesty in the placement of members and the entire process is dictatorial
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I oppose the draft Tasmanian Major Projects Bill as I believe it is undemocratic legislation that should be stopped.

This legislation allows the government to remove projects from the normal local council planning process if it declares it a major project which could then be approved by passing by the councils, communities and Planning Appeal.

I think this bill would Allow the government to embrace all major projects thereby passing all the checks and balances that our democratic system allows.

The legislation subverts the Planning Appeal Commission in the same way as it subverts the Planning Appeal Tribunal.

We already have PORS and Projects of State Significance, why on earth do we need more legislation that denies our community And Other planning authorities their right of appeal.

We are not China, or at least I didn't think we were!
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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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15 May 2020

Planning Policy Unit
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To whom it may concern
I am a front line health worker. I do not have time to write detailed submissions to try and secure basic democratic processes while there is a pandemic to deal with. The fact that this is being pushed through during a critical period like this is a disgrace. The levels of anxiety and fear that I am seeing in the population appear to be more about vulnerability in the face of radically increasing right wing political powers globally and locally, and diminishing citizen rights. Do not use a pandemic and human suffering to manipulate greater political powers. This way in which this major projects legislation continues to be pursued at this time highlights growing pubic sentiments.

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

-The Government has too much power when declaring major projects.

-Virtually any project could be a major project

-Current controversial projects around Tasmania could be fast tracked

-Highrise buildings clause removed

-No right of appeal and limited community input

-Elected councillors will be side-lined

-Planning scheme changes can be forced on councils and communities

-Development Assessment Panels are not independent

-Independent Tasmanian Planning Commission is sidelined

-No justification for more major projects or fast tracking powers

The environmental vs. corporate interests debate in Tasmania is old and tired. The arguments of the 70s and 80s have not evolved but become entrenched while decades of research and science has only confirmed the horrors of environmental devestation, species loss and climate change. It is beyond a debate based on fact or science, it is uniquely about power and greed and this is clearly demonstrated in the timing, content and manipulation of this legislation.
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15 May 2020

Planning Policy Unit
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To whom it may concern
We elect our council to represent our interests in the local area. I have no faith that the minister, subject to influence by big business and developers, will do so. In the past we have seen projects approved that would negatively impact our environment, amenities and quality of life. I think the local councils are in a better position to judge the full impact of major projects than the state government.

In addition, projects that have been duly assessed and judged by local authorities should not be reassessed. This would make a farce of the original assessment and decision making process. The last thing I want to see in Hobart, in particular, are high rise buildings appearing willy-nilly across our skyline. I can fully understand the removal of any right of appeal - I would expect every project approved in this fashion would be immediately appealed by the voters that have been disenfranchised by this process. This is concentrating FAR too much power in the hands of the minister.

In short, I think this is an incredibly bad idea and should be stopped in its tracks.
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Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
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To whom it may concern
I am strongly opposed to the Major Projects Legislation.

Tasmania has reliable and long standing Panning Authorities and processes for dealing with panning matters. This system is not perfect but it is, for the most part, democratic and fair to all people who become engaged in a planning matter.

The Major Projects Legislation is undemocratic. It removes elected Councillors and appeals processes from the planning process and puts the control of future projects in one persons hand. This is something we equate with totalitarian regimes, not our society.

The Major Projects Legislation is vulnerable to corruption. Ministers and developers who attempt to who attempt to push projects through using this legislation will be subject to ongoing protests and backlash from the community. It will create cynicism, distrust and resentment that will filter through to all government activities.

You have asked the community to work with the government to ameliorate the consequences of the COVID pandemic. Please work with us, the community, to create a society that we can have confidence in and be proud of, or risk losing our goodwill and co-operation.
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15 May 2020

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To whom it may concern
I am completely opposed to the Minister, or any Minister, being the sole approval authority for these large projects that require careful expert assessment from a range of expert perspectives, which should have authority.
Thank you for the opportunity to make a submission
Sincerely

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It is very tempting in these troubling times to rush into decisions to get the economy working again. Major Project Legislation is an example of a short sighted solution. The checks and balances that exist in our processes for major projects have seen thoughtful and appropriate development in Tasmania thus far. There is an opportunity now to turn towards smaller developments that are wholly Tasmanian based and owned. More modest projects that are in line with the Tasmania that we all know and love... We can chose a different path right now rather than continuing helter skelter down this path of overconsumption, pollution and ill thought out investment and development. Without due process and scrutiny major developments may become the next virus to sourge Tasmania.
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To whom it may concern
I am outraged . 25 yrs ago it was predicted that tourism would lead our economy.

People have flocked here to specifically see our wilderness, bolstering all other tourism.

To offer up National Park's to private enterprise goes against EVERYTHING they represent.
Thank you for the opportunity to make a submission
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Planning Policy Unit
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15 May 2020

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To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

Thank you for the opportunity to comment on the proposed Major Projects legislation, which I consider to be undemocratic, and should therefore be rejected for the following reasons:

* The Major Projects Bill gives the minister total power to declare a major project, thus removing it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but would still allow the minister to disregard them since there is nothing that requires the minister to follow or adhere to them, only to "have regard to" them. This is completely unsatisfactory given the scale and impact of many of the projects currently due for approval. eg. Cambria Green, Halls Island/Lake Malbena, Fragrance Hotels in both Launceston and Hobart.

* The proposed legislation would allow any project that has previously been refused by a local council or the Planning Appeals Tribunal could later be declared a 'major project' and potentially approved. This shows complete disregard for the environmental, cultural and heritage criteria and characteristics particular to individual councils for land use in their regions. This would greatly reduce the relevance of the Planning Appeal Tribunal.

* The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are too broad leaving them open to interpretation by the minister, enabling the approval of virtually any potentially controversial project, large or small. with minimal scrutiny as to the impacts it might have on communities, existing businesses, or health and wellbeing of people.

* All controversial projects around Tasmania could be fast-tracked. These include: Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the World Heritage Area; and cable cars proposed for Mt Wellington and Mt Roland. The Skyway gondola cable cars project proposed for Launceston's Cataract Gorge, and recently unanimously rejected by the COL Councillors could well be re-visited under the Major Projects Bill. This would completely dismiss the concerns raised by thousands of residents, and show contempt for the considered approach councillors brought to weighing up the impacts (both positive and negative) the development was likely to have on this iconic Tasmanian cultural asset.

* Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft. This is unacceptable and provides an unfair advantage to developers over the concerns and rights of communities and individuals likely to be impacted.

* No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. This has chilling echoes of the Pulp Mill Assessment Act, legislation written by failed timber company Gunns Ltd, the pulp mill' project's lawyers, that removed the right of redress for any reason for individuals, communities or businesses that would have been negatively impacted by the mill. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

* Elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out. This is completely undemocratic.

* Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. For example the proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal. This skews the approval process too heavily in favour of developers, and is both unfair and undemocratic.

* Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

* Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person. This opens up the very real possibility projects will be assessed by people insufficiently qualified or skilled to make decisions on all aspects of the project, creating unnecessary - and possibly extremely expensive and irreversible - problems for the future.

* The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission. It would give the government of the day too much power over a planning process that should be totally independent of government.

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* No justification for more major projects or fast-tracking powers

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Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

I urge you to reject this extremely flawed legislation that fails to balance the respect due to individuals, communities, the environment, and our state's rich cultural history and heritage. It also fails to provide sufficient protections and safeguards for the conservation of our natural land and marine environments, and the wildlife that relies on them..
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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15 May 2020

Planning Policy Unit
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To whom it may concern
The proposed Tasmanian Major Projects legislation is a totally unnecessary Act and goes against the principles of democracy. Tasmania already has a statewide planning scheme, which gives more power to developers than to householders, who no longer have protection for sunlight, views or privacy on their property. Local planning schemes (e.g. Sullivans Cove/Battery Point) have been developed to protect heritage or aesthetic values and history has shown us that the decisions made to protect these values have been correct. The proposal to augment the planning scheme indicates provision for projects that cannot be built under current legislation, and since the planning scheme is only a few years old, this suggests pressure from lobby groups to get unpopular projects through.

The proposed legislation seeks to prevent public opposition to projects, but any proposal needs community support and a social license to proceed. The complete loss of oversight by any statutory body that has not been appointed by the government, and the proposed ability of the minister to load any planning authority with candidates in favour of the proposal is concerning.

The Covid-19 pandemic has shown how fragile the tourism and hospitality sectors are in Tasmania, and without local support, any project will ultimately fail and be a burden on the community. Visitors to and new residents of Tasmania are attracted by evidence of our colonial history; by the low profile of our cities and potential to see the skyline without the obstruction of high rise buildings; and by our “clean and green” image. However, is a thin veneer which can be destroyed by inappropriate developments. Our cities should not be clones of every other city in the country.

Rather than supporting large developments, with the potential to further damage our image, the government should be focusing on promoting affordable housing. Tasmania already has a large homeless population, and the unemployment arising from the Covd-19 pandemic will force many more people onto the streets. This should be the priority, not promoting blue-sky developments for mates.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
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To whom it may concern
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Centralises power with the Government by taking away authority from current planning processes

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

The Government could declare any project it wants a 'major project'

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; proposed Westbury Prison; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission. The government is currently reviewing the Commission.

Tasmania already has adequate Major Projects Powers

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Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

Further centralization of powers with no right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Government Sidelining of local councils

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To whom it may concern
Tasmanians decide what is best for their environment, not the government. Politicians are elected to represent the people's views, not their own views, nor that of developers. I totally reject this draft Tasmanian Major Projects bill. It is a grab for power to make decisions by the premier and his cohort, which he/they are not entitled to make. The process has to be transparent and open for crtitique by the people, and the final decision is made by the people. There is no justification whatsover to forcing this legislation to fats track suposedly projects deemed "major" by any politician or group of people who benefit from the development, and could imply corruption of the politicians trying to do so.
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I do not trust the Government to protect our environment - It has allowed logging of old growth forests by the forestry industry, polluting of our waterways by the fish farming industry. At this time more than ever we need powers to protect our forests, our waterways, our wilderness. Once gone, it cannot be brought back, and the values of these things are never taken into account in the balance sheets.

After the corona virus is over , we need to emerge from the economic lock down with new values - a new sense of what is essential and what is not, a new sense of what will improve our society and what will not. Money for money sake must not be the over-riding principal. Job creation is also not sufficient justification.

The forestry industry has been subsidised by about $20 million a year over the last 20 years - this money could have been much better spent. I propose a universal basic income instead of jobs that destroy that which is precious and life giving.

Yours sincerely

[redacted]
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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I strongly oppose the MPB because it makes a mockery of the democratic process and actually abrogates basic principles of participatory democracy. Any government committed to democracy would never want to water down democratic safeguards. Yet that's what this Bill threatens to do by sidelining individuals and communities from the planning process, making elected councillors irrelevant, emboldening a minister with exceptional and incontestable power and to top it off not enabling anyone to dispute of challenge ministerial planning decisions. Surely the power imbalance in this proposal is unhealthy? I fear that the drive to escape the current pandemic restrictions will see inappropriate development as if on steroids. It is clear we live in uncertain times. Now more that ever we should bolster democratic processes, not undermine them. I care deeply about this beautiful little island and its people and it seems obvious to me that when 'lockdown' is over it will be wild public places and spaces like our precious mountain Kunanyi and others that we will truly hunger for. Please protect our participatory democracy. It's the best we have.

Thank you, yours sincerely [redacted]
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All stakeholders should have a right to review the developments that affect the wellbeing of the community. Overriding and excluding the voices is deliberate attempt for power and destruction. You need to hear everyone's opinion before making planning decisions. It's called respecting others. Even if it's annoying, we have the ability to see other points of view. Don't take lazy option.
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Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
This is my submission in regard to the proposed Major Projects Bill (MPB).

I strongly oppose the MPB on a number of grounds. Giving the Minister even more power makes the sector even less democratic, and more open to influence from the powerful vested interests of the corporate sector.

We need arm's-length independent assessment of all major projects to avoid politically expedient decision-making that unduly favours one sector over another. Reality and history shows the most powerful and wealthy have the most influence in government, so oversight of government is even more critical in this regard.

Here in the North West of the state, for example, we're under incredible pressure to pay the costs of UPC's transmission line which will destroy our wilderness and local livelihoods so UPC can ship electricity to the Mainland for its offshore shareholders. We, the community, are powerless, as State government pay millions for PR consultants to push this project through. We fully expect the State to declare it a Major Project in order to dodge even the minimal current requirements to observe environmental protections and community costs.

We do not need, nor want, 'fast tracking' projects that will trample the needs and rights of Tasmanians in favour of offshore commercial interests.

We need strong and independent assessment of all projects, especially with climate change, and mounting destruction of wilderness in mind.

I strongly urge that this MPB be abandoned.

Yours sincerely,

[redacted]
Thank you for the opportunity to make a submission
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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Planning Policy Unit
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The idea that one minister could have, essentially, total power on decisions regarding developments is anathema to our democratic society. The current system seems to work well enough since each side of the political fence usually have an objection, which means it's falling in the middle. If this change were to happen objectors would be up in arms - with no provision to appeal or make submissions - and developers would be ecstatic as they could easily influence the minister with spin or, worse still, subtle corruption.

All Tasmanians are stakeholders in the assets of this state, and although we may elect a government on certain policies, it doesn't mean we trust them implicitly to make all decisions for us!!!

We need to keep a second line of defence in place to offer oversight on important issues and developments.
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Please do not fast track the Major Projects legislation while we are in the grip of the Coronavirus pandemic. What our experience to date with the pandemic and how the government and the Tasmanian people have worked together should help inform decisions. A democratic response will be more powerful. What we are learning from this current crisis is that people matter, and our environment matters. Financial stability is paramount, however, not at the detriment of the loss of voice and damage to our environment.

What we have learnt is that we need our green spaces, our wild spaces and our unique community to feel grounded, safe and to flourish. We have done things differently, and we don't need to be like other jurisdictions or countries elsewhere. We do not need to grow up to be like other tourist Mecca's. Tasmania and Tasmanian's are unique, and that's why people will continue to visit and contribute to our economy.

We do not require a blank rubber stamp to make development work. We just require a thoughtful and community driven voice to develop within. Let's stop Developers telling us what we need and forcing their hand. Invitation only! Look for long term sustainability for the Tasmanian community, not short term gain and long

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5. The proposed Development Assessment Panels are not independent.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I strongly oppose the draft Tasmanian Major Projects Bill (MPB) fir the reasons to follow. I recommend on this basis that this undemocratic legislation be abandoned.

It would give the Government minister too much power when declaring major projects. The bill seeks to give the Minister the power to declare any project a major project under terms that are too broard and so open to interpretation by the minister. This then leaves projects able to be fast tracked in a process that takes away the oversight of local Councils and without the opportunity for public involvement and scrutiny.

This proposed bill will also do away with The Projects of Regional Significance process further limiting regional involvement.

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

This bill seeks to drive through what could be unpopular developments reshaping Tasmania in a way that Tasmanians do not want to see.

The clause for height restrictions in Hobart has been omitted in this draft so this will impact the way Tasmanians live without the ability for public concerns to be taken into meaningful concideration

A totally independant review panel needs to have oversight on any decisions made by Government in the planning process. doing away with the Independent Tasmanian Planning Commissions ability to have oversight and hand it to a Development Assessment Panel that is not independent or robust and sets a very low bar for responsible ethical development projects.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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To whom it may concern
What I've learnt about it makes me very concerned about the Draft Tasmanian Major Projects Bill, and I wish to inform you of my disapproval of it.

My family for several generations since the 1800's, has lived and worked in the very immediate surrounds of Mount Roland. We love and care for this mountain in particular, and for the whole of our State's natural environment, and we want its proper preserving and protection. We know in the past there have been development plans for a cableway on this mountain. I have travelled overseas extensively and have noticed how easily over-development homogenises global tourist venues, in the process losing much of that country's own best values, especially their natural environments. I worry that this seems to be happening to our own very beautiful island. Only big business seems to get listened to. Small people's views aren't heard. Government seems to only heed the dollar argument. This draft Major Projects bill appears to be listening much less to individuals and Councils, groups that work hard to look after our publicly-owned areas, our National Parks etc, and other authorities that look after our natural heritages. I really want the environment to be protected and taken into consideration more. I do not want just a single person (for example, a Minister) to have final say on such important and sweeping decisions for Tasmania. Such power should be shared by properly seen processes, fair public hearings, and organised by a very independent expert authority.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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Planning Policy Unit
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GPO BOX 825
Hobart,TAS,7001

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I believe that giving the minster total power to declare a major project which removes it from the normal local council planning process and is so obviously undemocratic. The land belongs to the people and that needs to be respected and priority should not be given to big business when it comes to developments that impact the community.

It is not clear what constitutes a major project, it seems that any project that is rejected by a council or the Planning Appeals Tribunal could later be declared a major project. For example I am amazed that the government has gone to such great lengths to ensure the Lake Malbena project proceed this process must be made transparent as the Malbena project in itself is clearly not in the interest of the majority of Tasmanians. It would benefit the very very very few and the very rich and not even boost the economic development of the council within which it resides. There are many more examples I am concerned about including; the Fragrance buildings, Cambrian Green, the cable cars (Mt Roland!!! would be despicable - inconceivably stupid).

Tasmania does not need fast tracking powers. We need to project what is unique and special to our State. Tasmania is on the world's radar now and if we are not careful what we value and treasure will be ruined by short-sightedness and greed. I would like my generation to be remembered with fondness and gratitude by future generations. I live in Acton and am grateful everyday for the person who ensured that we have the Tangara Trail - this trail of public/community open space is valued and appreciated by so many especially in this time of Isolation. My point is that we must plan for the long term future and taking care of land will take care of the people.
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I wish to express my profound concern about the Draft Tasmanian Major Projects Bill. I oppose this bill for a number of reasons, all of which will have a significant impact upon the future of Tasmania. I am very concerned that the MPB will severely curtail the right of taxpayers/voters/citizens to have a say about the natural and built environment of Tasmania.

The bill will severely curtail the right of elected municipal councils to manage planning and respond to ratepayers. The bill will give far too much power to one minister and limit the rights of councillers and ratepayers to determine the future of their cities and municipalities.

I am particularly horrified at the prospect of fast tracking so-called Major Projects. Thankfully two previous 'projects of state significance', the Ralph's Bay hideous development, so totally opposed by local residents, and the disastrous Tamar River wood chip mill that finally ruined Gunns,, both failed.

I am very concerned that the previous high rise clause has been removed from the latest draft. Why?

It is vital that the Independent Tasmanian Planning Commission is maintained and not replaced by a group of unknown expertise arbitrarily chosen as a "Development Assessment Panel". Who will this represent? Developers such as the Singapore Fragrance Group or the sole representative of the Cambria Estate? Clearly not professionals with planning expertise or environmental, or historical knowledge.

Why will community appeals rights be denied under the proposal? Why will the voice of ordinary Tasmanians be silenced?

Yours faithfully

[redacted]
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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To whom it may concern
The proposed Major Projects Legislation is a direct attack on the ability of Tasmanians to have a say on developments in our State. It follows on from the secretive Expressions of Interest process which is quietly handing over parts of our precious natural areas to commercial interests.

The Major Projects Bill should be rejected as it threatens our democratic right to have a say in the future development of our State.
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As a LCC ratepayer I am implacably opposed to the proposed Major projects Bill. Although no system is perfect the current arrangements work well and allow community input and consideration of options. In my view the MPB will restrict input, reduce community power, and pass control to a small clique, or the minister,fostering decisions that may not be in the majority interests nor in the opti,um longterm interests of Tasmania. Major recent decisions have not built on existing strengths, have not valued the great attributes of the State, and will not be viewed favourably by future generations - we are returning to a mid 20th century exploitative mindset which is manifest through the MPB. It is possible to have harmonious, graceful and community supported development that is economically, socially and environmentally attractive. The nature and structure of the MPB will not foster such values. The logical and sensible arguments against this Bill have been well canvassed. The main lessons from the current Covid19 episode are to heed logic/science, value the basics of human society and the natural world, and to move the major primary focus away from blind pursuit of the $, to a more balanced/low key approach to change/progress. The MPB will Place Tasmania in an undemocratic $/profit driven spiral. Profit and balanced sustainable change, if it is necessary, are not incompatible. The draft MPB must be withdrawn, and state development reconsidered from a perspective of principles, values and with a long term vision in which the $ is but a part.
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15 May 2020

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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned. It is adding insult to injury that you are continuing this legislation at a time when it is clear that the whole ethos of our way of living needs to be reassessed. To turn Tasmania into some sort of giant theme park, catering for mass tourism that may well be something of the past, is clearly short-sighted.

THE GOVERNMENT HAS TOO MUCH POWER WHEN DECLARING MAJOR PROJECTS

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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VIRTUALLY ANY PROJECT COULD BE A MAJOR PROJECT

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ALL CONTROVERSIAL PROJECTS AROUND TASMANIA COULD BE FAST TRACKED INCLUDING – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge. This is clearly a path that developers will be seeking from day one of a proposed project.

HIGH RISE BUILDINGS CLAUSE REMOVED

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

NO RIGHT OF APPEAL AND LIMITED COMMUNITY INPUT

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy. I am so distressed to find myself living in a state, in a country, where democratic rights are being stripped from us at a ridiculous rate. I made Tasmania

my home because it was different, I made Australia my home believing that it offered sound democracy. Now I ponder my beliefs and silently weep.

MY ELECTED COUNCILLORS WILL BE SIDE-LINED

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out. Not only is this clearly undemocratic but it is at risk of covert manipulation, there have been enough scandals in the past to prove this very point.

PLANNING SCHEME CHANGES CAN BE FORCED ON COUNCILS AND COMMUNITIES

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal. If you don't have the good will of the community then you are creating an discontented, angry society. That is the last thing any of us want after the pandemic is brought under control, a sense of community cohesion is going to be essential at a time when money and jobs are scarce.

DEVELOPMENT ASSESSMENT PANELS ARE NOT INDEPENDENT

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government. Look back and review what desecrations have been avoided that this system would allow.

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IN SUMMARY

My submission comes from an ordinary member of the Tasmanian community who is terribly unhappy with how this legislation is being pushed on us. Trust in the political process is in short supply and will take a massive hit if this legislation does find its way onto the statute books.
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Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submit proposals Under current guidelines sure. But this removes due process and any rights we have to raise issues, objections and we just had a major review of what is nest for Tasmania's future. Keep us wild and natural. Yes develop but within that framework. Pleas do not go ahead with this.
Thank you for the opportunity to make a submission
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15 May 2020

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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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15 May 2020

Planning Policy Unit
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To whom it may concern
This legislation is unnecessary. I oppose the proposed legislation as it is essentially anti-democratic. Centralising power and reducing the ability of local councils and communities to have input into proposed major projects is unacceptable. It is disappointing to see that this legislation is being proposed by our Government.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
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To whom it may concern
I write to inform that I am opposed to the Draft Major Projects Bill (MPB).

The Bill importantly fails to recognise the legitimacy of the concept of a social licence. This Bill removes the political process of decision making away from the very constituency that gave it legitimacy in the first place. The Bill is frankly too broad in it's applicability and is likely to give rise to even more Supreme Court action to determine the appropriateness of a Ministerial action to so declare a Major Project under the legislation. Planning is a complex and legitimate concern for the public as we have witnessed it's expression of both Federal and State decisions that have had to be reconfigured and sometimes reconsidered such as the Lake Malbena Helicopter proposal or the Cataract Gorge Cable Car.

Our existing processes have shown time and time again that all matters are fairly, rigorously and publicly scrutinised within the existing frameworks right up to the Review Processes of the Tasmanian Planning Commission which publishes reasons for it's decisions.

I cite lack of appeal rights, over broad and indeed almost an absence of definition for a Major Project, sidelining of existing planning mechanisms and the lack of scrutiny on the appointment of Development Assessment Panels as sufficient grounds to reject these tenets and therefore the whole of the MPB.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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To whom it may concern
I own a global business with offices in Hong kong, the UK, and the U.S. I was born in Burnie and worked in Hobart for many years. I am a landlord with property in Tasmania and I am planning on investing more heavily in Tasmania's tourism industry. I object strongly to any Government (Liberal or Labor) attempt to fast track any processes or legislation. Fast-tracking is a way of avoiding due process of checks and balances. Fast-tracking allows self-interest - of political, business, or lobby groups - to rise above the greater good. The State Government's current proposed Major Project Legislation is nothing more than a rort for self-interest by those who would seek to gain most by such a bypass of due diligence. There isn't a successful business on the planet that does not abide by due diligence in it's daily operations. Why would Tasmania cast aside checks and balances as it manages its resources? Any government that would propose or push through fast-track legislation of such a nature will not get my support. In fact, it would encourage me to actively campaign against it. And, contrary to what any government may think, fast-tracking sends a signal to businesses everywhere that the cowboys are in charge. That is not a message of strong governance, of a level playing field, or of a place that has rock solid investment protections. I would seriously consider taking my investments to other states in such an atmosphere. Government for the people by the people. Keep Tasmania for our future generations please.
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
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To whom it may concern
This bill is nothing short of a grossly mismanaged power grab by yet another liberal government that does nothing for its people and everything to support its donors. This same Liberal Government has led to Australia being downgraded from an open Democracy to a narrowed democracy by stripping us of our right to peacefully protest, persecuting whistle blowers and restricting our free speech and this act falls nothing short of continuing along the same lines of taking away the peoples voice, taking away their right to protest and their right as a free citizen to the DEMOCRATIC PROCESS.

For the above reasons and those below, too, I FIERCELY oppose the Draft Tasmanian Major Projects Bill (MPB).

The Government has too much power when declaring major projects

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Thank you for the opportunity to OPPOSE the MPB Draft Tasmanian Major Projects Bill.

This bill needs to be scrapped. The concentrated powers of any MP, without public appeal rights is to be avoided at all costs.

The Planning Commission needs to be empowered and resourced properly to fulfil it's role in all major projects.

The appeal rights are NOT to be stripped, especially for major projects.

Lets learn from other States, and not open the doors for more corruption opportunities.

Kind regards

[redacted]
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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15 May 2020

Planning Policy Unit
Department of Justice
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Hobart,TAS,7001

To whom it may concern
The state government's proposed Major Project Legislation would give virtually unlimited power to it to fast track any major project. It contains no appeal rights and no role for elected councils. This legislation would make the Planning Appeal Tribunal and Tasmanian Planning Commission quite irrelevant.

The legislation should be withdrawn or drastically changed.
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons :

The Bill will remove approval of major projects in Tasmania from both Parliamentary and elected local government oversight and place approval in the hands of an "independent" authority responsible only to the minister. Since the minister is responsible for appointing the members of the authority, this potentially places power over the planning process entirely with the minister.

Since the decisions of the authority are not subject to appeal both members of the public and their elected representatives at both the local and parliamentary levels are effectively cut out of the decision making process.

This erosion of democratic process central to our system of government is entirely unacceptable and also breaches the principles of good governance.

Also the criteria under which the minister is able to declare a project subject to this system have been drafted in such a general manner that almost any application for planning approval might be subject to this system, potentially completely circumventing the existing planning process. These criteria MUST be redrafted so that even if the Bill is presented to Parliament, it is clear that the Bill can only be applied to projects which are truly of major significance.

Laws should be drafted assuming the possibility of abuse of power and minimising such risks, not on the assumption that those using the legislation will "do the right thing".
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I am not happy with this proposed legislation in that it seems to be an attack on Tasmanias democratic system and seems to be an attempt to take the rights of the average person to have an opinion or to object to something that they feel is just not right. We just remembered Anzac Day, as did Mr Gutwein. Our for families fort for democracy and I feel I have an obligation to stand up for our rights. This legislation reduces Tasmanians rights in planning matters to nothing and is just not right. People have a right to be heard if they have objections. A classic example is the siting of the proposed Westbury Prison, where people other than the locals seem to think it is ok to build a prison in an Historic town. Wrong at all levels, does not tick the siting requirements at all and the gevernment seems hellbent on forcing it on a community where 80 per cent of the folks don't want it. This exercise has been absolutely ignorant of the local people and neither the council nor the government have been brave enough to poll the town of Westbury to see how the people feel. Lets see some democracy in Tasmania.
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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To whom it may concern
The proposed legislation is just another example of inequality in our government, where decisions are imposed on local constituents. I oppose it thoroughly. Local communities must be given the right to decide on development that effects them. Local communities will accept development that has their interests at heart and includes them as stakeholders.
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From what I understand about the proposed Major Projects bill, I am extremely concerned, as I live on the base of Mount Roland and very close to the proposed site of a possible cableway development for the mountain in the future. I really don't want it as it would badly interfere with my way of life, from increased traffic and noise from cars up and down Rysavy Road, besides taking away the natural beauty of the mountain.

Because I know that a lot of others locally and people from all areas of Tasmania share my love of this mountain in its natural state, it really worries me that ordinary people like us won't get a proper say if the proposal does come up, because I notice that whatever the new bill's process explains, in the end, it will all be up to one person's say, the Minister's.

Thank you if you could please not publish my submission or my details for privacy reasons.
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15 May 2020

Planning Policy Unit
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To whom it may concern
Please suspend consultation on the Major Projects Bill until the Covid-19 emergency and restrictions are over. It is not appropriate to consult the community during a declared State of Emergency when members of the community are worrying about more immediate issues and find it difficult to become properly informed and to discuss matters.

Nonetheless, I submit the following.

There is no need for new legislation to cover large projects. The existing processes have allowed many substantial projects to be implemented.

Please withdraw the major projects bill for the following reasons.

It does not give the public (including community groups) adequate role or time for involvement in the development of the assessment guidelines, providing feedback on draft assessments or the ability to appeal decisions without going to the Supreme Court.

It does not allow elected local councils (our representatives) the right to reject projects.

It hands too much power to the position of Planning Minister. This is not a comment on the current minister, but a concern about having such power in any one person's hands, now or in the future.

It does not require that projects meet requirements under existing planning schemes or legislation, such as the Threatened Species Act or the Aboriginal Heritage Act. It even forces a planning scheme to be amended if a project is approved which is inconsistent with that scheme, opening the way for further developments of a similar nature.

It has a very low threshold for what constitutes a "major" project. It could just be that the minister was of the opinion that a council wasn't able to assess it and that it was likely to have significant effect. This could be true of cable cars, tourist developments in national parks or high rise buildings.

It is fundamentally undemocratic to remove a proposal which is very unpopular with the community and has a substantial potential negative effect from the normal planning processes and subject it to a fast-track approval process.

It could allow projects which have already been partially assessed or even rejected to bypass or ignore those assessments and be approved. This makes the existing Tasmanian Planning Commission and Planning Appeals Tribunal much less relevant.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For many years it has maintained a high level of

community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Please withdraw this legislation. It is antithetical to our democracy and sensible planning with community involvement in and support of development.
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

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Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
It is essential to protect and enhance public scrutiny of major projects. I find this proposal abhorrent. If major developments are given easy passage, it will degrade our brand as well as our environment. This state has been heading in the wrong direction and it's time to constrain development, particularly in natural areas. Llistening to the experts, it would be better to restore naturalness where degraded and concentrate on enhancing resilience in the face of climate change, not reducing wilderness values by allowing accommodation construction and making core remote areas more accessible by mechanised transport to those who can pay.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The MPB would give the minister total power to override The Tasmanian Planning Commission, councils and the Planning Appeals Tribunal and therefore deem any unsuitable project one of major significance. In a democracy that appoints elected council members, supports the accredited role of the Tasmanian Planning Commission and the process of the Planning Appeals Tribunal it is totally inappropriate to allow an individual minister, of which ever party is in government, to override these existing and well functioning democratic structures.

The MPB would not address widespread community concern with inappropriate high-rise development in our beautiful state. The previous draft of the Bill partially addressed community concerns by excluding high-rise hotels as eligible projects, but this clause has been removed from the latest draft. The communities concerns should be paramount rather than the profits of a developer and particularly if the project is in foreign ownership.

To suggest that there be no right of appeal is draconian and suggestive of a undemocratic government. The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but there is no confirmation that this might not change after the government's current review of the Commission.

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

In a newly post Covid-19 era when we are all nervous about how Tasmania in general and more specifically all our trusted small businesses and local residents will manage the economic downturn that has been thrust upon us, it is more imperative than ever to tread carefully and charter a moderate and locally driven recovery. Allowing the MPB to be passed would signal an authoritarian ruling government that is only interested in fast tracking massive projects for wealthy foreign owned developers rather than maintaining the current development structures that exist and that allow the voices of our community to express their ideas and concerns.

Yours sincerely,

[redacted]

Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Draft Tasmanian Major Projects Bill - Submission

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

If this legislation had been available in the 1960s, Salamanca Place as we know would have been pulled down and replaced with modern buildings as the State Government of the day wanted to do. This is now a major draw card for tourists and an important area for the local community.

The community will have no right to appeal against the approval of a major project. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Governments' major focus is usually economic and without the input of the community, particularly specialist knowledge and community sentiment, some important considerations of a project may not be taken into account.

The Major Projects Bill would allow the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors would not have a say over approval of major projects.

Under the proposed new legislation Development Assessment Panels will not be independent. These members would be unelected and so the community would not be able to lobby them or vote them out.

If developers had planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensure it operates in an independent, transparent and evidence-based manner. This needs to continue for major projects.

Under the proposed legislation planning, scheme amendments can be forced on councils and communities. A major project could be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission would have to amend the planning scheme to remove any inconsistency.

With this legislation, the Government would have too much power when declaring major projects. It is not in the spirit of a democratic society.

Thank for your consideration.
Thank you for the opportunity to make a submission
Sincerely

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I object to the Draft Tasmanian Major Projects Bill for a number of reasons:

1) The term “major project “ is ill defined, with multiple interpretations possible.

2) Only one person, the Minister, is needed to deem a development a major project.

3) There is little allowance for community responses to potential projects.

4) Where are the appeal rights?

5) The draft bill appears to create situations ripe for undue influence.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project.

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation that the minister could justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked such as - Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal , cable cars in the Cataract Gorge and the Northern Prison proposed for Westbury.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
The people of Tasmania should have a say in what projects they want and local councils then listen to all viewpoints. We cannot have a dictatorship type control of our State, as the State Government proposed Major Project Legislation is demanding. The State needs to be democratically run.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I completely oppose the Land Use Planning and Approvals Amendment (Major Projects) Bill 2020. I am opposed to any reduction or any significant change in current planning legislation and administrative arrangements. The current system of nominating Projects of State Significance (POSS), and their assessment by the Resource Planning and Development Commission (RPDC), has worked well.

I strongly suspect that the new legislation, if passed, would be used to rush through various controversial projects such as the Mount Wellington Cable Car.

Our current legislation relating to planning and development is too lax if anything. Contrary to popular myth, there are fewer controls on development in Tasmania (and Australia generally) than in most advanced countries.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
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This bill is a backward step for good Tasmanian planning and should be withdrawn in the interests of all Tasmanians.
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To whom it may concern
I do not agree with the way politicians are talking up the Robins Island wind project, it appears that the voters do not have any say or input into major projects under the current legislation.

It would be a ttagic outcome if all decisions were made by red necks that want to cut down every tree, and develop every corner of the Island.

Please do not allow these people more power, it would be a tradegy for our clean green image.

I am not in favour of the push to turn the Tarkine Coast into the Turbine Coast.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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To whom it may concern
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Some questions arise in my mind.

1. What is the motivation & justificationof the proposed legislation compared to a system that has been working successfully for many years?

2.Why was the proposed legislation released for public discussion at a time when public meetings have been restricted due to COVID 19 ?

3.How do Local Councils feel about this situation as it takes away their "local knowledge? They are also isolated so it is impossble to obtain their comments.

4.Will local businesses ,either overtly or covertly,have acsess to the "development assessment panel"?

This appears to be an extremely closed government exercise -very reminisent of "Yes,Minister".

Please forgive my cyniscism but I cannot & will not support this type of action being foist upon the public. This is an abrogation of the demcratic rights of the proletariat & as such must be defended.

At the very least why not defer this till we are through this current health crisis.
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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1) It would give the minister the chance to run rough shod all over local council and community planning.

2) It removes the right of local goverment acting on behalf of it's citizens and for it unique local make up.

3) There are no protections against corruption and bribery - as already evidenced in the past eg - the $1.00 sale of a lease to a public National Park island.

4) Short term kick backs from cashed up developers will pale in comparison to the long term damage to communities, potentially in all respects, environment, health, and existing industry.

5) Anyone could fall victim to this Feudal Land Lord tactic. Anyones property could be rezoned with the flick of the minister's pen, and be forced to move on, with little or no notice, no consultation, and most likely as a result - reduced compensation.

The Draft Major Projects Bill does not belong as part of a democratic society.
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This legislation is not designed in a manner that is in line with the democratic process that is so crucial to ensure the people of Tasmania, and their elected council representatives, have adequate input into future major projects proposed for our state. I do not support this nominated panel having this degree of control over future major projects. The current legislation is worded in too broad a manner when it comes to that which might be declared a "major project" and, honestly, if any project is so fundamental that it needs rapid approval, it will be wanted by Tasmanians anyway - Legislation like this is not being written for Tasmanians. We already have in place legislations and bodies (such as the TPC) that DO look out for Tasmanians.
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To whom it may concern
I grew up in Hobart, and my family are all there and I hope to move back. I hope for all Tasmanians this MPB does not get passed. Tasmania in all its glory needs to be protected by profit driven ugly projects that will do nothing for Tourism making it look like the ugly concreted mainland. Democratic processes must be upheld for the greater good of all ordinary Tasmanians and that protect the landscape and environmental health.The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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The Bill provides almost unlimited discretion to a Minister to declare a project to be be a Major Project, with no adequate safeguards in the form of criteria for such a declaration. Without any implication concerning the members of the current government, it should be pointed out that the potential for future corruption is high when the proposers of a project have a strong financial interest.

Apart from the curtailment of the right of a community to question developments that will affect them, the legislation fails to recognise the importance of local interest; for example, a project that may have little impact in the already degraded environment of, say, Hobart, might have devastating effects on another place, having regard for amenity, infrastructure, landscape and townscape values.

The legislation further empowers applicant developers against considered community representations. Unless lawful appeal mechanisms remain available and potentially effective in every case, there will inevitably be more recourse to civil disobedience.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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Hobart, and Tasmania in general, have a unique character. Historical buildings and a low skyline with mountains and wilderness looming. To allow insensitive development, is to destroy what makes this great state unique.

At this point in time, there will be more temptation than ever to fast track development and bypass conservation and environmental controls for the sake of short term financial gain....and long term loss...loss of what matters for this state ultimately- its heritage, its liveability, its wild places.

We need more, not less oversight of development in this state. Well designed projects can be encouraged - those that will ultimately benefit this state and all its inhabitants, not just the pockets of a few, over non resident developers.
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I have seen other pieces of similar legislation in mainland states bypass community consultation, reasonable and open process in the name of economic progress at any cost. However in my opinion there are costs that are too high and the decisions in relation to so-called major projects are too important not to be made in an open transparent process with all the community able to participate and have their opinion and feelings both heard and taken into consideration. The proposed legislation does not allow for this process to occur and is open to, if not the reality then at least the perception, of undue influence of developers or parties with the short term profits in mind and little thought to the long term consequences either to the state the people or the environment.

if there is no right of appeal and a transparent process, the little trust we as a community have for government processes will be further eroded.

Development Assessment panels ,in my opinion, are open to subversion, coercion and (IMO) prone to pro development bias, depending on their makeup and the agendas of whatever party is in government at the time.

given that there is already a projects of Regional Significance process in place, I can only see this legislation as a means of sidestepping due open , clean and transparent procedure and trying to take the community out of any say in major projects that will have a long term impact.

[redacted]
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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The Government has too much power when declaring major projects

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1. It's undemocratic and I recommend this legislation be abandoned.

2. The Government of the day will have too much power when declaring major projects, giving emphasis to other underlying political agendas

3. Tasmanian political history has a well-known history of non-transparency & fast-tracking legislation at the cost of the greater good.

4. This process will only enhance an existing mistrust of our government.

5. Virtually any project could become a major project

6. No right of appeal and limited community input

7 My elected councillor acting on my behalf, could be side-lined.

8 Development Assessment Panels are not independent

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10. Planning scheme changes can be forced on councils and communities

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12. All controversial projects around Tasmania could be fast tracked

13. High rise buildings clause removed

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As an Australian I should and must have a right to say what happens in my back yard for myself and future generations. This legislation must not get through. Once again the liberal government is displaying a lack of care for those not rich or part of their old boys club. The timing is also totally reprehensible, when everyone is trying to get through this time we have a government trying to sneak through self serving dodgy legislation. It is time the liberal government developed some real ethics
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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Transparency and legitimacy is in the interest of all parties, but particularly government and potential developers. As Tasmanian history has shown, community approval does not necessarily follow approval, and numerous projects have failed after being rushed through due process. Changes, such as the Major Projects Legislation, would only heighten perceived bias towards big business, and invite suggestions of corruption. Governments would bear the brunt of community disapproval.

If a project is sound, existing conditions will pass them.

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Planning Policy Unit
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To whom it may concern
I have serious concerns about the Major Projects Bill and believe it is highly inappropriate to consult the Tasmanian community during a declared State of Emergency. I urge you to suspend consultation until the Covid 19 situation and restrictions are over.

While wishing to register my concern about the timing, I also feel deep unease that this process will take consideration of the Mt Wellington Cable Car Company's development proposal out of the proper processes it must comply with now, for example the Hobart City Council assessment process, and into an unaccountable and undemocratic process whereby a small panel appointed by the government can oversee and make the decision.

We must respect democratic processes and allow our elected councillors a role in planning decisions within their local authority area and make provision for widespread and meaningful public consultation.
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To whom it may concern
The days of dodgy Tasmanian politics need to end.The sneaky deals and lack of transparency are not how a democratic political system should operate and this includes the current government thinking that they can grant themselves the power to cast aside normal planning processes to do as they please. Unbelievable!

The Tasmanian Major Projects bill is not democratic and must be thrown out.
Thank you for the opportunity to make a submission
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To whom it may concern
To whom it may concern,

I would like to make a submission regarding the changes being tabled for the State Planning Scheme, my objections are as follows. Virtually any project could be classed as a Major Project. All controversial projects in Tasmania could be fast tracked. Development panels are not independent and the process of choosing the panel is not transparent, plus the Planning Commission is sidelined. Projects do not have to be justified and the High rise Clause has been removed. There is no right of appeal for community and limited input. Elected councillors are sidelined and planning scheme changes can be forced on Council's and Community. We are a democracy not a dictatorship, there needs to be a fair and equitable process , with full transperancy.

Yours sincerely

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Draft Tasmanian Major Projects Bill (MPB)

I oppose the Draft Tasmanian Major Projects Bill (MPB) and ask that this proposed, undemocratic legislation be abandoned for the following reasons:

- The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. Local councillors will therefore have no input on behalf of their constituents into the approval process of Major Projects.

- The Major Projects Bill can also potentially approve any project which has been rejected by a local council or the Planning Appeals Tribunal.

- Any Tasmanian Planning Commission guidelines can also be disregarded. The Tasmanian Planning Commission has operated as an independent, transparent and evidence-based organisation. The Development Assessment Panel will not have the same checks and balances as that organisation unless significant (unstated) safe guards are put in place.

- The Major Projects eligibility criteria are so broad and open to interpretation that the minister can justify virtually any project as a Major Project.

- There will be no right of appeal by the community against the approval of Major Projects.

- A Major Project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency.

- The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with the PORS.

The above highlight the affront to the democratic process in that the normal checks and balances and local input for planning decisions can be disregarded.

Examples: - I am concerned with developments within World Heritage Areas and public reserves. The medical fraternity has highlighted the value (in a time where there are high levels of anxiety and mental illness in the community) of the community having access to areas where solitude from visual and noise pollution can be a valuable antidote to mental health issues. Desecration within World Heritage Areas (eg Lake Malbena helicopter impact) and public reserves (eg Cataract Gorge proposed gondola project and Mt Wellington, Mt Roland and Cradle Mountain proposed cable car projects) with projects that are fast tracked by the MPB will impact on the solitude of these areas. I have walked in all these areas and value the solitude there as an antidote to my anxiety.

- I am concerned that there may be a lack of due planning diligence for projects such as Cambia Green where I have already submitted an objection outlining potential issues with that project.

- I am also concerned with the potential to over-turn local council decisions of building height restrictions within sensitive areas of Tasmania's heritage towns and cities, with the high-rise buildings clause having been removed from the latest draft of the MBP.

Yours sincerely,

[redacted]

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The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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To whom it may concern
I am concerned about the Major Projects Bill and believe it isinappropriate to consult the community during a declared State of Emergency. I urge you to suspend consultation until the COVID 19 emergency and restrictions are over.

I am particularly concerned about those parts of the Bill that relate to the cable car and the Mountain. I think any development on kunanyi/Mt Wellington should have to comply with the Wellington Park Management Plan. Also, developments currently being assessed through a local council assessment process should not be permitted to have an alternative assessment done.

I would not like to see projects that have already been rejected by Councils be called by a Minister for a special 'major project' assessment.
Thank you for the opportunity to make a submission
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To whom it may concern
To whom it may concern,

I hold serious concerns about the Major Projects Bill and believe that it is deceitful and entirely inappropriate to consult the community during a declared State of Emergency. I seriously urge you to suspend consultation until the COVID 19 emergency and restrictions are over. Nonetheless, I submit that while the Bill has implications for communities all across Tasmania, ROCC is particularly concerned about those parts of the Bill that relate to the cable car and the Mountain.

Any development on kunanyi/Mt Wellington should have to comply with the Wellington Park Management Plan;

Developments currently being assessed through a local council assessment process should not be permitted to have a second life, called-in for an alternative assessment.

Projects already rejected by Councils cannot be brought back from the dead, retrospectively called by a Minister for a special 'major project' assessment.

Please reconsider the timing and content of this bill.
Thank you for the opportunity to make a submission
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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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To whom it may concern
I hereby object to the introduction of the draft MPB on the grounds that it takes away ANY independence in the process of assessing projects that are 'declared' major and that would normally have community impact inputs. I consider the proposed process draconian and for any Government that would even ponder such a process, I would regard as untrustworthy.
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Hobart,TAS,7001

To whom it may concern
As a Melbournian with three children living in Hobart and being a regular visitor to Tasmania I'm writing to express my fervent opposition to the proposed Major Projects legislation.

This is clearly a well trodden path for state governments across Australia as a mechanism to subvert the long-established protections for the community and the environment in favour of developers. For example, we have seen the destruction of beauty and heritage values under this template with the Barangaroo harbourside casino in Sydney which is a travesty of crass commercialisation, or the Melbourne Exhibition and Convention Centre on the Yarra. As a member of the Melbourne Symphony Orchestra for 30 years I watched the river become a narrow drainage channel between walls of high-rise commercial, residential and casino towers. The citizens of these cities, who are the owners of these iconic waterways, were unable to prevent this hyper-development as the approval processes were dramatically skewed in favour of the developer profiteers in exactly the way your proposed legislation will do.

Of all the issues that so many Tasmanians will be addressing in their submissions presently, the one point that stands out to me as a mainlander who looks on with trepidation at developments in Hobart and beyond is that as this legislation and the projects it is designed to facilitate have no popular, local support the electoral backlash will be fatal to any council, state government or federal government that pushes this through.

If you are assuming that the cable-car project, for instance, has appeal to a minority of domestic and international tourists arriving on the now-defunct cruise ships or flying in to see MONA, I can tell you that the great bulk of tourists to Hobart and Tasmania arrive hoping to experience a pristine and powerful environment untouched by crass, theme park rides and revolving restaurants.

You must know this. You must know that after these tourists have left it will be Tasmanians who will, at the ballot box, put an end to any council or government that has attempted to subvert their hard-won, democratic environmental protections with this legislation. And of course these issues reach across all the political divides. I know that the citizens of Hobart, regardless of party political loyalty, are so proud of their Derwent, their Channel, their astounding Mt Wellington, their pristine air and water. They never fail to tell me so, every visit I make.

I look forward to good sense and democratic decency prevailing on the this issue so that all Australians can continue to have enormous pride in the National Treasure that is Hobart and all of Tasmania.

Yours sincerely

[redacted]

Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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Planning Policy Unit
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To whom it may concern
We have an unique city that has managed to stay out of the clutches of developers (many from overseas)who's sole intention is to make as much money as possible with no regard for the public who live here.The government is supposed to represent the best possible outcome for its residents and future generations.Having travelled extensively overseas and witnessing the outcome of the current governments attitude worldwide,and the devastation it has caused to iconic structures and neighbourhoods,I would hate to see the same thing come here.

Local populations are the the best arbitrators for their areas, and are less likely to be influenced by big business and lobby groups.

To give power to often,poorly educated politicians,more interested in looking after their mates,with little interest in history,or social outcomes ,who are only in power for a short time,by any stretch of the imagination is not a good idea.
Thank you for the opportunity to make a submission
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Due process, consideration and local government input is essential to developing sustainable and resilient projects in our state. Do not legislate against this.
Thank you for the opportunity to make a submission
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The proposed Development Assessment Panel is unnecessary and undemocratic. This would give excessive power to the planning minister to decide which developments are declared major projects, with no consideration for heritage values, the environment, or the wishes of the community.
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I oppose the legislation on the following grounds:

1.Similar legislation interstate has created undesirable development and loss of amenity for those living in proximity to such developments. There is every reason to suppose that paid lobbyists working for rich developers would descend on Tasmania and wreck our prized environment .

2. Such legislation invites political interference whether it be proposed with good intentions or not

Tasmanians want to preserve their small scale cities. Those moving here do so because of its nature.

3.Developers' bottom line is profit. We have seen already how many proposals were lodged by the Fragrance Group. All were outside guidelines. This legislation gives them a fast track to make money for them and diminish the values we hold dear for every one else.
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15 May 2020

Planning Policy Unit
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The Legislation does not conform to a true democratic process.
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To whom it may concern
Please do not reduce scrutiny for projects which will have complex implications for the physical environment. Especially in these increasingly uncertain times, short cuts in these procedures will likely result in unwanted consequences and irreversible destruction of our most precious resources.

The consequences of removing proper scrutiny may include an erosion of public trust in political processes as well as degradation of the environment.

The legacy of a good government should be legislation that we can look back on with a view that it was fair and has foresight. This proposed legislation runs the risk as being aimed at financially advantaging a wealthy sectional interest.

The Tasmanian natural environment is something that all Australians value. Please do not let greed and deliberate short sightedness be seen to have the ascendency in Tasmanian political processes.
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Our democracy demands checks and balances in every area to prevent unscrupulous activity and to best reflect what is good and beneficial to the majority.

A powerful minority can affect the well being and integrity of our community whilst posing as genuine individuals and companies.

Tasmania has it all and we need to hang onto our specialness rather than be like everywhere else.

Please do not consider fast track legislation as desirable. It is not and will just assist those whose aims are based in greed and shallow ideology to wreck out beautiful island.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I seek to make a submission to the review of the Tasmanian Planning Commission. I am deeply disturbed about the draft Major Projects Legislation, since it will give the Planning Minister unchecked power to declare any developments as a major project to be fast tracked for approval by a Development Assessment Panel. This will exclude the opportunity for the community, local government councilors and non-governmental organisations to appeal any major development application. This model of fast tracking controversial developments will favour the profitability and greed of developers, with no oversight or opportunity for the public to exercise their democratic rights to assert community interests. Essentially this takes Tasmania back to the days of the whispering bulldozer Robin Gray!

I recommend that the TPC must

- retain its capacity to operate independently of government and free from Ministerial influence.

- retain its existing role to review and hold hearings on representations and recommendations to the Minister on state policies and amendments

- retain its existing responsibilities to assess projects of state significance and not undermined through the draft Major Projects Bill.

- be funded to continue to produce the State of Environment reports each five years.

It is critical for our democratic processes that the TPC maintain its independence.
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15 May 2020

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To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

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Public Agencies must be accountable to the Public Interest.

The Development Assessment Panel makes the assessments and is alone responsible for the final planning decision for Major Projects. It is not accountable to anyone save the Tasmanian Planning Commission.

The Tasmanian Planning Commission alone appoints the DAP members.

Under the draft legislation, the community has no right to appeal the approval of a major project. My elected Local Councillors have no role in the approval or refusal of a "major project". These are surely the very projects which should seek approval from the people most affected.

There is no transparency around the decision making process for declaration of a "major project".

Councils must accept Planning Scheme amendments. Communities and the Tasmanian Planning Commission 'must' amend the scheme to fit approved projects.

There is already a considerable degree of opacity in the donations to the major parties in the State for election to State parliament. In the last election there were over five million dollars given to both Labor and Liberal parties without any details as to who the donors were.

There are very good reasons why "Developers" are prohibited from giving donations to political parties in other Australian states.

The proposed legislation makes the connection between politicians and monied influencers much more likely.

There is no transparency at all in the proposed process of approvals by the DAP. Local councils are the current regulators and they are to be removed from making decisions to approve or refuse a major project.

This legislation has no legitimacy at all. It devolves power to the Minister and a cartel of cronies with vested interests.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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With respect I request the Tasmanian Major Projects Bill include clearly articulated safeguards that ensure the citizens of Tasmania are clearly the major beneficiaries of a Major Project. Documented history and experience shows royalties (e.g. Forestry Tasmania) and similar payment arrangements supposed to go into the Tasmanian economy on behalf of it's citizens have been very inadequate. The vast amount of money derived from state Enterprises/major projects has benefitted individuals who have manoeuvred the project for their own benefit. I request the Tasmanian Major Projects Bill include clearly articulated safeguards that ensure the rate payers as citizens of Tasmania are clearly the major and direct 50% beneficiaries of a Major Project or it is to be rejected as not justified. Thank you for reading and including this submission.
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To whom it may concern
Democracy is precious. People matter. Communities count.

Tasmanians ought always have the right to decide what kind of Tasmania we want to live in.

When communities clearly do not want a project, whether it be a prison, a cable car or Cambria Green, governments (of any colour), have no right in a democracy to ride roughshod over them.

Peace is precious. To quote Thomas Jefferson: "When injustice

becomes law, resistance becomes duty".

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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In the Tasmanian context government ministers have diverse and demanding portfolios each of which deserves careful management. It is always more prudent from a number of perspectives for a Minister to have expert advice and this is particularly relevant for this Bill.

From my point of view the most outstanding reason for rejecting this legislation is that Tasmania doesn't need more fast tracking powers. The Major Projects Bill is intended to replace the Projects of Regional Significance (PORS) process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Then, the Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them. Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal, when in fact, this is the expert panel needed for assessment.

To replace the expert oversight of the TPC by a Panel should require safeguards which constrain the proposed Panel appointees. At present the appointees must be approved by the independent Tasmanian Planning Commission, but this aspect may be subject to change or when the review of the TPC occurs. There should be some safeguards to make sure that the Panel must report to government as well as the Minister and cannot act alone without the approval of the TPC.

From the point of view of the public it is entirely reasonable that all projects require the same kind of examination and justification as any other. The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

In the short term, long term problems may be entirely overlooked or dismissed and that causes community unrest. I have seen this at first hand with the Lake Malbena Helicopter proposal which is exactly the kind of project which may be fast tracked under this legislation. Public interest concerns were dealt with properly by the Southern Midland Council to the best of their ability because the interests of so many different groups were involved. Any Major Project needs to understand that public consultation and the advice of experts is an

important component of any proposed development. Governments who ignore public concerns, and disregard proper consultation do so at their electoral peril and the judgement of history. It is possible that legal disputes leading out of these kinds of approvals may negate any time saved or processes bypassed.

The importance of public perception is often neglected or minimalised. The public is aware of possibilities of undue influence and potential corrupt behaviour and always alert to this in the local context. All projects of State significance affect local people.

It is absolutely necessary that any body which asserts to be an assessment panel must have the same checks and balances that apply to the Tasmanian Planning Commission to ensures it operates in an independent, transparent and evidence-based manner. For 23 years the TPC has maintained a high level of community trust. There is no need to substitute the TPC by any other mechanism.

In addition the public is well aware of instances where an established authority is being sidelined or reduced in capacity and can see the inconsistencies which are revealed by mechanisms that do not allow proper oversight. Nowhere is this more important than limiting or even removing the right to appeal. In this legislation the community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy. Community consultation and right to appeal are both important in the eyes of the public. It does not reflect well on governments who expect to have local and state support.

This is also reflected when local councils are bypassed. The Major Projects Bill allows the minister to take developments away from local councils and then approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are un-elected and the community will not be able to lobby them or vote them out. All panels must be responsible to the levels of government which they are replacing especially since it is the local councils which face community outrage. I point to the level of community outrage when a proposed prison was presumed welcome in Meander Valley. A decision made at a much higher level was completely out of touch with the reality of the local residents.

Similarly, under the proposed legislation planning scheme amendments can be forced on councils and communities. This is plainly undemocratic. Under this proposed legislation if a major project is approved that is inconsistent with a planning scheme, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. This makes a nonsense of the whole process and reflects badly on the government which puts such a mess in place.

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Added together the last few paragraphs describe a situation which any member of the public could construe as changing processes which have worked in the past to favour developments which may not be in the best

interests of a community or a region. Whether they construe such processes as indicating something to the benefit of developers depends on other evidence they may have.

It is difficult to see why the exclusion of high rise buildings has been removed from the legislation. Despite overwhelming evidence that the attraction of Tasmania is that it is unique in Australia by retaining its colonial appearance, lobbying to make it look just like every other city continues. Anyone who has travelled in Europe understands the considerable effort that various countries make to retain their built heritage and outstanding landscapes. Highrise buildings have no place in the Tasmanian small city landscape, and the examples which have slipped scrutiny stand out like sore thumbs. The earliest example of this was Empress Towers in Battery Point – still the most out of place building in the area. The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects and it is a retrograde step to omit this restriction.

In short, this legislation suffers from the appearance of manipulating the planning system to the detriment of the public interest, and bypasses elected representatives in the community in so doing. In addition it takes away the rights of the public to examine, to appeal and to be consulted about development which will impact on their everyday lives. It is undemocratic and retrograde.

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For all the reasons outlined in the submission by the Tas Conservation Trust and Planning Matters Alliance Tasmania I strongly oppose this legislation for a Major Projects Bill. In Launceston we have an example as how sound planning principals are being thwarted. Here within 6 months of a Launceston City Council decision being over turned by the publically accessible Planning Appeals Tribunal, a project with very similar issues is being recommended for approval. Planning in Tasmania needs to be sured up to empower protection of what Tasmanian's value about their place rather than making approval process fast tracked and easier for outside and powerfully persuasive multinational developers.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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I strongly oppose the Draft Tasmanian Major Projects Bill (MPB) and recommend that this undemocratic legislation be abandoned. My reasons are as follows:

* The Bill gives the Government too much power in declaring major projects - which are actually those projects likely to have the largest effect on the community and therefore those which require the most scrutiny and public input.

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I am extremely concerned about this proposed Bill, and I ask that you take my views into account.

Regards,

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Please do not pass this Major Project Legislation. It is not what Tasmania needs. We have a unique island which is still relatively unspoilt. I have lived and worked in places with rampant development, which has destroyed the natural and urban environments. Once these changes are made the sense of place and the very reason people were attracted is lost forever.
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15 May 2020

Planning Policy Unit
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GPO BOX 825
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Any legislation that avoids public input and by-passes the permission of the elected representatives of the people, the local Councils, should not come into being.

If this legislation will be put in place we will loose our democratic right to decide about any future large scale planning matters.

So called Major Projects will have Major Impacts on our wilderness, our rural and urban environment and our quality of life.

Democracy is a fragile system and we have to be vigilant to recognize any attempt of power hungry minorities to undermine and eventually dismantle our so highly valued democracy. Please see the writing on the wall here, as history repeated itself many times before.
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As a Tasmanian resident, I am very concerned at the major projects legislation which takes community planning out of community control, and removed independent oversight of planning approvals.

This leaves the way open for poor decision making and corruption, and disaffected communities who are lumped with developments that benefit others at their expense.

Slow and considered development has always benefited Tasmania more than projects that have been rushed through based on their 'economic benefits'.

I urge you to decline to pass this legislation and to think very carefully before concentrating power in the hands of a few.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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15 May 2020

Planning Policy Unit
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Hobart,TAS,7001

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I oppose the Draft Tasmanian Major Projects Bill (MPB) for this reason.The MPB effectively gives the minister total power to declare a major project which removes it from the normal local council planning process.The local council has a greater ability to assess the unique requirements of its local area and its citizenry without being pushed into a one size fits all template.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
No to fast tracking projects for your short term gain agenda to the detriment of the people long term. It is time to be doing the right thing by the communities you've been elected to represent and that is being patient, getting community engagement on these projects, so that the best decision long term can be made.
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I oppose the Draft Tasmanian Major Projects Bill (MPB). The State Government expects every household to focus on surviving the current virus threat, yet by pushing the MPB, it is exploiting our vulnerability. The best Government should do is defer this draft policy until November at the earliest when the people most affected by it are likely to have the time to properly consider.
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To whom it may concern
I am very concerned about this legislation! Under this legislation the Minister for Planning has unchecked power to declare virtually any development as a major project with no appeal rights and no role for elected councils in regard to final approval of a project.

This legislation is undemocratic. It takes away the democratic processes the community has rights to be part of.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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Planning Policy Unit
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To whom it may concern
This is not a time to be pushing forward contacts without fully involving the community . We cannot aggressively force change that may be Provide only short term Financial gain but huge environmental losses.

Take time, slow down and consider The consequences For all a Tasmanians not just a few that get rich quick and a few short term jobs.

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Dear Sir/ Madam,

I hold serious concerns about the Major Projects Bill and believe it entirely inappropriate to consult the community during a declared State of Emergency. I urge you to suspend consultation until the COVID 19 emergency and restrictions are over.

A government should hold the best interest of the people in high regard and at present it is unclear what the future will hold for many people, industries and businesses and what the correct way forward will be. The potential for having or needing a new direction is very real and the major projects legislation displays not only disregard for the present situation which is not appropriate for any government but also a shortsightedness for the positive possibilities for the future of this state.

I look forward to hearing from you.

Sincerely,

[redacted]
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I oppose the Draft Tasmanian Major Projects Bill for the following reasons.

I believe it to be undemocratic as it does not allow the relevant authorities as well as the community to voice their concerns or objections.

It gives the Government too much power if it has the ability to declare a major project thus removing it from the normal planning process and the councils.

Who decides what is a major project, some projects could be denied and this gives the Government the opportunity to move in and make the project a major one thus denying the public all our rights of appeal.

Our elected councils will be sidelined and the relevance of the Independent Tasmania Planning Tribunal will be compromised as their power in this situation is negated.

We have a credible system in place with PORS so why change it.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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It is absolutely essential that all development in Tasmania is, and remains, subject to appropriate thorough assessment and evaluation without reducing the rights of the community to have input into the proposals. This is not the time to sweep away protections of environmental or community values. There are plenty of good, uncontroversial developments which can be progressed in Tasmania for the public good.
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To whom it may concern
The Tasmanian people don't need the proposed Major Projects Legislation.It has dangerous consequences where only a few people can make major future economic decisions.Our existing Planing Commission is democratic .We treasure it and council submissions as the ordinary Tasmanian can have their 'say'.
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I am particularly opposed to commercial hotel developments being called a Major Project when it is merely a moneymaking exercise for the hotel owner and we would be better served by multiple smaller operators instead of one big international branded hotel who will no doubt take their profits elsewhere.

Cable cars are old hat - and we already have one in Launceston across the Gorge. These days tourists want a more interactive experience, but we don't want the wealthy ones experiencing helicopter flights across the WHA and ruining the solitude for everyone else. People need to have the right to appeal whatever Councillors approve, not have their rights to appeal removed by this new Bill.

This Bill is undemocratic and is definitely a retrograde step for Tasmania or any democracy.

Please acknowledge this submission and I hope it helps the government to make a wise decision.

Yours sincerely,

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Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

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15 May 2020

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
The unclean areas are increasing with developers not thinking of the terrain. People do no want filth and dying nature so soon the developer will be gone and Government will need to spend to repair. Think big. Don't allow our land and creatures be a consequence of greed and foolish thinking.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I think it is a disgrace that this gov't can even think this is a democratic move by allowing wealthy developers FREE reign over the current approval plan. The gov't are supposed to be there to represent the constituents and NOT the moneyed people from ALL countries who want to ruin Tasmania and it's beautiful heritage with hideous skyscrapers and other ugly glass box shaped developments.

Tasmania is the most beautiful state in this country and we cannot allow this to happen.
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved.

There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Most importantly, the Highrise buildings clause has been removed from the latest draft even after community concerns.

It goes against our democratic rights that the community will have no right to appeal against the approval of a major project and will have limited right to have input.

Development opposed by the community and planning scheme changes can be forced on councils and communities with local residents being gagged often by developers from outside our state.

Basically, this legislation stops the people of Tasmania from the democratic right to protect their own environment.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Under the proposed Major Projects law the Minister for Planning has unchecked power to declare virtually any development a major project.

The legislation provides a fast track approval pathway for any declared project, with no appeal rights and no role for elected councils. All the most controversial projects we are currently fighting against could go through this process and we would be helpless to stop them.

This legislation would make the Planning Appeal Tribunal and Tasmanian Planning Commission largely irrelevant as their decisions can always be overturned through the major projects fast track process.

If this fast track bill is made into law it will be a gift to cashed up developers who are looking to exploit our delicate and beautiful island.
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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15 May 2020

Planning Policy Unit
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Hobart,TAS,7001

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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects. This ignores the will of the people and is undemocratic.

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project no matter how ill founded and unpopular.

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers. This is clearly just a grab for power to ignore the residents of this state who have to fight so hard to try to preserve the lifestyle that we have here.

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Highrise buildings clause removed clearly ignoring community concerns

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input. This legislation is designed to be as undemocratic as possible.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments GREATLY weakens our democracy.

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Planning scheme changes can be forced on councils and communities who should have the final say about projects that ultimately affect these communities!

Under the proposed legislation planning scheme amendments can be forced on councils and communities although the final decision should be theirs. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

The legislation subverts democracy and the people's right to choose the environment in which we want to live
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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The Government has too much power when declaring major projects

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To whom it may concern
As a citizen of Tasmania who cares about my local urban, suburban and regional environments, I am really concerned about the draft Major Projects Bill and I do NOT agree with it. The draft bill is undemocratic and should not proceed. Sufficient, fair and democratic processes for assessing 'major projects' already exist, and as far as I can see, work well.

The proposed Major Projects Bill is not necessary, considering adequate legislation already exists for this purpose, and a fair and representative independent body already exists to do the work required (the Tasmanian Planning Commission). The thought that the power would be taken away from the TPC and given to a non-elected body (the proposed 'Development Assessment Panel') rather than the TPC and RMPAT, would review 'major projects', and that the public, as well as local councils, would have no say or right of appeal, is just plain wrong. Let alone the Minister for Planning having such a proposed increase in power over decision-making on 'major projects' without proper community consultation or right of appeal. It is just wrong.

I cannot see that the draft Major Projects Bill and the processes under which it will operate will take community views into account in any meaningful way, instead leaning towards increasing private profit for a few wealthy developers.

I am fearful that the draft Bill will not get proper public scrutiny, as public meeting and gatherings to discuss such things are not possible under the current COVID-19 crisis which is occupying so much of peoples' minds at present. I see this as an undercover attempt by the Government to rush through this bill. If not stopped altogether, it should at least be delayed until the COVID-19 crisis is over and proper community consultation can occur.

It makes me angry that developers and private profit should be put before the interests of the public when the use of public land is being considered. If there is public outcry about a development, then by definition, there is something about it that needs an independent examination, taking all concerns into account. Categorising members of the public who want further scrutiny of large projects as 'greenie minority anti-development troublemakers', is too often used as a smokescreen for something NOT being in the public interest.

Controversial development proposals need to have independent scrutiny and decisions made on the basis of whether they are for the public good. Surely this is should be a mainstay of our democratic society.
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Planning Policy Unit
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To whom it may concern
I have great concern that the draft Tasmanian Major Projects Bill limits the right of Tasmanians to object to any development proposals which the relevant minister personally decides to designate a Major Project, and provides no right of appeal. The sidelining of both councils and the Tasmanian Planning Commission, while at the same time giving so much power to the minister, is similarly most concerning. This undermining of the democratic process cannot be tolerated.
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill as I consider it is totally undemocratic and gives the Government far too much power when declaring what constitutes a "Major Project." The Tasmanian Planning Commission and the Planning Appeals Tribunal will cease to have any relevance whatsoever, and community concerns will be swept away. Controversial projects involving developments in wilderness areas, skyscrapers in Launceston, Gondolas in the Cataract Gorge will all be deemed to be ""Major Projects "under this Bill, and the community will have no input and no right of appeal.

If this fast track Bill becomes law it will be a gift to cashed up developers who are looking to exploit our delicate and beautiful state; cities with architecturally unique styles, unspoiled beaches and pristine wilderness. The cities will be converted into replicas of Melbourne, or Sydney, with high rise on every street, eliminating mountain views and sunshine. Overseas tourists come here to see these places, because they are different and still exist. Developments in Wilderness areas increase the chances of them being loved to death by ever increasing numbers of visitors.

The Tasmanian Planning Commission has operated for 23 years in an independent and transparent manner and has the trust of the Community. Under the Major Projects Bill elected local councillors will be sidelined and developments - which may have been rejected by a Council, - will be assessed by Development Assessment Panels which are not elected and could be unfairly influenced by the proponent or the State Government.

This is totally undemocratic in fact it sounds more like a Dictatorship, as the people of Tasmania will be left with no rights of appeal whatsoever. If the government wants Tasmanians to take a pride in their state then it must allow them the right to have their opinions heard and considered
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I am not in favour of too much power to the minister. It leaves us feeling powerless.
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Besides the common points of submission listed below, I would like to recommend that each council is required to establish an office of The Council Architect (similar to how this works in Europe). This office would be responsible for evaluation and approval of design of all proposed development, ensuring best possible design outcomes within our cities. The absence of such office in the past has led to deterioration of quality and appearance our cities and places.
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I strongly oppose the Draft Tasmanian Major Projects Bill (MPB) as it is undemocratic legislation. Please note my reasons for opposing this Bill:

.....Too much power is given to the state Planning Minister who can deem any project a major development thus removing all local Council power over developments in their area.

.....The Major Projects Bill allows virtually any development that would normally go to a local council to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

.....All the controversial projects that are currently causing a great deal of community concern in Tasmania could just be approved under the Major Projects Legislation without community or Council's input.

....The Development Assessment Panels are not independent. There are insufficient checks and balances on the Development Assessment Panel which may be open to unfair influence from the proponent or state government. The independent Tasmanian Planning Commission has served Tasmania well for many years and must not be sidelined now.

.....The Independent Tasmanian Planning Commission needs to be involved in all

major projects. The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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The Proposed Major Project Legislation is regressive. It removes power from local councils who know best what suits their area and what the local people want. To allow one man, the Minister, the power to decide what projects anywhere in Tasmania can be brought forward against the will of the people is utterly undemocratic. This is police state stuff, no less. And like police states it invites corruption. The governments or just minister's mates can be handed public property for their own personal enrichment -- and no doubt the minister's too. Massive Fragrance hotels in our CBD? And with ongoing problems with China we hand them an enclave on the historic East coast (No I am not racist, I have a Chinese wife). It is simply that Tasmanians are losing control over our own culture and heritage.

It was sneaky to bring this forward while we are distracted with corona virus. Shame
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I believe the Major projects legislation is not in the interests of the state of Tasmania. Due to its undemocratic, indeed autocratic nature, it is ultimately an unproductive step.

If it is introduced, news about will spread nationally and also internationally, leading to people who may have had an intention to visit the state to decide against doing so. People who have a respect for fair government have plenty of choices to travel elsewhere, and will therefore feel happier to boycott Tasmania, regarding it as being governed by people who do not respect some of the central tenets of democracy.

The short-term gain that may be won by a tiny minority if the Bill is implemented, will be thoroughly vanquished by the longer term loss of travellers who will treat the Tasmanian government with the disdain it would deserve for introducing planning procedures that do not sufficiently assess independent evidence about projects.
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I have been appalled at the way the proposed Lake Malbena development by Wild Drake has been assisted through by the State Government even under existing legislation. The proponent Hackett has been quoted in the media putting about blatant untruths re Lake Malbena not being a core wilderness area. The proposed cable cars at Wellington and Cradle Mountain are of deep concern to me too.

Any legislative change to make things even easier for such developments to fast track is anathema to me.

While my principal spur has been threats to wilderness, I believe the same principals of not fast tracking must also apply to proposed developments in urban areas.
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am not a member of the [redacted] but I believe it has proved over the years to be a highly credible organisation. I have read its case and I strongly support its opposition to the draft Major Projects Bill.
I'm a retired land surveyor and have lived in Devonport for nearly 50 years.
Thank you for the opportunity to make a submission
Sincerely

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To whom it may concern
Prior to the current pandemic I worked as a tour guide in Tasmania for over 15 years taking visitors from interstate and overseas on historic walks in Hobart and to many places around the state. For several years I was a Visiting Journalist Guide employed by Tourism Tasmania.

Time and time again visitors would tell me they really enjoyed being here because it was different to the places they were from. Things mentioned were streetscapes, views from the waterfront to Mount Wellington, and genuine wilderness experiences. We don't want to be a "Mini Melbourne". We don't want "faceless experts" appointed by the government to decide our future.
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15 May 2020

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Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

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Planning Policy Unit
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GPO BOX 825
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To whom it may concern
I entirely disagree with the Draft Tasmanian Major Projects Bill, it is my view that it ought to be abandoned immediately. The power afforded Government to declare a major project is too sweeping, removes from consideration the local Government agency that traditionally have ruled on such matters and who are in more intimate contact with the people that they represent and are thus in a better position to gauge public sentiment.

By usurping local Government responsibilities and providing a single Minister of the Crown with the powers there is a greater probability of and scope for "irregular dealings" with proponents of projects.

With the right political and other pressures it is clear that any project regardless of merit or its suitability could be nominated as a Tasmanian Major Project. This is unacceptable.
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Planning Policy Unit
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To whom it may concern
I am unwilling to abrogate the planning laws in this state to vested interests controlled by supporters of the Liberal Party.

The Liberal party is only in power as a result of having the election bought for them by the Gambling industry.

This is not a mandate.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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To whom it may concern
The neuter of the existing planning process via the MAJOR PROJECTS LEGISLATION is I believe a step towards AUTOCRATIC GOVERNANCE. The potential for LEGISLATED PROTECTION of fraud and disregard of appropriate managed sustainable development of all forms of Commerce to the detriment of all excepting the very few self interest persons &/or Organisations will exist. The MAJOR PROJECTS LEGISLATION is a DANGEROUS NONSENSE.
Thank you for the opportunity to make a submission
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15 May 2020

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To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

Democracy would be eroded and Tasmanians will have to accept a planning scheme based on the developer having control of our built environment. Everything that a good planning scheme is supposed to have would be lost to bias of big development, with little influence of good environmental design that promotes a beautiful city.

I want Tasmanians to be proud of our built environment, where we protect heritage, and have suitable buildings, in appropriate locations that compare well with the best international designed cities of the world.

I do not want undemocratic second rate poor quality buildings in Tasmania, destroying every thing that is good about our Tasmanian built environment

.

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Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
In a true democracy all legislation should reflect the peoples right to oversight & the opportunity to resist development not in the public interest. This is especially true with projects & developments on publicly owned land & with development that adversely effects communities & natural values.

This proposed 'Major Project Legislation' ignores these prerequisites & should be resisted at all levels.[redacted]

Thank you for the opportunity to make a submission
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To whom it may concern
Although we can't and shouldn't be locked in the past we should respect the values of the place we live and keep control of who and what we are, avoiding inappropriate development which is essentially self-defeating and destructive of that on which it wishes to capitalise.

To retain control of development it is essential to have a multi-tiered planning system such as have served in the past. While not perfect, sometimes unwieldy and slow-moving, it nevertheless allows an essential measure of community input which would be lost under the Government's proposed legislation.

The value of community input was exemplified by the saving of the Franklin River, while the loss of Lake Pedder typifies the abuse of power which is essentially what is now proposed.

To be able to label just about anything a 'major project' is in itself certainly an abuse of power, and of process, language and ethics.
Thank you for the opportunity to make a submission
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To whom it may concern
I do not want the Minister for Planning to have the power to declare any development a major project. All proposed projects should be subjected to the normal planning procedures, including those imposed by councils, and should not in any way be made exempt from those procedures.
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Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
SUBMISSION REGARDING THE DRAFT OF THE TASMANIAN MAJOR PROJECTS BILL

This draft Bill, in its intent and proposed implementation is fundamentally flawed and I consider it should be abandoned.

It is an erosion of the right of ordinary Tasmanians to have a say in how our environment is altered by others, especially where major developments are proposed by overseas corporations whose only motivation is profit. In a democratic country, why any government in its right mind would want to take control of the local environment from those who live there and hand it over to an unelected body is unfathomable. Parliament's role is to create legislation for the benefit of the Tasmanian population, and Government's role is to manage the State for Tasmanians in accordance with that legislation. The inappropriate developments that get foisted on us by uncaring developers are permanent; there is no going back. The damage to the Hobart landscape by ugly high-rise is already significant, and that without this this legislation in place. Local input to developments should be increased, not decreased.

The current planning system does have at its core proper democratic process to enable input by Tasmanians to proposed developments. These include the initial consideration of planning schemes and development applications by elected Council members, the opportunity for representation of interested parties and the possibility of appeal to RMPAT (although at the risk of significant cost) if the Council decision is considered contrary to the Planning Scheme. The Major Projects Bill clearly has at its core the aim of excluding local Tasmanian representation and introducing decision making by an unaccountable body, potentially biased to favour the Government's ideology.

This Bill gives the Minister virtually unfettered power to remove development applications from the planning system and hand them over to an unelected body. Worse, it leaves the door open for any developer with influence in Government, on having an application rejected as not meeting the planning scheme, to have it re-badged as a major project. The existing planning system essentially becomes irrelevant for developers able to influence the Minister.

There are already processes in place to evaluate projects of genuinely State-wide significance that has been used and seen to provide a reasonable outcome. We don't need new legislation that broadens out the scope of what can be declared to be a major project. The potential for this legislation to be used to approve projects that the Tasmanian population is clearly opposed to shows it is undemocratic and removes those impacted from the decision-making process. The potential for the Cambria Green proponents, Fragrance corporation in the Hobart area, the Mt Wellington cable car proponents and those developers aiming to privatise and profit from our National Parks to use this legislation to bypass proper scrutiny by the Tasmanian people should be enough warning to have this proposed legislation abandoned.
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Planning Policy Unit
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I am writing to oppose the Draft Tasmanian Major Projects Bill (MPB) because it denies citizens the right to legally object to a development that is inappropriate or which will benefit only a foreign owned company and not the residents of Hobart.

In addition the MPB gives power to an unelected panel and takes away power from the legitimate authority, the Tasmanian Planning Commission. This bill will allow the interpretation of what is a Major Project to be determined at the whim of a minister and then be accepted by the unelected panel.

To approve this bill would be to the detriment of democracy and planning in Tasmania.

Development in Hobart will be needed in the future but this bill is not the way to legitimately achieve it.

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To whom it may concern
The Draft Tasmanian Major Projects Bill is one of the the most astonishing documents ever produced by a peacetime State Government in Australia.

A hundred years of carefully thought out planning laws established between State and Local Governments, thousand year old conventions of legal citizen assembly and protest to be banished at the whim of a newly appointed minister for 'Major Projects'?

And is this happening with the support of the people of Tasmania? N0! It is not.

The people of Tasmania hardly know about this unprecedented attack on their

freedoms because the State Government has encouraged them not to examine the details of this proposed bill, and also because they can't support or protest anything at the moment because they are in lockdown with the Covid 19 epidemic.

That is why the State government is pushing this bill through now, as fast as it possibly can.

But is this moral? No, it is not. Is it sly and devious? Yes it most certainly is.

The State Government has caved in to pressure from large financial interests including JAL and Fragrance Hotels who see Tasmania as a fruit ripe for the picking, which will yield them enormous financial rewards if only the wearisome protections of citizens rights and liberties can be abolished overnight, under cover of an epidemic with the collusion of a compliant State Government.

How do we know this?' Its because the state Government has already published the list of projects which have had no planning or local support and have therefore been shelved.

The Gorge Hotel, the Cataract gorge 'Skyway', helicopters over lake Malvina, The Mt Wellington cable car. The State Government has already promised to add them to the wish lists of financially powerful corporations who are not fussy about whose laws they bend or whose people's rights they trample on, or whether they turn our beautiful cities into theme parks, and our unique wilderness into a wasteland.

It is time to put a stop to this. The Tasmanian Government should cease acting like lackeys and become leaders. The future is at stake, and it should be a future for Tasmania and Tasmanians, not for corporations foreign or home grown who clearly have no interest in anything except their own bottom line preferably in an offshore tax haven.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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GPO BOX 825
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To whom it may concern
My family does not have a lot to say about the State Government's proposed Major Projects Legislation other than it concerns us deeply.

There are so many ways in this legislation, that the Government can give approval to a major development, although it goes against the general will of the public.

We feel the Government has far too much power when deciding on major developments going ahead in Tasmania.

We feel particularly concerned about developments in National Parks that are being proposed. We have no concerns about appropriate low impact development just outside parks, but definitely not in any park under any circumstance.

The world is in an environmental decline, lets not let Tasmania add to that decline. We have the best place in the world to live, we feel this Legislation will lead to Tasmania being just another degraded place in the world.
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I oppose the Draft Tasmanian Major Projects Bill (MPB) as I am aware that the bill will allow for undemocratic power. If the Bill goes ahead and passes it will remove the normal and present local council planning process. Although guidelines may be produced by the Tasmanian Planning Commission the 'minister' only has to regard them and is under no obligation to follow these through.

Any project that may be rejected by a local council can or has the potential to become a major project.

Presently there are several projects that are being put forward and all of them have been rejected and / or redressed by the local government and various planning groups within the Government. Policies and Politics should be transparent...not could... SHOULD..

I ask that you take into consideration the appropriate planning avenues that we have presently and allow for the democratic process to take place THANK YOU
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To whom it may concern
I oppose the proposed legislation as I believe that any projects should be considered by current council planning processes by the council's that are elected by their constituents. Ultimately it is the council's and the constituents who have to manage and live with the development in their locale.
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Reguarding the Major Projects Legislation , I am shocked that our democratic Government would be a party to a piece of Legislation that removes all rights from the very people who elected them. We do give our elected members freedom to make collective decisions for us but there is always the opportunity to question and object in a formal manner. This Legislation is not only about what is to be built and where ,it is the removal of the democratic right to object. Being elected to Government does not give you the right to trample over the rights of the community or to think you know what is best for everyone without at least asking and listening to what the community wants. Tasmania is shared by everyone let everyone decide if we want these projects or not.
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The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Project Bill.

It is essential that the Tasmanian community have input into, and a right to appeal against, any proposed major project. Out State has too much natural beauty to be compromised in any way, by a weakened democracy.

Our local Councils are the voice of their communities. We do not want them side-lined by members of a panel who do not listen to the concerns of Tasmanians.

I have trust in the Tasmanian Planning Commission which, I feel, has operated independently and transparently, for several years. I request that this process continue and the proposed MPB be abandoned.

[redacted]
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Thank you for the opportunity to comment.

As a Tasmanian - a couple of generations ago - who is planning to return in retirement I am deeply disturbed by the Draft Tasmanian Major Projects Bill.

Having helped protect much of Tasmania's wild country, now the basis of its fabulous tourism industry, it seems 'major projects' are like the HEC and become a power unto themselves with no checks and balances in the process.

Whatever happened to proper planning processes where all the players have a say and their perspectives, are, hopefully leading to the best outcome.

The idea that any project can be removed from proper planning processes is horrendously open to abuse. There appears to be no obligation to follow a proper process - and 'guidelines' are not proper process as they do not REQUIRE process, or standards, just 'have regard to'; a sort of "I looked at them, didn't like them so ignored them".

There is no reason, except maybe a war, or the health emergency we are currently in, to ignore proper planning with appeals and local council processes (after all local people have to live with and suffer the impact of a 'major project').

Tasmania is supposed to have a clean green image. This doesn't fit with that at all.

Yours sincerely,

[redacted]
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I vehemently oppose this Major projects legislation. It is totally undemocratic and, by giving all the power to the Minister, it is WIDE OPEN TO CORRUPTION.

If a project cannot pass the Planning Commission, local Council and public scrutiny then it SHOULD NOT PROCEED.

The minister has neither the experience nor the mandate for this.

Please withdraw this insidious, Orwellian piece of legislation!!

Best regards,

[redacted]
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All projects should follow the process where Local Council and its citizens get a say.
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To whom it may concern
As a concerned citizen, I oppose the Draft Tasmanian Major Projects Bill for the following reasons:

- The Minister has too much power:

The minister will have total power to declare a major project. The Council in whose area the project will be carried out doesn't have a say in the process anymore. The project is removed from the normal council planning process. The Tasmanian Planning Commission may develop guidelines but even in this case the minister only has to " have regard to" them and there is no need for him/her to follow those guidelines.

If a project was rejected by a council or the Planning Appeals Tribunal the minister can declare it to be a major project and, in this way, easily circumvent the existing democratic structures. This will make the Planning Appeals Tribunal fairly irrelevant. Such overruling seems to be highly undemocratic.

The guidelines to declare a major project are very broad and therefore allow the minister to justify virtually every project that he wishes to become a major project.

Fast tracking should not be undemocratic. Leaving out democratic principles can make a planning process faster but such a process belongs to a dictatorship, not to a democratic system! It is dangerous to remove democratic basic principles in legislation!

Also, community concerns that were partially addressed in the previous draft of this bill that excluded highrise buildings from becoming major projects, has been removed in this latest draft.

-No right to appeal, bypassing councils and the community

The community will have no right to appeal against a major project and will have hardly any right to have input at all. Having no appeal rights in the case of major projects is highly undemocratic! We – the community – have to live with those projects and if there are reasons to appeal a project it needs to be possible!

Elected councillors also will have no say when a major project will be suggested in their council area. This seems to be a very strange procedure, indeed.

-Lack of independence of the Development Assessment Panel and side lining of the Tasmanian planning Commission

There are insufficient checks and balances on the Development Assessment Panel. It leaves the possibility open to unfair influence from the proponent of the major project and the State Government.

The Tasmanian Planning Commission has worked well for 23 years as an independent panel and many checks and balances were applied. This gave transparency to the process and the community had a high level of trust in it.

This will not be the case with the Development Assessment Panel which, however, will have the power to assess and approve developments. It seems very unlikely that the Tasmanian Planning Commission will have input into the assessment process.

Only the fact that the independent Tasmanian Planning Commission approves the development assessment panel members brings some safe guards to the process. However, as the Tasmanian Planning Commission is in a review process, this can easily be changed.

-Planning scheme changes can be forced on councils and communities

In the case that a major project is inconsistent with a planning scheme it is feasible that under the proposed legislation, amendments of the planning scheme can be forced on to councils and community. What a strange process. If there are planning schemes in place they have rules and are there for a reason, adapted to the particular council area. How can it be possible to overrule such an existing scheme? This feels very dictatorial and cancels out democratic principles. If a project has been refused by the Tasmanian Planning Commission, the Minister can call it a major project instead and all planning principles in place can be overturned. This is unacceptable.

-Why a new planning scheme?

Tasmania has Projects of State Significance (PORS) legislation. This scheme has check and balances and has served Tasmania well. Why change it?
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Planning Policy Unit
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I have serious concerns about the Draft Tasmanian Major Projects Bill which I believe to be undemocratic. The Bill gives the minister complete power to declare a major project, removing it from the usual local council planning process. This potentially undermines the local government planning process. The Bill will also allow virtually any project to become a major project, thereby giving the minister power whenever desired. The clause excluding high rise hotels from the process has been removed from the latest draft. The community will have no right to appeal and limited opportunity for input which is extremely undemocratic and an abandonment of the principal on which our society has been built for the last 200 years. Lastly, the independent planning commission is sidelined and the development assessment panel is not independent. Very nice work for the minister if you can get it. Please show leadership and strength of character and stand up for the people of Tasmania and allow us to have a voice. Abandon the Major Projects Bill and work with the systems we currently have in place. They are working well to help preserve our wonderful state, and for giving our community a voice.
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In giving the minister total power to declare a major project, removes The Major Projects Bill from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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Furthermore, there is no right of appeal and limited community input, elected councillors will be side-lined and have Planning scheme changes forced upon them and the communities they were elected to represent.

The proposed Development Assessment Panels are NOT independent and despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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I am firmly against the Draft Major Project Bill (MPB) because of the extremely undemocratic nature of the Bill.

The power to decide on project approval would be concentrated in one small section of government with no allowance for community imput or checks and balances.

The MPB would allow the minister to bypass the usual local council planning process. The Tasmanian Planning Commission may give guidelines but the government could disregard them anyway.

Any project rejected by a council or the Planning Appeal Tribunal could later be given Major Project status and possibly go ahead.

The criteria for eligible projects is very broad and could mean just about any project could be given approval.

The MPB would allow for fast-tracking any projects that cause community concern or opposition.

The Tasmanian Planning Commission have guidelines in place to ensure it works in an open, independent and evidence-based way. The Development Assessment Panel is open to influence from project proponents and from government.

The independent Tasmanian Planning Commission will not be assessing any project given Major Project status, the Development Assessment Panel will be.

The MPB doesn't allow for community imput or for the right to appeal. In other words they lack democratic procedure.

Also, the MPB lacks democratic procedure in that would allow for the chosen project to be taken from elected local councillors and given to the unelected DAP members.

In summary I am concerned that a a great deal of power will be removed from bodies of independent scrutiny and the allowance for community imput, and that power will then be concentrated in the hands a very small number of people with no checks and balances and allowance for community imput.
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This proposed legislation has been knocked back twice in Tasmanian recent (10-20 years) history because it is unfair to the people who the people elected are meant to represent, unnecessary, and the people who vote the politicians in don't want it.

The community want to see more community consultation from all levels of government

and we want to see our leaders actually acting like they are coming from a place where they realise that we are living in the twenty first century and recognise the triple bottom line where social, environmental and economic values are considered equally; not like we are living in the eighties where the economic bottom line was the be all and end all like it was going to save the world.

We want our leaders to realize what that attitude has created and acknowledge the legacy we have in Australia right now as the country with the highest rate of extinction and threatened plant and animal species and we want our leaders to start acting like they understand this and do something about it instead of wasting our time with these nonsense legislations that are not in the communities best interests.

We want equality for all, the same rules for everyone, we do not want special rules for individuals.

we want the community to be viewed with the same value
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To whom it may concern
this legislation must not happen. It can only lead to inappropriate projects for little public benefit at enormous environmental cost. It opens the door to wide scale corruption and leaves public consultation Local government input and environmental protection out in the cold.

Do not allow this legislation to be introduced
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Legislation as proposed in The Major Projects Bill introduces to Tasmania elements of undemocratic authoritarianism that are totally out of place in our society.

It is time to be building something better, building processes that support cooperative, inclusive and transparent processes that produce results that are justifiable and supportable on the basis of benefits to the whole community, not just benefits to an individual business.

Too often the proposals that are likely to need Major Projects classification have a great business case as long as the costs to the community, the environment, and government (ie taxpayers) can be ignored.

Most would not hold up in a rigorous cost/benefit analysis from the perspective of the whole community.

The "Major Projects" approach is divisive to the community and authoritarian in nature and ignores the clear community unease in the community at the way democracy is being eroded by governments that pander to rent seekers, interest groups and lobbyists.

And logically, if the only way to get such projects up is to revert to highly centralized and secretive processes, then the projects must be flawed.
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Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) and recommend that the legislation be abandoned. My reasons are as follows.

No single person in any government should be able to override at the stroke of a pen the objections of a local community and concerned citizens. Such power invites secret attempts to corrupt politicians and completely obscures governmental transparency. It also side steps important consensus building processes which are important for local community development.

The proposed legislation does not define the type or nature of what can be designated a 'major project'. This leaves all local governments prone to being bypassed and unable to defend the needs and rights of their communities. This is highly undemocratic and unacceptable. Autocratic solutions have a poor record of gaining community support. More likely they make local communities feel dis-empowered.

This bill is a step in the wrong direction. It will increasingly exclude local communities from decisions that directly affect their futures. It centralises power at a level of government that does not need to justify its decisions to the people most directly affected.
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
This is an undemocratic outrage, promulgating bullying and corruption from financially interested partiies.
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I fully oppose fast tracking and not considering sensitive natural areas that can never be replaced and have aboriginal significance.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

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15 May 2020

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Department of Justice
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Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) and wish it to be abandoned for the following reasons:

1. This legislation is undemocratic and overrides the democratic processes. already in place as provided by Councillors and the TPC.

2. The Government has too much power if declaring major projects. It can appear to have a vested interest in projects it endorses.

3. Any project favored by the government could be declared a major project.

4. Controversial projects could be fast tracked.

5. The highrise buildings clause has been removed.

6. There is no provision for right of appeal and community input.

7. Planning scheme changes can be forced on councils and communities.

8. Development Assessment Panels are not independent.

9. There is no justification for more major projects or fast tracking powers.

10. It leaves the government open to accusations of favoritism and cronyism.
Thank you for the opportunity to make a submission
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To whom it may concern
Special places in Tasmania deserve special consideration when it comes to how, or whether, they should be developed. This means allowing all community members to have input, as well as scientists and ecologists who can speak on behalf of animals and ecosystems. Developments can have consequences that are unforeseen (or ignored, or hidden) by those who are blinded by grand visions or greed. Once a special place is gone, there is no getting it back.

Our current planning processes are there for a reason, and have community support. The proposed legislation is blatantly in favour of developers with cash and influence, and open to abuse.
Thank you for the opportunity to make a submission
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First of all, I'd like to point out that I lived in Qld under Bjelke-Pedersen. When his government began acting this way, it was the beginning of the end for them. Sure, they managed to grift, graft and greed their way through a few incredibly lucrative years, selling off the Gold Coast and chunks of Far North Queensland to anyone who would put a paper bag full of money on Joh's desk...

But it caught up with them. And that government is now remembered ONLY for its corruption.

If you strip away the power of watchdogs and protective bodies -- you may now have the best of intentions, but sooner or later someone is going to come along with more money than you've ever considered -- and on that day, you'll discover that the Minister you thought was going to be sensible and progressive is actually just another Russ Hinze.

Tasmania isn't the size of Queensland. If your "Major Projects" go ahead without oversight, without community consultation -- pretty soon, there won't be anything left of the Tasmania you're trying to sell. "Clean and green -- but with massive holiday developments, tourism facilities, and accommodation complexes as far as the eye can see. Oh, and just over there -- yes, there, look, you can just see it between the Trump Hotel and the Dragon Health Tower Estate -- look! That used to be the tallest hardwood tree on the planet, when it was alive!"

All the following points express in more formal terms the nature of my concerns:

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

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No justification for more major projects or fast tracking powers

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No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
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What is the point of councils if the government is just going to do what it likes and totally disregard this process?

I personally think that this is something that people should be able to vote for, as I don't think the government has our best interests at heart, you only seem to be able to see the short term money win fall that comes your way and have totally disregard for want the people want.

How dare you take this ability away from the council, at least the council does a proper job, by informing any residents in the area that this is happening and we, as a people, still have a say in this.

Hands off our councils please.

This is not about you and your mates and making a quick dollar whilst you are in office, it's about us as a people and nation, thinking about the long term effects of your decisions that tend to effect many generations to come.

It's sad to see the government trying to put these actions into place when the country and world are in such turmoil, it shows you for who you really are, I suppose.

Please do not do this.

Guidelines are in place for us all to do the right thing. Not for you just to do what you want.

Kind regards

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Thank you for the opportunity to make a submission
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects. The purpose of governments is to listen and understand what the people they are serving want and need.

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

Development Assessment Panels are not independent, which is frightening and makes me question who is being served by these individual decisions.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy. I feel blessed to live in a country such as Australia, that places such importance on democracy, it is frightening and embarrassing that legislation such as the Major Projects Bill detracts from this.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out. I don't understand this move to take developments from local councils, makes me fear that projects will be approved without consideration of local people and communities.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal. This just seems to allow developers to get what they want when plans have been refused, which undermines the whole process and becomes a waste of time and resources.

Tasmania is a beautiful and unique state and part of this world. I believe that this place exists because of proper processes and all important public input. Especially in light of recent Covid-19 we need to be working together as a community and not giving our future over to a select few.

Thank you for taking the time to read my concerns.

Kind regards,

[redacted]

Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL.

I wish to state that I strongly oppose the Draft Tasmanian Major Projects Bill for the following reasons and recommend that this appallingly undemocratic legislation be abandoned.

Simply put, the Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission may produce guidelines however the minister only has to "have regard to" them and can simply ignore them.

Any project which has been refused by a council or the Planning Appeals Tribunal could also be later declared a major project and potentially approved highlighting that the legislation essentially makes the Planning Appeal Tribunal irrelevant.

The Major Projects Bill allows virtually any development that would normally go through the processes of local council, to be declared a major project by the minister. The eligibility criteria are so broad and open to interpretation that they make a mockery of any claims of representing specific community concerns.

This demonstrates why the Tasmanian Planning Commission, which has operated for 23 years in an independent, transparent and evidence-based manner has been a critical part of true democracy in Tasmania because it has maintained a high level of community trust. This proposed piece of anti-democratic legislation flies in the face of such trust because the checks and balances are either missing or useless and simply open the door to potential corruption of the process via various forms of influence.

The independent Tasmanian Planning Commission will be absent from assessing and approving major projects despite government platitudes. Power to assess and approve all developments will be in the hands of a Development Assessment Panel that is effectively out of reach for democratic community input. Currently, the only existing safeguard is that the Development Assessment Panel members must be approved by the independent Tasmanian Planning Commission however this minor control will no doubt also become a vanishing piece of democracy in Tasmania.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. As this is the only avenue to have bad decisions for major developments reviewed, it further weakens our democracy. Evidence of this diminishment of community input is demonstrated by the fact that the High-rise Building Clause in the previous draft of the Bill has now been removed from the latest draft

Further erosion of democratic process is the fact that all developments decisions will be removed from elected local councils and approved by Development Assessment Panels. Councils will not have any say over approval of major projects thus taking developments and decisions further away from communities. Conversely, the DAP is an unelected body and the community will not any access to them. This means that under the proposed planning scheme amendment legislation, councils will be forced to comply despite their community wishes.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

I urge you to support true democratic process and dismiss this proposed Bill in its entirety.

Yours Sincerely

[redacted]

[redacted]

Tasmania.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

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15 May 2020

Planning Policy Unit
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To whom it may concern
We have an identity for Hobart it has a value. Eroding it with buildings that reference non of their context and height guidelines. It devalues our urban heritage. We need to ensure that development is inline with the character we wish to portray. This looks like Singapore or Melbourne which we are not, never will be and why? It is not required as our density does not need it and this is not a character that draws people to Tasmania.
Thank you for the opportunity to make a submission
Sincerely

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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15 May 2020

Planning Policy Unit
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GPO BOX 825
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Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The proposed legislation removes democratic processes and opens the door to self-serving developers to fast-track projects for personal profit to the detriment of the local community. It is important that in the rebuilding after this health crisis we do not allow unfettered development which may go against local interests just because it appears to enhance economic recovery.
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To whom it may concern
The 'Major Project Legislation' proposed by the state government is blatantly undemocratic and potentially disastrous. It smacks of more croneyism and tries to cement power and influence increasingly into the hands of a few parliamentarians and those who influence them. Tasmania already has a very miserable history in this regard.

We enjoy a democratic system which allows us, in most cases, to have direct contact with and access to local people who represent local interests. This system has been fought for and is jealously guarded by the electorate.

The government is there after all to represent!

There is a very disturbing trend at State and Federal government levels to attempt an over-reach of power, allowing unfettered development for short-term, 'bottom-line' gains. The madness of constantly seeking surpluses or 'taking us to the next level', necessitating permanent growth (while simultaneously lining the pockets of the already filthy-rich) has gone some way to destroying our environment and widening the gap between rich and poor.

Politicians and developers will have had their time if they think they have any chance of perpetuating this system. We used to live in Perth, a city accursed by an unelected DAP, whose decisions destroyed whole neighbourhoods. We will not allow it to happen here!

Citizen groups and the Greens and Independents are not sullied by the malaise that afflicts our two majority parties. They also have the energy and tenacity to push back against these dreadful proposals, as do honourable councils like the Hobart City Council. The thought of an, at best, third-rate Liberal minister having the fiat to decide on a project in World Heritage Wilderness or indeed the Mt. Wellington/kunyani Cable Car is intolerable! It will, we are certain, galvanise the public to frighten the complacent representatives in State Parliament.

We do not all exist to exploit, make a quick buck and feather our own nests. Hobart and Tasmania's wilderness are so coveted and beloved by tourists and citizens alike because of the very things they possess without human development.

Leave the system as it is! And let's be smart and thoughtful about what we build in the future.

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To whom it may concern
At this very challenging time we are facing in Tasmania at present I am dismayed to hear about the proposed Major Projects legislation being fast tracked through Parliament. Surely we have enough to deal with at present without being given the time to properly and democratically examine the ramifications of this bill. I absolutely support delaying this legislation until the public can give it a proper scrutiny. Many in our community are still grappling with addressing their economic situations, planning their futures, supporting elderly relatives and coping with home schooling. Now is not the time to covertly push through legislation that affect our future in Tasmania.
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To whom it may concern
Dear Sir or Madam,

I would like to thank you for the opportunity to provide comment on the draft Tasmanian Major Projects Bill.

Unfortunately I feel that I cannot support this Bill as it currently stands for the following reasons -

- Under this Bill any project considered 'major' by the Minister can be removed from the normal planning processes in place by local councils, this seems to me to be very undemocratic, and offers no reassurance to affected communities that there is a process of engagement or appeal. The local Councillors that I vote for are the ones that I have confidence in providing the best choices for the community in which I live, and I am very concerned that some of the decision making potentially impacting local communities will be taken out of the hands of our elected representatives and be made by un-elected Development Assessment Panels.

- The Tasmanian Planning Commission operates in a transparent and evidence-based manner and has a high level of community trust. I have no confidence that there would be sufficient mechanisms in place to ensure that the Development Assessment Panel would be as independant.

- I am very supportive of the current council legislation in place which allows communities to assess and participate in any major development decisions in their local area. The ability to have an appeals tribunal is also an avenue that citizens can access to resolve disputes.

- There do not seem to be any well defined criteria to what can be declared a 'major' project for the state which could lead to confusion by successive Ministers/Governments.

- I am unsure why we need this Bill when there is currently Projects of State Significance legislation in place which seems to be a credible process for large and complex projects.

- The whole purpose of this Bill seems to be for the Government to fast-track projects. This will undermine community confidence in the Government, that they will act in the best interest of local communities affected and not be purely driven by business and cronyism.

It is my hope that this Bill will not be passed and the State can once again rely on our current legislation to progress projects within Tasmania.

Thank you for your consideration.

Kind regards

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am opposed to the Draft Major Projects Bill for the following reasons.

Firstly it negates the power of the Tasmanian Planning Commission and has the potential to make a mockery of any decision made by a Municipal Council.

When projects are proposed, they should be scrutinised by both the above bodies, and their decisions made binding.

Secondly, the proposed Bill gives way too much power on these issues to one or two people in parliament. It is unfair not to consider different viewpoints from people with different aesthetics, different morals and different intelligences. With this power, it is certain many mistakes will be made. The way will be left open for fraudulent 'deals' and rorts.

The current legislation for Projects of Regional Significance and the Projects of State significance are adequate - they should not be replaced.
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To whom it may concern
I am against fast tracking applications for ANY KIND of development in Tasmania ANYWHERE! We rely on our natural habitat and wildlife for tourism and must protect it for the long term, not exploit it for short term gain.
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We live in an amazing state. People do not visit Tasmania to see ugly high rise and inappropriate developments, Keep Tasmania as natural as possible please.
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What Tasmania needs ongoing is Sustainable Development with public participation taking full account of social and environmental factors. Balancing future developments in Tasmania by reducing the opportunities for the general public to participate in the development approval process is a retrograde parliamentary initiative which should be abhorred by all Members of all Parties. I fully support the arguments presented by the [redacted]

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Tasmania has many natural features that attract tourists from all over the world. Already logging of old growth forests and inappropriate developments have ruined many parts of this landscape forever. This Fast Track legislation is a licence for vandalism by developers who want to make a quick buck at the expense of the rightful owners.

I strongly oppose the Draft Tasmanian Major Projects Bill. I am not a Tasmanian but I have visited Tasmania many many times to appreciate its natural beauty. I see this bill as undemocratic - if the "projects" are legit, they should be able to stand the scrutiny of planning commissions
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am strongly opposed to this proposed Major Projects Bill (draft), having seen first hand what this exact type of legislative power the NSW Govt have and have had in operation for more than 20 yrs. It was the reason which lead a major level of corruption every seen in the NSW Govt, it also destroyed the city landscape and surrounding suburbs, gave rise to poor quality of high rise residential developments. This was all in the name growth, we Tasmanian do not want such fast tracking of developments at a rate and without due consideration given to the relevant Planning Scheme or Council Planning Officers competent assessments of all proposed developments.
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Surely you can see we are all in this together so all of us need to be considered and heard not just developers.

Sure we all need meaningful work where we contribute to our mutual welfare. We do not need to keep feeding the wealthy and the greedy with the essential resources required for the existence of our planet and the wellbeing of all- clean air, water and food and shelter for all living beings not a few rich tourists.

We see how trickle down economies are destroying our ecosystems without giving back where it is needed to maintain essential life and wellbeing.

A government let alone one Minister can not be cognisant of all the natural ecosystems, social and cultural impacts and future ramifications of every development proposal. That is why we need our expert inputs, community involvement and checks and balances maintained and improved not fast tracked.

I can appreciate people just want to get on with the job but we elect our governments to take on a wider job of ensuring each and every job is best for us all and that takes some time and diverse inputs not just politicians and lobbyists say so.

We want to enjoy a living planet together for a long time, no more quick fixes but steady consideration of new sustainable ways to live in nature with nature using all the wisdom we have access to.

Thanks for taking the time to fully review.

We trust we can slow down and give everyone a job in making this work for all.
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To whom it may concern
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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1. No devlopment project should override environmental protections and laws which are there to safegurad the community.

2.Commuity values and input should not be ignored.

3.The power accruing to Government with such widereaching powers is also a recipe for corruption. We have the examples of NSW courtesy of their strong ICAC, a body which Tasmania does not have in any meanigful sense. No Minister would think of themself as corrupt but what about the next one.

4.The whole thing is undemocratic and undermines trust in Govt.

5. The thing about community values is protecting the things that make Tas different. Major development proposals tned to make us the SAME as everyone else because they erase local differences.

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Gov has too much power and does shonky business. No criteria for what is considered a major project - more shiny business. If its controversial it can end up fast racked - very shonky business. High rise building clause removed. No appeal rights or community input - kill democracy. Elected councillors side-lined - kill democracy.
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Note: Although I live in NSW, I was brought up in Tasmania, have owned a house in Launceston for many years and intend to return to live there in 2021. I have a vital interest in what is happening in Tasmania, but I have particular concerns about the potential impact on the Westbury area of the proposed prison - if it is built (see note below).

SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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WESTBURY PRISON PROPOSAL

The community in this town is being misled, I believe, over the reasons for this prison and the claimed benefits (jobs mostly). Yet, the community largely remains opposed to this prison, and should be listened to. My

experience has been with prison towns in NSW, places like Lithgow, Cessnock and Kempsey, towns roughly the same size as Westbury (a bit bigger) but the impacts are not good for residents. The biggest impact is stagnant property values (this may seem selfish, but it is an indication that people do not want to buy/live there), an increase in petty crime (mainly from some of the visitors), and the continual concern about escapes (which do happen). The justification for building the prison closer to families of prisoners is misleading. In NSW (as in other States I assume) prisoners are regularly moved. In NSW, they may spend a year in Bathurst, then be moved to Kempsey, or other jails. The situation of the family is not considered in the least. Prisoners are kept where best suits the system. My belief is if there is a shortage, the Risdon jail should be enlarged. It is not a long trip for a family to drive to Risdon from almost anywhere in Tasmania. It is an unfortunate consequence of a family member being jailed,

Regards,

[redacted]
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This MPB greatly reduces the options for community consultation, and the community will have no right to appeal in relation to new developments and the possible associated impacts. Also, any project that has previously been refused by council or the Planning Appeals Tribunal could be subsequently declared a major project and approved, again with no community consultation.

The bypassing of local council approval process and no guarantee of an independent assessment panel undermines community trust in the overall approvals process.

I support new developments when proven to be environmentally sustainable, economically viable and of benefit to the community as a whole, provided there is a transparent and inclusive approvals process.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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15 May 2020

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Hobart,TAS,7001

To whom it may concern
Dear Sir/Madam,

I write to voice my opposition to the 'Major Projects Bill' which will grant Federal Government full control over another States planning, while taking away more power from the local communities.

This Bill is highly illogical and a step in the wrong direction! Proactive legislation should grant the citizenry more say about what projects get built in their own communities, not take it away.

A better solution to prevent political lobbying on major project planning would be to write a Bill that forbids political lobbying altogether, and gives the lions share of decision making to the local people.

Sincerely,

[redacted]
Thank you for the opportunity to make a submission
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Local councils and communities should be allowed their say on projects effecting them and their region. This fast track approach to development is an all to familiar path for corruption in Tasmania. Giving this power to people that are already trying to push through campaign funders projects shows clearly this is policy designed to be abused.
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) and strongly recommend that this undemocratic legislation be abandoned.

We need a completely revised approach to development in Tasmania that ensures any profits stay in state. History has shown that without full investigation by the Tasmanian people development money can be encouraged from oversea with most of the profits going back overseas and the economic well being here at home being unchanged, in effect we sell off our resources and gain very little. This has happened because input from the people has been ignored. Good government listens to the people, seeks their input and respects the opinions and concern of the people on the ground, who know their area, and their community.

This is not the time for big projects to be pushed through without public awareness and input, In a true democracy there is never a time for such draconian measures. With the pandemic crisis people have lost jobs, businesses have had to close or reduce hours and people have not been shopping, Everyone is hurting. The people of Tasmania need support with LOCAL enterprises that increase the resilience of our island state in times of emergency (in the recent case forced isolation) and high end tourism inspired developments that (as all the ones on the drawing table at present do) put at risk our precious resources. This bill allows a government to go ahead with a development without the democratic process that is there to not only ensure our rights but to ensure that the state adopts the best solution, rather than the most expedient or the one with the most oversea investment
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I'm particularly concerned that the public consultation time does not extend beyond even the foreseeable social isolation period. This is undemocratic, as is the proposed Major Projects legislation itself.

The present Planning monitoring processes and mechanisms exist for good reasons, to protect valuable interests, be they community, heritage, or environmental. They enable the community to have input into proposals that may impact these values. It is dangerous and authoritarian to vest the power of ultimate approval in the Minister and government of the day.
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To whom it may concern
Dear Sir, I am writing to voice my strong opposition to the Draft Major Projects Bill. I demand that this undemocratic legislation be abandoned for the following reasons:

* Primarily it gives the minister/a single individual too much power. The Bill, in giving the Minister total power to declare a major project removes development projects from the normal local council and planning process.

History has shown that allowing individuals in power to have this level of control potentially exposes the community to short sighted decisions which may be more in the interest of the individual in power and their business and political connections.

* The draft Bill drastically reduces the ability of other agencies and community members to appeal developments.

* he eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

* Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed.

* The MPB has the potential to create a Tasmania of the future that is full of ill conceived, rushed and inappropriate/unsympatheic developments as a knee jerk response to 'nation building' following the economic hit metered out by the coronavirus.

This bill in short would give the government too much power and I do not support its introduction.

Sincerely

[redacted]
Thank you for the opportunity to make a submission
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[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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Hi, I'm not anti-development but I believe the new Major Projects Bill (MPB) gives the minister too much power and does not include enough safeguards to protect Tasmania or allow sufficient community input.

The minister would be able to call pretty much any development a 'major project' taking away power from elected councils and preventing a transparent consultative process. Tasmania has a heritage and environment worth protecting and developers should work alongside the community with independent safeguards/appeals available for the best outcomes. The way in which my local Kangaroo Bay area development was approved without enough community consultation showed me how important this process is. Highrise towers in Hobart, the Mt Wellington cable car and more could be easily approved and these are very controversial issues people want to have a say in. Make the process an efficient one so developments aren't totally bogged down in consultation and paperwork but with a thoughtful clear timeline and consultation process, not just giving benefit to developers! Surely there can be more of a middle ground to enable a win-win for the community and developers.
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To whom it may concern
I am writing to support the [redacted] much considered recommendations in these matters.

Confidence in the [redacted] concerned and visionary leadership allows me to accept their advice for my decisions in this matter.

As shown below - - -
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The proposed introduction of the Major Projects legislation is an attempt to further remove democracy from the decision making process. Community action should be a right retained in a democracy and any attempt to remove or lessen it should be resisted at all costs.

The establishment of this proposed legislation is pitting developers against the community in a flawed "jobs verses environment" contest. I'm sure most people have been impressed by Premier Gutwein's leadership of Tasmania during this

Covid-19 crisis. But this is not a time or be seen as an opportunity to reduce community involvement in the decision making process for larger or more important projects within the State.

This State has had more than it's share over the years (on both major party sides of the political divide) of deals being done between the government and major election contributors and developers. With the good work that has been done during the corona virus crisis, we should take the opportunity of turning over a new leaf and increasing the level of democracy with the elected government valuing the views of the community and those that elected them and not setting up legislation restricting community's ability to comment on important issues.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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I am deeply concerned that the Major projects legislation has already and will continue to undermine the democracy we have built through years of good planning. This legislation must be reversed. The RPDC must be reinstated as it was and the officers must be able do do their work without fear the government of the day can override their decisions. The evidence also suggests good staff have been removed or have resigned for reasons of conscience due to poor decisions being driven by industry. If economic rationalism drives these decisions we do not have democracy; we have corporatocracy.
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The heritage and lifestyle values of Hobart, and Tasmania as a whole, must not be sold to the highest bidder. The proposed Fragrance Towers development is laughably inappropriate. Proposed Major Projects Legislation has been rejected in the past for very good reasons, which remain relevant. Tasmania is unique and has no need for over-developed white elephants that promise the world, but end up being bailed out by taxpayers when they fail.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
The state governments proposed major projects legislation bill should be scrapped because it is undemocratic. The government is elected by the people of this state to represent the people of this state..

The bill will effectively fast track developments that should be open for public scrutiny and comment. These sort of projects have consequences affecting the people of this state in ways that a small panel will not have the ability to envisage. The government should represent the people of this state rather than implement a fast tracking process for developers to ride roughshod over existing planning proceedures.
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The Major Projects Bill gives the Minister too much power to declare a major project, which removes it from the normal local council planning process.

The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them. Are we no longer a democracy?

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

The Major Projects Bill allows virtually any development that would normally go to a local council, to be declared a major project. Given how small the Tasmanian population is, and the sense of entitlement the Landed Gentry have shown again and again, there are likely to be many well-heeled developers bending the ears of the political friends, avoiding the rules that constrain the rest of us, to keep society functioning, for the benefit of the greater good.

All controversial projects around Tasmania could be fast tracked and avoid proper public consideration. Development Assessment Panels are not independent. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Please protect the future of this great State, please abandon this unnecessary and undemocratic legislation.
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To whom it may concern
Firstly, I find it very concerning that this Major Projects Bill is being considered during an utterly unprecedented State of Emergency and I urge you to defer consultations until life has returned to something approaching normal.

Secondly, the Bill allows far too much power be given into the hands of the Minister and by-passes the local planning process. For example, projects on kunanya should have to comply with the Wellington Park Management Plan, and not be fast-tracked through this type of legislation.

Thirdly, there is limited opportunity for community input (particularly during a pandemic!) and no right of appeal, which is highly undemocratic. One of the things that makes Tasmania such a special place to live in is the high level of community engagement with our wild places, and that needs to be honoured.

Fourthly, there is no input or oversight by the Tasmanian Planning Commission, which is well-established and well-trusted. Instead, the Development Assessment Panel proposed by the draft Tasmanian Major Projects Bill has little scrutiny and may therefore be open to unfair influence from the proponent or state government.

There are many things I could add as to why I am opposed to this Bill, but to finish, please respect the community, please maintain open, accountable and transparent development processes and please look after Tasmania's wild places instead of looking for ways to develop and gut them.

Yours sincerely

[redacted]
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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GPO BOX 825
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This legislation has no place in a democracy since it takes away all the powers of local government and places all power in the hands of the minister, which is an open invitation to bribery and corruption.

This legislation is the thin edge of the wedge before becoming a totalitarian state and is open to be abuse. What is the point of having local government or the Planning Appeals Tribunal if decisions are merely overridden?.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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To whom it may concern
I am an architect who has been working in Hobart for over 50 years, During this time, the most effective legislation to secure Hobart's tourism identity and thriving small business culture was the result of grass roots actions to develop the Salamance Market and to retain heritage value of Battery Point. Both of these actions were fought by the same business interests that would have a strong presence in the lobby groups supporting the Major Projects Legislation.

Please retain transparency in planning. Local government planners and the public voice has to be a part of the decision making process.
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To whom it may concern
Please do not allow the proposed Draft Tasmanian Major Project Bill be passed. This is a proposal that will endanger Tasmania's appeal and unique characteristics. This proposal will allow for the considered decision making with extensive community input to be sidelined, resulting in a state that loses it value as the clean green state.

As a Tasmanian who travels a lot, I am aware that many admire Tasmania's small town feel capital city and vast expanses of untouched wilderness. Allowing for this proposal to go ahead would result in significant city development and encroachment on our precious wilderness.

In a time when we are all aware of global warming, we must work to protect our environment, rather than damage it even further beyond repair. We are fortunate enough to live in a state where there are vast expanses of wilderness, and we must ensure that we protect this for future generations and other species. We are living in the sixth mass extinction, so must do what we can to protect our flora and fauna.

We do not need fast tracked projects with no independent reviews and limited community input, this is not true to our Tasmanian culture and will harm our lovely state beyond repair.
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There are already many checks and balances that apply to the Tasmanian

Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust.

Under the proposed legislation there are insufficient checks and balances on the Development Assessment Panel .

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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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The community and local councils will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

I and all Tasmanian residents theoretically own the land upon which we reside and visit. The government does not have the right or permission to make decisions on major projects without public consultation. Development at all costs is not the way forward for Tasmania.

We need to preserve what is precious and unique for Tasmania.

There is a great risk that making money in return for dodgy and unsuitable development will undoubtedly occur if there are insufficient and inadequate checks and balances in place.

A skyscraper on Hobart's waterfront? Approved because 'a Minister' likes skyscrapers and believes it will be good for Hobart to have one or several? Aesthetics and shade cast in the area may not be considered important.

The Major Projects Legislation should be abandoned. It has no place in Tasmania.
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill, because it places far too much power in the hand of one individual, even if that power is has the best intention behind it there is no checks and balances.

Now is not the time to be introducing these sorts of changes, let us focus on one thing at a time. If you must fast track projects do it democratically.

Not many people want our state sold out to big business whose primary focus is on money at the expense of all else.
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This is clear case of changing the rules to serve the few. When bills like this pass so does our democracy.

It is very important to me as a voter and resident that all developments go through a thorough process, as has already existed in this State, which includes rights to appeal, independent assessment panel (such as the Planning Commission), that councils retain their rights to have influence over developments in their municipality, that planning matters in the state remain a collaborative process with all stake holders and that no one minister has the power to override this process. The minister of the day should certainly not be granted powers to approve developments beyond the powers that presently exist.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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To whom it may concern
I live in Queensland but was planning on spending an increasing proportion of time in Tasmania precisely because it is still what it is.

This bill represents too much power in the hands of one potentially conflicted authority.

It must not be passed.
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To whom it may concern
All planning regulation without public representation and the right to be heard is undemocratic.

The principles of the resource management system are underpinned by weighing community environmental and economic considerations. The proposed major projects legislation is contrary to these principles as it does not enshrine public participation and right of appeal.

We are supposed to be a clean and green state for which the proposed legislation would devalue many of our hard won wilderness values and the inherent customary rights of access enjoyed by Tasmanians regardless of social class to our natural heritage.

To be blunt I am not prepared to have our heritage sold to a highest monetary bidder or to those who use or support a corrupt use of power as a modus operandi.

The legislation must be rejected and all development assesses under tge principles of tbe existing resource management frameworks underpinned by the principles of procedural fairness, a right to be heard, reasonableness and without arbitrariness.
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To whom it may concern
I would be horrified if the new legislation comes to fruition. The last thing we need in Tasmania is tourism ventures fast tracked without proper scrutiny. Please stop giving leases to developers in national parks or world heritage areas. The last thing we need in these areas are 4 and 5 star developments . Keep tassie wild.
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Our long held practice of abstainence from the Temptation of cashing in on 'easy money' development options has resulted in Tasmania being the unique Jewel that it is.

It is this unique-ness that makes Tasmania the attractive place it is today.

We must preserve the authenticity of the 'Tasmania ' Brand for our future generations, and resist unscrupulous decisions based on selfishly motivated Greed and commercial

advancement.for the benefit of a few at the longt-erm cost to the community.

The steady erosion of our principles by surrendering small concessions here and there... This Lake,That building, This Reserve etc will result ultimately in just another community depauperate of spirit, pride and character.... driven , lemming like , along the way of so many others by disinterested and disconnected corporate bodies motivated only by greed.

Please take the time to consider the values Tasmanians take pride in, for our childrens children and beyond.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I believe major projects more than any other need to be scrutinised by more people rather than less. Major projects have a potiential to have large scale and broad impacts on people, businesses and the environment. Due to the complex interatction of these impacts it would seem very risky to pass legislation that circumvents processes that have been tried and tested to decide on whether or not a development meets the needs of the wider community without impacting negatively on that same community or the environment.

Why is there a need to change the system in favor of the developers unless there is more interest in making money rather than servicing the community and protecting the environment.

Please do not pass this terrible bill. It will be a ticket to corruption and further distrust of the government.

Sincerely [redacted]
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I strongly oppose this bill: if enacted it would fundamentally change an essential aspect of our existing democracy. In effect the power resting with one person, the Minister, could be used to force through projects without any meaningful input from members of the community with even our locally elected representatives open to being sidelined and overruled.

The subtext of this proposal is very clear - development is the overriding priority, whatever the cost to the community, aboriginal heritage, built heritage or the natural environment.

Viewed in this light the establishment of a 'Development Assessment Panel' to assess and approve projects leaves this proposed body vulnerable to being 'stacked' with appointments which favour this viewpoint. As it stands it appears that the independent Tasmanian Planning Commission must approve appointments to this panel but as the Commission itself is currently under review this one last safeguard is open to being compromised.

The factors outlined above all make for an unsound and unnecessary bill; effective legislation already exists in the form of the Projects of Regional Significance process.

In its overall effect the proposed bill would facilitate a 'rubber stamp' approach to an undefined range of projects with the potential to have a major impact on life in Tasmania as we know it; and not necessarily for the better.
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I am opposed to this legislation on many grounds. It appears to pave the way for undemocratic decision-making by sidelining councils and throttling expert opinion. Even more it seems to have failed to learn from Tasmanian history: that to ensure good and sensible development, it is vital to have the community behind it. In the end it comes down to the vision we have for Tasmania. Is it to be a place that resists the worst of what has happened elsewhere, and flourishes due to its small scale, its natural beauty and its relatively intact environment? Or will it be just another place where development that profits very few is allowed a freer rein?
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This Legislation is designed to Fast Track major projects for developers without adequate scrutiny. It is ironic that it comes at a time when we remember the death of Jack Mundey who saved the Rocks in Sydney where again developers were trying to push through profitable but inappropriate building developments - but in Tasmania, the developers are trying to achieve their goals by this government legislation instead.

Current process is adequate and voters are represented by Councillors whereas if this legislation goes through, the government can declare any project a Major Project and then whistle it through.
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15 May 2020

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As a born and bred Tasmanian of some 68 years I object most strongly to the proposed Major Projects Legislation.

The legislation as it is proposed belongs to the draconian times of the 1960's and certainly not Tasmania 2020.

If any project is sound then it should be able to pass assessment and scrutiny by the various levels of planning which currently exists in this state. Any project which avoids these assessments and processes in the future by way of this legislation should be quite rightly viewed with deep suspicion.

Due process is there for an essential reason.

Public consultation is a key element in the transparency of governments and in projects receiving a social licence to proceed. That is clearly missing from this legislation. I consider that I have a democratic right to have the opportunity to have a say and to have input into developments and projects proposed for this state, however big, small, significant or insignificant. This legislation excludes me from the planning process.

The Tasmanian Planning Commission is the key body overseeing sound and responsible planning and development in Tasmania and ensuring that independent, transparent and evidence based assessments occur. The Commission will be largely excluded by this legislation and replaced with the proposed Development Assessment Panels. Such a panel will be exposed to stacking with those in favour of a specific project. Clearly a form of political corruption.

Planning appeals are an essential element of current processes and these will also be excluded by this legislation, a further erosion of democracy and transparency of government.

I strongly disagree with a government minister having the power to declare major projects as stipulated in the proposed legislation. Such a power opens the door to political influence and interference, such as favours for corporate mates and other forms of corruption. Maybe that is the intent of the legislation.

The proposed Major Projects legislation is flawed, undemocratic legislation, lacking any transparency and should be rejected in its entirety.

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Planning Policy Unit
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GPO BOX 825
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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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To whom it may concern
As a resident and mother of two beautiful young Tasmanians I oppose the Draft Tasmanian Major Projects Bill (MPB) for several reasons namely the undemocratic, unjust, weakening of public consultation and foremost the threat to public health and environmental Health.

Public Health has been tested through the current Pandemic. The major projects bill will challenge public health by increasing destruction natural values, increased threatening processes such as weed infestation, demand for land clearing, polluting of waterways and reducing the liability of our island state. Natural resource management is compromised by reducing natural resources.

People have the right to be heard and we must remember we are merely caretakers of country. To manage if for the following generations. We are the ones to right the mistakes of the past. You are voted in to represent all people and not just wealthy developers. This is criminal. This is an emotional plea as well as a considered recommendation to abandon this bill.

The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. The government should not be able to disregard planning laws and the planning appeals process. Most of the planning laws are put in place to protect what cannot protect itself namely our biodiversity and native species and our landscape. Planning laws make the standard of living for residents at a level that public health is not compromised. The public and environmental health of our residents in this state is one of the best standards worldwide which has been demonstrated throughout the Covid-19 declared Pandemic. We are ordinary people living in an extraordinary unique place. I would like to see our leaders understand why it is extraordinary. WE have platypus in the urban waterway, we have endemic species that live nowhere else in the world, we have natural beauty that must be protected. The only reason for this is historically we have not had the income to tear down buildings and pipe all the rivers. This has been a blessing and made Tasmanian one of the most highly sort after islands in the world to live. and those who do not have the wealth or influence of wealth and status must also be protected.

The environmental Health has shown how if over populated and reduced to concrete without natural processes allowed to continue, viruses and diseases start to mutate and can not be contained. A balanced natural landscape with species diversity, healthy biomes and not over population is the only way to keep our community safe and healthy. As an advocate for sensible, sensitive and sustainable development, I implore the government to abandon these laws which do not allow for public scrutiny.

I recommend water sensitive urban design, slowing major development and reducing strip development and urban sprawl along our waterways and coasts. The community must be respected and public opinion promoted. Improve public health and enhance community values. Politicians need to concentrate on educating the local population to the highest regard. With education comes better health and better standard of living.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Development Assessment Panels are not independent

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I strongly oppose the Major Projects Bill, it must be abandoned.

Sincerely

[redacted]

[redacted]

Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
There is no justification for State Government's proposed Major Project Legislation.

I oppose the Draft Tasmanian Major Projects Bill because the Government and Minister will have too much power.

Virtually any project could become a major project and controversial projects could be fast-tracked without the usual independent, evidence-based planning checks and balances.

No right to appeal and limited and restricted community input weaken our democracy particularly at this vulnerable pandemic time.
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To whom it may concern
While I can understand the thinking behind the desire to implement a change to the method of approval of major projects, I find the proposed new method of evaluation to be suspect. Some of the organisations responsible for the approval process have dubious track records. The EPA has consistently found to be wanting and DPIPWE have focused on tourism development and neglected other areas that are essential in maintaining healthy parks.

The government involvement in Lake Malbena has been a dubious interlude. The proposal has far more negatives than positives . Both from an environmental and economic standpoint. It was approved by the EPA and yet the waste management plan was substandard to say the least.

While I can understand the frustration at consistent opposition to some major projects, in many cases that opposition is justified . Many people in this State appreciate and understand the value of our built and natural landscape and do not wish to see it cheapened by unsuitable developments.The appointment of independent suitable credible professional reviewers of major projects would be much more reassuring.

I am not a Liberal voter but I think the Premier is doing a good job through this current challenging time.
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This move by the state Goverment sounds like an open invitation for foreign or rich developers to corrupt a few politians and civil servants and us rate payers will have to bear the cost of taking legal action against them, and or publicly shaming them.

We all know how the game of, 'mates' work and this is obviously a way to get around any form of public interest interferring in developments that are not appropriate.

Will the State Goverment give us a definition of what is a Major Project'. Will it be any high rise block, that rich developers want to build andt have the right contacts with the State Goverment?
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
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I hold serious concerns about the Major Projects Bill and believe it entirely inappropriate to consult the community during a declared State of Emergency. I urge you to suspend consultation until the COVID 19 emergency and restrictions are over.

I submit that while the Bill has implications for communities all across Tasmania, I am particularly concerned about those parts of the Bill that relate to the cable car and the Mountain. Any development on kunanyi/Mt Wellington should have to comply with the Wellington Park Management Plan.

Developments currently being assessed through a local council assessment process should not be permitted to have a second life, called-in for an alternative assessment. Projects already rejected by Councils cannot be brought back, retrospectively called by a Minister for a special 'major project' assessment.

I strongly reject the idea that communities may have no say on "major projects", and no appeal process. Fast tracking "major projects" is unacceptable.

I urge the government to reject the Tasmanian Major Projects BIll.

Regards

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So please consider my opposition to the Draft Tasmanian Major Projects Bill (MPB) and listen to you the people you're representing and scrap the bill.

Cheers and kind regards,

[redacted]

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The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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15 May 2020

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
The state government's proposed Major Project Legislation, if introduced, would remove any element of balance, fairness and democracy from planning decisions.

Under the proposed legislation, the Minister for Planning has unchecked power to declare virtually any development that would normally go to a local council, a major project - from a subdivision to a pulp mill.

The legislation provides a fast-track approval pathway, with no appeal rights and no role for elected councils in regard to final approval of a project.

The proposed legislation is undemocratic in that it removes elected Councillors from having a say over approvals of major projects and it also removes the right of the community to take appeals against major projects.

Our legal advice is that all the most contentious proposals could be pulled in under the major projects fast track process: Cambria Green on the east coast; highrise in Hobart and Launceston, the Westbury prison, Lake Malbena Helicopter proposal and other developments in our National Parks and reserves; cable cars proposed for kunanyi/Mt Wellington, Mt Roland and Cataract Gorge and wind farms proposed for Robbins Island and the Central Lakes.

This legislation would make the Resource Management and Planning Appeals Tribunal (RMPAT) and the Tasmanian Planning Commission (TPC) largely irrelevant, as any declared Major Project could go straight to an unelected Development Assessment Panel (DAP). Decisions by the tribunal (to refuse a development on appeal) and TPC (to refuse a planning scheme change) could always be overturned through the Major Project fast-track process.Projects could either 1) go straight to the Major Projects process, or 2) those that fail in Council, RMPAT or TPC could go through the Major Projects process. These scenarios have the consequence of undermining the roles and functions of Councils and/or RMPAT and/or TPC
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
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Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am very concerned by the proposed Major Projects Legislation, and suggest that it should be abandoned.

No reasons have been given as to why the existing Projects of State Significance legislation needs to be replaced.

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

I note that highrise hotels as eligible projects are not excluded as eligible projects.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Our elected councillors will be side-lined

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If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

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There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

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Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if it does the minister only has to "have regard to" them and does not have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project – quarantining it from bodies such as municipal councils or the Planning Appeals Tribunal which have democratically-bestowed powers to consider and help shape such major projects. Used in this way, the legislation in effect over-rides the relevance of the Planning Appeals Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that virtually any project can be classed as a Major Project.

All controversial projects around Tasmania could be fast tracked including –

Cambria Green on the east coast;

the Fragrance skyscrapers in Hobart and Launceston;

Lake Malbena Helicopter-accessed luxury visitor accommodation proposal and other developments in the world heritage area; and

cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

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The Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission is not assured of a role in assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel which may include no representation from the Tasmanian Planning Commission. The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change following the government's current review of the Commission.

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Tasmania does not need more fast-tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects: for example, it was successfully used to approve the Basslink cable.

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15 May 2020

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15 May 2020

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15 May 2020

Planning Policy Unit
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GPO BOX 825
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To whom it may concern
I am appalled by the proposed Major Projects legislation for our State. While we're commemorating VE day it feels awful that our parents gave their lives, or youths, sacrificing for defence of our democratic ways of living, and with this bill passing, management of our State's resources (that belong to us, the people of this beautiful island), and it's planning system, would become limited in the extreme to access by us. This indeed is a shocking departure from democratic principles, is dismissive of us as individuals and of our accumulated social capital of trust, a very underrated and valuable commodity, in our existing infrastructure.

It is obviously unwise to structure a system, for making a full range of public-resource ownership decisions for the whole of our population and physical State, upon such a contracted source of (possibly biased) views as references (ie the (unelected) 'Development Assessment Panel'). Such dangerous and unfair legislation could be easily misused by governments of any persuasion. [Aswell one notes that the proposed DAP apparently-seminal mechanism is being adopted from a never-used and thus never-tested 'Projects of Regional Significance' outline.]

From the proposed bill's lack of proper definition of 'major' project, it's lack of guarantee of objectivity in assessment, it's lack of transparency and given reasoning, it's ceasing to utilize accumulated cross-referencial and expert knowledge the existing system demands, it's disregard of elected Councils, to it's ultimate allowance of an arbitrary final say by one Minister, all these aspects additional to it's clearly undemocratic nature, I am left appalled and very concerned for the future of our State's natural, historical and indigenous beauty, which we love and upon which we depend.
Thank you for the opportunity to make a submission
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I strongly oppose the draft Major Projects Bill, on the basis that it eliminates fair and due process associated with local consultation and involvement in decision making by the communities most directly affected by such developments (and who have to live with them), and bypasses a well established and very functional set of processes while concentrating decision making power in the hands of a few high level officials and, to a large extent, the lobbying power of a few, well funded groups. The proposed legislation is undemocratic, and there is no place or need for it in Tassie.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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Planning Policy Unit
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To whom it may concern
I am distressed by the possibility that the approval process might be made even easier for inappropriate developments through changes to the Major Project legislation. The cable car proposals for Mts Wellington and Roland are awful and intrusive on landscapes. But the rezoning misuse of core wilderness as proposed by the Lake Malbena/ Halls Island is far worse, and should not be allowed under any circumstances.

I concur with broader objections cited by the [redacted] and other concerned bodies.
Thank you for the opportunity to make a submission
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15 May 2020

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Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill. Please abandon this undemocratic legislation which threatens our unique and precious ecosystems. These have already be continually eroded since the Tasmanian RFA (Regional Forest Agreement) was signed over 20 years ago, and since the Will Hodgman State Government ripped up 3 years of work and negotiations, assisted by the Gilliard Feredral Government. Even Terry Edwards supported this legislation. FT now Sus Timbers TAS contuinues to mismanage our remaining biodiverse habitats and continues to do so at taxpayers expense - made loud and clear by Rob de Fegely in his 2016 , seven page letter to the "Shareholder Ministers" Peter Gutwien and Guy Barnett. While these men are still involved our environment is threatened and we still cry out for climate crisisabatement through native forests and soils. This government IS achieving SOME good things, but we will never trust their environmental credentials until the Tasmanian RFA is revoked, Sus Timbers TAS achives Forest Stewardship Council accreditation and World Heritage areas - ALL of them - are under the mangement of a properly resourced Parks and Wildlife Service and the Environmental Protection and Biodiversity Conservation Act is applied to EVERY proposal especially the Tasmanian RFA. The fox in charge of the hen-house will NEVER be good enough in Tasmania. Tear up the Draft Tasmanian Major Projects Bill and reinstate the original Tasmanian Forest Agreement.
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Planning Policy Unit
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To whom it may concern
I oppose the proposed changes elected governments are not independent and are heavily influenced in their decision making by vested interest. Decisions about the future of Tasmania should be made based on what is best for the long term of Tasmania. Not with an election cycle.
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I am writing for the Draft Tasmanian Major Projects Bill to be abandoned.

It gives too much power for the minister and Development Assessment panel to disregard and over ride any opposition to any project. This is undemocratic and lacking in transparency and independence. It will allow the community and local councils no right of appeal .

In recent years I have seen Tasmania's national parks open to inappropriate developments that have disregarded and destroyed wilderness values. This will get worse . Other developments such as high rise buildings in Hobart and Cambria green will go ahead despite public opposition.
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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects.The Major Projects Bill allows for a development that would normally go to a local council to be declared a major project. Councils in Tasmania exist with democratically elected members and are the appropriate place for developmental decisions to be made. Our elected councillors will be side-lined under the proposed legislation.

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels.The DAP members are unelected and the community will not be able to vote them out.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Yours sincerely,

[redacted]
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

My first question would be what constitutes a 'Major Project'? Looking at the wording of the 'Legislation' it could be anything of any size that you deem to be a 'Major Project' that your hand-picked panel would no doubt pass with flying colours. The Tasmanian Planning Commission, the Planning Appeal, Tribunal and all local councils who are voted in by the people will as I see it become irrelevant. Why would I bother voting in the future? At this stage, the Tasmanian Planning Commission has to approve the 'independent' panel members of the Development Assessment Panel, but I'm under no illusion that it will stay that way after the government's current review. The whole process would be open to corruption, something which would not be new to Tasmania.

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For more than twenty years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government. I wonder why you feel the need to change something that has worked so well for the state and to add insult to injury to block the community's right to appeal against any project that obviously doesn't fit!

This is a slap in the face to democracy. I cannot believe that this 'Major Projects Legislation' has even been suggested, let alone to have got to this stage. And, to be honest, which is something that doesn't come easy to politicians, this is only about money. It's not that you can kid yourself that it's for the good of Tasmania, it's money. Pandering to foreign investors who couldn't care less about where high-rise apartments or hotels are built. Erecting Gondolas or building Helipads in places of natural beauty so that their tourists don't have to walk too far. Most are only interested in taking selfies to send back home and would be quite happy eating Tasmania's unique wild life than looking at it. Two world wars were fought for democracy, the last of which was started by somebody disregarding democracy in a similar fashion. Gradually eating away at it until one day a whole nation woke up to a dictatorship, then it was too late. Stop this before it's too late.
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I oppose the Draft Tasmanian Major Projects Bill due to: a) the level of power vested in the Minister to decide on what constitutes a major development; b) The Minister is only required to "REGARD" any Tas Planning Commission guidelines; c) nay project could be labelled Major and be fast tracked/approved; d) there is a lack of opportunity for appeal by the community and the TPC doesn't have a place n assessing developments or any representation on the Development Assessment Panel.
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I appreciate this opportunity to provide a submission on the Major Projects Legislation which I am wholeheartedly opposed to.

I object to Ministerial power being sufficient to declare a major project, superseding local council planning process and community sentiment.

I shudder at the thought of the Mt Wellington cablecar, the Lake Malbena helicopter proposal, the Fragrance skyscrapers to name just a few, being fast tracked, with the community having no right of appeal against approval, and limited rights for input.

This legislation threatens qualities of Tasmania that make Tasmania so special.

It is the duty of a democratically elected state government to listen to community and local councils when it comes to such projects. To instead propose such undemocratic legislation as the Major Projects Bill only erodes public trust and confidence in the government and any transparency of process.

Your sincerely.

[redacted]
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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- The Government has too much power when declaring major projects. The Tasmanian Planning Commission and the Planning Appeals Tribunal need to retain the power.

- Any project could be a major project, including: Cambria Green, skyscrapers such as Frangrance in Hobart and Launceston, Lake Malbena Helicopter proposa,l and other developments in world heritage areas, cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

- Development Assessment Panels are not independent.The TPC operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the DAP, open to unfair influence.

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- There is no right of appeal and limited community input. This is a democratic concern.

- I elect local councillors to make decisions about developments in my community. DAP members are unelected. This is a democratic concern.

- The legislation subverts the role of the TPC in the same way as it subverts the PAT. Planning scheme changes can be forced on councils and communities. This is a democratic concern.

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[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

1.The Government has too much power when declaring major projects

2.Development Assessment Panels are not independent

3. Independent Tasmanian Planning Commission is sidelined

4. No right of appeal and limited community input

5. Planning scheme changes can be forced on councils and communities

6. Tasmania doesn't need more fast tracking powers
Thank you for the opportunity to make a submission
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To whom it may concern
The draft Tasmanian Major Projects Bill is a disgrace. I oppose it, and thoroughly recommend this undemocratic legislation should be abandoned. It disempowers communities at a time when they are already in crisis. This draft legislation allows cashed up developers to prey on the the Tasmanian people when they are weakened and distracted. A crisis should be a time to empower the Tasmanian communities, not to kick them while they're down.

Regards,

[redacted]
Thank you for the opportunity to make a submission
Sincerely

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Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
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Hobart,TAS,7001

To whom it may concern
I would like to stop the Government having more power by stopping major projects being decided in Hobart Tasmania as i would like to see Hobart remain as it is with beautiful old buildings restored and the mountain to remain as it is. I dont want to see dodgy developers damaging our state as it is unique and beautiful.

[redacted]
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Department of Justice
GPO BOX 825
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To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

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If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons:

MPB gives the minister the power to declare a major project, thus removing it from the local council planning processes.

The MPB reduces the relevance of the Planning Appeals Tribunal.

By their nature, any project that could be regarded as 'major' are likely to have a greater impact on the community than projects not deemed thus. They therefore should have more, not less, scrutiny by members of the public.

I recommend that this undemocratic legislation be abandoned.
Thank you for the opportunity to make a submission
Sincerely

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No right of appeal and limited community input

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Councils and Councillors will not have any input, thus the local community will not be able to make meaningful contributions.

TOO MUCH POWER in the hands of government is NOT DEMOCRACY but on the way to becoming a dictatorship
Thank you for the opportunity to make a submission
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To whom it may concern
I strongly oppose The Draft Tasmanian Major Projects Bill for many reasons, some of which i have listed below.I recommend that this legislation be abandoned.

Any proposal could be declared a major project .

Multi-national companies could be given the green light to go ahead with controversial projects and the government could fast track the approval process.

The current government appear to be pushing tourism at any cost and i believe many of our natural assets will be under threat .
Thank you for the opportunity to make a submission
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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All developments should be subject to community appraisal. Why should some business people have laws created only for them so that they can exploit Tasmania's natural values? These are the property of all and nobody should have special consideration for their developments.
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I oppose the Draft Tasmanian Major Projects Bill (MPB) which is at its core undemocratic.

It places far too much power in the hands of a single incumbent minister and removes multiple layers of checks and balances.

The MPB;

- overrides council planning assessment processes and planning schemes

- overrides the Planning Appeals Tribunal and there is no right of appeal against it

- overrides environmental regulations

- does not have to abide by decisions of the independent Tasmanian Planning Commission

- is based around a non-independent "Development Assessment Panel" which has the potential to be stacked with sympathetic members

Such a piece of legislation paves the way for extraordinary levels of abuse by governments and developers, whether that be now, or by some unforeseen future administration. It is extremely dangerous. This is not a safe, sensible way to cut red tape for development.

Once again, I am wholly opposed to this bill.

Thank you for accepting this submission

Kind Regards

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To whom it may concern
I am a chartered accountant and provide business advice to a range of local businesses including those that operate in tourism and hospitality. I hold serious concerns about the Major Projects Bill and believe it entirely inappropriate to consult the community during a declared State of Emergency. I urge you to suspend consultation until the COVID 19 emergency and restrictions are over. Nonetheless, I submit that,

- Any development on kunanyi/Mt Wellington should have to comply with the Wellington Park Management Plan;

- Developments currently being assessed through a local council assessment process should not be permitted to have a second life, called-in for an alternative assessment.

- Projects already rejected by Councils cannot be brought back from the dead, retrospectively called by a Minister for a special 'major project' assessment,

- Now is not the time to rush through projects with the aim of providing stimulus to a recovering economy. If anything the current isolation has shown us that more time to reflect on what is really important in life is of greater value than what is most likely limited economic gain for those that don't need it as they are already very financially wealthy.

- In the last HCC council elections, Hobart specifically voted for councillors that were against the MWCC proposal and raising the height of the city. This should be honoured.
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15 May 2020

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Hobart,TAS,7001

To whom it may concern
Dear Legislators

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My main objectives against this bill is that the powers are moved from local councils to the state government with insufficient input from the community and other planning organisations. In addition, current law exists which would permit the Government to process major projects like road developments that would be to the benefit of the state. These powers however are insufficiently used. Further to this, there are insufficient criteria for what constitutes a major project and those criteria are only guidelines. This means that any project could be declared as major project and pushed through the planning process by people close to government without any responsibility.

Major clauses that restricted for example high-rise hotels as eligible projects have been removed.

There is no right of appeal and as previously raised only highly limited community input.

If this Bill passes it sidelines the Tasmanian Planning Commission, removes independency, transparency from the planning process and opens it up to corruption.

I do ask that the Tasmanian Major Projects Bill is abandoned immediately.

Kind regards

[redacted]
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In a democracy it is important that decisions made by the government are fair and transparent and also seen to be so. Without open and accountable decisions, the government risks the trust and confidence of the electorate. The public must be given information to understand how decisions are made in their name and to appeal inappropriate developments if necessary. The Major Projects Bill effectively makes the Planning Appeals Tribunal and Tasmanian Planning Commission redundant and puts concentrated power in the hands of the minister.

It is undemocratic that decision-making power will be given to members of the Development Assessment Panels who are unelected by the public and not directly accountable to them even though the DAP will be making decisions that directly affect the well-being and economic prosperity of all Tasmanians. Without proper checks and balances, the The DAP members are also at risk of being unduly influenced by a proponent or the state government.

The fact that any project can be declared a major project means that the government can sell Tasmania to the highest bidder regardless of community concern or well-being. Sidelining community concerns and participation risks making the community hostile to any project, even ones that may be considered beneficial if assessed rigorously.

Due to Tasmania's location, geography and climate, we are in a enviable position to be able to offer a unique way of life for both residents and visitors. Boutique industries, tourism, hospitality, small business, cultural events, food export, hydrogen power etc... means that Tasmania has the ability to build on its current economic prosperity. Like a person obsessed with plastic surgery, developers often don't know how to leave well-enough alone. Please do not weaken Tasmanian planning laws and allow developers to guild the lily. A conservative government ought to proceed with careful and due consideration with major planning projects, and not adopt radical powers to rush contentious developments. Please abandon the Major Project Bill Legislation.

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To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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No justification for more major projects or fast tracking powers

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If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the planning appeal tribunal.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
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To whom it may concern
The very concept of a major project is wrong. All projects should be treated equally and fairly.

I object to the wealthy, individuals or organisations, being treated as special cases, when often their gain, in getting a project approved, results in a loss of amenity to the general population.

If approvals are too easily obtained we just get chancers coming to Tasmania to try their luck in getting some dodgy project through planning. Hobart has seen examples of this in recent years already, needle thin waterfront hotels and promises unfulfilled at Kangaroo Bay.

There is no shortage of financial capital in the world but their is a shortage of pristine environments.

We need councils, as representatives of people living in regions, to take conceptual leads on overall planning visions and facilitating developments within that. This is how beautiful cities get created and landscape beauty maintained.
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DEMOCRACY - a system of government by the whole population or all the eligible members of a state, typically through elected representatives.

UNDEMOCRATIC - adjective. A system, process, or decision that is undemocratic is one that is controlled or made by one person or a small number of people, rather than by all the people involved.

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The BIll removes the right of the major stakeholders, being the people of Tasmania, to have any say in developments that can directly affect their lifestyles, daily movements, access to sunshine, nature or public space.

The BIll has no checks or balances, and therfore is not a level playing field.

It is completely open to abuse by a Minister or Authority, and can only be described as Authoritarian.

It flies in the face of the democratic principles that our State and Nation are built upon.

The BIll does not define what is a major project, which allows any project, including the clearing of public land or denial of public access to public land, to be defined as a major project if it so suits the Minister.

Removing any right to objection, review or appeal has no, and can never have, asocial licence to proceed.

Every resident of Tasmania must be allowed to have a say in projects that will have an impact, whether real or perceived, on their lives.

Local governments must be allowed to retain a critical role in the planning process. A Minister will never be able to assess the local implications in the same manner as Local Governments.

The Planning Appeals Tribunal must be the key Appeal Panel, guaranteeing that any proposal meets or exceeds regulations and community expectations.

Allowing one person to have the ability to bypass a thorough planning process will turn Tasmania into a modern day third world country, where a bribe can lead to any dodgy proposal being given the tick of approval.

This Bill must not be allowed to proceed any further .
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Our society is made up of many varied and valid communities. For a fair and balanced society with the optimum outcomes the government must consider all community views. The proposed legislation will create a divided and resentful society when community views cannot be expressed. Government should be building a more inclusive, more democratic society by representing all communities. Otherwise the community is right to suspect vested interests and improper procedures, with favour given unfairly to some over others. People before profit.
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To whom it may concern
I oppose the draft Tasmanian Major Projects Bill as it represents an egregious erosion of our democracy. Public owned land should never be available for development without significant safeguards including the democratic right to protest against it via rational and considered debate. For too long we have favoured the wealth of developers and their short sighted gains at the expense of the public's right to access and to not have inappropriate high rise and other developments foisted upon us. Please preserve the democratic checks and balances that are vital to a healthy society.
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Withdraw from proactive population growth policies including:

Programs marketing states and territories to prospective international residents.

All Department of Immigration permanent and temporary visa programs including Regional Sponsored Migration Schemes, State/Territory Sponsored Business Owners and State/Territory Sponsored Investors, so all the above are not undermined.
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To whom it may concern
With so many of our freedoms limited during the pandemic, it is even more important than before to maintain Australians' democratic rights.

In particular I urge you to keep the voice of the Tasmanian community involved in all planning decisions involving major projects.

I see it is so important to keep our clean green marketing identity, the maintain the World Heritage values, to limit tourism, to keep public land available to the general public and not give it to developers.
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Hobart,TAS,7001

To whom it may concern
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

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Planning Policy Unit
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Hobart,TAS,7001

To whom it may concern
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SUBMISSION: Proposed Major Projects legislation

I object to the proposed major projects bill on the following grounds:

1. Gives total unrestrained and excessive power to the Minister for Planning to determine which developments are declared major projects

2. Gives unchecked power to The Development Assessment Panel to make

decisions without evidence based analysis of impact on environment, land use or neighbourhood impact

3. Making decisions without due consultations

4. No recourse other than via the Supreme Court on point of law

5. Panel members are unaccountable to local residents

6. Brings into question the relevance of the Planning Appeals Tribunal

7. High rise building clause is removed

8.Elected Councillors have little or no role/power

9. Fast tracking of projects is not in the community interest

10.Process is undemocratic

Regards

[redacted]
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Sincerely

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15 May 2020

Planning Policy Unit
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To whom it may concern
I vehemently oppose the Draft Tasmanian Major Projects Bill for the following reasons and recommend that this bill is rejected for all time:

1. I have lived in twelve other countries and witnessed first-hand the corruption, complacency and greed that has led to mass crass tourism, over-population and degradation of the environment, habitat for wild animals, the quality of local people's lives and eventually the local economy. In Cambodia, hills are being dynamited for landfill of rice paddies and mangroves for tourist developments and factories endangering the local fishing industry and local sustainability. The sole port town of Sihanoukville and surrounding coastline werre handed over to mainland Chinese for tourist development resulting in a closed economic loop, displacement of most local people and massive destruction of the environment. In Madagascar, the red hills bleed their topsoil into the rivers due to unrelenting logging, destroying river systems and sustainable agricultural opportunities for local people. In the Philippines, de-forestation has led to landslides and loss of habitat for local species such as the critically endangered eagle. In Uganda and Rwanda, over-population has resulted in catastrophic degradation of farmland and over-crowding resulting in genocide. These are extreme examples but here in Tasmania we can learn from them.

2. On the other hand, I have also lived in enlightened states such as Vermont, USA, where strong local government, transparency, strict planning laws and heightened democratic and inclusive policies arising from the "Small is Beautiful" movement has resulted in a state renowned for its clean, swimmable rivers, pristine, preserved and unlogged old growth forests famous for their colour during autumn, charming historic towns with strict planning laws to preserve their character, banning of huge chain stores such as McDonalds and Walmart to support local business and build community, vigorous support of the arts, boutique and local enterprises such as co-op supermarkets and, of course, world-leading brands such as Ben and Jerry's ice cream which trades upon its clean and green image.

This is what I envisage for Tasmania.

When most of the rest of the world is succumbing to over-population, degradation of wild places. loss of habitat for wild animals, crass developments including the ubiquitous high rise buildings, tacky Disneyland-style developments such as cable cars desecrating the face of iconic mountains and gorges, and exclusive developments inside national parks, Tasmania could be placing itself as a refuge from all of that - an island paradise where development is sensitive and soothing to the soul, where national parks are places of outstanding natural beauty, solitude and quiet for everyone not just those who can afford to fly in by helicopter, where endangered species can recover in protected high-value forests, where tourism and local people can co-exist peacefully. In short, Tasmania could become an example to the rest of the world, a leader in sustainable, sensitive and sophisticated development.

A place where intelligent, innovative and caring people would want to live, and where respectful and discerning tourists would want to travel.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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We are at the tipping point.

Do we want Major Projects Legislation that would continue to destroy the environment for a quick buck, encourage mass, crass tourism that diminishes quality of life for local people while providing solitude, silence and pristine experiences for only high-end tourists?

Or do we want to respect local councils and the voice of local people and reject the latest attack on our democracy represented by this Draft Tasmanian Major Projects Bill?

Thank you for reading this.
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To whom it may concern
I oppose the Major Projects Bill as it gives too much power to government and removes it from normal local council planning process.

Particularly concerned on the use of our natural resources such as water, specific sand used for building, timbers and others without a right of appeal.

There is no justification for fast tracking projects or major projects.
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IMPORTANTLY, the previous draft of the Bill partially addressed community concerns by excluding high-rise hotels as eligible projects, but the clause has been removed from the latest draft. I live in Hobart because it still retains its charm. If I wanted high-rise buildings, I would still live in NSW or Victoria.

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The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

By giving any current Minister the power to ignore the will of the people, by excluding their values and rights, the Government is not acting in the best interests of the people by whom it was elected!

Far too much power available at the whim of one person, which is why we try to live democratically..not under a dictatorship!
Thank you for the opportunity to make a submission
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Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. This power should not be in the hands of government or be a political decision. Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal, as well as flying in the face of community wishes.

Virtually any project could be a major project - again possibly against community wishes. The Major Projects Bill potentially allows any development that would normally go to a local council to be declared a 'major project'. The eligibility criteria are so broad and open to interpretation by the minister that any project can possibly be justified. All controversial projects around Tasmania could be fast tracked, without proper discussion and consultation.

The High-rise buildings clause will be removed - communities have fought hard to retain their right to determine the character, 'personality' and appearance of their towns and this should not be lost. The previous draft of the Bill partially addressed community concerns by excluding high-rise hotels as 'eligible projects', but the clause has been removed from the latest draft.

There is no right of appeal and limited community input - where is our democracy???

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors - who represent the views of their constituents - will not have be able to truly represent the community. The DAP members are un-elected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities - again, what about our democracy?
Under the proposed legislation, planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme - after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission’s decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
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Hobart,TAS,7001

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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am only going to write a brief objection to this very bad legislation but that in no way reduces my absolute opposition to the Major Projects legislation.

I think that the proposed legislation takes away the role of local government. We elect our representatives as local members. I do not want their voice to be sidelined as they are the people closest to the community who are affected by these projects.

I object totally to the removal of rights of appeal. These rights are fundamental to all layers of our society as evidenced through our judicial system, most recently in the George Pell case.

The debates over projects such as Cambria Green, High Rise buildings and the contentious Cable Car project highlight that many of these projects are not what the majority of Tasmanians want in the way of development in our state.

I believe the current system provides a level of oversight and community engagement which should not be diluted.

I reject the proposed legislation completely

Thankyou

[redacted]
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the draft Tasmanian Major Projects Bill.

This proposed Bill gives the minister total power to declare a major project which removes it from the normal local council planning process.

Trust in institutions in Australia is low and still falling - with the recent response to the bushfire emergency (and the on-going pain and suffering for so many victims) a sad example.

This type of unfettered power in the hands of those whom the community increasingly distrusts is not appropriate.

The eligibility criteria for Major Projects are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

As a recreational angler and long-time supporter of our remaining wilderness, I am strongly opposed to the Lake Malbena proposal, as are many others, and I see this legislation as a thinly veiled effort by a develop-at-all-costs government to facilitate such a proposal - paying scant regard to the wilderness heritage which attracts so many to Tasmania.

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.
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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
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To whom it may concern
I am writing this submission in opposition to the proposed Draft Tasmanian Major Projects Bill (MPB) for the following reasons and strongly urge that this undemocratic and non-inclusive process be abandoned.

The Major Projects Bill gives the minister exclusive power to declare a major project, regardless of normal local council planning processes or refusal by the Planning Appeals Tribunal. Even The Tamanian Planning Commission guidelines may be disregarded, therefore, giving too much power to to the Government.

The Major Projects Bill allows for the fast tracking of controversial projects around Tasmania at the discretion of of the Government and the bypassing of normal planning processes and community concerns. WHY?

The Government has no evidence based reasoning for why new major projects powers should be changed, therefore,

the Major Projects Bill has the potential to leave itself open to inappropriate and corrupted decisions, made without community right of appeal or input. This lack of community oversight is of great concern and a fundamental reason for this Bill to be rejected outright.

I urge you not to leave important statewide major project decisions to the discretion of the Government and to keep the independent and democratic processes presently in place to remain as such!

Yours sincerely

Concerned Tasmanian citizen

[redacted]
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
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Hobart,TAS,7001

To whom it may concern
No cable car for Mt Wellington..ever..disgraceful project wrecking Tasmania's pure environmental credibility..just like the disgraceful disgusting Tamar River..
Thank you for the opportunity to make a submission
Sincerely

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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path. If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

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The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

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Planning Policy Unit
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To whom it may concern
Taking away the planning process is an absolute attack on democracy. The current process is there for a reason and should not be disregarded so a single person can make a decision that will affect thousands of people. People have a right to oppose development on a number of grounds and these need to be considered.

Please do not allow this to happen
Thank you for the opportunity to make a submission
Sincerely

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To whom it may concern
I believe that this proposal seriously undermines the democratic processes Tasmania has fought hard to institute, and I raise serious concerns over the motivations behind such undermining.
Thank you for the opportunity to make a submission
Sincerely

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To whom it may concern
Tasmania has such beautiful & amazing wilderness for it's overall minimal landmass, and even though I do not live in the state, I have visited there several times to enjoy its majestic nature on offer. Hence, I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring "major projects"

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

This means that virtually any project could be deemed a "major project"

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15 May 2020

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To whom it may concern
An individual is part of a community and a community part of a society. All three must be represented in any major decision that affects local amenity, the landscape and the culture. If enacted, these proposals risk disregarding affected individuals and communities to their detriment, and with the likelihood of considerable financial windfalls to be made as a result of planning decisions, the possibility of undue influence is increased if decision making is concentrated in the hands of the few, to the detriment of society at large.
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To whom it may concern
Keep it fair. Keep the vote in the hands of the people. Once we loose it, it's gone forever.
Thank you for the opportunity to make a submission
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I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned:

1) The Government has too much power when declaring major projects with virtually any project being a major project and no justification for more major projects or fast tracking powers; 2) The Highrise buildings clause has been removed; 3) Our elected councillors will be side-lined; 4) Planning scheme changes can be forced on councils and communities; and 5) my biggest concern no right of appeal and limited community input.

As a Tasmanian I pride myself on being part of a democracy and active community where all resident's views are valued. I have taken part in Clarence Council meetings to keep informed and to encourage a transparent, rational process that looked at the benefits for all rather than just a few investors. It seems apparent that overseas investors have more sway than local residents, ratepayers and taxpayers and this inbalance has to be rectified to ensure a united, future focussed community.

The Covid has shown us that we all count, and for this reason every resident and rate payer needs to have input into all Development Applications as per the current process. We in Cremorne have been active in this process as seen by a large number of objections to some development which would have only benefitted one person rather than the whole community.

Our heritage and environment is precious and once gone can never be regained. This is our tourism advantage and with so many knowledgeable people in our state we all need to have the opportunity to shape this beautiful state, rather than just a chosen few with their own agendas.

Therefore I want our councillors still to represent us and ensure that we all have a voice in making Tasmania the best it can be, rather than a minority few or worse still international investors. Think local, act global, let's make Tasmania the best democracy in the world. A state which is the envy of others by operating in an independent, transparent and evidence-based manner.
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To whom it may concern
This proposed bill is giving far too much power to the Government. The decision on any development - major or minor must be allowed input by the public both at State and local council level. Now as we emerge out of the Covid19 crisis - pushing major developments aimed at increasing the tourism $$ should be reconsidered. The face of tourism may well change. Developments done in name of tourism have and will be destructive to the Tasmanian environment. Other housing developments must also be considered on impacts they will have on communities and public amenity.

It would be rare for a minister - no matter what party he/she represents to have expertise in planning and the long term social and environmental impacts any development will have on communities and Tasmanias environment. Any Development Assessment Panel must be comprised of independent non politically aligned representatives.
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If a development is worthy to go ahead then it will pass approvals by landowners the community local councils and independent planning committees. If the development proposal can't pass on its merits then it needs to be disallowed. This legislation is about money for carpetbaggers and political cronies.
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I strongly disagree with the schedule of guidelines for each individual Major Project that override the Planning Scheme and environmental controls.

I strongly disagree that a pro-development panel could approve a project assessed against its own guidelines with no independent oversight and that the community do not have the right to appeal against the panel's decision.

There needs to be absolute transparency in all major project decisions.

I strongly disagree that the Highrise buildings clause has removed.

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Planning Policy Unit
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To whom it may concern
Stop the draft Tasmanian Major Projects Bill becoming law as this will override normal checks and balances required in a democratic community.

We need patient examination of projects and determination of possible both short and long term outcomes. Overriding community concerns for the sake of short term business ignores long term values. We need to protect our unique and therefore valuable wild land and the living biosphere. Too much has been lost already. Europe is now encouraging rewilding while we have been busily allowing destruction of our extraordinary wilderness. Understanding the extraordinary world class value of our wild areas is needed to be taken into account before any more destruction and overuse is allowed.

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4. it allows local community input into the development of their environment to be ignored. Debate and appeal, which are the basic democratic rights of involvement in decision making, would be sidelined.

5. To ensure vested interests would not have more rights than the community and its elected representatives the independence and transparency of the assessment body would need to be guaranteed - which at the moment works through the Tasmanian Planning Commission. Therefore what is the need to change this?

6. It is particularly important at this time not to further weaken democratic structures which form the fabric of our society given the changes that COvid19 has wrought on both social and economic activity at present. The freedom and right to be involved in decision-making affecting one's community should be protected not diluted under the guise of economic benefit.
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If there are any faults with the current planning processes they will not be solved by this proposal which will centralise power in an unelected body which will not be subject to any of the checks and balances and community input we expect in a democracy. Proponents criticise community input as lobbying but are perfectly happy for unrepresentative parties to conduct lobbying for personal gain, often behind closed doors. This bill seeks to bypass the current protections put in place by the democratic process in favour of vested interests and rent-seekers who rarely have either social good or long-term impacts on the economy or the environment in mind when developing their projects. No credible case has been made for yet another planning process which can override existing processes.
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Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable. Highrise buildings clause removed

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Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the draft Tasmanian Major Projects Bill and urge the abandonment of this undemocratic legislation. A democratic society needs to have checks and balances on the exercise of power by any individual or corporation, especially when such exercise of power will result in destruction of the natural world. Tasmania has such checks and balances in place to ensure that construction projects are duly reviewed and considered before progressing.

I live in New South Wales, but I love Tasmania and have visited several times on which occasions I have enjoyed the natural beauty, such as when I walked the Cradle Mountain to Lake St Clair track. I know many people in Sydney who also love and appreciate the natural beauty of Tasmania, and we are happy to visit and spend money supporting the Tamanian economy .The natural beauty of Tasmania is a major attraction to visitors from other states, and I think that it would be unwise in the longer term to diminish this draw-card.
Thank you for the opportunity to make a submission
Sincerely

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To whom it may concern
We are at a crossroads in our efforts to contain the effects of a global pandemic here in Tasmania. We are also at a crossroads in other matters of importance. We could proceed down the 'greed is good' route' that we seem to have been following for decades now, where money talked to politicians and they quickly gave into demands. Or we could chart a new path where the interests and the wishes of communities outweighed the siren call of a quick buck. To start to threaten the community with a 'Major Projects Bill' at this juncture is both politically silly and very insensitive. We have enough to consider without having to campaign against this sort of power grab from government. This is a time of health crisis for all of us in Tasmania. All our State Government's efforts should be concentrated on the fight to control Covid 19. Now certainly is not the time to push through legislation which seems to open the door to unfettered planning powers. While everyone is naturally focused on protecting their families, we are not blind to steps taken to push through legislation which will have lasting impacts on our way of life here. This proposed legislation would be an over reach on the part of the Government and gives the Minister too much power. We need the normal democratic processes to be in place, especially at a time like this. We certainly need a right to appeal against decisions.
Thank you for the opportunity to make a submission
Sincerely

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To whom it may concern
There should be a due process which is always followed. A one a development is approved, it is almost permanent
Thank you for the opportunity to make a submission
Sincerely

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Additionally, I consider that the proposed process leaves the door wide open to corruption.
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To whom it may concern
An Independent Planning Commission is critical to preserving our community's democratic rights.

I oppose the Draft Tasmanian Major Projects Bill (MPB) and recommend that this undemocratic legislation is abandoned.

1. The ongoing amendments to the Planning System have already eroded the democratic rights of the community.

2. Coupled with this are serious issues caused as a consequence of massive political donations driving public policy with no ability for the community to prevent it. We have great cause for concern and the future of our democracy.

3. The interference of foreign countries into our political processes for their own motives that are designed to benefit themselves and not respect the Tasmanian Community's culture and values and environment.

4. The Government sites delays in the current process, however, there are reasons in that the projects do not comply with laws and acceptable standards. Many of these delays are not caused by the Council or reviewing Authority but by the applicant's failure to address issues of compliance in a suitable timeframe. This is not the fault of the Planning Authorities.

5. Does this mean it is therefore open slather and important compliance and community ideas (which are often very legitimate) will be ignored for a quick approval? If the issues of compliance and community concerns were to be properly addressed the timeframe would not be reduced as it would still be dependent on the applicant's response to these matters.

There is no justification for this Bill and the concentration of power is totally undemocratic and does not respect the democratic rights of Tasmanian individuals. Public notice and Hearings must be retained.

6. The politicization of Councils has been another attempt to erode the community's right to have their say. Many of the Councils have politically aligned aldermen or a team of aldermen who do not debate issues, do not respect the community's right to have any input into decision-making and stifle the voicing of opinion against their predetermined political agenda and direction. I have observed this closely with no respect for considering the range of community views put forward. Indeed there are attempts to shutdown debate with no credible community input. Certain Right to Information requests have been denied and when submitting an appeal to the Ombudsman, there is a 1041 day wait for a ruling at the present time.

7. In conjunction with the Government pushing through this undemocratic and unbelievable law, they have demonstrated a lack of respect for the democratic functioning of Government. For example they have disabled existing Government authorities whose responsibility it is to review community concerns related to Government matters. This has been achieved through under-resourcing and ensuring there are legislative restraints that

delay and prevent investigation. It is therefore likely that this will occur with the Development Assessment Panel and it is proven to be a perfect mechanism to disallow democratic rights for the Tasmanian Community.

8. We are a small State and there is a network of like-minded political people who will not and do not respect the importance of community opinions, values and expectations. Where will the Tasmanian Planning Commission/Government find a suitably qualified panel that is not politically aligned? I suggest that is an impossibility just like the impossibility that the Major Projects Bill will deliver any semblance of democratic process for the people of Tasmania.
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To whom it may concern
As a professional landscape architect practising in Tasmania for 20 years I strongly oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

There would a definite conflict of interest between the government and developers if these changes were to proceed. The Government has an ethical and moral responsibility to allow the voice of the people and experts in environmental, cultural and economic disciplines to have input into every development application process and the proposed changes would allow the Government to have too much power when declaring major projects.

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I strongly urge you to be a government showing respect for proper processes and to drop the proposed changes immediately

Your sincerely

[redacted]

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15 May 2020

[redacted]

Thank you for the opportunity to make a submission

Sincerely

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To whom it may concern
As a resident and taxpayer in Tasmania I am appalled at the way our state has been sold to foreign developers who violate our existing planning laws. If the Major Projects legislation is passed this may well open up our state to even more inappropriate developments. Cambria Green and highrise buildings are not welcome here. Please leave the current checks and balances in place through local councils and the Tasmanian Planning Commission. We don't want to see any more inappropriate developments in this state. Please leave our democratic rights alone.
Thank you for the opportunity to make a submission
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To whom it may concern
Double standards of our state government politicians. They implore Tasmanians to buy local and support local services and businesses - while they are busy selling Tasmania out to interstate and international businesses and developers. Not okay! We should be aiming for slower, sustainable growth financing locals to produce, export, research, develop and invest. Local people actually WANT to invest in local businesses but increasing profits are directed overseas. Put your money where your mouth is please. First step - get rid of this appalling Major Projects Bill which does not reflect the will of the Tasmania public.
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Having lived both in Tasmania as well as the mainland and overseas, I can appreciate that one of the core things that makes Tasmania so different is our accessibility. Tourists have access to produce makers, people who studied at school together may end up working together later in life and residents can easily call up their local councillor or mayor directly on their mobile. It's this easy access that makes our communities stronger and allows strong communication to flow.It's about building and nurturing these relationships that endeavours to build trust and allows guidance on issues. However easy access to politicians appears to be capped at the local level of government. Access to either State or Federal politicians see members of the community to have to weave their way through a myriad of staffers before direct contact can be made.

It is for this reason that the Tasmanian Major Projects Bill is fraught with disaster. Good development should take the community with them on the journey and allow the community, who will live with the development, to help shape the project into something that everyone can support either in a small or strong way.

To deny the community of contributing until the final stages, and even then, through a bureaucratic manner, will build distrust and unravel the very fabric of what makes Tasmania unique.

This project hinders the community but does not appear to present a level playing field to developers. Developers need only convince one person, the minister of the day, that their project is large enough for consideration - not necessarily an improvement for the local community. But funnelling this through one person, allows for political influence and allows for easy corruption, if only perceived.

By allowing developers, many of whom who may not be from Tasmania, to bring their ideas gathered from other places, and subject the Tasmanian community to them, with the final outcome being centred around profit, suggests that Tasmanians do not know what they need and that others with money to invest do. This is putting the cart before the horse.

There is room for sensible development that should primarily be led by the Tasmanian community.

By returning the role of the State Architect and involving the community with what they need will see positive outcomes both for the community and developers.

A lot of major projects bring employment to Tasmanians which is a good thing, however these jobs don't need to come from bad developments just for the sake of development. Jobs can come from many opportunities but the end result of bad developments, communities need to live with for a lot longer.

This legislation will lend itself to many future Utopia episodes and should be scrapped.

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

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Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

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Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am deeply concerned by this draft legislation and oppose it for the following reasons.

1- It puts far too much power into the hands of one person.

2 - This over rides all public input, including by those most effected.

3 - This bill over rides professional and expert advice. eg. If the RPDC had not demanded answers from Gunns the pulpmill would have been allowed to produce bad smelling gas that would have destroyed both wine and tourism in the Tamer Valley.

4 - Any decision that is imposed by the minister will be suspected of bias and possible corruption. Weather or not this is true..

5 - This bill would actually tempt powerful interests to pressure the minister. For instance by threatening to finance his opponants.

6 - Genuine major projects are large in their effects and require genuine scrutiny by independent proffessionals in reguard to safety, health, polution, and economic cosequences on others. This bill would allow the minister to ignore such advice, or simply not ask for it.

This is potentially dangerous putting us in the situation of third world countries.

7 - The definition of Major Project is based on 6 criteria that are so vague that practically anything could be covered.

8 - This bill even allows for our national parks and reserves to be effectively given away to a favoured developer. We have already seen this in L. Malbena where a tiny business has been given a valuble island plus helicopter access that will destroy the peace for kilometers around. This bill is part of a series of actions by this government that seeks to make 'developements' in the TWHA an in-house process beween government and proponants.

Whats next? Sandy Bay, Taroona? It could be anyones favorate public place.

9 - This bill is completely undemocratic, and it seeks to establish a situation where bad decisions cannot be appealed.

10 - It is noticable that this bill would also allow high rise buildings of any size to be imposed on us without local council approval.

To conclude,

this is a thouroughly dangerous bill that should be rejected completely.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Thank you for considering my submission.

Yours sincerely

[redacted]

[redacted]

[redacted]

Thank you for the opportunity to make a submission

Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am strongly opposed to the Draft Tasmanian Major Projects Bill as it is undemocratic. Without community involvement in the planning process and without the checks and balance of the independent TPC we will see inappropriate development in our state.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I am writing because I believe major planning decisions should be made by elected officials. There is a very real danger of decisions being made by a 'stacked' panel and therefore will override the view of the people.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose laws which take authority for decision making away from local people i.e.rate payers,tax payers. I cringe when i see state and local authorities pander to overseas investor or anyone with money. Good judgement and commonsense and repect are all pushed aside for the money to call the shots. Stand up for Australia !
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) and recommend that this undemocratic legislation be abandoned. All controversial projects must undergo proper and thorough planning approval by a trusted and democratic process. Ministers should not be given the power to make decisions that affect the lives of all Tasmanians without thorough and transparent review.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

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15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) as it is undemocratic. It is not fair to proceed with major developments of any sort without proper community and council consultation. I do not trust that this bill will give voice to the people of our state that live and work here and whose lives are totally impacted by major projects. I suggest the legislation be forsaken.

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Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) because:

The Tasmanian Planning Commission and the Planning Appeal tribunal are essential to any planning decision in Tasmania and importantly, allow community and local government to provide directive input into planning decisions. The Planning Minister of the day must not be able to reduce their power by declaring a project to be a 'major project'

I am concerned that the eligibility criteria are so broad, the minister alone is provided dangerously excessive power to declare any project in Tasmania as a major project and thereby subvert current democratic consultation and approval processes.

The previous draft of the MPB added a clause to the draft regarding highrise buildings to remove them as projects eligible to come under the MP legislation, but that clause has been removed from this draft, so even the least appropriate building to Hobart could be included as a major project and therefore not be subject to public comment.

Local councillors are elected by and represent the community they serve. They understand the needs of their own communities and must be able to maintain planning approval. The minister must not be able to take away their ability to have a say in the approval of designated 'major projects'

I absolutely object to the final say on developments being rested in Development Assessment Panels, members of which are not elected, and on the proposed Major Projects legislation being able to force the Tas Planning Commission to amend local planning schemes.

This is a dangerous bill for our unique and fragile island and I urge the government not to pursue it.
Thank you for the opportunity to make a submission
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15 May 2020

Planning Policy Unit
Department of Justice
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons:

* The government would acquire too much power to declare major projects. We already suffer a democratic deficit when it comes to governance in this country, so to collate further power into the hands of a single individual is a backward step. It is not sufficient for the Minister to only "have regard to" guidelines from the Tasmanian PLanning Commission. Worse still, the MPB undermines the chief power of local councils, creating a further democratic deficit.

* Fast tracking proposals can be dangerous, because they often receive little significant interrogation when it comes to defined impact in terms of economics, jobs. PLanning has to be beyond the aesthetic impacts; it has to have economic and political (in terms of social impact) relevance. A minister having the ability to rubber stamp a proposal undermines that ability to publically scrutinise.

* The proposals are hopelessly misplaced by the Coronavirus pandemic. While it may be counterintuitive, the need for economic recovery from the pandemic will require stronger planning laws, with greater democratic oversight. A chief criticsm of planning laws historically has been the degredation of democratic oversight and scrutiny. A return to 'normal' will simply reinforce this notion. In fact, we need greater strategic and long term planning approaches; granting increased powers to a single person without veto is the wrong approach.

* This bill should have been postponed due to the pandemic. It was never a good sell to begin with, but with the unknown implications of the coming recession (possibly depression), we may be losing our ability to be responsive to future needs.

* Finally, the MPL fails to address the future challenges of climate change. While environmental factors may be factored in somewhere, one aspect of decision making that needs radical and urgent change, is the need for all proposals to have an environmental impact assessment in terms of climate (e.g. carbon emissions, energy resourcing etc.)

The bill is not fit for democratic purpose, and thus not fit at all.
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To whom it may concern
I oppose the Draft Tasmanian Major Projects Bill

for the following reasons and recommend that this undemocratic legislation be abandoned.

The government will be given unprecedented power, with next to no controls.

It will be remove building regulations and approvals from independent local councils

No right of appeal - the fundamental sign of a dictatorship

All controversial projects could be fast-tracked.

Insufficient checks and balances.

Elected councillors would be sidelined.

Democracy in Tasmania would be placed under enormous threat.
Thank you for the opportunity to make a submission
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To whom it may concern
I oppose the Tasmanian Major Projects Draft Bill for the following reasons and recommend that this legislation not proceed.

Tasmania has existing democratically established planning instruments, processes and regulations which represent the diverse range of values and expectations of the people of Tasmania and allow for a comprehensive and balanced assessment of development proposals.

The Major Projects Bill, if endorsed, allows virtually any development that would normally go to a local council to be declared a Major Project.

Current development approval institutions and processes are trusted and reflect the expectations of the Tasmanian people including The Tasmanian Planning Commission and Local Councils which have served the state and public expectations very well and we already have Projects of Regional Significance.

Covid 19 has not stopped communication. All current projects under review can continue being considered within planning guidelines, by the current checks and balances and authorities.

The Major Projects Bill would remove these checks and balances by concentrating development powers in the hands of the Minister and a small number on a new panel.

In summary, the existing planning instruments, processes and regulations represent the diverse range of values and expectations of the people of Tasmania and allow for a comprehensive and balanced assessment of development proposals. They are a trusted democratic process. Due process takes time but serves the people of Tasmania with security.

The Tasmanian government has not made a case for why new Major Project powers would be needed.

Therefore the Major Projects Bill must be abandoned.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I request that the Land Use Planning and Approvals Amendment (Major Projects) Bill 2020 (Draft Bill) not be allowed to proceed. Should it be allowed to proceed, amendments should be made to limit its application and to strengthen safeguards for the public, effected residents as well as heritage and the environment.

I formally request that the following concerns be carefully considered and addressed:

1- The Planning Minister should not have the power to declare a project a 'Major Project', if it has been rejected by any regulatory body, including local municipalities. RATIONALE: The State should not undermine its own regulatory safeguards or the functioning of any relevant regulatory body. In my view, Tasmanian governments have a terrible record of cronyism and Ministers have often shown that they prefer to meet the needs of their funders rather than the affected communities.

2- Local municipalities must be included as 'relevant regulators'. RATIONALE: Their exclusion from the provisions of the Bill show that the Government seeks to over ride the wishes of residents who would be most directly impacted. Such a result is unacceptable

3- The Planning Commission MUST be required to produce guidelines after extensive and meaningful consultation with residents and other stakeholders. The Minister must be bound by any such guidelines. RATIONALE: This is an essential requirement of a responsive and democratic process

4- The requirements for the Development Assessment Panel membership must be revised to ensure that they are large enough to reflect the broad range of community interests AND their members must be independent. RATIONALE: The panel will make better recommendations, and the government will make better decisions if the views and concerns of all stakeholders are considered.

5- The must be a right of appeal at each stage of the process, including, but not limited to, the establishment of guidelines, the membership of the Assessment Panel and any recommendations or decisions made by the Assessment panel and 'relevant regulators'. RATIONALE: It is a requirement of good government that there are adequate check and balances.

6. Local municipalities and the Tasmanian Planning Commission must be given meaningful roles in the process. RATIONALE: These 'relevant regulators' are the best informed and have meaningful connections with the Tasmanian community.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I strongly feel that the Major projects legislation will lead to decisions that future generations will regret. It's so much easier to destroy nature than to try to rebuild it later.

Tasmania benefits so much more from environmental tourist than it ever will from major projects being built
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I strongly oppose the Draft Major Projects Bill which I consider to be undemocratic because this could result in the fast tracking of inappropriate proposals for development in Tasmania without community input or the independent checks and balance from the TPC.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I strongly oppose the Submission on the Draft Tasmanian Major Projects Bill. The submission is non-democratic and therefore non-Australian. It grants total ministerial power thus removing local council planning processes. No legislation should have the power to reduce the relevance of a Planning Appeal Tribunal as would this submission and the fact that the latest draft excludes community concerns with no right to appeal and only a small window of opportunity to present any form of input is undemocratic and sets a frightening future for 'unfair' decisions being made. It excludes all stakeholders from participating in relevant discussions, giving an unbalanced and biased preference to one group, the Government party. It is a bill that can be interpreted in too many ways. It is loosely worded and therefore subject to misuse. The fact that, for example, developers, can bypass local council decisions if the council doesn't grant approval and go to the DAP, well that's an almost childish possibility. Unfortunately, I liken it to a child who asks for an ice cream from mum but when she says no because she can see the health implications and ramifications for the child, the child approaches dad. Why? Because he knows that dad is likely to say yes! It doesn't make things right, often just easier or more beneficial for dad. (this example is not given with gender bias as the child could just as easily have approached dad who said no and then went past dad to mum). Finally, the thought that the DAP could consist of members who are not responsible to the community for their decisions, plus the fact that the DAP does not have to consist of Tasmanian members is outrageous. Do not allow this submission on the DRaft Tasmanian Major Projects Bill to be given any further consideration. It makes a mockery of justice, fairplay and democracy, three words that make me proud to be a Tasmanian!
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I wish to make a submission regarding the proposed Major Projects Legislation.

As I understand it, we live in a democracy. The definition of which is:-"government by the people especially : rule of the majority. b : a government in which the supreme power is vested in the people and exercised by them directly or indirectly through a system of representation usually involving periodically held free elections." (Merriam-Webster Dictionary)

I cannot see that the passing of The Major Projects Bill is in keeping with that fundamental democratic principle. That an elected government by the people for the people removes any power or redress said people have to protest against developments in our state that are not supported by the majority.

To be specific, the cow-towing by the State Government to foreign investment/ownership to build e.g. Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

In the light of Covid-19, economists including Saul Eslake are arguing that Tasmania's economic recovery must come from within, not looking outward. We don't know how overseas tourism will be affected by this current social and economic catastrophe. We cannot then think of turning Tasmania into a Gold Coast type Disneyland for the purpose of attracting tourists of the packaged deal variety bussed in to huge hotels and ferried around the state, to venues with deals done by the big development corporations to keep the money in their pockets, and not to benefit the independent tourism operators.

"Real" tourists who travel independently to Tasmania, come here to see the amazing heritage and unique sites and to be a part of our burgeoning boutique wineries, distilleries and eateries, that are becoming part of Tasmania's brand now. They come for the "clean green image" that has always been promoted for this state.

I ask that members of Parliament oppose and reject this Bill, and not metaphorically "tug at their forelock" to big money. Have vision and courage to believe in getting our state thriving by the people who live in it, and encouraging sea-changers and tree-changers to settle here for a safer and more peaceful lifestyle post Covid-19, bringing skill sets and business ideas to make a more self-sufficient and self-generating economy.

We do not want the Gold Coast here. It would greatly disadvantage our beautiful state, which is unique and does attract many independent interstate and overseas tourists to travel peacefully and see what we have to offer. They will not be interested in visiting a place with huge high rise hotels with high tariffs per night, e.g. Indeed, the economists are proposing an economic downturn post Covid-19. Will these monoliths, once built stand empty, having ruined the cityscape by their ugliness?

If The Major Projects Bill is passed, I can only see short-term vision by the State Government leading to the ruination of all that the Tasmanian brand has achieved in years leading up to now, and bowing down to big

business and overseas money to "re-start' the economy is deluded and negative without thinking of long term benefits and a vision for the future.

I strongly urge the Parliament to reject this Bill for the sake of our fundamental democratic rights, and for the sake of our glorious island state.

Sincerely,

[redacted].
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
I write to make a submission to the review of the Tasmanian Planning Commission. My list of recommendations includes:

1 The TPC must have its independence maintained, broadened and strengthened.

2 The TPC must maintain its function in policy development.

3 The TPC should develop Tasmania's Regional Land Use Strategies

4 The TPC must maintain its function of assessing Projects of State and Regional Significance

5 The TPC must retain its function of Reviewing National Park and Reserve management plans

6 State of the Environment Reporting should remain with the TPC

7 To do so, the TPC must be properly (and indepently) funded.

Background:

I STRONGLY oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned immediately.

* Planning of any but especially Major Projects needs to be decided by a factual processes, considering and INCORPORATING all (scientific and broad!!! economic) advise, and be the result of a DEMOCRATIC decision.

Moving to a model with the decision resting with a single person, especially a political figure, is fraught with danger and likely discretionary decisions, which in the best interest for the broader community, including nature.

* The planning model needs to have a clear pathway plus a STRINGENT requirement for INDEPENDENT input and review!

* Fast tracking is not a sound process and should only be applied in absolute emergency situations, and still be required to have full checks and balances in place!

* The proposed changes are not well scoped/defined, allowing the minister to define what project is considered to fall into the category of "major projects", and hence remove any planning authority by local agencies, such as the regular planning procedure managed by local councils.

* There are insufficient balances and checks (as well as insufficient impartial, independent, fact-based advise).
Thank you for the opportunity to make a submission
Sincerely

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Major Projects Legislation Review

Below is the heading on the first page of the website for the Department of Justice.

"Community Consultations .

Have your say on community consultations, influence government decisions and provide feedback on Government projects, initiatives and services."

The proposed Major Projects Bill would result in the direct opposite of this. The people's voice and also those of their elected representatives would be silenced (no appeals and very limited opportunity for input). All power would reside in the Planning Minister who may be tempted to listen only to the voices of big developers.

Tasmania's appeal both as a home and for visitors, is not in large buildings or projects that sacrifice our wilderness to tourist developments or industry.

It has been argued by government that the current system slows up investment in major developments implying that this is bad. In fact it has saved Tasmania from potential disasters in the past as evidenced by the preservation of Salamanca and Battery Point from threatened development. They are now among our best tourist attractions.

The government is in place to look after the interests of all Tasmanians in what is supposed to be a democracy. The proposed Major Projects bill is undemocratic as it silences and devalues the voices of the people.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
My concerns centre on any fast-track legislation which prevents proper community consultation. Governement is not being frank by favouring developers over citizens.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Our family own a property at the Fisheries, Coles Bay which we have owned for more than 40 years. We feel devastated by the constant threat to the Freycinet Peninsular from excessive tourism.

For example, the raping of the seabeds, excessive traffic on roads, large areas of car parking, all of which go to trash the once pristine environment that we have enjoyed. Tasmania should enhance the quality of its offering to tourists rather than continue to debase it on the many levels it is currently doing!!!!!

Our Freycinet is a pristine jewell that should be shared with those who

respect it. NO big hotels, NO helicopters, NO ferry terminals, and a limit on the numbers allowed entry to the Park.

It is unbelievable to us that such a dramatic part of the world should be sullied by the judgement of a mercenary orientated committee.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this legislation be abandoned as it removes such declared project applications from the usual checks and balances in decision making, appropriate in a democratic system of government.

The Government has too much discretionary power when declaring major projects and this exacerbates that issue:

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project. Most likely it will be one involving considerable amounts of money. Together with the secrecy around election funding, as a general point this increases the risks of undue influence and corruption.

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

[redacted]

Thank you for the opportunity to make a submission
Sincerely

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this legislation be abandoned as it removes such declared project applications from the usual checks and balances in decision making, appropriate in a democratic system of government.

The Government has too much discretionary power when declaring major projects and this exacerbates that issue:

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project. Most likely it will be one involving considerable amounts of money. Together with the secrecy around election funding, as a general point this increases the risks of undue influence and corruption.

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PORS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

Your elected councillors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

[redacted]

Thank you for the opportunity to make a submission
Sincerely

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons:

I am really concerned that democratic process in Tasmania will be undermined if our elected representatives can be sidelined, according to the MPB. Also, according to the MPB, the independent role of the Tasmanian Planning Commission (TPC) in assessing and approving major projects can be sidlined and given to a Development Assessment Panel, members of which could be open to influence from the proponent or State government.

Under the proposed legislation, I am concerned that the major projects process can have the TPC's decision overturned, and a development that is inconsistent with a planning scheme approved.

I do not believe that Tasmania requires more fast tracking powers. Tasmania already has Projects of State Significance legislation, which is a credible process for large and complex projects.

Yours faithfully

[redacted]
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
SUBMISSION ON THE DRAFT TASMANIAN MAJOR PROJECTS BILL

I oppose the Draft Tasmanian Major Projects Bill for reasons outlined below and recommend that this legislation be abandoned.

The Major Project Bill represents a step towards government autocracy in Tasmania by allowing the Minister to declare a proposed project a Major Project. There is no compelling case as to why the Major Projects Bill might be required. The existing planning instruments, processes and regulations represent the diverse range of values and expectations of the people of Tasmania and allow for a comprehensive and considered assessment of development proposals, ensuring that proposals which provide a net benefit for Tasmania into the future will proceed.

The Major Projects Bill, if endorsed, allows virtually any proposed development, from a subdivision to a high-rise building or a high-voltage overhead transmission line, to be declared a Major Project by the relevant Minister. The eligibility criteria are so broad and open to interpretation that the Minister can justify virtually any project as a Major Project. The danger is that the legislation facilitates controversial developments, which are politically favoured by the government of the day, to evade proper scrutiny and appeal. Potential Major Projects, such as large pieces of urban, industrial and utility infrastructure, stand to change the face of Tasmania and affect 'Brand Tasmania' forever.

In the 21st century and in an increasingly complex world, the true merits of a proposed development must be established, likely benefits and costs must be fully revealed and scrutinised, risks assessed, contingencies considered. Sacrificing scrutiny for expedience greatly increases the risk of development having unintended negative consequences. Large projects must not be rushed in pursuit of short-term financial gains for some.

We live in a democracy and the people of Tasmania, as key stakeholders, must be given the ability to participate fully in the decision making process. Contrary to the rhetoric, the Major Projects Bill reduces the opportunity for community input into decision making and the appeal options.

Current development approval institutions and processes are trusted and reflect the expectations of the Tasmanian people. The Tasmanian Planning Commission and Local Councils have served this state and its people well for decades. They provide for a good level of independence, transparency and allow for evidence-based assessment processes. They allow for appropriate scrutiny to take place across financial, economic, social, cultural and environmental dimensions, and with the appropriate procedural fairness and rigor.

There are already planning provisions in place that facilitate large infrastructure development proposals. Major Projects Bill is intended to replace the Projects of Regional Significance process—but no case has been prosecuted why this would be necessary. There is also the existing Projects of State Significance legislation,

which offers a credible process for large and complex projects and was successfully used to approve the Basslink cable.

The Major Projects Bill would remove existing checks and balances by concentrating development powers in the hands of the Minister and a small number of hand-picked members of the proposed Development Assessment Panel. This move is autocratic as it sidelines existing capacity for depth and breadth of scrutiny and investigation. Rushing development approvals is fraught with danger as Tasmanians will end up bearing the long-term compounding cost of ill-considered development which seemed a 'good idea at the time'.

In summary, the existing planning instruments, processes and regulations represent the diverse range of values and expectations of the people of Tasmania and allow for a comprehensive and balanced assessment of development proposals. They are democratic and have our trust. Due process takes time and serves the people of Tasmania well in the long run.

I urge that The Major Projects Bill be abandoned.

.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

By: [redacted]

15 May 2020

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned:

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

Highrise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding highrise hotels as eligible projects, but the clause has been removed from the latest draft.

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

My elected councillors will be side-lined

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councillors will not have a say over approval of major projects. The DAP members are unelected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PoRS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

By: [redacted]

15 May 2020

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned:

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

Any project which has been refused by a council or the Planning Appeals Tribunal could be later declared a major project and potentially approved. Used in this way, the legislation greatly reduces the relevance of the Planning Appeal Tribunal.

Virtually any project could be a major project

The Major Projects Bill allows virtually any development that would normally go to a local council, from a subdivision to a pulp mill, to be declared a major project. The eligibility criteria are so broad and open to interpretation by the minister that he can justify virtually any project as a major project.

All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.

High rise buildings clause removed

The previous draft of the Bill partially addressed community concerns by excluding high rise hotels as eligible projects, but the clause has been removed from the latest draft

No right of appeal and limited community input

The community will have no right to appeal against the approval of a major project and will have limited right to have input. Appeal rights provide the community with an avenue to have bad decisions reviewed and removing appeal rights for major developments greatly weakens our democracy.

My elected councilors will be side-lined

The Major Projects Bill allows the minister to take developments away from local councils and approved by Development Assessment Panels. Elected councilors will not have a say over approval of major projects. The DAP members are un-elected and the community will not be able to lobby them or vote them out.

Planning scheme changes can be forced on councils and communities

Under the proposed legislation planning scheme amendments can be forced on councils and communities. A major project can be approved that is inconsistent with a planning scheme and, after the permit is issued, the Tasmanian Planning Commission must amend the planning scheme to remove any inconsistency. The proponents of Cambria Green may use this path.

If developers have planning scheme amendments refused by the Tasmanian Planning Commission, they could go through the major projects process and have the Commission's decision overturned. The legislation subverts the role of the Commission in the same way as it subverts the Planning Appeal Tribunal.

Development Assessment Panels are not independent

There are many checks and balances that apply to the Tasmanian Planning Commission that ensures it operates in an independent, transparent and evidence-based manner. For 23 years it has maintained a high level of community trust. There are insufficient checks and balances on the Development Assessment Panel who may be open to unfair influence from the proponent or state government.

Independent Tasmanian Planning Commission is sidelined

Despite comments by the state government, the independent Tasmanian Planning Commission will not be assessing and approving major projects. All the power to assess and approve developments is given to a Development Assessment Panel that may include no Tasmanian Planning Commission person.

The only safeguard that exists is that the development assessment panel members must be approved by the independent Tasmanian Planning Commission but this could change after the government's current review of the Commission.

No justification for more major projects or fast tracking powers

Tasmania doesn't need more fast tracking powers. The government has not made the case for why new major projects powers are needed. The Major Projects Bill is intended to replace the Projects of Regional Significance process but no details have been provided about what is wrong with PoRS. Tasmania has Projects of State Significance legislation which is a credible process for large and complex projects – and was successfully used to approve the Basslink cable.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the Draft Tasmanian Major Projects Bill

I oppose the Draft Tasmanian Major Projects Bill (MPB) for the following reasons and recommend that this undemocratic legislation be abandoned.

The Government has too much power when declaring major projects

The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Submission on the proposed Major Projects Legislation

[redacted]

Introduction

I have been a practising planner for almost 50 years, and have worked in all State jurisdictions across Australia and have undertaken major National and State based projects on planning reform, approval processes, policy development and implementation. Based on that experience I am firmly of the view that Tasmania has the weakest and least effective planning regime in Australia.

The current proposal to introduce new legislation to provide for the assessment and approval of major projects, in my view, further weakens that system. It does that by removing important checks and balances in the identification and assessment of "major projects", reducing transparency in the assessment and approval processes and by not allowing for meaningful public input into the process. Moreover it does not provide effective and independent oversight of the process.

Planning decision making and development approvals have been a source of major political and administrative corruption throughout Australia. This is because planning decisions such as rezoning and changes to development rights can deliver very substantial financial gains to individuals and are often associated economic and environmental costs to the public. It has led to the establishment of Independent oversight bodies such as the Queensland and NSW crime and corruption commissions and the expanded role of the Victorian Auditor General in independently reviewing major project decision making. Unless the process is transparent and operates under clearly defined rules and procedures there will always be the opportunity to use the process to make significant financial gains at public cost whilst posing real and significant threats local communities and to the natural environment.

Since its establishment in 1997, as part of the Tasmanian Resource Management and Planning System, the Tasmanian Planning Commission has provided guidance and an independent advice in these matters, despite it being woefully under-resourced and often devoid of political and community support. It has generally, but not always, operated without direct political interference and has made good decisions in the face of strong development and political pressure.

The current proposal, however, seriously weakens the role and independence of the Commission, opens up the approval and assessment process to outside pressure and significantly reduces the transparency of those processes. What is most worrying is that serving members of Parliament will have a role in determining what is determined to be a major project and in appointing members of assessment panels. Even more disturbing is that recommendations arising from assessments need not be accepted by the Government of the day

The Tasmanian RMPS

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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The Tasmanian Resource Management and Planning System when introduced in 1993 had many positive elements. The key to the success or other wise of that system is the extent to which the objectives upon which it is based are taken seriously. The fundamental purpose of planning in Tasmania, according to RMPS legislation, is to achieve the implementation of those objectives. They provide a sensible, balanced and internationally accepted statement of what a planning and resource management system should do.

There are three objectives whose implementation will be undermined as a result of this legislation:

1. To promote sustainable development (see definition below)

2. To bring about a fair and orderly use and development of land and resources

3. To encourage public involvement in decision making.

To do those things it is imperative that we have a robust and transparent development approval system supported with sufficient resources to operate effectively. The current proposal embodied in the major projects legislation removes the whole system further away from the principles set out clearly in the objectives.

There is nothing inherently wrong in having approval processes and making decisions on matters that are beyond the capacity and resources of local councils, particularly in Tasmania with a number of small and under resourced Councils. To have a system as envisaged in the current proposal doesn't do that as it is essentially a means of avoiding statutory responsibilities under the RMPS.

Three key outcomes that are consistent with the objectives should be:

Sustainable development

Fair and orderly use and development of land and resources

Public involvement.

Those outcomes can only be delivered if the approval process used is explicitly designed to achieve the objectives. I have serious doubts that the proposed legislation can deliver a system that will produce the outcomes specified in the RMPS.

What are my concerns?

Lack of clear criteria and guidelines for declaring a project to be major

There is no clear set of criteria upon which a decision to declare a particular project can be made. In every other planning jurisdiction in Australia there are clear criteria. In general these relate to such matters as:

The need to co-ordinate and manage input and advice from a range of Government and non- Government stakeholders, including members pdf the public;

The need for expert advice not normally available in day to day decision making - e.g. scientific evidence on environmental or social effects;

The complexity of the project; and

The need to obtain expert, accurate independent and informed advice from a number of fields covering economic, social environmental and development issues.

Major projects should also be capable of delivering widespread identified benefits across the community - not just windfall profits to a few. The cost of a project is only of limited relevance, but is likely to become a key driver of whether or not project is deemed to be major. Projects that over ride established development policies and guidelines without good reason and for no other reason than to allow a particular "development" clearly do not meet these criteria. Proposals to rezone land to allow "development" that often means carving up large slabs of land for sale at high levels of financial gain and often at public expense do not meet the above criteria and should not proceed irrespective of the level of political and industry support.

The Government must spell out clear nd unequivocal set of criteria to be applied in all cases. those criteria should be referenced back to the objectives of the RMPS and not dreamt up 'on the fly' as individual proposals arise.

To allow a Minister to propose a project for consideration is an open door for subverting any semblance of independence in assessment of proposals. Every project should be scrutinised using the same rules not some ad hoc view of an individual.

Sustainable development

The corruption of the phrase sustainable development has meant that has become a victim of the push for development at any cost. The phrase has been used to justify almost anything that can be promoted as "development" or more recently as "jobs and growth". To claim that a massive high rise in the middle of Hobart is "sustainable" beggars belief. The impacts of such developments can be seen world wide - traffic congestion, loss of local amenity, changes in social structure, dependence on inadequate infrastructure, and direct and indirect environmental impacts. Governments over the last two decades have touted these types of development as sustainable without even a nod to the real meaning of the word as set out in legislation.

The definition in the objectives is an internationally accepted statement of intent about what the development process should deliver. Tasmania, along with all other States and the Commonwealth and the Australian Local Government Association have signed up to international agreements on sustainable development. No project should be considered unless it can be c early shown o produce outcomes that are consistent with this objective. If we continue to ignore the importance of achieving truly sustainable outcomes our physical environment, societal health and ultimately our economy will suffer. The looming crisis presented by climate change is evidence enough of our failure to act responsibly when we pursue development that does not deliver sustainable outcomes.

The proposed legislation does not acknowledge in any meaningful way the importance of achieving meaningful and verifiable sustainable outcomes. Good planning must be a means of delivering those outcomes. It is bad planning o ignore them and set up assessment and approval processes that cannot deliver them. This is exactly what this legislation will do.

The legislation doe not allow for ongoing monitoring and assessment of its effectiveness in delivering outcomes consistent with this objective. What happens when it all falls apart and the negative effects become evident - we won't even know the answer to that question and most likely the decision makers will not care.

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Public participation

Public participation is more than a token gesture to listen to and generally ignore the views of aggrieved citizens. Tasmania is the only State that does not have clearly articulated policies and practices for effective public engagement. These policies have evolved as a result of the work of such inquiries as the Fitzgerald inquiry in Queensland and the investigations in to political corruption associated with land deals in NSW and Victoria.

Tasmania in 1993 put in place an open and accessible planning appeals system. The TPC developed procedures for public input that reflected good practice win public engagement. Despite the fact that these procedures were widely criticised by the development industry and others who stood to benefit from a weak and ineffective system both those processes worked well for some years.

However, the effectiveness and accessibility of that system has been steadily whittled away as it has become more legalistic and costly and subject to political interference. This legislation will put the final nail in the coffin in the stated objective of the RMPS to promote and integrate effective public participation into decision making. The processes established by the Tasmanian Planning Commission allowed a range of voices to be heard (not just the proponents or Government departments), and to take the views expressed by individuals, groups and experts with nothing to gain into account and to be considered as legitimate and appropriate input. I personally participated in a number of hearings on both sides of the table and was continually impressed by the sincerity, knowledge and commitment of those who attended the public hearings. In many instances their input improved the quality of decision making and reminded all participants that no one person or group has a monopoly on information, knowledge and understanding. This was no more in evidence as in my time as. Special commissioner on the National Coastal Zone Inquiry. Public submissions and public hearings, including many held around Tasmania, increased the awareness of the Commission of the knowledge and understanding held by by ordinary members of the public across Australia.

The current legislation makes a mockery of effective public participation and is based on the assumption that leaving things to experts (who are either in the pay of proponents or servants of the Government decision makers) will produce good development outcomes. Nothing could be further from the truth.

Comment

There are many other concerns I have about this legislation. However I would make one final comment:

As a planner and member of the Planning Institute of Australia, I am required to act with integrity in all that I do in may profession. If I had to work under the regime to be imposed by this legislation I could not do so.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Surely as a nation we don't want to descend into banana republic territory... If those that live here don't get a say in what developments take place then Tasmania is a lost cause and a free for all. The State Government's proposed Major Project Legislation is an abomination. This legislation is an assault on democracy. Any major projects need proper public consultation.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
Tasmanian Major Projects Bill Draft

I oppose this Draft and the Bill on the following grounds:

1. The current planning system works effectively and where approvals are not granted then they are contested in the independent Tasmanian Planning Commission (TPC). If there is concern about the competence or rate of assessment by the Council or the TPC then resourcing and review of the current system should be the most effective.

2. The Draft Bill is trying to replace Projects of Regional Significance and Major Projects as one classification. Projects can be fast tracked through the Development Assessment Panel, with no public appeal rights. It is not a transparent process. There is no definition in the legislation what is and what is not a major project. This creates the potential for more community conflict, it has the potential to create corruption of a few individuals who have the Authority in this process.

3. There has been no specific reasons or examples, even theoretical, where this legislation is required. There has been assertions that it maybe needed. This is totally inadequate. If there are current deficiencies in existing Projects of Regional Significance legislation, then this could be amended. This takes some consensus but if there is a reasonable case for these changes then I question why this has not been proposed years before this new legislation.

4. There is a current conflict between the State Government and the Kingborough City Council. The State Government should be working closely with the KCC and doing a study of infrastructure and educational loading and schools. Then a funding model in this fast track process. Using the expertise in the Government and Council Departments parties could work on complimentary requirements. The State Government taking over developments could result in the handover of large projects to a single private developer who may not have the Communities interest as a priority.
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

Planning Policy Unit
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GPO BOX 825
Hobart,TAS,7001

To whom it may concern
TASMANIAN PLANNING COMMISSION REVIEW

I am making this submission to urge the Tasmanian Government to learn from history and do everything possible to avoid the sort of divisive policies and processes that have so greatly troubled our community in the past.

There are many cases in Australia that have shown in retrospect just how valuable it has been to have effective public input into state land-use and development planning. When the NSW government planned to destroy the old Rocks and other areas and iconic buildings in Sydney, it was the Green Bans movement led by Jack Mundey that saved many of them for posterity. Those historic precincts and old, irreplaceable buildings are now among the most valued and attractive parts of the city for locals and visitors alike.

Our older Tasmanian towns like Hobart and Launceston are among the earliest in Australia and are renowned for their Georgian buildings and attractive streetscapes. While modern buildings have their attractions there has to be great care not to demolish or substantially change the unique older buildings for the sake of appearing "with it".

A typical and instructive example of what happens when the strong desire of some to be "modern" overrides a community's deep appreciation of established architectural integrity is evident in the following controversy.Empress TowersBuilt in 1967 on the edge of the historic Battery Point precinct, the 12-storey apartment building stands amongst the sandstone cottage architecture of 1800s white settlement Hobart.. At the time, it was thought Empress Towers would open the floodgates to a complete reshaping of the area with high density residential developments. However a groundswell of community disquiet against further high-rise apartments led to limits on what could be built.

(see this and other controversial Hobart developments outlined at:: https://www.abc.net.au/news/2016-10-25/hobart-angst-over-architecture-proposal-not-new/7962484)

Who in Hobart would now wish that those high density residential developments had replaced the gracious old homes that have retained the architectural integrity for which Battery Point is famous? Like many buildings from bygone years, such houses are not only aesthetically pleasing and historically illuminating, but most of them retain marvellous materials, such as now rare timbers, bespoke decorations and unique craftsmanship that cannot be replicated today no matter how great the budget.

Looking at the protection of natural areas we need go no further than our own National Parks and reserves. It was not the State Government nor its instrumentalities that preserved the Cradle Mountain area for the delight of future generations from Tasmania and around the world. It was the dedicated, dogged work of the inspired couple - Gustav and Kate Weindorfer - who waged a personal campaign over decades to have the area protected in its natural state.

It would be very hard to identify any significant parks or reserves in Tasmania that have not been initially proposed and lobbied for by members of the public, who were typically vilified by representatives of big business, and by many politicians. Now that business owners realise how much income these assets bring and Governments of both major parties promote our National Parks and our "clean, green" image to attract tourists, one has to ask -

How could we ever have retained those assets without the vision and fighting spirit of those vilified individuals?

However, citizens' efforts over decades to retain the natural assets of reserves, parks and wilderness should not be abused by turning those areas into mere money-makers and 'business opportunities' at the expense of the values of remoteness, naturalness and biodiversity which were so important to the original advocates of preserving them intact.

I'm concerned that without a truly independent planning assessment and approval process the public's views of what is of value to them as individuals will not readily be taken into account. Taxpayers and other residents are not all involved in business. Although we all want our state to prosper, we also want to be able to take advantage of the wonderful natural and built assets that are already here. They are what give so many Tasmanians the option of staying mentally and physically healthy and they are what increasingly keep our young people here, and also attract entrepreneurial and creative incomers.

Governments which opt purely for economic growth should consider recent citizen rebellions in famous tourist magnets like Venice and Barcelona where the locals made it clear that they were sick of their own environmental needs and preferred lifestyle being ignored to the point where they felt completely displaced by the demands of tourism.

Finally, I refer you to a paper entitled "Heritage Conservation" by Lindy Scripps & Anne McConnell (https://www.utas.edu.au/library/companion_to_tasmanian_history/H/Heritage%20Conservation.htm)

It references the history of both natural and built heritage conservation in Tasmania and states: Public interest in heritage conservation was awakened by the loss of Tasmania's historic character through demolition and inappropriate development, an issue brought to the public's attention by respected commentators such as W Hardy Wilson (1924) and Charles Barrett (1945).It's worth noting that public concern about the natural environment emerged even earlier: The conservation of Tasmania's natural heritage captured the public imagination well before the historic character of the island's built heritage was recognised.

This illustrates the early and ongoing determination of the Tasmanian public to assert the democratic right to directly influence how both the natural and built environments around them are being changed or destroyed as a result of government planning across the three tiers, and under various political pressures.

My submission is that, based on historic and more recent evidence, the Tasmanian citizenry has demonstrated great prescience in rallying to protect the state's heritage from short-sighted and potentially harmful plans. Any moves to reduce the ability for public input to planning flies in the face of this evidence and will be seen as yet

another attempt to sidetrack vital principles of both democracy and wisdom. History also shows that Tasmanians who are informed and concerned about the long-term management of their natural and built environments will oppose so-called 'developments' that appear to be driven by the desire for profit-making or by political prejudices.

As Jack Mundey said of the Sydney Green Bans:

"Yes, we want to build. However, we prefer to build urgently-required hospitals, schools, other public utilities, high-quality flats, units and houses, provided they are designed with adequate concern for the environment, than to build ugly unimaginative architecturally-bankrupt blocks of concrete and glass offices…Though we want all our members employed, we will not just become robots directed by developer-builders who value the dollar at the expense of the environment. More and more, we are going to determine which buildings we will build …The environmental interests of three million people are at stake and cannot be left to developers and building employers whose main concern is making profit."

Jack Mundey wasn't motivated by some sort of socialist ideology, but by the pleas of some middle-class women from a Sydney suburb who feared their treasured environment was about to be destroyed. As it happened, they represented the views of a great many citizens.

Governments wishing to lessen the influence of informed public opinion are willfully devaluing the wisdom of the people whom they are meant to serve, and so are guilty of great hubris. In Tasmania's past this has led to many prolonged public campaigns which have been expensive, time-consuming and destabilising because Governments have refused to learn the history lesson that in a democracy citizens will insist on their right to protect their environment so that it will provide them and future generations with a healthy and culturally enriching place in which to thrive.

One only has to consider the Gunns Mill controversy to see how all the twists and turns by the company and Government actions to silence opposition simply served to prolong the problem and ultimately bring the opposite result sought by the company and the Government. Yet since then Tasmania has enjoyed a period of economic growth - not the disaster threatened by advocates if the mill didn't proceed.

Who would really wish that sort of situation on us all again?

My particular concerns about the review of Tasmanian PlanningCommission (TPC) are:

- During its 20+ years of operation the TPC has developed a high level of trust within the Tasmanian community but the current government has inexplicably reduced the TPC's role, making the Planning Minister and not the TPC responsible for approval of the most crucial part of the statewide planning scheme – the State Planning Provisions. Most worrying is that there is nothing requiring the Minister to act on any TPC advice.

- It is not at all clear what is supposed to be wrong with the current operation of the TPC

- The Terms of Reference are unclear and do not address the scope of the review itself.

- The Terms of Reference do not specifically address the TPC's policy functions.

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
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- The idea that the DAP (Development Assessment Panel) is appointed by the Tasmanian Planning Commission (which is independent) from a pool of qualified professionals sounds reasonable but presumably this could change after the government's current review of the Commission.- and the real worry is that it could become even less democratic.

- Even under the current proposal I note that the Planning Minister may recommend the appointment to the DAP of one suitably qualified person, but apparently.there's no similar provision for a suitably qualified person specifically to represent broader public concerns, rather than political and business interests, about the effect of planning proposals on both the natural and built environments.

- It's not clear what will be regarded as a qualified professional or a suitably qualified person as the definition of 'qualified' will be at the discretion of the TPC and / or the minister, which could allow a political bias to creep in.

- I understand there must be at least 3 DAP members and a maximum of 5. There needs to be more clarity to ensure this is not adjusted according to political preferences.

- Given recent controversies such as the Cable Car, in which the publicly-perceived collaboration between developers and government is reminiscent of the Gunns debacle, the public is naturally concerned that this review is possibly being held to limit the powers of the TPC to make recommendations to the government about planning policy or legislation and to limit its independence from government.

- Any changes to the TPC could fundamentally change the planning system, and how the public can be involved in the resource management and planning decisions. As illustrated above, I believe that would be an anti-democratic move, bound to arouse vigorous and long-term opposition from Tasmanian citizens who have proven time and again how much they value their right to insist on democratic and above all, transparent processes.

Above all - Tasmanians will predictably always rebel against processes which are clearly undemocratic and won't be fooled by so-called "public consultations" which are not obliged to change the result sought by development proponents, whether they be in politics or business.

To be free of the continuing division, frustration and wastage of the past, government processes must not only be, but be seen to be, totally transparent, unreservedly democratic and clearly responsive to the concerns of the general public - the electors and taxpayers who should not have forever to fight to be heard and respected.
Thank you for the opportunity to make a submission
Sincerely

[redacted]

Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

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The Major Projects Bill gives the minister total power to declare a major project which removes it from the normal local council planning process. The Tasmanian Planning Commission 'may' produce guidelines but even if they do the minister only has to "have regard to" them and doesn't have to follow them.

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All controversial projects around Tasmania could be fast tracked including – Cambria Green on the east coast; the Fragrance skyscrapers in Hobart and Launceston; Lake Malbena Helicopter proposal and other developments in the world heritage area; and cable cars proposed for Mt Wellington, Mt Roland and Cataract Gorge.
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15 May 2020

Planning Policy Unit
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Hobart,TAS,7001

To whom it may concern
The Major Projects Bill would allow the minister to take development proposals away from local councils to be approved instead by Development Assessment Panels. Elected councillors would therefore not have a say over such matters. The DAP members are unelected and the community would not be able to lobby them or vote them out. I would consider this to be a very undemocratic practise and absolutely against the great democratic foundations of our society.
Thank you for the opportunity to make a submission
Sincerely

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15 May 2020

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Department of Justice
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To whom it may concern
The proposed Major Projects Legislation is nothing short of blatant corruption. To entrench a system whereby a State Planning Minister – single-handedly – will have the power to approve any development (normally reviewed by other statutory bodies such as councils etc) with no community right-of-appeal is nothing short of dictatorial. All of us will be losers by undemocratic processes such as this one. I am bitterly opposed to anything that resembles a Putin-style manoeuvre. Tasmania does not deserve this and neither do our children. We need an ethical framework that determines our assessments of developments not a process that is solely in the interests of the big end of town.
Thank you for the opportunity to make a submission
Sincerely

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Hobart,TAS,7001

To whom it may concern
There are a number of reasons why I strongly oppose the draft Major Projects Bill, but the main ones are that it is fundamentally undemocratic and would create the perfect conditions for corruption in the development sector.

By giving the Minister nearly unfettered discretion to approve any development project, with little or no public or Council input, no independent oversight (the government appointed DAP cannot be said to be independent), no possibility for appeal and no need to respect existing planning schemes, the draft Bill is clearly intended to allow the government to approve anything it wants without any checks or balances. The Bill is also overly-broad and lacks clarity, with ambiguous eligibility criteria. By sidelining Councils, the Bill further undermines our democracy and makes a mockery of voters who carefully select the candidates they believe will work for their community's best interests.

Unfettered government power in any area is wholly inconsistent with democratic principles, respect for the rule of law and good governance. It also invariably leads to poor decision-making.

It is for these reasons that I am very strongly opposed to the Bill.
Thank you for the opportunity to make a submission
Sincerely

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Submission to the Draft Land Use Planning and Approvals Amendment (Major Projects) Bill 2020
15 May 2020

Planning Policy Unit
Department of Justice
GPO BOX 825
Hobart,TAS,7001

To whom it may concern
This legislation does nothing to strengthen our democracy, and is offensively weakened by it. Have respect for ALL of the components of our world, including, families, land, culture, the environment. Many of us in this state are smart enough to intelligently integrate all dimensions into a planning decision but this legislation removes the opportunity for full accountability.
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This process is being undertaken quite deliberately, at a time when numerous projects remain comatose; all for good reason, without the groundswell of general acceptance that such ventures must demonstrate.

This period of uncertainty such as we are witnessing right now, is not the time to introduce such a provocative attempt to advantage the prospects of such projects; bypassing in the process, any chance of our arresting the momentum of illgotten selection through the summary actions of the Minister.

This Major Projects Bill, if enacted, will be the catalyst for much protest, at government's cost. And at the communities cost.

The Projects of State Significance legislation ,which allowed for community representation, was able to approve Basslink.

All representations were addressed, and the end result was a very different offering. Gone was the earth-return, and Gordon river was protected by conditions placed on river flows under peaking operation. That alone required major work on turbines and water flow.

The safeguards worked, except where prolonged operation of Basslink outside accepted limits, contributed to it's failure.

There is no demonstrated need for this Bill. It must be withdrawn now.
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