

10 December 2025

State Planning Office  
Department of State Growth  
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Hobart TAS 7001

Via email to [haveyoursay@stateplanning.tas.gov.au](mailto:haveyoursay@stateplanning.tas.gov.au):

### **Submission on the Revised Draft Land Use Planning and Approvals (Development Assessment Panel) Bill 2025**

Cement Concrete & Aggregates Australia (CCA) welcomes the opportunity to provide feedback to the State Planning Office on the *Revised Draft Land Use Planning and Approvals (Development Assessment Panel) Bill 2025*.

CCA is the peak body for the heavy construction materials industry in Australia. Our members operate cement manufacturing and distribution facilities, concrete batching plants, and hard-rock, sand and gravel extraction operations across the nation. Collectively, CCA members produce the majority of Australia's cement, concrete and aggregates, and include organisations ranging from large global companies to SMEs and family-owned businesses.

Representing an industry that generates \$15 billion in annual revenue and supports the employment of approximately 110,000 Australians, CCA strongly supports transparent, efficient and evidence-based planning systems that provide certainty for communities, proponents and government.

#### **Support for the Development Assessment Panel (DAP) Framework**

CCA is supportive of the intent behind establishing Development Assessment Panels (DAPs). Properly designed, DAPs can:

- provide an optional, alternative pathway for complex development applications
- reduce actual and perceived conflicts of interest for Councillors required to act as planning authorities
- deliver more timely, consistent and expert decision-making
- reduce costs for both proponents and government, without compromising environmental safeguards or community engagement.

CCA members operate in multiple jurisdictions where DAP-style systems are in place. Experience in these states demonstrates that such models can materially reduce assessment timeframes and costs while maintaining robust environmental and social standards.

**Recommendation:** Include Industrial EMPCA-Assessed Developments Supplying Essential Construction Materials in DAP Eligibility

CCAA recommends that development applications subject to the *Environmental Management and Pollution Control Act 1994* (EMPCA) and relating to industrial uses that supply essential materials for State significant infrastructure and housing construction be made eligible for DAP determination.

**Rationale**

One of the central policy drivers for the DAP reforms is to accelerate housing delivery to meet the State's housing targets. Achieving these targets requires not only streamlined approvals for housing projects themselves, but also for the supply chain that enables construction.

Heavy construction materials are fundamental inputs into housing delivery. On average, a new home requires:

- approximately 110 tonnes of sand and stone, and
- over 50 m<sup>3</sup> of concrete.

Many quarries are currently operating at or near capacity. A more efficient and independent approvals pathway—without altering environmental or community requirements—would provide proponents with the confidence needed to invest in new or expanded quarrying and concrete production capacity close to market.

CCAA is not seeking any reduction in environmental standards nor changes to EMPCA assessment or community consultation requirements. Rather, we advocate for a streamlined, independent decision-making process for operations with strong compliance histories, replacing the costly and time-consuming current pathway.

**Alignment with the Proposed DAP Criteria**

Industrial developments that supply essential construction materials (e.g., quarries and concrete batching plants) typically meet the proposed DAP thresholds:

- development value exceeding \$10 million in metropolitan areas and \$5 million in the regions
- projects considered to be of State significance
- circumstances in which the planning authority has, or may be perceived to have, a conflict of interest
- applications requiring specialist technical expertise beyond that held within local planning authorities.

These developments also involve substantial capital investment, generate significant regional employment, contribute to the State's economic productivity, and are essential to maintaining the affordability of infrastructure and housing.

**Response to Government's Initial Position**

CCAA notes the Government's earlier consideration of this proposal, and the view that such projects are excluded from the DAP pathway to ensure complex environmental matters receive expert EPA assessment.

Under CCAA's recommendation, EPA expertise would continue to be fully integrated into the assessment process. EPA would:

- retain its expert advisory role
- provide assessment outcomes directly to the DAP
- operate with appropriate timeframes reflecting assessment complexity.

The only change is that local government would not be the final decision-maker, reducing potential conflicts and improving assessment efficiency while preserving environmental integrity.

### **The Importance of Local Material Supply to Tasmania's Economy**

Locally sourced construction materials are critical to:

- improving housing affordability
- delivering infrastructure efficiently
- supporting economic growth
- reducing construction costs
- meeting the State's housing and infrastructure targets.

Tasmania's regulatory environment must remain internationally competitive to attract capital investment into quarrying, concrete and associated industries. Investment confidence is foundational to maintaining a sustainable, productive and competitive heavy construction materials sector.

With coordinated government reform, our sector stands ready to support Tasmania's construction-driven economic and social development—while upholding the State's environmental values.

### **Conclusion**

CCAA appreciates the opportunity to contribute to the development of the DAP framework. We respectfully request that Government reconsider the eligibility of EMPCA-assessed industrial developments supplying essential construction materials. This refinement would strengthen the reforms' ability to support growth in housing supply, improve productivity, and reduce costs across the construction sector.

To discuss this submission further, please contact Roger Buckley, State Director Vic/Tas at [roger.buckley@ccaa.com.au](mailto:roger.buckley@ccaa.com.au).

Yours sincerely

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