

24 April 2025

State Planning Office
Department of State Growth
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Via email to haveyoursay@stateplanning.tas.gov.au:

Revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025

Cement Concrete & Aggregates Australia (CCAA) welcomes the opportunity to provide comments to the Department of State Growth on the Revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025.

CCAA is the voice of the heavy construction materials industry in Australia. Our members operate cement manufacturing and distribution facilities, concrete batching plants, hard rock quarries and sand and gravel extraction operations throughout the nation. CCAA members produce the majority of Australia's cement, concrete & aggregates, and ranges from large global companies to SMEs and family operated businesses.

Representing an industry that generates \$15 billion in annual revenues and contributes to the employment of approximately 110,000 Australians, CCAA supports effective community and stakeholder engagement to ensure a sustainable industry.

CCAA supports the concept behind the introduction of Development Assessment Panels (DAPs) to take the politics out of planning by providing an alternative approval pathway for the more complex development applications. The opportunity to use DAPs will also help remove perceived conflict of interest between Councillors having to act as a Planning Authority while also being elected to represent their constituents.

CCAA has experience in DAP type planning panels elsewhere in Australia and they have in many instances reduced time and costs for the proponent as well as for Government without lowering environmental safeguards or limiting community engagement.

Recommendation

Development applications that are subject to the *Environmental Management and Pollution Control Act 1994 (EMPCA)* and are for *an industrial use that provides essential material for State significant infrastructure and housing construction projects* will be eligible for a DAP determination.

It is clear that one of the aims of introducing the DAP process is to enable approvals for a range of housing so that Government can reach its housing target. In order to reach the housing target, Government must also enable the supply chain to support the construction of the required number of houses and expected increased demand for construction materials.

Heavy construction materials are key ingredients in the housing build with the average new house requiring 110 tonnes of sand and stone and over 50 m³ of concrete. With many quarries currently at or near production capacity, a streamlined development approval process via a DAP would help to increase business confidence to invest in new production capacity and facilitate the expansion of existing, or the development of new quarries close to market.

CCAA is not calling for any change in environmental requirements or changes to community engagement requirements of EMPCA, but rather supports a streamlined, independent decision-making process for those sites with a good compliance history compared to the current costly, time consuming, complex approval process.

CCAA is proposing only Industrial uses that provide essential material for State significant infrastructure and housing construction projects that are subject to EMPCA to be eligible for the DAP process. Developments such as quarries and concrete batch plants would be included under this industrial use criterion. These development applications generally satisfy the other proposed DAP criteria:

- Development value over \$10 million in the city and \$5 million in the regions;
- State significant development;
- The planning authority has, or is likely to have a conflict of interest;
- The planning authority does not have the technical expertise to assess the application.

They are also generally complex, involving significant capital investment, significant local employment, delivering significant economic value to the State and are essential for the local supply of affordable heavy construction materials that help deliver affordable Government infrastructure and local housing construction.

Locally sourced construction materials are the essential building blocks to improve affordability and grow the economy. With continued, coordinated reform across Government, the sector stands ready to play its part in supporting the construction sector as the engine for economic and social recovery that is sensitive to Tasmania's unique environment.

Tasmania's regulatory environment needs to be internationally competitive to continue to attract capital to invest into Tasmania to ensure a sustainable and competitive heavy construction materials industry. This in turn facilitates Tasmania's improved productivity, housing affordability and lower infrastructure costs.

To discuss this submission further, please contact Roger Buckley at roger.buckley@ccaa.com.au.

Yours sincerely

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Chief Executive Officer