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## MEDIA RELEASE

### **Council Expresses Concerns Over Amended DAP Bill and Potential Impact on Local Communities and Infrastructure**

Following the tabling of the amended Development Assessment Panel (DAP) Bill in Parliament, Glamorgan Spring Bay Council has expressed significant concerns regarding its contents, particularly the lack of clear criteria and the potential strain it could place on the Tasmanian Planning Commission's (TPC) resources. Council believes the changes allow for arbitrary decision-making and create serious implications for local infrastructure, particularly in relation to social and affordable housing.

The updated DAP Bill, which has been amended following public consultation, raises several red flags for Local Governments and communities. One of the most concerning issues is the Bill's lack of clear criteria for referral triggers, which could allow the Minister to refer development applications to a DAP for any reason, without accountability or proper oversight.

Regrettably, there has been inadequate consultation and failure on the Ministers behalf to leverage off the experience of our sectors detailed understanding of planning. The new process is not needed as the foundational elements of the system which are the Government's responsibility are the sections of the system which are either missing or out of date. The significant Ministerial overreach in the Bill, with "call in criteria" that are highly subjective, with no specificity and really just based on any given Minister's opinion create uncertainty, particularly for neighbours to potential development.

The Bill has been poorly drafted, with significant gaps creating uncertainties and unresolved issues. It appears to have been rushed and not given adequate drafting consideration.

Mayor Cheryl Arnol said, "We understand that even the TPC has concerns about its ability to resource this new process and that they are concerned that the process will add duplication (administrative and technical) and result in a more expensive planning system."

Importantly, the combination of the above issues means that this Bill is not capable of being amended into something that is useful for developers, the community and Councils. It should go back to the drawing board.

Mayor Cheryl Arnol said "That Council's key concerns are that the triggers for Ministerial intervention are vague; There will be a considerable impact on the TPC; Value thresholds for referral to DAP's are reduced considerably; The Bill promotes a lack of accountability; It introduces uncertainty rather than surety around public housing and there is a lack of timely review for the DAP framework and no consequences for non-compliance."

**Call for Reassessment:**

Given the significant concerns raised, Glamorgan Spring Bay Council is calling for a reassessment of the amended DAP Bill, urging the Government to ensure that the criteria for referrals are clearer, more objective, and properly consider the resourcing capabilities of the TPC. Mayor Cheryl Arrol said “Council also urges further consultation to ensure that any changes to planning processes are balanced, accountable, and truly beneficial for all communities involved.”

Clr Cheryl Arrol  
**MAYOR**

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