



12 December 2025

State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

By email to: haveoursay@stateplanning.tas.gov.au

Re: Revised LUPA Amendment (Development Assessment Panel) Bill 2025

To whom this may concern,

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) welcomes the opportunity to comment on the current draft of the *Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill* (the Bill).

Matters Addressed Since Previous Submissions

The Institute acknowledges and supports the clarification now included in the Bill regarding:

- the ongoing advisory role of the Tasmanian Heritage Council; and
- the Heritage Council's retained enforcement functions.

These additions strengthen confidence in the assessment process and respond to concerns previously raised by the Institute about the risk of diminishing heritage protections.

Matters Still Outstanding

The Institute reiterates that the Bill still does not address several important recommendations raised in earlier consultation rounds, particularly regarding the composition, qualifications and governance of Development Assessment Panels (DAPs).

Clarity is requested regarding:

- the selection and nomination process for panel members;
- panel structure;
- term lengths;
- required professional expertise; and
- governance mechanisms, including conflicts of interest.

To ensure transparency, consistency and public confidence, the Institute strongly recommends that:

- panel composition and mandatory skill requirements be codified in the Act, or at minimum be required to be prescribed in Regulations (as occurs in Western Australia, and outlined in previous submissions by the Institute¹);
- a clear terms of reference and charter for DAPs be developed;
- all decisions, minutes and reports be made publicly available, similar to local council planning decision frameworks; and
- DAPs include expertise across relevant disciplines including architecture, planning, engineering, landscape, archaeology, ecology and design with Country.

Heritage Provisions (Previous Bills)

The Institute previously expressed concern regarding the proposed suspension of the Historic Cultural Heritage Act 1995 when a DAP is appointed. While some clarification has been made in the current draft, the Institute remains firm that heritage assessment processes must be retained and applied consistently to ensure both quality outcomes and community trust in planning outcomes.

Conclusion

The Institute welcomes the improvements made to date and encourages the State Planning Office to continue strengthening the Bill through greater clarity and transparency around DAP composition, governance, expertise and public reporting. The Institute would welcome further discussion or the opportunity to contribute to the development of associated Regulations or operational guidance.

Kind regards,



Daniel Lane
President, Tasmanian Chapter
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The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 14,000 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.

¹ [Institute response to LUPA Amendment \(Development Assessment Panel\) Bill 2025](#), submitted 24 April 2025; [Institute response to LUPA Amendment \(Development Assessment Panels\) Bill 2024](#), submitted 12 November 2024; and the [Institute response to the Development Assessment Panel \(DAP\) Framework Position Paper](#), submitted 7 December 2023.