2025- 2026

Planning Matters Alliance Tasmania Annual Report

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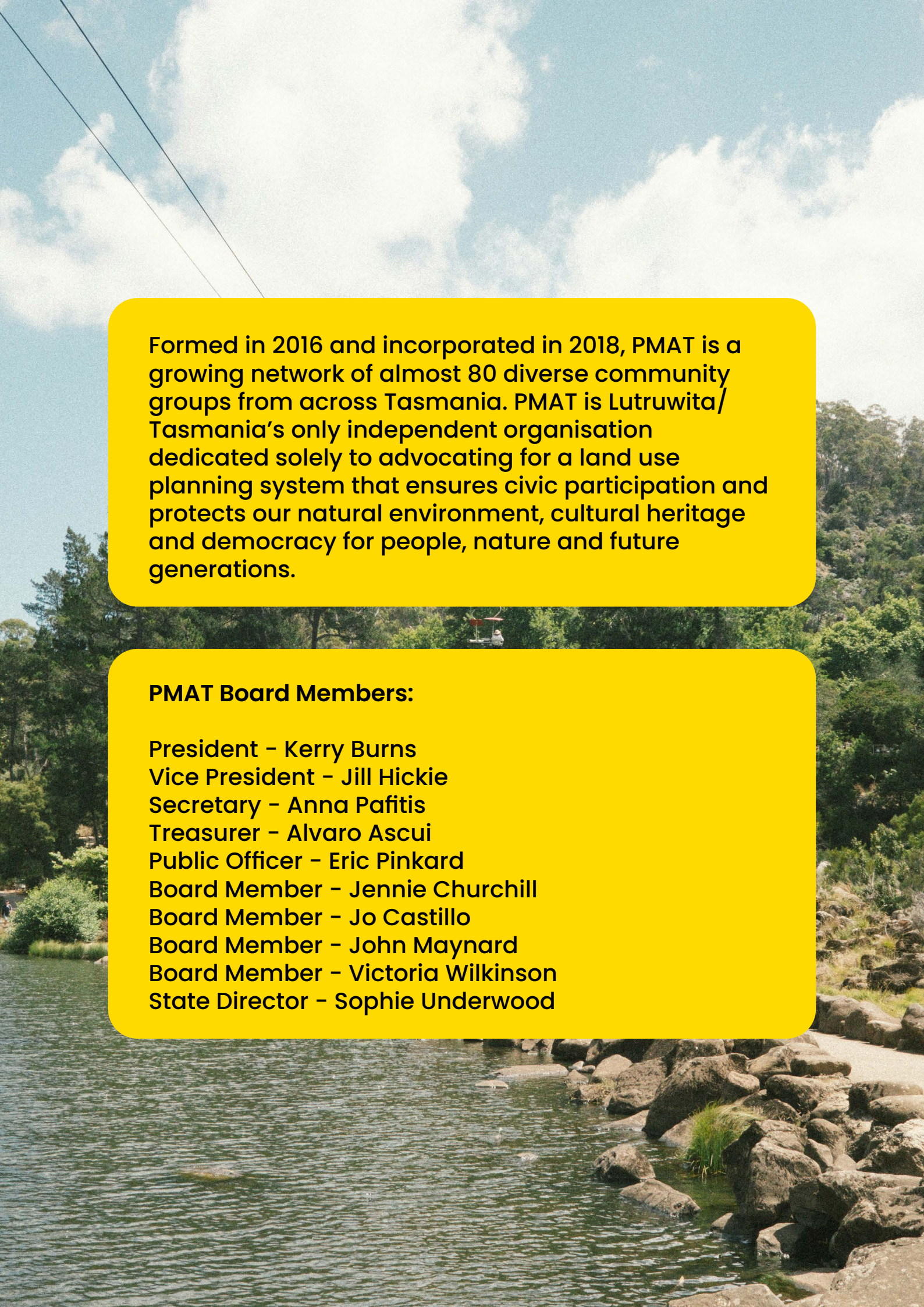

Formed in 2016 and incorporated in 2018, PMAT is a growing network of almost 80 diverse community groups from across Tasmania. PMAT is Lutruwita/ Tasmania's only independent organisation dedicated solely to advocating for a land use planning system that ensures civic participation and protects our natural environment, cultural heritage and democracy for people, nature and future generations.

PMAT Board Members:

President - Kerry Burns
Vice President - Jill Hickie
Secretary - Anna Pafitis
Treasurer - Alvaro Ascui
Public Officer - Eric Pinkard
Board Member - Jennie Churchill
Board Member - Jo Castillo
Board Member - John Maynard
Board Member - Victoria Wilkinson
State Director - Sophie Underwood

Annual General Meeting

29 August 2026

President's Report

PMAT is coming up to a major milestone – it's now almost 10 years since the Alliance was formed. Looking back over that time – while I wasn't there right at the start, I have been involved from the early days – it's amazing to look back and see how PMAT has grown and matured as an organisation.

PMAT was set up in response to wide community concern about the impact of planning system reforms on our natural environment, our neighbourhoods and protection of our heritage values.

What has PMAT achieved over that time?

Although we often focus on the difficulties of countering the continuing moves by government to erode the planning system and our environment and weaken democratic involvement in the process, it's worth reflecting on what we have achieved over the past decade. PMAT and all our Alliance member groups individually have played a key part in fighting a whole range of government measures designed to weaken the planning system and reduce the involvement of communities in the process of shaping their local areas.

We have had some notable successes – fighting Development Assessment Panels and proposals to weaken the role of local government, amongst others.

PMAT continues to argue for a more strategic approach to planning – something that is missing from the current system, despite the Tasmanian Planning Policies finally coming into effect this year. The continued ad hoc changes to the planning system and bypassing of proper process on specific developments has, in fact, made planning less strategic in practice. PMAT has been effective in highlighting these strategic failures.

Education and raising awareness

A central part of our role is raising awareness about the planning system and its importance in protecting our environment and the things that matter in the lives of individuals and local communities. By educating and informing communities, local government and decision makers about planning we help set the scene for a better planning system and help communities to more effectively work on planning issues at the local level.

PMAT is now recognised as an authoritative voice on planning issues – by parliamentarians, the media, government, industry and the public.

State Director Sophie Underwood has continued to spread the PMAT message – talking to key people and organisations on planning issues, speaking on radio, working with local communities and PMAT member groups, convening public meetings and preparing submissions on planning issues.

Monique Kreis, our communications consultant, has been incredibly important in ensuring PMAT's web and social media presence – and our communication with Alliance member groups and supporters – is effective.

Some of PMAT's advocacy over the past year

PMAT has continued to be involved with a range pf issues coming from proposed Tasmanian Government planning system reviews and reforms. We have also continued to consider how best to promote a more strategic approach to planning and to what a properly functioning system might look like.

Sophie will provide a more comprehensive discussion of this work in her State Director's report, but I would like to just briefly list a few matters here:

- Development Assessment Panels (DAPs). Advocating against the DAP's has still been a big part of PMAT's work over the past year. While there have been conflicting statements from the government about the future of the DAP proposals, it now appears that new legislation will be introduced, so this campaign will have to continue. In early 2026 a campaign of Pop-up meetings outside Parliament House and videos were used effectively to keep the issue before MPs.
- PMAT has appeared at the Tasmanian Planning Commission to argue against State Coastal Policy amendments that would seriously weaken the protections that have looked after our coastlines so far.
- Following the release of the results of the 2025 Australian Liveability Census**,** we are now looking again at developing a Values-Based Planning vision for Tasmania.
- PMAT has continued to engage around the flawed planning processes associated with the Macquarie Point stadium.
- Raising awareness about Local Government reforms that could weaken the capacity of Councils to represent their communities and deal with planning issues.

Making PMAT a stronger organisation

PMAT has also developed substantially as an organisation since its establishment in 2016. The Board has continued its work to ensure PMAT can operate effectively into the future:

- The PMAT Board now has nine members, giving us a well-balanced skills-based group with a broad mix of experience. A big welcome to Catherine Nicholson who joined the Board this year.
- A strong Alliance member group base is critical to PMAT being able to advocate for better planning. The Alliance continues to grow, and we now have 80 Alliance groups! A warm welcome to Hobart Discovery Inc. on recently joining PMAT.
- Updating our 2024-2929 Strategic Plan, including reworking our vision and values statement.
- We have stronger governance arrangements – including regular strategic planning, risk management and financial management processes – and we continue to strengthen our budgeting and compliance systems. We have transitioned to new accounting software and most recently upgraded our receipting systems.
- As the financial report shows, PMAT has been able to build its financial position and sustainability to the point where it will allow us to take on an exciting new project in 2026-27. The project aims to develop a new Natural Assets Code to better protect Tasmania's natural values. It is intended to engage a consultant to undertake this work in the coming months.

- As a NFP that relies solely on donations, our fundraising capacity and systems must continue to develop. PMAT was granted Registered Charity status by the Australian Charities and Not-for-Profit Commission last year, and following approval at the 2025 AGM of significant changes to PMAT's Constitution, it was wonderful to receive advice from the ATO earlier this year that we had been granted DGR status, with effect from September 2025, providing PMAT with a more robust capacity to fundraise.

  Substantial effort over the past couple of years was involved in achieving DGR status and setting up the systems to implement it. I would like to especially thank the PMAT Board Budget Committee – Jennie Churchill, John Maynard and Alvaro Ascui.

- Progressive upgrades to the range and presentation of information on the PMAT website continues. We want this to be a comprehensive source of information on PMAT's planning and environmental work and to provide assistance that is useful to our Alliance member groups and supporters – such as through Community Guides including the recent *How to Organise and Host an Election Candidates Forum.*

Acknowledgements

A BIG THANK YOU to everyone who has contributed to PMAT's work over the past year. As a small not-for-profit we rely heavily on the support of our member groups, volunteers and donors to get our work done. I would like to mention in particular:

- **PMAT member groups**. You are the Alliance and your active support, and involvement on planning issues and PMAT campaigns has been essential.
- **Everyone who has donated to PMAT**. As an apolitical not-for-profit body, PMAT relies entirely on donations from the community, private foundations and Alliance member groups to undertake its work. The generous support of our donors is greatly appreciated.
- **Sophie, our State Director.** Sophie is central to PMAT's work. Her energy and commitment is amazing – she does a difficult job extremely well. Thank you for all you do for PMAT and Tasmania.
- Our **Communications consultant** Monique Kreis plays an essential role in getting PMAT's message out. Your contribution is greatly appreciated Monique.
- **PMAT's volunteer Board.** Good governance is essential and the Board works very hard at keeping PMAT effective and viable. There is a substantial bank of skills, experience and planning knowledge on the Board and I am very happy that all members are standing again this year. Thank you all.
- Many thanks also to our **Public Officer, Eric Pinkard** for everything he does for PMAT.
- Since leaving the Board, Anne Harrison has continued her support on various aspects of PMAT's work. Thank you, Anne.

PMAT has another challenging year ahead, with issues such as DAP legislation, other Government moves to further centralise planning controls with the Minister at the expense of Councils, community concerns about data centres and upcoming local government elections. PMAT's role is more important than ever.

Kerry Burns
State President
Planning Matters Alliance Tasmania

Annual General Meeting
29 August 2026

State Director Report

Introduction

The 2025 - 2026 year has been another full and very busy year for PMAT.

A HUGE THANK YOU TO THE PMAT BOARD

I would like to thank the PMAT volunteer Board for their huge support for ensuring PMAT operates effectively now and into the future.

Good governance is essential and the Board works very hard at keeping PMAT effective and viable. The Board is critical to the effectiveness of PMAT and I am very grateful to all the Board members standing again this year.

Each of you bring strong community connections, skills and critical knowledge to help guide me and PMAT as we advocate for planning excellence in lutruwita/Tasmania.

A HUGE THANK YOU TO OUR COMMUNICATIONS CONSULTANT

PMAT could not do the work we do without the awesome work of Monique Kries who helps manage our social media (Facebook, Instagram), website and email updates.

Monique's work is critical to the effectiveness of PMAT's campaigns.

OTHER IMPORTANT ACKNOWLEDGEMENTS

I would like to especially thank Peter McGlone, CEO of the Tasmanian Conservation Trust, for sharing his deep knowledge and lived experience of land use planning and our political system.

I am also deeply thankful to the brains trust I have around me whose knowledge and expertise I can draw on.

From the Environmental Defenders Office to experienced campaigners, to politicians, to people who help leaders be better leaders, to legal and planning academics, planning experts, media experts, community leaders – these are just some of the people that help me do what I do.

I am also very thankful to our Alliance member groups, PMAT is nothing without you and your engagement. Thank you to each and every group for all that you do.

PMAT'S KEY AREAS OF ADVOCACY IN 2025 - 2026

Development Assessment Panels (DAPs) - #ScrapTheDAP

- DAPs are still on the State Government agenda despite thousands of submissions against their introduction.
- In the 2025/26 year, the State Government released two versions of the Bill for public comment.
- Public consultation closed on the last version of the Bill in December 2025, where PMAT helped generate a **record number** of submissions against. Over 800 submissions were received through our website alone. The submission analysis has not yet been made public by the State Government. See PMAT's submission here on our website.
- We hit the ground running in February 2026 and pre-empted the Government tabling the Bill in the Parliament with an email campaign calling on the Parliament to #ScrapTheDAP Bill.
- We also sustained the pressure on the Government by hosting six pop-up actions at Parliament House from March to May.
- We anticipate the Bill could be tabled in 2027.
- See all PMAT's work here: https://planningmatterstas.org.au/development-assessment-panels/ including a useful timeline summary of what has happened to date.

Potential Changes to the State Coastal Policy

- The Tasmanian Government is proposing to weaken the State Coastal Policy by introducing "tolerable risk," replacing existing prohibitions on development in high-risk areas like actively mobile sand dunes with a test that makes development easier.
- **In November 2025, we presented at the Tasmanian Planning Commission State Coastal Policy hearings.** We enabled Nala Mansell, Campaign Manager at the TAC, to be part of the hearings where Nala spoke clearly and powerfully about what proposed changes to the policy could mean for Aboriginal people — and for Country. lutruwita/Tasmania still has no Aboriginal Heritage Code to alert developers to sacred sites. That makes the coastal policy one of the last enforceable protections for Aboriginal burial grounds in dune systems.
- State Coastal Policy draft amendment 01-2025 was released for public comment. **PMAT helped generate 203 submissions**. See here: https://planningmatterstas.org.au/pmat-submission-guide-state-coastal-policy-draft-amendment-01-2025/ and PMAT submission here: https://planningmatterstas.org.au/pmat-submission-state-coastal-policy-draft-amendment-01-2025/
- The next step is for these proposed changes to be debated in Parliament – most likely sometime in 2027.
- See all our work on Tasmania's State Coastal Policy here: https://planningmatterstas.org.au/tasmanian-state-coastal-policy/

Potential Changes to how the State Planning Provisions are applied (i.e. the 23 Zones and 16 Codes of the Tasmanian Planning Scheme)

- Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026 (22 of 2026):
  - allows the Minister for Planning to change the 'spatial application' of any State Planning Provisions (SPPs), including the zones applying to land.
  - gives the Minister new powers to change zoning maps – i.e. to draw lines on maps.
  - allows for rezonings other than through the usual planning authority / Commission draft Local Provisions process.
  - see our work here: https://planningmatterstas.org.au/pmat-media-release-potential-extraordinary-new-ministerial-powers-to-rezone-land-across-tasmania/ and https://planningmatterstas.org.au/pmat-submission-draft-land-use-planning-and-approvals-miscellaneous-amendments-bill-2026/

Macquarie Point stadium

- Briefed the Legislative Council twice during 2025 on the Macquarie Point stadium – regarding the process re the *State Policies and Projects (Macquarie Point Precinct) Order 2025*.
- PMAT does not have a position on whether a stadium should be built at Macquarie Point. We engaged on this issue due to the ad hoc and chaotic nature of the Tasmanian Government's approach to planning the development of the Macquarie Point site.
- See our work here: https://planningmatterstas.org.au/future-of-mac-point/

Housing and Planning

- **National Liveability Census:** PMAT partnered with Place Score to encourage Tasmanians to engage in the national Liveability Census. We engaged so we could use the data to help advocate for better residential standards in Tasmania. See PMAT's work here: https://planningmatterstas.org.au/pmat-x-place-score-2025-liveability-census/
- **Draft Housing Land Supply (Miscellaneous Amendments) Bill 2026** – see PMAT's submission here: https://planningmatterstas.org.au/pmat-submission-housing-land-supply-amendment/

Engaged in Elections – surveying candidates on planning issues (eg DAPs)

- **2025 State Election**: 2025 State Election Candidates Survey: see our work here: https://planningmatterstas.org.au/2025-state-election-survey-results/ Of the 161 candidates announced by the Tasmanian Electoral Commission, PMAT was able to obtain contact details for 120 candidates – with 60 candidates engaging in our survey.
- **2025 Legislative Council Election Candidates Survey on DAPs** - All 13 candidates across the three seats were contacted by PMAT with an email inviting them to undertake a survey on their position on DAPs (Development Assessment Panels). Of these, 7 candidates completed the survey: https://planningmatterstas.org.au/dap-survey-results-legislative-election-candidates-position-on-daps-2025/
- **Working on a new campaign to compel candidates to provide at minimum an email address** so they can be contacted to ask them their position on key planning issues.
- **Consultation on Local Government Electoral Legislation –** ***Local Government Electoral Bill 2025 and Local Government Amendment (Electoral Reforms) Bill 2025.*** See PMAT submission here dated 2 March 2026: https://planningmatterstas.org.au/pmat-submission-local-government-electoral-reform/
- Worked on the ***Local Government Amendment (Targeted Reform) Bill 2026 (10 of 2026)*** which has now removed 50 seats from local Government. Joint Opinion Piece PMAT and TCT: *How would we know if cutting councillors is a good idea? The public has never been consulted….* The Mercury, 20 June 2026. See here: https://planningmatterstas.org.au/how-would-we-know-cutting-councillors-is-a-good-idea-the-public-has-never-been-consulted/

National Parks and Reserves

- Joint Media Release Published 18 September 2025 Tasmanian Government fails to act on protecting national parks and reserves from major developments.
- The Mercury covered our joint press conference, https://www.themercury.com.au/news/tasmania/parks-planning-changes-spark-outcry-from-conservation-groups/news-story/d8b4374d5408d7210ea00d85146fe6df Parks planning changes spark outcry from conservation groups - Conservation groups have slammed the Tasmanian government's decision to abandon planning reforms, warning it leaves national parks vulnerable to unchecked development, 19 September 2025.
- Briefed the Legislative Council about our concerns.

State of the Environment Reporting

- Together with the TCT met with Environment Minister to discuss the status of the implementation of the SOE Report's recommendations, 25 November 2025.

Other Work

- Helping grow the Alliance member groups.
- Engaging with Parliamentarians on planning and Local Government related Bills.
- Helping with fundraising.
- Supported the Board and in particular Jennie Churchill in our application for DGR status. A huge special thank you to Jennie for this incredible work. Working on updating PMAT's constitution with the aim of achieving DGR status.
- Working on PMAT's strategic Plan: PMAT-Strategic-Plan-2024-2029.pdf
- Helping to fundraise to raise a new position within PMAT to advocate for planning and biodiversity.
- Interviewed as part of the ***Towards a Strategic Vision for Social and Ecological Wellbeing in Tasmania and Beyond*.**
- Gave a presentation at the **Portals to Place conference on Flinders Island**.
- Presented at the **Jamie Kirkpatrick Symposium**, 10 October 2025.
- Invited to speak to the 3rd year undergraduate unit with the University of Tasmania called '**Researching Geographies of Island Places'**, 12 November 2025
- Attended the **2025 PIA TAS State Planning Conference** 'Stronger together: Shaping Tasmania's next chapter'.
- **Writing Opinion pieces** for The Mercury: for example, The Mercury Opinion Piece: Cloud Hanging Over Protection of Our Coasts, 4 September 2025
- Invited to participate in the 2025 **Environment Summit** organised by Environment Tasmania, The Tasmanian Wilderness Society and the Australia Institute.
- Invited to participate in **Climate Ready Hobart**, Wednesday, 22 October 2025.
- Invited to Participated in the **Democracy 100 Hobart roundtable**, April 2026.

Sophie Underwood
State Director
Planning Matters Alliance Tasmania

2026 Annual General Meeting Reports from Alliance Member Groups

The following annual activity reports were presented by attendees at the PMAT Annual General Meeting, held on 29 August 2026.

Blackmans Bay Community Association

The BBCA has had limited planning action in the last twelve months as we have waited to be called to our hearing with the TPC regarding the local provision scheme in Kingborough. The BBCA have remained neutral throughout the ongoing conversation about the Landscape Conservation Zone, and the BBCA have always supported the Kingborough Council's submission to the TPC.

BBCA would like to acknowledge and thank (PMAT Board member) John Maynard for his ongoing mentorship and support. John has been instrumental in preparing our submission and has led a group of residents in developing a balanced, considered and very well-researched submission.

Climate Action Hobart

The past year, Climate Action Hobart (CAH) has been working with the Tasmanian Climate Collective [TCC], Environment Tasmania [ET] and the Tasmanian Conservation Trust [TCT]. We assert planning is a vital part of adaptation to climate change.

September 2025: submission to the **Review of the Climate Change Act** contending that an effective Climate Act must take action to reduce greenhouse emissions; reduce fossil fuel use; encourage adaptive responses and provide conditions for a resilient community.

December 2025: submission opposing the **Revised Land Use Planning and Approvals Amendment (DAP) Bill 2025**: it is an unnecessary addition to an already complex system; it undermines the role of Local Government; it denies the community natural justice through rights of appeal; identifying application types and criteria to be contained in regulations (not yet developed) makes the current referral criteria redundant given they can be altered in the regulations; the Bill's lack of detail does not reflect good process, good governance or transparency of decision-making; a vague, open-ended piece of legislation is open to corruption; the minor changes do not satisfy the core issues raised in earlier submissions.

CAH, TCC and ET prepared an **Energy for Tasmania and Tasmanians' Roundtable Joint Statement** including the following points: all new major energy infrastructure projects should be made to define how that project will deliver a biodiversity net gain and ongoing economic benefits to the local community, as a robust and enforceable commitment; maintain public ownership of the Tasmanian energy system and assets; profits from the generation of energy in Tasmania should be directed to developing resilience and adaptation for Tasmanian communities, prioritising the most vulnerable members of society; no gas installation in new commercial buildings and no new gas connections in any residential buildings; more widespread use of renewable energy sources on all

buildings.

CAH participated in Hobart City Council's **Climate Ready Hobart Solutions** Workshop on Climate Change and support the Climate Ready Hobart Policy, currently being implemented. We acknowledge Council efforts to reduce waste, protect waterways, increase the tree canopy and test permeable surface pathways. We thank Bill Harvey for spreading the word and investing personal time and money into a biochar program.

February 2026: submission on the **Draft Southern Tasmanian Regional Land Use Strategy (STRLUS)** emphasising the vital need for a legislative response to required actions in response to foreseeable climate risks. CAH asserts the new STRLUS should incorporate climate considerations from **The State of Play Report** and implement strong measures to protect the Tasmanian community, landscape and environment. A strong legislative framework may not be popular, but it will be essential to limit risk. CAH supports the landscapes and natural values as outlined and contends protecting them will be essential to providing for future social and economic needs.

CAH, TCC and TCT campaigned for meaningful action from the review of **Lutruwita / Tasmania's Climate Change (State Action) Act 2008**. We called, at a minimum, for three vital and urgent priorities for amendments to the Act:

- **a legislated absolute emission reduction target and a process for getting there** including clear sector-by-sector targets, a process to shift from petrol, diesel, gas and all other greenhouse gases to clean energy, with emissions and sequestration reported separately. Aspirations must be backed by a target.

- **an independent climate authority, with Palawa representation**. A properly resourced body that incorporates First Nations' knowledge and rigorous science to provide impartial, community and expert advice and track progress transparently.

- **a legislated, whole-of-state climate adaptation plan.** Tasmania needs a stronger and more coordinated approach to adapting to a very different future to protect lives and livelihoods from climate impacts and provide investment certainty.

East Coast Alliance Inc.

The East Coast Alliance Inc. (ECA) was formed in 2018 with the aim of stopping the proposed rezoning of 3,100 hectares near Swansea, by Cambria Agriculture and Tourism Pty Ltd, following approval by Glamorgan Spring Bay Council (GSBC). Five and a half years later, the Tasmanian Planning Commission comprehensively rejected the proposed rezoning. There has been no further development proposals by Cambria Green, but the property has not been sold.

While the past year has again been quiet due to the lack of active campaigning, the ECA continues to monitor the situation. The ECA successfully initiated action from the Heritage Council Tasmania regarding disrepair of the historic Cambria Homestead. ECA notes the lack of control of serrated tussock spreading across the Cambria properties and onto neighbouring farmland. GSBC and NRE are making efforts to force control action, but this is challenging given 12 different owners, all based overseas.

Freycinet Action Network

Freycinet Action Network's (FAN) main news for 2026, cautiously welcomed, was the announcement in July by the Minister for Parks of prioritising investments to improve the visitor experience inside Freycinet National Park.

The announcement is consistent with FAN's position that had been advocated for the last nine years. That is, to optimise the existing Visitor Centre infrastructure rather than building a whole new visitor centre and carpark at the entrance to Coles Bay on one of the most important areas for nature conservation in Tasmania.

FAN has been proposing a strong community-backed plan: *A Better Vision for the future of Freycinet Peninsula*.

While this is great news for now, FAN announced it will continue to advocate to have the high conservation value area the government initially proposed to concrete over, together with the Coles Bay Conservation Area, to be better protected forever by including them in an expanded Freycinet National Park.

Friends of the Heads

FROTH Planning and Environment Submissions:

Commonwealth Government: Exposure Draft for the National Environmental Standard (Community Engagement) 2026.
State Government: Save Tassie's Coasts and Draft DAP Legislation (9/12/25) (23/4/25)
George Town Council: DA2025-67 - Marion Villa, Draft Low Head Open Space Policy, Draft Community Engagement Policy, Firmus Development Application DA2026/29

Low Head Book Launch
In November, in conjunction with the Low Head Community Garden, the launch of *Wildflowers, Weeds & Wilderness, the legend of Florence Perrin* – Tabatha Badger's new book on the "protector" of The Heads.

3. Low Head Weed Eradication
Undertaken **in** conjunction with Tamar NRM.

Glebe Residents' Association Inc.

- During 2025-26 Glebe Residents Association has been focused on:
- Continued discussion with UTAS about the redevelopment of the Domain campus, including plans for landscaping of the site and refurbishment of existing buildings. A representation was made on the final landscaping DA, supporting the proposal with minor conditions. Engagement with the Macquarie Point Development Corporation (MPDC) over Macquarie Point Stadium impacts on Glebe. Key concerns are pollution from excavations on the site, electricity supply upgrades, noise and potential problems with traffic, parking and crowd management associated with events. The MPDC has undertaken to prepare a management plan for Glebe impacts, including noise monitoring in our area.

In relation to the Queens Domain, discussions with the Domain Tennis Centre and Domain Athletic Centre on master planning and development proposals.

Hobart not Highrise

The 2025 Hobart not Highrise AGM voted to extend the functions of the group beyond high-rise and heritage protection as follows:

Objects of the Association:

a) To conduct activities that:
i. promote and protect Hobart as a liveable, unique, human-scale, historic heritage city;
ii. protect Hobart's heritage, view-lines, and streetscapes, supporting the principle of absolute maximum height limits as one mechanism to achieve these outcomes.
iii. promote appropriate development along transport corridors, for example from Sandy Bay to Glenorchy.
iv. promote mixed-use medium-density developments along transport corridors and suitable suburban areas.
v. oppose replacing Council Planning Authorities with Development Assessment Panels (DAPs) as planning approvals should always be made by local elected representatives.
vi. promote moving the Suburban Neighbourhood Plans into the State Planning Scheme.

The Local Provisions Schedule for Hobart has been accepted by the Tasmanian Planning Commission with some further work, including the Woolley recommended view lines as a guide to future development. The Central Hobart Precinct Plan endorses height restrictions in the 5 identified zones but lies outside the legislative framework.

Development applications such as the **Spotlight proposal** and the proposed office development on Bathurst St have used these documents and were passed by Council. HnH put in a submission re the development of office building with tenancies for retail and café businesses at 174-192 Liverpool Street [Spotlight]. This site should be developed, and the proposed opening of the rivulet and parking facilities are excellent. HnH objected to the extra height allowed above the precinct plan but accept it was balanced by the rivulet parklet.

A submission opposing a hotel development at **41 Salamanca Place** as the proposed development was 17 metres in a 12 metre zone and would conflict with the carefully preserved Salamanca heritage landscape. Council assessed and passed it under the 1997 planning scheme. However, the Supreme Court had just rejected an appeal to extend the Lenna Hotel because it did not meet the Planning Scheme condition that:

New buildings must not be individually prominent in terms of contrast with neighbouring buildings by being significantly higher or having a larger apparent size when viewed in street elevation.

HnH questioned why Hobart City Council (HCC) ignored the Supreme Court decision. The matter is currently on appeal at the Tasmanian Planning Commission.

New concerns:
- Recent statements by candidates in the coming local government election and discussions at recent HCC Workshops appear to suggest moves to change height restrictions where they are considered to 'impede' developers.
- A request from Council for a consultant to report on issues around Particular Purpose Zones in Hobart. This would involve a change of zoning for a particular site, which could be a city block or a smaller area. Could it allow excessive height?
- Consideration of reducing heritage rules to allow developments to be approved that might not

be approved under the present planning scheme. HnH considers it is poor governance to alter the planning scheme just as developers are working with it.
- Council's 'Your Say" page, providing an effective, efficient, low-cost initial public consultation space, has not been used. HnH has submitted questions to Council.

Howden Community Association Inc.

The HCA is currently focused on a small but significant development under construction behind the historic Howden Hall (over 100 years old). Previously a public school, the hall was transported from Tinderbox to Howden in the 1980s and sits on land donated to the HCA. It serves as a meeting place for the HCA and is shared with the Howden Volunteer Fire Station. The driveway, shared with the 7 block development, is now very wide and the adjacent land has been cleared, including a tree on the HCA land next to the hall. HCA, with a number of residents, has objected to the scale of the road and the denuding of the edges. The HCA has recently often been unable to access their land due to roadworks, having to object to Kingborough Council and the developer. A neighbour (HCA VP) is considering selling.

HCA also remains concerned about the large Huntingfield development (700 to 1,000 houses, with the promise of 5% low-cost housing – still to be realised). The development, which backs onto Peter Murrell Conservation Area, is slowly gathering momentum after many years. There are concerns that Huntingfield also has the potential to leak waste water into Coffee Creek, which empties into North West Bay.

Launceston Heritage Not High-rise

The saga of the Gorge Hotel continues with two days in October 2026 set for appeal hearing number 3. LHNH will attend to support appellant Susie Cai, who will be running for a second term at Launceston City Council.

The Fragrance Hotel is now taking its underserved place in the Launceston skyline - soon there will be the comments "I didn't realise it would be that big!" Another hotel within the historic TAFE building precinct has reared its head again after failing to get finance – a previously approved DA presumably to be used. Submissions and other actions:
- Northern Tasmania Regional Land Use Strategy Review – Phase 1 Consultation.
- George Town Council concerning the Firmus data factory development application. The Launceston data centre slipped under the radar, including LHNH.
- Emails sent to Leg Co members re LUPA (Miscellaneous Amendments) Bill 2026.
- LHNH Facebook site used to promote issues.

No Turbine Action Group Inc.

Keep Tasmania's Highlands Unique – No Turbine Action Group (NTAG) has over 240 members and supporters, opposing construction of 47 turbines (231m high) at St Patricks Plains in the Central Highlands. This is an area with 57 national and state threatened species and communities, 40 Tasmanian wedge-tailed eagles and 18 nests.

The association's 2025 – 2026 activities included representations regarding Marinus, harm to nationally threatened species, use of offsets, landscape impacts and noise. Rural zoning means visual/ridgeline impacts are ignored.

NTAG appealed Council's decision to approve the development to TasCAT, leading to the EPA adopting nuisance noise as 35dB (or background + 5dB) rather than the 40dB wanted by Korea Zinc. The EPA then adopted this in a new nuisance noise policy for windfarms.

Federal Minister for the Environment Watt approved the wind farm until 2090 (65 years), allowing for more than 2,000 birds to be killed **each year**. This number includes 15 nationally threatened species and allows the killing of 4 wedge-tailed eagles per year. A further 206 turbines are planned for the Waddamana-Steppes-Ouse area.

Seymour Community Action Group Inc.

SCAGI had a good year, with new members joining who are contributing actively to our regeneration project and the community. The new boom gate, with controlled vehicle beach access has been a great success for the environment and specifically the shore birds, which have increased in numbers.

We managed to keep the weeds at bay, deal with a lot of deer damage to our plantings by replacing damaged corflute protectors with wire ones.

Landcare Tasmania enabled us to plant another 150 tree seedlings, grown from locally collected seeds by a local nursery.

Residents Opposed to Cable Car

Residents Opposed to Cable Car (ROCC) has been largely inactive during the year since its Constitution restricts the organisation to engagement with a proposed cable car. It is unable to comment on other Kunanyi/Mount Wellington management issues such as the desirability of a shuttle bus and Halls Saddle Visitor Centre to address congestion on the mountain road.

The potential threat of another cable car proposal emerging following the forthcoming HCC elections has led to ROCC reminding its supporters that the previous cable car proposal was not "stopped by the HCC". it did not proceed because the Tasmanian Planning Commission found it did not comply with 18 conditions of the Hobart Planning Scheme and Wellington Park Management Plan.

Rosny Hill Friends Network

The Network is still very active despite no significant activity on Rosny Hill since the last PMAT AGM. The group meets monthly, asks questions and makes deputations at Clarence Council meetings and keeps a close eye on any activity on the Hill.

The developer has a permit for a tourist complex, which has had two by 2-year extensions. The current extension expires on 11 January 2027 if there is no substantial commencement.

South Hobart Progress Association

Hobart City Council
SHPA Initiated quarterly meetings with Hobart City Council CEO.

Submissions and delegations included:
- Opposition to proposed zipline on Kunanyi
- Response to Dog Management Plan, supporting shared access to South Hobart Oval (Darcy Street)
- Addressing other changes at Wellesley Park.

Consulted with Council Officers in relation to:
- Macquarie Street / Darcy Street Intersection Upgrade
- Proposed 40kmh speed limit in SoHo retail precincts
- McRobies Gully Good Neighbour Agreement, including information about Macquarie Point contaminated soil
- Interpretive signage in Rivulet Park.

State Parliament
- Wrote to all members of Parliament opposing DAP legislation as poor policy and anti-democratic.

Community Groups
- Held discussions with:
- South Hobart Sustainable Community regarding the Green Mile street improvement project
- South Hobart Football Club, Hobart Dog Walking Association and Friends of South Hobart Dogs, regarding community impact of changes to access to recreation grounds
- Various City Council candidates
- Tasmania Fire Service regarding bushfire planning.

Made donations in response to homelessness and food stress to:
- Hobart City Mission
- Foodbank Tasmania

Supported the launch of Hobart Toy Library

South Hobart Sustainable Community

SHSC is grateful for PMAT's expertise on our two major submissions in response to the:
- *Land Use Planning and Approvals Amendment (Development Assessment Panel [DAP]) Bill 2025* **(the revised draft DAP Bill 2025)**
- **Southern Tasmania Regional Land Use Strategy (STRLUS).**

Other planning related matters over the 2025/2026 period, included the following submissions:
- The City of Hobart process regarding their *Draft Housing Affordability Action Plan* which included advocating for gentle density (aka 'Bluefield Housing'), which was subsequently incorporated by Council.
- Support for City of Hobart's Open Space Strategy, City for All Implementation Framework, and increased *Active Transport* initiatives.

The 'Green Mile', a collaboration between South Hobart Sustainable Community (SHSC) and the City of Hobart, is a community-driven addition of greenery, landscaping elements and shade trees

along Cascade Road and Macquarie Streets.

After many conversations with residents along the street, and briefings with Council, works commenced on 24 June 2025 with a selection of native trees planted in a triangular wedge beside McRobies Road. Further plantings of shrubs and groundcovers, along with a small sandstone block seating area is scheduled for the 2026- 2027 financial year. Further information can be found via: Facebook - the green mile

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Taroona Community Association

The TCA hosted a screening of the film White Rock along with an urchin tasting, a picnic to celebrate the transfer of land from UTAS to Council, and an EmergencyRedi session run by Red Cross.

We engaged with a number of planning issues: the Kingborough LPS, the IMAS development, the Grange development, 150-152 and 124 Channel Highway, the relocation of the Southern Obedience Club and the proposed new facilities at Kelvedon Oval.

TCA produced four newsletters which were distributed to every household in Taroona. We had representatives on the Taroona Hall Committee, the Kingborough Bicycle Advisory Group and the Kingborough Consultative Forum.

Future issues to be addressed include the increasing number of boats being stored on the foreshore, the sight lines problems associated with a windy road and in places, inappropriate roadside vegetation.

Tasmanian Climate Collective

TCC has enjoyed our first year without a state or federal election. This has allowed us to focus on campaigns for better climate policies in all 3 levels of government and to undertake our first survey of members.

The **2026 strategic planning day** on 16 May in Campbelltown was well attended by members from across the state. Leigh Ewbank, Climate Action Network Australia, facilitated:

- Results of the first member survey
- Increased understanding of our roles within TCC
- Hearing what member groups have been doing and are planning

- Developing working groups for Federal campaign - Make Big Polluters Pay and State campaign - Fix the Climate Change Act
- Prioritising MP meetings as the most popular tactic, and submissions and petitions
- The start of ongoing work to update our strategic plan vision, objectives and actions.

TCC achievements over the past year include:
- Maintaining our connections across the island and interstate.
- Campaigning to improve the Tasmanian Climate Change Act via the 4 yearly independent review. This including submission guides that correlated with a record level of public engagement; working closely with Tasmanian Conservation Trust and Climate Tasmania; a Review Report that mostly reflected our submission; numerous MP and MLC meetings; and ongoing commitment to continue the pressure for stronger climate action in Tasmania.
- Hosting a range of excellent guest speakers prior to well attended monthly meetings
- Joining national climate groups on the 25% gas tax and Make Big Polluters Pay campaign that saw Hobart City Council become the 7th council in Australia to pass a motion to support a climate compensation fund paid for by a levy on coal, oil and gas exports; campaigns for similar motions in Launceston, Glenorchy and Huon Valley; strengthened connections with Tipping Point and mainland NGOs.
- Tightening our organisational processes.
- Updating and reinvigorating the TCC website.
- Continuing the monthly Climate Stuff newsletter and a regular social media presence - both of which now contain more info on our local activities.
- Continuing letters to the editor and opinion pieces in Tasmanian newspapers, texts and calls to ABC radio.
- Writing submissions to govt processes, from the TCC and from a number of individuals.
- Participating in events across the state with stalls at the Kinda Festival, EcoFest and Harvesting Connections.
- Using Slack to share lots of events, info, ideas and more.

We look forward to working together next year to achieve our vision that “Lutruwita / Tasmania is a world leader on climate action, prioritising environment and people”.

Tasmanian National Parks Association

TNPA’s main campaign for the last decade has been the need for the Parks and Wildlife Service Reserve Activity Assessment (RAA) process to be made statutory and integrated with the state planning system. This would provide a meaningful opportunity to appeal decisions, not just to provide comments, which are easily ignored.

TNPA’s ongoing legal action over the proposed Lake Malbena development could no longer be initiated since Central Highlands Council has adopted the Statewide Planning Scheme. This means any development proposal on reserved land with an approved RAA is deemed to be a permitted use.

Minister Duigan’s 2025 announcement that the review of the RAA process had concluded is a major blow, but TNPA will continue arguing the case for a statutory assessment process for development proposals on reserved land.

TasPin

Tasmanian Planning Information Network (TasPIN) made a submission on the Draft Southern Tasmanian Regional Land Use Strategy (STRLUS) and supported the submissions from Hobart City Council, Kingborough Council and the Council of Hobart Community Associations.

TasPIN contended STRLUS is the level at which the State Government should set legislative requirements for strategic planning provisions – essential to the future social, environmental and economic well-being of the state. Major problems include:

- no attempt to achieve national best practice nor to ensure clarity and robustness, nor provide clear legislative authority for developers and planning instrumentalities
- no serious strategic directions for land use and economic development
- no incorporation of the Medium Density Guidelines
- no rectification of the current definitions of sub-divisions, multiple dwellings and strata titles that allow developers to circumvent and avoid the provisions for open or green space
- no integrated approach to land and transport development, as outlined in the 2010 Tasmanian Urban Transport Framework and 2010 Southern Integrated Transport Plan.

TasPIN aims in the coming year to support good planning outcomes through work on medium density developments and sustainable responses to climate risk.

Planning Matters Alliance Tasmania Inc.

Annual Financial Report

For the year ended 30 June 2026

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Planning Matters Alliance Tasmania Inc.
Association Information

ABN 14 901 724 768

Board of Management	Mr Kerry Burns	President
	Ms Jill Hickie	Vice president
	Ms Anna Pafitis	Secretary
	Mr Alvaro Ascui	Treasurer
	Mr Eric Pinkard	Public Officer
	Ms Jennie Churchill	Member
	Mr John Maynard	Member
	Ms Jo Castillo	Member
	Ms Victoria Wilkinson	Member
Primary Contractor	Ms Sophie Underwood	
Principal place of business	7 Ogilvie Street Mount Stuart TAS 7000	
Bankers	Bank of Us	
Auditor	Michael Kennett 128 Willowbend Road Kingston TAS 7050	

Planning Matters Alliance Tasmania Inc.
Officers Report

Your officers present this report to the members of the Planning Matters Alliance Tasmania Inc. for the year ended 30 June 2026.

Principal Purpose

Planning Matters Alliance Tasmania (the Association) is established with the principal purpose of educating and communicating information on land use planning in Tasmania. Land use planning plays a vital role in protecting and enhancing Tasmania's natural environment and supporting ecologically sustainable development.

The Resource Management and Planning System is the framework that governs land use planning and development in Tasmania. The objectives of the Resource Management and Planning System in Tasmania are defined by Part 1 of Schedule 1 of the Land Use Planning and Approvals Act 1993 (Tas) [for a full statement of those objectives see Endnote 1 to the Constitution].

The Association works to achieve the principal purpose through maintenance, improvement and strengthening of the Resource Management and Planning System to ensure it delivers its objectives of maintaining healthy ecosystems through sustainable use and development of air, land and water, and encouraging community input in planning matters and decisions.

Statement by the Management Board

The Management Board of Planning Matters Alliance Tasmania Inc. have determined that the association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in note 1 to the financial report.

In the opinion of the Management Board the statement of cash receipts and disbursements and the notes to the financial report:

1. Presents a fair and true view of the financial position of Planning Matters Alliance Tasmania as at 30 June 2026 and its performance for the financial year ended on that date
2. At the date of this statement there are reasonable grounds to believe that Planning Matters Alliance Tasmania will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Management Board:

President
Hobart

Dated 17 August 2026

Profit/(Loss) Statement
For the year ended 30 June 2026

	Note	2026 $	2025 $
Income			
Donations—Bank of Us		115,272.85	123,538.36
Donations—Stripe		27,770.39	22,083.87
Total income		143,043.24	145,622.23
General and Administrative Expenses			
Accounting and audit		660.00	730.00
Association registration fee		-	74.80
Insurance		674.00	654.00
Professional development		500.00	-
Travel and accommodation		1,160.41	404.80
Contractors			
Communications Contractor		25,162.50	27,375.00
Principal Contractor		70,320.47	74,150.10
Communications, Marketing and Events			
Advertising and marketing		1,848.16	844.12
Audio visual		149.00	760.00
Printing		-	52.97
Meetings		395.00	113.25
Photography		-	232.43
Room hire		-	644.10
Website		-	574.78
Fundraising Expenses			
CRM database		736.59	793.10
Stripe commission		557.06	464.06
Total expenses		102,163.19	107,867.51
Net income		40,880.05	37,754.72

This statement is to be read in conjunction with the attached notes.

Balance Sheet
For the year ended 30 June 2026

	Note	2026 $	2025 $
Assets			
Cash at Bank		157,824.72	116,869.87
Accounts receivable		-	74.80
Total assets		157,824.72	116,944.67
Liabilities			
Accounts payable		-	-
Total liabilities		-	-
Net assets		157,824.72	116,944.67
Equity			
Retained earnings		116,944.67	79,189.95
Result for period		40,880.05	37,754.72
Equity		157,824.72	116,944.67

This statement is to be read in conjunction with the attached notes.

Planning Matters Alliance Tasmania Inc.
Notes To and Forming Part of the Accounts
For the year ended 30 June 2026

Note 1 – Statement of significant accounting policies

The Board of management has determined that the association is not a reporting entity, and this financial report is a special purpose financial report prepared in order to satisfy the reporting requirements of the *Australian Charities and Not-for-Profits Commission 2012* (ACNC Act) and the needs of the members. The financial report may not be suitable for any another purpose.

The financial report is prepared on an accrual basis, and is based on the value of transactions recorded in the associations bank accounts. The association is not registered for GST.

The association does not pay any income tax as it is exempt under Division 50 of the Income Tax Assessment Act 1997.

Unless otherwise stated all financial figures have been rounded off to the nearest dollar. Where necessary, and unless otherwise stated, comparative information has been reclassified for consistency with the current year financial amounts and other disclosures.

As at the date this report was signed there were no material subsequent events or going concern issues.

Independent Auditor's Review Report

I have reviewed the accompanying financial report, being a special purpose financial report of Planning Matters Alliance Tasmania Inc, which comprises the statement of financial position as at 30 June 2026 and the statement of comprehensive income for the year then ended and notes to the financial report, including a summary of significant accounting policies.

Responsible Entities' Responsibility for the Financial Statements

The responsible persons' of the registered entity are responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in Note 1 to the financial report is appropriate to meet the requirements of the *Australian Charities and Not-for-Profits Commission 2012* (ACNC Act) and the needs of members. The responsible persons' responsibility also includes such internal control as they determine is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express a conclusion on the accompanying financial report based on my review. I conducted my review in accordance with Auditing Standard on Review Engagements ASRE 2415 *Review of a Financial Report: Company Limited by Guarantee or an Entity Reporting under the ACNC Act or Other Applicable Legislation or Regulation*, in order to state whether, on the basis of the procedures described, anything has come to my attention that causes me to believe that the financial statement does not satisfy the requirements of Division 60 of the ACNC Actand gives a true and fair view of the registered entity's financial position as at 30 June 2026 and its performance for the year then ended; and complying with the ASRE 2415 also requires me to comply with ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to the review of the financial report.

A review of financial statements in accordance with ASRE 2415 is a limited assurance engagement. The auditor performs procedures, primarily consisting of making enquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained. The procedures performed in a review are substantially less in scope than those performed in an audit conducted in accordance with Australian Auditing Standards and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

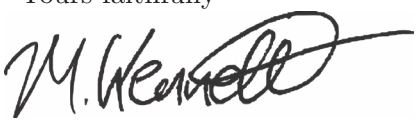
Conclusion

Based on my review, which is not an audit, nothing has come to my attention that causes me to believe that these financial reports of Planning Matters Alliance Tasmania Inc does not satisfy the requirements of Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*and gives a true and fair view of the financial position as at 30 June 2026 and of the financial performance for the year then ended.

Basis of Accounting

Without modifying my conclusion, I draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling management's financial reporting responsibilities under the ACNC Act and the needs of members. As a result, the financial report may not be suitable for another purpose.

Yours faithfully



Michael Kennett CA

17 August 2026

PMAT ANNUAL GENERAL MEETING
29 August 2026

Treasurer's Report

These notes are to be read in conjunction with the audited Annual Financial Report for the year ended 30 June 2026.

ACNC Registered Charity and achieving DGR status

The most important update this year is the Australian Tax Office (ATO) granting to PMAT, in May, of tax deductible status in the environment category. The ATO backdated Deductible Gift Recipient (DGR) status to 20 September 2025, the date of our 2025 AGM and the approval by the Alliance of PMAT's revised Constitution. This followed the granting, on 8 March 2024, of Registered Charity Status by the Australian Charities and Not-for-profits Commission (ACNC).

Income and fundraising

As an apolitical, independent (from government) not-for-profit association, PMAT relies solely on donations from the community, private foundations and Alliance member groups. We are very grateful for the generosity of so many individuals and organisations.

PMAT continues to develop more effective fundraising campaigns and access philanthropic grants, in particular through the Australian Environmental Grantmakers Network (AEGN). AEGN donors to PMAT understand the critical importance of planning to Tasmania's environment.

Our income from donations has increased annually from $36,592 in 2018-2019 to $143,043 this financial year. While this is just under the 2024-2025 income, the Balance Sheet shows maintaining this level of income has enabled PMAT to significantly build our equity and financial sustainability.

This is PMAT's challenge going forward – to not just maintain but to build philanthropic income. We hope our new tax deductibility will help support these fundraising goals.

Expenditure

PMAT's Budget Committee maintains a strong focus on managing expenditure within budget, and the 2025-2026 financial year saw our total expenditure fall slightly from last year.

Most importantly, we have continued to generate the income required to support our two part time contractors – State Director Sophie Underwood and Communications consultant Monique Kreis. The 2026-2027 financial year will see a third part time Project Coordinator engaged one day a week to work on the Natural Assets Code.

Specific expenses include:

1. Over 90% of PMAT's expenditure is directed towards supporting PMAT's two part time, hard working contractors: our State Director and Communications consultant. PMAT's visibility and success relies heavily on the commitment of Sophie and Monique.

2. While both worked less hours than last year, within their allocated total hours, this reflects the unpredictable nature of PMAT's work, responding to a constantly changing state government planning environment, as well as leave and other personal circumstances.

3. It should be noted the volunteer, skills-based PMAT Board devote an enormous number of pro bono hours towards ensuring Sophie and Monique are supported and PMAT continues to grow and develop as a credible not-for-profit association with good governance and processes.

4. Website costs (showing as $0) are now included in Advertising and Marketing.

5. Advertising and Marketing costs, critical to ensuring effective communication and engagement, include supporter and Alliance member group database fees, digital communications, website management and media liaison.

6. The increase in Travel and Accommodation reflects engagement statewide, by the State Director, raising community awareness of proposed legislation and supporting local communities with planning issues. These costs are often supported by the generous assistance of Alliance member groups and other local community groups providing organisational and expense support.

7. Association registration fees are no longer required following PMAT's approval as an ACNC Registered Charity with annual compliance reporting responsibilities, including EOFY financial reporting.

Alvaro Ascui
Treasurer

ABN 14 901 724 768
Email: planningmatterstasmania@gmail.com
Phone: 0407 501 999
Public Officer: 7 Ogilvie Street, Mount Stuart TAS 7000

planningmatterstas.org.au planningmatterstas planningmatterstas