Building Tasmania
Future Industries - Data Centres
GPO Box 536
Hobart, Tasmania, 7001
Uploaded submission here

12 October 2026

RE: Draft Expectations for Data Centres and AI Infrastructure Developers: Tasmania

According to Building Tasmania, the *draft Tasmanian Government Statement of Expectations for Data Centres and AI Infrastructure* *is intended to provide guidance and confidence to proponents, investors, industry, communities and other stakeholders, while supporting the responsible development of data centre and AI projects that deliver enduring benefits for Tasmania*.

The consultation period on the draft expectations opened on the 7 September 2026 and closed at 11.59pm on Monday 12 October 2026.

Building Tasmania sought views on seven consultation questions regarding maximising benefits to Tasmania; early engagement with community and stakeholders, engagement with Tasmanian Government, supporting Tasmania's energy system, sustainable water usage, approval pathways and transparency and reporting.

PMAT's September 2026 submission to the Parliament of Tasmania's *Inquiry into AI Data Centres in Tasmania* calls for four key actions regarding AI data centre development in Tasmania. The four actions address these consultation questions and are outlined below and can be read in detail in our September 2026 submission:

1. **Immediately implement a moratorium in Tasmania on AI data centre development until safe regulations are in place across Tasmania;**
2. **Immediately initiate an Interim State Planning Provision (SPP) amendment to recognise and address the specific impacts of the development and construction of AI and data facilities in Tasmania while ensuring public comment and planning appeal rights;**
3. **Immediately expand the *State Policy on Water Quality Management 1997* to include water usage; and**
4. **Immediately create a Tasmanian State Policy on Energy.**

The Australian Federal Government has already produced a similar statement of expectations to the *draft Tasmanian Government Statement of Expectations for Data Centres and AI Infrastructure*. The Australian Federal Government released its *Expectations of data centres and AI infrastructure developers* on 23 March 2026 as part of its broader National AI Plan.

It is now the role of the State to take the Federal Government document and create policies based on those expectations. From those policies enforceable, objectives and standards must be created and embedded in the *Tasmanian Planning Scheme*. To suggest that the existing *Tasmanian Planning Scheme* is going to produce best practice planning and good outcomes when it does not even include a suitable definition of a large Data Centre (or AI Factory) or allow for the cumulative impact of multiple such centres, is nothing more than wishful thinking.

The *draft Tasmanian Government Statement of Expectations for Data Centres and AI Infrastructure* document currently provides no certainty to the community that their concerns will be listened to and used to inform planning decisions that will have enforceable conditions attached to them.

Planning Matters Alliance Tasmania Inc. (PMAT) was established with the principal purpose of educating and communicating information on land use planning in Lutruwita/Tasmania. Land use planning plays a vital role in protecting and enhancing Tasmania's natural environment and supporting ecologically sustainable development. PMAT believes our planning system must also provide opportunities for informed community input in planning matters and decisions, including provision of appeal rights.

Yours sincerely,

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