These expectations are a wish list, not a rulebook. They don't change the law, add any new approval step, or tell any planning authority or regulator how to decide, in fact they can ignore them. A developer who ignores them faces no penalty. p3
Everything that actually binds a data centre developer is still found in existing legislation, planning schemes and permit conditions. Yet hyperscale AI data centres are still being assessed under planning rules never written for them! Planning assessment will continue under the Land Use Planning and Approvals Act 1993 and the Tasmanian Planning Scheme. Officials and academics have declared these â€œnot fit for purposeâ€.p14
The Australian Government has announced a proposed national framework for large-scale data centre and AI infrastructure proponents, and while the mandatory requirements have yet to be finalised, they are anticipated to cover power, grid connection, energy efficiency and water use. These are not enforceable until 2027! And cannot be retrofitted according to PM! P15
No binding laws or enforceable regulations that significant hyperscale AI Data infrastructure projects should proactively engage with communities and other stakeholders before and during assessment, including where formal statutory advertising is not required. p14
No binding laws to adopt industry best practice in transparency and public reporting. (Please see UNSW AI Institute Dr Kaeyâ€™s recommendations to remedy reporting?)Â
No binding laws ensuring developers implement robust cyber security and privacy measures, as required by the commonwealth, to protect critical infrastructure, data and customer information. p14
In fact no binding laws or enforceable regulations whatsoever that hyperscale factories should be located in areas that maximise economic and system benefits while minimising impacts on communities, infrastructure and the environment. p14
These â€œdraft expectationsâ€ do not protect Tasmanians. No water consumption caps, no power caps, no full time job numbers, no training agreements for University of Tasmania and TasTAFE to identify skills gaps and opportunities for training Tasmanians to meet the needs of the industry. No binding number on apprentice, trainee and graduate or cadet opportunities to ensure the next generation of Tasmanians can benefit from digital infrastructure. p6Â
No legally binding support for local skills and training, community infrastructure, improved digital connectivity, digital inclusion, community programs, or other initiatives that create enduring value beyond the construction phase of the project.engage early with communities, including the Tasmanian Aboriginal community, and other stakeholders about the proposed project before submitting any development application. pp 8
The AI Data Factories are importing the majority of all infrastructure. So there are no binding local supplier networks and industry bodies during project development to support the extension of existing business capability and the establishment of complementary businesses and supply chains that create an enduring industry ecosystem in Tasmania. p6
No binding requirement to bring on additional renewable energy generation in Tasmania. p 10
No enforceable regulation regarding use of back up fuels for Hyperscale AI Data factories such as these suggested here, in the document: emerging renewable fuels and storage technologies for back-up energy supply, including batteries, hydrogen, biodiesel, biomethane and other technologies including forestry waste. Forestry waste includes burning of Tasmanian native forest biomass, that cuts across climate emissions targets and biodiversity protections. pp10,11
Â No binding laws that enforce that hyperscale sized data centre and AI infrastructure developments are required to pay their fair share of network costs and pay for all connection costs, so that there be no net cost on existing Tasmanian customers. p12
No binding water source (drinking or agricultural) or consumption caps, The Water Management Act 1999 is ancient history for dealing with this infrastructure. No water security legislation to protect Tasmanian community in case of drought p13

No emissions targets, no diesel generators nor emissions laws, no renewables targets, no noise pollution regulations, no setbacks from homes and schools. Blah blah please help?