

Exhibited

This planning application is open for
public comment until
03 March 2026

Reference no	PLN-25-0206
Site	276 EVANDALE ROAD WESTERN JUNCTION
Proposed Development	Change of use to Service Industry
Zone	21.0 Agriculture
Use class	Service Industry

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

The Proposal

Description of proposal:**Service Industry - Motor Vehicle Repairs**

The proposal is for a change of use from general retail and hire to service industry and this application should be considered retrospectively as the use is currently operating as a Service Industry.

Driveway construction material:

The Land

Site address:

276 Evan Dale Road Western Junction

Title reference:

C/T: 129919/1

Existing buildings on site:

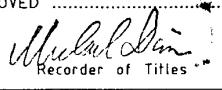
1

Existing use of site:

General retail and

**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

As attached.

OWNER FOLIO REFERENCE F.R. 62747/1 F.R. 62747/2	PLAN OF TITLE LOCATION CORNWALL - BREADALBANE		REGISTERED NUMBER P 129919
GRANTEE	FIRST SURVEY PLAN No. COMPILED BY LTO SCALE 1: 600	LENGTHS IN METRES	APPROVED 17 APR 1998  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (5040-55)	LAST 4700490 UPI No 4700491	LAST PLAN No. (SP 62747)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

(452/17D)

(244/28D)
(S.P. 36433)

(P.198334)

EVANDALE

ROAD

TO LAUNCESTON

TO EVANDALE

LOT 1
2408m²

50.26

47.49

48.31

50.31

(S.P. 1754)

5 February 2026

Northern Midlands Council

276 Evandale Road Western Junction – Planning Approval Planning Application

Please accept this correspondence as a document to support an application for Service Industry at 276 Evandale Road Western Junction (the Property) for a Service Industry Use for the repair of motor vehicles.

The property is located immediately adjacent to the Launceston Airport.

A temporary three-year planning permit P08-407 was issued by Northern Midlands Council in 2009.

The location of the Property is shown in Figures 1 and 2.

Images of the existing operation as taken on 4 November 2025 are included as Figures 3-6.

The Property is exclusively used for cleaning, washing, detailing, servicing and repairing vehicles. Motor repairs and some panel beating.

No hiring of motor vehicles occurs from the Property. Although the Property is operated by Bargain Car Rentals all car hire operations, including pick up, drop off, administration, carparking and storage is undertaken elsewhere.

The use undertaken on the Property is therefore Service Industry.

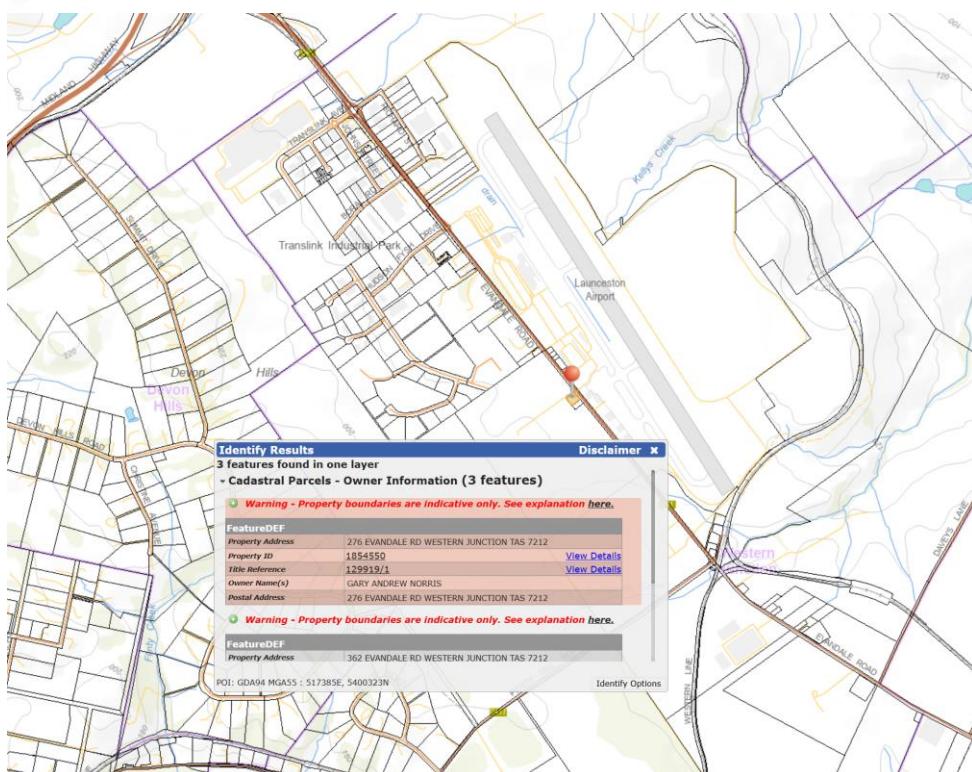


Figure 1: Property Location



Figure 2: Property location



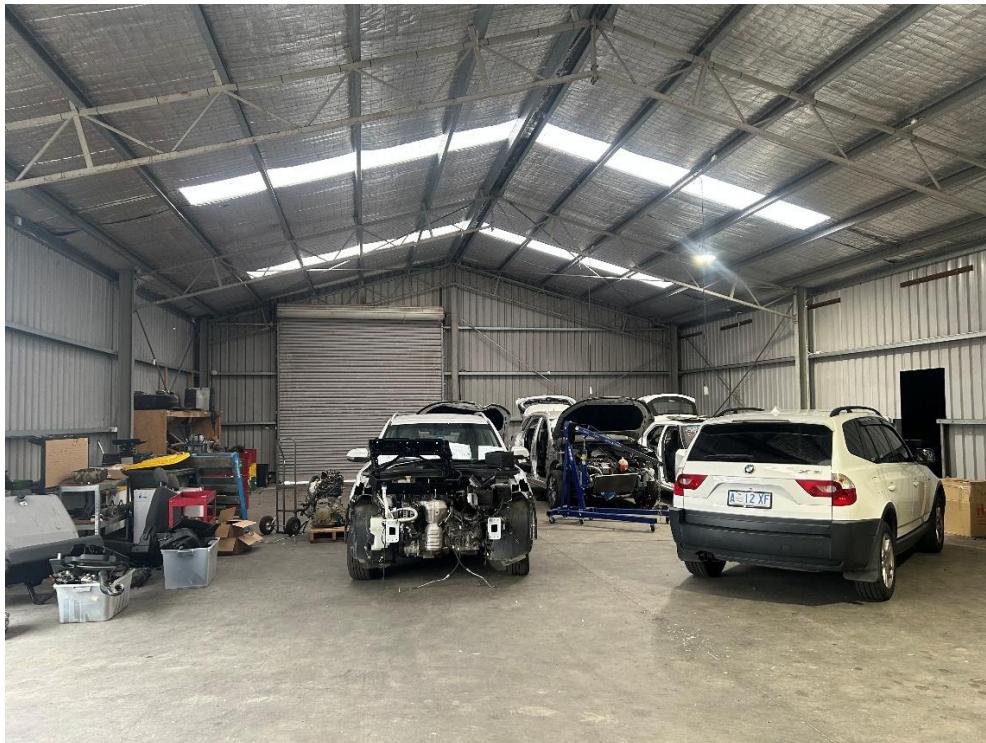


Figure 3: Image inside the workshop showing a car being repaired

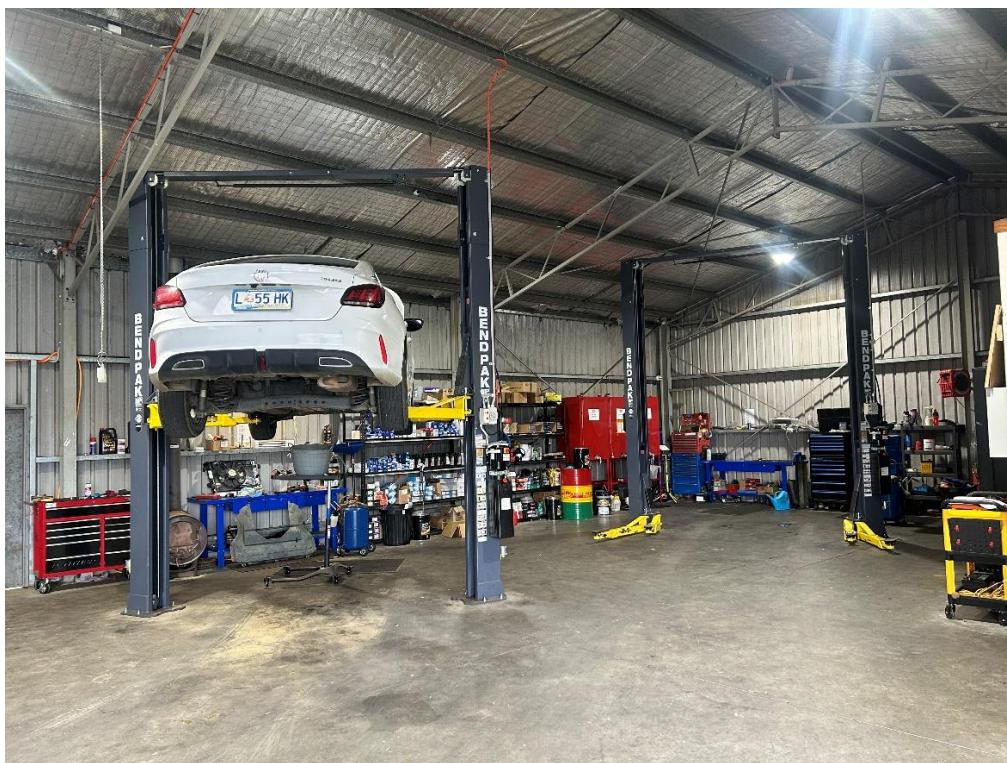


Figure 4: Image of a car on a hoist being repaired



Figure 5: Image of the carpark showing that it is empty. No cars are stored or parked on the Property other than those under repair or maintenance.



Figure 6: Image of car parked in the carpark awaiting mechanical repair or maintenance.



The Property is subject to the relevant provisions of the *Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule* (the Scheme).

The Property is zoned Agriculture under the Scheme and is subject to the Translink Specific Area Plan (SAP) (Translink Area 7) and the Safeguarding of Airports Code – Airport Obstacle Limitation Area, Airport Noise Exposure Area.

Table 1 shows the relevant provisions of the Scheme that apply to the use on the Property.

Property address	Zoning	Overlays	SAP area	Use classification
276 Evandale Rd, Western Junction - Lot 1 on Plan 129919	Agriculture	Translink. Specific. Area Plan bushfire prone areas Safeguarding of airports code	Translink area 7	Service Industry Discretionary

Table 1: Zoning and code provisions

The Property is currently used for Service Industry defined under the Scheme as Service Industry.

Service Industry	<u>use</u> of <u>land</u> for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, <u>motor repairs</u> and <u>panel beating</u> .
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The Property is exclusively used for cleaning, washing, servicing and repairing vehicles. Motor repairs and some panel beating.

No hiring of motor vehicles occurs from the Property. Although the Property is operated by Bargain Car Rentals all car hire operations, including pick up, drop off, administration, carparking and storage is undertaken elsewhere. This can be seen in images 3 to 6 which were taken on 4 November 2025.

Service Industry is a discretionary use within Translink Area 7 of the SAP.



The following provides an assessment of the use against the relevant provisions of the SAP.

NOR-S1.6 Use Standards

NOR-S1.6.1 External lighting

Objective	That external lighting does not impact on the operational safety of the Launceston Airport.
Acceptable Solution	Response
A1 External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.	All external lighting is hooded, and none is directed at the Launceston Airport. No new lighting is proposed as part of the application.

NOR-S1.6.2 Environmental quality

Objective	That <u>development</u> does not: (a) result in <u>environmental harm</u> to the local area; or (b) impact on the operational safety of the Launceston Airport
Acceptable Solution	Response
A1 Emissions must not cause a hazard to the safe operation of Launceston Airport.	No emissions would come from the operation which would impact on the safe operation of Launceston Airport. The service industry use has been in existence for many years, and no land use conflicts have been encountered.



NOR-S1.6.6 Car parking numbers

Objective	That adequate on-site parking is provided
Acceptable Solution	<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p>

NOR-S1.7 Development Standards for Buildings and Works

All buildings on the site have been approved by Council and have been issued certificates of completion as shown in the permits as issued by Council.

C16.0 Safeguarding of Airports Code

The proposal is not for a sensitive use and accordingly the Safeguarding of airports code is not relevant to an assessment of the proposal.

No buildings and works are proposed within the airport obstacle limitation area.

NOR-S1.6.2 Environmental quality

A1 Emissions must not cause a hazard to the safe operation of Launceston Airport.	P1 No Performance Criterion.
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Response

The Proposal is for a service industry for the washing, cleaning and detailing of motor vehicles. No emissions other than vehicles coming to and from the property would occur.



There is some minor water from car washing however there are no pollutants within this water other than some road grime and biodegradable soaps.

The development application seeks retrospective approval for the service industry that has been operating from the property for many years without any impact upon the operation of the Launceston Airport.

The Proposal will have no impact upon the safe operation of the Launceston Airport.

A2 Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	P2 No Performance Criterion.
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Response

The Proposal is for a service industry for the washing, cleaning and detailing of motor vehicles. No emissions other than vehicles coming too and from the property occur.

No hazard to the residents in the Devon Hill Low Density Residential Zone would result from the retrospective approval if granted.

The proposal complies with all relevant provisions of the Scheme, and the proposal is submitted to Council for approval.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards

Evan Boardman
Grad Dip URP, B ScEnv, B Econ MEIANZ

