

This Draft Amendment is open
for public comment until 04
November 2026



Draft Amendment No	23/2026
Reference no	PLN-26-0046
Site	Various
Draft Amendment	to update Table C6.5 Significant Trees of the Local Provisions Schedule

During the exhibition period the draft amendment is available for viewing by the public at the Council offices, 13 Smith Street, Longford, Tasmania, 7301, Monday to Friday from 8.45am to 4.30pm, and for viewing and downloading on the Council's website www.northernmidlands.tas.gov.au

All persons and bodies are invited to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment by submitting a representation addressed to the General Manager, Northern Midlands Council and mailed to PO Box 156, Longford Tasmania, 7301; Hand delivered to 13 Smith Street, Longford Tasmania, 7301; or emailed to planning@nmc.tas.gov.au.

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of 21 September 2026 to certify that draft Amendment 23-2026 of *Northern Midlands Local Provisions Schedule* to:

- i) Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay, in accordance with Attachment 1.
- ii) Delete listing NOR-C6.5.14 and delete from the Significant Tree overlay, relating to Elm trees at Church Street, Ross.
- iii) Delete listings NOR-C6.5.9-11 and delete from the Significant Tree overlay, relating to 2a William Street, Longford (Christ Church Anglican Church).
- iv) Insert ENSPEC 2014 Tree Listings and map for the Christ Church Anglican Church, 2a William Street, Longford (Attachment 3) as an incorporated document in NOR-Applied, Adopted or Incorporated Documents.

meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993*.

Reference Number	Town/Locality	Folio of the Register	Description/Specific Extent	Botanical Name	Common Name	No. of trees
NOR-C6.5.15	Avoca	169730/1	Boucher Park, 16 Blenheim Street. The specific extent of the Silver Birch trees are designated as NOR-C6.5.15 on the overlay maps.	<i>Betula pendula</i>	Silver Birch	52
NOR-C6.5.16	Avoca	169730/1	Boucher Park, 16 Blenheim Street. The specific extent of the Aleppo Pine trees is designated as NOR-C6.5.16 on the overlay maps.	<i>Pinus halepensis</i>	Aleppo Pine	1
NOR-C6.5.17	Bishopsbourne	Not applicable	Western side of Road Reserve north of intersection with Liffey Road. The specific extent of the Dutch Elm trees are designated as NOR-C6.5.17 on the overlay maps.	<i>Ulmus X hollandica</i>	Dutch Elm	16
NOR-C6.5.18	Campbell Town	153978/1	St Andrews Uniting Church, 55 High Street. The specific extent of the English Elm trees are designated as NOR-C6.5.18 on the overlay maps.	<i>Ulmus procera</i>	English Elm	32
NOR-C6.5.19	Campbell Town	79005/8	151 High Street. The specific extent of the Giant Sequoia tree	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1

			is designated as NOR-C6.5.19 on the overlay maps.			
NOR-C6.5.20	Campbell Town	Road Reserve	In front of 147 High Street. The specific extent of the English Oak trees are designated as NOR-C6.5.20 on the overlay maps.	<i>Quercus robur</i>	English Oak	3
NOR-C6.5.21	Cambell Town	109820/1	Front boundary of 22 Bedford Street. The specific extent of the English Elm trees are designated as NOR-C6.5.21 on the overlay maps.	<i>Ulmus procera</i>	English Elm	2
NOR-C6.5.22	Cressy	185040/1	54 Main Street. The specific extent of the English Oak tree is designated as NOR-C6.5.22 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.23	Cressy	177927/1	Front boundary of 133 Main Street. The specific extent of the English Oak tree is designated as NOR-C6.5.23 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.24	Cressy	11901/1	103 Main Street. The specific extent of the English Elm trees are designated as NOR-C6.5.24 on the overlay maps.	<i>Ulmus procera</i>	English Elm	3
NOR-C6.5.25	Cressy	Road Reserve	Cressy Road (on boundary of Cressy House – 919 Cressy Road and CT50936/1). The specific extent of the English Oak trees are designated as NOR-C6.5.25 on the overlay maps.	<i>Quercus robur</i>	English Oak	39
NOR-C6.5.26	Cressy	72370/2	92a Main Street. The specific extent of the Pin Oak tree is designated as NOR-C6.5.26 on the overlay maps.	<i>Quercus palustris</i>	Pin Oak	1
NOR-C6.5.27	Cressy	238192/1	1 Archer Street. The specific extent of the Coastal Redwood tree is designated as NOR-C6.5.27 on the overlay maps.	<i>Sequoia sempervirens</i>	Coastal Redwood	1
NOR-	Cressy	PID	Centrally on 112-118	<i>Quercus</i>	Scarlet Oak	1

C6.5.28		1974835	Main Street. The specific extent of the Scarlet Oak tree is designated as NOR-C6.5.28 on the overlay maps.	<i>coccinea</i>		
NOR-C6.5.29	Cressy	201801/1	11 Wilson Street. The specific extent of the Mulberry tree is designated as NOR-C6.5.29 on the overlay maps.	<i>Morus Nigra</i>	Mulberry Tree	1
NOR-C6.5.30	Cressy	201801/1	11 Wilson Street. The specific extent of the English Oak tree is designated as NOR-C6.5.30 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.31	Deddington	44931/1	Top of hill, southern side of Uplands Road. The specific extent of the Radiata Pine tree is designated as NOR-C6.5.31 on the overlay maps.	<i>Pinus radiata</i>	Radiata Pine	1
NOR-C6.5.32	Evandale	183600/2	3a Macquarie Street. The specific extent of the English Oak trees are designated as NOR-C6.5.32 on the overlay maps.	<i>Quercus robur</i>	English Oak	2
NOR-C6.5.33	Evandale	167166/2	14a Macquarie Street. The specific extent of the English Oak tree is designated as NOR-C6.5.33 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.34	Evandale	114143/2	11 Russell Street. The specific extent of the Field Elm tree is designated as NOR-C6.5.34 on the overlay maps.	<i>Ulmus minor</i>	Field Elm	1
NOR-C6.5.35	Evandale	150473/10	31 Cambock Lane. The specific extent of the English Oak trees are designated as NOR-C6.5.35 on the overlay maps.	<i>Quercus robur</i>	English Oak	2
NOR-C6.5.36	Evandale	Road Reserve	Front of Evandale Community Centre at 18 High Street. The specific extent of the English Oak & London Plane trees are designated as NOR-C6.5.36 on the overlay maps.	<i>Quercus robur</i> & <i>Platanus x acerifolia</i>	English Oak & London Plane	2

NOR-C6.5.37	Evandale	155644/1	'Morvan Park' 1-3 Barclay Street. The specific extent of the English Oak tree is designated as NOR-C6.5.37 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.38	Evandale	155644/1 PID 2000717 (minor correction of typographical error)	'Falls Park' & adjacent Road Reserve, 2-14 Logan Road. The specific extent of the trees are designated as NOR-C6.5.38 on the overlay maps.	<i>Ulmus procera</i> , <i>Quercus robur</i> , <i>Cupressus Sempervire</i> , <i>Sequoia sempervirens</i>	English Elm, English Oak, Italian Cypress & Coastal Redwood	32
NOR-C6.5.39	Evandale	202589/1	Side of Evandale Community at 18 High Street. The specific extent of the Blue Atlas Cedar trees are designated as NOR-C6.5.39 on the overlay maps.	<i>Cedrus atlantica f. glauca</i>	Blue Atlas Cedar	2
NOR-C6.5.40	Evandale	202589/1	Evandale Community Centre carpark at 18 High Street. The specific extent of the English Oak trees are designated as NOR-C6.5.40 on the overlay maps.	<i>Quercus robur</i>	English Oak	2
NOR-C6.5.41	Liffey	212926/1	'Liffey Hall', 1443 Liffey Road. The specific extent of the trees are designated as NOR-C6.5.41 on the overlay maps.	<i>Cryptomeria Japonica</i> , <i>Cedrus deodara</i> , <i>Pinus canariensis</i> , <i>Pinus halepensis</i> , <i>Cupressocyparis leylandii</i>	Japanese Red cedar, Deodar (Himalayan) cedar, Canary Island Pine, Aleppo pine, Leyland Cypress	19
NOR-C6.5.42	Longford	PID 6739009	Longford Primary School, 23 William Street. The specific extent of the Chilean Myrtle trees are designated as NOR-C6.5.42 on the overlay maps.	(<i>Luma apiculata</i>) <i>Emerald Tree</i>	Chilean Myrtle	3
NOR-C6.5.43	Longford	PID 6739009	Longford Primary School, 23 William Street. The specific extent of the Giant Sequoia tree is designated as NOR-C6.5.43 on the overlay maps.	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1
NOR-C6.5.44	Longford	PID 6739009	Longford Primary School, 23 William Street. The specific	<i>Quercus Rubra</i>	Red Oak	1

			extent of the Red Oak tree is designated as NOR-C6.5.44 on the overlay maps.			
NOR-C6.5.45	Longford	181908/1	'Mountford', 390 Illawarra Road. The specific extent of the Giant Sequoia tree is designated as NOR-C6.5.45 on the overlay maps.	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1
NOR-C6.5.46	Longford	Road reserve	Wellington Street. The specific extent of the Elm and Plane trees are designated as NOR-C6.5.46 on the overlay maps.	<i>Ulmus procera</i> , <i>Ulmus glabra</i> , <i>Ulmus minor</i> & <i>Platanus x acerifolia</i>	English Elm, Wych Elm, Field Elm & one London Plane	52
NOR-C6.5.47	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the Manna Gum trees are designated as NOR-C6.5.47 on the overlay maps.	<i>Eucalyptus viminalis</i>	Manna Gum	3
NOR-C6.5.48	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the Chinese Elm tree is designated as NOR-C6.5.48 on the overlay maps.	<i>Ulmus parvifolia</i>	Chinese Elm	1
NOR-C6.5.49	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the Aleppo Pine tree is designated as NOR-C6.5.49 on the overlay maps.	<i>Pinus halepensis</i>	Aleppo Pine	1
NOR-C6.5.50	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the Holm Oak tree is designated as NOR-C6.5.50 on the overlay maps.	<i>Quercus ilex</i>	Holm Oak	1
NOR-C6.5.51	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the Canary Island Date Palm tree is designated as NOR-C6.5.51 on the overlay maps.	<i>Phoenix canariensis</i>	Canary Island Date Palm	1
NOR-C6.5.52	Longford	32/105	Longford Village Green 'Victoria Square'. The specific	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1

			extent of the Giant Sequoia tree is designated as NOR-C6.5.52 on the overlay maps.			
NOR-C6.5.53	Longford	32/105	Longford Village Green 'Victoria Square'. The specific extent of the English Oak tree is designated as NOR-C6.5.53 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.54	Longford	160325/2	65 Wellington Street. The specific extent of the Cedar of Lebanon tree is designated as NOR-C6.5.54 on the overlay maps.	<i>Cedrus Libani</i>	Cedar of Lebanon	1
NOR-C6.5.55	Longford	40413/1	'Valleyfield' driveway, 873 Illawarra Road. The specific extent of the English Oak trees are designated as NOR-C6.5.55 on the overlay maps.	<i>Quercus robur</i>	English Oak	22
NOR-C6.5.56	Longford	Road Reserve	Anstey Street. The specific extent of the Snow-in-Summer trees are designated as NOR-C6.5.56 on the overlay maps.	<i>Melaleuca linariifolia</i>	Snow-in-Summer	15
NOR-C6.5.57	Longford	Road Reserve	Adjacent to 10 Union Street. The specific extent of the London Plane trees are designated as NOR-C6.5.57 on the overlay maps.	<i>Platanus x acerifolia</i>	London Plane	2
NOR-C6.5.58	Longford	Road Reserve	Latour Street Extension (Between Smith and Union St). The specific extent of the English Oak trees are designated as NOR-C6.5.58 on the overlay maps.	<i>Quercus robur</i>	English Oak	3
NOR-C6.5.59	Longford	Road Reserve	Latour Street Extension (Between Smith and Union St). The specific extent of the Dutch Elm trees are designated as NOR-C6.5.59 on the overlay maps.	<i>Ulmus X hollandica</i>	Dutch Elm	13
NOR-C6.5.60	Longford	Road Reserve	Illawarra Road. The specific extent of the Lombardy Poplar trees are designated	<i>Populus nigra</i>	Lombardy Poplar	20+

			as NOR-C6.5.60 on the overlay maps.			
NOR-C6.5.61	Longford	211701/1	'Coronation Park', Crn Cressy Road, Brickendon & Catherine Streets. The specific extent of the Tasmanian Blackwood trees are designated as NOR-C6.5.61 on the overlay maps.	<i>Acacia Melanoxylon</i>	Tasmanian Blackwood	6
NOR-C6.5.62	Longford	211701/1	'Coronation Park', Crn Cressy Road, Brickendon & Catherine Streets. The specific extent of the Manna Gum tree is designated as NOR-C6.5.62 on the overlay maps.	<i>Eucalyptus viminalis</i>	Manna Gum	1
NOR-C6.5.63	Longford	125412/1	Christ Church, 2a William Street. The specific extent of the trees are designated as NOR-C6.5.63 on the overlay maps.	<i>Various – refer NOR–Applied, Adopted or Incorporated Documents</i>	<i>Various – refer NOR–Applied, Adopted or Incorporated Documents</i>	124
NOR-C6.5.64	Longford	PID: 6736617	'Recreation Ground', 39 Smith Street. The specific extent of the Coast Redwood & English Oak trees are designated as NOR-C6.5.64 on the overlay maps.	<i>Sequoia sempervirens & Quercus Robur</i>	Coast Redwood & English Oak	2
NOR-C6.5.65	Longford	Road Reserve	Eastern end of Smith Street. The specific extent of the Field Elm trees are designated as NOR-C6.5.65 on the overlay maps.	<i>Ulmus minor</i>	Field Elm	3
NOR-C6.5.66	Longford	133724/3	11B Smith Street The specific extent of the English Elm tree is designated as NOR-C6.5.66 on the overlay maps.	<i>Ulmus procera</i>	English Elm	1
NOR-C6.5.67	Longford	PID: 9256827	'Longford Caravan Park', 2a Archer Street. The specific extent of the Giant Sequoia tree is designated as NOR-C6.5.67 on the overlay maps.	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1
NOR-C6.5.68	Longford	166622/0	15 Lewis Street. The specific extent of the Canary Island Date Palm trees are	<i>Phoenix canariensis</i>	Canary Island Date Palm	2

			designated as NOR-C6.5.68 on the overlay maps.			
NOR-C6.5.69	Perth	Road Reserve	Adjacent to 2a William Street. The specific extent of the English Oak tree is designated as NOR-C6.5.69 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.70	Perth	33625/1	18 William Street. The specific extent of the Magnolia tree is designated as NOR-C6.5.70 on the overlay maps.	<i>Magnolia Grandiflora</i>	Magnolia	1
NOR-C6.5.71	Perth	33625/1	18 William Street. The specific extent of the Scarlet Oak tree is designated as NOR-C6.5.71 on the overlay maps.	<i>Quercus coccinea</i>	Scarlet Oak	1
NOR-C6.5.72	Perth	33625/1	18 William Street. The specific extent of the Copper Beech tree is designated as NOR-C6.5.72 on the overlay maps.	<i>Fagus sylvatica 'purpurea'</i>	Copper Beech	1
NOR-C6.5.73	Perth	37577/1	57 Clarence Street. The specific extent of the Bunya Pine tree is designated as NOR-C6.5.73 on the overlay maps.	<i>Araucaria bidwillii</i>	Bunya Pine	1
NOR-C6.5.74	Perth	Road Reserve	Clarence Street (in front of 69 & 71-73). The specific extent of the London Plane tree is designated as NOR-C6.5.74 on the overlay maps.	<i>Platanus x acerifolia</i>	London Plane	2
NOR-C6.5.75	Perth	Road Reserve	Rear of 12 Old Bridge Road. The specific extent of the English Oak tree is designated as NOR-C6.5.75 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.76	Perth	Road Reserve	'Eskleigh' entrance road. The specific extent of the English Oak trees are designated as NOR-C6.5.76 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.77	Perth	Road Reserve	Old Bridge Road. The specific extent of the English Oak trees are designated as NOR-	<i>Quercus robur</i>	English Oak	3

			C6.5.77 on the overlay maps.			
NOR-C6.5.78	Perth	Road Reserve	Old Bridge Road. The specific extent of the Common Linden trees are designated as NOR-C6.5.78 on the overlay maps.	<i>Tilia X europaea</i>	Common Linden	3
NOR-C6.5.79	Perth	Crown Land	William Street Reserve. The specific extent of the English Oak tree is designated as NOR-C6.5.79 on the overlay maps.	<i>Quercus robur</i>	English Oak	1
NOR-C6.5.80	Perth	PID 6742857	Sports Ground, 163 Fairtlough Street. The specific extent of the English Oak trees are designated as NOR-C6.5.80 on the overlay maps.	<i>Quercus robur</i>	English Oak	2
NOR-C6.5.81	Perth	Road Reserve	In front of 19 & 23 Main Road. The specific extent of the Dutch Elm trees are designated as NOR-C6.5.81 on the overlay maps.	<i>Ulmus X hollandica</i>	Dutch Elm	2
NOR-C6.5.82	Perth	Road Reserve	In front of 15 Scone St & rear of 80 Main Rd. The specific extent of the English Oak trees are designated as NOR-C6.5.82 on the overlay maps.	<i>Quercus robur</i>	English Oak	2
NOR-C6.5.83	Ross	Road Reserve	Chiswick Road, Midland Highway to the Boulevards. The specific extent of the Golden Elm trees are designated as NOR-C6.5.83 on the overlay maps.	<i>Ulmus glabra 'Lutescens'</i>	Golden Elm	110
NOR-C6.5.84	Ross	Road Reserve	Church Street, between Boulevards and Bridge Street. The specific extent of the Dutch Elm trees are designated as NOR-C6.5.84 on the overlay maps.	<i>Ulmus X hollandica</i>	Dutch Elm	56
NOR-C6.5.85	Ross	Road Reserve	Badajos Street, between Esplanade and Park Street. The specific extent of the Dutch Elm trees are designated as NOR-C6.5.85 on the overlay	<i>Ulmus X hollandica</i>	Dutch Elm	37

			maps.			
NOR-C6.5.86	Ross	Road Reserve	Badajos Street, between Park Street & Waterloo Street. The specific extent of the English Oak & Dutch Elm trees are designated as NOR-C6.5.86 on the overlay maps.	<i>Quercus robur</i> & <i>Ulmus X hollandica</i>	English Oak & Dutch Elm	11
NOR-C6.5.87	Ross	Road Reserve	High Street, between Esplanade and Bond Street. The specific extent of the Dutch Elm, English Elm & English Oak trees are designated as NOR-C6.5.87 on the overlay maps.	<i>Ulmus X hollandica</i> , <i>Ulmus procera</i> & <i>Quercus robur</i>	Dutch Elm, English Elm & English Oak	14
NOR-C6.5.88	Ross	Road Reserve	Bridge Street, between Church Street and the Ross Bridge. The specific extent of the Dutch Elm trees are designated as NOR-C6.5.88 on the overlay maps.	<i>Ulmus X hollandica</i>	Dutch Elm	13
NOR-C6.5.89	Ross	Road Reserve	Church Street, between the Ross Cenotaph on Bridge Street and the Ross Uniting Church. The specific extent of the English Oak, Desert Ash, Unspecified Elm & Dutch Elm trees are designated as NOR-C6.5.89 on the overlay maps.	<i>Quercus robur</i> , <i>Fraxinus oxycarpa</i> , <i>Ulmus sp.</i> , <i>Ulmus X hollandica</i>	English Oak, Desert Ash, Unspecified Elm & Dutch Elm	8
NOR-C6.5.90	Ross	Road Reserve	In front of 14 Bridge St. The specific extent of the Chinese Elm tree is designated as NOR-C6.5.90 on the overlay maps.	<i>Ulmus parvifolia</i>	Chinese Elm	1
NOR-C6.5.91	Ross	168094/2	18 Bridge Street. The specific extent of the Linden trees are designated as NOR-C6.5.91 on the overlay maps.	<i>Tilia cordata</i>	Linden tree	8
NOR-C6.5.92	Ross	53141/1	33 Church Street. The specific extent of the Aleppo Pine tree is designated as NOR-C6.5.92 on the overlay maps.	<i>Pinus halepensis</i>	Aleppo Pine	1

The **COMMON SEAL** of the)
Northern Midlands Council is)
affixed hereto, pursuant to the)
Council's resolution of)
21 September 2026 in the presence of:)



M Knowles OAM
.....
Mayor

Mark Bricknell
.....
Acting General Manager

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

AMENDMENT 23/2026

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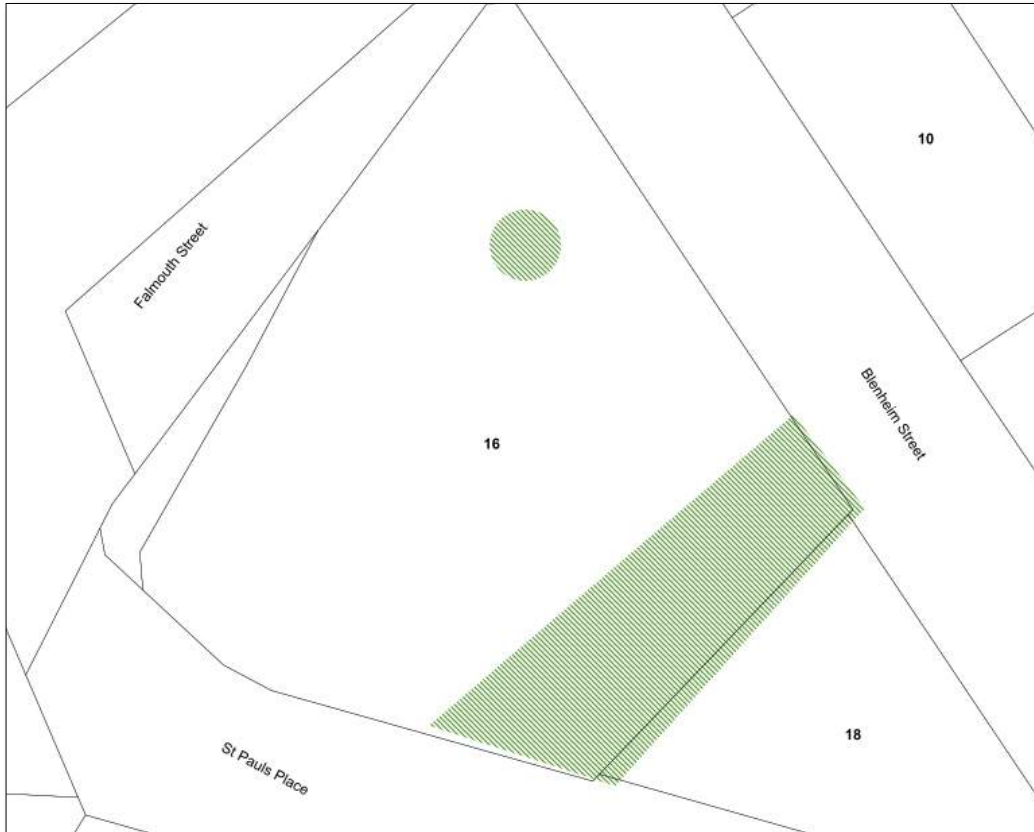
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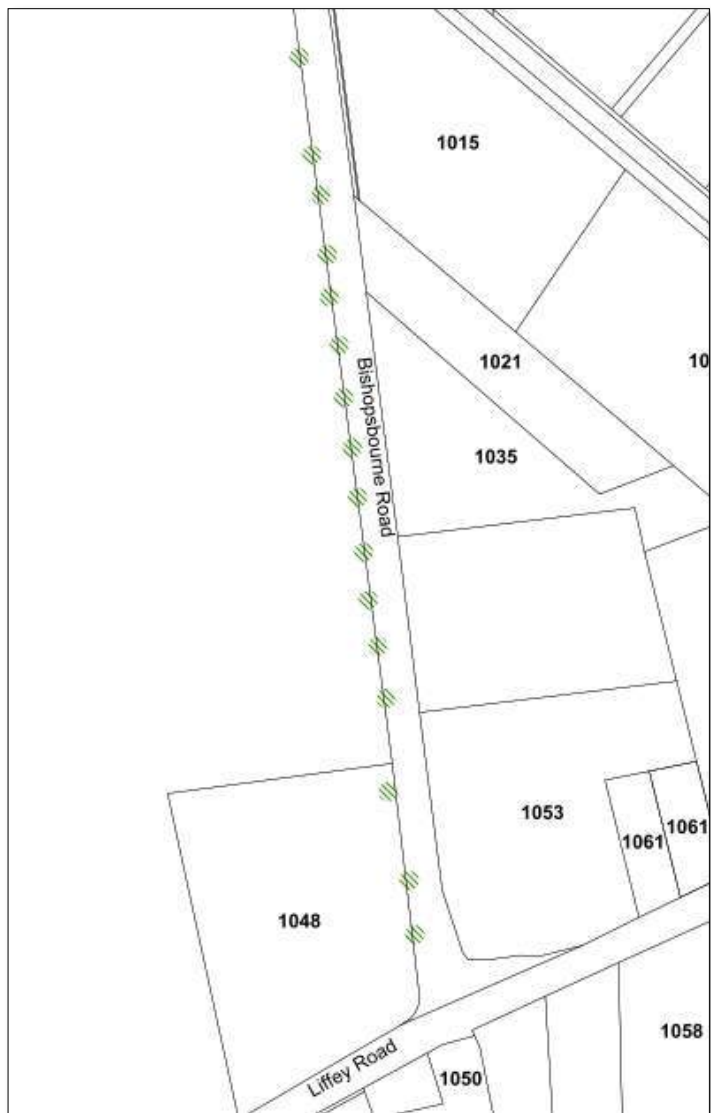
 Significant trees

Significant Tree overlay mapping by township as per Draft Amendment 23-2026

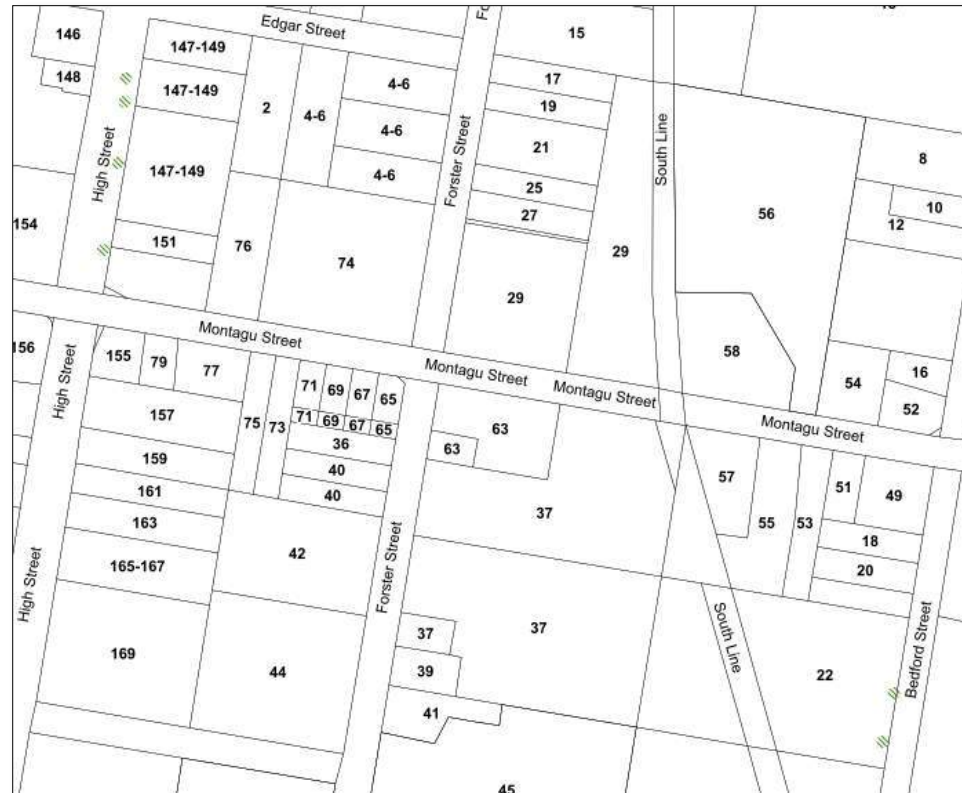
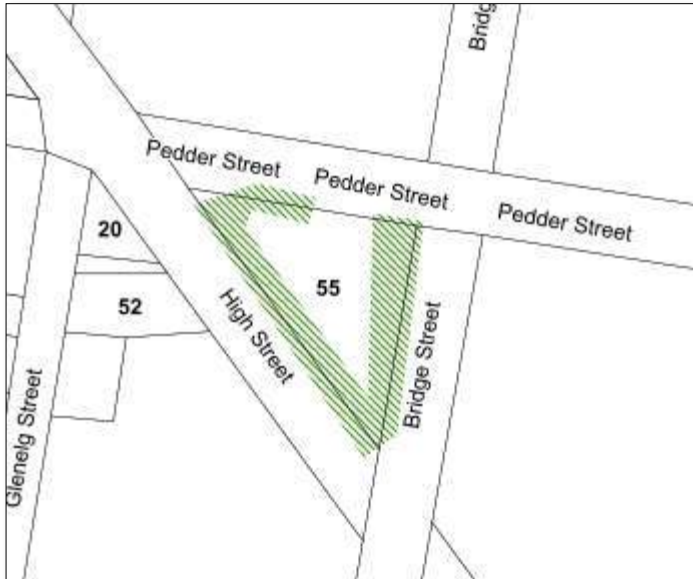
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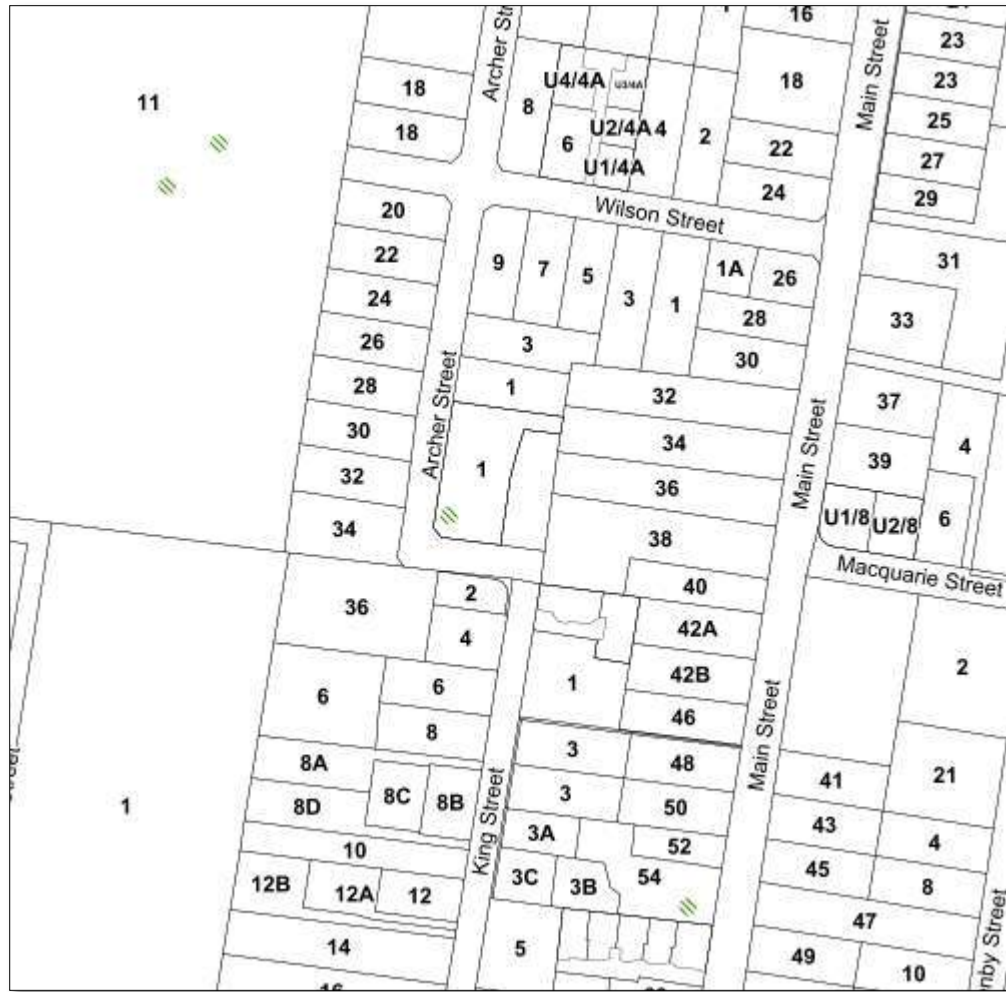


BISHOPSBOURNE

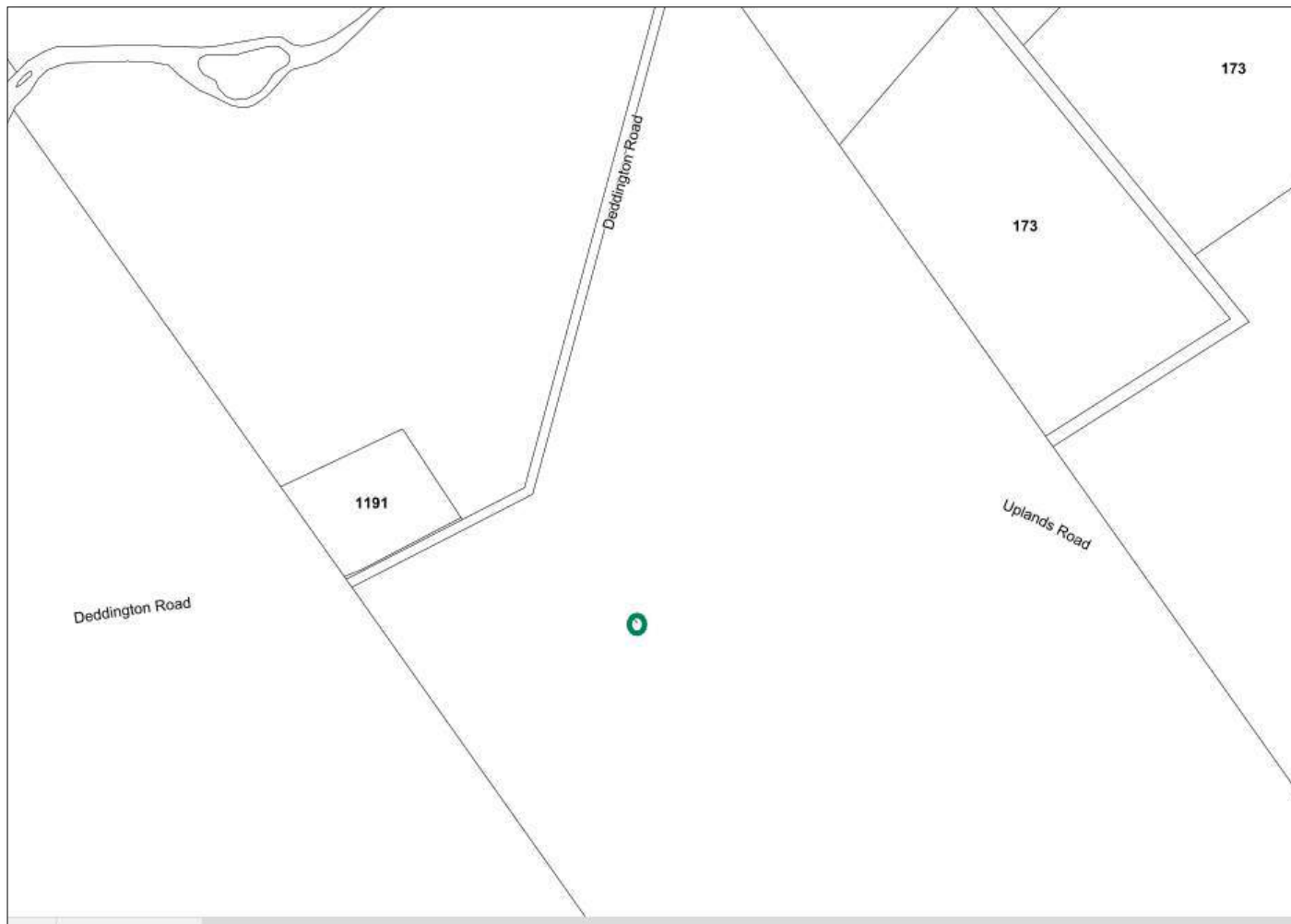


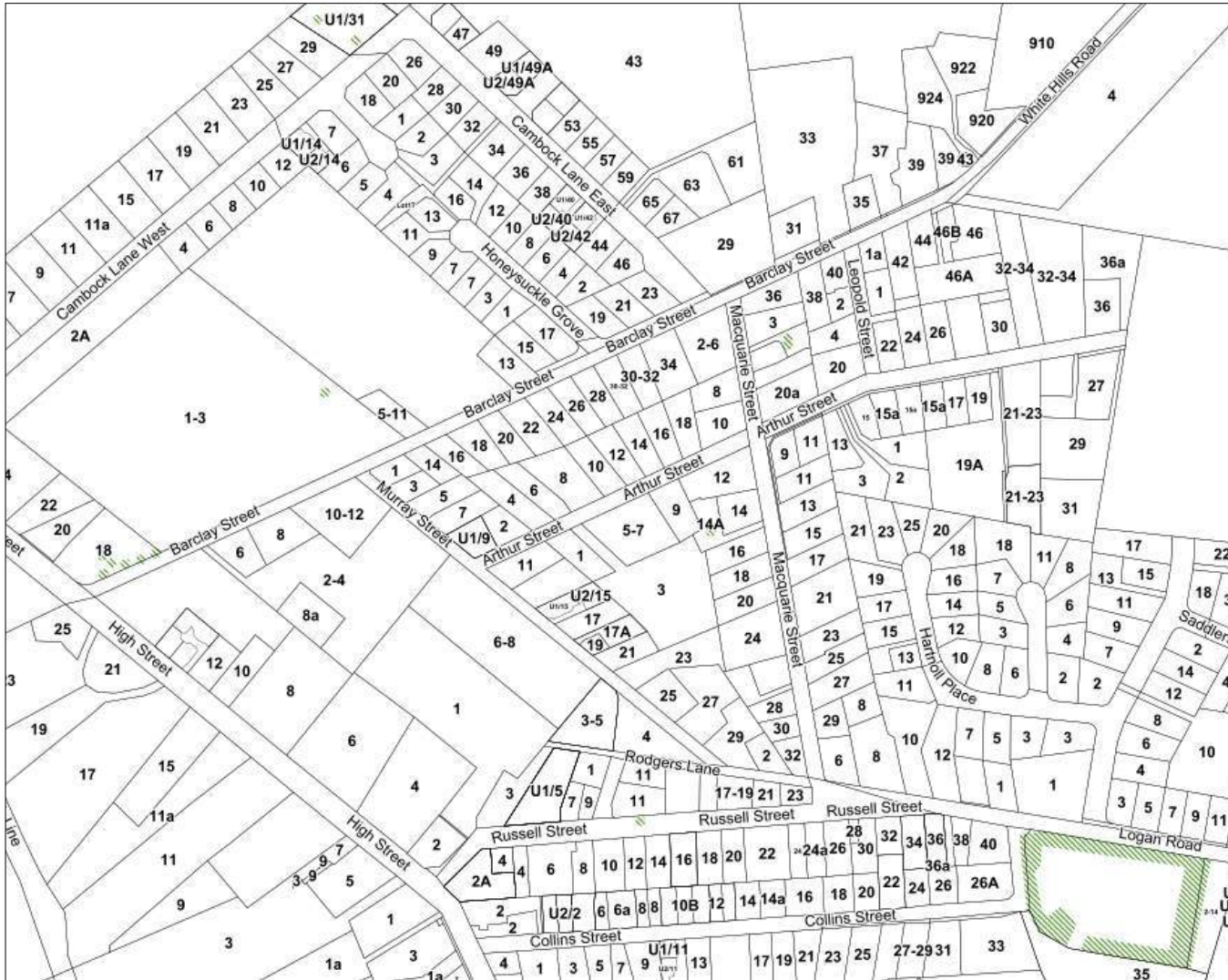
CAMPBELL TOWN



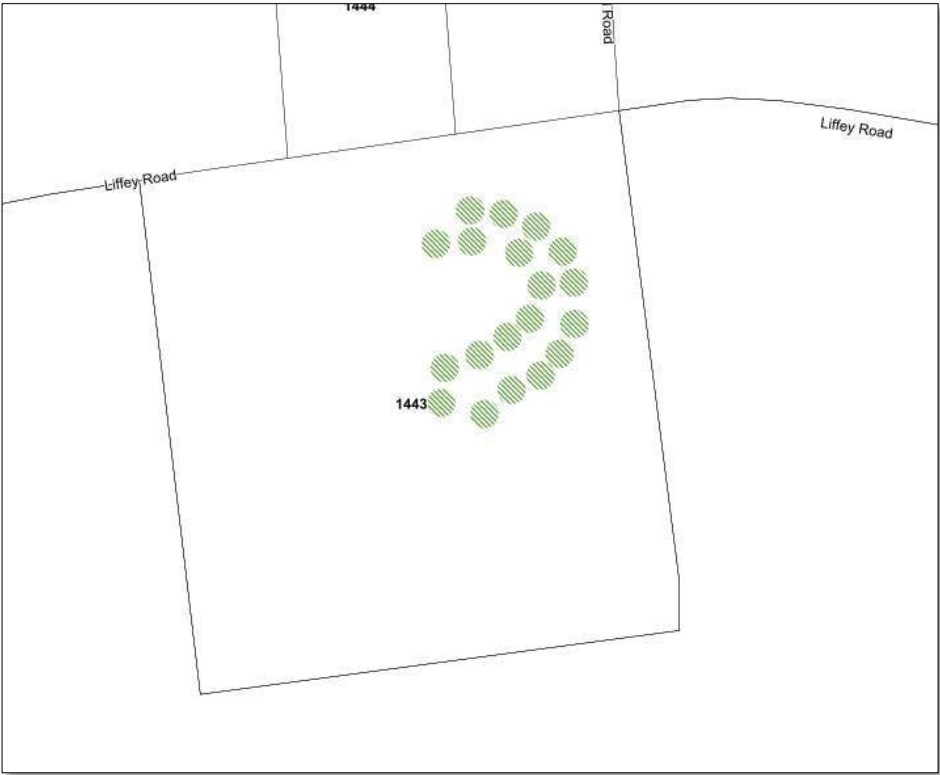


DEDDINGTON

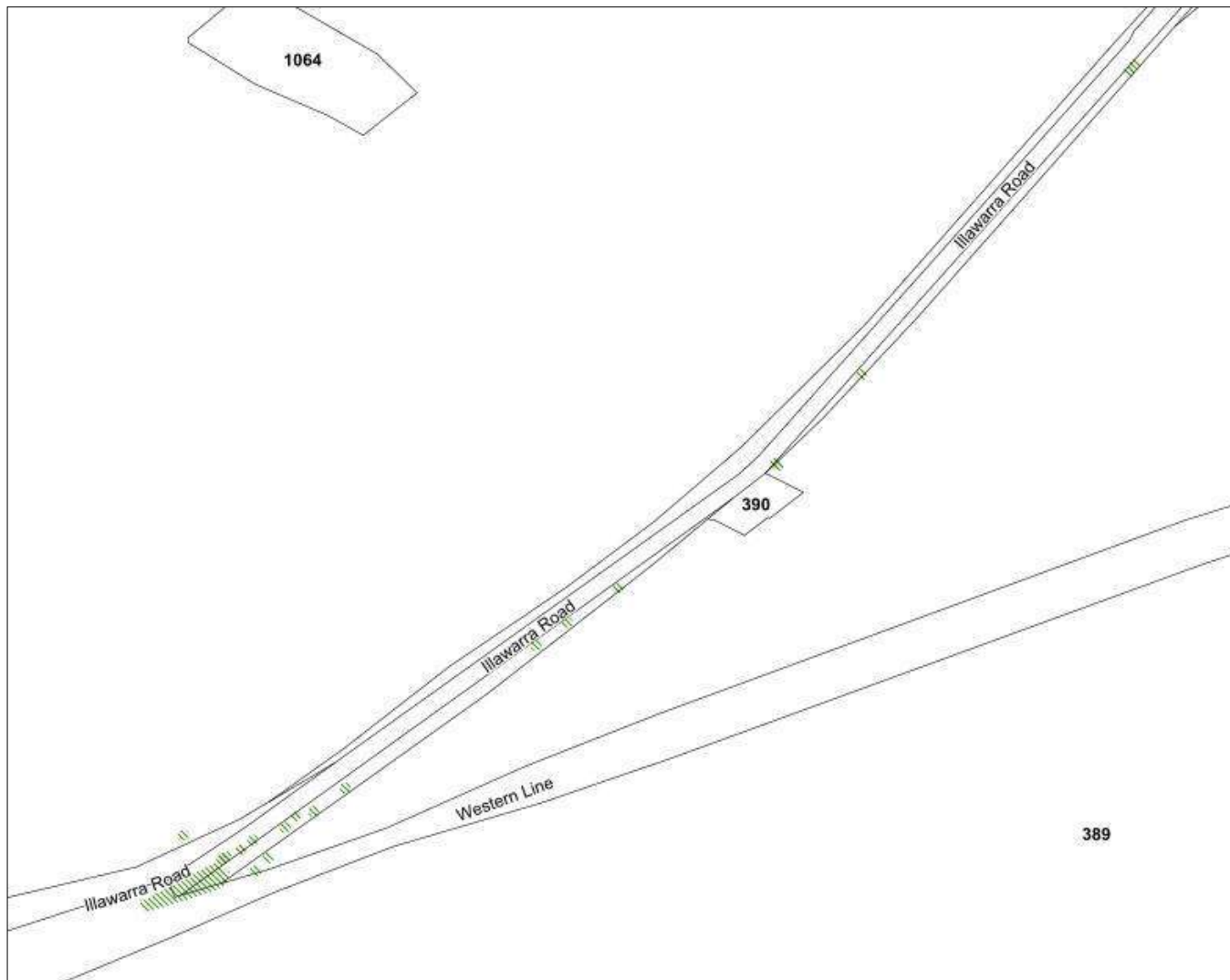


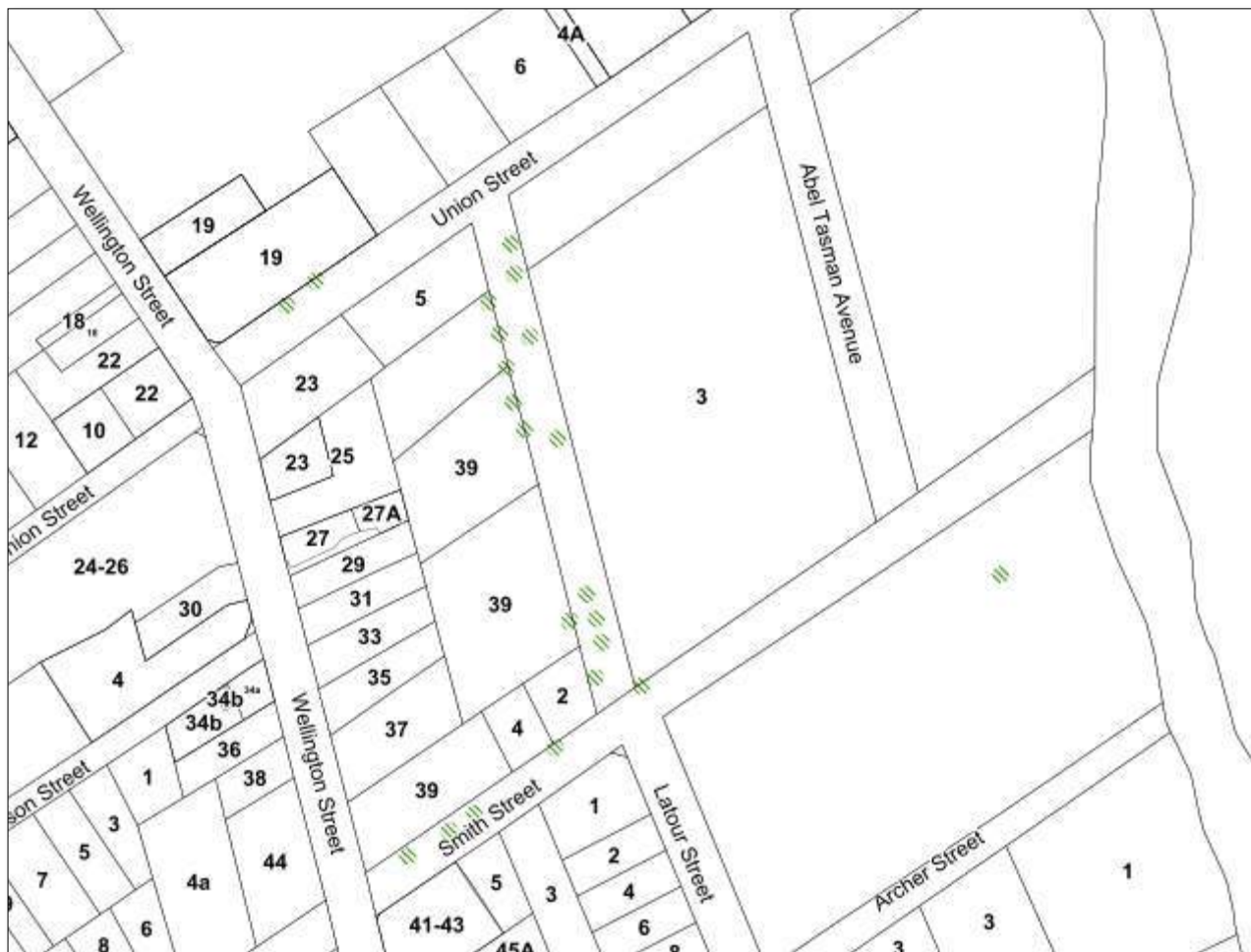
EVANDALE

LIFFEY

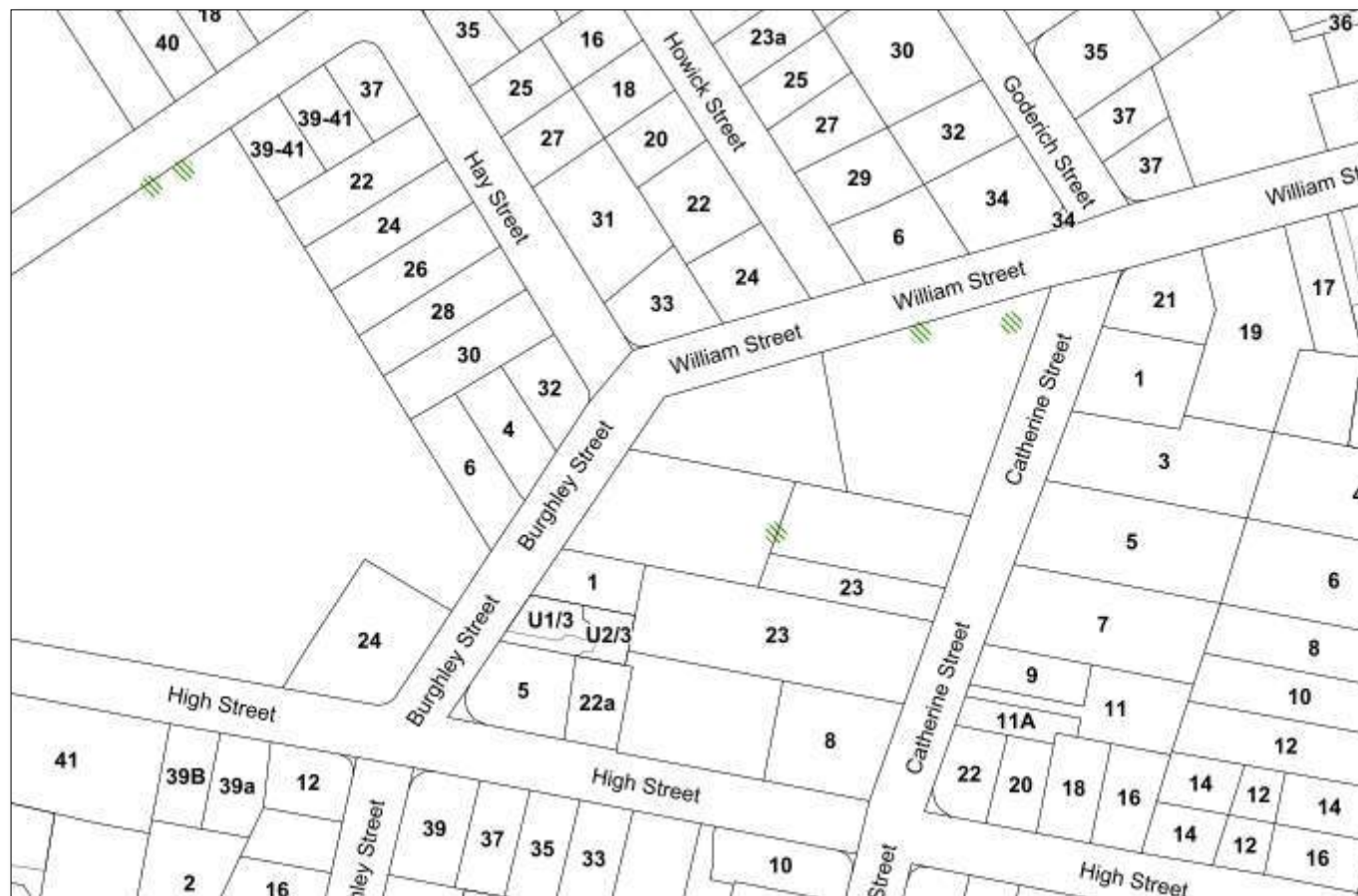


LONGFORD





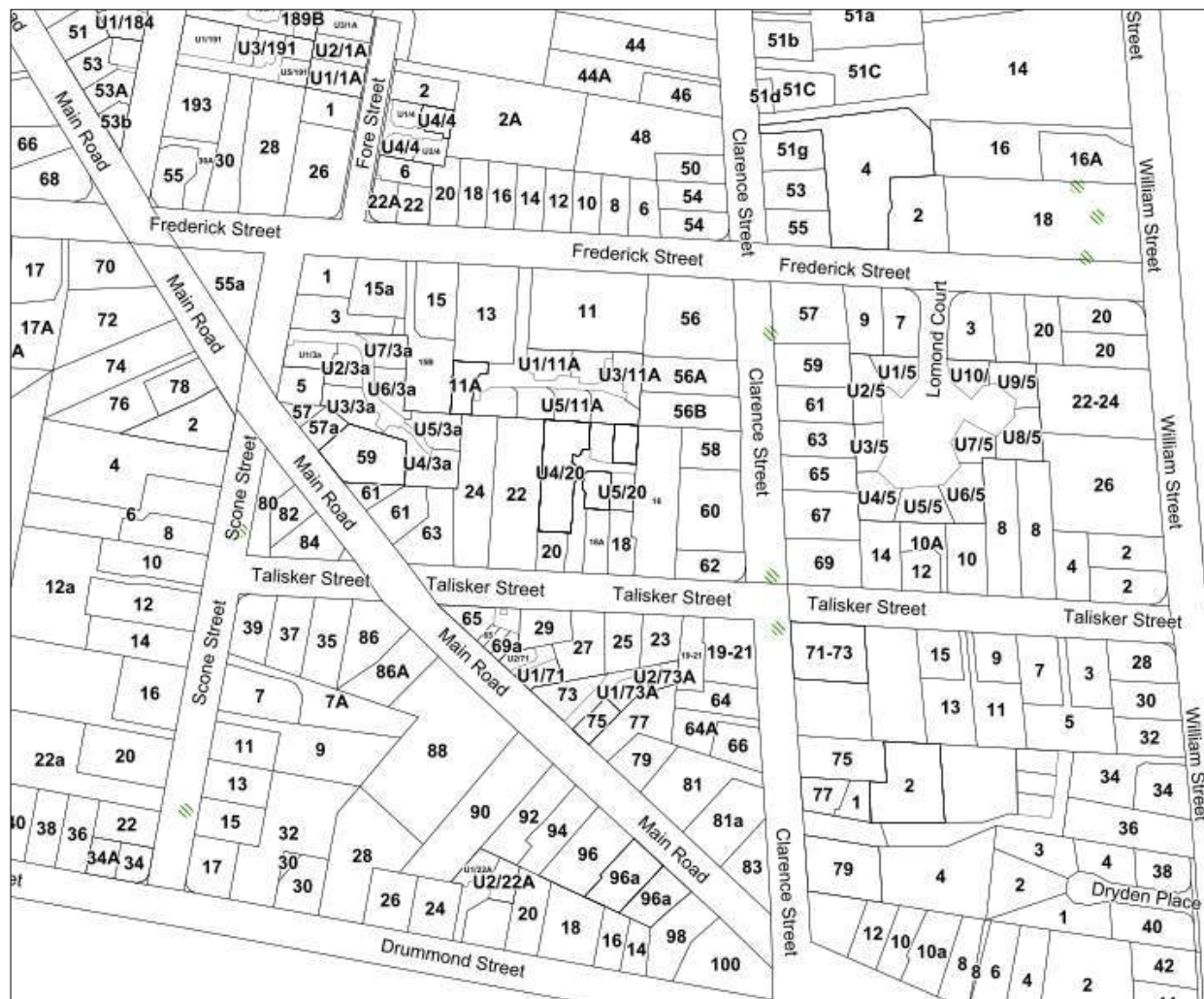


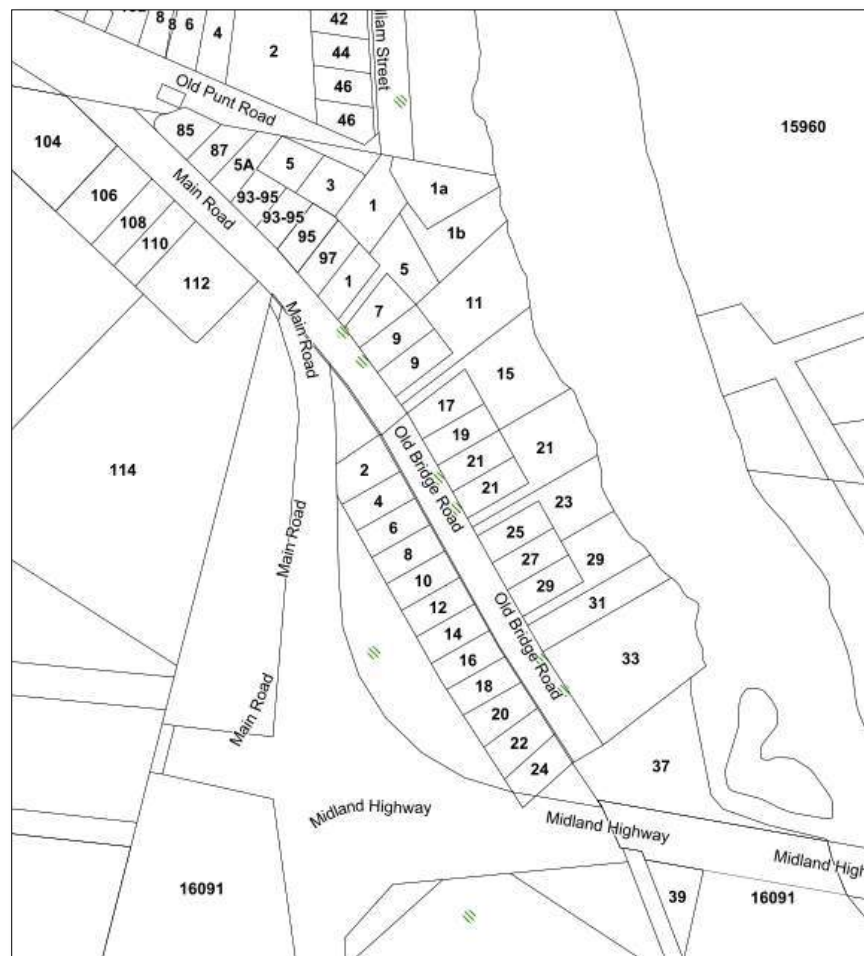


PERTH

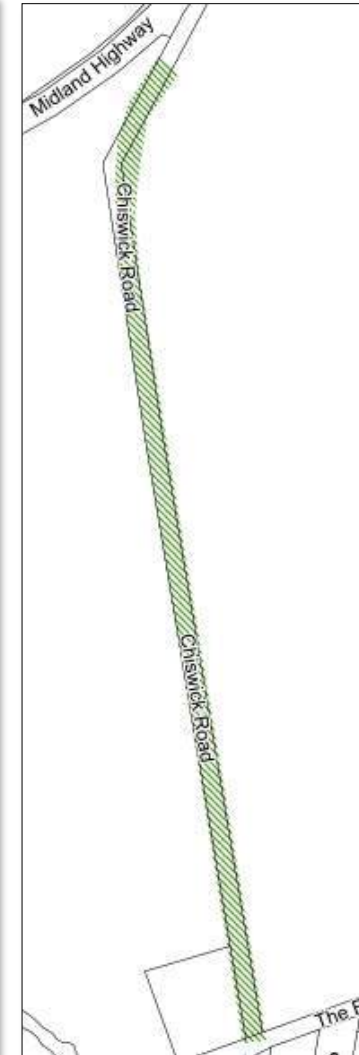
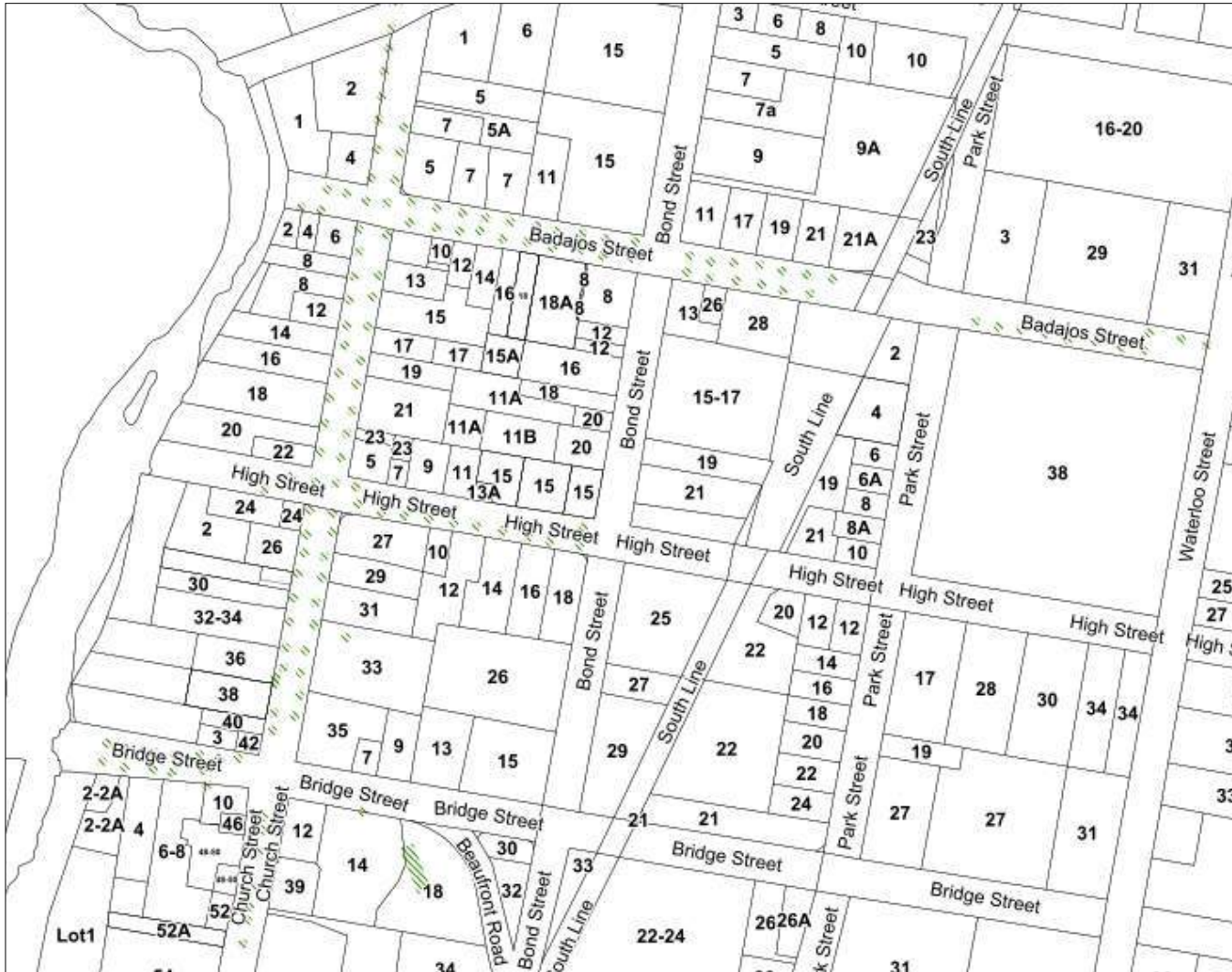








ROSS



The **COMMON SEAL** of the)
Northern Midlands Council is)
hereunto affixed, pursuant to the)
Council's resolution of)
21 September 2026 in the presence of:)



o4 Knowles

.....
Mayor

Ad H Brittenell

.....
Acting General Manager



11.7 DRAFT AMENDMENT 23-2026 TO AMEND TABLE C6.5 SIGNIFICANT TREES OF THE LOCAL PROVISIONS SCHEDULE AND APPLY SIGNIFICANT TREES OVERLAY

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

MINUTE NO. 26/0258

DECISION

Cr McCullagh/Cr Andrews

1. That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare draft amendment 23-2026 to the Northern Midlands Local Provisions Schedule (LPS) (as set out below); and

2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 23-2026 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 23-2026 of the Northern Midlands Local Provisions Schedule

- i) Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay, in accordance with Attachment 1.
- ii) Delete listing NOR-C6.5.14 and delete from the Significant Tree overlay, relating to Elm trees at Church Street, Ross.
- iii) Delete listings NOR-C6.5.9-11 and delete from the Significant Tree overlay, relating to 2a William Street, Longford (Christ Church Anglican Church).
- iv) Insert ENSPEC 2014 Tree Listings and map for the Christ Church Anglican Church, 2a William Street, Longford (Attachment 3) as an incorporated document in NOR-Applied, Adopted or Incorporated Documents.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

1. That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare draft amendment 23-2026 to the Northern Midlands Local Provisions Schedule (LPS) (as set out below); and

2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 23-2026 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

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1 PURPOSE OF REPORT

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule (LPS) to update Table C6.5 Significant Trees of the Local Provisions Schedule and associated mapping, in accordance with Attachment 1 (and other minor changes).

The LPS of the *Tasmanian Planning Scheme – Northern Midlands* contains a register of significant trees throughout the municipality, that due to their age, landscape values or cultural significance, require special consideration and assessment as part of a Development Application.



During the drafting of Council's Local Provisions Schedule (prior to November 2022), Council undertook an audit of trees listed within the National Trusts of Australia Register of Significant Trees and the relevant trees have since been included in Table C6.5 Significant Trees and shown on the LPS Code overlay maps. This process did not incorporate consultation specifically in relation to significant trees, nor did it review all potentially significant trees within the Municipality, hence this being undertaken as a separate project resulting in the current draft amendment.

The public nomination period commenced on the 20th February 2025 and concluded on the 30th June 2025. The process was well supported, with 39 submissions, nominating approximately 402 trees across the municipality. Additional private research on significant trees at Evandale was also provided for review as part of the consultation process. The successful nominations are included as Attachment 2 (contact information redacted).

The nomination process asked applicants to provide details of the tree (including location, comparisons to other trees of the same species, threats and description of significance) and indicate which of the following significance categories apply:

1. Trees of outstanding aesthetic significance.
2. Trees of outstanding dimensions.
3. Trees that are very old or vulnerable.
4. Trees that commemorate, or are reminders of, cultural practices, historic events or famous people.
5. Trees that are a significant part of a natural landscape, historic site, town, park or garden.
6. Trees that have local significance.
7. Trees of a species or variety that is rare or of very localised distribution.
8. Trees that are of horticultural or genetic value.
9. Trees that have a significant contribution to the integrity of an ecological community.
10. Trees that are significant for reasons that are difficult to categorise.

It is noted that not all trees nominated were suitable for inclusion on the Significant Tree Register, considering factors such as limited life expectancy/poor condition, suitability in setting, surrounding infrastructure or existing plans for removal. The list of nominated trees was reviewed and considered at the 16th February 2026 Council meeting (Minute Reference No. 26/059), where a final list of trees to form the basis of the amendment was determined. Four additional trees at the Evandale Community Centre have been included in the proposed draft amendment as a result of discussion that took place during public question time at the February Meeting.

As a result of one nomination encompassing numerous trees at the entrance to Longford, the site was reviewed and considered suitable as a Local Historic Landscape Precinct, due to the avenue of trees being an enduring landmark of the historical entrance route into the township. The insertion of the Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts has been considered as a separate draft amendment - 25-2026 that was initiated and certified at the 29th June 2026 Council Meeting.

Some of the trees nominated were already listed within the planning scheme in Table C6.5 Significant Trees and are listed below:

Location of tree	Species	Planning Scheme Reference #
89 High Street, Campbell Town	(Valentines Park) <i>Pyrus Communis</i> Pear Tree (1)	NOR-C.6.5.2
'Christ Church', 2a William Street, Longford	<i>Arbutus unedo</i> Irish Strawberry Tree (1)	NOR-C6.5.9
'Christ Church', 2a William Street, Longford	<i>Olea europaea</i> Olive (1)	NOR-C6.5.10
'Christ Church', 2a William Street, Longford	<i>Prunus lusitanica</i> Portugese Laurel (1)	NOR-C6.5.11
Church Street, Ross	<i>Ulmus procera</i> English Elm (48). Note: The trees in this listing are incorrectly identified and should be <i>Ulmus X hollandica</i> Dutch Elm. Proposed to be superseded with a new listing that adds additional trees and corrects the species.	NOR-C6.5.14

In addition to trees nominated through the consultation process, an effort was made to identify additional significant trees that are suitable for inclusion within NOR-Table C6.5 Significant Trees of the LPS. Focus was concentrated on those trees most at risk due to their location adjacent to roads/development areas, previously unknown significance (such as reason for planting) or lacking protection by other means, such as a Heritage Listing. Many of the historical plantings within township areas have been a result of War



Memorial tree/avenue plantings, Arbor Day/Empire Day plantings, various progress association plantings and plantings in honour of historical events, such as royal marriages/visits/coronation. Significant background research has been undertaken to justify and support each proposed listing and is detailed in Attachment 4.

Trees located on Council land have previously been identified in Council's tree inventory (prepared and reviewed by ENSPEC Environment and Risk (Arboricultural and Environmental Consultants). For trees *not* located on Council land, Council engaged ARBSCAPE Tasmania to formally review and identify remaining trees to ensure correct species identification. A separate inventory has previously been completed by ENSPEC (and reviewed for any subsequent removals) for the land located at the Christ Church Anglican Church at 2a William Street, Longford – it is included as Attachment 3. This varies slightly from the trees listed in the nomination but is the most comprehensive/verified list available.

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

Various

Classification under the Scheme:

Planning scheme amendment.

Decision Date:

Not applicable

Owner:

Various

Codes/Specific Areas Plans:

Various

Existing Use:

Not applicable

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 23-2026.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 18, 8th July 2026.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

40D. Preparation of draft amendments

A planning authority –

(a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –

(i) it decides under section 38(2) to prepare a draft amendment of an LPS; or

(ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or

(b) may, of its own motion, prepare a draft amendment of an LPS; or

(c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.



40F. Certification of draft amendments

(1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.

(2) If a planning authority determines that –

(a) it is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or

(b) it is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

(3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority.

(4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.

4 ASSESSMENT

4.1 Proposal

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

- i) Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay, in accordance with Attachment 1.
- ii) Delete listing NOR-C6.5.14 and delete from the Significant Tree overlay, relating to Elm trees at Church Street, Ross.
- iii) Delete listings NOR-C6.5.9-11 and delete from the Significant Tree overlay, relating to 2a William Street, Longford (Christ Church Anglican Church).
- iv) Insert ENSPEC 2014 Tree Listings and map for the Christ Church Anglican Church, 2a William Street, Longford (Attachment 3) as an incorporated document in NOR-Applied, Adopted or Incorporated Documents.

4.2 Zone and Land Use

The proposed additions to NOR-Table C6.5 Significant Trees of the LPS relate to a total of 92 additional listings across a variety of zones and land uses but are predominantly located on land used for passive recreation, General Residential land containing dwellings or within road reserves. The proposed draft amendment does not propose to change the zoning or land use of any impacted properties.

4.3 Subject Site and Locality

The location of proposed significant trees is distributed across all major townships of the Northern Midlands municipality and a variety of rural areas (figure 1). The location of trees is largely dependent on the reason behind their planting, with many war memorial avenues for example, being located along roadsides or forming entrance statements into townships. A site visit has been conducted by both Council's Planner and/or a Certificate V Reporting Arborist, to review each of the sites/trees nominated, with the majority being in public spaces or visible from public viewpoints.

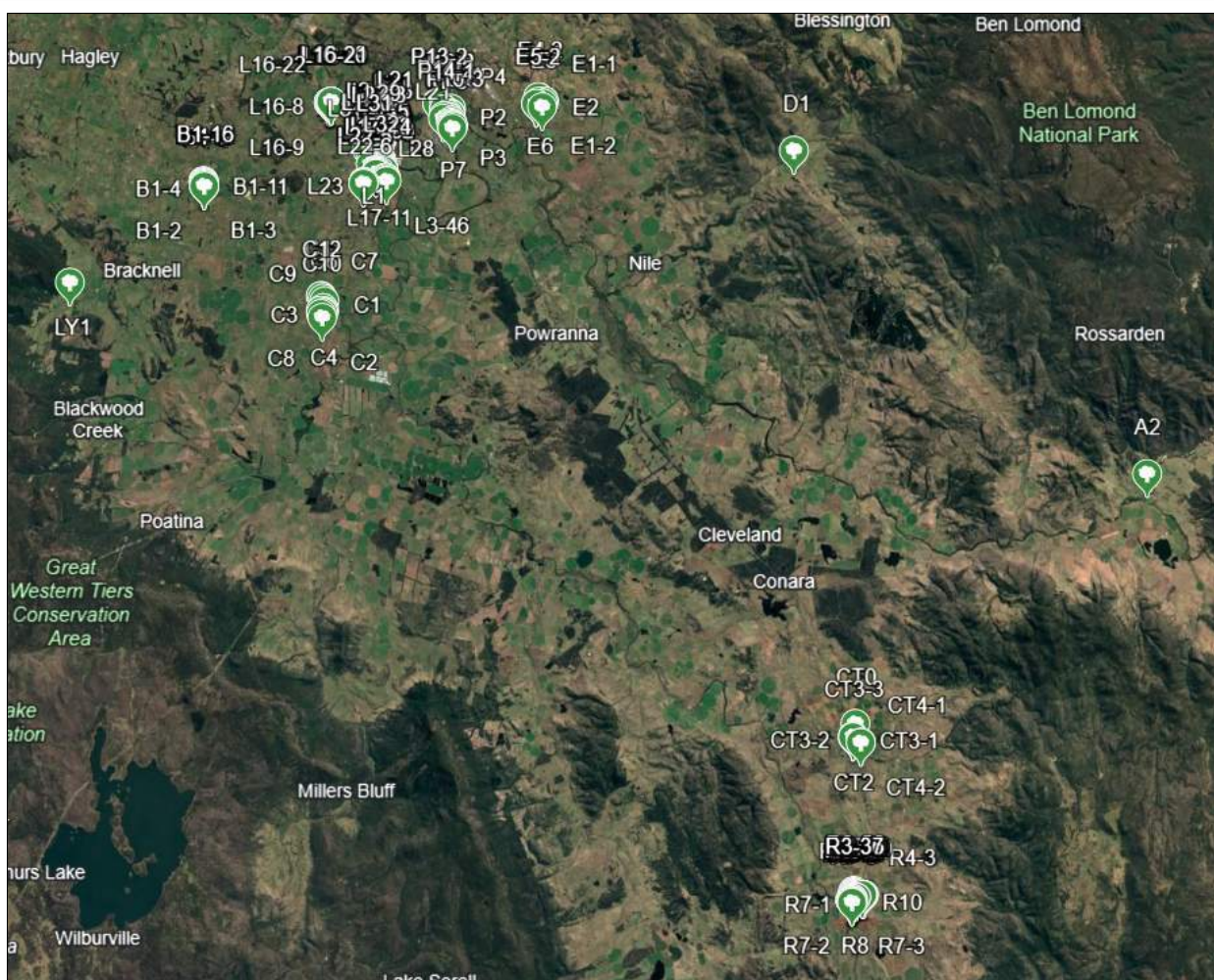


Figure 1 – Spatial distribution of nominated trees throughout the municipality of Northern Midlands

4.4 Permit/Site History

Not applicable.

4.5 Notice to agencies and State authorities

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to formally notify:

(a) the relevant agencies; and

(b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS. (b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

Council has already contacted landowners that did not self-nominate, to gauge their level of support for inclusion of their tree/s on the Significant Tree Register, including the Department of State Growth (now Building Tasmania) and the Department for Education, Children and Young People. Correspondence objecting to the potential listings were received from both authorities as detailed below; however, Council considered this correspondence at the 16th February 2026 Council Meeting and opted to continue with the inclusion of these trees within the draft amendment, due to their importance to the community and qualities as Significant Trees. Some correspondence was received from landowners that resulted in nominations being excluded from the draft amendment (due to removals, maintenance issues etc).



Property Address	Tree	Authority Comments	Officer comments
Cressy District High School- 112-118 Main Street, Cressy	Scarlet Oak <i>Quercus coccinea</i>	Comment from Brett Chandler, Senior Asset Data and Systems Consultant - Facility Services - Department for Education, Children and Young People regarding all nominated trees on school sites: <i>We have nothing against significant trees, but they need to be in the right place to ensure school operations are not impacted, staff and students are safe and to not create a maintenance/funding burden for the school.</i> <i>We believe some of these trees are not ideally located on the subject sites, and as such would like to persist with our representation against the listings.</i>	Nominated by member of the community. Greater importance to school community than streetscape impact.
Longford Primary School - 23 William Street, Longford	3 x Chilean Myrtle <i>Luma apiculata</i> 1 x Wellingtonia Or Giant Sequoia <i>Sequoiadendron giganteum</i> 1x Red Oak <i>Quercus Rubra</i>		Chilean Myrtle nominated by School's Tree Club -greater importance to school community than streetscape impact. Sequoia and Red Oak have significant age, importance, structure and streetscape presence (as detailed in draft list)
Illawarra Road	Lombardy Poplar <i>Populus nigra</i>	Department of State Growth object to the listing of these trees due to the impact on planned roadworks and shared pathway.	Considerable community interest due to release of road work plans. Project Officer has pursued further discussions with Department of State Growth regarding the potential for the shared path to go around trees or limiting number of trees requiring removal to achieve suitable safety outcomes. Thus far, no alternative resolution has been identified. The Department of State Growth in conjunction with the property owner have indicated intentions for a replanting program including ensuring replacement trees are adequately guarded and maintained, noting that all but one of the replacement trees previously planted by the adjacent property owner has succumbed to browsing pressure. Additional Poplar pole replantings have recently been undertaken and fenced and will require ongoing maintenance and watering to ensure their survival.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.

(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.

(3) The exhibition notice is to –

(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and



(b) specify that the draft amendment of the LPS is or will be –

(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and

(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and

(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –

(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or

(ii) an electronic address specified in the notice.

(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –

(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and

(b) excluding any days on which the exhibition premises are closed during normal business hours. excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission in accordance with section 40K of the *Land Use Planning and Approvals Act 1993*.

4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument–

(a) contains all the provisions that the SPPs specify must be contained in an LPS

Consideration: The Local Provisions Schedule Requirements are at clause LP1.0 of the SPPs. These are: Zone Maps, Local Area Objectives, Particular Purpose Zones, Specific Area Plans, Site-specific Qualifications, Code Overlay Maps, and Code Lists in Tables.

The proposed amendment is to add to the NOR-Table 6.5 Significant Trees list and add to the Local Heritage Place Code Overlay Map with the locations of Significant Trees, consistent with clause LP1.0.

(b) is in accordance with section 32

Under section 32:

(3) An LPS may, if permitted to do so by the SPPs, include

(a) a particular purpose zone...

(b) a specific area plan, being a plan consisting of –

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.

(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

(a) a use or development to which the provision relates is of significant social, economic, or environmental benefit to the State, a region or a municipal area; or



(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

Consideration: The proposed amendment is not for a particular purpose zone, a specific area plan or a site-specific qualification.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Part 1 Objectives	Consideration
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed amendment seeks to further this objective, with the protection and maintenance of natural resources.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment seeks to ensure that the application of provisions that regulate the significance of recognised trees and landscapes are maintained, relevant and enforceable. The draft amendment is consistent with this objective.
<i>(c) to encourage public involvement in resource management and planning</i>	A significant portion of the trees identified for inclusion in the draft amendment were as a result of a public engagement process. The statutory process for the assessment of a planning scheme amendment includes public notification of the draft amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which may hold public hearings into representations.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	While the proposed amendment does not explicitly facilitate economic development, it will provide protection of natural assets that are vital to the characteristics of townships which are relied upon to encourage tourist engagement. The listing of trees as significant opens the opportunity for subsequent programs such as tree labelling and tourist routes, acknowledgement of war memorials and publication material.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	This project has brought together all levels of the community and industry, with Council being the facilitator. Community, industry, and government agencies will have the opportunity to comment on the proposed amendment during the public notification period.
Part 2 Objectives	Consideration
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is consistent with the relevant sections of the Northern Tasmanian Regional Land Use Strategy, ensuring sound strategic planning.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The provisions of the SPP's related to the proposed amendment allow for adequate balance of considering the environment, while allowing for social and economic growth, where suitable.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic,</i>	The proposed amendment is consistent with local, regional and



<i>conservation and resource management policies at State, regional and municipal levels</i>	state policies.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	The proposed draft amendment seeks to further this objective.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The proposed draft amendment seeks to further this objective, with all nominated trees being characterised as to their scientific, aesthetic, social or historical interest. The proposed Local Historic Landscape Precinct contains a statement of significance.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The proposed amendment will not negatively impact the attainment of this objective.
<i>(i) to provide a planning framework which fully considers land capability.</i>	Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions.

(d) is consistent with each State policy

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned for Agriculture in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned for agricultural use.
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: - privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or - waters in any tank, pipe or cistern.



State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
National Environmental Protection Measures (NEPMs) In accordance with the State Policies and Projects Act 1993, a NEPM is taken to be a State Policy. The following NEPMs are therefore State policies: • <i>Air Toxics</i> • <i>Ambient Air Quality</i> • <i>Assessment of Site Contamination</i> • <i>Diesel Vehicle Emissions</i> • <i>Movement of Controlled Waste between States and Territories</i> • <i>National Pollutant Inventory</i> • <i>Used Packaging Materials</i>		

Consideration: The revisions proposed by this draft amendment are not impacted by the State Policy on the Protection of Agricultural Land, or the way in which the policy is applied through the planning scheme provisions. The land subject to this draft amendment is not in a coastal zone and the Coastal Policy does not apply. The draft amendment is consistent with this State Policy on Water Quality Management, as water quality will not be adversely impacted by the proposed draft amendment. No National Environment Protection Measures (NEPMs) are relevant to this proposal.

(da) satisfies the relevant criteria in relation to the TPPs

Consideration: The Tasmanian Planning Policies (TPPs) came into effect on the 1st July 2026. They are:

	Policy	Relevant Strategies
1.0	Settlement	
1.1	Growth	
1.2	Liveability	
1.3	Social infrastructure	
1.4	Settlement types	
1.5	Housing	
1.6	Design	
1.7	Development contributions	
2.0	Environmental Values	
2.1	Biodiversity	
2.2	Waterways, wetlands and estuaries	



2.3	Geodiversity	
2.4	Landscape values	2.4.3 - Strategies 1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values. 2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values. 3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development: a) relies specifically on being located within a significant landscape; or b) has overriding social, economic or environmental benefits; and includes specific measures to minimise the impact on the significant landscape. 4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.
Response: The proposed draft amendment is consistent with the strategies that achieve compliance with the Landscape Values Policy.		
2.5	Coasts	
3.0	Environmental Hazards	
3.1	Bushfire	
3.2	Landslip	
3.3	Flooding	
3.4	Coastal hazards	
3.5	Contaminated air and land	
4.0	Sustainable Economic Development	
4.1	Agriculture	
4.2	Timber production	
4.3	Extractive industry	
4.4	Tourism	
4.5	Renewable energy	
4.6	Industry	
4.7	Business and commercial	



4.8	Innovation and research	
5.0	Physical Infrastructure	
5.1	Provision of services	
5.2	Energy infrastructure	
5.3	Roads	
5.4	Passenger transport modes	
5.5	Ports and strategic transport networks	
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	
6.2	Historic cultural heritage	1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed. 2. Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose. 3. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes. 4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance. 5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values. 6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes. 7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance. 8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.



Response: The proposed draft amendment is consistent with the strategies (in particular strategies 3-7) that achieve compliance with the Historic Cultural Heritage Policy. A significant amount of in-house research has been undertaken to identify and justify the historic cultural heritage significance of the trees that form part of this amendment.

7.0	Planning Processes	
7.1	Public Engagement	1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning. 2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning. 3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent. 4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process. 5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.
Response: This draft amendment has already involved a significant public engagement process involving consultation and public nominations, and the strategies are further supported by the public exhibition processes required as part of a Planning Scheme Amendment.		
7.2	Strategic Planning	

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates

Consideration: The Northern Tasmanian Regional Land Use Strategy, 23 June 2021 (NTRLUS) is the applicable regional land use strategy for the Northern Midlands. The proposed amendment is consistent with the following sections of the NTRLUS:

PART C REGIONAL STRATEGIC PLANNING FRAMEWORK

C4 Goals and Strategic Directions

C4.1 Goal 1: Economic Development
Strategic Direction G1.1
Strategic Direction G1.2
Strategic Direction G1.3
Response: The proposed draft amendment furthers Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. This will be achieved by the following strategies - b) Support tourism, culture and arts by: • Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character
C4.2 Goal 2: Liveability
Strategic Direction G2.1



Strategic Direction G2.2

Strategic Direction G2.3

Strategic Direction G2.4

Response: The proposed draft amendment furthers Strategic Direction G2.3 – Promote Local Character Values. This will be achieved by the following strategies -

- a) Promote the important role of local character on the economy and the sense of place.
- b) Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.
- c) Promote local identification and protection of unique character

C4.3 Goal 3: Sustainability

Strategic Direction G3.1

Strategic Direction G3.2

Response: The proposed draft amendment furthers Strategic Direction G3.1 Promote and protect the Region's unique environmental assets and values. This will be achieved by the following strategies:

- h) Preserve and protect areas of natural environmental significance, particularly:
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves

C4.4 Goal 4: Governance

Strategic Direction G4.1 (listed G34.1 in NTRLUS)

Response: The proposed draft amendment is consistent with Strategic Direction G4.1 - Advance regional leadership.

PART D REGIONAL LAND USE CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

Response: The proposed draft amendment does not seek to change the zoning of land.

PART E REGIONAL PLANNING POLICIES

E2 Regional Settlement Network Policy

E2.4 Specific Policies and Actions

Response: N/a

E3 Regional Activity Centre Network Policy

E3.4 Specific Policies and Actions

Response: N/a

E4 Regional Infrastructure Network Policy



E4.4 Specific Policies and Actions

Response: N/a

E5 Regional Economic Development Policy

E5.4 Specific Policy and Actions

Response: N/a

E6 Social Infrastructure and Community Policy

E6.4 Specific Policies and Actions

Policy	Action
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.
CH-P02 Recognise, manage and preserve regional archaeological values	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites. CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.

Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that proposes to list trees that represent the characteristics of a Significant Tree.

E7 Regional Environment Policy

E7.4 Specific Policies and Actions

Policy	Action
LSA-PO1 Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the: • Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; • Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular	LSA-A01 Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes. LSA-A02 Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes. LSA-A03 Include performance criteria in planning schemes for



emphasis on prominent topographical features; and • Need to protect skylines and prominent hillsides from obtrusive development/works. LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.	development within scenic corridor overlays that address following considerations: • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.
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Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that proposes to list trees that represent the characteristics of a Significant Tree.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

Consideration: Council's Strategic Plan 2017-2027 is based upon four key priorities:

- 1 Lead: Service with honesty, integrity, innovation and pride
- 2 Progress: Economic health and wealth – grow and prosper
- 3 People: Cultural and society – a vibrant future that respects the past
- 4 Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this proposed amendment are strategic outcomes:

4.1 Cherish and sustain our landscape

4.4 Our heritage villages and towns are high value assets

(g) as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

Consideration: Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region). None of the tree locations within the draft amendment are located adjacent to a shared municipal boundary.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019

Consideration: None of the tree locations within the draft amendment are in the vicinity of the Tasmanian Gas Pipeline.

Tasmanian Planning Commission Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application



Zone	
Zone Application Guidelines	Consideration
N/a	N/a

Local Historic Heritage Code	
Code Application Guidelines	Consideration
LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).	N/a – no change
LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code	Overlay map proposed as part of Draft Amendment for the location of Significant trees identified in the Code List of the Local Historic Heritage Code.
LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.	N/a – no change
LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.	Amended overlay map proposed as part of the Draft Amendment for the proposed additional Significant Trees.
LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code. The statement of local historic heritage significance must incorporate the historic heritage values of the place. The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.	The amendment proposes changes to Table C6.5 that does not require a Statement of Significance; however, the background information provided as part of the Draft Amendment document provides supporting information addressing the significance of each proposed listing.

5 ASSESSMENT OF PLANNING APPLICATION – N/a

6 OPTIONS

Decision in relation to request

The planning authority can:

- decide to agree to the amendment and prepare a draft amendment of the LPS; or
- decide to refuse to prepare the draft amendment of the LPS.



Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7. The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority is satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the Land Use Planning and Approvals Act; or is satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the Land Use Planning and Approvals Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements. criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

7 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

8 ATTACHMENTS

1. Attachment 1 - Significant Tree Nomination List [**11.7.1** - 72 pages]
 2. Attachment 2 - Nomination Forms (redacted) [**11.7.2** - 320 pages]
 3. Attachment 3 - Christ Church Tree Listings [**11.7.3** - 4 pages]
 4. Attachment 4 - Background/Significance Data for NMC nominated trees [**11.7.4** - 26 pages]
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