

Exhibited

This planning application is open for
public comment until
31 August 2026

Reference no	PLN-26-0154
Site	3 COMMONWEALTH LANE CAMPBELL TOWN
Proposed Development	Tree Removal (5) & replanting
Zone	27.0 Community Purpose
Use class	Vehicle Parking

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)

Exhibited



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.)

Office Use Only:

The Proposal

Description of proposal:

Removal of five (5) Thuja occidentalis cv. 'Smaragd' (Emerald Green Arborvitae, also known as White Cedar) trees, located in the garden bed on the southern boundary of the 3 Commonwealth Lane car park, Campbell Town, immediately adjacent to the existing EV charging station and directly behind the four additional EV charging bays proposed as part of the approved expansion of the site from 2 to 6 charging bays. Removal is required to allow installation of Kempower single-arm satellite chargers within the expanded licensed area. See the attached Supplementary Statement of Rationale for full justification.

Driveway construction material:

Not applicable - no new vehicle crossing or driveway is proposed.

The Land

Site address:

3 Commonwealth Lane, Campbell Town TAS 7210

Title reference:

C/T: Volume 138127 Folio 1

Existing buildings on site:

The site is a public car park containing the existing EV charging station.

Existing use of site:

Public car park and electric vehicle charging station (Community Purpose Zone)

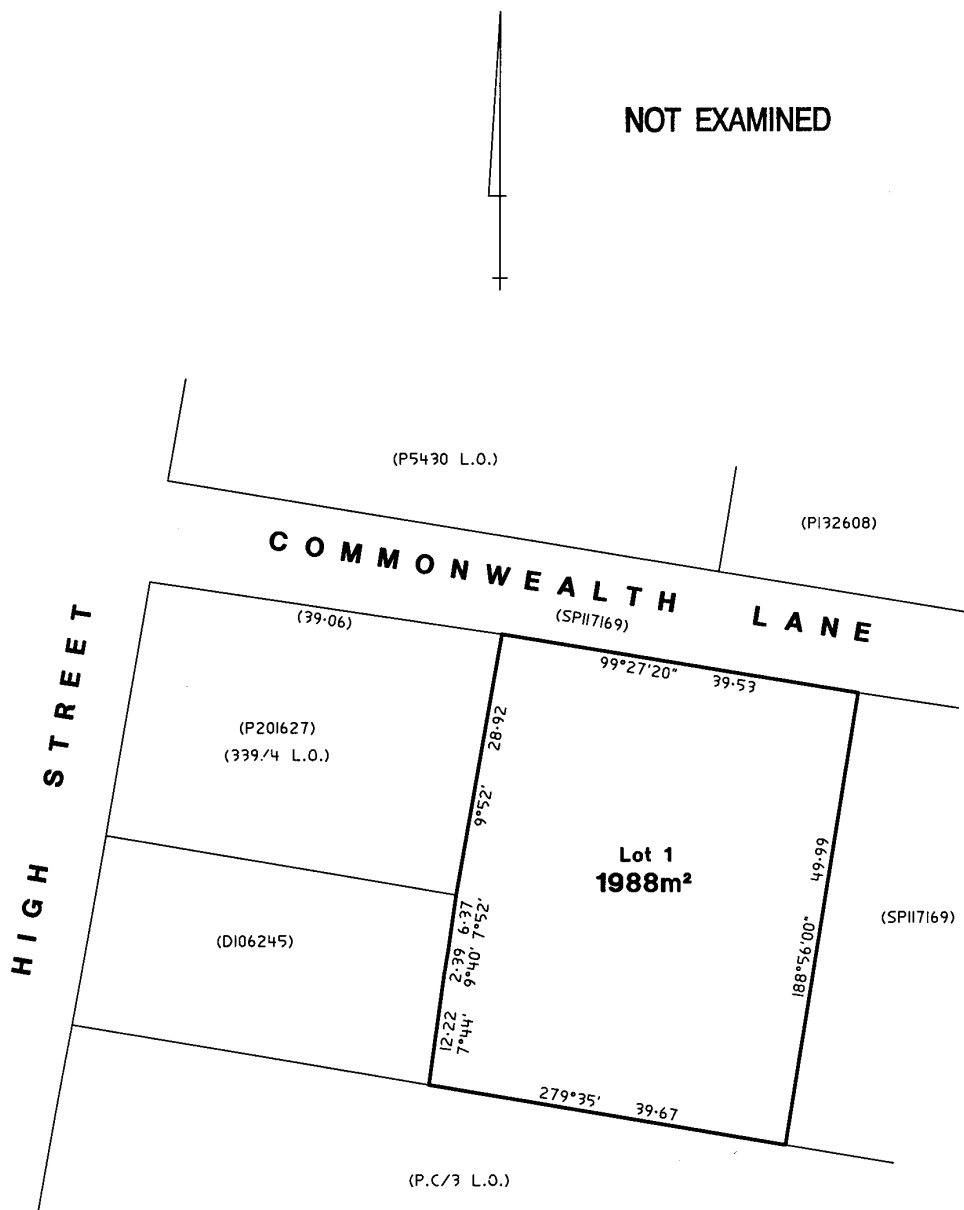
Applicant justification of any variation/discretion to the Tasmanian Planning Scheme – Northern Midlands

The site is within the Campbell Town Heritage Precinct overlay, engaging clause C6.7.1 of the Local Historic Heritage Code (demolition within a local heritage precinct, which extends to trees). As the trees are visible from Commonwealth Lane, the Acceptable Solution exemption does not apply and this application is made against the Performance Criteria of C6.7.1. The full justification against each Performance Criteria is set out in the attached Supplementary Statement of Rationale.

OWNER: The Crown		PLAN OF TITLE		REGISTERED NUMBER P138127
FOLIO REFERENCE: SECTION 27 A APPN. (C.363559)				APPROVED EFFECTIVE FROM 20 AUGUST 2002 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: Whole of Lot 1 1988m ² the Crown.		LOCATION TOWN OF CAMPBELL TOWN SECTION E		
		FIRST SURVEY PLAN No P5430 L.O. & SPII7169		
		COMPILED BY OFFICE OF THE SURVEYOR-GENERAL		
		SCALE 1:500 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No 123 (5435-21)	LAST UPI No 4301640	LAST PLAN No —	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

COMPILED PLAN

NOT EXAMINED



021045

Compiled from P5430 L.O. and SPII7169.

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Supplementary Statement of Rationale

Tree Removal — 3 Commonwealth Lane, Campbell Town

In support of a planning application to Northern Midlands Council under clause C6.7.1 of the Local Historic Heritage Code (Tasmanian Planning Scheme)

Prepared by Fast Cities Australia Pty Limited (ACN 613 484 754), trading as Evie Networks | 15 July 2026

1. Purpose of this Statement

This statement supports the accompanying planning application to Northern Midlands Council for the removal of five (5) *Thuja occidentalis* cv. 'Smaragd' (Emerald Green Arborvitae, also known as White Cedar) trees from the garden bed on the southern boundary of the 3 Commonwealth Lane car park, Campbell Town. The trees stand immediately adjacent to the existing EV charging station and directly behind the four additional EV charging bays proposed as part of the approved expansion of the site from 2 to 6 charging bays.

Because the site sits within the Campbell Town Heritage Precinct overlay, this removal engages clause C6.7.1 ("Demolition within a local heritage precinct") of the Local Historic Heritage Code, which extends to trees. As the trees are visible from Commonwealth Lane, the Acceptable Solution exemption at C6.7.1(A1) does not apply, and the application is instead made against the Performance Criteria (P1) of that clause. This statement addresses each relevant criterion in turn.

2. Context

Fast Cities Australia Pty Limited, trading as Evie Networks ("Evie Networks"), operates the existing 2-bay EV charging station at 3 Commonwealth Lane under a lease agreement between Northern Midlands Council and an affiliated Evie Networks. Following overwhelming community support - all 16 written submissions received during consultation supported expansion, with no objections raised - Evie Networks proposes to expand the site to 6 bays. The upgrade will remove the existing 2 x Tritium DC chargers and associated rectifier and transformer cabinets, replacing them with 6 x Kempower single-arm satellite chargers and a single Kempower Power Unit cabinet. Four additional bays are to be created in the area presently occupied by the southern boundary garden bed, requiring removal of the five *Thuja* trees growing there. We note that six trees were previously planted in this area but that one has subsequently died or been removed.

3. Response to the C6.7.1 Performance Criteria

(a)-(b) Condition and rate of deterioration

No arborist condition report has been prepared or is relied upon in support of this application. This is a deliberate feature of the application, not an omission: removal is not sought on the basis that the five trees are unhealthy, dying or structurally deteriorating, and Evie Networks makes no claim as to their condition either way. The trees are, for the purposes of this application, treated as being in normal health.

Removal is instead required to facilitate installation of the four additional EV charging bays approved as part of the site's expansion from 2 to 6 bays - a use and public benefit that is unrelated to, and does not depend on, tree health or deterioration. Because condition is not the basis for the request, criteria (a) and (b) are not the relevant tests for Council's assessment of this proposal; the justification instead turns on the streetscape, mitigation and reasonableness criteria addressed below, including the different environmental benefit that the EV charging expansion delivers.

(c) Safety

The trees are not asserted to present a safety hazard, and removal is not sought on safety grounds. As with tree condition, safety is not a consideration relied upon in this application.

(d)-(e) Streetscape context and contribution to the heritage precinct

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Thuja occidentalis is an exotic species, native to eastern North America and not part of Tasmania's native flora. The 'Smaragd' cultivar is a common, mass-produced ornamental hedging and screening variety planted widely across Australia for its uniform, columnar form. The five trees in the car park garden bed are a modern amenity planting associated with the car park itself, rather than a documented heritage landscape feature of Campbell Town or of the adjoining Grange (4 Commonwealth Lane, Tasmanian Heritage Register ID 4943).

The Tasmanian Heritage Register datasheet for The Grange records that the property's landscape significance lies in its Victorian Rustic Gothic architecture and its association with designer James Blackburn and Dr William Valentine, and specifically references a tree-lined carriage driveway that originally ran from High Street to the house's front facade - not from Commonwealth Lane. The datasheet also records that the Grange's principal outlook faces away from Campbell Town, across the hills toward Riccarton and Camelford. The car park garden bed adjoins the rear/side boundary of the Grange's title, well removed from its historic entrance, driveway alignment and principal viewshed. On this basis, removal of the five *Thuja* trees will not materially affect the setting, curtilage or any documented heritage value of The Grange, and does not remove a feature specifically identified as part of the Campbell Town Heritage Precinct's streetscape or townscape values.

(f) Options to reduce or mitigate the loss

The scale of the proposed built form has been minimised as far as practicable. The new Kempower single-arm satellite chargers are materially smaller in physical footprint and visual bulk than the legacy Tritium DC chargers and associated rectifier/transformer cabinets they replace elsewhere on the site - the new equipment makes use of a slender single-arm post format rather than the bulkier free-standing cabinets of the previous generation. Consequently, although five trees will be removed to make way for four additional bays, the corresponding increase in visible built form is proportionally modest relative to the tripling of charging capacity (from 2 to 6 bays), partially offsetting the loss of the screening vegetation in visual terms.

In addition, Evie Networks is willing to provide replacement planting at location(s) nominated by Council, whether within the 3 Commonwealth Lane site or elsewhere in the Commonwealth Lane streetscape or Campbell Town Heritage Precinct, to offset the loss of canopy and screening amenity. This directly supports the Northern Midlands Local Provisions Schedule's stated objective (Campbell Town Specific Area Plan, clause NOR-S2.1.7) that new tree planting be provided to increase the township's tree canopy cover, and Evie Networks would welcome Council's guidance on species and location as a condition of approval.

(g) Reasonableness, including economic considerations

Removal of the five trees is necessary to physically accommodate the additional charging bays within the existing licensed car park footprint, without which the approved 6-bay expansion cannot proceed as designed. The expansion responds to a clearly evidenced community and economic need: consultation returned unanimous support (16 of 16 submissions) citing recurring queues, unreliable equipment and lost visitation to Campbell Town under the current 2-bay configuration, and the upgrade is formally supported by the Tasmanian Department of Premier and Cabinet as part of the Campbell Town EV charger refresh and expansion.

Council is also asked to weigh a different, but directly relevant, environmental consideration. Retaining five mass-produced, exotic ornamental hedging trees carries limited ecological or amenity value, whereas the additional EV charging capacity they would displace directly supports the uptake of electric vehicles and the associated reduction in transport-related emissions along the Hobart-Launceston corridor. Evie Networks submits that this environmental and public benefit, delivered by the charging infrastructure rather than by the trees themselves, outweighs the amenity value of the vegetation being removed, and that removal is accordingly a reasonable and proportionate outcome.

4. Summary

In summary, Evie Networks submits that the proposed removal of the five *Thuja occidentalis* 'Smaragd' trees should be supported because:

- removal is not sought on the basis of tree health, deterioration or safety, and no arborist condition report is relied upon - the trees are instead removed solely to facilitate installation of the additional EV chargers;
- the species is exotic and not a native or historically-associated planting of the Campbell Town Heritage Precinct or The Grange;

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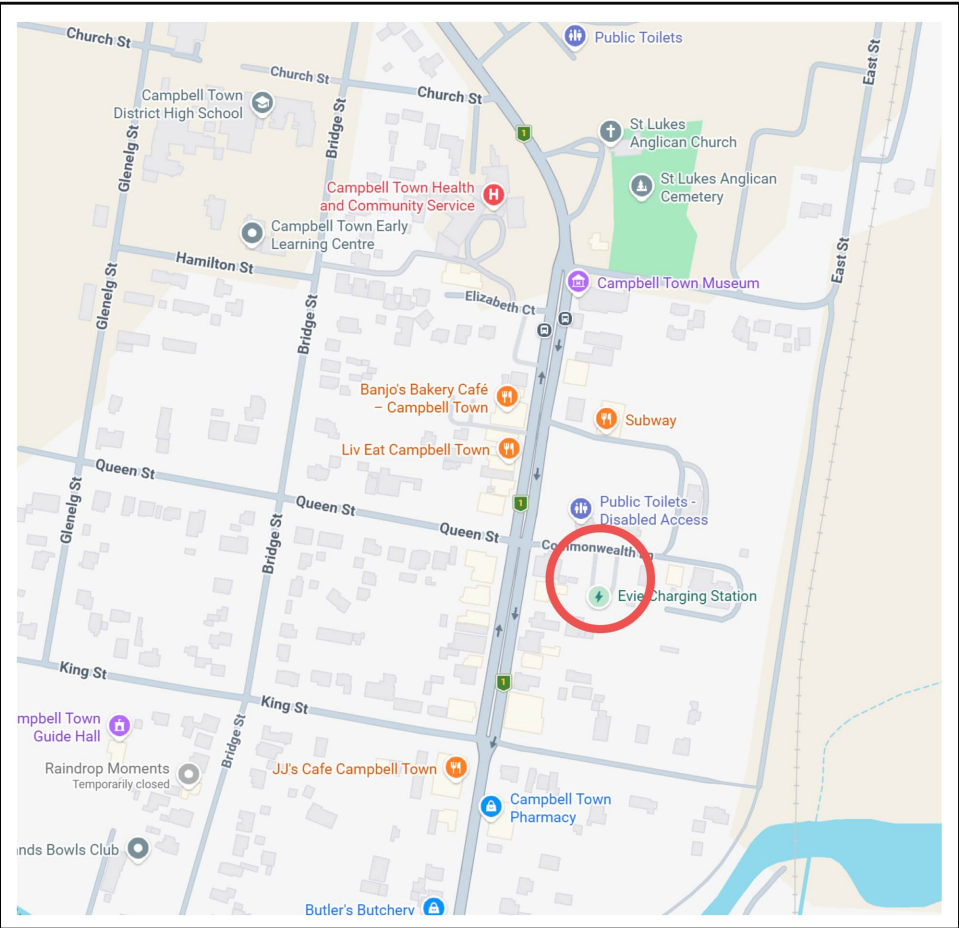
- the trees' location, on the car park's southern boundary, is well removed from The Grange's historic driveway, entrance and principal outlook, so removal will not materially impact that place's setting;
- the visual and built-form impact of the works is partly offset by the materially smaller footprint of the proposed Kempower single-arm chargers compared with the legacy equipment being replaced;
- the environmental benefit delivered by the additional EV charging capacity is a different, and in Evie Networks' submission greater, public benefit than the amenity value of the exotic trees being removed; and
- Evie Networks is willing to fund and install replacement planting at locations nominated by Council, consistent with the Local Provisions Schedule's township canopy objectives.

Evie Networks respectfully requests that Council approve the removal of the five trees, subject to any reasonable condition requiring replacement planting at a location and of a species nominated by Council.

Sources Referenced

- Tasmanian Planning Scheme - State Planning Provisions, C6.0 Local Historic Heritage Code, clause C6.7.1.
- Northern Midlands Local Provisions Schedule, Campbell Town Specific Area Plan (NOR-S2.0), clause NOR-S2.1.7.
- Tasmanian Heritage Register Datasheet - "The Grange", THR ID 4943, 4 Commonwealth Lane, Campbell Town.
- Campbell Town EV Charging Site Upgrade - Community Consultation Summary Report, Evie Networks, prepared for Northern Midlands Council.
- Campbell Town Refresh and Expansion Concept - equipment schedule (Tritium to Kempower single-arm satellite charger replacement).
- Letter from the Department of Premier and Cabinet to Northern Midlands Council - support for Campbell Town EV charger refresh and expansion, 12 December 2025.

No arboricultural condition report has been prepared for this application, as the removal is not sought on the basis of tree health, deterioration or safety.



5 x Trees to be removed.
1 x tree shown below has dies or been removed previously.

Notes
Drawings are not for construction purposes.
They have been produced based on information available at the time provided by Evie networks and other third parties.



Site Code: HH002
Site Name: Campbell Town
Site Address: 3 Commonwealth Lane, CAMPBELL TOWN TAS 7210

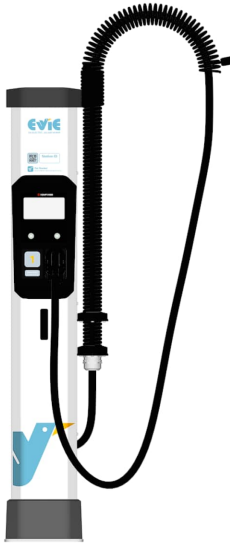
Drawing Title
Site Overview

Date: 13.07.2026
Revision: 3



*Ground markings to be confirmed with Evie/Council

- Existing 2 x Tritium chargers to be replaced by 6 x Kempower Single Cable Satellite Chargers and 6 Vehicle Charging Bays
- Proposed Electrical Pit
- Proposed Comms Pit
- Existing Tritium Rectifier Unit to be replaced with Kempower C503 Power Unit
- Existing MSB to be replaced/upgraded
- Proposed DB-EV
- Existing LV transformer to be removed
- Proposed Power Route (indicative)



Kempower Satellite Charger

Note
These drawings are not for construction purposes and have been developed based on information available by Evie and other third parties.



Site Code: HH002
Site Name: Campbell Town
Site Address: 3 Commonwealth Lane, CAMPBELL TOWN TAS 7210

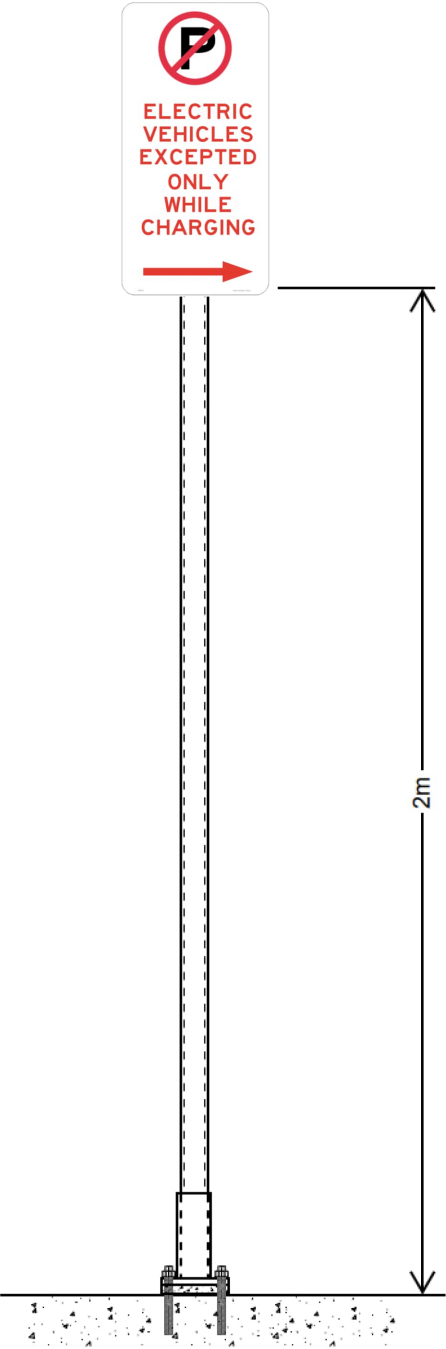
Drawing Title
Site Plan
Date: 13.07.2026
Revision: 3



Existing 2 x Tritium chargers to be replaced by 6 x Kempower Single cable Satellite Chargers and 6 Vehicle Charging Bays

Notes Drawings are not for construction purposes. They have been produced based on information available at the time provided by Evie networks and other third parties.	 GO ELECTRIC. GO ANYWHERE  StB Capital Partners	Site Code:HH002 Site Name:Campbell Town Site Address:3 Commonwealth Lane, CAMPBELL TOWN TAS 7210	Drawing Title Site Montage
			Date:13.07.2026 Revision:3

Exhibited



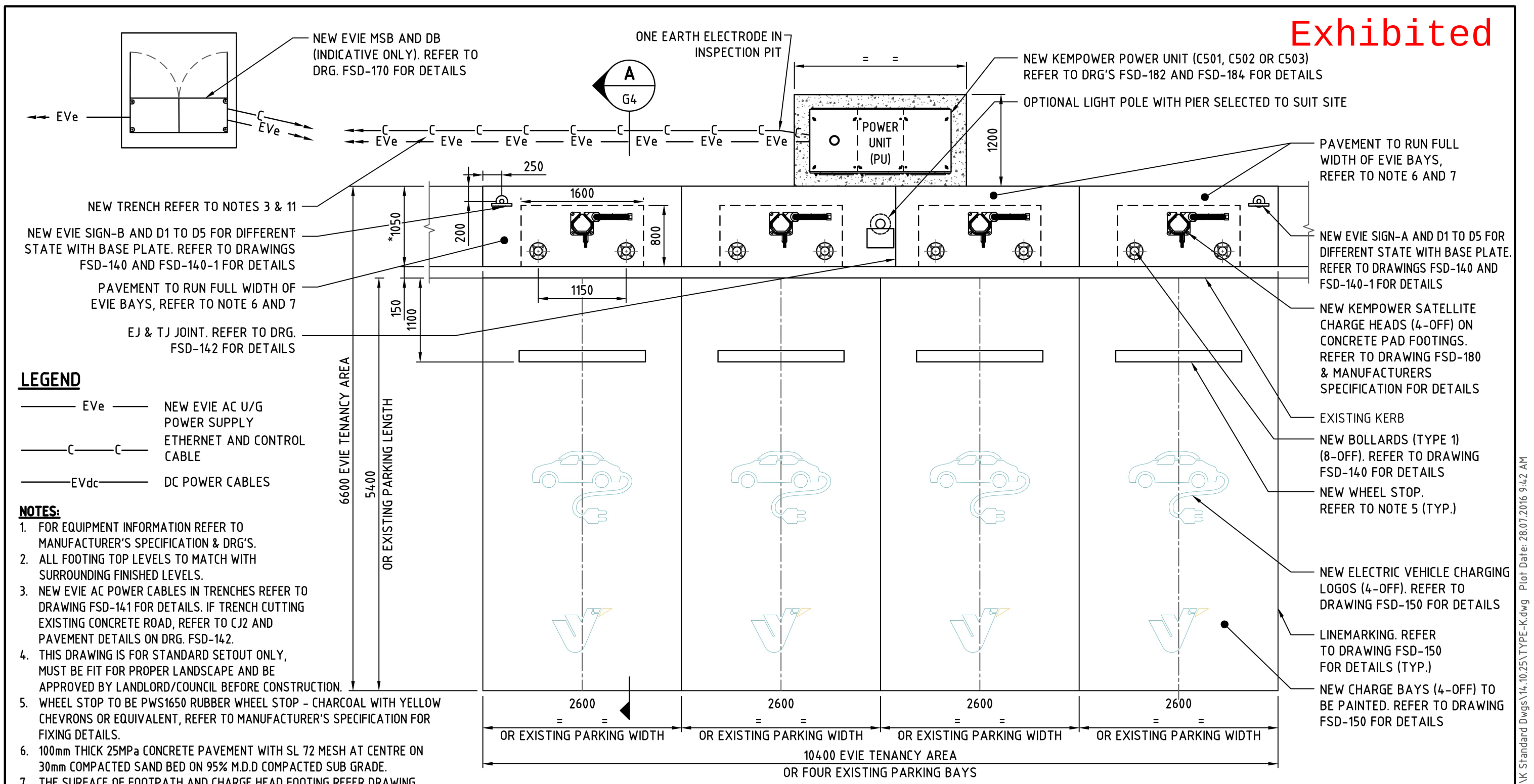
Notes
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Site Code: MM005
Site Name: Chapel St
Site Address: 32 Chapel St, Windsor VIC 3181

Drawing Title
Signs

Date: 10.07.2026
Revision: 5



LEGEND

- EVe — NEW EVIE AC U/G POWER SUPPLY
- C — ETHERNET AND CONTROL CABLE
- EVdc — DC POWER CABLES

NOTES:

- FOR EQUIPMENT INFORMATION REFER TO MANUFACTURER'S SPECIFICATION & DRG'S.
- ALL FOOTING TOP LEVELS TO MATCH WITH SURROUNDING FINISHED LEVELS.
- NEW EVIE AC POWER CABLES IN TRENCHES REFER TO DRAWING FSD-141 FOR DETAILS. IF TRENCH CUTTING EXISTING CONCRETE ROAD, REFER TO CJ2 AND PAVEMENT DETAILS ON DRG. FSD-142.
- THIS DRAWING IS FOR STANDARD SETOUT ONLY, MUST BE FIT FOR PROPER LANDSCAPE AND BE APPROVED BY LANDLORD/COUNCIL BEFORE CONSTRUCTION.
- WHEEL STOP TO BE PWS1650 RUBBER WHEEL STOP - CHARCOAL WITH YELLOW CHEVRONS OR EQUIVALENT, REFER TO MANUFACTURER'S SPECIFICATION FOR FIXING DETAILS.
- 100mm THICK 25MPa CONCRETE PAVEMENT WITH SL 72 MESH AT CENTRE ON 30mm COMPACTED SAND BED ON 95% M.D.D COMPACTED SUB GRADE.
- THE SURFACE OF FOOTPATH AND CHARGE HEAD FOOTING REFER DRAWING FSD-143.
- REFER TO DRAWING FSD-100 FOR GENERAL NOTES.
- NEW CONCRETE SHALL NOT BE PAINTED UNTIL 28 DAYS AFTER POURING.
- ANY STEP EXCEPT KERBS TO BE PAINTED WITH 50mm WIDTH NON-SLIP DULUX ROADMASTER A1 IN YELLOW COLOUR ON STEP EDGE ON BOTH FACES.
- MAINTAIN MINIMUM OF 200mm SEGREGATION BETWEEN AC POWER CONDUITS, CONTROL CABLES CONDUITS AND DC POWER CONDUITS. IDEALLY DC POWER CONDUITS TO BE DEEPER THAN THE AC POWER CONDUITS.
- * DENOTES VARIABLE DIMENSION

TYPICAL EVIE PARKING BAY SETOUT PLAN

SCALE 1:50

INDICATIVE ONLY

										Client: EVIE NETWORKS TYPE K KEMPOWER 4B-KPC400+4SAT		Project: 4BKPC400+4SAT-LAYOUT, OPTION 1 PU STAND ALONE FROM CHARGE HEADS		Drawing Title: 4BKPC400+4SAT-LAYOUT, OPTION 1 PU STAND ALONE FROM CHARGE HEADS					
A 14.10.25 KH FIRST ISSUE NS GK						Rev Date CAD Revision Details Designer Approved						Drawing Status: FOR INFORMATION				Drawing No. TYPE K-G1		Revision A	

20 10 0 10 20 30 40 50mm

A3

Exhibited



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5 x trees to be removed.

1 x tree originally planted in this location has died
been removed previously.

