

Exhibited

This planning application is open for
public comment until
28 September 2026

Reference no	PLN-26-0181
Site	1389 CRESSY ROAD CRESSY
Proposed Development	Illuminated Ground Base Sign (2.4m x 2.0m)
Zone	21.0 Agriculture
Use class	Resource Processing

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)



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:

The proposal is for a 2.4m x 2.0m ground base sign, as detailed in plans.

Driveway construction material:

The Land

Site address:

1389 Cressy Road

Cressy TAS 7302

Title reference:

C/T: 121960/1

Existing buildings on site:

Existing use of site:

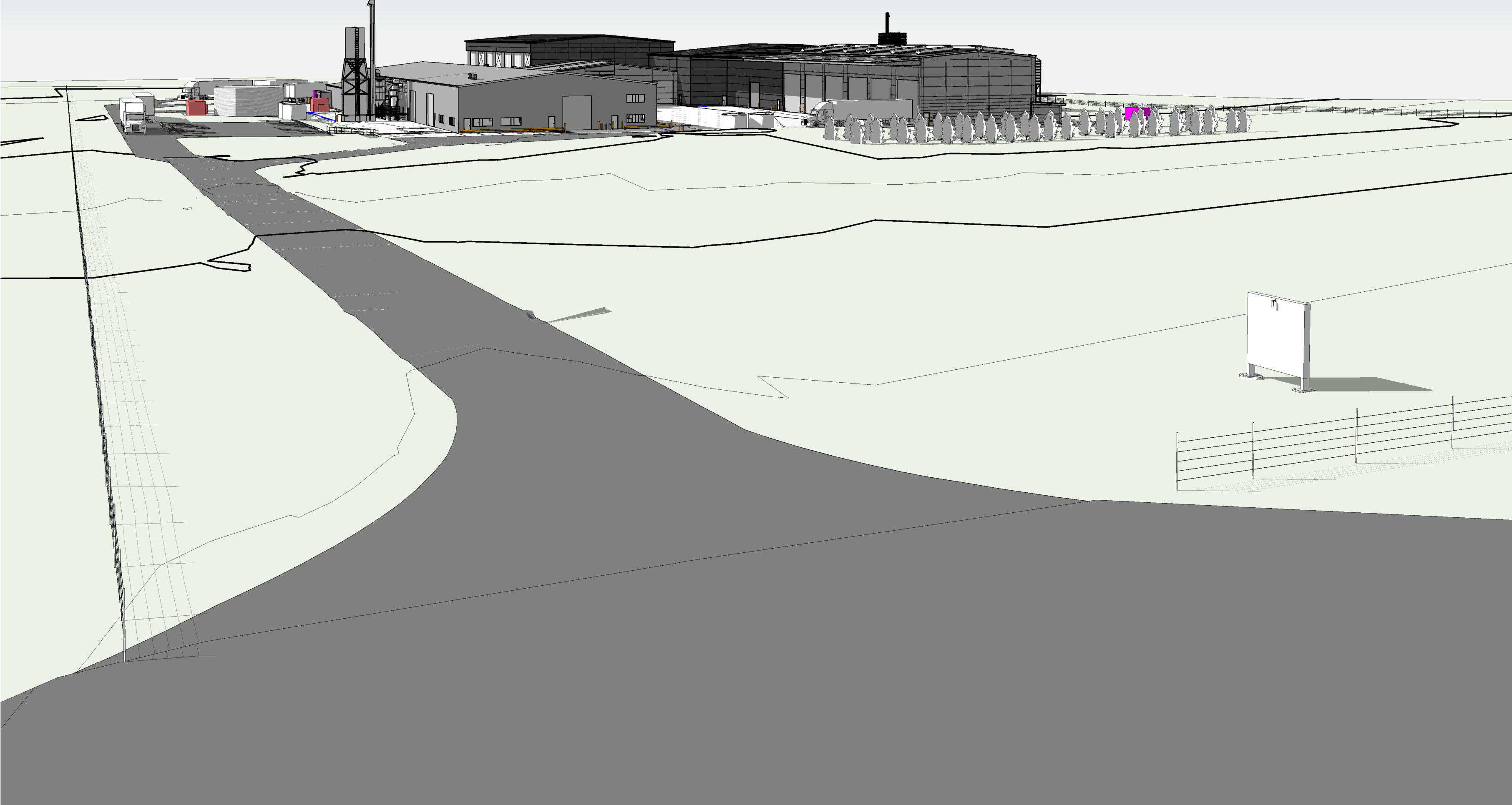
Seed processing facility

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

OWNER LTACT 1980 FOLIO REFERENCE W.3415 GRANTEE PART OF 800Ac LOC TO W WILLIAMSON & PART OF 20000Ac GTD TO ROBERT KEATE, JAMES DRUMMOND, BUTLER ELPHINSTONE & STEWART MARJORIE BANKS		PLAN OF TITLE LOCATION WESTMORLAND CRESSY FIRST SURVEY PLAN No. 87-23 DO COMPILED BY SCALE 1:4000 LENGTHS IN METRES		REGISTERED NUMBER P 121960 APPROVED - 8 DEC 1995 <i>Michael J. Smith</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 123	LAST UPI No 5600483	LAST PLAN No. —	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN

A-143 CW.



PLANNING SCHEME DATA		
LOCAL AUTHORITY:	NORTHERN MIDLANDS COUNCIL	
LAND TITLE REFERENCE:	121960/1	
PROPERTY IDENTIFICATION (PID):	2038301	
PLANNING ZONE:	AGRICULTURE	
CONSTRUCTION DATA		
NCC BUILDING CLASSIFICATION:	7B / 8	
DESIGN WIND SPEED:	N3	
SOIL CLASSIFICATION:	AS PER REPORT	
CLIMATE ZONE:	7	
BUSHFIRE ATTACK LEVEL:	N/ A	
ALPINE AREA (900M ABOVE AHD):	N/ A	
CORROSION ENVIRONMENT:	LOW	
FLOODING:	YES	
LANDSLIP:	NO	
DISPERSIVE SOILS:	UNKNOWN	
SALINE SOILS:	UNKNOWN	
SAND DUNES:	NO	
LANDFILL:	NO	
ORG LEVEL:	EXISTING	
AREA ANALYSIS		
AREA NAME	SIZE	
SITE AREA:	8.977 ha	
ARCHITECTURAL DRAWING INDEX		
SHEET	SHEET NAME	REVISION
A01	COVER	A2
A02	SITE PLAN	A2
A101	Sheet	
Grand total: 3		

ISSUED FOR APPROVAL

PROPOSED GROUND BASE SIGN

BEJO TASMANIA PTY LTD
1389 CRESSY RD CRESSY TAS 7302

A2	ISSUED FOR APPROVAL		17/08/26
revision:	description:	drawn:	date:



CLIENT:
BEJO TASMANIA PTY LTD

PROJECT ADDRESS:
1389 CRESSY RD CRESSY TAS 7302

COVER

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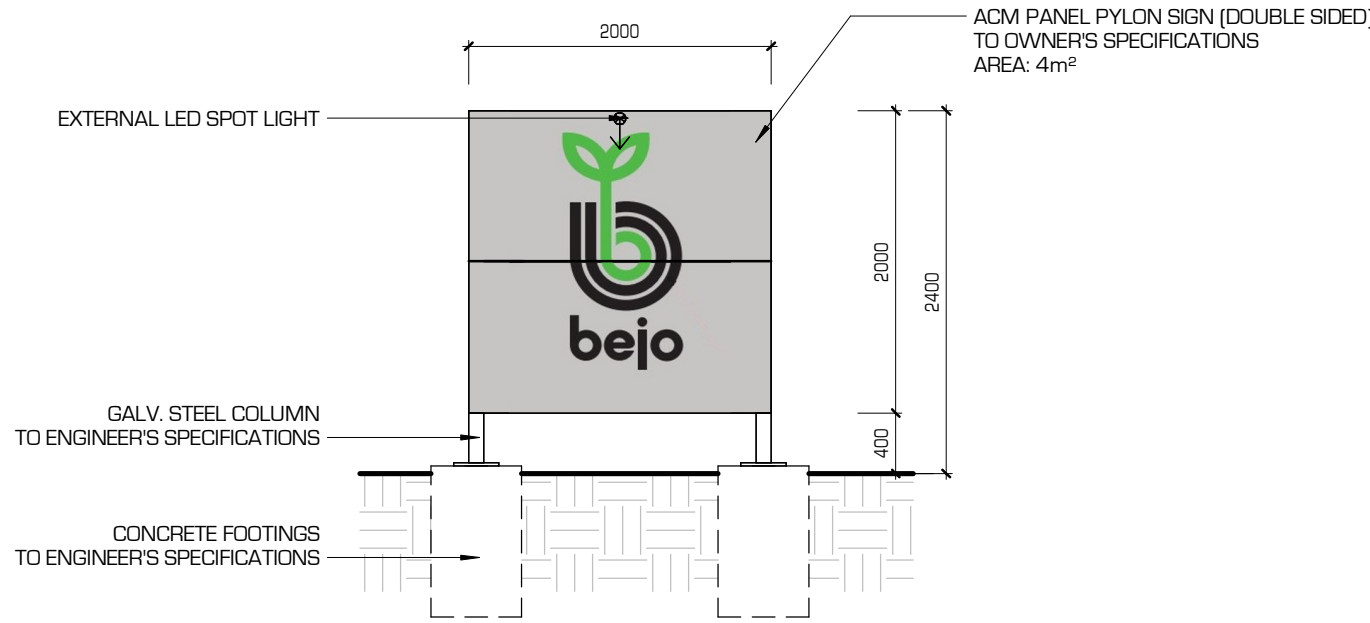
PROJECT NAME
5357 BEJO TASMANIA

REVISION	SHEET
A2	A2

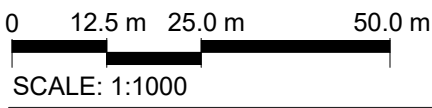
A01



SITE PLAN
SCALE 1 : 1000



GROUND BASE SIGN DETAIL
SCALE 1 : 50



CLIENT:
BEJO TASMANIA PTY LTD

PROJECT ADDRESS:
1389 CRESSY RD CRESSY TAS 7302

SITE PLAN

A2	ISSUED FOR APPROVAL		17/08/26
revision:	description:	drawn:	date:

PROJECT NAME
5357 BEJO TASMANIA

REVISION
A2

SHEET
A2

A02

HEAD OFFICE: 34835 Tasman Highway, Scottsdale Tas 7260

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Planning Department
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

26 August 2026

Attention: Paul Godier

Dear Paul,

Planning Application, Ground Base Sign – 1389 Cressy Road, Cressy

This letter is prepared in support of a proposal on behalf of Bejo Tasmania Pty Ltd for a ground base sign at land identified in F.R. 121960/1.

The site comprises an area of 8.977 hectares and has frontage to Cressy Road. The site contains the existing Bejo seed cleaning facility, as well as an existing managers residence and associated outbuildings.

The subject site is zoned Agriculture within the *Tasmanian Planning Scheme – Northern Midlands Local Provisions Schedule*, version 18, effective 8th July 2026 and subject to the Attenuation Code, Bushfire-Prone Areas Code and the Safeguarding of Airports Code. A small area of the subject site to the east is within the Flood-prone area and Waterway and coastal protection area.

The proposal is for a 2.4m x 2.0m ground base sign, as detailed in plans prepared by Bison Constructions, Drawing No: A01 and A02, dated 17/08/26.

In accordance with clause 6.2.6 of the Tasmanian Planning Scheme, a sign does not need to be categorised into one of the Use Classes.

21.0 Agriculture Zone

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria

A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.
Complies. Maximum height above ground level of the proposed sign is 2.4m.	Not applicable.

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.		P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.

Complies. The proposed ground base sign is to be located 6.0m to the closest boundary.	Not applicable.
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and any buffers created by natural or other features.
Not applicable, not for a sensitive use.	Not applicable.

C1.0 Signs Code
C1.1 Code Purpose
The purpose of the Signs Code is: C1.1.1 To provide for appropriate advertising and display of information for business and community activity. C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area. C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.
<u>Comment</u> Complies with the Code Purpose

C1.6 Development Standards for Buildings and Works	
C1.6.1 Design and siting of signs	
Objective: That: (a) Signage is well designed and sited; and (b) Signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.	
Acceptable Solutions	Performance Criteria
A1 A sign must: (a) Be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) Meet the sign standards for the relevant sign type set out in Table C1.6, Excluding for the following sign types, for which there is no Acceptable Solution: (i) Roof sign; (ii) Sky sign; and (iii) Billboard.	P1.1 A sign must: (a) Be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) Be compatible with the streetscape or landscape, having regard to: (i) The size and dimensions of the sign; (ii) The size and scale of the building upon which the sign is proposed; (iii) The amenity of surrounding properties; (iv) The repetition of messages or information; (v) The number and density of signs on the site and on adjacent properties; and

	(vi) The impact on the safe and efficient movement of vehicles and pedestrians. P1.2 If a roof sign, sky sign or billboard, the sign must: (a) Be located within the applicable zone for the relevant sign type set out in Table C1.6: (b) Meet the sign standards for the relevant sign type in Table C1.6; and (c) Not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to: (i) The size and dimensions of the sign; (ii) The size and scale of the building upon which the sign is proposed; (iii) The amenity of surrounding properties; (iv) The repetition of messages or information; (v) The number and density of signs on the site and on adjacent properties; and (vi) The impact on the safe and efficient movement of vehicles and pedestrians.
<u>Comment</u> A ground base sign is a relevant sign type allowable in the Agriculture Zone. Only one ground base sign is proposed for the entirety of the property frontage, which is excess of 20m in length. The proposed ground base sign will have a total height of 2.4m above the ground and will have a supportive structure that does not project above the sign face. Acceptable solution met.	
A2	P2

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.	A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: (a) The topography of the site and the surrounding area; (b) The relative location of buildings, habitable rooms of dwellings and private open space; (c) Any overshadowing; and (d) The nature and type of the sign.
<u>Comment</u> Not applicable.	
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) Name plate; and (ii) Temporary sign.	P3 The number of signs for each business or tenancy on a street frontage must: (a) Not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and (b) Not involve the repetition of messages or information.
<u>Comment</u> One ground base sign is proposed. There are no other ground base signs on the subject site. Acceptable solution met.	

C1.6.2 Illuminated signs
Objective: That: (a) Illuminated signs are compatible with the streetscape; (b) The cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and (c) Any potential negative impacts of illuminated signs on road safety and pedestrian

movement are minimised.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.

Comment

The proposed illumination of the single ground base sign is via an external LED spot light on the two faces of the sign. The illumination will operate outside daylight hours, and provide for property identification for vehicles entering the subject site. The sign is to be located a minimum 6.0m from the property boundary fronting Cressy Road and adjacent to the existing vehicular access to the site. The lighting of the sign is not expected to cause an unreasonable loss of amenity to any adjacent properties, due to the physical separation distance and the downward direction of the LED lighting onto the signage faces. No changing messages of the sign are proposed, with the graphics of the signage static. The lighting is of the sign face and not the signage face illuminated itself. The sign and proposed lighting are not expected to have an unreasonable effect on the safety, appearance or efficiency of the road, and is considered compatible with the streetscape. Due to the sign type and the nature of the illumination (spot light), in the proposed setting and location on the site, the proposal is considered to be consistent with the performance criteria.

A2

An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animated or movement, unless it is providing direction or safety information.

P2

No Performance Criterion.

Comment

The proposed illumination of the single ground base sign is via an external LED spot light on the two faces of the sign. No flashing, animated or movement is proposed. Acceptable solution met.

C1.6.3 Third party sign – not applicable.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts – not applicable.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – Northern Midlands, and should therefore be considered for approval.

Kind Regards,



Rebecca Green

Senior Planning Consultant
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e – admin@rgassociates.com.au