
From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Wednesday, 29 July 2026 11:28 AM
To: TPC Enquiry
Subject: Draft Amendment 27/2026 to amend Translink Specific Areas Plan NOR-S1.7.3
Materials and presentation, Translink, WESTERN JUNCTION

Our Ref: Draft Amendment 27/2026; PLN-26-0126

Dear Sir/Madam

NORTHERN MIDLANDS Local Provisions Schedule

Draft Amendment 27/2026 to amend Translink Specific Areas Plan NOR-S1.7.3 Materials and presentation, Translink, WESTERN JUNCTION

At its meeting of **20 July 2026**, Council decided to approve a draft amendment to the *Northern Midlands Draft Provisions Schedule*, to amend Translink Specific Areas Plan NOR-S1.7.3 Materials and presentation.

The Local Provisions Schedule Draft Amendment has been prepared in accordance with Section 40D(b) of the *Land Use Planning and Approvals Act 1993 (The Act)* and subsequently certified in accordance with s40F of *the Act*.

The application will be placed on public exhibition on 27 July 2026 until 25 August 2026 and be available for viewing both at Council offices at 13 Smith St Longford and on Council's website at:

<https://www.northernmidlands.tas.gov.au/planning/development-in-the-northern-midlands/development-applications>

Relevant State and other agencies have been notified in accordance with s40FA of *the Act*.

In accordance with sections 40H of *the Act*, relevant exhibition documents may be accessed here:



The Commission's processing fee paid on receipt of invoice.

Kind regards,

Rosemary Jones



Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: planning@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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ASSESSMENT AGAINST LPS CRITERIA

DRAFT AMENDMENT 27-2026

Amend Translink Specific Area Plan clause NOR-S1.7.3 Materials and Presentation

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.

An amendment to the Translink Specific Area Plan is proposed as follows:

A. Delete clause NOR-S1.7.3 A2 and insert:

NOR-S1.7.3 A2.1

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on external walls must be one or more of the following:

- (a) Face brickwork;
- (b) Formed concrete panels;
- (c) Natural stone;
- (d) Painted or rendered concrete blocks;
- (e) Painted or rendered cement composite sheets;
- (f) A patented pre-treated and pre-painted metal cladding such as colorbond;
- (g) Polycarbonate;
- (h) Fibreglass.

NOR-S1.7.3 A2.2

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following:

- (a) a patented pre-treated and pre-painted metal cladding such as colorbond;
- (b) Polycarbonate;
- (c) Fibreglass.

AND

B. Delete clause NOR-S1.7.3 P2 and insert:

NOR-S1.7.3 P2.1

No Performance Criterion.

NOR-S1.7.3 P2.2

No Performance Criterion.

(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 existing Translink SAP recognises the particular economic and spatial qualities of Translink.

(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 draft amendment does not conflict with this objective.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment is consistent with this objective.
<i>(c) to encourage public involvement in resource management and planning</i>	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>	Allowing translucent wall materials (fibreglass and polycarbonate sheeting) as proposed by the draft amendment can allow for use of natural lighting, reducing energy use and therefore operating costs, consistent with this objective.
<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>	Community, industry, and government agencies will have the opportunity to comment on the draft 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 Northern Tasmanian Regional Land Use Strategy identifies Translink as a specialist centre.
<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 draft 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 draft amendment does not conflict with this objective.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The draft amendment does not conflict with this objective.

(e) <i>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 draft amendment does not conflict with this objective.
(f) <i>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 Launceston Airport's Head of Planning & Infrastructure has advised that as long as lighting is not point upwards (through the roofing towards the sky), clear roof sheeting would not be a problem for the safe operation of the airport.
(g) <i>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 draft amendment does not conflict with this objective.
(h) <i>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 draft amendment does not conflict with 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

State Policy on the Protection of Agricultural Land 2009		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
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 either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.
State Policy on Water Quality Management 1997		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
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		
What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
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 draft amendment is consistent with State policies as far as they are applicable.

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

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

1.0	Settlement	
1.1	Growth	No relevant criteria.
1.2	Liveability	No relevant criteria.
1.3	Social infrastructure	No relevant criteria.
1.4	Settlement types	No relevant criteria.
1.5	Housing	No relevant criteria.
1.6	Design	Consistent with strategies 2, & 3.
1.7	Development contributions	No relevant criteria.
2.0	Environmental Values	
2.1	Biodiversity	No relevant criteria.
2.2	Waterways, wetlands and estuaries	No relevant criteria.
2.3	Geodiversity	No relevant criteria.
2.4	Landscape values	No relevant criteria.
2.5	Coasts	No relevant criteria.
3.0	Environmental Hazards	
3.1	Bushfire	No relevant criteria.
3.2	Landslip	No relevant criteria.
3.3	Flooding	No relevant criteria.

3.4	Coastal hazards	No relevant criteria.
3.5	Contaminated air and land	No relevant criteria.
4.0	Sustainable Economic Development	
4.1	Agriculture	No relevant criteria.
4.2	Timber production	No relevant criteria.
4.3	Extractive industry	No relevant criteria.
4.4	Tourism	No relevant criteria.
4.5	Renewable energy	No relevant criteria.
4.6	Industry	Consistent with strategies 1, 6, & 7.
4.7	Business and commercial	No relevant criteria.
4.8	Innovation and research	No relevant criteria.
5.0	Physical Infrastructure	
5.1	Provision of services	No relevant criteria.
5.2	Energy infrastructure	No relevant criteria.
5.3	Roads	No relevant criteria.
5.4	Passenger transport modes	No relevant criteria.
5.5	Ports and strategic transport networks	Consistent with strategies 1, 2, 5, & 6.
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	No relevant criteria.
6.2	Historic cultural heritage	No relevant criteria.
7.0	Planning Processes	
7.1	Public Engagement	No relevant criteria.
7.2	Strategic Planning	No relevant criteria.

(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 NTRLUS identifies Translink as a Specialist Centre.

(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 2021-2027 is based upon four key priorities:

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

People: Cultural and society – a vibrant future that respects the past

Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this draft amendment is strategic outcome Progress – Translink Precinct.

(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).

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

Consideration: The site is not in the vicinity of the Tasmanian Gas Pipeline.



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 27-2026: AMEND TRANSLINK SPECIFIC AREA PLAN NOR-S1.7.3 MATERIALS AND PRESENTATION

File: PLN-26-0126
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 26/0199

DECISION

Cr Andrews/Deputy Mayor Lambert

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 27-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 27-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 27-2026 to the Northern Midlands Local Provisions Schedule

A. Delete clause NOR-S1.7.3 A2 and insert:

NOR-S1.7.3 A2.1

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on external walls must be one or more of the following:

- (a) Face brickwork;
- (b) Formed concrete panels;
- (c) Natural stone;
- (d) Painted or rendered concrete blocks;
- (e) Painted or rendered cement composite sheets;
- (f) A patented pre-treated and pre-painted metal cladding such as colorbond;
- (g) Polycarbonate;
- (h) Fibreglass.

NOR-S1.7.3 A2.2

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following:

- (a) a patented pre-treated and pre-painted metal cladding such as colorbond;
- (b) Polycarbonate;
- (c) Fibreglass.

AND

Delete clause NOR-S1.7.3 P2 and insert:

NOR-S1.7.3 P2.1

No Performance Criterion.

NOR-S1.7.3 P2.2

No Performance Criterion.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 27-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
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- (c) Natural stone;
- (d) Painted or rendered concrete blocks;
- (e) Painted or rendered cement composite sheets;
- (f) A patented pre-treated and pre-painted metal cladding such as colorbond;
- (g) Polycarbonate;
- (h) Fibreglass.

NOR-S1.7.3 A2.2

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following:

- (a) a patented pre-treated and pre-painted metal cladding such as colorbond;
- (b) Polycarbonate;
- (c) Fibreglass.

AND

Delete clause NOR-S1.7.3 P2 and insert:

NOR-S1.7.3 P2.1

No Performance Criterion.

NOR-S1.7.3 P2.2

No Performance Criterion.



1 PURPOSE OF REPORT

Council's planners have become aware that the Translink Specific Area Plan prohibits the use of fibreglass or polycarbonate as a wall or roof material. Such translucent materials can provide for use of natural lighting, reducing energy use and therefore operating costs. No reason for prohibiting such materials have been identified.

This report recommends that the Council agrees to amend the Local Provisions Schedule to allow for polycarbonate and fiberglass wall and roof materials in the Translink Specific Area Plan.

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Zone:

General Industrial

Classification under the Scheme:

Planning scheme amendment

Decision Date:

There is no statutory time for Council to decide to prepare a draft amendment of its own motion.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, Various version 16, 4th March 2026, LPS version 17, 19th March 2026.

Owner:

Various

Codes/Specific Areas Plans:

Proposes to amend the Translink Specific Area Plan

Existing Use:

Various

Recommendation:

That Council agree to and certify draft planning scheme amendment 27-2026 and exhibit for 28 days.

Site:

3 STRATEGIC PLAN & INTEGRATED PRIORITY PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

38. Decision in relation to request

- (1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under [section 37\(1\)](#), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.
- (2) A planning authority, within 42 days after receiving a request under [section 37\(1\)](#) or a longer period allowed by the Commission, must –
 - (a) decide to agree to the amendment and prepare a draft amendment of the LPS; or
 - (b) decide to refuse to prepare the draft amendment of the LPS.

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.

6 FINANCIAL IMPLICATIONS

The costs associated with the draft amendment are provided for within existing budget allocations.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Under the Act, Council must notify the following of the draft amendment:

- (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.

9 COMMUNITY CONSULTATION

Under section 40G of the Act, Council must publish an exhibition notice in relation to the draft amendment, inviting persons make a representation in relation to the draft amendment

Under section 40K of the Act any representations received must be considered by the Council and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

The Launceston Airport's Head of Planning & Infrastructure has advised that as long as lighting is not pointing upwards (through the roofing towards the sky), clear roof sheeting would not be a problem for the safe operation of the airport.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Decision in relation to request

The planning authority can decide to:

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

10.2 Preparation of draft amendment

A draft amendment has been prepared as shown in the recommendation of this report.

10.3 Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria - see attached Assessment Against LPS Criteria.



- 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
- 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.

11 OFFICER'S COMMENTS/CONCLUSION

EXISTING CLAUSE

NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone - clause 19.4 Development Standards for Buildings and Works and Agriculture Zone - clause 21.4 Development Standards for Buildings and Works.

Objective To: (a) achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and (b) require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.	
Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.	P2 No Performance Criterion.

PROPOSED CLAUSE

NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone - clause 19.4 Development Standards for Buildings and Works and Agriculture Zone - clause 21.4 Development Standards for Buildings and Works.

Acceptable Solutions	Performance Criteria
A2.1 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on external walls must be one or more of the following: (a) Face brickwork; (b) Formed concrete panels; (c) Natural stone; (d) Painted or rendered concrete blocks; (e) Painted or rendered cement composite sheets; (f) A patented pre-treated and pre-painted metal cladding such as colorbond; (g) Polycarbonate; (h) Fibreglass.	P2.1 No Performance Criterion. P2.2 No Performance Criterion.
A2.2	



Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following: (a) a patented pre-treated and pre-painted metal cladding such as colorbond; (b) Polycarbonate; (c) Fibreglass.	
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The attached Assessment Against LPS Criteria finds that the proposed amendment meets the LPS Criteria. It is recommended that Council agree to and certify draft amendment 27-2026 to allow the use of fiberglass and polycarbonate as wall and roof materials.

12 ATTACHMENTS

1. Assessment Against LPS criteria - Draft Amendment 27-2026 [**11.1.1** - 6 pages]
-