# TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/128480
Officer: Tim Robins
Phone: 6165 6824
Email: tpc@planning.tas.gov.au

29 October 2026

Mr Paul Godier
Senior Planner
Northern Midlands Council

By email: planning@nmc.tas.gov.au

Dear Mr Godier

**Tasmanian Planning Scheme – Northern Midlands**
**Draft amendment 24-2026**
**Insert NOR-S9.0 Ross Dark Sky Specific Area Plan**

I refer to the above draft amendment and to a hearing held at the Northern Midlands Council Chamber at 13 Smith Street, Longford which was adjourned.

The Commission gives the planning authority the following directions:

1. Provide a submission on whether, in the opinion of the planning authority, the boundaries of the specific area plan (SAP), as exhibited, should be amended. If so, to what extent?
2. Provide a submission on the origin of the term 'correlated color temperature' and why a definition different to that used in council's adopted Dark Sky Lighting Policy has been included in the SAP.
3. The planning authority is to provide a modified SAP, with tracked changes, reflecting the changes discussed at the hearing, including:
   - removing clause NOR-S9.1.3(d) because it relates to clause NOR-S9.8 which is to be removed (see below)
   - using terms such as 'correlated colour temperature', 'dark sky' and 'night sky' consistently throughout the SAP and without unnecessary hyphenation and capitalisation
   - removing the term 'sky glow'
   - removing clause NOR-S9.6.1 Use Standards - External lighting for all uses as it appears these have no work to do, due to State Planning Provisions (SPPs) exemption at clause 4.3.4, and
   - removing clause NOR-S9.8 because it has no work to do, due to the SPPs exemption at clause 4.2.7.
4. The Commission requests the submissions be provided by **5 November 2026**.
5. That any response submissions be provided to the Commission by **12 November 2026**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the relevant assessment[1] on the Commission's website.

If you require further information please contact Tim Robins, Planning Adviser, on 6165 6824.

Yours sincerely



Sandra Hogue
**Delegate (Chair)**

cc representors

[1] https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-nor-24-2026