

TASMANIAN PLANNING COMMISSION



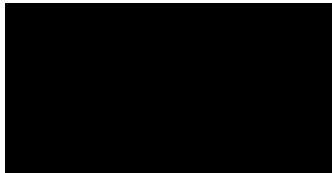
DECISION

Planning scheme	Tasmanian Planning Scheme - Northern Midlands
Amendment	20-2026 - apply the place or precinct of archaeological potential overlay to 6B Saundridge Road, 110 Main Street and 3960 Macquarie Road, Cressy, and remove the local heritage places listing from 6A Saundridge Road, Cressy
Planning authority	Northern Midlands Council
Date of decision	3 July 2026

Decision

The Commission dispenses with the requirements of sections 40G, 40H, 40J, 40K, 40L, 40M, 40N, 40O and 40P under section 40I(1) of the *Land Use Planning and Approvals Act 1993* in relation to the Amendment

The draft amendment is approved under section 40Q(3) of the *Land Use Planning and Approvals Act 1993*.



John Ramsay
Executive Commissioner

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to apply the place or precinct of archaeological potential overlay to the following properties in the Northern Midlands Local Provisions Schedule (LPS):

- 6B Saundridge Road, Cressy
- 110 Main Street, Cressy, and
- 3960 Macquarie Road, Cressy.

The draft amendment also proposes to remove 6A Saundridge Road, Cressy folio of the Register 249681/2 from listing C6.1.102 in NOR-Table C6.1 Local Heritage Places. The associated overlay is also proposed to be removed.

The planning authority has requested the Commission dispense with the requirement to publicly exhibit the draft amendment in accordance with section 40I(2)(b)(ii) of *Land Use Planning and Approvals Act 1993* (the Act) on the basis the draft amendment would remove anomalies in the LPS.

Revision of the Draft Amendment

The Commission notes the first and second pages of the draft amendment instrument of certification submitted on 23 April 2026, contained conflicting details about the provisions for which the amendments were sought. On 30 June 2026, the planning authority provided an amended instrument, which corrected the relevant details.

Site information

Number 110 Main Street, Cressy (folio of the Register 125263/1) contains the Holy Trinity Anglican Church and Cemetery and is zoned Community Purpose.

Number 6A Saundridge Road, Cressy (folio of the Register 249681/2) contains seven multiple dwellings and is zoned Community Purpose.

Number 6B Saundridge Road, Cressy (folio of the Register 92702/10) is zoned General Residential and contains the Uniting Church (former Methodist) cemetery at its rear. Three multiple dwellings have been approved for development at the front of the property.

Number 3960 Macquarie Road, Cressy (folio of the Register 125321/1) is a rural parcel, surrounded by farmland. The land contains the former St Marks Anglican Church and Cemetery and is zoned Agriculture.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40I of the Act, the Commission may dispense with the requirements of sections 40G, 40H, 40J, 40K, 40L, 40M, 40N, 40O, and 40P of

the Act in relation to a draft amendment if the Commission is satisfied that the draft amendment is for the purpose of:

- (i) correcting an error in the LPS;
 - (ii) removing an anomaly in the LPS;
 - (iii) clarifying or simplifying the LPS;
 - (iv) removing an inconsistency in the LPS;
 - (v) removing an inconsistency between the LPS and this Act or any other Act;
 - (vi) removing an inconsistency between the LPS and the SPPs;
 - (vii) making a change to a procedure set out in the LPS;
 - (viii) bringing the LPS into conformity with a State Policy;
 - (ix) changing the structure of the provisions of the LPS, or the form of a provision of an LPS, so that the LPS conforms with the structure to which an LPS is required by the SPPs to conform or the form that a provision of an LPS is to take;
 - (x) a prescribed purpose –
and if it is satisfied that the public interest will not be prejudiced by the draft amendment not being publicly exhibited.
2. If the Commission determines that public exhibition can be dispensed with, the Commission issues a notice in writing to that effect under section 40I(1) of the Act.
3. The Commission then considers whether to formally approve the amendment under section 40Q(3) of the Act.

6B Saundridge Road, 110 Main Street and 3960 Macquarie Road, Cressy

4. The draft amendment proposes to apply the overlay for a place or precinct of archaeological potential to 6B Saundridge Road, 110 Main Street and 3960 Macquarie Road, Cressy.
5. The properties are already listed in NOR-Table C6.4 Places or Precincts of Archaeological Potential as NOR-C6.4.1, NOR-C6.4.2 and NOR-C6.4.3.
6. The planning authority's supporting report (the supporting report) stated the sites were included in Table E13.3: Archaeologically Significant Sites in the Northern Midlands Interim Planning Scheme 2013 by amendment 07-2018 (effective 12th March 2019). The Interim Planning Scheme did not provide an overlay to recognise the sites. An overlay was therefore not included in the LPS as part of the transition to the Tasmanian Planning Scheme.

Commission Consideration

7. The Commission accepts the submission from the planning authority that the overlay for a place or precinct of archaeological potential should be applied to 6B Saundridge Road, 110 Main Street, and 3960 Macquarie Road, Cressy. All

3 properties are already listed in NOR-Table C6.4 and should ordinarily be mapped by an overlay. The overlay would spatially identify the listings and aid interpretation of the LPS.

8. The Commission is therefore satisfied 6B Saundridge Road, 110 Main Street, and 3960 Macquarie Road, Cressy should be included in the overlay map. The draft amendment removes an anomaly in the Northern Midlands LPS in accordance with section 40I(2)(ii) of the Act and public exhibition is not required.

6A Saundridge Road

9. The draft amendment proposes to delete folio of the Register 249681/2 (6A Saundridge Road, Cressy) from listing C6.1.102 in NOR-Table C6.1 Local Heritage Places. The associated overlay would also be removed.
10. Folio of the Register 249681/2 is currently included as part of the listing for the Holy Trinity Anglican Church on the adjacent title at 110 Main Street.
11. The planning authority has indicated that although 6A Saundridge Road would remain listed in Table C6.4 as part of the listing for 110 Main Street, the planning authority has advised it does not want the property included in the overlay as it intends to seek to remove the site from the listing in future.
12. Number 6A Saundridge Road has been developed with seven multiple dwellings. The supporting report indicated a statement of historical archaeological potential lodged with the application for the approved multiple dwellings found that there was a very low likelihood, if any, of burials on 6A Saundridge Road.
13. The supporting report also indicated that the title did not appear to have ever been part of the adjacent churchyard at 110 Main Street (folio of the Register 125263/1) and was probably retained by the Church for expansion of the cemetery if required.
14. The planning authority's supporting report submitted that folio of the Register 249681/2 should be deleted from NOR-C6.1.102 as it has been fully developed with multiple dwellings.

Commission Consideration

15. The Commission considers 6A Saundridge Road should be removed from NOR-C6.1.102 and the overlay deleted for the reasons given by the planning authority.
16. In addition, the Commission notes the datasheet for the place refers exclusively to 110 Main Street, Cressy and does not include 6A Saundridge Road, which evidently does not contain or relate to a place of local heritage significance.
17. The removal of 6A Saundridge Road (folio of the Register 249681/2) from Table C6.1 would also remove an anomaly in the LPS. The land has recently been developed with seven multiple dwellings and is clearly not a place of local heritage significance. The property would remain listed in Table C6.4 as a place or precinct of archaeological potential but would not be mapped.
18. The Commission is satisfied that the public interest would not be prejudiced by the removal of the place from Table C6.1 not being publicly exhibited.

19. For the above reasons, the Commission agrees that public exhibition can be dispensed under section 40I(2)(b)(ii) of the Act. The Commission is satisfied that the public interest would not be prejudiced by the draft amendment not being publicly exhibited.
20. The Commission therefore dispenses with the requirements of sections 40G, 40H, 40J, 40K, 40L, 40M, 40N, 40O and 40P of the Act.

Decision on draft amendment

21. The Commission approves the draft amendment in accordance with section 40Q(3) of the Act.

Attachments

Annexure A - Approved amendment

Annexure A

Approved amendment 20-2026 - Tasmanian Planning Scheme - Northern Midlands

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of 20th April 2026 to certify that draft Amendment 20/2026 of *Northern Midlands Local Provisions Schedule* to apply the place or precinct of archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Road, Cressy (folio of the Register 92702/10), 110 Main Street, Cressy (folio of the Register 125263/1), and 3960 Macquarie Road, Cressy (folio of the Register 125321/1); delete the Local Historic Heritage Code Overlay from 6A Saundridge Road (folio of the Register 249681/2); and delete "and 249681/2" (6A Saundridge Road) from NOR-C6.1.102, meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993*.

The COMMON SEAL of the)
Northern Midlands Council is)
affixed hereto, pursuant to the)
Council's resolution of)
20th April 2026 in the presence of:)



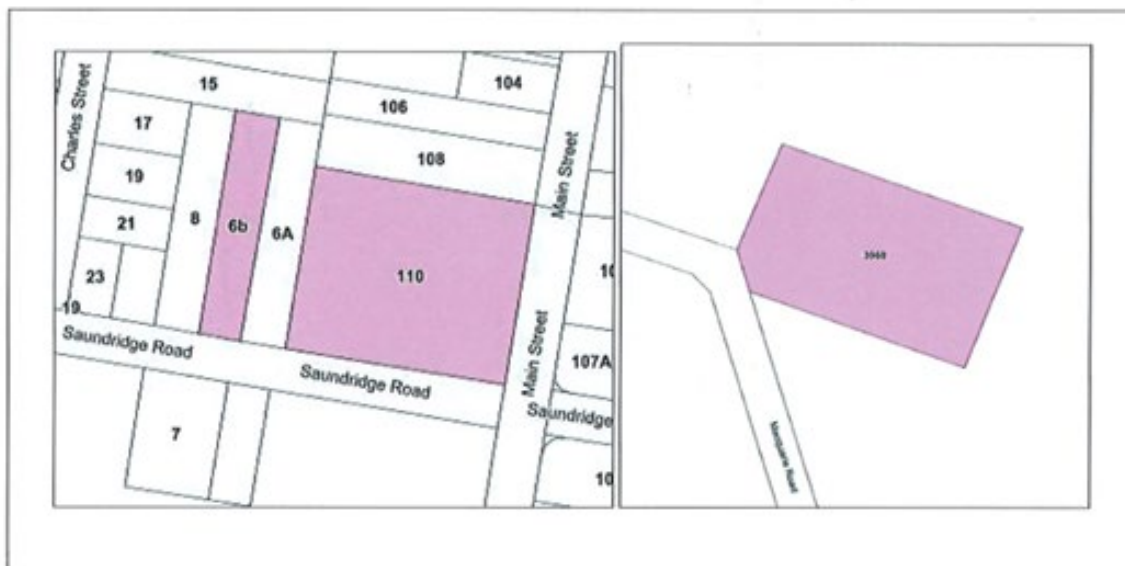
M Knowles
Mayor

M H Bricknell
Acting General Manager

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

AMENDMENT 20/2026

Apply the place or precinct of archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Road, Cressy (folio of the Register 92702/10), 110 Main Street, Cressy (folio of the Register 125263/1), and 3960 Macquarie Road, Cressy (folio of the Register 125321/1); delete the Local Historic Heritage Code Overlay from 6A Saundridge Road (folio of the Register 249681/2); and delete "and 249681/2" (6A Saundridge Road) from NOR-C6.1.102.



Legend:

Place or Precinct of Archeological Potential

The **COMMON SEAL** of the)
Northern Midlands Council is)
hereunto affixed, pursuant to the)
Council's resolution of)
20th April 2026 in the presence of:)



M Knowles OAM

Mayor

HH Bridenell

Acting General Manager