
From: Paul Godier <paul.godier@nmc.tas.gov.au>
Sent: Wednesday, 9 September 2026 10:36 AM
To: TPC Enquiry
Subject: Northern Midlands draft amendment 27-2026 - 40K Report
Attachments: Report_-_TPC_-_s40K-_Reps-No_Reps.pdf; Delegation s40K LUPAA .pdf; Certification Page Draft amendment 27-2026.docx; Certified Instrument PLN26-0126.pdf; Examiner notices - Draft amendment 27-2026.pdf; Draft Amendment 27-2026 - pages from 2026-07-20-Open-Council-Minutes.pdf; TasWater SPAN PLN-26-0126,Translink, WESTERN JUNCTION.pdf; RE Referral of Draft Amendment 27 2026 of the Northern Midlands Local Provision Schedule (PLN-26-01.pdf

Please see the attached.

Kind regards,

Paul Godier



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**Report to the Tasmanian Planning Commission Under Section
40K of the *Land Use Planning and Approvals Act 1993***



Subject: Draft amendment 27/2026 to the Northern Midlands Local Provisions Schedule to Amend Translink Specific Areas Plan Nor-S1.7.3 Materials And Presentation

Date: 9 September 2026

File no: 13/026/007/193 (Ref no: PLN-26-0126)

Author: Paul Godier, Senior Planner

Council published an exhibition notice in relation to the draft amendment in accordance with section 40G of the Act on Saturday 25 July 2026 and Saturday 1 August 2026. The exhibition period ended 25 August 2026.

Section 40K of the Act requires the planning authority to provide the Commission with a report in relation to the draft amendment within 35 days after the end of the exhibition period.

The report is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and

(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

Representations

No representations were received during or after the exhibition period.

Statement of the planning authority's opinion as to the merit of each representation

Not applicable.

Statement as to whether the planning authority is satisfied that the draft amendment meets the LPS criteria

The planning authority is satisfied that the draft amendment meets the LPS criteria as per the planner's report to Council dated 20 July 2026.

Any recommendations in relation to the draft amendment that the planning authority thinks fit.

That the Tasmanian Planning Commission give its final approval to the Draft Amendment.

Attachments

1. Minute from Council meeting of 20 July 2026 (Planner's report and decision)
2. TasWater SPAN
3. Delegation