

TASMANIAN PLANNING COMMISSION



DECISION

Planning scheme	Tasmanian Planning Scheme – Northern Midlands
Amendment	22-2026 – Insert Fred ‘Mulga’ Davies Memorial Grandstand in NOR-Table C6.1 Local Heritage Places and apply the local heritage places overlay
Planning authority	Northern Midlands
Date of decision	9 October 2026

Decision

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



John Ramsay
Executive Commissioner

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to insert the Fred ‘Mulga’ Davies Memorial Grandstand in NOR-Table C6.1 Local Heritage Places. Specifically, the draft amendment proposes to:

- A. Apply the local heritage places overlay to the land at 55 Smith Street, Longford, and
- B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows:

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Significance and Historic Heritage Value
NOR-C6.1.469	Not applicable	Longford	55 Smith Steet	Longford Recreation Ground	Not Applicable	Refer to attached Datasheet NOR-C6.1.469

and,

- C. Amend clause NOR-Table C6.1 by including Local Heritage Places Datasheet NOR-C.1.469.

The specific extent of the listing, including the proposed overlay, would be limited to the area of the grandstand within the broader site.

Site information

The site is known as Longford Recreation Ground located at 55 Smith Street, Longford (property ID 6736617). The site is owned by the municipality of Northern Midlands.

The site is zoned Recreation. The General Residential Zone abuts the site on the eastern and southern boundaries. The Agricultural Zone is applied to the west. The Recreation Zone continues to the north of the site.

The site includes a sports oval, various sports and community buildings, and car parking. The Fred ‘Mulga’ Davies Memorial Grandstand is located at the northern end of the sporting ground.

The Longford Specific Area Plan (SAP) applies to the site, as well as the following code overlays:

- waterway and coastal protection area
- attenuation area
- flood-prone hazard area
- bushfire-prone hazard area, and
- airport obstacle limitation area.

Neither the SAP nor the abovementioned overlays are impacted by the draft amendment.

Issues raised in representations

The draft amendment was referred to TasWater under section 56S of the *Water and Sewerage Industry Act 2008*. In response, TasWater made a representation stating it had no objection to the draft amendment and did not wish to attend a hearing.

The planning authority advised that no other representations about the draft amendment were received.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Tasmanian Planning Scheme – Northern Midlands Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.
2. Under section 40L(2) of the Act, the Commission dispensed with holding a hearing as the representor (TasWater) notified the Commission it did not wish to attend the hearing.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (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; and
 - (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; and

- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
- 4. Where relevant, these matters are discussed in the sections below.
 - 5. The Commission has considered the evidence provided by the planning authority and finds the draft amendment meets the LPS criteria in subsections 34(2) (a), (b), (g), and (h). Matters related to the remaining criteria are considered below.

Schedule 1 Objectives of the Act

- 6. The planning authority in its report dated 18 May 2026, provided detailed submissions about how the proposed amendment would further the objectives in Part 1 and Part 2 in Schedule 1 of the Act. The submission is supported by a Building Design and Fabric Assessment undertaken by David Denman & Associates – Architects & Heritage Consultants. The planning authority report contended the draft amendment would further the objectives of the Act, including that it would conserve a building of historical interest and special cultural value. Additionally, the planning authority's report noted it had received advice from Heritage Tasmania that the grandstand was 'more likely to meet the criteria for listing at the local level rather than at the State level', and that the planning authority should 'focus on listing at the local level in the planning scheme.'

Commission consideration

- 7. The Commission is satisfied the draft amendment seeks to conserve a building of historical interest by including the Fred 'Mulga' Davies Memorial Grandstand in NOR-Table C6.1 Local Heritage Places. The significance of the place is identified in the proposed datasheet, which documents the association between the place and its values, and the community and Mr Fred 'Mulga' Davies.
- 8. The Commission is also satisfied the proposed listing is supported by the evidence of a suitably qualified expert who has documented the building's design and fabric.
- 9. The Commission finds that the draft amendment would further the objectives in Schedule 1 of the Act.

Tasmanian Planning Policies

- 10. The planning authority's report has not addressed the TPPs as the draft amendment was certified before the TPPs came into effect on 1 July 2026.

Commission consideration

- 11. The Commission notes the strategies in clause 6.2.3 (historic cultural heritage) of the TPPs encourage provisions that 'identify land that has local cultural

heritage value’ and to ensure those values are appropriately managed. The strategies also encourage provisions that identify places of significant local historic cultural heritage value to ensure identified values are considered early in statutory planning processes.

12. The Commission considers the amendment satisfies these strategies, and all other relevant strategies in the TPPs.

Regional land use strategy

13. The relevant regional land use strategy is the Northern Tasmania Regional Land Use Strategy, 23 June 2021 (the regional strategy).
14. The planning authority’s report contended the draft amendment is consistent with the relevant regional strategies, in particular:
 - Strategic Direction G2.3 - to promote local character values, to promote the important role of local character on the economy and the sense of place, and to preserve and protect significant cultural heritage
 - CH-P01 – to recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, and contribution to understanding of history, and
 - CH-A03 – to provide for the protection of identified significant cultural heritage and archaeological sites.

Commission consideration

15. The Commission finds the draft amendment is, as far as practicable, consistent with the regional strategy. In particular, the draft amendment is consistent with the strategies for identification of significant cultural heritage sites in planning schemes that enable assessment of impact on heritage-listed places.

State Policies

16. The State policies include:
 - the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy)
 - the *State Policy on Water Quality Management 1997* (Water Quality Policy)
 - the *State Coastal Policy 1996* (Coastal Policy), and
 - the *National Environmental Protection Measures* (NEPMs).

Commission consideration

17. The Commission finds the PAL Policy, the Coastal Policy, and none of the NEPMs are applicable to the draft amendment. The draft amendment is consistent with the Water Quality Policy, particularly as the site is in an urban area with reticulated services.

Northern Midlands Council Strategic Plan 2021–2027

18. The planning authority’s report considered the draft amendment was consistent with the four key priorities of the strategic plan, including priorities for protection of places of heritage value.

Commission consideration

19. The Commission finds the draft amendment has regard to the strategic plan prepared under section 66 of the *Local Government Act 1993*.

Decision on draft amendment

20. The purpose of the heritage listing is to acknowledge the Longford Football Club as a particular community group for social reasons in line with the Local Heritage Code. The Fred Davis grandstand is named in honor of the late Fred 'Mulga' Davis whose life and work contributed to the club.
21. The Commission is satisfied that the listing meets the requirement of the Local Heritage Code.
22. The Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - Approved amendment

Annexure A

Approved amendment 22-2026, Tasmanian Planning Scheme – Northern Midlands

NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of 18 May 2026 to certify that draft Amendment 22-2026 of the *Northern Midlands Local Provisions Schedule* meets the requirements specified in sections 32 and 34 of the *Land Use Planning and Approvals Act 1993*.

Draft Amendment 22-2026

A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford.

AND

B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows:

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Significance and Historic Heritage Values
NOR-C6.1.469	Not applicable	Longford	55 Smith Street	Longford Recreation Ground	Not applicable	Refer to attached Datasheet NOR-C6.1.469

AND

C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 (attached).

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



M Knowles OAM
Mayor

Mike Brattenell
Acting General Manager

NOR-Table C6.1 Local Historic Heritage Places Datasheet – NOR-C6.1.469

Fred ‘Mulga’ Davies Memorial Grandstand



Name:

Fred ‘Mulga’ Davies Memorial Grandstand

Specific Extent

The specific extent of the local historic heritage place is the area outlined in red in Figure NOR-C6.1.469.2 – Specific Extent.

Figures for specific extent

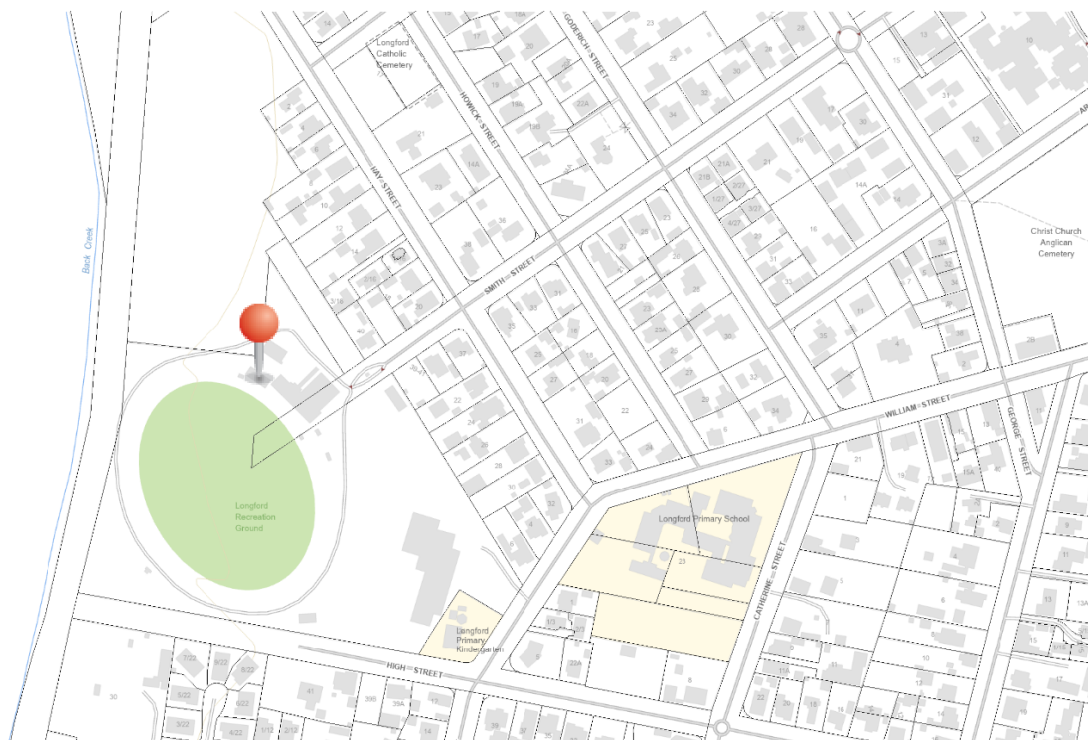


Figure NOR-C6.1.469.1 – Site Location



Figure NOR-C6.1.469.2 – Specific Extent

Statement of local historic heritage significance and historic heritage values

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i)	local history - Not applicable
(ii)	creative or technical achievements - Not applicable
(iii)	a class of building or place - Not applicable
(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:
(i)	a particular community or cultural group for social or spiritual reasons - The Longford Football Club was a founding club of the South Esk Football Association in 1890. The club won the first 10 premierships (1890 through to 1899) and won the 1901, 1904, and 1906 premierships. From 1926 until 1986, the club played in the original Northern Tasmanian Football Association (NTFA). Longford had their strongest decade in the 1950s when they claimed three NTFA premierships, including their breakthrough triumph in 1955. They had previously never won the competition but had been runners-up in 1931, 1940, and 1953. Longford were Tasmanian State Premiers in 1957. After accounting for Ulverstone, premiers of the North West Football Union, in the preliminary match, Longford defeated North Hobart by 21 points in the decider at York Park. <i>Best of Country Football – Northern Tasmania: Longford Tigers, 1957</i> <i>The Longford Tigers were to peak in the mid and late 1950s at both the regional and state level under the leadership of ex-Carlton premiership star Fred Davies.</i> <i>In the state premiership final the Tigers burst out of the blocks and could have taken a stranglehold on the title except for inaccurate kicking. To their credit, North Hobart hit back in the second quarter and led at half time. The Tigers were not to be denied a second time, however, and prevailed comfortably in the second half to become the first NTFA ‘country’ team to take the state title.</i> <i>The Longford Tigers golden era extended to one more premiership in 1958 and numerous more runner-up appearances following this triumph. Although there is little argument that the mantle of best country team in Northern Tasmania was taken up by Scottsdale for two decades from 1964, the Longford team of 1957 will always be remembered as the pioneers of the cause of country football in the region. (TAS AFL Hall of fame)</i> It is a wooden grandstand, nailed and bolted together more than 100 years ago, which stands as an enduring legacy of when Longford had the best football team in Tasmania.

(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The grandstand has cultural and social significance to the Longford community and is named in honour of Fred ‘Mulga’ Davies - a Carlton champion and premiership player who transferred to Tasmania to become a player-coach for Longford in 1952, lifting the Longford Tigers to three regional premierships and one State premiership. The Fred Davies grandstand is named in honour of the late Fred Davies who was an icon of the Longford Football Club in the years between 1954 and 1960 when he was coach, and the club won the NTFA and Tasmanian Premierships. Longford hadn’t won a premiership in the NFTA before ‘Mulga’ coached the team to NTFA premierships in 1955, 1957, and 1958, and to the State title in 1957. As of 2026, Fred Davies remains the only coach ever to lead Longford to a State title.
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Figures for statements of local historic heritage significance and heritage values



Figure NOR-C6.1.469.3 – Photograph of the grandstand

6 THE EXAMINER Tuesday April 18, 2023 examiner.com.au

'It was a privilege' to play with Mulga Fred

OUR PEOPLE
BY JOE COLBROOK

FRIENDS and family of the late, great Fred 'Mulga' Davies joined in Longford to celebrate the town's footballing legacy and the start of a new NTFA season.

A memorial to the town's star footballer, who led Longford to victory at the 1957 state championship, was officially opened at the entrance to the oval now named the Fred Davies Memorial Ground.

Erin Cronin, one of Davies' nieces, had travelled from Victoria to visit Longford for the first time having heard so much about the town in family stories.

Ms Cronin said she never met her uncle before he died, but was eager to hear more about him from his former teammates.

"I just think the memorial is magnificent," she said.

"One of the things I'd like to find out about Fred is what makes him so revered. He was quite shy, he was obviously at his best on the footy field and a great communicator."

Mr Cronin had initially planned to visit the town with her sister, but after discussions with other family members the event became a fully-fledged family reunion and more than 30 relatives travelled to Tasmania.

Community historian and one of the few surviving members of the 1957 team Bob Pitt said Davies was one of a kind.

"He was absolutely marvellous," Mr Pitt said.

"He was a leader of men. He would not yell or swear or try and drag you down. He would be encouraging us all the time."

Mr Pitt said it was wonderful to see his late captain's legacy commemorated with the memorial, and as part of the opening event read a poem about Davies written by his brother Doug Davies.

Several members of Northern Midlands Council also attended the opening, and deputy mayor Janet Lambert said the new memorial highlighted how important Davies was to Longford.

"Today is both a reflection and celebration of the man who had such a positive influence on those around him," Cr Lambert said.

"He had such a unique ability to bring out the best in his teammates and the best in his colleagues."

The deputy mayor also paid tribute to the community members who pushed for recognition of Davies and helped bring the memorial into being.

These included Neil Kearney, who was a friend of Davies' late son Ian Davies and has campaigned for several years for a memorial.

"What a fabulous day this is," Mr Kearney said.

"Worthy recognition of Longford's greatest legend and its worthy players."

"What a terrific entrance to the ground and thanks to the council for making something so special."

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1957 premiership winners Bob Pitt, Clarrie Goninon, Bob Hay, Ted Bricknell, Don Goninon, Don Brooks and Jack Jones at the Fred Davies memorial. Picture by Joe Colbrook



Members of Fred Davies' extended family journeyed from all across Australia to visit. Picture by Joe Colbrook

Figure NOR-C6.1.469.4 – Examiner article 18 April 2023