5 November 2026

NORTHERN MIDLANDS COUNCIL

Ms Sandra Hogue
Delegate (Chair)
Tasmanian Planning Commission

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

Dear Ms Hogue

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

I refer to your direction letter of 29 October 2026.

1. Consideration was originally given to the boundaries of the SAP being the Boulevards, Nivelle Street, Colbeck Street, Portugal Street, and the Macquarie River as this would include all of the General Residential, Local Business, and Open Space zones in Ross.

   The boundaries of the SAP as exhibited were chosen to coincide with the area shown as Ross (Town) on the Land Information System of Tasmania (the LIST). This boundary encompasses a number of Rural Living zoned lots and Agriculture zoned lots with the intention of supporting the draft SAP's purpose to minimise the impact of external lighting on the natural night sky, and to protect the natural night sky of Ross from the impact of artificial external lighting.

   Both the Agriculture Zone and the Rural Living Zone allow for uses including single dwellings, resource development and resource processing which may have external lighting. It is submitted that the boundaries of the SAP as exhibited should not be amended as the proposed extent of the SAP assists in achieving the purpose of the SAP.

2. The author of the council's adopted Dark Sky Lighting Policy used a definition of 'correlated colour temperature' consistent with that within the Dark Sky Lighting Policies of Carrickalinga (District Council of Yankalilla) and Winton Shire Council. The definition of the term 'correlated colour temperature' in the SAP is taken from the website: https://darksky.org/resources/glossary/

3. Please see the attached modified SAP with tracked changes.

Yours sincerely,

[redacted]

Paul Godier
Senior Planner

Att. modified SAP with tracked changes

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NOR-S9.0 Ross Dark Sky Specific Area Plan

NOR-S9.1 Plan Purpose

The purpose of the Ross Dark Sky Specific Area Plan is:

NOR-S9.1.1 To recognise the ~~Dark Sky~~ dark sky qualities of Ross.

NOR-S9.1.2 To minimise the impact of external lighting on the natural night sky.

NOR-S9.1.3 To protect the natural night sky of Ross from the impact of artificial external lighting by requiring external lighting to be:

(a) useful, by having a clear purpose and only illuminating the intended area;

(b) targeted, by being directed entirely downwards and completely shielded so no light escapes above the horizontal plane;

(c) of a low light level, so that lights are no brighter than necessary to perform their intended task; and

~~(d) controlled, so that lights are used only when needed; and~~

~~(e)~~(d) of a warm correlated colour temperature.

NOR-S9.2 Application of this Plan

NOR-S9.2.1 The specific area plan applies to the area of land designated as NOR-S9.0 Ross Dark Sky Specific Area Plan on the overlay map and in Figure S9.2.1.

NOR-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

(a) 8.0 General Residential Zone;
(b) 11.0 Rural Living Zone;
(c) 14.0 Local Business Zone
(d) 21.0 Agriculture Zone
(e) 26.0 Utilities Zone;
(f) 27.0 Community Purpose Zone
(g) 28.0 Recreation Zone;
(h) 29.0 Open Space Zone; and
(i) C1.0 Signs Code,

as specified in the relevant provision.

NOR-S9.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

NOR-S9.4 Definition of Terms

Correlated colour temperature	A measure, in kelvins, of the warmth or coolness of the appearance of a light source.
Dark ~~Sky~~ sky	Means a place where the darkness of the night sky is relatively free of interference from artificial light.

NOR-S9.5 Use Table

~~No Uses.~~This sub-clause is not used in this specific area plan.

NOR-S9.6 Use Standards

~~NOR-S9.6.1 External lighting for all uses~~

~~This clause is in addition to General Residential Zone – clause 8.3 Use Standards, Rural Living Zone – clause 10.3 Use Standards, Local Business Zone – clause 14.3 Use Standards, Agriculture Zone – clause 21.3 Use Standards, Utilities Zone – clause 26.3 Use Standards, Community Purpose Zone – clause 27.3 Use Standards, Recreation Zone – clause 28.3 Use Standards, and Open Space Zone – clause 29.3 Use Standards.~~

~~Objective:~~	~~That external lighting for a use:~~ ~~(a) is shielded to prevent upward light spill to minimise skyglow~~ ~~(b) has a colour temperature that limits adverse impacts on night sky visibility~~ ~~(c) maintains the dark sky qualities of the area by avoiding lighting forms or fittings that emit light above the horizontal plane~~

~~Acceptable Solutions~~	~~Performance Criteria~~
~~A1~~ ~~External lighting for a use must be fully shielded so that fixtures over 1,000 initial lamp lumens emit zero light above the horizontal.~~	~~P1~~ ~~No Performance Criterion.~~
~~A2~~ ~~External lighting for a use must have a correlated colour temperature not exceeding 3000 kelvins.~~	~~P1~~ ~~No Performance Criterion.~~

~~NOR-S9.6.2~~ NOR-S9.6.1 Illuminated signs

This clause is in substitution for C1.0 Signs Code – clause C1.5.1 Use Standards

Objective:	That signs do impact dark sky qualities by being illuminated only when necessary.

Acceptable Solutions	**Performance Criteria**
A1 Signs must not be illuminated outside of the hours of operation of the activity associated with the sign.	**P1** No Performance Criterion.

NOR-S9.7 Development Standards for Buildings and Works

NOR-S9.7.1 External Lighting for all development

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings, Rural Living Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings, Local Business Zone – clause 14.4

Development Standards for Buildings and Works , Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works, Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works, Recreation Zone – clause 28.4 Development Standards for Buildings and Works, and Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the development of external lighting: ~~(d)~~(a)is shielded to prevent upward light spill ~~to minimise skyglow~~ ~~(e)~~(b)has a correlated colour temperature that limits adverse impacts on night-sky visibility ~~(f)~~(c) maintains the ~~dark sky~~ dark sky qualities of the area by avoiding lighting forms or fittings that emit light above the horizontal plane

Acceptable Solutions	**Performance Criteria**
A1 External lighting must be fully shielded so that fixtures over 1,000 initial lamp lumens emit zero light above the horizontal.	**P1** No Performance Criterion.
A2 External lighting must have a correlated colour temperature not exceeding 3000 kelvins.	**P1** No Performance Criterion.

NOR-S9.7.2 Illuminated signs

This clause is in addition to C1.0 Signs Code – clause C1.6.2 Illuminated signs

Objective:	That signs are not excessively illuminated, and do not impact dark-sky qualities.

Acceptable Solutions	**Performance Criteria**
A1 Sign luminance must not exceed 100 candelas per square metre, measuring a full white display using a luminance meter or photometer.	**P1** No Performance Criterion.

~~NOR-S9.8 Development Standards for Subdivision~~

~~NOR-S9.8.1 Lighting to subdivisions~~

~~This clause is in addition to General Residential Zone – clause 8.6 Development Standards for Subdivision, Rural Living Zone – clause 10.6 Development Standards for Subdivision, Local Business Zone – clause 14.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision, Utilities Zone – clause 26.5 Development Standards for Subdivision, Community Purpose Zone – clause 27.5 Development Standards for Subdivision, Recreation Zone – clause 28.5 Development Standards for Subdivision, and Open Space Zone – clause 29.5 Development Standards for Subdivision.~~

~~Objective:~~	~~That street lighting is operated only during necessary hours~~

~~Acceptable Solutions~~	~~Performance Criteria~~
~~A1~~ ~~Streetlighting is fitted with adaptive lighting controls capable of automatic dimming in response to time of night.~~	~~P1~~ ~~No Performance Criterion.~~
~~A2~~ ~~Streetlighting includes curfew controls that switch lights off, or dim them to the lowest safe level, during periods of low or no activity.~~	~~P2~~ ~~No Performance Criterion.~~
~~A3~~ ~~Streetlighting is designed and installed so that no light is emitted above the horizontal plane, consistent with full cut-off or fully shielded luminaires.~~	~~P3~~ ~~No Performance Criterion.~~
~~A4~~ ~~Streetlighting has a correlated colour temperature of 3000 K or lower.~~	~~P4~~ ~~No Performance Criterion.~~

NOR-S8.9 Tables

This sub-clause is not used in this specific area plan.



^Figure NOR-S9.2.1 Ross Dark Sky Specific Area Plan as required by clause NOR-S9.2.1.