

- raising the age of criminal responsibility to 14 years by 2029
- no longer incarcerating young people under 16 years by 2029
- the principle of using detention as a last resort and,
- investing in bail support and diversion programs

The model proposed for the new Pontville facility is indeed meant to be based on a therapeutic approach to rehabilitation; however, a number of considerations make it not fit for purpose. According to the Tasmanian Commissioner for Children and Young People in her feedback on the Youth Justice Facility Masterplan:

‘Youth justice detention facilities should house approximately 8 young people, and no more than 20. The current plan sits at the highest end of this scale.... Building a smaller-scale facility and strengthening investment in appropriate community-based alternatives to detention... Smaller facilities allow for greater individualised responses to the needs of young people, which in turn create more opportunities for positive relationships between the young people and facility staff’.

There are already too many young people in detention, the majority of whom have not been sentenced and are on remand. Data from the Australian Institute for Health and Welfare indicated that four out of five young detainees in Tasmania were on remand. Addressing this anomaly requires scaling up bail support programs so that young people are no longer held in detention whilst on remand but are instead accommodated locally. This would involve reinvesting funding to be spent on building and staffing a centralised youth detention centre into further resourcing NGOs, such as 54 Reasons/Save the Children, to bolster their existing bail support programs.

54 Reasons work in partnership with Community Youth Justice, the Magistrates Court, Early Intervention Units, Tasmania Police and other community agencies to support children and young people aged 12–18 who have been placed on bail. Youth workers work with young people to identify their recreational, educational and vocational/ employment goals and aspirations. These goals form the young person's Bail Support Plan. Support is provided to the young person during their bail period to help them meet their goals.

As well as the impost on families and support services mentioned above, there is a significant cost to the government in escorts. This is when young people are remanded or sentenced to custody and required to be taken to a centralised detention facility. If the cost of escorts was known, it would detail contingencies such as vehicle running costs, wages and associated oncosts, as well as penalty rates due to out-of-hours and weekend arrangements. Building a centralised detention centre will lock in these costs indefinitely. Establishing more localised facilities and programs would result in substantial savings related to travel and these savings could be reinvested into other areas of need.

There are site-specific concerns. The proposed Youth Justice Facility in Pontville will be located adjacent to the Tasmanian Botanics marijuana production facility on Rifle Range Road on the site of the former Pontville Detention Centre. It is also exposed to the sounds of active gunfire from three adjacent shooting ranges. Both circumstances pose significant risks of adverse childhood events, traumatisation, re-traumatisation, and relapse for young people.

Conclusion

While the council needs to assess the Development Application on criteria within the Land Use Planning and Approvals Act, most of our objections to the application probably sit outside the scope of your deliberations, nevertheless, your council needs to be concerned with the social impacts for the young people living there and to be cognisant of how best to meet their needs and to maximise their chances of rehabilitation. Therefore, we make no apology for putting the case for what the evidence prescribes as the best approach to youth justice which is 'prevention not detention.'

Grass Roots Action Network Tasmania.

Grassrootstas.com

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

.....

Signed:.....

date 30/11/25

From:
Sent: Sunday, 30 November 2025 10:23 PM
To: SMC Mail
Subject: Development application DA2500106

Dear General Manger,

As a rate payer of the Southern Midlands and long time resident of the Pontville area I am strongly opposed to this development (DA2500106) and I will be incensed as will all the locals I have spoken to should the council use it's discretion to allow it.

There was a jail in Ponville and it was demolished so long ago very few know of it's existence, it was destroyed because the people here at the time didn't want a linkage to that history, nor do those here now want a return to it.

In the "From Harm to Healing: A community services joint statement on the proposed Pontville Youth Justice Facility" 16 community groups have well argued why this development is poorly conceived for it's proposed outcome, to ignore their recommendations for a better outcome for troubled youth would be foolish.

Placing children and or adolescents in detention in an environment where they will be subject to the smell of marijuana and the sound of gun shots will hardly be settling and most likely will lead to law suits based on PTSD triggered events. How will that be resolved? by closing the gun clubs and shutting down Tas Botanicals? that would show remarkable foresight by the council, when the best solution would be not to allow this unsuited development in the first place.

On a personal scale this development is already having a negative effect on my family, when I returned to what is my family's generational home my wife moved from an ideallicly secluded rural location under much duress, just as she was becoming comfortable with our new semi urban location we're told there's going to be a prison built across the road. She is now living in abject fear of that future, worrying as to who might accost her when she goes out to her horses during the night. Added to that, part of my retirement plan included subdivision of the part of the hill that looks out over the proposed sight. So instead of offering rural views with the Shene stables in the back ground the could be blocks will have a birds eye view into a prison, hardly an appealing purchase, slashing value, and potential council income. Speaking of property value I've heard that that sale of Milford was cancelled when the buyers found out about this development, hardly encouraging, and indicative of how people feel about living in close proximity to such an establishment. Is that what the council wants to impose on it's rate payers? If so so you have forgotten your purpose, the councillors are supposed to be the representatives of the local community, and the council staff are supposed to enact the will of the councillors and therefore the community, a community that does not want this, so it is your duty to not approve it, as to to do otherwise is to act against the will of the people, effectively an act of tyranny.

Yours Sincerely,

From:
Sent: Sunday, 30 November 2025 10:04 PM
To: SMC Mail
Subject: Submission regarding Pontville Youth Justice Facility - Prison
Attachments: DA Representation Prisoners Legal Service re. Pontville Jouth Justice Facility.docx;
From Harm to Healing - Joint statement on Pontville Youth Justice Facility Nov 2025.pdf

Dear General Manager,

wishes to provide a submission regarding the proposed Pontville Youth Justice Facility. Please find our submission attached, as well as a joint representation to which we are a signatory.

Kind regards,

27.11.2025

The General Manager
Southern Midlands Council
Via email: mail@southernmidlands.tas.gov.au

Dear General Manager,

Re: Objection to Development Application – Proposed Youth Justice Facility at 466 Brighton Road, Pontville (DA Ref: DA2500106)

We write to formally object to the proposed Youth Justice Facility at 466 Brighton Road, Pontville (the Facility), currently under assessment by the Southern Midland's Council (the Council).

_____ is a community organisation that provides legal and advocacy services prisoners and their families.

We endorse the extensive and grave concerns set out in the **attached joint representation**, submitted by a group of organisations committed to the rights and wellbeing of children and young people. We share concerns about the **location, design, and inadequate consultation process** associated with the proposed Facility which also includes non-compliance with planning legislation conflict with recommendation from the Commission of Inquiry into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings, and inconsistencies with council's own child safety policy.

In addition, _____ raise the following specific concerns based on our experience and focus:

Protection of fundamental rights of safety, dignity, and wellbeing

_____ Service advocates for the rights of all those incarcerated in Tasmania, including children. We are concerned that the rights of children, such as those they are entitled to under the United Nations Convention on the Rights of the Child will not be protected in the proposed Youth Justice Facility. Evidence has not been provided that the proposed facility will break from the cycle of abuse that was found at Ashley by the *Commission of Inquiry into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings*.¹ The proximity to rifle range and medical marijuana production facility pose significant risks of causing trauma, anxiety, depression and PTSD to children incarcerated.²

¹ Tasmanian Government, *Commission of Inquiry into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings* (Final Report, August 2023); From Harm to Healing: A community services joint statement on the proposed *Pontville Youth Justice Facility* ('From Harm to Healing'), p 12.

² From Harm to Healing, pp 5, 13.

We support the approach put forward by the Save the Children Australia & 54 Reasons which argue for a rights-centred approach to youth justice systems, and that the facility will fail to protect fundamental rights of safety, dignity, and wellbeing in its current proposed form.³

Reduction in Recidivism

One of the core purposes of the Prisoners Legal Service is to reduce recidivism through supporting prisoners in their rehabilitation, assisting them to engage productively with the legal system, and ensuring access to and integration into the community.

The Prisoners Legal Service support the Joint Statement's recommendation that the Tasmanian Government shift away from detention based responses to youth justice, and focus on healing, prevention, and early intervention.⁴ These approaches will be more effective in preventing the institutionalisation of children into the justice system.

The Joint Statement outlines research that finds family and community connection is a clinical necessity for rehabilitation, and the proposed facility faces significant barriers to community connection through its isolated geographic location.⁵

Vulnerable and Marginalised Groups

The Prisoners Legal Service recognises the need to protect vulnerable and marginalised groups, and young people are such a group. Other vulnerable groups, such as those from Indigenous communities, are significantly overrepresented in the justice system and the isolated location will create further barriers to community connection.

While we understand the Council's decision must be based on planning legislation, we believe the proposal is inconsistent with key planning objectives, child safety principles, and the Council's own policy commitments.

We urge the Council to reject the application.

Yours sincerely,

Prisoners Legal Service Tasmania

³ From Harm to Healing, p 19; Save the Children Australia & 54 Reasons, *Putting children first: A rights-respecting approach to youth justice in Australia* (Report, April 2023) <https://www.savethechildren.org.au/getmedia/4befc9d7-c9de-4088-b591-547714fc8673/Putting-children-first-A-rights-respecting-approach-to-youth-justice-in-Australia_April-23.pdf>.

⁴ From Harm to Healing, p 4.

⁵ See From Harm to Healing, pp 12-15.

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.

— pontville

Signed:

date 30/11/25

From:
Sent: Sunday, 30 November 2025 8:36 PM
To: SMC Mail
Subject: Development Application DA2500106

To The General Manager

As residents/ratepayers of the Southern Midlands Council who live in reasonably close proximity to the proposed Detention Centre we would like to voice our concerns.

We are extremely worried about the development being so close to residential properties. We cannot believe that there isn't a site in a more remote area that could be used. Tasmania isn't a big place so even it was in a more remote area there would still be services within a reasonable distance if needed. Why on earth would you put it so close to residential properties, not to mention a shooting range and a medicinal cannabis plant.

The safety of local residents should come into account, in particular the poor people who more or less have it in their backyard.

Property prices are also a huge factor, there is no doubt that these will, if not already, drop significantly for those in the area.

Also we feel there is a very high risk of the people visiting the people in the Detention Centre being somewhat undesirable and potentially not the sort of people we want coming into our community on a regular basis. This may sound like snobbery but it definitely isn't. We are just normal everyday people who are concerned about who may come into our community.....let's face it every community nowadays have enough to worry about with some of their locals let alone extra!

From a tourist point of view we don't see the benefit of having the Detention Centre right on "The Heritage Highway". It can't be a good look for the area and for getting people to visit and have a look around with the Centre sitting right there for all to see.

We hope you will consider the above points when considering this Proposal. I am sure that most people in this position would be against such a development being so close to residential property. It's very easy to say it's a good idea when it's not on your doorstep!

Thank you

From:
Sent: Sunday, 30 November 2025 6:50 PM
To: SMC Mail
Subject: Objection to Development application DA2500106
Attachments: Scanned Documents.pdf

Dear General Manager,

Attached is a scan of a hand written letter by
this proposed development.

Pontville in objection to

As the dead line is tomorrow she didn't feel that a mailed submission would arrive in time so I
have scanned it and am sending you on on her behalf.

Am I wasting my time in
objecting to the "proposed" Detensin
Centre in Pontville/Mangalore?

There is already a Detensin
Centre in Ashley? which
needs modernising ~~at~~ refurbish-
ment.

This facility needs to be
re-staffed with people who
are capable of ~~do~~ doing
the job of guiding troubled
young Tasmanians to become
responsible citizens who ^{can} take
pride in their lives as members
of our society.

I only became aware of the opportunity
to object to the proposed D. Centre when
my neighbour mentioned the deadline to
object.

I do not get the daily newspaper and was
not aware of the opportunity to object.

I don't feel a notice on a fence
on the Lyham section of the highway
is a satisfactory place to place

notice
a public highway - some distance
from the actual ^{road} fence is
satisfactory. How many people
do you think people should
stop to read this notice

I am a rate payer and
voter, in ~~state~~ ^{municipal} and
state election, does
my vote count.

From:
Sent: Monday, 1 December 2025 9:30 AM
To: SMC Mail
Subject: Submission - Pontville Youth Justice Facility
Attachments: Submission for the Youth Detention Centre Site Pontville.docx

Dear General Manager,

See the attached proposal for your consideration in the decision for the Youth Justice Facility in Pontville.

Regards,

Submission Objecting to Development Application – Tasmanian Youth Justice Facility, 466 Brighton Road, Pontville.

To: General Manager at Southern Midlands Council / Planning Authority.

Re: Objection to DA2500106 – Proposed Tasmanian Youth Justice Facility at 466 Brighton Road, Pontville.

I am submitting this letter to **formally oppose** the proposed development of the Tasmanian Youth Justice Facility at **466 Brighton Road, Pontville**. While I understand the need for youth justice services, this **location is completely inappropriate**, and the impacts on nearby homes, the surrounding community, and the people who live here have not been properly considered.

It is extremely frustrating that a facility of this scale is being pushed into a residential and semi-rural community that was never designed for it.

1. Too Close to Homes and Community Spaces

The proposed site sits unreasonably close to existing homes. Local residents will be forced to live beside a high-security detention facility, and many of us chose this area for its peaceful, rural lifestyle.

This development would bring stress, discomfort, and a constant feeling of being “overlooked.” Residents should not have to feel like their personal space, privacy, and sense of safety are being taken away by an institutional facility right on their doorstep.

2. Inappropriate Surroundings – Distillery, Gun Range, and Cannabis Farm Nearby

It is hard to understand how anyone could believe this location is suitable for a youth detention facility when it sits near **a local distillery, an active gun range, and a large cannabis farm**.

These surrounding activities are completely inappropriate for vulnerable young people who are supposed to be in a stable, therapeutic environment.

- The **gun range** exposes them to regular gunfire noise — something that could be highly disturbing or triggering, especially for young people with trauma histories.
- The **distillery** raises obvious concerns about placing young people dealing with substance-related issues near alcohol production.

- The **cannabis farm** brings strong odours, heavy transport movements, and an unavoidable association with drug-related activity.

Putting a detention facility between these operations is beyond questionable. It contradicts the Government's claims of creating a calm, rehabilitative environment and makes no sense from a wellbeing perspective.

3. Increased Traffic and Noise Will Impact Residents

Despite the downplaying of traffic in the proposal, a facility of this size will **absolutely increase vehicle movements**, including:

- Staff arriving and leaving on shifts
- Service and maintenance vehicles
- Deliveries
- Contractors
- Visitor vehicles
- Emergency services when required

Brighton Road and surrounding streets already carry steady local traffic, and many properties have limited driveway visibility. Increased traffic will raise road-safety risks, increase noise, and disrupt the quiet nature of the area. Suggesting it “won’t make much difference” is simply not realistic.

In addition to the traffic itself, the presence of visitor vehicles, including families, associates, or acquaintances of the youth detained in the facility. This will bring even more unfamiliar people into a quiet residential area. Residents should not have to deal with the anxiety of strangers frequently entering the neighbourhood for facility visits, potentially **scoping out nearby homes, properties, or the general area**. Even if the majority of visitors behave appropriately, the sheer uncertainty of who is coming and going contributes to a constant feeling of unease for local homeowners.

A facility like this dramatically changes the character and safety perception of the area, and no attempt in the proposal adequately addresses that reality.

4. Negative Impact on Property Values and Liveability

Residents in this area have invested heavily in their homes and properties. A youth detention facility next door is likely to:

- Reduce property values
- Deter potential buyers
- Make current owners feel stuck in homes they can no longer confidently sell

On top of this, many homeowners will **no longer feel safe in their own homes**. The constant uncertainty about potential incidents, noise, emergency responses, or escape attempts even if unlikely creates a persistent sense of unease. People deserve to feel secure where they live, and this development removes that basic assurance.

People do not buy in Pontville expecting a custodial institution to appear beside their homes. This development undermines the existing character of the community, the comfort and safety residents rely on, and the expectations of those who live here.

5. Loss of Community Identity and Amenity

Pontville is not just a rural township — it is a **historical community with cultural significance**, long-standing heritage features, and a strong local identity that residents are proud of. People choose to live here because of its history, quiet atmosphere, and sense of place.

A large, high-security detention facility does not align with the heritage character of Pontville. It risks overshadowing the town's historical identity and replacing it with the stigma and visual impact of a custodial institution.

The presence of such a complex will change how the area feels and is perceived by both locals and visitors. The town's sense of peace, heritage character, and community connection will be damaged.

6. The Site Selection Process Has Let the Community Down

The site selection process has been deeply disappointing. The community has repeatedly raised concerns, yet this unsuitable location continues to be pushed forward as if local voices do not matter.

What makes this even more frustrating is that **multiple alternative sites were offered to the Government** sites that were **further away from residential housing**, more suitable for a secure facility, and far less disruptive to local communities. These were real, practical options that would have avoided the issues we now face.

In addition, the Government previously proposed **another site** that was far more appropriate than 466 Brighton Road, yet that option was abandoned without any transparent explanation.

It is extremely difficult to understand why the Government insists on forcing this development onto a neighbourhood when better, safer, more isolated locations were available and known. The fact that these options were ignored makes the process feel predetermined and dismissive of community feedback.

The community deserves a transparent explanation and a genuine say in choosing a location that does not harm residents or undermine the wellbeing of the young people who will be detained there.

Conclusion and Request

For all the reasons outlined above, I strongly urge the Council to **reject this development application** in its current form.

This site is **too close to homes**, and the surrounding conditions would negatively impact the rehabilitation of the youth, including those who have committed terrible crimes who are meant to be in the facility recover, stabilise, and rebuild their lives in a supportive environment. The proposal will also **increase traffic significantly, reduce safety**, and significantly affect the **quality of life, mental wellbeing, and property values** of the nearby residents.

I ask the Council to:

1. **Refuse the proposed development at this site,**
2. Require the project to be moved to a more suitable and less disruptive location, and
3. Ensure genuine consultation with local residents before any further decisions are made.

The community deserves better than this, and it should not be forced to sacrifice its safety, peace, and character for a facility that clearly belongs somewhere else.

Sincerely,

Date: 30/11/2025

From:
Sent: Monday, 1 December 2025 9:25 AM
To: SMC Mail
Subject: OBJECTION TO DA2500106 - NEW YOUTH JUSTICE FACILITY
Attachments: 20251201092006119.pdf

Good morning,

I have attached my signed document opposing the New Youth Justice Facility.

Kind Regards

Mangalore

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

P Please consider the environment. Do you really need to print this email?

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Mangalore 7030

Signed:.....

date 30/11/25

From:
Sent: Sunday, 30 November 2025 3:51 PM
To: SMC Mail
Subject: Objection to proposed development Tasmanian Youth Justice Facility

Please see attachment

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery) *the facility will be highly visible from the back garden of my heritage property*
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address...

PONTVILLE

Signed:.

date 30/11/25

In addition to the above points, I am extremely concerned about the additional traffic burden on Rifle Range Rd which has already been severely impacted by the cars and many trucks accessing Tasmanian Botanicals. This is essentially a narrow dirt road originally accomodating traffic to 3 houses and although partially improved, still presents a daily hazard & log-jam, especially at shift ending & starting times.

From:
Sent: Sunday, 30 November 2025 12:22 PM
To: SMC Mail
Subject: Re: Development application DA2500106

Dear General Manger,

Re: Development application DA2500106

Whenever candidates stand for election, we the people get promised all these wonderful things. "Tell me what you really think! I will stand up for your values and beliefs! If you vote for me, I will really make a difference in your and your family's lives. I truly care and it matters to me what you think. I'm here to serve you!" Well, now it's the time to put these BIG words into action and LISTEN to what we, the people who elected you, really think. We DON'T WANT THIS YOUTH DETENTION CENTER. Don't allow it to be built. Real lives are affected by this and Pontville is one of not many little, picturesque villages left here in Tasmania. To have a great, big, ugly prison added to it, will destroy its beauty. It will decrease the property value for everyone around here, not to mention what it does to our mental health.

I'm outside every night to check on my horses and bring them their last meal of the day. I will never feel safe again and will have to live like that. What if someone breaks out? It sure happened in the Ashly detention center plenty of times! Our property is one of the closest to run and hide. We have many outbuildings. What if I stumble upon someone hiding there? They would want me not to tell anybody. In other words, it would be a desperate person and desperate people do dangerous things. Now we have to spend money on surveillance cameras, alarm systems and security locks.

And another thing, all Wednesday and all of Sunday we have to endure the sound of gunshots around here. Well, that is surely comforting for them already troubled youths, not to forget the smell of the burning off of the Marihuana plantation. This smell is in fact so strong, that my vet told me, that he's been asked if this could show as a positive in a blood test in horses. Also a less than ideal situation for drug addicted and troubled youths.

Our family even discussed moving away from here because of the prison, but now we also face loss of property value and to sell the property, imagine to have to write: "The property lies in Pontville, a picturesque little village and, oh yes, close to a Marihuana plantation, a whiskey distillery, two gun clubs and not to forget, right next door to a prison. Not to forget the nightlights of the Marihuana plantation and the prison and the smell when the Marihuana plantation is doing their burn off. Great selling pitch, isn't it?

The thought comes to mind, that everyone in Pontville should have the right to be

compensated for loss of property value, mental health compensation and payment of installation of security systems. That would be quite a bill for the government.

I'm a country person and spend most of my days outside. I feel a connection to the land around me. I believe the land sends out its own energy, good or bad and that energy of our surroundings would change. There isn't a prison in the world where there aren't sad and ugly things happening and if you tell us that it won't be the case in this prison, then you are lying to us. If this prison gets built, instead of seeing a heard of horses peacefully grazing, as it is the case now, I will have to look at this great, big, ugly prison every day for the rest of my life. Every day I will be reminded of the sad and ugly side of life, which will no doubt affect my mental health and talking about mental health, when we showed our 18 year old daughter the plan for the prison, she looked at it and burst out in tears.

A while ago, my husband did ask one of our neighbours what she thought of the prison being built, her answer was, that she felt like starting to punch people around her, it made her that angry. I met another neighbour in the local grocery and when asked the same question, she said that it made her so sad. That it really would destroy the area and these are people who have put so much effort and love into renovating their old sandstone house. It looks so beautiful now and is a real asset to Pontville. That's the reaction of real life people here in Pontville.

Sincerely,

Sent from my iPhone

From:
Sent: Sunday, 30 November 2025 5:19 PM
To: SMC Mail
Subject: Representation - RE: DA 2500106 - New Youth Justice Facility

Good afternoon,

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address..

Mangalore

Signed:

date 30/11/25

From:
Sent: Saturday, 29 November 2025 11:54 AM
To: SMC Mail
Subject: Fwd: Objection Letter
Attachments:

Sent from my iPhone

Begin forwarded message:

From:
Date: 29 November 2025 at 11:33:45 am AEDT
To: 1
Subject: Objection Letter

mail@southernmidlands.tas.gov.au

Please see attached objection letter

To: Senior Planning Officer

Southern Midlands Council

PO Box 21 Oatlands TAS 7120

Re: Development Application DA2500106 – Proposed Tasmanian Youth Justice Facility, 466 Brighton Road, Pontville

Date: 29 November 2025

Objection - Development Application DA2500106

We are writing as long-standing residents and parents of a family who have made their home directly opposite the proposed development site at 466 Brighton Road, Pontville. We strongly object to the proposed detention facility.

This proposal is completely out of place in Pontville. The plans show a massive institutional complex — oversized buildings, prison fencing, floodlights, and car parks — in the middle of a rural landscape. It is incompatible with the Rural Zone, which exists to protect agriculture, heritage, and the quiet country character that families like ours have chosen to live in.

Our daughter and her family live in a Georgian sandstone home built in 1810, a property that reflects the early settlement history of the Southern Midlands. This heritage home, and the lifestyle it represents, will be visually and contextually diminished by the bulk and intensity of the proposed facility. Instead of pastoral views and rural amenity, they will face an oppressive skyline of concrete, fences, and floodlights.

We also fear what happens once it is built. Facilities of this kind do not remain static — they expand, intensify, and grow over time. More buildings, more traffic, more fences, more lights. Pontville will be swallowed by an institution that should never have been allowed here.

This proposal is destructive to rural character, unsafe for road users, harmful to vulnerable youth, and incompatible with the Planning Scheme. We urge Southern Midlands Council to refuse the application under Section 57 of the Land Use Planning and Approvals Act 1993.

Yours sincerely,

From:
Sent: Monday, 1 December 2025 11:42 AM
To: SMC Mail
Subject: Objection to Da2500106
Attachments: img074.pdf

Hi

i do not object to this facility being built in are area .
it is just in the wrong spot in a heritage area.

OBJECTION TO DA2500106 - NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to:

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity - adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Portville Village and Mangalore Heritage Area)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

MANGALORE

Signed.....

date 30/11/25

THIS FACILITY IS IN THE WRONG SPOT MAKE IT
OVER THE ROAD WHERE THERE IS PLENTY OF LAND
AND NO IMPACT ON NEAR BY HOUSES

From:
Sent: Monday, 1 December 2025 11:51 AM
To: SMC Mail
Subject: Objection to DA2500106- NEW YOUTH JUSTICE FACILITY Get Outlook for Android
Attachments: pro-XWr82Sno.jpeg

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY
TO: mail@southernmidlands.tas.gov.au
SOUTHERN MIDLANDS COUNCIL
TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address..

Mangalore Tas 7030

Signed

date 30/11/25

From:
Sent: Monday, 1 December 2025 1:53 PM
To: SMC Mail
Subject: Objection to DA2500106 New Youth Justice facility.
Attachments: Objection to DA2500106 New Youth Justice Facility.docx

Good afternoon,
Please find attached an objection to the proposed New Youth Justice Facility at Pontville.
Would you please let me know via email that you have received our objection.
Thank you.
Kind regards,

Dear Councillors,

We are writing to express our objection to the government's proposed Custodial Facility (Tasmanian Youth Justice Facility located at 466 Brighton Road, Pontville.

The Southern Midlands Council prides itself in promoting the unique heritage values of our region and is to be commended for establishing the Heritage Highway and for supporting the preservation of our rich history. A growing tourism industry which promotes our region is to be celebrated.

We note that the Southern Midland Council's website under General Information for Lodging a Planning Application states:

*"This process allows Council to assess a proposal against current regulations to ensure that development fits within the **desired character of the area**; that neighbour's rights such as privacy are protected; and no environmental harm is caused to the environment.*

We do not believe that under any circumstances this detention centre proposal fits within the "desired character of the area"

Pontville is described in Wikipedia as:

...a historic township just 28 kilometres north of Hobart Tasmania, offers a unique blend of heritage and modern charm. Known for its colonial architecture and scenic surroundings, it is an ideal stop for travellers seeking a peaceful yet enriching experience. A quick 30-minute drive along the Midland Highway takes you to this serene locale that holds stories of Tasmania's early days.

Community and Culture

Today, Pontville retains its charm as a small rural community with a population of around 623 residents. The town host various seasonal events that attract visitors. Local inns and distilleries such as the Lark Distillery, offer a taste of Tasmania's culinary and beverage culture.

Discover Tasmania website writes:

Heritage-rich Pontville, one of Tasmania's oldest settlements, is a place of fine Georgian cottages.

The town sits on a hill overlooking the Jordan River on one side and a vast plain on the other that was once a Palawa (Tasmanian Aboriginal) travelling route between Tasmania's north and south.

Pontville was established as a garrison town in 1821 and quickly boomed for its timber, quarries and proximity to the hunting grounds of the Southern Midlands, which had been fire-stick farmed over thousands of years by the Mumirimina people.

The town is anchored by the unusual Romanesque St Mark's Church. Just outside the town is the cellar door for Lark Distillery Tasmania's oldest whisky distillery, inside a grand estate built in 1819.

Given the nation-wide recognition of Pontville as a significant historical site one wonders what the government bureaucrats were thinking to even suggest this location as a proposed site for a detention centre. This would be a building out of context with the surrounding environment. The look and feel of Pontville, if you approve this development, will be lost forever.

This development if approved will have long term negative implications for the local Pontville community, the Brighton community and the wider Southern Midland community. Both local councils are working hard to promote this region as a vibrant residential region which is well suited to the needs of young families. The region currently has a positive feel. However, negativity is growing with residents concerned about how this youth goal will impact their wellbeing, sense of security and their house prices. The State government clearly has no interest in preserving this historical and unique cultural precinct or any interest in mitigating the impact it will have on the immediate adjoining properties and surroundings. To build a youth detention centre within this context is unconscionable.

Both having had senior roles in the State Education system and having worked closely with detainees at Ashley we are in a position to state the current detention centre was not the problem, it was the management and the people employed.

We have also spent considerable time and money working on our properties (Woodburn and Woodburn Park) to provide heritage accommodation which fits within the council's strategy to promote heritage tourism. This project we have worked on for so long is now in jeopardy due to the proximity of the proposed detention centre.

Apart from the proposal being at an inappropriate site, the model is also flawed. Experts in criminology and youth justice have repeatedly publicly voiced their disapproval at the building of a large centralised detention centre. Professor of Criminology at UTAS, Rob White in an article published in The Mercury November 26 2025 stated that a centralised detention centre does not work well in preventing future offending.

Think small to have big impact on youth justice

Smaller, local facilities a better option than a central prison for kids, write **Pat Burton** and **Rob White**

Decades of experience and extensive research have shown that when it comes to responding to youth crime, what happens at the local level is what really matters – as does size.

Large, centralised detention centres or prisons for children do not work well when it comes to preventing future offending. They may temporarily incapacitate offenders and protect communities, but overall they tend towards containment and warehousing rather than rehabilitation and opportunity generation.

The net result, as the track record of Ashley Youth Detention Centre demonstrates, is that young people universally graduate to adult prison. This is a consequence which no one really wants or needs.

International examples, backed up by robust evaluation of best practice, demonstrate that building large, centralised facilities, like the proposed Pontville youth prison, is basically planning for failure.

Indeed, the evidence is that the community will be safer, and children better cared for, if there is not a centralised "detention" centre, especially one that is far from families and communities.

A dispersed model of four or five separate smaller facilities, established throughout Tasmania, is a much better option.

We know that in countries where juvenile repeat offending is low, there



Rob White
is a
Professor of
Criminology
at UTAS

is a rehabilitative, therapeutic approach to the detention of children.

A custodial-oriented physical environment such as that inevitably exhibited by a centralised centre (since it deals with serious as well as less serious offenders) does not accord with this approach. The evidence shows that it is possible to detain children who have committed serious crimes in a selected, secure place within one or more of the dispersed therapeutic facilities.

Ultimately, the fundamental questions are how can we prevent

serious offending by understanding and dealing with its causes, and how can we respond in a non-punitive but rehabilitative manner if it occurs.

The evidence shows that small, regionally based secure facilities, closer to family and community, achieve the best outcomes for young people, their families and the community.

It is a truism that "we have to live with those we punish". This applies to children and young people just as it does to adults. It makes sense, therefore, to focus on rehabilitation and restorative justice, as well as educational and therapeutic measures, especially when dealing with some of the most vulnerable people in our state. After all, they will be returning to our communities, usually after a fairly short time away.

Children and young people 'act out' in ways that are harmful to themselves, their friends, their families and their communities. Repairing the harm, building

“The evidence shows that small, regionally based secure facilities, closer to family and community, achieve the best outcomes for young people, their families and the community”

Another objection raised by parliamentarians and expanded on in the joint statement are the marijuana odours from the adjacent medical marijuana production facility. Evidence says such smells pose triggers which undermine recovery for young people recovering from substance use or those with lived experience of familial substance misuse and places these young people at risk of relapse, re-traumatisation, and further harm.

Ms Fordyce said: “As much as we all want the COI recommendations realised, it is essential that we don’t just ‘get them done’ by placing speed and convenience ahead of care.”

Signatories to the joint statement:

- 1. Anglicare Tasmania*
- 2. Australian Lawyers Alliance*
- 3. Engender Equality*
- 4. Grass Roots Action Network Tasmania*
- 5. Jesuit Social Services*
- 6. Jordan River Service Inc*
- 7. Knightlamp Psychology and Consulting*
- 8. Laurel House*
- 9. Tasmanian Aboriginal Legal Service*
- 10. Tasmanian Family and Sexual Violence Alliance (TFSVA)*
- 11. Tasmanian Optional Protocol to the Convention against Torture and Cruel, Inhuman and Degrading Treatment Network*
- 12. Women’s Health Tasmania*
- 13. Women’s Legal Service Tasmania*
- 14. Yemaya*
- 15. Youth Network of Tasmania (YNOT)*

“We must work diligently to ensure each step represents progress and is based on expertise, evidence of best practice, and appropriate consultation. In our view, this has not been the case – the voices of children and young people and Tasmanian communities have been consistently ignored in the consultation process: the Government received 100 submissions against the development compared to just 10 in favour of the new facility and yet are still going ahead. The bottom line is that we know what best practice looks like, and this proposed facility is not it.”

In Summary:

The proposed development raises issues for the local community and the surrounding district concerning:

- inappropriate development in a unique and valued historical environment
- neighbouring resident's health, wellbeing and sense of security
- proximity to schools
- negative impact on house values, which is already happening.
- negative impact on people's perceptions of Pontville and surrounds (note Risdon Vale)
- proximity to the enormous cannabis centre's pungent fumes which locals are breathing on a regular basis.
- proximity to the local pistol and gun club does not instil a sense of security
- proximity to tourist ventures like Lark and its bond stores and the Pontville village.
- visual impact as it will be clearly seen from the northern end of the Midlands Highway which is the gateway to the Southern Midlands. From the highway this current expansive vista is quite impressive.
- Lighting, (day and night), traffic, fencing will be a scar on the landscape
- Mangalore Heritage mile supported by the council will now be undermined

In conclusion,

A fairly typical Pontville Google says:

Pontville is a unique blend of history, architecture, and natural beauty, making it a worthwhile destination for those exploring Tasmania. Its rich heritage and tranquil environment provide a glimpse into the island's colonial past while offering modern amenities for visitors to enjoy. Whether you're interested in history, architecture, or simply enjoying the outdoors, Pontville has something to offer everyone.

How might Pontville and the Southern Midlands be written about in the future if the detention centre is approved?

A sense of place, history and our wonderful heritage should never be compromised through inappropriate development. If the Council holds true to its values and is determined to ensure the historical integrity of Pontville and its surrounds are to be preserved and protected from inappropriate development, then the council will reject this development.

Yours sincerely,

Heritage Highway

Discover Tasmania's historic Midland Highway

Ross Bakery and Ross Bakery Inc, Image credit: Alastair Bell

Embark on a leisurely journey along Tasmania's Heritage Highway, the picturesque stretch between Hobart and Launceston that beckons travelers to slow down and savor the delights of this historically rich region. The Midland Highway may span a mere couple of hours' drive, but within this short distance lies an extraordinary wealth of heritage and culture waiting to be discovered.

Discover Tasmania's Heritage Highway, linking Hobart to Launceston. With dozens of historic attractions and charming towns along the way.

[Home](#) » [Explore Southern Tasmania](#) » [Heritage Highway](#)



Welcome to Tasmania's

Heritage Highway

Take your time, and let the tranquil pace of the journey allow for unexpected discoveries, Historic Bridges, Sandstone Towns, Antiques, Distilleries, Convict Sites and more.

Delight your taste buds at renowned bakeries offering artisanal treats and indulge in the exquisite flavours of world-class distilleries. Each stop presents an opportunity to savour the essence of Tasmania's Midlands.

Tag [@midlandtasmania](#) on Instagram to allow us to share your photos.

From:
Sent: Monday, 1 December 2025 1:59 PM
To: SMC Mail
Subject: OBJECTION TO DA2500106
Attachments: processed-ECD11997-A10A-45EB-B6B3-AA33573334B5.jpeg;
processed-25A85E6F-174B-4E8D-9C8F-87E78FAE54AE.jpeg

Please find attached objection to the new youth justice facility

Kind regards

Get [Outlook for iOS](#)

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address. [REDACTED]

[REDACTED] Mangalore

Signe [REDACTED] date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.

Signed:.....

.....

date 30/11/25

██████████ Proposed Development of Youth Detention Centre - Pontville

██████████**████████████████████** 27/11/2025 12:09 PM

Dear Mayor/Councillors,
Southern Midlands Council

We wish to voice our strong objection to the development of the Youth Detention Centre at Pontville for the following reasons -

1. The location selected is totally inappropriate in particular for young misguided children who will be subjected to the pungent smell of Marijuana from the largest manufacture of this product in Tasmania. We live in the vicinity and smell the odour on a regular basis.

Seeing that the development site is just across the highway from this manufacturer the children will surely be adversely affected, as we are with mainly headaches and feeling unwell.

Perhaps this will be another future legal minefield against all forms of government both local and State.

2. The heritage value of Pontville/ Mangalore is highly valued and respected which most certainly will be adversely affected by the stain of this development.

3. In addition to the above, in close proximity we have a gun club with rifle range as well as a substantial whisky distillery which no doubt will become great targets for the misguided children who manage to breakout and escape, not forgetting the trauma inflicted on the unfortunate local population living nearby. Surely there must be a better location for this development for all concerned remembering this is to be a safe area for these children.

27th November 2025



PROPOSED NEW YOUTH JUSTICE FACILITY AT PONTVILLE – DA2500106

I would like to submit my objections to the proposed Youth Justice Facility at Pontville.

As you know the Planning Scheme is to be read in conjunction with the Act it is taken from. The most important part of the Act is the Objectives in schedule parts 1 and 2.

Viz

- To promote the health and well being of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.
- To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of specific cultural value.
- To encourage public involvement in resource management and planning.
- Promote sustainable development which means the use, development and protection of natural and physical resources in a way which enables people and communities to provide for their social economic and cultural well being and for their health and safety.

This is not the case here.

By discussion with the former Minister and on reading the information provided in the governments' submission and development application, the facility will also be a high security jail for underage violent criminals (both male and female) up to 18 years old and at age 18 would be transferred to Risdon adult prison to serve out the remainder of their sentence.

The Minister at the time agreed that the facility will hold the "worst of the worst" including underage murderers and rapists.

The Minister also agreed that "there will be escapes, however these will be rare". We were also told that the detainees will likely have severe mental health issues and trauma issues.

...../2.

The site will have 6 metre high security fencing, flood lights, video surveillance and motion sensors with a security control room.

2. The proposed facility is adjacent to one of the largest cannabis production sites in Australia. The fumes from the cannabis production are so pungent and intense it is difficult to be outdoors (even from where my home is).

Many of the detainees will have serious substance abuse problems. Many probably having been exposed to cannabis use. It will be impossible to help or rehabilitate these young people while they are knowingly exposed to continuous cannabis fumes.

The government in the Development Application refers to and acknowledges the need to mitigate this issue only to say "the fumes are significant but we don't have to do anything as the source of the fumes is more than 100 metres away (not within the attenuation zone).

3. The proposed Youth Justice Facility is adjacent to multiple gun clubs and one of the largest shooting ranges in southern Tasmania that shoots weekly and often using high powered rifles, shot guns, pistols and semi-automatic weapons.

Many of the detainees will be suffering from (by the governments own admission) mental health issues which may include stress, anxiety, trauma along with many other conditions (bi-polar disorder, schizophrenia). The applicant of this Development Application has acknowledged this problem but only claiming to have solved the noise issue (gun shots) for those inside the building by way of sound proofing the structure.

The applicant has stressed the importance of the use of outdoor areas with the provision of exercise areas, walking tracks and cultural walk programme. ALL these outdoor activities will be exposed to the sound of gun fire noise and no attempt has been made to address or alleviate this. This also put the health and well being of detainees/staff /visitors at risk.

4. The proposed facility has a common boundary with 4 or 5 long term private residential properties. How can anyone condone this?

The minister at the time (Roger Jaensch) said at a face to face meeting with some of the residents quote "there will be escapes".

This seriously affects the mental health and well being of those adjoining residents, not to mention the negative impact on land value of many local properties.

The Act and the Planning Scheme tells us in many places that the proposed facility cannot be approved if it has a detrimental impact on adjoining properties or uses (see 7.110.2 of the Planning Scheme).

Also the setback is questionable. In the planning scheme it discusses in the section on Rural Living Zone (11.0) the setback for buildings with sensitive use (which the applicant has admitted this is) states "building for sensitive use must be separated from agricultural or rural zone by a distance of not less than 200 metres"

This is also discussed in Section "20" of the scheme on rural zone which also states a 200 metre separation for sensitive use buildings.

The scheme discusses separation of buildings on rural zones to agricultural zone boundary in Section "20" but does not specifically discuss separation to rural living zone but implies the same.

...../4.

It may be necessary to go back to the objectives of the "Act" or seek legal advice on this matter of separation and setbacks.

5. The proposed Youth Justice Facility site may not be in the heritage register but it fills the small gap between two very important heritage precincts.

a) Pontville Georgian Village – dating back to 1820

b) Mangalore Heritage Mile precinct with major Georgian/Federation rural mansions in their original landscapes.

The proposed Youth Justice Facility will be an ultra modern high security prison with 6 metre high security fences which is not compatible with the surrounding heritage area.

It seems no attempt has been made to get input from Heritage Tasmania or the Heritage Council/Commission. This also goes against the objectives of the "Act".

6. The site is situated on the scenic corridor and is often referred to as the major "gateway to Hobart" for tourists and visitors.

The application makes the false statement that the buildings will not be visible from the Midlands Highway. ALL the ground surface of this site is visible from the Highway and also from Brighton Road so much so would any modern building 11.5 metres high with a 6 metre security fence with a barrel top. The site is highly visible from a car but more so from sitting in a tourist bus or Metro bus at an elevated position.

The "Act" and the "Planning Scheme" state (7.10.2) that "an application must only be approved if there is no unreasonable detrimental impact on adjoining uses or amenity in the surrounding area".

This application is contrary to so many of the objectives of "the Act" and "the Planning Scheme" that it must be rejected in its entirety.

Signed

Date 1/12/25

28th. November, 2025

Southern Midlands Council

TO WHOM IT MAY CONCERN

DA2500106 – PROPOSED YOUTH JUSTICE FACILITY AT PONTVILLE

Dear Sir/Madam,

I would like to put forward my objection to the above Development Application on the following grounds.

The proposed facility is inappropriate due to:

- a) The proposed site is adjacent to one of the largest medical cannabis production/processing facilities in Australia. This facility emits almost sickening fumes on a regular basis to a level where it is difficult to be outdoors. We live a little over a kilometre away and some days I cannot stay outdoors due to these emissions and the negative effect it has on my health (being a severe asthmatic). So given that fact the “at risk juveniles” that are supposed to be kept at this facility will surely be affected not only mentally (if they are recovering addicts) but also physically if they have any lung issues. This will also impact staff/visitors to the facility. This also goes against the premise that this facility will be therapeutic and also rehabilitating.
- b) The proposed new facility is also adjacent to a large gun and pistol firing range. This also goes against the premise of the facility being “therapeutic” due to very loud gunfire on a very regular basis.
- c) Negative impact on tourism. The proposed facility is in full view of “Shene” a significant historical property dating back to almost the first settlement of Tasmania which is now a major tourist attraction for its beautiful significant and important architecture and also one of the major distilleries in Tasmania.

...../2.

- d) The proposed facility is also quite close to schools (Jordan River Farm School and Brighton Primary School).
- e) This proposed "Youth Justice Facility" has already had a major negative impact on home values in the immediate area with one sale contract being cancelled on one heritage property because of this proposal and another heritage property sold at a significantly reduced price (\$250,000 less) when the purchasers realized what potentially would be close by.
- f) Negative impact on two significant historic precincts. Pontville Georgian village which is extremely close to the proposed site and the Mangalore Heritage Mile (which a few years ago the owners of the four large historic houses fought to save the heritage landscape at their own personal cost (around \$40,000.00 at the time) and were successful because the then RPDC agreed that this area was of great importance and significance to the State.
- g) This proposal has had a huge impact on the health and well being of the residents in the area, particularly those whose properties share a common boundary with this proposed facility.
- h) The safety and security of local residents is a huge problem -- in their own words the department responsible for this project has told us (in writing) that "you don't need to worry about escapes as they are rare". The Minister (Roger Jaensch) told a group of residents at a face to face meeting that "there will be escapes". So given those statements, who is going to make our properties safe and secure? We (Wybra Hall) already have ongoing security issues whenever there is a newspaper article or perhaps a news report (particularly on abuse in care). We have been threatened, abused, had former detainees in a full psychotic episodes on our verandahs..... So how safe and confident do you think we feel given the admissions above?
- i) Significantly increased traffic movement in the area which will affect locals (approx. 280 movements per day).
- j) Highly visible from all directions and not in keeping with historical buildings in the surrounding area.

...../3.

The "powers that be" keep trying to convince everyone that this "is not a jail or detention centre but a rehabilitation facility". So I now ask you – if a juvenile commits an offence he/she will be remanded at this new facility before a court hearing. That we know. If a juvenile commits a serious violent crime (as has happened recently with the stabbing murder at Salamanca) this juvenile will be in remand at this centre. If that juvenile is convicted – he/she will be returned to this centre as they are under the age of 18.

Also how are at risk and traumatized juveniles supposed to rehabilitate if they are exposed to cannabis fumes/gun shots and being in full view of all like a zoo exhibit.

I cannot believe that this proposal has gotten this far. The reality is that this site is the wrong site, not only for the children who will be detained there but also for the local community.

We have been told many times "that this was the best site" In actual fact it is the worst site but the most convenient one time wise for this government.

Please consider your ratepayers, the kids that do need help and vote NO to this project on this site.

Signed

date 28/11/25

PETITION AGAINST NEW ROPOSED YOUTH DETENTION CENTRE AT PONTVILE
(aka Youth Detention Centre, Ashleys replacement)

We strongly oppose the above due to the following reasons:

Not suitable site for Juvenile offenders due to:

- being adjacent to ^{one of} the largest cannabis production plant in Australia.
- being adjacent to one of the largest shooting ranges in the State
- adjacent to one of the largest distilleries in the state
- too close to schools
- negative impact on home values
- negative impact on 2 significant heritage areas
- negative impact on lifestyle and wellbeing of locals who share common boundary with the proposed facility

NAME

CONTACT NO.

SIGNED

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Signed: 

..... date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Signed:

.....

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

<
Signed:..

.....

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Signed:.....

.....

date 30/11/25

From: [REDACTED]
Sent: Monday, 1 December 2025 2:09 PM
To: SMC Mail
Subject: Development Application DA2500106

Dear General Manager, Re: Development Application DA2500106

I am writing to express my disapproval of the site proposed for Tasmania's new youth detention facility.

Pontville is among the most inappropriate places for the detention centre to be built in all of Tasmania. It's a small, quiet suburb, rural and atmospheric; a staple of the Heritage Highway. All new buildings constructed within the Pontville area must meet specific restrictions in order to fit with the pre-existing architecture. A ginormous industrial building that will operate twenty-four hours a day, pouring out artificial light and bringing in a major influx of traffic, will make these restrictions totally redundant. It will be an eyesore and a constant visual reminder of the stress of living a short walk from a detention facility, ruining a precious encapsulation of Tasmanian cultural heritage and causing undue and unwarranted suffering to the people who live here.

When I first saw the plans for the detention centre, realising its scale and close proximity to Pontville residences, I immediately cried. I'm an anxious 18-year-old and having such a facility so nearby would leave me in a constant state of worry, especially given the previous Ashley Youth Detention Centre's dismal reputation. It is not just living so close to the detention centre that worries me, but the decrease in property value that it will cause. The house I live in has been in my family for generations, but sadly I would not want to live here any longer should the detention centre be put in place.

The current site proposed for the detention is not only a poor choice for the surrounding area, but for the facility itself and the vulnerable youth inside. The medicinal cannabis farm located close by has regular burn-offs, producing an odour which youth kept in the facility would no doubt be exposed to. The facility would also neighbour Pontville's shooting range, routinely exposing the detention centre's young people to the sound of gunfire. These are unacceptable conditions for such a vulnerable group of people to be kept in, let alone rehabilitated.

No youth justice facility should cause unjust harm to youths living in its vicinity, and the placement of the detention centre should be considerate of the youths inside if it is to be any better than its predecessor.

Please do not let this stand.

Regards,

From:
Sent: Monday, 1 December 2025 2:40 PM
To: SMC Mail
Subject: New Youth Justice Facility - DA2500106

Southern Midlands Council - To Whom It May Concern

I strongly oppose the proposed new Youth Justice Facility being built at the Pontville site for the following reasons:

- Its close proximity to the proposed medical cannabis production facility. This facility produces strong and unmistakable odours during its manufacturing processes and I believe that this will have a detrimental effect on the rehabilitation of inmates who may have been affected by drugs, either themselves personally or in or in their family environments.
- There is an established gun club which practices regularly in close proximity and once again the sounds of gun shots from this club may prove to be detrimental to the rehabilitation of inmates.
- The proposed facility shares common borders with private properties in the area which is far from ideal and could pose security risks.
- This facility will be highly visible from the Midlands Highway, which is a major entry point to Hobart and its surrounding areas.
- I believe that this proposed facility has already had a negative impact on property prices in the Brighton and Southern Midlands areas and once built property prices will continue to fall as it is well known that this facility is for the detainment of the worst of the underage violent criminals.
- There is no public transport in the area that could be used by staff and visitors to the facility.
- Security is a major concern. I raised this issue at one of the discussion groups for the project and was told that there is no allowance for property owners close to the facility to be warned in the case of an escape.

This is not a "not in my area" concern but rather the practicality and suitability of the site. The proposal at Otago Bay would not have the issues with odours and gun club proximity that the Pontville site has. The Otago Bay region also has the opportunity for better public transport facilities.

I believe that the Pontville site was chosen solely because it was the point of least resistance and not for the suitability of the site for its intended purpose. It does not provide any documented benefits to the community and the Council should take this into consideration in its application approval process for the facility.

Kind regards

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Signed:.....

.....

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address...

Signed:....

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address....

.....

Signed:..

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....1

.....

Signed:.....

date 30/11/25

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

Name / address.....

Signed:....

date 30/11/25

From:
Sent: Monday, 1 December 2025 3:44 PM
To: SMC Mail
Subject: Submission – Objection to DA2500106 (Youth Justice Facility Proposal – Pontville)

To Southern Midlands Council,

I am writing to lodge my objection to DA2500106 - the proposed Youth Justice Facility at Pontville.

My objection is based on the unsuitability of the proposed location for a facility whose success relies on rehabilitation, wellbeing, and maintenance of family and community connections. There is no public transport to or near the site, which would significantly limit access for families, support workers and community organisations. Strong social connections are one of the most important factors shown to reduce recidivism, and placing a facility in a location that cannot be reached without a private vehicle undermines opportunities for positive engagement and reintegration.

The site is also isolated from educational, cultural, health and youth support services, which are essential to any comprehensive rehabilitation model. The remote nature of the location increases the likelihood that the facility becomes focused only on containment rather than meaningful therapeutic outcomes.

In addition, the immediate surroundings raise serious concerns about the wellbeing and safety of the young people who would be placed there:

- The facility will be directly opposite a large medical cannabis production plant - Tasmanian Botanics - that emits strong odour over a wide radius. We live approximately 6.2km from the site and can regularly smell marijuana from our home. I work in Brighton and at times the smell is unbearable. I cannot fathom why anyone would see fit to have a youth facility of any sort next to the cannabis facility.
- The site borders a pistol shooting range, meaning live gunfire would be audible from the facility on a regular basis.
- The facility is positioned beside private residences and between two significant heritage precincts - Pontville Village and the Mangalore Heritage Mile.
- The location introduces additional traffic pressure to an already busy section of the Midlands Highway. This will also likely increase the already high amounts of wildlife roadkill in this area.

Taken together, these issues mean this location is incompatible with the intended purpose of a youth justice facility, and inconsistent with evidence-based rehabilitation environments. A youth justice facility needs to be where young people can access services, supports, education and ongoing connection with family.

For these reasons, I respectfully ask the council to reject DA2500106 and advocate for an alternative location - one that is accessible, health-supportive, and aligned with best practice for youth rehabilitation.

Thank you for considering this submission.

Warm regards,

1/12/2025

From:
Sent: Monday, 1 December 2025 4:02 PM
To: SMC Mail
Subject: Development Application – Tasmanian Youth Justice Facility.

To: General Manager, Southern Midlands Council

Dear General Manager,

I am writing to you to express my objection to the proposed Youth Justice Facility at Pontville. I am not opposed to better facilities for young people, but I believe this location is not suitable and does not meet the intent of the planning rules for this rural area.

Below are the main reasons for my objection, written as clearly as possible.

1. This is a rural farming area – not an institutional area

The land is in the Rural Resource Zone, which is meant to protect farming, open space, and rural activities. A large institutional complex with high traffic, security, lighting, and many buildings does not fit the rural purpose of this zone. It represents a major shift away from the area's intended use.

2. It will conflict with surrounding land uses

This facility would be placed right next to:

- a gun club*
- a marijuana plantation*
- a whisky distillery*

These are not suitable neighbours for a youth justice facility. It creates safety concerns, noise issues, exposure to adult-only industries, and constant risks that are hard to manage. The planning scheme states that development should not create conflict between different land uses. This proposal clearly does.

3. Strong impact on nearby residents

The driveway and access road run along the back of my property, with an estimated 280 vehicle movements a day. This will cause:

- noise*
- dust*
- loss of privacy*
- increased safety risks*
- lighting at night*
- changes to the peaceful rural lifestyle that this planning zone is meant to protect*

This is a major impact on residential amenity, and the planning scheme requires these impacts to be minimised. They are not, and the implications of these changes will be huge and severely affect our daily lives.

4. Traffic and road safety concerns

Local roads were not designed for this volume of traffic. A facility of this size normally requires a detailed Traffic Impact Assessment showing safe access, turning areas, and the effect on existing intersections. The road is not safe as it is, and the implications that increased traffic flow will have on the residents closest to the facility will be astronomical. If this report has not been done, or if it does not fully address the impact of hundreds of daily vehicle movements, the application should not be approved.

5. Stormwater and environmental impact

A development this large will create many more hard surfaces (parking, roofs, driveways). This can cause:

- increased stormwater runoff*
- erosion*
- flooding issues*
- damage to neighbouring land*

Council normally requires clear stormwater plans and water-sensitive design. If these have not been properly provided, the application is incomplete.

6. Poor location for the young people themselves

The planning scheme asks whether a development is appropriate for its location. This site is:

- next to firearms activity*
- close to a cannabis-growing business*
- beside a whisky distillery*
- next to a major highway*
- exposed, noisy, and lacking privacy*

This is not a calm, safe, or healing environment for vulnerable young people. A youth justice facility should be located somewhere that supports rehabilitation, not somewhere surrounded by high-risk influences.

7. Loss of rural character

Large buildings, lighting, fencing, and constant activity will completely change the look and feel of the area. This goes against the planning scheme's requirement to protect rural character and landscape.

8. Community consultation is too limited

A 14-day public notice period is extremely short for a project of this scale and impact. Many residents will not have enough time to read hundreds of pages of documents. Council should consider extending the consultation period or holding community information sessions.

Conclusion

For all of the reasons above, I believe the proposed site in Pontville does not meet key planning requirements and is not suitable for a youth justice facility. I respectfully request that Council refuse the application. Thank you for considering my representation.

From:
Sent: Monday, 1 December 2025 7:53 AM
To: SMC Mail
Subject:
Attachments:

To General Manager / Senior Planning Officer,

See attached and below my Objection Letter for the Youth Justice Facility in Pontville.

Southern Midlands Council
PO Box 21 Oatlands TAS 7120
Re: Development Application DA2500106 – Proposed Tasmanian Youth Justice Facility, 466 Brighton Road, Pontville

Date: 01 December 2025

Objection!

I live directly opposite the proposed detention facility at 466 Brighton Road, Pontville, and I am furious that such a development is even being considered here. This proposal is an insult to the Rural Zone, to the community, and to every resident who values the heritage and amenity of Pontville.

The plans show a 7,433m² prison-style complex with oversized buildings, massive carpark, floodlights, and high-security fencing. This is not rural development — it is an industrial-scale institution being dumped in the middle of a farming community. Clause 20.3.1 requires discretionary uses to respect rural character. This proposal bulldozes that requirement.

Our Georgian sandstone home, built in 1810, stands as part of Pontville's heritage. It will be visually crushed by the bulk and height of this facility. The so-called "design" is nothing more than an oppressive prison. Rural amenity will be obliterated: instead of pastoral views, we will stare at fences, floodlights, and cars.

Traffic will explode — 280 vehicle movements a day on Rifle Range Road, a rural road that cannot safely handle it. Even the Traffic Impact Assessment admits the Brighton Road intersection fails Austroads standards. This is reckless and dangerous.

Noise from the nearby shooting range, odour and smoke from marijuana burnoffs, and constant lighting will hammer residents and vulnerable youth alike. Clause C9.5.2 makes it clear: sensitive uses must not interfere with or be constrained by rural activity. Yet this facility will do exactly that, creating endless conflict between farmers and an institution that should never be here in the first place.

And let's be honest: once this thing is built, it will not stop at the current plans. It will expand, intensify, and grow exponentially. More buildings, more traffic, more fences, more lights. Pontville will be swallowed by an institution that should never have been allowed here.

This proposal is a disgrace. It is incompatible with the Rural Zone, destructive to heritage, unsafe for road users, residence, and harmful to vulnerable youth. It fails the Planning Scheme at every turn.

I demand that Southern Midlands Council refuse this application under Section 57 of the Land Use Planning and Approvals Act 1993.

Yours angrily,

To: Senior Planning Officer

Southern Midlands Council

PO Box 21 Oatlands TAS 7120

Re: Development Application DA2500106 – Proposed Tasmanian Youth Justice Facility, 466 Brighton Road, Pontville

Date: 29 November 2025

Objection!

I live directly opposite the proposed detention facility at 466 Brighton Road, Pontville, and I am furious that such a development is even being considered here. This proposal is an insult to the Rural Zone, to the community, and to every resident who values the heritage and amenity of Pontville.

The plans show a **7,433m² prison-style complex** with oversized buildings, massive carpark, floodlights, and high-security fencing. This is not rural development — it is an industrial-scale institution being dumped in the middle of a farming community. Clause 20.3.1 requires discretionary uses to respect rural character. This proposal bulldozes that requirement.

Our Georgian sandstone home, built in 1810, stands as part of Pontville's heritage. It will be visually crushed by the bulk and height of this facility. The so-called "design" is nothing more than an oppressive prison. Rural amenity will be obliterated: instead of pastoral views, we will stare at fences, floodlights, and cars.

Traffic will explode — 280 vehicle movements a day on Rifle Range Road, a rural road that cannot safely handle it. Even the Traffic Impact Assessment admits the Brighton Road intersection fails Austroads standards. This is reckless and dangerous.

Noise from the nearby shooting range, odour and smoke from marijuana burnoffs, and constant lighting will hammer residents and vulnerable youth alike. Clause C9.5.2 makes it clear: sensitive uses must not interfere with or be constrained by rural activity. Yet this facility will do exactly that, creating endless conflict between farmers and an institution that should never be here in the first place.

And let's be honest: once this thing is built, it will not stop at the current plans. It will expand, intensify, and grow exponentially. More buildings, more traffic, more fences, more lights. Pontville will be swallowed by an institution that should never have been allowed here.

This proposal is a disgrace. It is incompatible with the Rural Zone, destructive to heritage, unsafe for road users, residence, and harmful to vulnerable youth. It fails the Planning Scheme at every turn.

I demand that Southern Midlands Council refuse this application under Section 57 of the Land Use Planning and Approvals Act 1993.

Yours angrily,

From: [REDACTED]
Sent: Monday, 1 December 2025 7:39 AM
To: SMC Mail
Subject: Objection to DA2500106 new youth justice facility
Attachments: 2594.jpg

Please see attached document.

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

OBJECTION TO DA2500106 – NEW YOUTH JUSTICE FACILITY

TO: mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

TO WHOM IT MAY CONCERN

I strongly oppose the proposed new Youth Justice Facility - DA2500106 on the following grounds:

This facility is inappropriate for purpose due to;

- Proximity - adjacent to one of the largest medical cannabis production facilities in Australia
- Proximity – adjacent to gun/rifle/pistol range (shooting noise)
- Proximity to major tourist venue (Lark Distillery)
- Sharing a common border with private residences
- Proximity to two significant heritage areas (Pontville Village and Mangalore Heritage Mile)
- Height of proposed facility (over 11 metres high) highly visible
- Negative impact on home values in area (already evident)
- Negative impact on wellbeing and lifestyle of locals in area.
- Security concerns for locals
- Highly visible at major entry point to Hobart
- By definition the facility will be a high security jail for underage violent criminals.

From:
Sent: Monday, 1 December 2025 7:22 PM
To: SMC Mail
Subject: Objection to Youth Justice Facility

1/12/25

To Whom It May Concern,

I am writing to formally object to the proposed development of a youth custodial facility at 466 Brighton Road, Pontville, Tasmania. As a local resident, I have deep concerns about the significant and lasting impact this development will have on our community.

1. Negative Impact on Residential Property Values

A facility of this nature placed in a residential and semi-rural suburb will inevitably devalue surrounding properties. Homeowners who have invested heavily into their homes will face unfair financial losses, as detention centres typically deter prospective buyers and reduce long-term property appeal.

2. Increased Sense of Unsafety in the Community

The construction of a youth detention centre in close proximity to family homes raises genuine concerns for community wellbeing. Regardless of management procedures, the perception of risk and the daily presence of a custodial facility creates an ongoing sense of unease for nearby residents.

3. No Clear Justification for Abandoning the Existing Ashley Facility

To date, there has been no clear or publicly convincing explanation as to why the existing Ashley Youth Detention Centre cannot continue to be used or upgraded. Many residents feel that abandoning an already-established site to build a new one in a residential area is unnecessary and an irresponsible use of taxpayer funds.

4. Lack of Respect for Community Feedback

The Department of Education, Children and Young People has repeatedly ignored community concerns throughout this process. Despite ongoing attempts by residents to seek information and raise objections, responses have been minimal, dismissive, or entirely absent.

5. Petition Completely Ignored

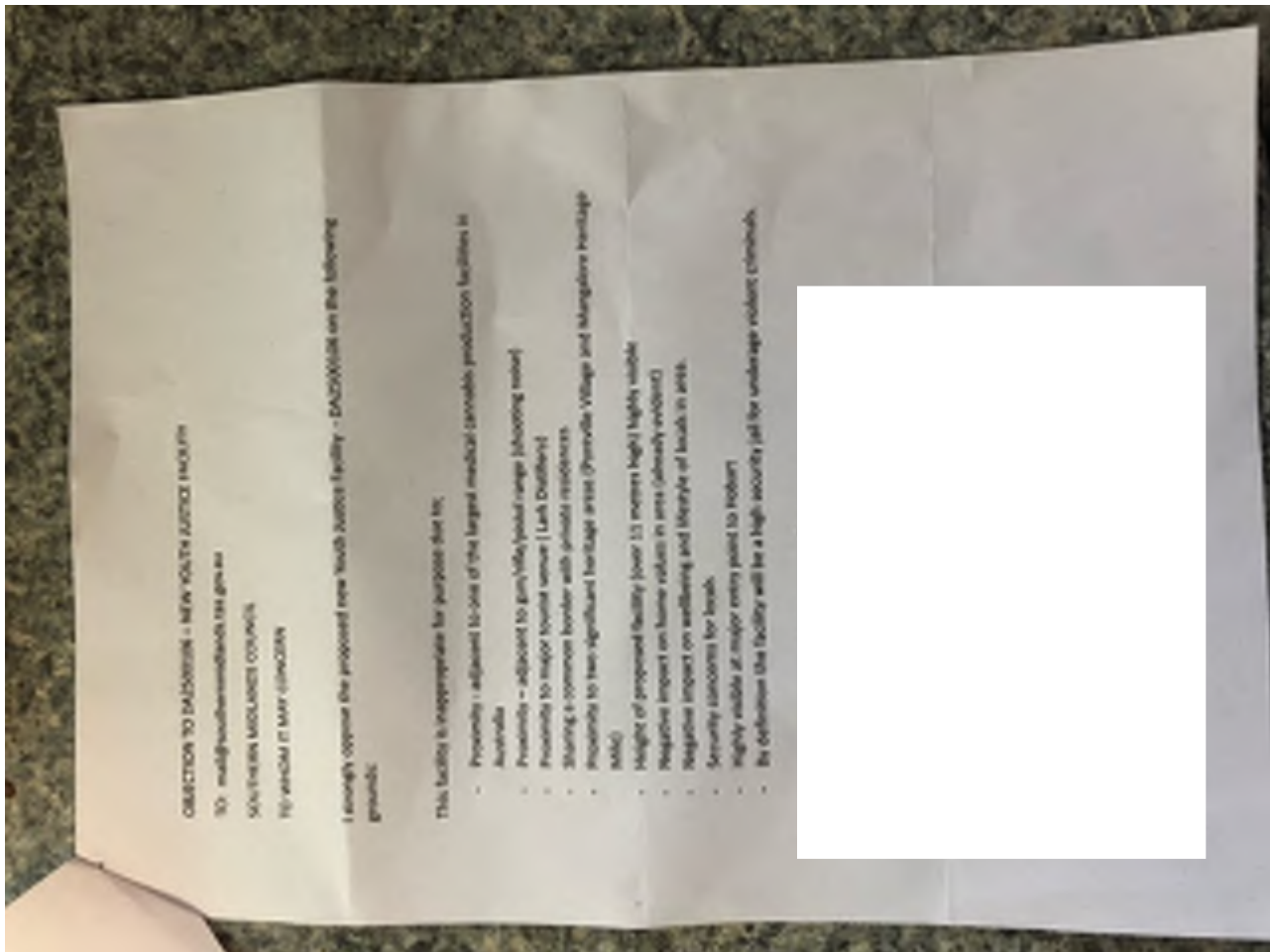
A petition submitted by residents of the Brighton Municipality (containing more than 500 signatures) has been entirely overlooked. This demonstrates a clear disregard for genuine community engagement and undermines trust between the Department and the people directly affected by this decision.

For these reasons, I strongly oppose the approval of this development. I urge the responsible authorities to halt progress on this project, to genuinely consider community concerns, and to re-evaluate more appropriate locations that do not place unnecessary stress and risk onto residential neighbourhoods.

Thank you for your attention to this matter. I request that my objection be formally recorded and taken into full consideration.

Sincerely,

From:
Sent: Monday, 1 December 2025 7:31 PM
To: SMC Mail
Subject: Objection



Sent from my iPhone

3 December 2025
Reference: 2425-077

Tim Kirkwood
General Manager
Southern Midlands Council

By email: tkirkwood@southernmidlands.tas.gov.au; lbrown@southernmidlands.tas.gov.au

Dear Mr Kirkwood

Tasmanian Youth Justice Facility, 466 Brighton Road, Pontville
Response to representations

We understand there have been several representations received by Southern Midlands Council during the advertising period for the proposed Tasmanian Youth Justice Facility (Custodial Facility) at 466 Brighton Road, Pontville (DA 2500106). As the applicant, we have reviewed and summarised the submissions into the below table and provided a response to each.

Theme	Description	Response
Traffic and vehicle movement impacts	Concerns raised that high volume of vehicle movements are inconsistent with rural road capacity and amenity.	A detailed traffic analysis has been undertaken in the Traffic Impact Assessment, and states that the proposed level of traffic generation is relatively modest and can be accommodated by the surrounding road network. The turning movement analysis indicates that the Brighton Road/ Rifle Range Road junction can accommodate the anticipated traffic volumes with minimal impact on efficiency or safety.
Scale and size of the facility and perceived visual impact	The proposed height and scale of the facility is inconsistent with the rural context and existing built form in the area.	The proposal is in a rural zone, not a residential zone. The proposed buildings meet the acceptable solution of clause 20.4.1 of the planning scheme, which allows buildings of up to 12 m. The proposal also provides setbacks to adjoining properties that exceed the planning scheme requirements, and landscaping across the site. The scale and design of the facility meet the development standards of the Rural zone.
Stormwater and environmental risk	Large impervious surfaces may cause runoff, erosion, and flooding risks.	At the planning permit application stage, stormwater management is only considered in relation to the construction of parking areas. The acceptable solution of clause C2.6.1 is met, as parking areas are all proposed to be constructed of bitumen or paving which is a durable all-weather pavement, and stormwater will be contained on the site in the stormwater detention and bioretention treatment basins shown on the architectural plans.

Theme	Description	Response
Loss of residential amenity	Unreasonable amenity loss to residential neighbours.	Residential amenity is not protected in the Rural zone. It is noted that some representations reference clause 24.3.1 (Major Tourism zone), which is not applicable to this application.
Noise, operational and light impacts to neighbours	Objections to continuous operations, security lighting, and noise disrupting the rural environment	<p>The Rural zone is the only zone in the suite of zones under the Tasmanian Planning Scheme that the proposed use class (Custodial Facility) is allowable for a new facility. In every other zone it is prohibited, unless for alterations or extensions to an existing facility in the Community Purpose zone. Accordingly, its location in the Rural zone is required.</p> <p>Noises generated at the facility, such as from the recreational spaces, would be similar to that of a small school or playground, and acoustic impacts will be mitigated by the security fencing, setbacks and perimeter fencing surrounding the facility.</p> <p>Operational impacts are likely to be limited to those from traffic movements to and from the site. The car park has purposefully been located away from adjoining properties at the southern end of the facility, with access off Rifle Range Road rather than Brighton Road, to minimise impacts to adjacent properties.</p> <p>Outdoor lighting has been incorporated into the landscaping and building design, and will be installed in accordance with AS/NZS 1158.3.1, and be compliant with 4282.1, <i>control of the obtrusive effects of outdoor lighting</i>. Outdoor lighting will be directed straight down, sensors installed and pole heights minimised to limit the potential amenity impacts to neighbouring properties. External lighting will be kept at low levels overnight.</p> <p>Detailed responses to the use standards are provided in the supporting planning report, where it is demonstrated that the proposal is appropriate.</p>
Incompatibility with Rural Living zone	<p>Proposed facility conflicts with Rural Living Zone objectives for low-density, residential character.</p> <p>Reference is made to clause 10.1 (Low Density Residential zone) and the Rural Living zone.</p>	<p>The submissions raising this incorrectly reference clause 10.1 (Low Density Residential zone) and the Rural Living zone. The proposal is in the Rural zone, and therefore the appropriate zone purpose statements are at clause 20.1 (Rural zone). This is therefore not a valid planning consideration.</p> <p>A response is provided in the supporting planning report finding that the proposal is consistent with the purpose of the Rural zone.</p>
Nearby land-use conflicts	Proximity to gun clubs, cannabis facility and whisky distillery raises safety, security, environmental and amenity concerns for vulnerable youth.	<p>The application adequately demonstrates that the Custodial Facility will not adversely impact any of the existing uses near to the site, including the gun clubs, cannabis facility, whisky distillery and residential uses.</p> <p>It is not a requirement of the planning scheme to consider how existing nearby uses might impact the proposed facility unless they are within the relevant attenuation areas.</p> <p>The proposal is in the attenuation areas of the Hobart Clay Target Club and the Tasmanian Pistol and Rifle Club. It is not in the attenuation areas of Tasmanian Botanics or Lark Distillery. It is also noted that the proposed use class, Custodial Facility, does not trigger an attenuation distance itself under the Code.</p> <p>An acoustic report was prepared and submitted with the application to address the requirements of the Attenuation Code. It outlines that the proposed use can be designed, constructed</p>

Theme	Description	Response
		and operated so that it will not interfere with, or constrain, the operation of the existing shooting ranges to the north-west of the site with respect to noise. This satisfies the requirements of the Code, specifically clause C9.5.2.

The following items relate to matters that fall outside of the scope of the planning permit assessment, as required under the *Tasmanian Planning Scheme – Southern Midlands*.

- Proximity to schools
- Inadequate community consultation
- Heritage impacts
- Tourism impacts
- Exposure to gunfire and cannabis odour
- Security and community safety concerns
- Additional development
- Impacts on property values and saleability
- Alternative sites / smaller facilities suggested
- Economic concerns
- Child safety and wellbeing / therapeutic design
- Isolation and accessibility for families

Further information about the new Tasmanian Youth Justice Facility can be found on the Department for Education, Children and Young People's website: <https://www.decyp.tas.gov.au/tasmanian-youth-justice-facility/>.

Thank you for providing us with an opportunity to respond to the submitted representations. Should you have any questions or would like to discuss further please do not hesitate to contact me on (03) 6165 0443.

Yours sincerely,



Monica Cameron
Principal Planner