



Public Notice Details

Planning Application Details

Application No	DA2500096
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Property Details

Property Location	6820 Midland Highway Oatlands
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Application Information

Application Type	Discretionary Development Application
Development Category	Shipping Container with Signage
Advertising Commencement Date	3/9/25
Advertising Closing Period	17/9/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:
(Provide details of proposed works and use).

Install a 20ft shipping container to be used solely for advertising purposes. The shipping container will be appropriately weighted for install and welded shut as it will not be used for any other purpose than to display simple advertising for Private Forests Tasmania and the Tasmanian Government's Stems for CO2 Project promoting planting trees for timber and carbon to other Tasmanian landowners. The design of the artwork and install of the container will be in accordance with the Signs Code of the Tasmanian Planning Scheme State Planning Provisions and the Tasmanian Planning Scheme Southern Midlands.

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

6820 Midlands Highway, Oatlands TAS 7120

Certificate of Title/s Volume Number/Lot Number:

187525/1 and 187524/1

Land Owners Name:

St Peters Pass, An Cala, Dougal Morrison

Full Name/s or Full Business/Company Name

Applicant's Name:

Private Forests Tasmania

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 30 Patrick Street, Hobart

Telephone or Mobile: 0418 550 209

Email address: admin@pft.tas.gov.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details Tax Invoice for application fees to be in the name of: (if different from applicant)

Private Forests Tasmania

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

admin@pft.tas.gov.au

ABN

64 890 192 831

What is the estimated value of all the new work proposed

\$ \$22,000



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

Y

No

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Jenna Hammond

Date

30/7/2025

Land Owner(s) Signature

Land Owners Name (please print)

Dougal Morrison

Date

30/7/2025



Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

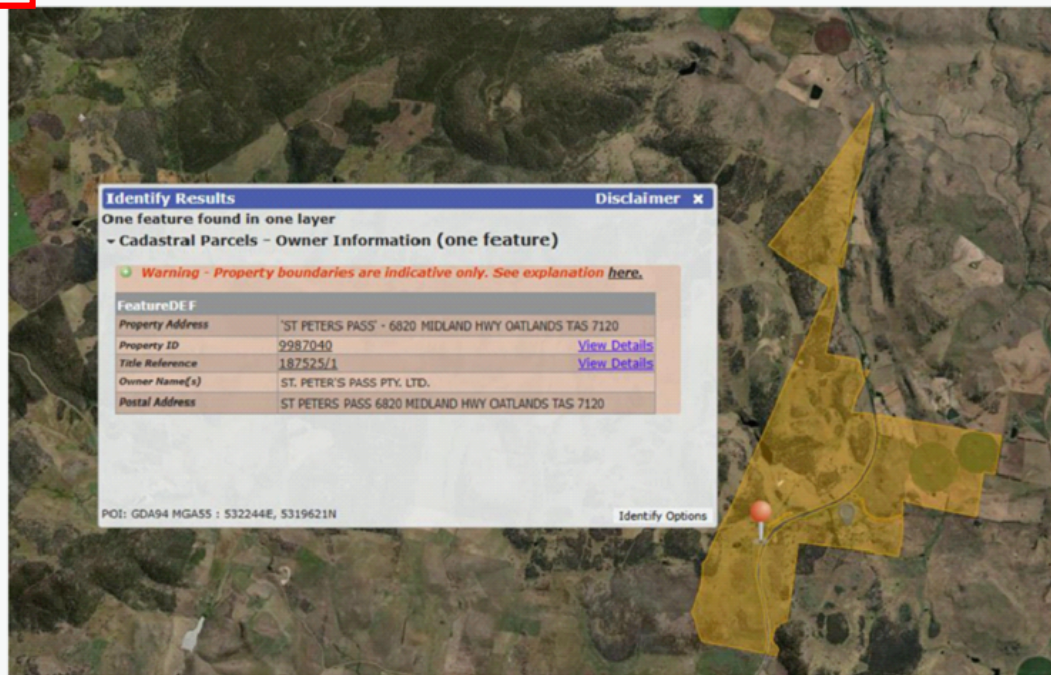
Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

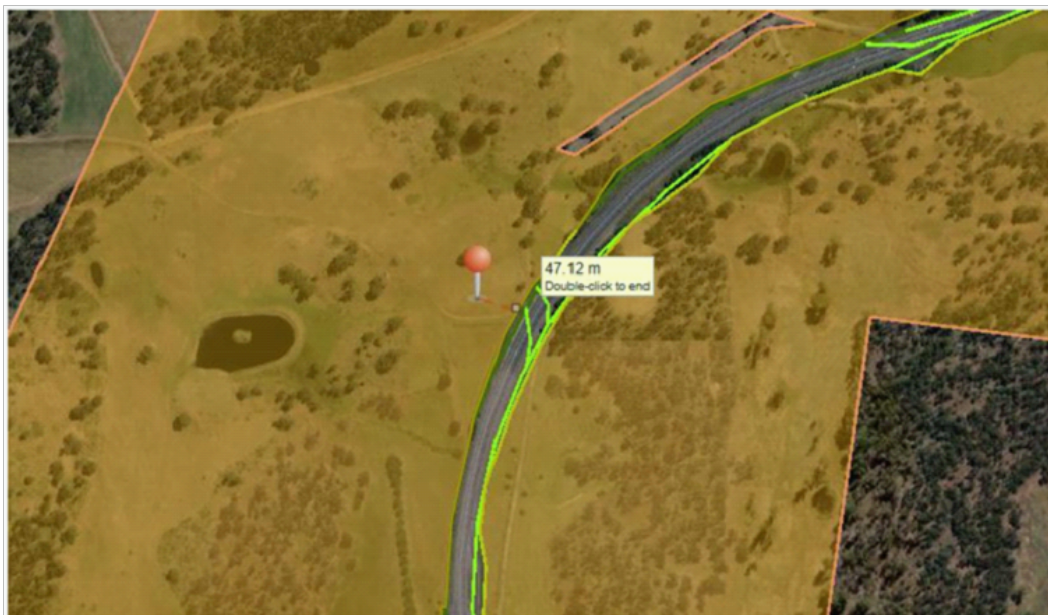
Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

28/08/2025



Site plan - 6820 Midlands Highway Oatlands



C o n t a i n e r s i d e A : 6 m l o n g , 2 . 4 m w i d e a n d 2 . 6 m h i g h

TREE FARMING FOR THE FUTURE



Private **Forests**
Tasmania

SMC - KEMPTON

RECEIVED

28/08/2025

Container side C: 2.4m wide and 2.6m high



STEMS FOR CO₂

Growing trees. Storing carbon. Securing the future.

www.pft.tas.gov.au

C o n t a i n e r s i d e B : 6 m l o n g , 2 . 4 m w i d e a n d 2 . 6 m h i g h

WHERE SHEEP GRAZE AND CARBON STAYS



Private **Forests**
Tasmania



1m high,
approximately
1.1m wide



.7m high,
approximately
.5m wide



1.6m high,
approximately .5m
width

Private Forests Tasmania

30 Patrick Street, Hobart TAS 7000
Tel: (03) 6164 4074
Email: admin@pft.tas.gov.au
pft.tas.gov.au

Free Helpline 1300 661 009

28 August 2025

Bernadette Conde
Planning Officer
Development & Environmental Services
Southern Midlands Council

Inquiries: admin@pft.tas.gov.au
Phone: 0418 550 209
Email: jenna.hammond@pft.tas.gov.au
Our Ref: DA2500096
Your Ref: DA2500096

Emailed to: **bconde@southernmidlands.tas.gov.au**

Dear Bernadette,

Thank you for your letter dated 20 August 2025 requesting additional information for the Development Application DA2500096 for third party sign shipping container signage.

Please find below responses from Private Forests Tasmania to directly address your information requests:

1. Please amend the application form to clearly show that the signage is a shipping container, not a billboard as stated in the form.

I have attached an updated version of the Development Application form which clearly states the signage is attached to a shipping container, not a billboard.

2. Clear and full details of the signage dimension. Height and width of the shipping container signage. Specify the vertical measurement from the base to the top of the 'artwork' and horizontal measurement from one side to the other.

I have attached an updated version of the Development Application form which includes the artwork of the sign with the measurements requested above.

3. Signs Code – C1.6.3 Third party sign – Please respond to Performance Criterion P1 of Clause 1.6.3 which is as follows:

a. The content of the sign;

The signage will be displayed on three sides of a 6m (20ft) shipping container. The sign will include simple messaging on three sides which reads:

Side A: Tree farming for the future (6m x 2.6m)

Side B: Where sheep graze and carbon stays (6m x 2.6m)

Side C: Stems for CO2 Project logo and tagline (2.4m x 2.6m)

Sides A and C include a background white and black text over a background colour of 'green pantone 346' (HEX HTML 6dcb99).

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Container side A: 6m long, 2.4m wide and 2.6m high



Container side C: 2.4m wide and 2.6m high



Container side B: 6m long, 2.4m wide and 2.6m high



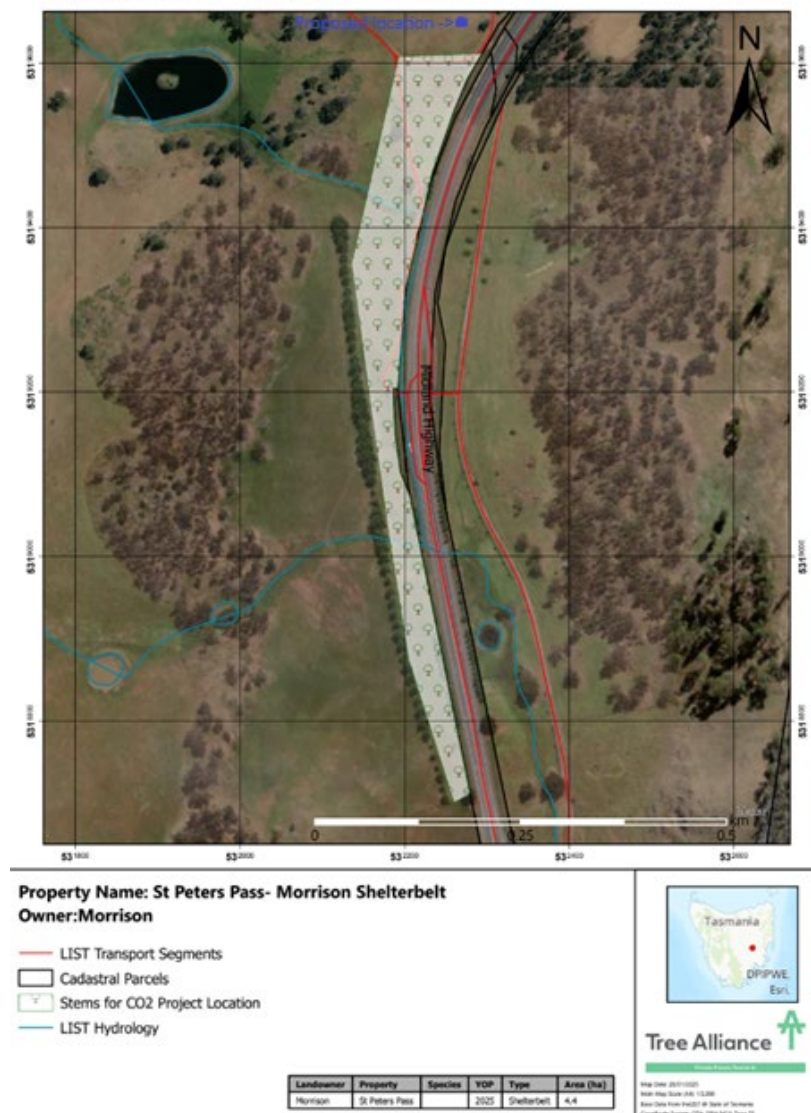
b. The necessity for the advertisement to be in the location;

It is necessary for the advertisement on the shipping container to be installed in the proposed location because it is adjacent (within approximately 10m) to the woodlot planting which is being undertaken as part of Private Forests Tasmania's Stems for CO₂ Project at Dougal Morrisons property at St Peters Pass. The sign advertises the project, and it is important for it to be placed in a location where the advertisement presents a

Private Forests Tasmania

proximity relationship to the woodlot. Please find below an operational map highlighting the planting location for the woodlot.

Stems for CO2



- c. **Opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and**

The intended purpose of the shipping container advertisement is to advertise the operational woodlot planting for Private Forests Tasmania's Stems for CO2 Project (as per map above) to Tasmanian landowners. The only method to advertise the project to the intended audience is with signage which can be installed adjacent to or within the location of the project operations (woodlot planting). The location options adjacent to the planting and visible to the intended audience (Tasmanian landowners) are limited, and therefore the suggested location is the best position. Other potential methods – including Tasmanian Visitor Information System (TVIS) signs – do not achieve the intended purpose.

- d. **The likely impact on the operation and safety of a railway, road, footpath, or navigable water; and**

There is no railway, footpath or navigable water within visibility of the shipping container advertisement. The shipping container advertisement is within visibility of a

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road (Midlands Highway) and the content and design of the advertisement itself has been considered so the likelihood of it having any indirect impact on the operation or safety of the road is very low. The content and design of the advertisement (as outlined above) is simple and there is no illumination or complex graphic design.

e. Any advice from a State authority.

Private Forests Tasmania is a Tasmanian Statutory Authority. No advice has been provided by any State authority.

4. Scenic Protection Code – C8.6.2 Development within a scenic road corridor. Please respond to Performance Criterion P2 of Clause 8.6.2, which is as follows:

Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:

a. The topography of the site;

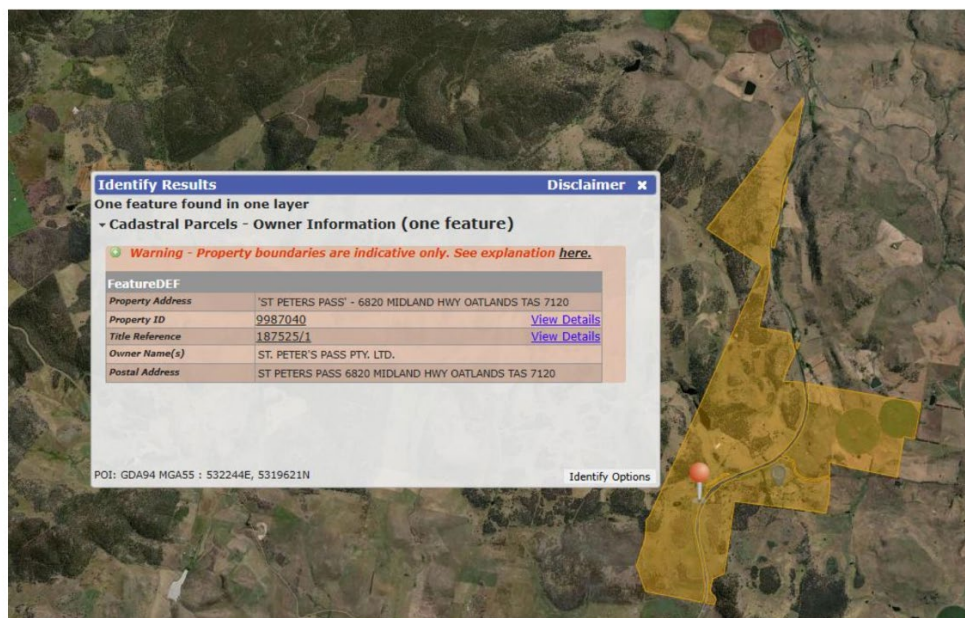
The topography of the site which the shipping container advertisement will be installed is on flat, green pasture. No earthworks are required for installation of the shipping container advertisement.

b. Proposed reflectance and colour of external finishes;

The shipping container advertisement content and design is simple. The primary colour of the external finishes are 'green pantone 346' (HEX HTML 6dcb99), white and black. The external finish is 'matte' and is not glossy or reflective. There is no illumination or complex graphic design.

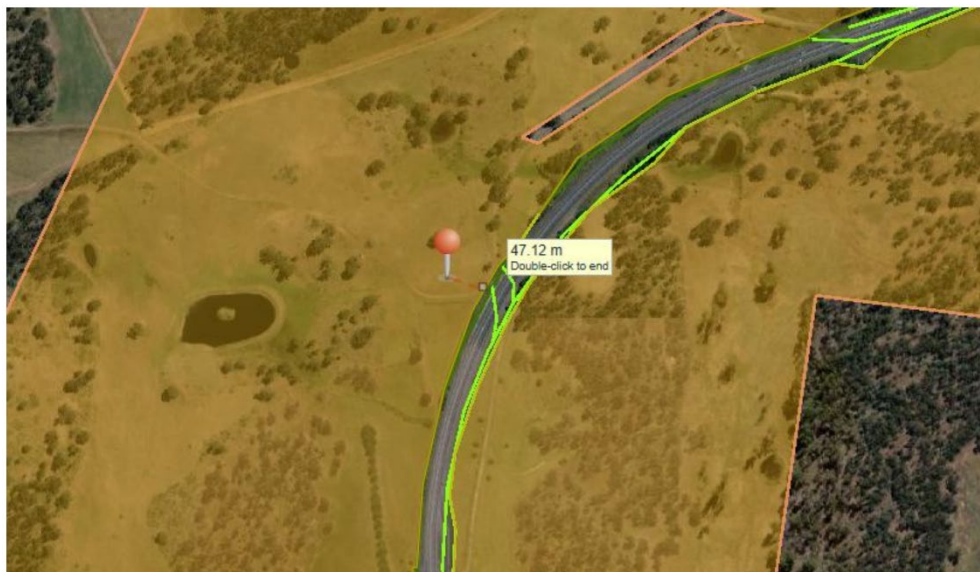
c. Design and proposed location of building or works;

The signage will be displayed on three sides of a 6m (20ft) shipping container. The sign design will include simple messaging (as per above) and is proposed to be located as below.



Site plan - **6820 Midlands Highway Oatlands**

Private Forests Tasmania



d. The extent of any cut or fill required;

There is no cut or fill required to install/place the shipping container advertisement. The shipping container will be welded shut (it is not being used for any other purpose than to display advertising) and weighed down with a minimum 3 tonnes of ballast to be installed inside the shipping container.

e. Any existing or proposed screening;

There is no existing or proposed screening at or adjacent to the location of the shipping container advertisement.

f. The impact on views from the road; and

The shipping container advertisement is within visibility of a road (Midlands Highway) and the content and design of the advertisement itself has been considered so the likelihood of it having impact on the views from the road is low, the likelihood of this impacting the operation or safety of the road is low. The content and design of the advertisement (as outlined above) is simple and there is no illumination or complex graphic design.

g. The purpose of any management objectives identified in the relevant Local Provisions Schedule.

There are no known relevant management objectives within the Local Provisions Schedule.

I hope the above information is satisfactory for the Southern Midlands Council to continue processing this Development Application – if any further information is required, please do not hesitate to be in contact with me via email to jenna.hammond@pft.tas.gov.au or phoning 0418 550 209.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jenna Hammond', written in a cursive style.

Jenna Hammond

Engagement and Innovation Specialist
Private Forests Tasmania

SMC - KEMPTON

RECEIVED

28/08/2025

Private Forests Tasmania

SEARCH OF TORRENS TITLE

VOLUME 187525	FOLIO 1
EDITION 1	DATE OF ISSUE 26-Aug-2024

SEARCH DATE : 18-Jun-2025

SEARCH TIME : 08.22 AM

DESCRIPTION OF LAND

Parish of OATLANDS Land District of SOMERSET
 Lot 1 on Plan 187525
 Being the land twelfthly described in Conveyance 46/5516
 See Plan for excepted lands.
 Derivation : Part of 2560 Acres Granted to Askin Morrison
 Prior CT 175669/1

SCHEDULE 1

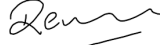
ST. PETER'S PASS PTY. LTD.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E260734 BURDENING WAYLEAVE EASEMENT with the benefit of a
 restriction as to user of land in favour of Tasmanian
 Networks Pty Ltd over the land marked Wayleave
 Easement 12.00 wide on Plan 187525 Registered
 09-Jun-2022 at noon
 B934984 MORTGAGE to Commonwealth Development Bank of
 Australia Registered 10-Jul-1996 at 12.05 PM
 C34184 TRANSFER of MORTGAGE B934984 to Commonwealth Bank of
 Australia Registered 24-Jul-1997 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N258363 PRIORITY NOTICE reserving priority for 90 days
 TFR/EASE St. Peter's Pass Pty Ltd to CMWalsh Holdings
 Pty Ltd Lodged by DOBSON MITCHELL on 10-Apr-2025 BP:
 N258363

OWNER: FOLIO REFERENCE: F.R.175669/1 GRANTEE: PART OF 2560 ACRES GTD TO ASKIN MORRISON	PLAN OF TITLE LOCATION: SOMERSET - OATLANDS CONVERTED BY PLAN No. P104898 COMPILED BY: LTO NOT TO SCALE	Registered Number P.187525 APPROVED 13 AUG 2024  Recorder of Titles
	LENGTHS IN METRES	

SKETCH BY WAY OF ILLUSTRATION ONLY
'EXCEPTED LANDS'

CONV.5/4301, 400A-0R-0P
 PART OF C.T.58/197a, (4/28 N.S.)
 PART OF NOTN.42/9426, (93/57 D.O.)
 PART OF NOTN.47/1656 -
 LOT 6, (98/69 D.O.)
 LOT 8, (98/69 D.O.), 0A-2R-35.2P
 LOT 7, (98/69 D.O.)
 PART OF LOTS 1 & 3, (98/70 D.O.)
 LOT 5, (98/70 D.O.), 0A-0R-26.2P
 LOT 9, (98/71 D.O.), 7A-2R-1.2P
 LOT 10, (98/72 D.O.), 15A-0R-30.7P
 LOTS 2 & 3, (D102125), 1522m2
 LOTS 6 & 11, (P102126), 1285m2
 LOT 14, (D102190), 805m2
 LOTS 1 & 2, (P120117), 180m2
 & 1396m2
 LOTS 1 & 2, (P135458), 3129m2
 & 5777m2
 LOT 3, (P173652), 4.236ha
 PART OF LOT 1, (SP182956), 1.421ha
 LOTS 4 & 6, (P173376), 2138m2
 LOTS 201 & 202, (P173376), 1082m2
 LOT 3, (P173376), 1344m2

