

Our Ref: D26/206966 Your Ref: PLN-26-0116

Northern Midlands Council
E-mail: planning@nmc.tas.gov.au

Planning Scheme Amendment - PLN-26-0116 - Tannery Road Longford - Draft Amendment

Thank you for the opportunity to comment on the above development application for a proposed planning scheme amendment at Tannery Road Longford.

Our understanding of the amendment is that it proposes to insert the 'Longford Entrance Local Historic Landscape Precinct' into NOR-Table C6.3 Local Historic Landscape Precincts in the Northern Midlands Local Provisions Schedule.

While we would like to acknowledge that Council has previously consulted with Building Tasmania regarding nominated significant trees on the State road network, it does not appear that Building Tasmania was consulted on the proposed Local Historic Precinct before the draft amendment was certified.

Building Tasmania does not support applying the precinct overlay to the entirety of the Tannery Road/Poatina Main Road reservation, and specifically we do not support it applying to the area around the Illawarra Road/Longford roundabout due to its potential impacts on both maintenance and future expansion of this road, and because there are no trees in this section.

The certification report provides limited justification for using a Local Historic Landscape Precinct as the preferred mechanism, rather than proposing to list the identified tree avenues on the Significant Tree Register. We would recommend that Council reconsider this as the preferred option, or at least excise the area around the roundabout and highway which have no trees.

Road Work Impacts

The draft amendment will affect the application of the roadworks exemption under clause 4.2.4 which allows road works up to 3 metres beyond the boundary of the road reserve without requiring a planning permit unless the Local Historic Heritage Code applies.

With the changes, these works may no longer be exempt regardless of whether the tree avenues are impacted. This includes works as part of Illawarra Road Upgrade - Stage 3 (Pateena Road to the South Esk River Bridge) and the Longford Roundabout project (construction of a new retaining wall and pavement replacement), both currently planned for 2026/27. The draft amendment may also fetter the ability to undertake an appropriate level of widening at the new access serving 26A Tannery Road.

Building Tasmania notes that all the Crown parcels adjoining the Tannery Road/Poatina Main Road reservation and along Illawarra Main Road were acquired for road purposes and now form part of those State roads.

Road Management and Public Safety Impacts

Building Tasmania has responsibilities under the *Roads and Jetties Act 1935* to maintain the safety and efficiency of the State road network. This includes undertaking road upgrades and carrying out

maintenance and repair works while balancing heritage considerations with road safety and operational requirements.

Building Tasmania completes risk assessment of trees in accordance with a specific assessment process to manage the risk of trees or limbs falling on the road and causing a traffic hazard. Trees may also need to be trimmed or removed to maintain sight distances for vehicles travelling on the road, and to ensure branches do not cause damage to heavy vehicles.

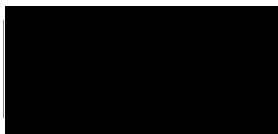
Building Tasmania will need to continue to assess trees and remove any limbs or trees at risk of falling onto the road or causing safety or sight distance issues in order to fulfill our obligations to public safety under the *Roads and Jetties Act 1935*.

The department also has obligations under the *Emergency Management Act 2006* to manage the State Road Network in an emergency – this may also include removal of trees or limbs in an emergency that impacts the State Road Network.

Building Tasmania understands that vegetation removed for safety reasons will continue to be exempt under the vegetation exemptions of the State Planning Provisions. However it is unclear if all maintenance activities will continue to be exempt.

Please contact Claire Armstrong by email at planningpolicy@stategrowth.tas.gov.au or telephone on [REDACTED] for more information.

Yours sincerely



John Dawson
Director, Housing and Strategic Planning
3 August 2026