From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 22 October 2026 2:16 PM
To: TPC Enquiry; Blyth, Louise
Cc: planningpolicy@stategrowth.tas.gov.au; NMC Planning
Subject: Draft Amendment 25-2026 to the Tasmanian Planning Scheme – Northern Midlands - Response to Building Tasmania correspondence
Attachments: Letter in response to further Building Tas correspondence dated 7 Oct 2026 final 22.10.2026.pdf

Good afternoon
Please see attached letter in response to the submission by Building Tasmania on the 7th October 2026, relating to Draft Amendment 25-2026 to the Tasmanian Planning Scheme – Northern Midlands to insert the Longford Entrance Local Historic Landscape Precinct.

Kind Regards

Erin Miles

Strategic Project Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: [redacted] | W: www.northernmidlands.tas.gov.au
Tasmania's Historic Heart

employer of choice

Please note: my work days are Tuesday and Thursday (8.30am – 5pm)

Northern Midlands Council Confidentiality Notice and Disclaimer:

The information in this transmission, including attachments, 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 advise this office by return email and delete all copies of the transmission, and any attachments, from your records. No liability is accepted for unauthorised use of the information contained in this transmission. Any content of this message and its attachments that does not relate to the official business of the Northern Midlands Council must be taken not to have been sent or endorsed by it or its officers unless expressly stated to the contrary. No warranty is made that the email or attachment(s) are free from computer viruses or other defects.

NORTHERN MIDLANDS COUNCIL

Ref: 13/026/007/189; PLN26-0116

22nd October 2026

Tasmanian Planning Commission
Atten: Louise Blyth
Via email: TPC@planning.tas.gov.au
Cc: planningpolicy@stategrowth.tas.gov.au

Re: Draft Amendment 25-2026 to the Tasmanian Planning Scheme – Northern Midlands
Insert Longford Entrance Local Historic Landscape Precinct

I refer to the additional correspondence from Building Tasmania, provided to the Commission and Council on the 7th October 2026, relating to the abovementioned draft amendment, and provide the following further comments in response.

Given the minimal footprint of the proposed precinct within the Illawarra Road road reservation and the exemptions for road works that exist within the State Planning Provisions (SPPs), the road network can still be adequately maintained and improved without compromising the important landscape values of Longford's northern entrance. It is noted that the area of Illawarra Road impacted by the proposed precinct was part of the Stage 1 Illawarra Road upgrades that was completed in February 2023.

Identifying local values via provisions of the Planning Scheme is vital to achieving compliance with the Tasmanian Planning Policies, such as section 5.3.3 - 9. Consideration of these values is otherwise left to infrastructure providers, without following a formal public engagement process (as identified at section 7.1.3 - 2 of the TPPs).

Clarification is required regarding the reference to potential widening of "Illawarra Road, near the access to 26a Tannery Road," as Illawarra Road is approximately 220m away from the access to 26a Tannery Road, and separated by the Longford flood levee. It is noted that the Department of State Growth issued an Access Works Permit for this land (SRA-24-9 – 26a Tannery Road, Longford) on the 7 May 2024, with the application noting that anticipated vehicles utilising the access would include cars, semi-trailers and trucks. This access has subsequently been constructed and Building Tasmania confirmed on the 3rd July 2026 that the access had been inspected and was satisfactorily completed.

It is presumed that the Department of State Growth (now Building Tasmania) considered the potential traffic impacts/road widening requirements associated with the type of vehicles anticipated to utilise the site, prior to issuing an Access Works Permit, particularly as Council raised the issue of road widening back in 2023. Therefore, any subsequent road works to facilitate private development should adequately consider the local values of the area.

P.O. Box 156
Longford Tas 7301

Telephone (03) 6397 7303
Facsimile (03) 6397 7331

www.northernmidlands.tas.gov.au

The importance of landscape elements through this section of road is clearly identified in the Longford Urban Design Strategy – Implementation Report (produced in 2017) as detailed below (Figure 1), and further degradation and industrialisation of this area is inconsistent with the strategy.

Figure 1 – Extract of Longford Urban Design Strategy – Implementation Report

2.2 TANNERY ROAD SOUTH - ROUNDABOUT TO RAILWAY CROSSING

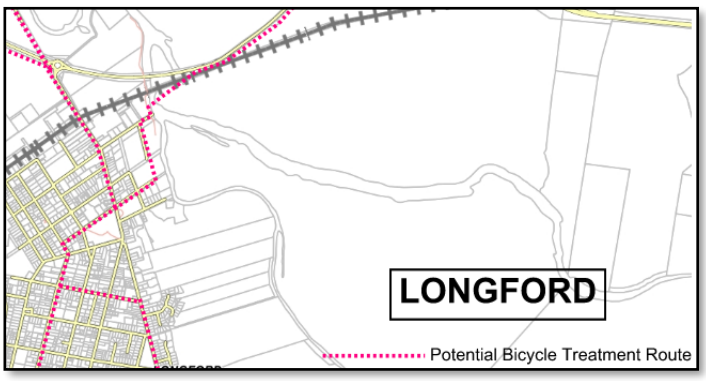
OBJECTIVE: Reduce the 'Industrial' interface along the western side of Tannery Road South and provide colour and greenery to reduce the visual impact of the adjoining industrial premises.

ACTION STEPS:

1. Prepare landscape drawings for tree and roadside planting works and continue the 'Post and Rail' fence element as a key feature of this section of road.
2. Demolish 'Longford 1814' entry wall and relocate elsewhere.
3. Amend the planning scheme to restrict future development of large scale industrial operations requiring heavy and frequent semi-trailer traffic.

Council remains committed to the desire to improve shared path and cycling networks in the area; however, connections to the works described in Stage 3 of the Illawarra Road upgrades are anticipated to enter the township via Union Street (Figure 2) and would not be impacted by the proposed draft amendment. Tannery Road has an existing footpath treatment through to the entrance of the meatworks (JBS) on the western side, gravel footpath to on the eastern side to the edge of the flood levee, and a crossing refuge on Illawarra Road previously installed as part of the Stage 1 works which provides access to the northern section of Tannery Road. It is noted that the making of footpaths by or on behalf of a State Authority or Council is contained within the exemption at Table C6.4.1 - Exempt development, of the Local Historic Heritage Code.

Figure 2 - Potential Bicycle Treatments Routes Longford



P.O. Box 156
Longford Tas 7301

Telephone (03) 6397 7303
Facsimile (03) 6397 7331

www.northernmidlands.tas.gov.au

NORTHERN MIDLANDS COUNCIL

The safety and efficiency of the transport network can be maintained, on the occasion that works fall outside of the exemptions provided by the Planning Scheme. In determining an application under section 57 of the *Land Use Planning and Approvals Act 1993* (the Act), the Planning Authority must take into consideration:

a) all applicable standards and requirements in the planning scheme; and
b) any representations received pursuant to and in conformity with section 57(5) of the Act.

In the case of the exercise of discretion to refuse or approve the application, items a) and b) above must be considered only as far as each matter is relevant to the particular discretion being exercised. It is considered that there is adequate scope within the provisions of the scheme to develop respectful design that adequately considers the landscape values of the precinct.

Should you have any further questions, please do not hesitate to contact me, either by email planning@nmc.tas.gov.au or by phone 6397 7303.

Yours Sincerely

[redacted]

Erin Miles
Project Officer (Strategic Planning)

P.O. Box 156
Longford Tas 7301

Telephone (03) 6397 7303
Facsimile (03) 6397 7331

www.northernmidlands.tas.gov.au