

Our Ref: D26/283839

Tasmanian Planning Commission
Attn: Louise Blyth
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Tasmanian Planning Scheme – Northern Midlands – Draft amendment 25-2026 Insert Longford Entrance Local Historic Landscape Precinct

Thank you for the opportunity to provide additional information prior to the hearing for the above draft amendment. Building Tasmania has reviewed the Council's reports under sections 40F and 40K of the *Land Use Planning and Approvals Act 1993* (the Act) and has the following comments.

Building Tasmania recognises the importance of protecting the local character of Longford and of Longford's role as a tourist destination to the community. However, this should be balanced against the importance of the road network to the community, including preserving opportunities for potential road upgrades that will benefit the community and all of Tasmania.

Illawarra Road is a Category 1 Road in the State Road Hierarchy¹, which states:

Category 1 roads are Tasmania's major highways and are crucial to the effective functioning of industry, commerce and the community in Tasmania. They carry large numbers of heavy freight and passenger vehicles and are the key links supporting future economic development in Tasmania.

Tannery Road is a Category 4 Road in the State Road Hierarchy. While Category 4 roads are not strategically preferred heavy vehicle routes, they do facilitate safe passenger vehicle and tourist movement within Tasmania's regions by allowing safe travel between towns, major tourist destinations and industrial areas.

The Tasmanian Planning Policies (TPPs) contain policies relating to road and transport networks that should be considered as part of this assessment. While heritage impacts associated with new and upgraded transport infrastructure should be minimised (TPPs section 5.3.3-9), land use frameworks and decisions should also support, and be informed by, road investment and road maintenance programs (TPPs section 5.3.3-6). Recognition of the importance of the Burnie to Hobart freight corridor as Tasmania's premier land transport network (TPPs section 5.5.3-8) should also form part of any consideration, noting the precinct is proposed to apply across the existing Illawarra Road corridor reserve.

Building Tasmania notes Council's advice in the section 40K report that planned upgrades to Illawarra Road may not be impacted by the proposed Local Heritage Landscape Precinct. However, it appears that if potential widening is undertaken at some time in the future along

¹ Tasmanian State Road Hierarchy: <https://www.transport.tas.gov.au/?a=108509>

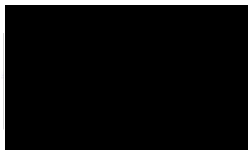
Illawarra Road, near the access to 26A Tannery Road, or if other Tanney Road works are undertaken in future, these works will be subject to consideration under the Code. Building Tasmania are in the process of completing some planning to determine potential impacts if changes are made to the road in this area, and will be discussing these with Council once finalised.

Northern Midlands Council have also indicated on a number of occasions that they wish to improve the shared path and cycling network in this area, including crossing the South Esk River and into Longford from the end of the current Illawarra Road shared path at Pateena Road. Building Tasmania will be extending this shared path to the eastern side of the South Esk River as part of the Stage 3 Illawarra Road Upgrade works. Maintaining an adequate corridor to accommodate this path on the western side of the river will be necessary to allow future connection into Longford in future.

Building Tasmania remains concerned that, if this amendment is adopted, necessary future roadworks, including road maintenance, safety measures, and road and shared path upgrades will be subject to a discretionary planning process, which has no guarantees of approval. This may impact both Building Tasmania and Council's ability to ensure the safety and efficiency of the transport network for all road users now and into the future, noting that most transport infrastructure assets are expensive to install and have long asset lives.

Please contact Claire Armstrong by email at planningpolicy@stategrowth.tas.gov.au or telephone on 6166 4484 for more information.

Yours sincerely



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