



11.4 REPORT (SECTION 40K) ON REPRESENTATION TO DRAFT AMENDMENT 25-2026 TO INSERT LONGFORD ENTRANCE LOCAL HISTORIC LANDSCAPE PRECINCT AT TANNERY ROAD, LONGFORD

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Erin Miles, Project Officer

MINUTE NO. 26/0227

DECISION

Cr Archer/Cr Goss

That Council acting as a Planning Authority

- a) In accordance with sections 40K and 42 of the *Land Use Planning and Approvals Act 1993*, considers the merit of the representation received during public exhibition of Draft Amendment 25-2026; and
- b) Considers Draft Amendment 25-2026, is consistent with the LPS Criteria without further amendment.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Cr Adams, Cr Andrews, Cr Archer, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council acting as a Planning Authority

- a) In accordance with sections 40K and 42 of the *Land Use Planning and Approvals Act 1993*, considers the merit of the representation received during public exhibition of Draft Amendment 25-2026; and
- b) Considers Draft Amendment 25-2026, is consistent with the LPS Criteria without further amendment.

1 PURPOSE OF REPORT

This report advises the Northern Midlands Council planning authority of a representation received to draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule (LPS) and recommends a response to the Tasmanian Planning Commission (TPC).

Section 40K (1) of the Land Use Planning and Approvals Act 1993 requires the planning authority to provide the Commission with a report in relation to the draft amendment within 35 days after the end of the exhibition period.

2 INTRODUCTION/BACKGROUND

At the regular meeting of Council on the 29th June 2026, Council agreed to initiate and certify Draft Amendment 25-2026 under sections 40D(b) and 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* to insert the Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and associated mapping at Tannery Road, Longford.



MINUTE NO. 26/0160

DECISION

Cr Andrews/Cr Adams

That Council:

1. under section 40D(b) of the Land Use Planning and Approvals Act 1993 agree to prepare draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the Land Use Planning and Approvals Act 1993, consider and endorse the Assessment Against LPS Criteria within this report; and
3. under section 40F(2)(a) of the Land Use Planning and Approvals Act 1993 certify draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 25-2026 of the Northern Midlands Local Provisions Schedule

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts in accordance with Attachment 1.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.2 Councillors serve with integrity and honesty
- 1.4 Improve community assets responsibly and sustainably

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS



5.1 Section 40K of the Land Use Planning and Approvals Act 1993 (the Act)

The report to the Tasmanian Planning Commission is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

A single representation from Building Tasmania (formerly Department of State Growth) was received within the exhibition period and is attached to this report.

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and

No representations have been received after the end of the exhibition period.

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

Statement: The representation raises issues that are relevant to the future use and development of Building Tasmania land (Road Reserve). Having taken the representation into account, the planning authority is of the opinion that the draft amendment should not be modified. An analysis of the representation is provided later in this report.

(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and

Statement: The issues raised in the representation do not impact on the draft amendment, or compliance with the LPS criteria.

(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and

Statement: The Planning Authority is satisfied that the draft amendment meets the Local Provisions Schedule criteria in accordance with section 34(2) of the Land Use Planning and Approvals Act 1993, as per the original assessment and certification at its meeting of the 29 June 2026 (minute reference 26/0160).

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment.

6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

7 RISK ISSUES

No risk issues to Council are identified.

8 CONSULTATION WITH STATE GOVERNMENT

The application was referred to Building Tasmania (formerly Department of State Growth), Taswater and the State Planning Office.

9 COMMUNITY CONSULTATION/REPRESENTATIONS

Council published an exhibition notice in relation to the draft amendment in accordance with section 40G of the Act on Saturday 04 July 2026 and Saturday 11 July 2026. The exhibition period ended 04 August 2026.



Statement of the planning authority's opinion as to the merit of each representation

Representation 1

A summary of the issues raised within the representation and officer response is provided below:

Representation issue	Response
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.	The Department of State Growth (via ERA Advisory and several direct contacts within DSG) were advised on the 23 October 2025 of the intention to place the nominated trees on Tannery Road into a Local Historic Landscape Precinct and clarified that the precinct would include areas of Tannery Road and adjacent road reserve (North and South). This was followed up with a map of the affected area impacting DSG land provided on the 28 October 2025. This was acknowledged in a response from the Department of State Growth received on the 10 December 2025, which noted that the impact of access options to 26a Tannery Road had not been determined however early investigations suggest it will be minimal and restricted to relocation of some rose bushes. Comment was also made that the preference of the Department was that the rose bushes along Tannery Road not be included in the Significant Tree Register.
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.	Future expansion of the Illawarra Road/Longford roundabout impacting elements specifically listed as having significance <i>should</i> carefully consider the impact of these works on the visual interpretation of the historic entrance route into Longford, which includes an avenue of Elm trees along the western side of the road reservation south of Illawarra Road and both sides of Tannery Road north of Illawarra Road. Nevertheless, the Longford roundabout itself sits outside of the area impacted by the proposed Local Historic Landscape Precinct (refer figure 1). Maintenance of the road reserve will remain exempt under Table C6.4.1 Exempt Development (see below).

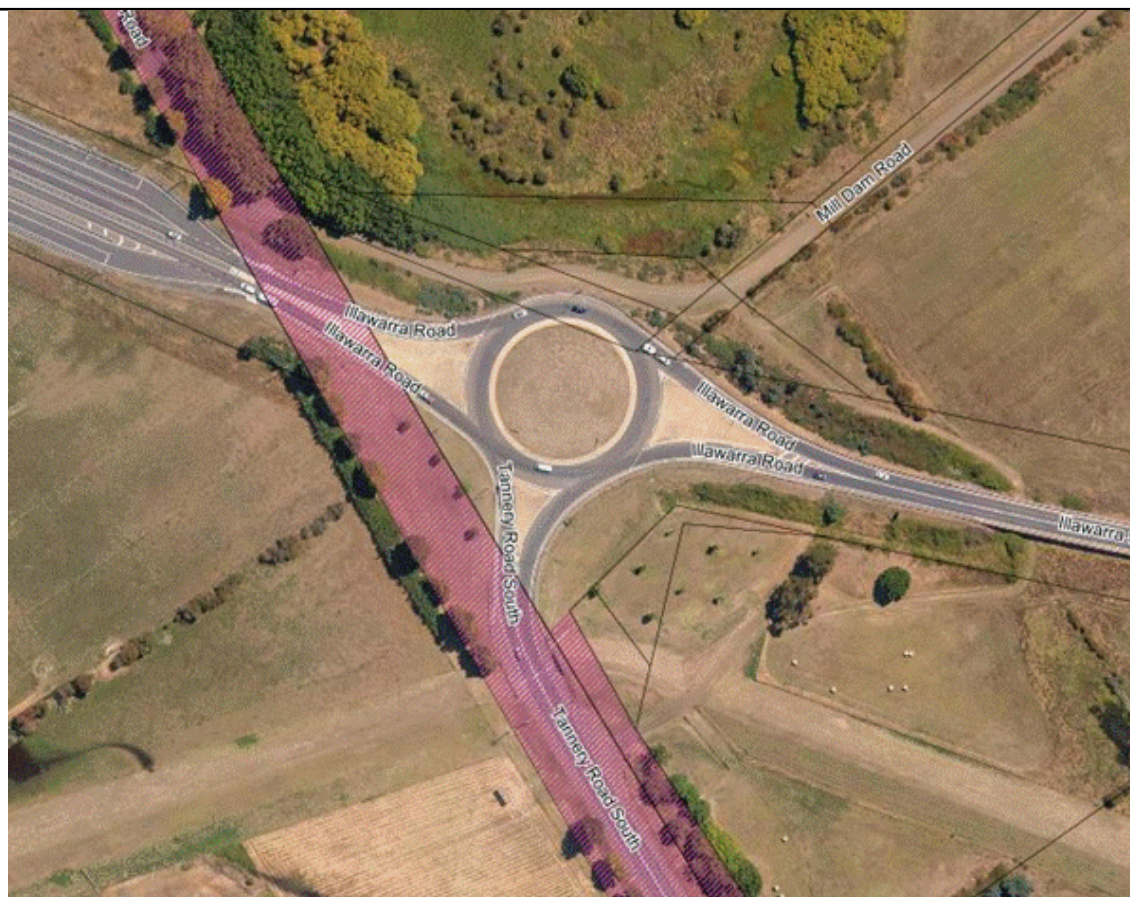


Figure 1 – Proposed Local Historic Landscape Precinct adjacent to existing Longford roundabout

Table C6.4.1 Exempt Development

Exempt <u>Development</u>	Qualifications
<u>Development</u> within a <u>local heritage place</u> , <u>local heritage precinct</u> or <u>local historic landscape precinct</u>	...(i) minor upgrade by, or on behalf, of a <u>State authority</u> or a <u>council</u>, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: (i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and...
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.	As noted in the Planning Report, the significance of the trees are not specific to individual specimens, rather, the way in which together as an avenue, they aid in the visual interpretation and beautification of the original entrance route into Longford. It is considered more appropriate to look at the area in a wholistic context, rather than identify trees on an individual basis.
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.	The works proposed as part of Illawarra Road Upgrade - Stage 3 (Pateena Road to the South Esk River Bridge) are located approximately 700m from the proposed Local Historic Landscape Precinct and will not be impacted by this draft amendment. As previously noted, the Longford Roundabout itself also sits outside of the proposed Local Historic Landscape Precinct, and pavement replacement



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.	is exempt under Table C6.4.1 Exempt Development. Approval for a new access, such as the one at 26A Tannery Road should not be issued until such time as the adjacent road network is able to facilitate the associated traffic movements. In general, undertaking appropriate assessment of heritage and landscape values is considered a reasonable and necessary approach in the context of major road works that may impact on these values. Applying the Local Historic Landscape Precinct will not necessarily prohibit works from occurring – it will simply ensure the appropriate level of consideration is given to the area that is subject to the proposed Local Historic Landscape Precinct, which is the primary entrance route to the historical township of Longford.
Building Tasmania has responsibilities under the <i>Roads and Jetties Act 1935</i> 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 <i>Roads and Jetties Act 1935</i>. The department also has obligations under the <i>Emergency Management Act 2006</i> 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.	The proposed Local Historic Landscape Precinct will not prevent Building Tasmania from fulfilling its responsibilities under the <i>Roads and Jetties Act 1935</i>, particularly with regard to safety hazards, via the relevant exemptions within the Planning Scheme provisions. On some occasions, planning approval may be required to undertake major works that have the potential to impact on historic landscape values – which is an appropriate process that provides for formal consultation and consideration of these values. The scope of maintenance activities exempt from approval is set out in the State Planning Provisions under Table 4.2 and section C6.4.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council can report to the Tasmanian Planning Commission that:

- a) The representation does not have merit and the draft amendment should be approved; or
- b) The representation has merit, and the draft amendment should be modified or rejected.

11 OFFICER'S COMMENTS/CONCLUSION

The representation does not raise any issues that require modification to the draft amendment. The issues raised in the representation also do not impact on the draft amendment, or compliance with the LPS criteria.

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment and does not request modification to the draft amendment.

12 ATTACHMENTS

- 1. Representation from Building Tasmania [**11.4.1** - 2 pages]
 - 2. Council Report and minute from 29-06-2026 Open Council Meeting [**11.4.2** - 21 pages]
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