

This planning application is open for
public comment until
18 November 2025

Reference no	PLN-25-0068
Site	22 TANNERY ROAD LONGFORD (ACCESS OVER CT127128/4, CT127128/1 & CT197160/1)
Proposed Development	Extend Butchery Shop & Revamp Loading Dock (Flood Prone)
Zone	19.0 General Industrial
Use class	General Industrial

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

The Proposal

Description of proposal:

Extend Volume of Coolstores

Revamp Loading Dock

Driveway construction material:

The Land

Site address:

22 Tannery Road Longford TAS 7301

Title reference:

C/T: 128346/1, 127128/1, 127128/4 & 197160/1 (Koppers Wood Products P/L)

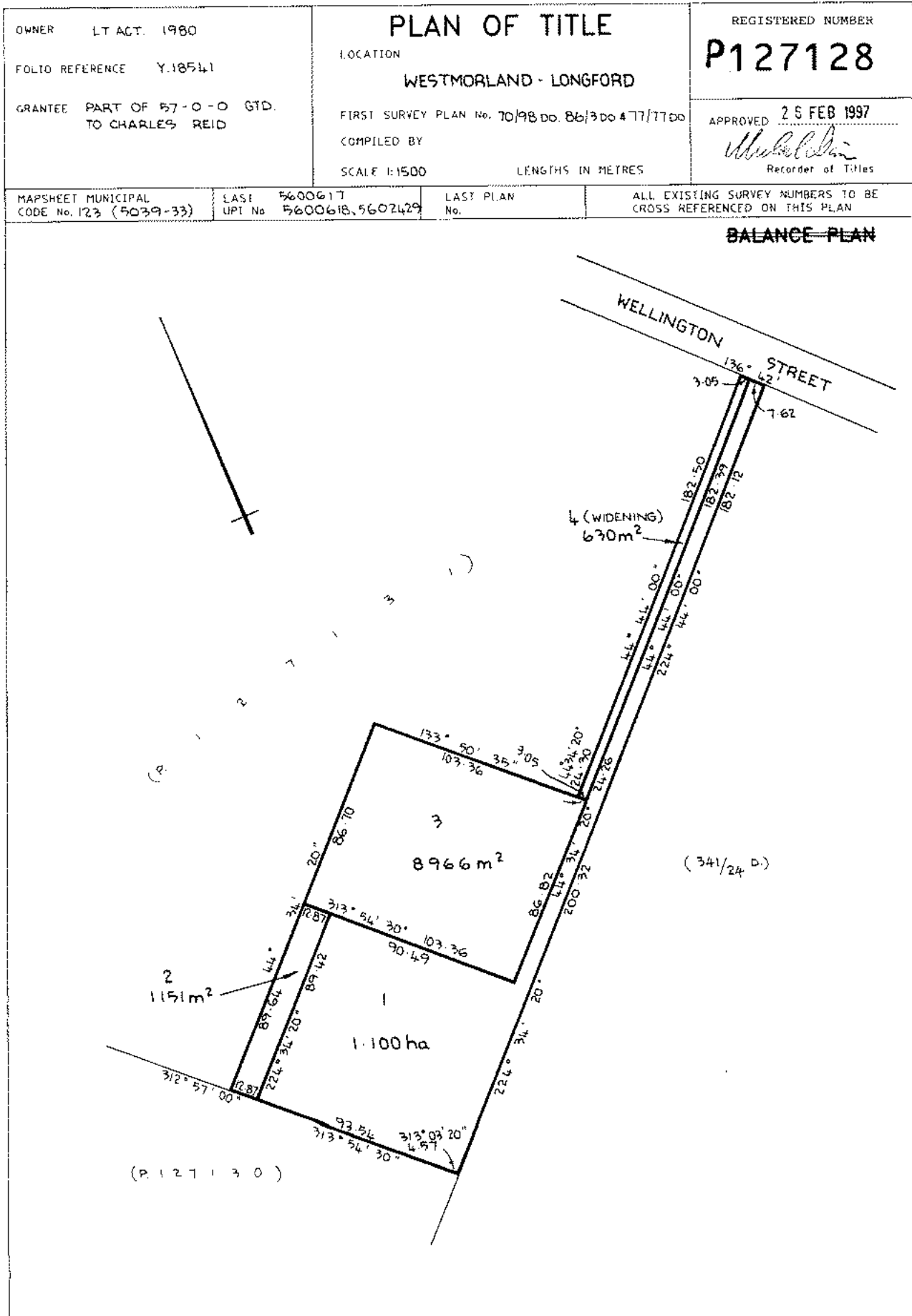
Existing buildings on site:

Butcher Shop

Existing use of site:

Butcher Shop

Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands





24.10.2025

Landscaping – Swift Meats Longford

To whom it may Concern,

In regards to planning No. PLN25-0068 and further to the previous meeting with Paul Godier I would like to officially submit that proposed development at Swift Meats 22 Tannery Rd Longford does meet the landscaping performance criteria.

We are retaining all but 2 of the currently standing trees on site. These 2 trees will be replaced as shown on accompanied landscaping plan.

In addition, we as a company JBS Australia have worked closely with the Longford Gardening Club in regenerating landscaping along the frontage of our site as a whole. This is shown on the accompanied plan as existing newly planted acacias.

We have also recently planted additional landscaping around our newly erected signage to the entrance of Tannery RD.

We are committed to beautifying Longford and adhere to the landscaping criteria across all our titles. The newly planted tress covers a depth of 10m, over an above the required 6m.

If any further information in regards to the previous and proposed work we have done in regards to landscaping around our titles please reach out to me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Evan'.

Evan Gibson
Tasmanian Manger
Ph: 0409 489 278
E: evan.gibson@drjohnston.com.au



24.10.2025

Traffic Statement – Swift Meats Longford

To whom it may Concern,

In regards to planning No. PLN25-0068 and further to the previous meeting with Paul Godier I would like to officially submit that proposed development at Swift Meats 22 Tannery Rd Longford will not result in any increased traffic movements to and from the site.

The goal of proposed development is to increase our storage capabilities on site. We currently have 2-3 deliveries per day Monday to Friday. Once we complete this development the amount of deliveries to site will decrease as we can hold more stock on hand.

The proposed development does not include any renovations to the front of house retail store, so this will not result in any increases in clientele visiting our shop on a daily basis. We currently serve an average of 180 customers per day, the proposed development will not result in a higher number of customers serviced.

Staffing numbers will remain the same so there will be no further traffic movements from staff coming and going from the store.

If you require any further clarification in regards to this statement I can be contacted anytime through the below contacts.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Evan'.

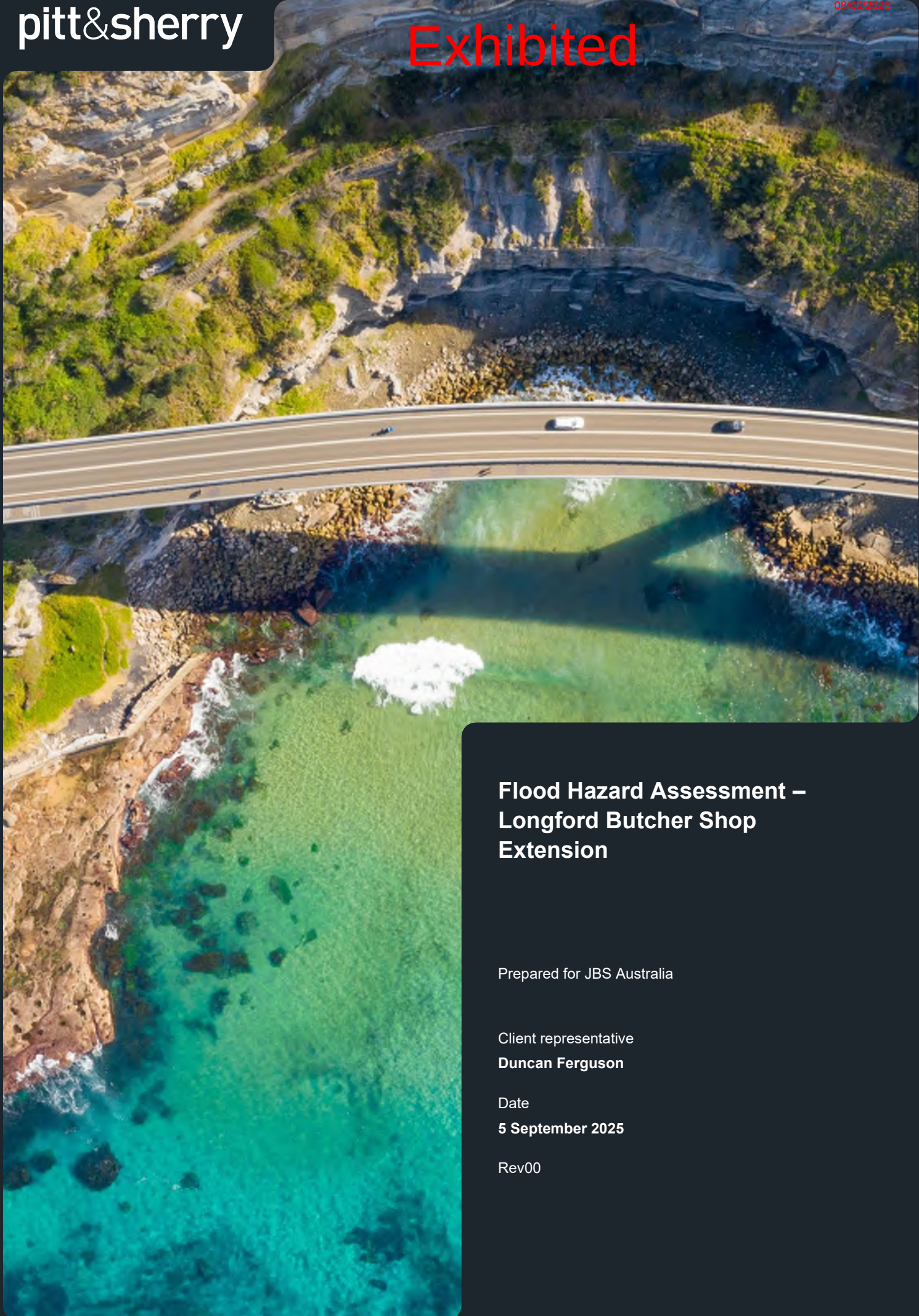
Evan Gibson

Tasmanian Manger

Ph: 0409 489 278

E: evan.gibson@drjohnston.com.au

Exhibited

An aerial photograph of a coastal road bridge. The bridge is a multi-lane highway with a white center line and yellow edge lines. It spans a body of water that is a vibrant turquoise color. A long, dark shadow of the bridge is cast onto the water, and a faint rainbow is visible within the shadow. The surrounding landscape is rugged, with rocky cliffs and patches of green vegetation. The sky is not visible in the frame.

Flood Hazard Assessment – Longford Butcher Shop Extension

Prepared for JBS Australia

Client representative
Duncan Ferguson

Date
5 September 2025

Rev00

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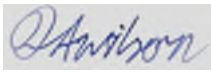
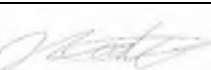
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Prepared by — Drew Wilson		Date — 05/09/2025
Reviewed by — Joshua Coates		Date — 05/09/2025
Authorised by — Joshua Coates		Date — 05/09/2025

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Final Report	DW	JC	JC	05/09/2025

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1. Background

JBS Australia seeks to expand a retail butcher shop at its processing facility in Longford, Tasmania. The expansion comprises the addition of a chiller and freezer room, concrete hardstand area, footpath and loading dock. These facilities are proposed to match the ground level of the existing building of 138 metres above Australian Height Datum (m AHD).

Northern Midlands Council is in has suggested the subject site is vulnerable to flooding and has requested a flood hazard assessment be undertaken by a suitably qualified professional to assess flood risks and investigate whether a tolerable risk can be achieved for the proposed floor levels.

An overview of the proposed development is shown in Figure 1.

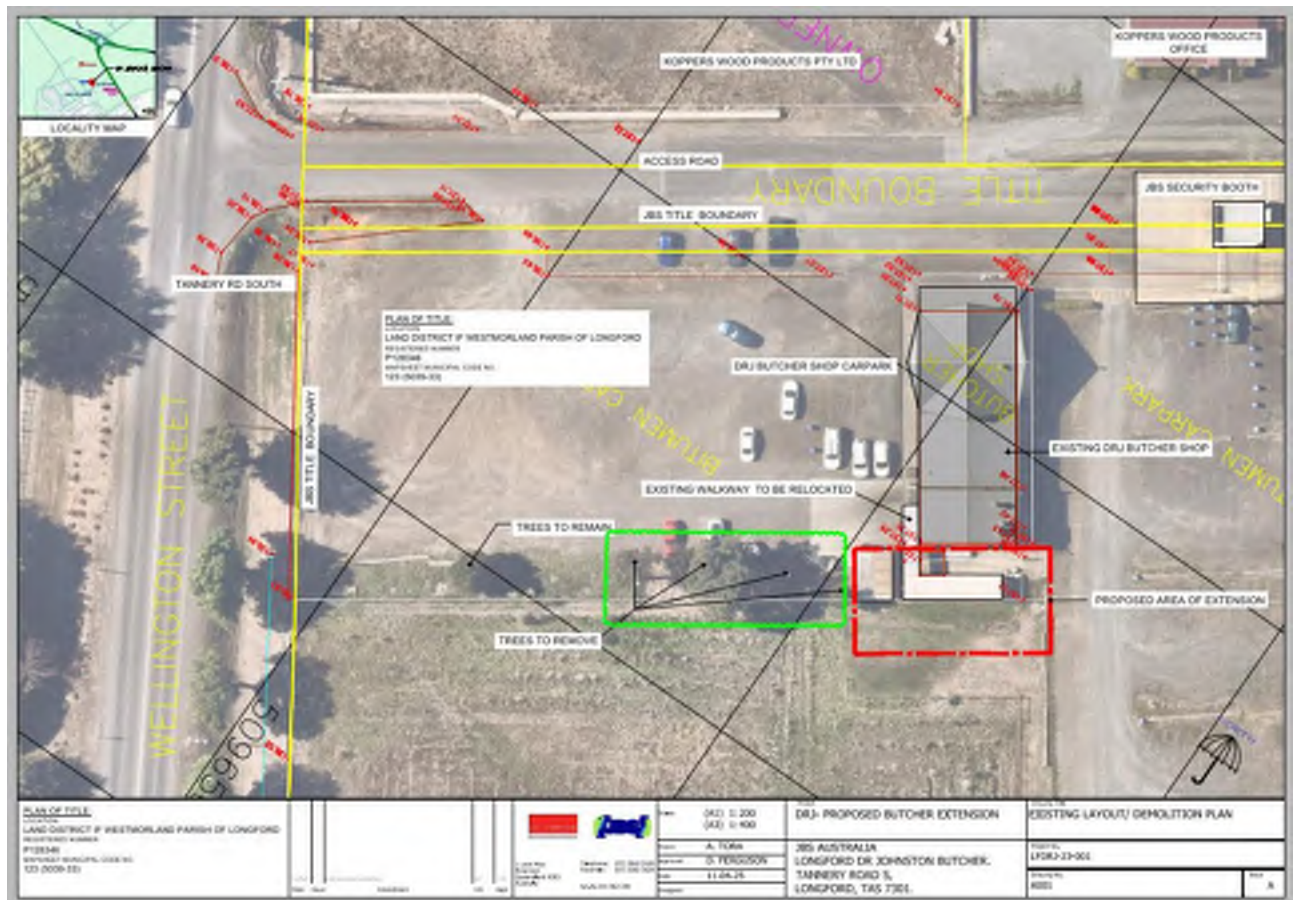


Figure 1: Overview of proposed development. Reproduced from the original source – EXISTING LAYOUT / DEMOLITION PLAN, DWG A001, JBS April 2025.

2. Vulnerability to flooding

The site is located in Longford, Tasmania, roughly 800m north-west of the South Esk River – Macquarie River confluence, and 400m east of Back Creek. The town of Longford is protected from flooding of these rivers by the Longford Levee, completed in 2007.

The site is primarily vulnerable to flooding via riverine flooding of Back Creek and the Macquarie and South Esk Rivers. The site is protected from flooding of this larger catchment by the Longford Levee.

2.1 Riverine Flooding - Literature Review

In relation to the site's vulnerability to riverine flooding, the following observations are made:

- The site is not located within a flood-prone hazard area code overlay according to the Tasmanian Planning Scheme
- The Longford levee was confirmed in 2019 to provide protection against the 1% AEP flooding event (Northern Midlands Council, 2019)
- The *Longford Flood Study Report - Reassessment for Proposed Levees* (Hydro Tasmania, 2002) proposed a flood levee elevation of approximately 141.5 m AHD based on a 1% AEP flow rate of 4083m³/s and ~2917m³/s through the South Esk and Macquarie Rivers, respectively, and a 1% AEP flood level of approximately 140.9 m AHD. A flood frequency analysis generated by the BoM based on more than 30 years of flow records at gauge 181.1 SOUTH ESK RIVER AT PERTH estimates the 1% AEP flow is 2900m³/s, suggesting the proposed flood level is conservative. This result is expected to remain conservative after allowing for climate change induced rainfall intensification in the intervening period
- JMG and Hydrodynamica completed a floodplain mapping study for Longford and Hadspen in 2016 (JMG, 2016) using design hydrology inputs derived by Entura (2015). An excerpt of the 1% AEP flood depths at Longford was georeferenced and found to peak at approximately 141 m AHD, as shown in Figure 2 2
- 2-metre Digital Elevation Models downloaded from the Elevation and Depth - Foundation Spatial Data portal (Geosciences Australia, 2025) shows the Longford Levee is elevated to a peak of approximately 141m AHD.
- A state-wide flood study (WMA Water, 2023) commissioned by the State Emergency Service (SES) was completed in 2023 to deliver the Tasmanian Strategic Flood Maps project. These maps show the 1% AEP Riverine Flood Level near the site is approximately 142.5 m AHD, roughly 1.5m – 2m higher than identified by the previous two studies discussed above. The authors of the state-wide study are aware of such discrepancies, and provide the following warnings concerning the veracity of modelled results near the site, and in general when extracted on a local, detailed scale:
 - *"The levee data supplied for the current [Longford] study was not complete. Additionally, the present study does not have information regarding the operation of flood gates that are on Back Creek whereas the JMG study takes into account flood gate operation. This highlights that the detailed flood modelling undertaken in previous studies should be used in the urban area of Longford, rather than the results of the present regional modelling study"*
 - *"It was observed that a number of gauges did not have an assumed local datum 0m in AHD (z0), or the number that was available from the datasets deviated significantly from the 120038: Tamar-Esk Calibration Report Final: 12 December 2023 95 Tasmanian Strategic Flood Map Tamar-Esk Study Area Model Calibration what the ICM model results showed. In case no z0 was available or showed a large difference compared to the modelled levels, the z0 was assumed based on the DEM. However, this might also cause significant differences between the observed and modelled stages."*
 - *"Highly detailed site specific information will always be diluted by regional parametrization, often resulting in a poorer match between modelled and observed data. It is therefore important to understand that a regional model can be used to assess and predict any flooding at a regional scale, but may deviate at the local scale"*
- The results of this study are not considered reliable for design and planning matters and have not informed the conclusions drawn in this report.

Overall, the site is vulnerable to riverine flooding in approximately a 1% AEP event. This frequency will increase into the future as climate change effects eventuate. A summary of relevant levels at the site is presented below.

Location	Level (m AHD)
Existing ground level	138
Proposed ground level	138
1% AEP flood level (outside the Longford Levee)	~141



Figure 2 2: 1% AEP flood depths, Longford Tasmania. Reproduced from the original source – JMG & Hydrodynamica 2016

2.2 Local Catchment – Desktop Review

A desktop review has investigated the impacts of rainfall over the town of Longford while the Longford levee flood gates and drainage outlets are closed. This is a conservative flooding scenario which could only arise if it occurred coincidentally with Riverine Flooding from the South Esk and Macquarie Rivers, and when peak floodwaters arrive at Longford from those sources, which may be about 2-3 days after rainfall.

This review has found that in the present day, the site would not be inundated from rainfall over the local catchment.

3. Flood Prone Area Hazard Code

The site is not within a flood prone area code overlay. However, for the purposes of this flood hazard assessment, it is assumed the code applies to meet the typical requirements of a Flood Hazard Report. The development is assumed not to be a critical or hazardous use and has been assessed against Clause 12.6.1. of the Tasmanian Planning Scheme – State Planning Provisions. The Author's responses are documented in Table 1 below.

Table 1: C12.6.1 Buildings and works within a flood-prone hazard area

Objective	
That:	
(a) building and works within a flood prone hazard area can achieve and maintain a tolerable risk from flood; and	
(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures c) any advice from a State authority, regulated entity or a council; and d) the advice contained in a flood hazard report
	P1.2 A flood hazard report also demonstrates that the building and works: a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Response / Comments	
P1.1 (a) The expected likelihood of the proposed development being inundated is approximately 1% in any year, which originates from overtopping of the Longford levee during riverine flooding, and, considering the non-critical nature of the proposed Use, is a tolerable risk. (b) Flood risks will increase into the future as the effects of climate change eventuate, however no specific hazard reduction measures are required as the development does not worsen flood risks for surrounding property and/or life. (c) The author is not aware of any specific advice from a state authority, regulated entity or a council (d) This flood hazard report does not provide any specific advice	
P1.2 (a) The proposed development will not measurably change riverine flooding behaviour as the site is serviced by the Longford Levee. (b) Most development in Longford is able to achieve a tolerable risk from flooding only by virtue of the Longford Levee. Their ability to maintain this risk depends on management of the levee	

4. Conclusions

A flood hazard assessment has been undertaken into the proposed extension at Tannery Road South, Longford, and has examined the likelihood and risks of inundation from surrounding major rivers and from overland flows developing over the local catchment. The assessment has found that in both cases, the proposed finished floor level of 138 m AHD is sufficient to achieve a tolerable risk from flooding.

The ability of the proposed development and most constructed environs in Longford to achieve and maintain a risk from flooding into the future depends on management of the Longford Levee.

5. References

JMG & Hydrodynamica (2016): Longford Hadspen 2D Flood Mapping Plan, May 2016. Report for Northern Midlands Council and Meander Valley Council.

JMG Engineers & Planners, Johnstone McGee & Gandy Pty Ltd. (2023). Longford Expansion Study Community Briefing Paper. Johnstone McGee & Gandy Pty Ltd.

Blundy, S., & Verrall, D. (2025). Tasmanian Strategic Flood Map Tamar-Esk Study Area Design Flood Modelling Addendum to Calibration Report. WMAwater.

Jeffries, W. (2002). Longford Flood Study - Reassessment for Proposed Levees. Hydro Tasmania

Fallon, L., Fuller, D., & Graham, B. (2000). South Esk River and Macquarie River Flood Data Book. Dept. of Primary Industries, Water and Environment

Northern Midlands Council. (2019, April 4). Media Release: Longford Flood Levee. Northern Midlands Council. <https://northernmidlands.tas.gov.au/news/2019/media-release-longford-flood-levee>

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In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

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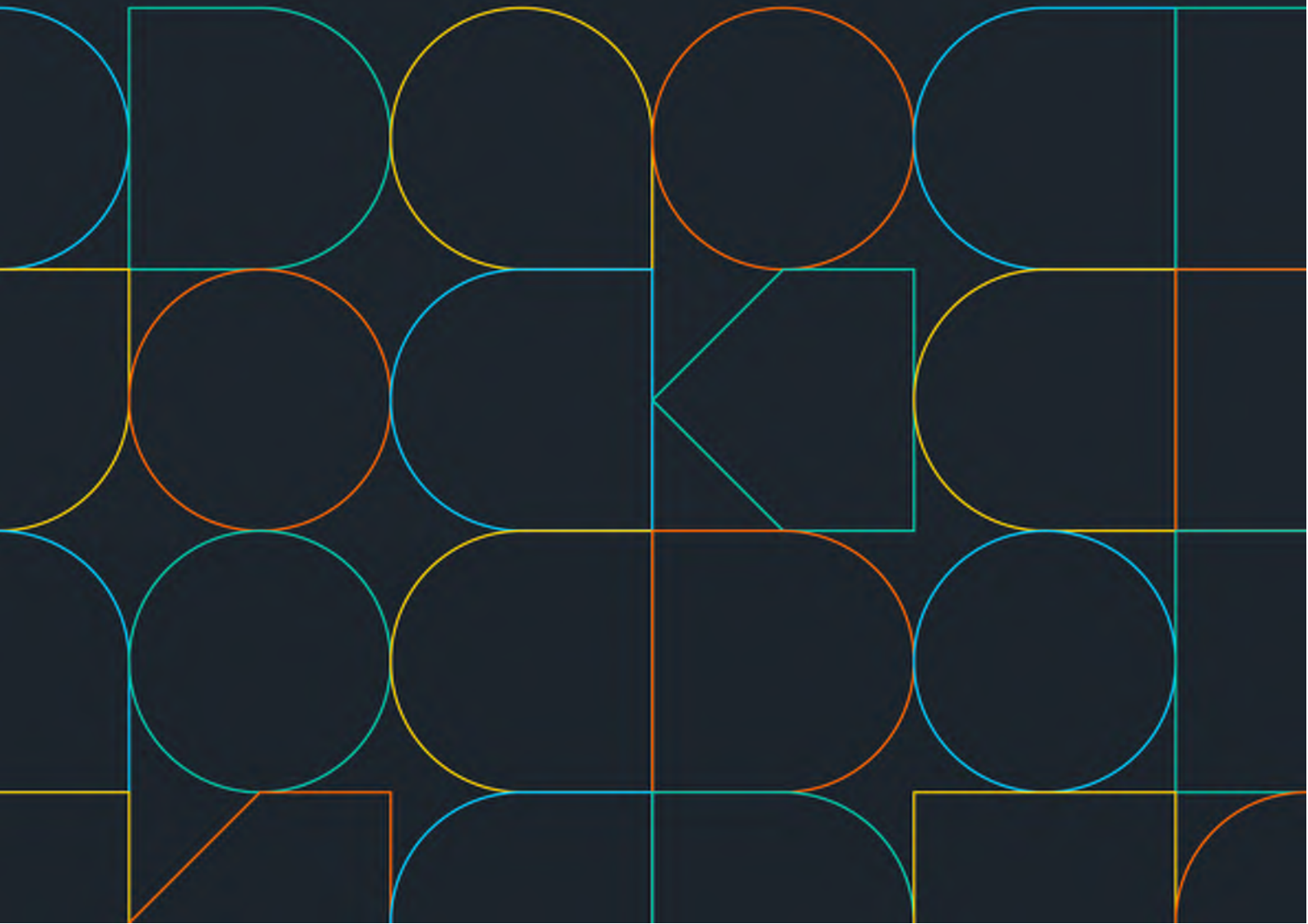
Flood Hazard Assessment – Longford Butcher Shop
Extension

**Pitt & Sherry
(Operations) Pty Ltd**
ABN 67 140 184 309

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Located nationally —

Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

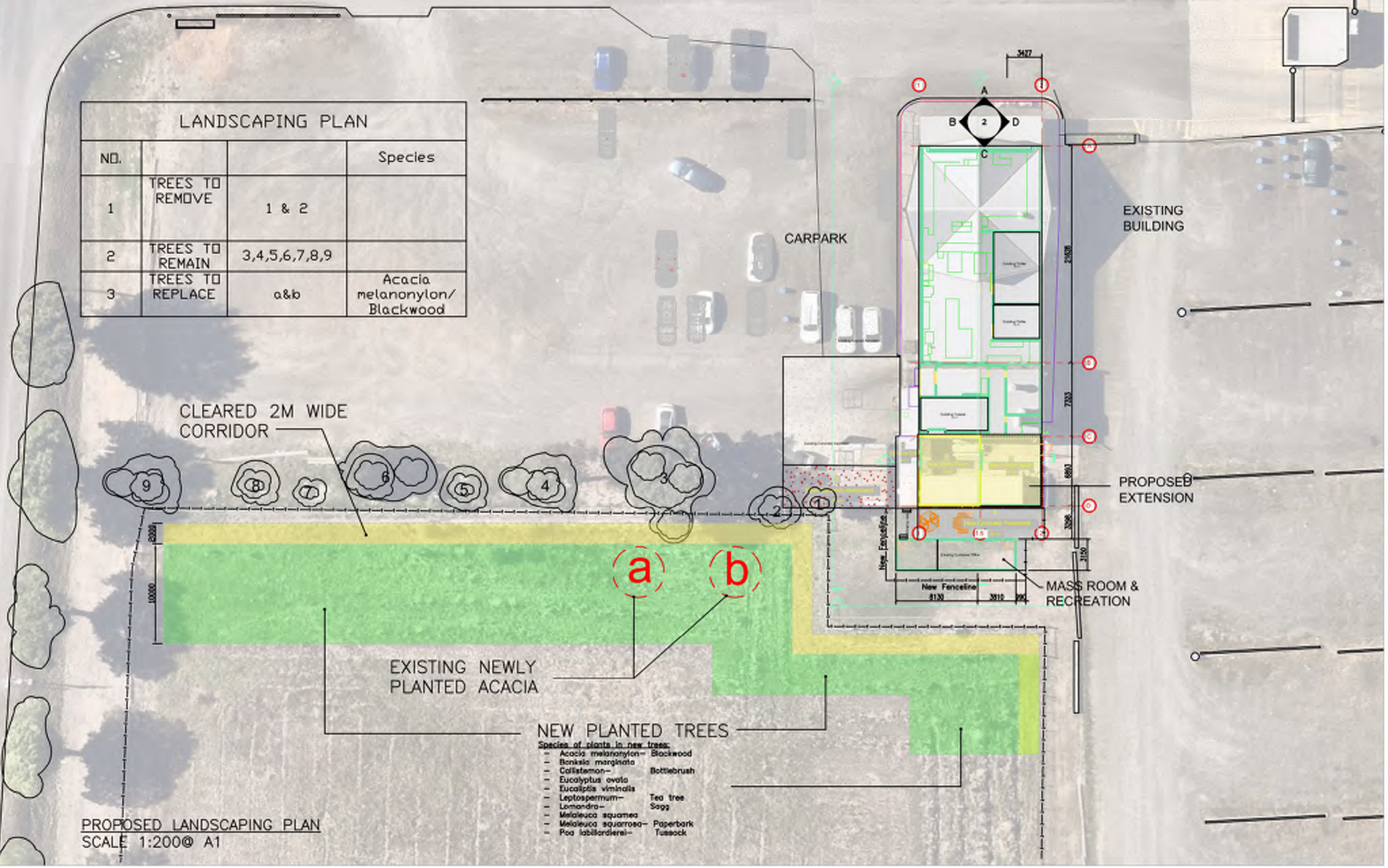




Exhibited

Received
23.10.2025

LANDSCAPING PLAN			
NO.			Species
1	TREES TO REMOVE	1 & 2	
2	TREES TO REMAIN	3,4,5,6,7,8,9	
3	TREES TO REPLACE	a&b	Acacia melanonylon/ Blackwood



PROPOSED LANDSCAPING PLAN
SCALE 1:200@ A1

NEW PLANTED TREES

- Species of plants in new trees:
- Acacia melanonylon - Blackwood
 - Banksia marginata
 - Callistemon - Bottlebrush
 - Eucalyptus ovata
 - Eucalyptus viminalis
 - Leptospermum - Tea tree
 - Lomandra - Sedge
 - Melaleuca squamea
 - Melaleuca squarrosa - Paperbark
 - Poa labillardierei - Tussock

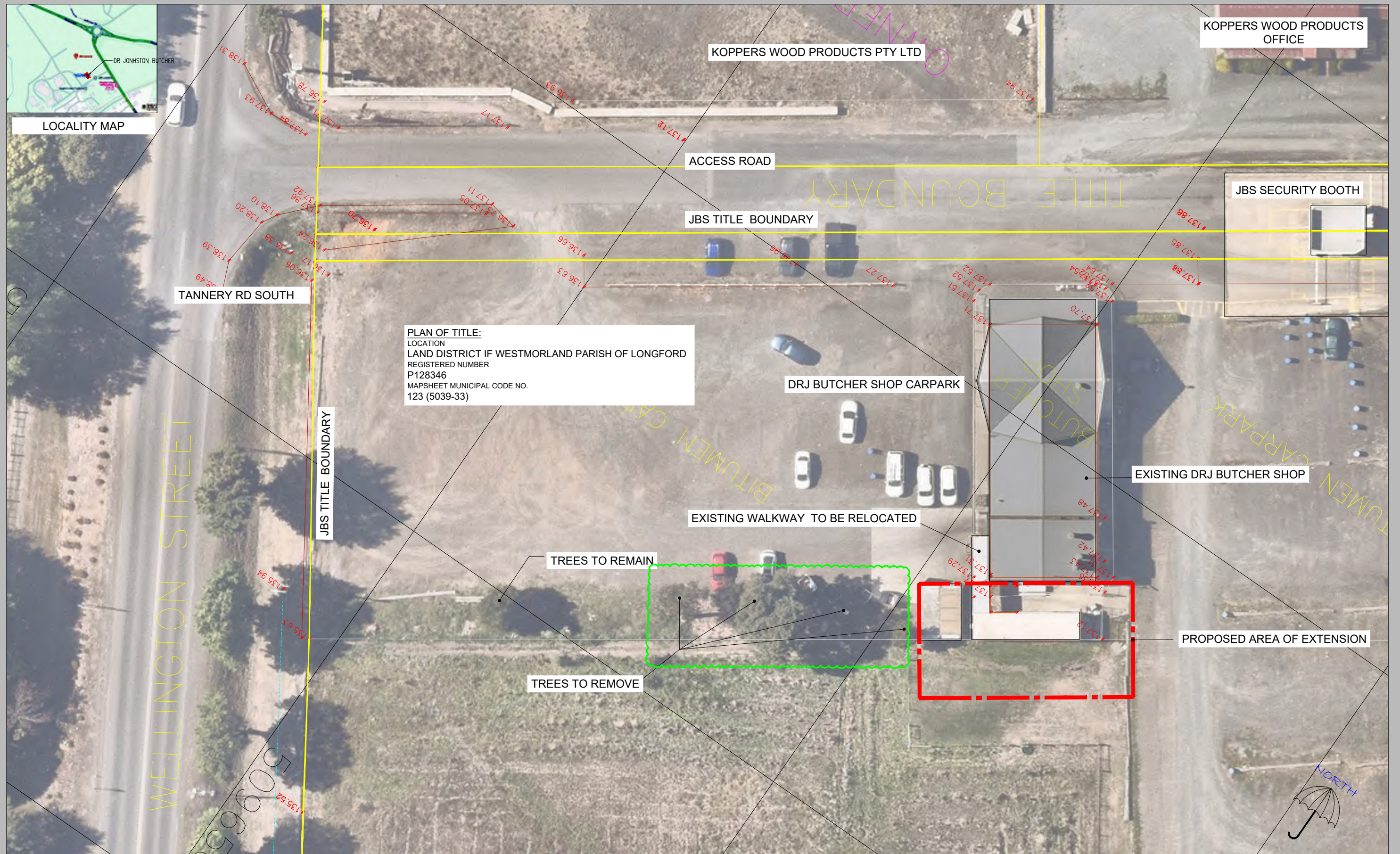
						 		Scales (A1) 1: 150 (A3) 1: 300		Project DRJ- PROPOSED BUTCHER EXTENSION		Drawing Title PROPOSED SITE- LANDSCAPING			
						1 Lock Way Riverview Queensland 4303 Australia		Telephone: (07) 3810 2100 Facsimile: (07) 3782 3629 A.C.N. 011 062 338		JBS AUSTRALIA LONGFORD DR JOHNSTON BUTCHER. TANNERY ROAD S, LONGFORD, TAS 7301.		Project No. LFDRJ-23-001			
Date		Issue		Amendment		Init		Appr		Date 11.04.25		Drawing No. A002.1		Issue A	

Exhibited

DRAWINGS SHEET LIST			
No.	Drawing Title	REV	Current Revision Date
A000	COVER SHEET	A	11TH APR 25
A001	EXISTING SITE LAYOUT/ DEMOLITION PLAN	A	11TH APR 25
A002	PROPOSED SITE LAYOUT	A	11TH APR 25
A110	PROPOSED EXTENDED ROOF PLAN	A	11TH APR 25
A200	PROPOSED SECTIONS	A	11TH APR 25



Exhibited



PLAN OF TITLE:
LOCATION
LAND DISTRICT IF WESTMORLAND PARISH OF LONGFORD
REGISTERED NUMBER
P128346
MAPSHEET MUNICIPAL CODE NO.
123 (5039-33)

11.04.25	A	FOR BUILDING APPROVAL
Date	Issue	Amendment

A.T	D.F
Init	Appr

1 Lock Way
Riverview
Queensland 4303
Australia

Telephone: (07) 3810 2100
Facsimile: (07) 3282 3629
A.C.N. 011 062 338

Scales (A1) 1: 200
(A3) 1: 400

Drawn	A. TORA
Approved	D. FERGUSON
Date	11.04.25
Designed	

Project
DRJ- PROPOSED BUTCHER EXTENSION

JBS AUSTRALIA
LONGFORD DR JOHNSTON BUTCHER.
TANNERY ROAD S,
LONGFORD, TAS 7301.

Drawing Title
EXISTING LAYOUT/ DEMOLITION PLAN

Project No.	LFDRJ-23-001
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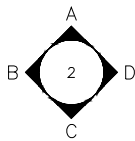
Drawing No.
A001

sue
A

Exhibited



LOCALITY MAP



BUILDING SPACE		
NO.		M2
1	EXISTING BUILDING SPACE	351
2	PROPOSED EXTENSION	84

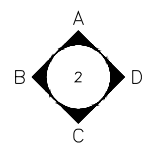
DR JOHNSTON BUTCHER



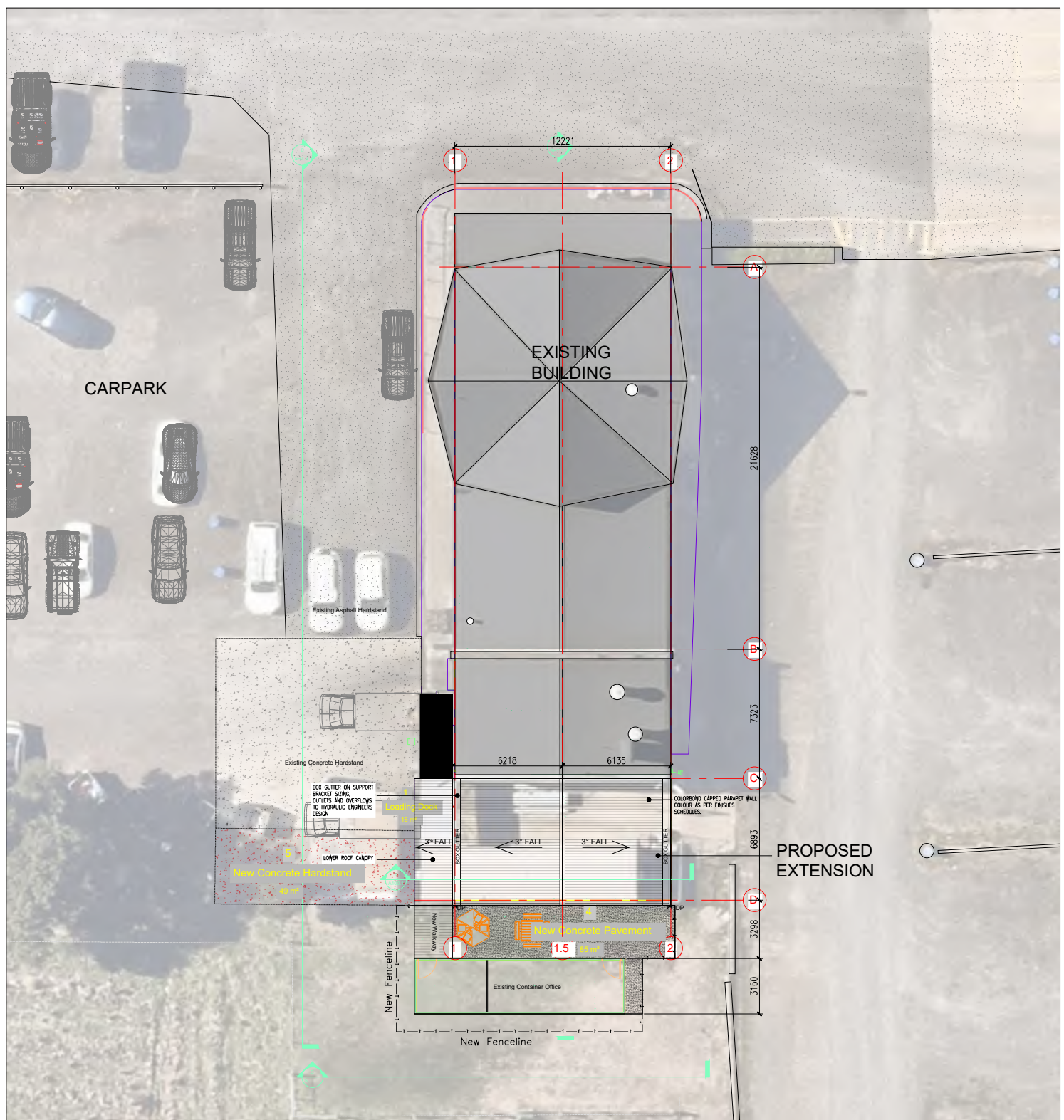
PROPOSED EXTENSION
SCALE 1:150 @ A1



				 1 Lock Way Riverview Queensland 4303 Australia Telephone: (07) 3810 2100 Facsimile: (07) 3282 3629 A.C.N. 011 062 338	Scales (A1) 1: 150 (A3) 1: 300	Project DRJ- PROPOSED BUTCHER EXTENSION	Drawing Title PROPOSED SITE LAYOUT	
11.04.25	A	FOR BUILDING APPROVAL					Drawn A. TORA	JBS AUSTRALIA LONGFORD DR JOHNSTON BUTCHER. TANNERY ROAD S, LONGFORD, TAS 7301.
Date	Issue	Amendment		Init	Appr		Drawing No. A002	



Exhibited



EXTENSION ROOF PLAN
SCALE 1:150 @ A1

ROOF NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL AND HYDRAULIC / CIVIL ENGINEERS DETAILS. DOWN PIPES CONNECTED TO LEGAL POINT OF DISCHARGE. REFER TO CIVIL / HYDRAULIC ENGINEERS DETAILS.
- PROVIDE OVERFLOW POPS AT EACH SUMP LOCATION TO ALL BOX GUTTERS.
- ALL ROOFING PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- ALL OVERFLOW OUTLETS AND DOWNPIPES TO BE LOCATED CLEAR OF ANY OPENINGS BELOW.
- ENSURE ALL PENETRATIONS AND OVERFLOW POPS ARE WATER AND BIRD PROOF.
- REFER TO SERVICES ENGINEER'S DRAWINGS FOR ROOF PENETRATIONS.
- PROVIDE COLORBOND FINISH RAIN WATER HEADS TO ALL BOX GUTTER OUTLETS.
- REFER TO CIVIL ENGINEERS DETAILS FOR GUTTER & RAIN WATER HEADS SIZES.

TYPICAL DESIGN:
STRATCO BOXED, FLAT BOTTOM.

Flat Bottom (FB)

Minimum head height (H) = 25mm

- PROVIDE LADDER ARREST SYSTEM WITH ROOF ANCHOR POINTS / WALKWAYS WHERE REQUIRED TO LOCAL AUTHORITY DETAILS.



11.04.25 A FOR BUILDING APPROVAL Date Issue Amendment A.T D.F Init Appr 1 Lock Way Riverview Queensland 4303 Australia Telephone: (07) 3810 2100 Facsimile: (07) 3282 3629 A.C.N. 011 062 338 JBS AUSTRALIA Scales (A1) 1: 150 (A3) 1: 300 Drawn A. TORA Approved D.FERGUSON Date 11.04.25 Designed

Project

BUILDING LAYOUT

JBS AUSTRALIA

LONGFORD DR JOHNSTON BUTCHER.

TANNERY ROAD S,

LONGFORD, TAS 7301.

Drawing Title

ROOF PLAN

Project No.

LFDRJ-23-001

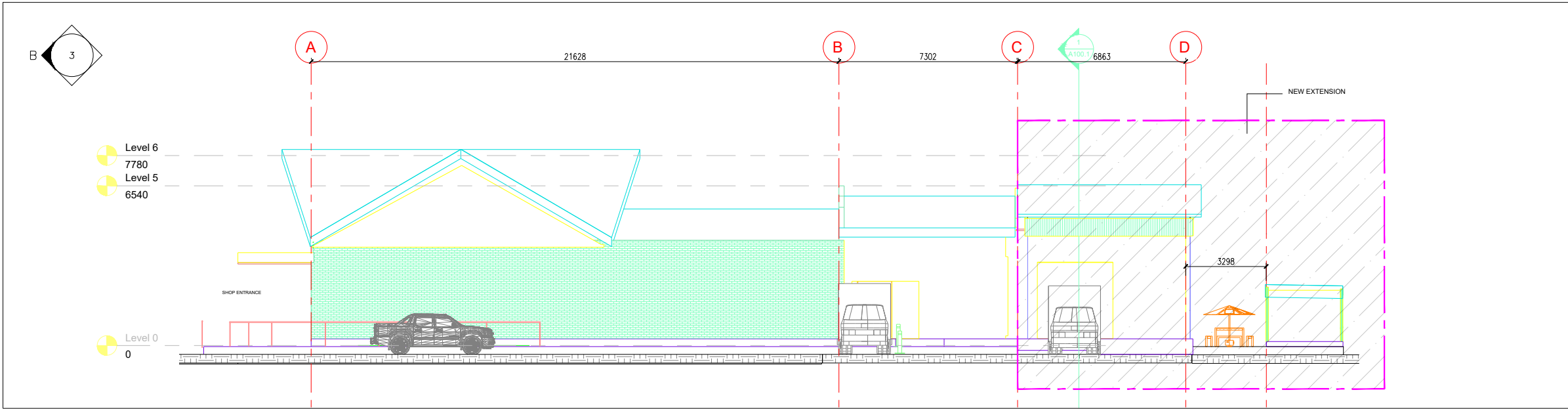
Drawing No.

A110

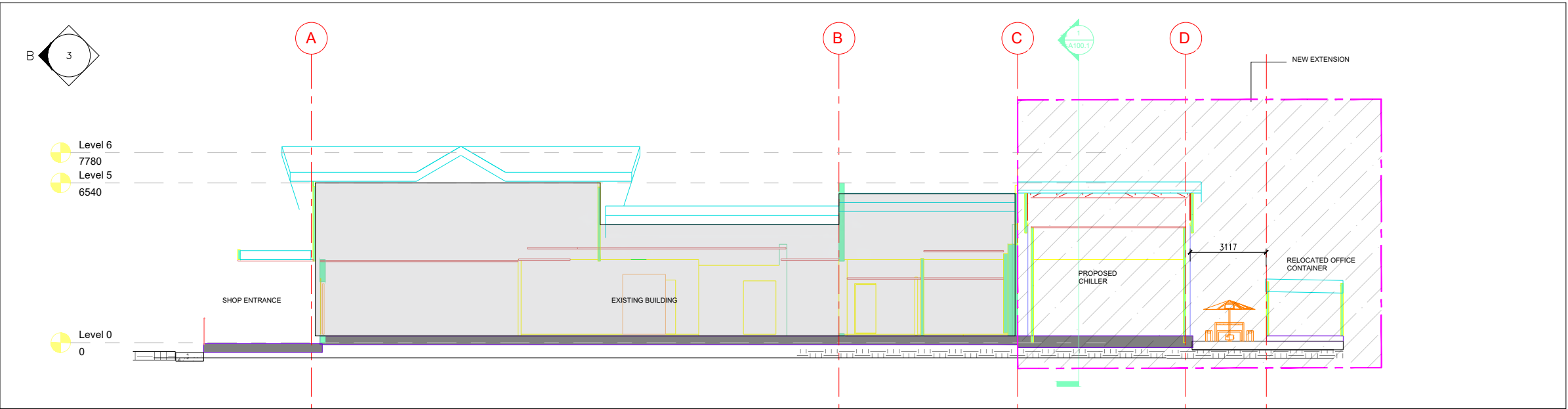
Issue

A

Exhibited



SECTION 8
SCALE 1:150 @ A1



SECTION 9
SCALE 1:150 @ A1



1 Lock Way
Riverview
Queensland 4303
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Telephone: (07) 3810 2100
Facsimile: (07) 3282 3629
A.C.N. 011 062 338

Scales (A1) 1: 50
(A3) 1: 100

Drawn A. TORA

Approved N. BRERETON

Date 17.09.24

Designed

Project
BUILDING LAYOUT

JBS AUSTRALIA
LONGFORD DR JOHNSTON BUTCHER.
TANNERY ROAD S,
LONGFORD, TAS 7301.

Drawing Title
SECTION VIEW

Project No.
LFDRJ-23-001

Drawing No.
A200

Issue
A

11.04.25 A FOR COUNCIL APPROVAL
Date Issue Amendment

A.T D.F
Init Appr