

198 Evandale Road
Western Junction 7212
Tasmania

1/12/2020

Sandra Hogue
Delegate (Chair)
Tasmanian Planning Commission

By email:tpc@planning.tas.gov.au

Dear Ms Hogue

Re: Northern Midlands Planning Scheme – Draft amendment 01-2020 and permit PLN-20-0001

I am disappointed that Mr Ian Boersma has provided details of the old Manse building as a suitable building envelope for the proposed subdivision and rezoning for 41-43 Wellington St Longford. The work of the Tasmanian Heritage Council should be informed by the Burra Charter which clearly discourages historical reconstruction or mimicry.

The Northern Midlands Council had previously suggested that the building envelope for this block of land should be such that the Tabernacle would retain its visual dominance in the streetscape and that any new building should be subject to specific setbacks to ensure the preservation of the streetscape. I urge you to dismiss the notion that any new building on the block should mimic the old Manse.

I am also disappointed that the Tasmanian Heritage Council has ignored its own policies and has not objected to the separation of the Tabernacle and the Sunday School Building. One of their guiding policies is not to allow the separation of buildings where the buildings have an historical relationship. The creation of this subdivision will see these buildings separated which will result in a loss of historical integrity of the site.

I believe this application for subdivision and rezoning is purely to serve the interests of the owners and their wish to sell the complex, it has nothing to do with the greater benefit of the community and should be refused.

Yours sincerely

Robert Henley