

From: "Willem du Plessis" [REDACTED]
Sent: Tue, 28 Apr 2026 14:03:17 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Carli du Plessis" [REDACTED]
Subject: Representation regarding PSA-LLP0034 Newstead Crescent Local Heritage Precinct

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Dear Chief Executive Officer,

Re: PSA-LLP0034 Newstead Crescent Local Heritage Precinct

We are writing in relation to the proposed Newstead Crescent Local Heritage Precinct.

Our property at [REDACTED], Newstead, appears to be outside the proposed precinct boundary. We understand we have been notified as an adjoining or nearby owner.

We would like Council to confirm that our property is not included within the proposed heritage precinct and that the proposed amendment will not apply Local Historic Heritage Code controls directly to our property.

We also note that our property is physically separated from the proposed precinct by a nature strip. In addition, there are large established trees within/around the proposed precinct that significantly screen views between our house and the proposed heritage area. As a result, our property does not appear to have a direct visual relationship with the heritage streetscape.

On that basis, we request confirmation that future ordinary residential works, renovations, fencing, landscaping, or other external improvements to our property would not be subject to additional heritage-related assessment solely because of this proposed amendment, unless otherwise required under the normal planning scheme provisions.

We are not objecting to the heritage precinct itself at this stage. Our concern is to ensure there are no unintended planning implications for properties outside the mapped precinct, particularly where there is clear physical and visual separation.

Kind regards,

Willem and Catherina du Plessis

From: "Willem du Plessis" [REDACTED]
Sent: Tue, 28 Apr 2026 15:51:20 +1000
To: "Jen Welch" <Jen.Welch@launceston.tas.gov.au>
Cc: [REDACTED]; "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Re: PSA-LLP0034 - Newstead Crescent Local Heritage Precinct

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Hi Jen,

Thank you for the confirmations. We appreciate the clear response and also appreciate Council notifying us, as adjoining landowners, as a courtesy.

We note Council's confirmation that our land is not currently listed on the Tasmanian Heritage Register, is not subject to the Local Historic Heritage Code, and that this will not be changed by the draft amendment.

We also note Council's confirmation that, based on the existing standards of the scheme and the draft amendment, any applications for development of our land would not require a heritage assessment, and that the Local Historic Heritage Precinct standards will apply to the mapped area only.

While this addresses our concern in relation to our own property, we would still like our representation to remain formally recorded in relation to adjoining properties outside the mapped precinct.

Our concern is not an objection to the proposed heritage precinct itself. We are seeking to ensure it is clearly recorded that adjoining properties outside the mapped precinct should not be subject to additional heritage-related assessment simply because they are near or adjoining the proposed precinct.

Kind regards,

Willem and Catherina du Plessis

On Tue, 28 Apr 2026 at 15:38, Jen Welch <Jen.Welch@launceston.tas.gov.au> wrote:

Hi Willem,

Your land is not currently listed on the Tasmanian Heritage Register and is not subject to any provisions of the Local Historic Heritage Code of the Tasmanian Planning Scheme; this will not be changed by the draft amendment. Based on the existing standards of the scheme and this draft amendment, any applications for development of your land would not require a heritage assessment.

The Local Historic Heritage Precinct standards of the Planning Scheme will apply to the mapped area only. City of Launceston has notified you as an adjoining landowner as a courtesy.

Kind Regards,

Jen Welch
Coordinator Planning Assessments



03 6323 3725

Jen.Welch@launceston.tas.gov.au

www.launceston.tas.gov.au



From: Willem du Plessis [REDACTED]
Sent: Tuesday, 28 April 2026 3:19 PM
To: Jen Welch <Jen.Welch@launceston.tas.gov.au>
Cc: [REDACTED]
Subject: Re: PSA-LLP0034 - Newstead Crescent Local Heritage Precinct

Hi Jen,

Thank you for your quick response. We appreciate the confirmation that our property at [REDACTED], Newstead is not within the proposed precinct and that the standards of the draft amendment, if approved, will not apply to our land.

Before we formally withdraw our representation, could you please also confirm the remaining point raised in our correspondence?

Specifically, can Council confirm that future ordinary residential works, renovations, fencing, landscaping, or other external improvements to our property would not be subject to additional heritage-related assessment solely because of this proposed amendment, noting that our property is outside the mapped precinct?

We are particularly seeking clarification about **visual impact or visual relationship considerations**. Our property is separated from the proposed precinct by a nature strip, and there are large established trees within/around the proposed precinct that substantially screen views between our property and the proposed heritage area. On that basis, we would like to confirm that future works on our property would not be assessed against the heritage values, setting, streetscape, character, or visual presentation of the proposed precinct simply because we are an adjoining landowner.

We understand that any future works would still be subject to the normal planning scheme provisions that apply to our land. Our query is limited to whether the proposed heritage precinct would create any additional heritage-related assessment pathway, visual impact assessment, or heritage consideration for our property as adjoining land.

Once this is confirmed, we will be more comfortable formally withdrawing our representation.

Kind regards,

Willem and Catherina du Plessis

On Tue, 28 Apr 2026 at 15:05, Jen Welch <Jen.Welch@launceston.tas.gov.au> wrote:

Hi Willem and Catherina du Plessis,

I am following up with your correspondence in relation to the Local Heritage Precinct. If you would like to discuss, please feel free to call me directly.

I can confirm that your property at [REDACTED], Newstead **is not** within the precinct. The standards of the draft amendment, if approved, **will not** apply to your land.

You were notified of the amendment as adjoining landowners. The extents of the precinct are included in the amendment documentation Signed-Instrument-2, which is all available on our website [Advertised Planning Applications - City of Launceston](#)

If you could please respond confirming that you formally withdraw your representation in relation to the application, it would be appreciated.

Kind Regards,

Jen Welch

Coordinator Planning Assessments



03 6323 3725

Jen.Welch@launceston.tas.gov.au

www.launceston.tas.gov.au



City of
LAUNCESTON

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