

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20/130864
Officer: Lauren O'Brien
Phone: 6165 6813
Email: tpc@planning.tas.gov.au

13 November 2020

Mr Ian Boersma
Works Manager
Tasmanian Heritage Council

By email: enquiries@heritage.tas.gov.au

Dear Mr Boersma,

Northern Midlands Interim Planning Scheme 2013
Draft amendment 01-2020 & permit PLN-20-0001
Rezone 41-43 Wellington Street, Longford from Community Purpose to General Residential,
three lot subdivision and partial demolition of a State heritage listed place

I refer to the Tasmanian Planning Commission's (the Commission) direction letter dated 16 October 2020 regarding the above draft amendment and permit.

In response to this direction, Northern Midlands Council provided the Commission with an amended planning permit requiring any future dwelling on proposed Lot 1 to be constructed within a three dimensional building envelope that matches, as close as practicable, with the old manse building through a Part 5 Agreement. No dimensions of the proposed building envelope were provided.

In the submission from Northern Midlands Council dated 29 October 2020, Ms Gray notes that there is insufficient detail of the form and extent of the old manse building.

As a result, it is requested that the Tasmanian Heritage Council submit a diagram of a three dimensional building envelope depicting the extent of the old manse building on proposed lot 1. This should be suitable to be potentially included as an attachment to any permit condition and/or Part 5 Agreement. The building envelope should have a front setback that is sympathetic to the heritage values and visual prominence of the Tabernacle building as submitted by the Tasmanian Heritage Council.

It is requested that the three dimensional building envelope diagram be drawn in a similar presentation to the building envelope diagrams of the State Planning Provisions, considering figure 8.1 as an example.

The Commission requests that this information be provided by close of business on 25 November 2020 by email to tpc@planning.tas.gov.au.

Once received, the submission referred to above will be made available on the [Commission's website](#)¹.

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/ap-nor-01-2020>

Please note that submissions will be published in full, without redaction.

If you require further information or are unable to access the website please contact Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Hogue', with a stylized flourish at the end.

Sandra Hogue
Delegate (Chair)

cc Council, applicant and representors