

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/97156
Officer: Karen Fyfe
Phone: 6165 6808
Email: tpc@planning.tas.gov.au

24 August 2026

Jen Welch
Team Leader Planning Assessment
Launceston City Council

By email: Jen.Welch@launceston.tas.gov.au

Dear Ms Welch

**Tasmanian Planning Scheme - Launceston
Draft amendment PSA-LLP0034
Newstead Crescent Local Heritage Precinct**

I refer to the above draft amendment and to a hearing held at the Town Hall, 18-28 St John Street, Launceston on 19 August 2026 which was adjourned.

As discussed at the hearing, and to assist the Commission's assessment and determination of the draft amendment, the planning authority is requested to provide advice on the following matters:

1. Whether it considers development associated with minor alterations to buildings, including the replacement of windows, roofing and cladding within a Local Heritage Precinct, to be Exempt development under the Tasmanian Planning Scheme and, if so, identify the relevant provisions of Clause 4.0 and the Local Historic Heritage Code relied upon in reaching that conclusion.
2. Whether it considers development associated with minor alterations to buildings, including the replacement of windows, roofing and cladding within a Local Heritage Precinct, to be No Permit Required development where clauses (a) to (c) of the relevant Acceptable Solution in the Local Historic Heritage Code are satisfied and, if so, identify the provisions of the Tasmanian Planning Scheme relied upon, including how the relevant provisions of the Local Historic Heritage Code relate to clause 6.6.1(e).
3. If development associated with minor alterations to buildings, including the replacement of windows, roofing and cladding within a Local Heritage Precinct is neither Exempt nor No Permit Required development in some circumstances, but instead requires a permit and assessment against the applicable Acceptable Solutions and/or Performance Criteria:
 - (a) does this affect the planning authority's views regarding the merits of the draft amendment; and
 - (b) does this result in any recommended changes or modifications to the draft amendment?

The Commission requests that this submission be provided by **31 August 2026**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission's website.

If you require further information please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely



Michael Hogan
Delegate (Chair)

cc representors

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-lau-psa-llp0034>