
From: Keith Wallace [REDACTED]
Sent: Wednesday, 2 September 2026 12:42 PM
To: Contact Us
Subject: Proposed Draft Planning System Amendment PSA- LLP0040 RE Properties [REDACTED]
[REDACTED] Launceston Tasmania

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Attn :- Sam Johnson OAM
Chief Executive Officer

Dear Mr Johnson,

In relation to the In relation to the above properties IE number [REDACTED] and [REDACTED] which I and my wife I purchased back in 2008 / approx. 18 years ago when they were neglected and run down not maintained and unfortunately the rear laneway at that time was a thoroughfare for alcoholics and drug users using it as an shortcut to the Salvation Army building to get what they needed making the area, the Terraces were rundown badly maintained and certainly had no resemblance to there past appearance.

Before my wife and I purchased these three (3) Terraces that we liked we carried out our due diligence before we did anything we did check to make sure whether they were of any historical relevance and I mean that in the sense of the word, were they rated as heritage listed properties which they weren't and confirmed after contacting the heritage society who informed me they were of no interest to the society and not on the list.

On receiving that information from them and checking council planning we went about the planning process and submitted working drawings to council which were approved the renovations were demolition and rebuild the rear of the properties and add upstairs Toilet and Bathrooms and in the case of 109 taking in further back to create a rear garage which and closed off the back lane making it safer and not the throughfare .

We also went about cleaning up the front of the buildings changing the front entry courtyard fences along with removing the upstairs original Sash windows on the RHS of each Terrace replacing them with French doors opening onto 2nd Story decks , we also have on the three (3) Terraces changed and removed due to rotting original closed in facades and balustrades, the pictures depicted in your application are not op to date they appear the same as they were originally but not as they currently are they're not original to what they once resembled .

These Terraces were not in good condition prior to us taking them over from the Salvation Army after putting in so much of our own effort and money, now the Heritage Society see fit to want to change its mind an now be consider after us having it for 18 years, it doesn't seem consistent or extremely relevant to the past

If in fact they had history why now? Recent history has been one of neglect and lack of care and it appears that because my wife and I at our own expense enough to make them better that there now is interest in them because of how they are now presented ,

Over the years that we've had these Terraces The new council overlays were introduced allowing for a change in the building requirements for example the corner [REDACTED] whereby they could build something that resembles a commercial structure because of the revised overlay then it going through council planning without original consultation and agreeance with the adjoining property owners

of [REDACTED] thus allowing permission for an extension not consistent with the streetscape and has change the view forever

With all due respect the alterations that have been allowed and changed over the past 18 years has changed their look originality forever and no longer in keeping with their past Heritage properties the actual look of the terraces today has completely altered what they represented in the past and as such I can see no reason why these properties should now be considered heritage listed rating my original thought when I bought them was to try and keep them as similar as I could to what they were but because of what has been approved and changed throughout the years of council planning and alterations to the overlays that dream has not been kept so I can see no reason why at this point they should be changed and be called heritage listing so I hope that you give this due consideration and make the appropriate decision.

Respectfully yours Keith and Margaret Wallace Co Owners of Terrace [REDACTED]
[REDACTED] Launceston

Kind Regards

Keith Wallace ? Margaret Wallace