

TASMANIAN PLANNING COMMISSION

Our ref: DOC/20/88770
Officer: Lauren O'Brien
Phone: 6165 6813
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7 August 2020

Mr Des Jennings
General Manager
Northern Midlands Council

By email: council@nmc.tas.gov.au; enquiries@heritage.tas.gov.au

Attention: Erin Miles, Development Supervisor

Dear Mr Jennings

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

I am writing to confirm that the abovementioned draft amendment and permit was delegated to Ms Sandra Hogue (Chair) and Ms Dianne Cowen on 3 August 2020.

The draft amendment proposes to rezone 41-43 Wellington Street, Longford from Community Purpose to General Residential, and includes a permit for a 3 lot subdivision and partial demolition of a State heritage listed place under section 43A of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act).

As the application involves a State heritage listed place, section 39A of the *Historic Cultural Heritage Act 1995* (the HCH Act) applies.

A preliminary consideration of the draft amendment by the Tasmanian Planning Commission (the Commission) has identified issues that require addressing prior to holding a hearing.

Section 39A(11)(a) of the HCH Act requires the planning authority to provide a copy of its decision under section 43F(1) of the Act to the Tasmanian Heritage Council as soon as practicable.

Section 39A(11)(b) of the HCH Act requires the planning authority to provide a copy of the representations received during the exhibition period to the Tasmanian Heritage Council within 7 days after the expiration of the exhibition period.

The Commission does not appear to have any record of the planning authority's notice to the Tasmanian Heritage Council under sections 39A(11)(a) or 39A(11)(b) of the HCH Act.

Additionally, under section 39A(13), before making a decision, the Commission must consider statements and recommendations provided by the Tasmanian Heritage Council. As such, the Commission will schedule a hearing once it has received a report from the Tasmanian Heritage Council under section 39A(12) of the HCH Act.

In light of the above, the Commission requests the following information:

1. a copy of the referral from the planning authority to the Tasmanian Heritage Council of the decision on the combined permit under section 39A(11)(a) of the Act; and
2. a copy and the date of the referral from the planning authority to the Tasmanian Heritage Council of the representations under section 39A(11)(b) of the Act.

The Commission requests that this information be provided by close of business on **14 August 2020** by email to tpc@planning.tas.gov.au.

Additionally, a remittance advice as proof of payment of the Commission fees, being \$324, must be received from the planning authority prior to a determination being made.

Once received, the submissions referred to above will be made available on the iplan website at: <https://iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=963>.

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 large, stylized initial 'S'.

Sandra Hogue
Delegate (Chair)

Cc: Mr Ian Boersma, Tasmanian Heritage Council