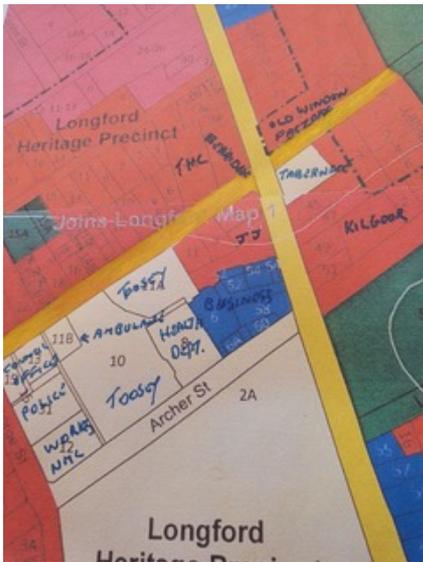


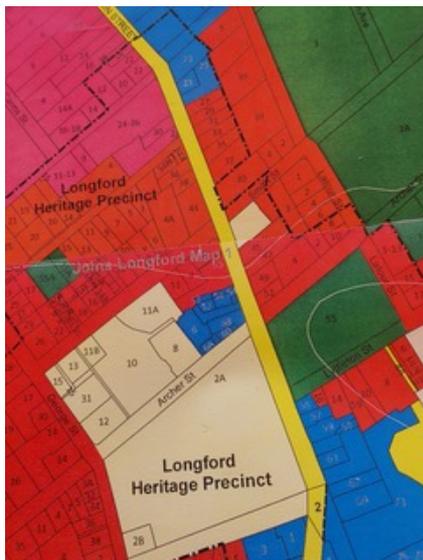
From: [John Izzard](#)
To: [TPC Enquiry](#)
Subject: Re: Sandra Hogue Submission (addendum)
Date: Thursday, 12 November 2020 4:07:48 PM
Attachments: [addendum 1.pdf](#)
[Addendum 2.docx](#)
[Resized_20201105_143104.jpeg](#)
[Resized_20201112_144409.jpeg](#)

Dear Lauren,,

Attached are 4 additional documents (addendum) for Sandra Hogue.



Longford Heritage Precinct.



Some of the large blocks identified.

John Izzard

Addendum: #1

Northern Midlands Interim Planning Scheme 2013

13.6.2 Subdivision and development density

Objective:

To ensure that subdivision and development density does not impact on the heritage significance of local heritage places and the ability to achieve management objectives within identified historical precincts.

P1 Subdivision must:

- (a) be consistent with and reflect the historic development pattern of the precinct area: and
- (b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and
- (c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance: and
- (d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and

In the context of 13.1 of the Local Heritage code (page E13.1) of the NMC planning scheme it is clear that the Rebecca Green/ D. McCulloch proposed Draft Amendment fails all of the above requirements and intentions for the protection of the Tabernacle site.

As pointed out in the main Submission 12 November 2020, no assessment covering these issues has ever been presented by the proponents, and these issues have been ignored by Heritage Tasmania/Tasmanian Heritage Council.

Of most importance is P1 (c) section “ ... where this leads to a loss of historic heritage significance”. If indeed this is a “discretionary clause”, no one has exercised any discretion.

No assessment, no report, no documentation

Regarding P1 (a) the proposed draft amendment does NOT reflect the historic development pattern of the (historic) precinct area. SEE attached Historic Precinct Map overlay.

The P1 uses the word MUST.

cont/.

E13.6.3 Site Cover

Objective

To ensure site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within precinctsType to enter text

Acceptable solutions

A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1, Heritage Precincts

P1. The site coverage must:

- (a) be appropriate to maintaining the character and appearance of the building or place and the appearance of adjacent buildings and the area; and
- (b) Not detract from meeting the management objectives of a precinct identified in Table E13.1

With due respect I submit that the Draft Amendment 01 2020 submitted by:

Rebecca Green and Assoc.
Dallas McCulloch
and
supported by Heritage Tasmania,

fails to meet the requirements of 13.6.2 and also 13.6.3 of the NMC interim Planning Scheme, and the Draft Amendment 01 2020 should not be allowed.

The intention of the provisions of the Heritage Precinct Sections of the above Scheme make the Draft Application unsound. Not one of the provisions of this section were either considered, mentioned nor address, as required.

John Izzard.

Addendum #2.

Further information notes for Sandra Hogue:

The Heritage Listing.

I have spoken to one of the men who in 1995 travelled in Northern Tasmania in an old 4 cylinder Vauxhall, photographing the sites and buildings for the Heritage Tasmania Register of Historic Buildings. The assessments were cursory.

His opinion was that the Longford Tabernacle would have been seen as one complete building, as the 1990's additions had joined the Tabernacle to the Sunday School, and would have appeared as one historic building site.

Hence the Sunday School does not have a separate listing.

As the Church had ceased operating, the building would have been then (1995) used as a funeral parlour. He seems to remember that the southern grassed section, was then used as a gravelled parking area.

It would seem logical that as the Sunday School and the Tabernacle were assessed as one building, at the time of the Heritage Act, that in fact the Sunday School is not an unlisted building but part of one complex which includes that complex as a whole.

Ballarat City Heritage Report.

Value of heritage to the City of Ballarat-Case Study

by David Cotterill Principal Economist at Sinclair Knight Merz

The above reports commissioned by the City of Ballarat too examine the economic, social and cultural benefits of Heritage to the City.

The study investigated the value of heritage to the City and made recommendations to assist the Council and the community to retain, protect, expand and enhance the heritage infrastructure of the City.

“Heritage protection tends to have a positive impact on ‘notable’ buildings.

As such premises are presumably already viewed as unique or ‘special’, and protection of their features will generate a premium that cannot be replicated in other properties.”

Among the most interesting findings of the report was that a survey of Ballarat citizens found that 72% believed that “looking after heritage is important in creating jobs and boosting the economy of Ballarat.

I mention the Ballarat City Heritage report as an example of the difference between viewing the long term future of the Longford Tabernacle ,as a continuing contributor to the economic and cultural benefit to the township's citizens, as compared to a short gain for an individual's personal intertests.

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