



NORTHERN
MIDLANDS
COUNCIL

Ref: 13/026/007/189; PLN26-0116 - EM

29 September 2026

Tasmanian Planning Commission
Attn: John Ramsay & Louise Blyth
Via email only: tpc@planning.tas.gov.au

Dear Mr Ramsay and Ms Blyth

**Re: Tasmanian Planning Scheme – Northern Midlands - Draft amendment 25-2026 - Longford Entrance
Local Historic Landscape Precinct**

I refer to your letter received late on Friday, 25 September 2026, requiring that the Planning Authority provide, at the hearing scheduled for 6 October 2026, a submission from a suitably qualified person regarding the heritage values of the proposed Historic Heritage Precinct.

The Planning Authority is not in a position to engage a suitably qualified person and obtain such advice within this, i.e., 6 days before the hearing. Even if it were, the Commission's requirements that any new or additional information be provided no later than 14 days prior to the hearing, and that attendance forms be lodged at least seven days before the hearing could not be met.

Further, it is unclear what new information or benefit a heritage report on the Landscape Precinct, in addition to that already provided and referenced by Council's qualified planner, will provide to support the draft amendment.

In these circumstances, the Planning Authority submits that the request is unreasonable given the listed hearing date and is unlikely to provide any significant new information to support the amendment.

Should the Commission consider that a further heritage report remains necessary, the Planning Authority requests that the hearing be rescheduled to allow sufficient time to engage an appropriately qualified person and prepare the required submission. It should be noted that the Council planner who prepared the draft amendment will be unavailable after 15 October 2026.

Yours Sincerely

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