

From: robbiemont@gmail.com
Sent: Mon, 20 Sep 2021 14:17:11 +1000
To: "Iain More" <Iain.More@launceston.tas.gov.au>; "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Draft Local Provisions Schedule RRM request
Attachments: R Mont 40 Arthur LCC Zoning 15-9-2021.docx

Hi Iain,
Please find word file attached.
RRM

From: robbiemont@gmail.com
Sent: Wednesday, 15 September 2021 9:46 AM
To: Iain More
Cc: contactus@launceston.tas.gov.au
Subject: RE: Exhibition – City of Launceston - Draft Local Provisions Schedule

*Hi Iain,
Thankyou for your correspondence. I have made some corrections to my original request, particularly to the, correction of zone to that of Local Business.
Please find the word file attached, regarding my re-zoning request.
Regards,
Robert Montgomery.*

From: Iain More
Sent: Wednesday, 1 September 2021 4:39 PM
To: robbiemont@gmail.com
Subject: FW: Exhibition – City of Launceston - Draft Local Provisions Schedule

Hi Robert,

I believe you were chasing your original written statement sent to me to utilise as part of your representation to the LPS.

Please find attached.

Regards,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au

From: Iain More
Sent: Friday, 16 July 2021 3:16 PM
To: robbiemont@gmail.com
Subject: Exhibition – City of Launceston - Draft Local Provisions Schedule

Dear Robert,

I am following on from previous correspondence you have had with Council regarding the formal exhibition of the Launceston Draft Local Provisions Schedule (LPS).

This email is to give you notice of the public exhibition of the relevant exhibition documents in relation to Launceston draft Local Provisions Schedule (LPS). The Tasmanian Planning Commission (the Commission) has directed the planning authority to publicly exhibit the relevant exhibition documents in relation to the Launceston draft LPS under section 35B of the Land Use Planning and Approvals Act 1993 (the Act).

The relevant exhibition documents in relation to the Launceston draft LPS and relevant supporting documents, including the State Planning Provisions (SPPs) and list of provisions required to transition from the Launceston Interim Planning Scheme, will be available for viewing during normal business hours during the exhibition period at the:

1. City of Launceston offices from 8.30am until 5pm Monday to Friday at Town Hall, 18-28 St John Street, Launceston; and
2. The Tasmanian Planning Commission's offices from 9am until 5pm, Monday to Friday at Level 3, 144 Macquarie Street, Hobart.

These documents may also be viewed and downloaded from the City of Launceston's website at <https://www.launceston.tas.gov.au> and the Commission website at www.planning.tas.gov.au, during the exhibition period.

Representations can be made in writing to the City of Launceston from **Wednesday 21st July 2021 until midnight Saturday 18th September 2021**.

If you have any questions please email lps@launceston.tas.gov.au

If you wish to lodge a representation please email contactus@launceston.tas.gov.au or post to:

The Chief Executive Officer
PO Box 396
LAUNCESTON TAS 7250

Further, please find your previous correspondence regarding your property dated 09/12/2019.

Yours sincerely,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au



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This disclaimer has been automatically added.

Robert Montgomery
40 Arthur Street,
EAST LAUNCESTON 7250
robbiemont@gmail.com
Ph 0418303595

Attention:

Town Planner: Brain White

Planning Consultant: Iain Moore, Iain.more@ltd.tas.com.au

Representation to the Launceston City council regarding the
Draft Local Provisions Schedule.

Re-zoning alert notification Property: 40 Arthur street (6589274)

Request for consideration of re-zoning change to Local business rather than Residential

In preparation for the state-wide planning scheme the Launceston City Council have sent me notification that the zoning of my property, 40 Arthur Street (6589274) is to be changed.

- The zoning change recommended is from inner residential to residential.
- I would like to request that the recommended zoning change made is from inner-residential to Local business rather than residential.

Rationale:

The property is adjacent to and fronted by several Local business properties. Over time these premises have been converted from residential dwellings and the precinct has become a small local hub having a grocery store, restaurant, coffee shop, real estate agent and the like.

My property is the last property on the flat and visually and geographically is tied to the Local business properties. In addition, my ability to reside in. or to present the property as residential has been compromised by the amount of Local business activity and the number of immediate, boundary sharing neighbours (6).(refer to attachment)

Details

- 40 Arthur St has 6 neighbouring properties, 3 Local business and 3 inner-residential. The normal residential block has 3 neighbouring properties of the same zoning.
- This level property lends itself to a zoning of Local business as it has a widened street section and sits next to 3 neighbouring Local business properties.
- In the "List" map it can be seen that 40 Arthur street is a logical extension and completion of the Local business zoning area on the corner of Arthur St and Abbott St.
- The property clearly groups with the other properties on the flat corner site – as opposed to other residential properties which are on higher ground and further up the street.

- During my 20 year ownership of this property I have lost considerable amenity, as the house next door (38 Arthur St) has converted to a restaurant and the houses opposite have been demolished to allow for a significant Local business development opposite

With regard to the Local business development opposite I note that,

- This development included a rezoning of property and the demolition of 2 houses, one a very nice example of the federation period.
- The elevated outside sitting area at the front of this Local business complex looks directly to my property.
- This building also has a second story balcony that provides viewing into my back yard.
- The shape of the building outside area provides a direct speaker cone like din from this area to my house.

With regard to the restaurant and supermarket *Alps Amichi* adjoining my property, I note that these Local business properties have led to significant and derogatory impact on my ability to use my property for residential purposes.

- The bedrooms are on the eastern side of the house and suffer significant loss of amenity due to
 - disruption to sleeping: due to noise from gas tanker
 - noise from food replenishing refrigeration trucks
 - noise from dough making in the early morning hours
 - noise of rubbish removal
 - noise of workers and owner conversing outside going about their job.
- In addition, there has been
 - Loss of parking outside of my house.
 - Light pollution from signage and not adhering to light signage regulations.
- I also note potential danger from gas tanker refilling close to my bedroom.

The list of residential lifestyle impact goes on, but I'm not writing to lodge a complaint about loss of amenity, but to ask for a rezoning to Local business rather than residential.

The loss of inner residential zoning will have an impact on the re-sale value and on any access to pursue further development. It was also stated to me by a LCC employee that once a rezoning to residential was made that it would then be more difficult to get that zoning changed to one of Local business.

If zoning to Local business is not deemed possible – is it possible to keep the current Inner residential zoning.

Could you please contact me regarding this matter? and advise me how to proceed:

Yours Sincerely

Robert Montgomery

Contact details

Mail::

Robert Montgomery

40 Arthur Street

East Launceston 7250

Email

robbiemont@gmail.com

Phone: 0418303595

Attachment

Note – even google shows the trucks and Local business activity in front of the house

