

**From:** Monica Cameron  
**Sent:** Tue, 17 Mar 2020 15:15:02 +1000  
**To:** Clarence General Mail User  
**Cc:** Emma Riley;City Planning  
**Subject:** Clarence Local Provisions Schedule Submission - 10 Loinah Road, Montagu Bay  
**Attachments:** 10 Loinah Rd, Montagu Bay - Clarence LPS Representation.pdf

Good afternoon,

We would like to submit the attached representation on behalf of Monique Anne Little, the owner of 10 Loinah Road, Montagu Bay. It is requested that this site be rezoned from the Community Purpose Zone to the General Residential Zone under the Clarence Local Provisions Schedule. Please see attached for further details.

Should you have any questions or would like to discuss further please do not hesitate to contact me.

Kind regards,

Monica Cameron  
PLANNER



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17 March 2020

Mr Ian Nelson  
General Manager  
PO Box 96  
Rosny Park TAS 7018

By email: [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au)

Dear Sir/Madam,

CLARENCE DRAFT LOCAL PROVISIONS SCHEDULE REPRESENTATION  
10 LOINAH ROAD, MONTAGU BAY

ERA Planning and Environment act on behalf of Monique Anne Little (of Stephen Little Constructions), the owner of 10 Loinah Road, Montagu Bay (the subject site).

Our client purchased 10 Loinah Road, Montagu Bay in October 2019. The site is contained within a single lot, formally known as CT 41023/2, and is approximately 880m<sup>2</sup> in size. It currently comprises a single storey built form and sporadic vegetation, including three trees within the primary frontage and some at the rear. The subject site is currently zoned community purpose under the planning scheme due to the site historically being used as a church and community meeting hall.

The site immediately borders residential dwellings to the north, east and south. The western site boundary directly abuts Loinah Road, and there is residential development further to the west. Further to the south-east is the Rosny Hill Nature Recreation Area, owned by the Crown. Aside from other public open space within the wider area, the predominate use within the surrounds is residential and the predominate zoning is General Residential. Refer to Figure 1 below.

Our client would like to redevelop the subject site with two dwellings. To facilitate this, it is requested that the subject site be rezoned to the General Residential Zone and that this is accomplished under the Clarence Local Provisions Schedule to be included within the Tasmanian Planning Scheme. The current zoning is considered an anomaly, as the predominant zoning surrounding the subject site is General Residential, excluding the Rosny Hill Nature Recreation Area which is within the Recreation Zone.

The proposed zoning is considered appropriate given it would allow the subject site to have consistent zoning with the surrounding area and would encourage residential use and development to be accommodated on the site into the future, consistent with surrounding land uses. Rezoning land to the General Residential Zone within the urban growth boundary and that is located close to community services and facilities is also supported by the Sothern Tasmania Regional Land Use Strategy. The Strategy also identifies the importance and benefits of infill development resulting in

increased residential densities, particularly managing this within the urban growth boundary to facilitate residential growth.

For the reasons outlined above, it is therefore requested that Clarence City Council include the rezoning of 10 Loinah Road, Montagu Bay (CT 41023/2) from the Community Purpose Zone to the General Residential Zone within the Clarence Local Provisions Schedule to be included within the Tasmanian Planning Scheme.

Should you have any questions or require additional information please don't hesitate to contact me.

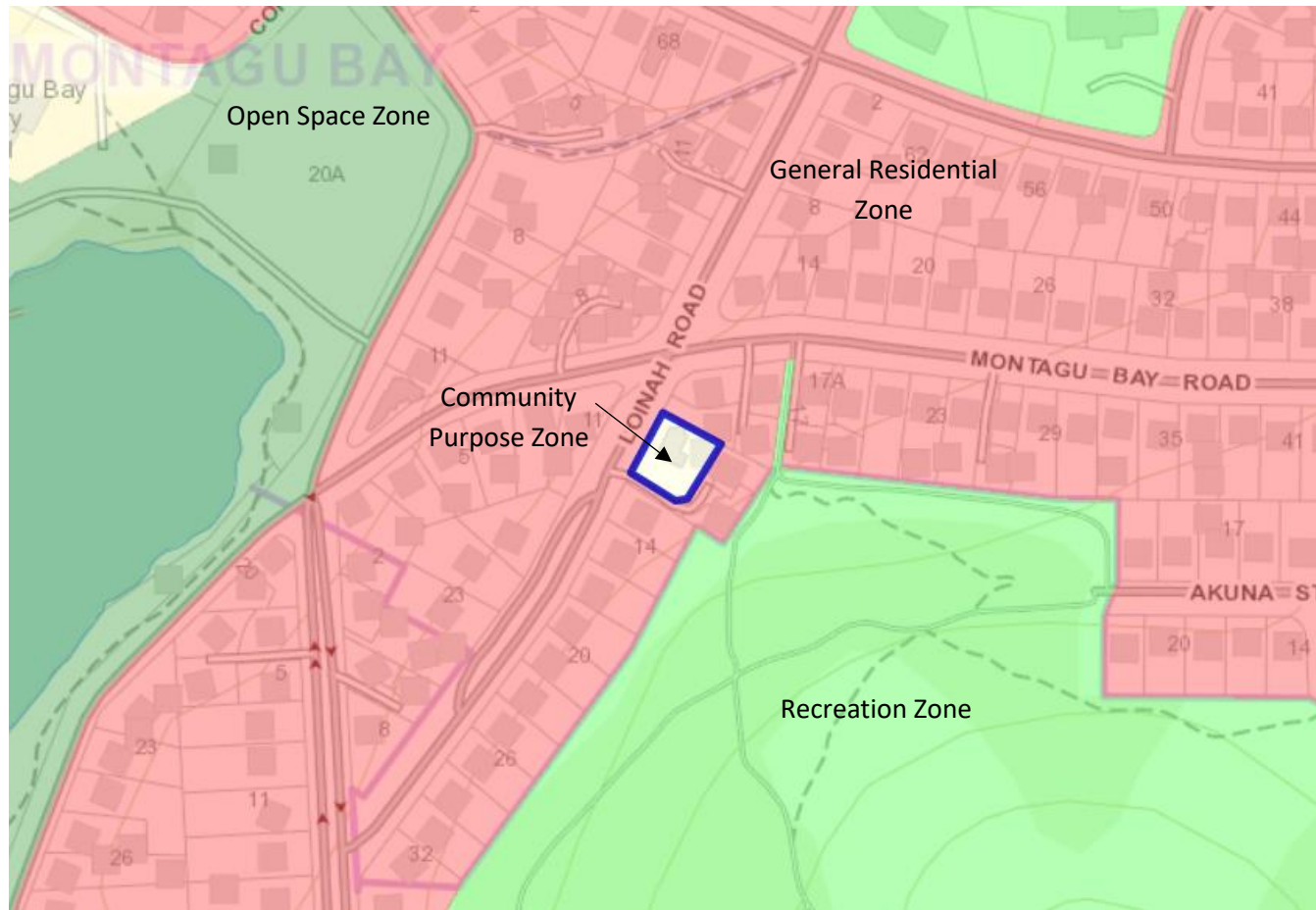
Yours sincerely,



Monica Cameron

***Planner, ERA Planning and Environment***

*Attachments      Zoning Map*



*Figure 1: Current zoning of subject site and surrounding area*