

Our Ref: L191106  
Date: 11 August 2020

General Manager  
Northern Midlands Council  
13 Smith Street  
LONGFORD 7301

Dear Council

**REPRESENTATION ON DRAFT PERMIT PLN-20-0071  
2A SAUNDRIDGE ROAD, CRESSY**

We thank the staff and Council for the certification of the draft amendment and subdivision at 2A Saundridge Road, Cressy.

By letter of 29 June 2020, we raised some questions and concerns regarding condition 2.7, which requirements a payment of \$19,974 for road improvements.

We understand that the contribution relates to road widening and kerbing to the full frontage of the land and two concrete driveways.

For the reasons below, we do not consider that the conditions is fair or reasonable having regard to the characteristics of the amendment and subdivision. During the advertising period, we have had discussions with Council staff regarding a fairer and more reasonable condition but at the time of writing have not had any firm response.

The draft amendment allows one additional lot. There is no potential for multiple dwellings or for further subdivision. As such, the proposal will generate a small increase in traffic only, and none of this traffic will be to the east of the crossover to lot 2. That is, all traffic from the additional lot will head west along Saundridge Road.

The property, along with adjoining land, is within a Future Residential Zone. At some point, the Future Urban Zone will be upgraded to residential zone and made available for subdivision. Traffic generation and circulation will be matters that are considered as part of any rezone. The upgrade of the Future Residential Zone will generate additional traffic movements along Saundridge Road that will be significantly greater than that generated by this one additional lot.

The condition does not describe when the payment will be used by Council to complete the works. Payment without works within a timeframe of one to two years is unreasonable and is nothing more than a tax of development.

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**ST HELENS**

48 Cecilia St, St Helens  
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**HOBART**

Rear Studio, 132 Davey St,  
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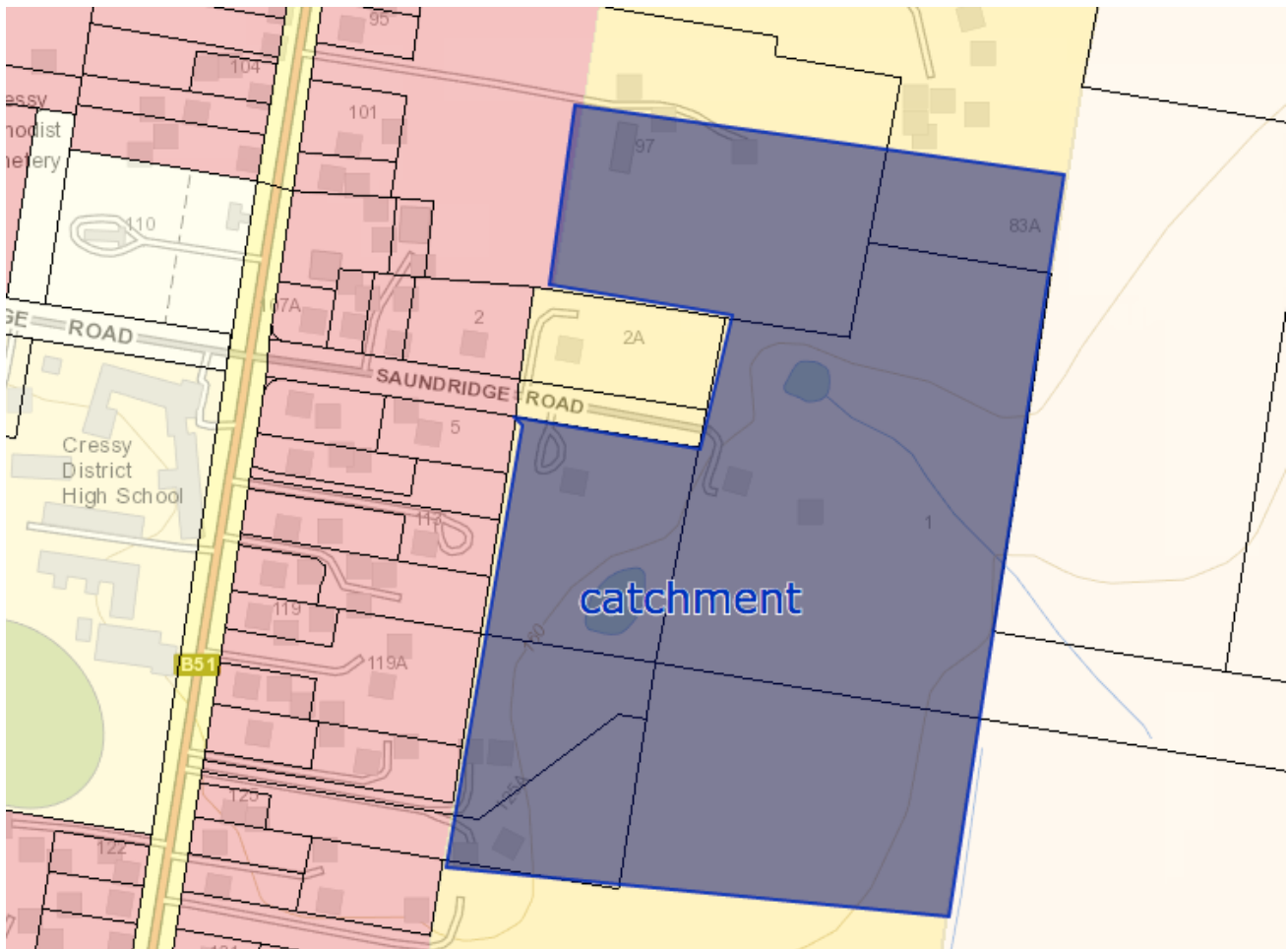
**DEVONPORT**

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In light of the above, we consider that the draft permit be amended:

- Such that any financial contribution to Council is not required until the land at the end of Saundridge Road is rezoned from a Future Urban Zone to a General Residential Zone or Low Density Residential Zone and that road widening works to Saundridge Road and budgeted and scheduled by Council; and
- Be apportioned on a land area basis to reflect the traffic generated from the subject site relative to all land in the Future Residential Zone.

As shown below, some 10.5ha of Future Residential Zone land would rely principally on Saundridge Road for access. The subject site represents less than 10% of this area, and therefore less than 10% of traffic generation.



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We consider that a reasonable alternative condition would be to delete condition 2.7 and amend condition 2.1 to the effect that the Part 5 Agreement would also require:

- A payment of \$1190.00 to Council as a contribution to future kerb and road widening works and a payment of \$5200.00 to Council for two concrete driveway aprons if concrete aprons are not existing;
- Payment to be made on the commencement of works to Saundridge Road by Council following a rezoning of the future residential zone; and
- Rates of payment to increase by 2.5% per year; and
- The Agreement to be null and void if Council does not undertake with work within 15 years from the date of subdivision approval.

If you have any questions on this request please contact me on 0400 336 796.

King regards



**Shane Wells**  
**Senior Town Planner**

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