



30th July 2013

Dear Householder

Proposed Play Space – Le Compte Place

Council has received a number of comments and some correspondence in relation to development of the public open space that is part of the development known as Finlayson's Subdivision, namely LeCompte Place and Lyndon Road.

It is fair to say that this was the largest subdivision that Southern Midlands Council had dealt with, when it was constructed. The normal subdivision was by way of a small number of lots and Council had generally chosen to accept from the Developer the payment of 5% of the land value (a requirement under the Land Use Planning Act 1993) to develop its own public open space, given the other option available to Council is for Council to request a block of land as public open space within the subdivision. As you are aware Lot 4 on the corner of Lyndon Road and Le Compte Place is the public open space that Council requested as part of Mr Finlayson's development.

Council have recently approved a policy that acknowledges the need for development of its newly acquired public open space, as and when the new subdivision is built upon. The policy states that there are three sets of elements that will constitute a neighbourhood green/play space, one being a shade element which could be a small shelter and/or some trees, two being a table and chairs seating arrangement and the third one being one or two pieces of playground equipment, eg a small slide and/or a set of twin swings.

Further the policy articulates at what stage, components of the development should take place, for example, when 25% of the subdivision is built upon, one of the aforementioned "elements" will be installed, when 50% of the subdivision is built upon the next "element" would be installed and when 75% of the subdivision is built upon the final element would be installed.

We have some work to do to catch up with that policy position with our existing play spaces, however in its budget for 2013/14 Council have set aside \$7,500 to start the development process with works in your area. As such I have developed a concept plan showing what Council believes to be the ultimate development of the public open space in the subdivision. I am writing to all residents in the immediate neighbourhood and including a copy of the Concept Plan, seeking comments on the general concept. If a group of people would like to meet with me on site or indeed provide written comments back to me, I would be very pleased to engage and discuss modifications or other options if they are presented. I can be contacted either by phone (03) 62593011 or via e-mail smc@southernmidlands.tas.gov.au . A copy of the Concept Plan is also available on Council's website www.southernmidlands.tas.gov.au under *Latest News* on the Home Page.

I would envisage a four week period from the date of this letter for discussions with the Community, following that period I will need to consolidate thoughts and suggestions from the Community input and then prepare a Planning Application for consideration by the Planning Authority. A "playground" is a Permitted Use under the Southern Midlands Planning Scheme 1998 and therefore the application would not be subject to further public notification.

I look forward to working with you in providing a child friendly and safe play space in your neighbourhood.

Yours sincerely



Andrew Benson
Manager Community & Corporate Development

Encl. Concept Plan